

GM PLANNING AND HOUSING COMMISSION

Date: **30 NOVEMBER 2022**

Subject: **GM HOUSING STRATEGY – RETROFIT UPDATE**

Report of: **CLLR ANDREW WESTERN, GMCA PORTFOLIO LEAD PLACED-BASED REGENERATION AND HOUSING**

PURPOSE OF REPORT

This paper provides an update on activities and strategic developments relating to the retrofit agenda and progress against policy A5 in the GM Housing Strategy which aims to identify pathways to volume domestic retrofit and reduce fuel poverty.

RECOMMENDATIONS

PHC Members are asked to:

1. Note the contents of the report

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1. Introduction

- 1.1 The Greater Manchester Housing Strategy was published in 2019 and included policy A5 to identify pathways to volume domestic retrofit and reduce fuel poverty to ensure the residential sector makes a full contribution to Greater Manchester becoming a carbon neutral city region by 2038.
- 1.2 To achieve this, on average, 61,000 of our existing residential properties need to be retrofitted each year between now and 2040. This challenging retrofit target can only happen through a clear multi-tenure approach to retrofit and improving the energy performance of our existing homes. This requires a combination of sustained proactive national policy and aligned priorities and resources from Greater Manchester.
- 1.3 There are six supporting workstreams set out in the GM Housing Strategy Implementation Plan to support the delivery of policy A5, as outlined below:
 - 1) Improving understanding of condition and challenges of GM housing stock and opportunities for early progress and innovation
 - 2) Provide clear strategic and governance framework to take retrofit agenda forward in GM
 - 3) Identify and pilot scalable finance and delivery mechanisms to retrofit homes
 - 4) Identify and explore local levers to achieve further progress
 - 5) Encourage and support the expansion and reskilling of the construction and retrofit sector and associated supply chain
 - 6) Access Government funding for retrofit programmes.
- 1.4 However the scale of the task of retrofit and tackling fuel poverty is beyond the scope of the levers currently available to us. This report provides updates on the key activities for this policy where we are able to report successful delivery and use of the levers we do have. Further detail is available in the GM Housing Strategy Implementation Plan¹ was reported at GM Planning and Housing Commission in September 2022.

2. Improving understanding of the condition and challenges of GM housing stock

- 2.1 In 2021 Parity Projects delivered the 'Accelerating Retrofit' project providing an evidenced baseline and understanding of housing stock in GM. The project involved modelling future scenarios for energy and CO₂ use for a wide range of

¹ Full report available at: <https://democracy.greatermanchester-ca.gov.uk/documents/s22598/14%20GMHS%20Implementation%20Plan%20to%20end%20June%202022.pdf>

energy efficiency measures and provided an energy model of every home in GM and the potential for retrofit. It also developed a statistical model to predict the probability of hazards in homes at an address level using the Housing Health and Safety Rating System (HHSRS).

- 2.2 Outputs from the project are available via an interactive online Tableau data dashboard² to allow partners to 'self-serve' to access the data. For example, the data was used to target households eligible for Green Homes Grant retrofit grant funding. Work is now ongoing to set out the appropriate timescale to update the model.

3. Governance framework to take retrofit agenda forward in GM

- 3.1 The GM Retrofit Task Force (chaired by Mayor Andy Burnham) continues to meet and provides the governance framework for the GM retrofit agenda. The retrofitGM action plan³ forms the basis of the group's work. The Task Force has three sub-groups, focused on Finance, Skills and Delivery.
- 3.2 Part of the group's work has been supporting the development of the Retrofit Accelerator programme to create of a GM-scale retrofit market to enable existing owner-occupier and private rented homes to reduce energy demand and associated carbon emissions to levels that meet GM's net zero carbon targets. The programme, launched as Your Home Better in June 2022, provides a vehicle to support householders who are 'able to pay' to accelerate the retrofit of their own properties. A presentation on Your Home Better will be provided at the meeting.

4. Accessing Government funding for retrofit programmes

Green Homes Grant Local Authority Delivery Scheme (GHG LADS)

- 4.1 GMCA secured £4.7m grant to run Phase 1A the Green Homes Grant Local Authority Delivery scheme in GM with procured partner E.ON to support retrofit works to improve the energy efficiency of homes (rated EPC Band E-G) of low-income households (less than £30k per annum). Almost 400 measures were installed across 327 homes under this funding.
- 4.2 **Phase 1B:** GM were successful in securing a further £5.6m as part of Phase 1B of GHG LADS scheme to deliver energy improvements to 530 homes.

² Tableau dashboard available at:

<https://www.gmtableau.nhs.uk/t/GMCA/views/ModelledEnergyHomesandHazardsinGreaterManchester/BoroughHousingStock?%3AisGuestRedirectFromVizportal=y&%3Aembed=y>

³ Available at: <https://www.greatermanchester-ca.gov.uk/media/6018/retrofitgm.pdf>

4.3 **Phase 2:** Unlike Phases 1A and 1B, Government allocated funding for Phase 2 directly to Local Energy Hubs, rather than through competitive bidding to BEIS. Through this process, GM received an allocation of £17.6m from the North West Energy Hub to deliver retrofit measures to over 900 homes.

4.4 Overall delivery of the GHG scheme is shown in Table 1 below.

Table 1: GHG LADS delivery

	Measures installed	Homes receiving retrofit measures
Phase 1A	399	327
Phase 1B	555	530
Phase 2	1,114	919
Total	2,068	1,776

Social Housing Decarbonisation Fund

4.5 In February 2022, GM were successful in their £19.5m bid (including £9.9m grant) as part of Wave 1 of the Social Housing Decarbonisation Fund (SHDF). The funding will install building fabric improvement measures, low carbon heating and renewable energy systems across 1,286 homes. The project is being delivered by the ten RP partners shown in Table 2.

Table 2: GM SHDF Wave 1 partners

Registered Provider	No. of homes
First Choice Homes Oldham	213
ForHousing	64
Jigsaw Homes	241
Mosscafe St. Vincent's	15
Rochdale Boroughwide Housing	16
Salix Homes	5
Six Town Housing	100
Stockport Homes	135
Wythenshawe Community Housing Group	105
Your Housing Group	392
GM Wave 1 programme	1,286

5 SHDF Wave 2.1 funding opened in September 2022, with total funding of £800m available nationally over two years. GMCA will be submitting a GM consortium bid of behalf of 18 Registered Housing Partners in early November 2022 for retrofit measures to be installed in ~6,000 properties, in a programme totalling over £90m (~£40m grant and £50m match).