

Social Housing Quality Fund - programme update

31/10/2023

Social Housing Quality Fund

- £15m capital fund to improve the quality of social housing and tackle damp and mould health hazards
- Announced by SoS Michael Gove in January in response to the tragic death of Awaab Ishak in Rochdale. £30m awarded to GMCA and West Mids CA
- GM social housing providers eligible to apply for funding to remediate damp and mould issues in their properties in GM
- 25% co funding requirement
- Funding must be spent by 31 March 2024

SHQF competition

- Funding competition ran between 26 June and 14 July
- Assessment of bids 15 July to 4 August
- Funding decisions made and approved on 14 August
- All Grant Agreements signed with Grant Recipients
- Upfront grant payments made to all Grant Recipients
- Delivery until 31 March 2024

SHQF prioritisation of funding

- **Band 1:** Dealing with Category 1 damp and mould housing health and safety rating system (HHSRS) hazards
- **Band 2:** Dealing with Category 2 damp and mould HHSRS hazards facing vulnerable households
- **Band 3:** Dealing with other Category 2 damp and mould HHSRS hazards
- **Band 4:** Dealing with properties where tenants have reported damp and mould issues and surveys have identified remedial action required
- **Band 5:** Supporting 'infill' works to properties of archetypes with vulnerable tenants where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring
- **Band 6:** Supporting 'infill' works to properties of archetypes where issues are known to occur and where evidence demonstrates elevated risks of hazards occurring

Grant allocations

- 17 successful applicants
- £14.84m grant offered
- £5.34m co-funding provided (26%)
- Total programme £20.18m
- Up to 12,825 homes to be treated

	Homes	Grant allocation
Bolton at Home	934	£2,263,700
FCHO	541	£480,679
ForHousing	250	£250,000
Great Places	130	£570,990
Irwell Valley Housing	990	£757,577
MSV Housing Group	267	£475,333
One Manchester	434	£2,950,117
Onward Homes	250	£526,500
Places for People	222	£376,491
RBH	3,721	£1,846,843
Salix Homes	2,349	£679,683
Six Town Housing	166	£520,607
Southway Housing Trust	557	£253,156
Stockport Homes	45	£168,355
The Guinness Partnership	1,100	£1,267,163
The Riverside Group	234	£899,587
WCHG	645	£556,530
Total	12,835	£14,843,311

Grant allocations by district and priority

District	Homes	% of homes	% of grant
Bolton	934	32.6%	18.0%
Bury	561	4.4%	7.7%
Manchester	2,167	16.9%	29.8%
Oldham	738	5.7%	4.7%
Rochdale	4,307	33.6%	23.2%
Salford	2,886	22.5%	7.6%
Stockport	438	3.4%	5.0%
Tameside	83	0.6%	0.7%
Trafford	458	3.6%	3.2%
Wigan	19	0.1%	0.1%
GM	12,835	100.0%	

Priority	Homes	%
Band 1	109	0.8%
Band 2	1,387	10.8%
Band 3	1,144	8.9%
Band 4	3,715	28.9%
Band 5	3,271	25.5%
Band 6	3,209	25.0%
Total	12,835	100.0%

SHQF grant allocations

VFM and cost justification

- Variance in programme costs based on the nature of the investment required
- Overall bids had different approaches – some were doing very specific things on one estate, some doing the same thing to a large number of properties, others a mix of different interventions in core areas
- Applicants required to demonstrate an evidenced approach to identify homes and provide a programme cost breakdown for homes in Bands 4-6, including proof of cost justification (e.g. example invoices, contractor estimated costs of work)
- Homes in Bands 4-6 were subject to a Value for Money (VFM) assessment and Applicants had to set out how their proposals represents good VFM
- All Applications met the minimum scoring threshold for the VFM assessment and were deemed suitable to receive funding

Funded measures

- 16,522 funded works across the SHQF programme
- 34% of programme is installation of mechanical ventilation

Measure	Number
Installation of mechanical ventilation systems	5,656
Mould & Damp Remedial Works; Painting /cleaning /plastering /systems / sanitisers	2,399
IOT Sensors	2,349
Loft insulation	1,275
Replacing doors and windows	1,067
Cavity wall insulation	609
Internal wall insulation	427
Sensors	379
Replacing or major repairs to wall components	367
Mould treatment	275
Mould Eradication Works	244
Switchee monitoring	234
LED Lighting	223
Smart Meter	223
Water Saving Device	223
Replacing kitchens and bathrooms	164
Replacing or major repairs to heating systems and central heating components	81
Replacing or major repairs to roof components	78
Repair of Structural Issues with Porches	63
Replacing Bathrooms	59
Decoration allowance	45
Replacing sloped eaves archetype construction, apply mould wash, insulate & replaster & apply anti mould & condensation paint	45
Underfloor insulation	20
External wall insulation	15
Concrete Sub Surface	2
Total	16,522

Evaluation plan

- Evaluation plan agreed with DLUHC in July to assess the impact and additionality of the funding
- Comprises three stages:
 - 1) Programme and delivery monitoring
 - 2) Post programme evaluation
 - 3) Externally commissioned qualitative evaluation

SHQF timeline

- 22 June 2023: GMCA paper published and start of comms and engagement activity
- 26 June 2023: Funding application window opened
- 28 June 2023: Market engagement event
- 30 June 2023: GMCA approval of funding process
- 14 July 2023: Funding window closed
- 04 August 2023: Assessment of bids completed
- 14 August 2023: Funding decisions made
- 28 September: DLUHC Quarterly Review
- **Oct 2023: All funding allocated**
- Jan 2024: DLUHC Quarterly Review
- 31 March 2024: All funded works completed
- April 2024: DLUHC Quarterly Review
- 30 September 2024: external evaluation completed