
ENERGY EFFICIENCY IMPROVEMENTS NORTH ROAD 2012-13

**Responsible Cabinet Member - Councillor Veronica Copeland,
Adult Social Care and Housing Portfolio**

Responsible Director - Richard Alty, Director of Place

SUMMARY REPORT

Purpose of the Report

1. To seek approval for the release of funding for energy efficiency improvements to Council owned dwellings in the North Road area.

Summary

2. The proposed works cover 248 dwellings predominantly for older people and consist of an upgrade of failing external doors in addition to the upgrading of the existing heating systems. This will reduce cold and condensation problems which are a particular problem in the entrance hallways.

Recommendation

3. It is recommended that Members approve the replacement of failing timber external doors and frames and installation of additional radiators in the entrance hallway to 248 properties in the North Road area at an estimated cost of £350k.

Reasons

4. The recommendations are supported by the following reasons :-
 - (a) The work to North Road properties will reduce the issue of condensation and mould growth in the properties.
 - (b) The replacement of the doors will also ensure that we meet the requirements of the Decent Homes standard for failing key building components and reduce maintenance costs for the repair and replacement of these elements.

**Richard Alty
Director of Place**

Background Papers

Capital Medium Term Financial Plan 1st March 2012.
Cabinet Report 6th March 2012 - Housing investment programme 2012/13

Chris Harris : Extension 2312

S17 Crime and Disorder	It is considered that some of the improvement works identified in this report will be beneficial in reducing crime.
Health and Well Being	The proposed improvement works to properties at North Road will improve the health and well being of residents through improved housing conditions.
Carbon Impact	The proposed improvement work will reduce energy usage and provide higher levels of thermal comfort for dwellings benefitting from these measures thus reducing carbon emissions.
Diversity	There are no issues
Wards Affected	North Road
Groups Affected	Council tenants of North Road area
Budget and Policy Framework	This report does not recommend any changes to the policy framework.
Key Decision	This is a key decision because agreement to the recommendation will result in the Council incurring expenditure that is significant.
Urgent Decision	For the purpose of the 'call-in' procedure this is not an urgent matter.
One Darlington: Perfectly Placed	This has implications in terms of the Green and Healthy agendas
Efficiency	Planned investment through the annual Housing Investment Programme will reduce the frequency and cost of reactive repairs and maintenance.

MAIN REPORT

Information and Analysis

5. Cabinet approval was previously given for £500k to be spent on an energy efficiency programme as part of the Housing Investment Programme 2012/13. Apart from external wall insulation to a number of non-traditional properties at Lascelles Park, the work was unspecified at that time due to the uncertainty around match funding for energy efficiency measures. Unfortunately a procurement exercise to secure funding for the Community Energy Savings Programme (CESP) and Carbon Emission Reduction Target (CERT) for the work at Lascelles Park proved unsuccessful reflecting the energy measures already undertaken in the properties and changes by Government to the grant funding. Currently other match funding opportunities are being explored and it is now more appropriate to defer this work until 2013/14.
6. A scheme has however been developed for improvements to 248 properties in the North Road Riverside area. This estate comprises of mainly flats for older people, many of which are part of a sheltered housing scheme, plus eleven houses and four bungalows. Residents have made numerous complaints about their cold, damp hallways and staircases. In some cases this has resulted in elderly residents using their own portable heaters in an effort to reduce condensation and mould growth. These problems are caused by the lack of heating and poor quality external doors. It is proposed therefore that old timber doors are replaced with new composite doors and frames, together with the installation of an additional radiator in the affected area. This will eradicate the condensation problems, protect the fabric of the building and reduce residents' fuel bills.
7. The completion of the work will ensure that Council continues to meet the requirements of the Decent Homes standard with particular reference to failing key components in relation to the replacement for external doors.

Financial Implications

8. The work will be funded through the agreed £500K Energy Efficiency Budget in the Housing Capital Programme. It is estimated that the cost for this work will be in the region of £350K