

Individual Member Decision Record



This form records an individual member decision and is published in accordance with the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 and the Openness of Local Government Bodies Regulations 2014

Decision Maker:	Councillor Richard Musgrave, Deputy Leader and Lead Executive Member for Housing
Lead Officer:	Phil Hiscott, Strategic Asset Management and Property Services Manager
Title of Decision:	Beech Grove Energy Efficiency Programme
Ward(s) Affected:	Sherburn in Elmet
Type of Decision:	<input checked="" type="checkbox"/> Key Decision <input type="checkbox"/> Non-key decision discharging (or connected to the discharge of) an Executive function <input type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input checked="" type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council <input checked="" type="checkbox"/> Decision Under Special Urgency
Reason for decision:	<p>RESOLVED:</p> <p>That the re-profiling of future years' monies with the Housing Revenue Account be approved in order to bring forward funding to undertake urgent works to address thermal inefficiencies of 29 prefabricated bungalows on Beech Grove, Sherburn in Elmet.</p>
Alternative options	In making the recommendation, the Council considered and discounted three alternative options as follows:

<p>considered and rejected:</p>	<ul style="list-style-type: none"> • Do nothing – the Council could choose not to invest the monies required in these properties however such an approach risks the properties becoming unaffordable and potentially opens the Council up to claims for Housing Disrepair under the Homes (Fitness for Human Habitation) Act 2018 through failure to address known hazards as set out in the Housing Health and Safety Rating System. <p>Such an approach would also likely lead to significant reputational damage given the Council is aware of the issues adequately heating the properties and yet continues to let them to those most likely to lead more sedentary lifestyles and in need of elevated internal temperatures.</p> <ul style="list-style-type: none"> • Option 1: this option sought to address the immediate issues associated with the lack of insulation to the external walls through installation of an externally insulated render solution and replacement of the windows and doors to prevent damage to said render solution. <p>This option would not address issues around heat loss through the roof and future replacement thereof, estimated to be required within 4 to 5 years, together with renewal of the soffits and rainwater goods would potentially result in some damage to the external render solution.</p> <ul style="list-style-type: none"> • Option 2: works as per option 1 above, with additional inclusion of solar photovoltaic (PV) panels to the roof. Solar PV can be used to generate electricity for use within the properties during daylight hours, thereby reducing overall electricity costs for the individual residents. <p>As with option 1 however, replacement of the roof is not proposed and subsequent replacement would result in some damage to the external render solution and necessitate removal and reinstatement of the solar PV panels.</p>
<p>Member Interests: <i>(Name of any Member who has declared a conflict of interest in relation to the decision and details of any dispensation)</i></p>	<p>None.</p>

granted by the Head of Paid Service if appropriate)	
Legal, Financial or other implications:	<p>Funding for the required works is not available in the current year's HRA capital programme, hence monies need to be re-profiled from future years to cover the expenditure.</p> <p>Such re-profiling will have knock-on implications for the future capital programme and will necessitate re-profiling future anticipated elemental replacements over a greater period.</p>
Background papers:	None
Contact details for further information:	<p>Phil Hiscott, Strategic Asset Management and Property Services Manager phiscott@selby.gov.uk</p>
Signed:	<p><i>Signature redacted</i></p> <p>Councillor Richard Musgrave, Deputy Leader and Lead Executive Member for Housing</p>
Date of Decision:	13 September 2022