

**Response from the meeting of the Executive on O&S Committee's Comments  
– 2 April 2019**

Items no.	4	Title	Employer's Agent for New Housing Programme	Requested by	Green Party
<b>Reason considered</b>		<p>It's good to see these steps to build much needed new Council affordable homes. Can this be explicitly linked with the Housing Revenue Account (HRA) amendment* agreed in February so that the Employer's Agent ensures that these new homes meet the required standards regarding performance-in-use measures of energy efficiency, lifetime homes and renewable energies.</p> <p>*HRA amendment:            "In order to address fuel poverty, provide higher quality housing and enable a substantial reduction in fuel costs and carbon dioxide emissions from residential properties, this Council allocates up to £90,000 from the HRA Capital Investment Reserve to</p> <ol style="list-style-type: none"> <li>1. Develop a Plan to incorporate in new-builds funded through the Housing Investment Programme improved housing standards, in-use performance standards (such as identified by the Sustainable Development Foundation), lifetime homes standard and renewable energy installations</li> <li>2. The Plan to examine how to incorporate these standards into the retrofitting of existing properties</li> <li>3. Encourage our housing association co-development partners to pursue the same standards.</li> </ol> <p>That a report is presented for agreement of the Executive outlining the Plan in Autumn 2019"</p>			
<b>Scrutiny Comment</b>		<p>Councillor Phillips, Portfolio Holder – Housing undertook to submit a revision to the wording of the Housing Revenue Account (HRA) amendment that would address the concerns raised by the Overview &amp; Scrutiny Committee so that the Employer's Agent ensured that these new homes met the required standards regarding performance-in-use measures of energy efficiency, lifetime homes and renewable energies. Councillor Davidson had supplied a form of wording which Councillor Phillips agreed he could use to base the revision as follows:</p> <p><i>Councillor Davidson's suggested wording:            The Council is currently developing "a Plan to incorporate in new-builds funded through the Housing Investment Programme improved housing standards, in-use performance standards (such as identified by the Sustainable Development Foundation), lifetime homes standard and renewable energy installations." Consequently, the Employer's Agent would need to demonstrate experience and expertise in these areas, so that the new homes would be built in accordance with these standards and performance monitored.</i></p>			

<b>Executive Response</b>	<p>Councillor Phillips thanked the Leader of the Council for his leadership and support over the years. He was in agreement with Councillor Davison and proposed the report as laid out, with the addition of another paragraph, 3.11 to read:</p> <p><i>3.11 The Employer’s Agent brief will include taking account of the additional motion in item 11 at Full Council on February 20th 2019 whereby the Council is currently developing “a Plan to incorporate in new-builds funded through the Housing Investment Programme improved housing standards, in-use performance standards (such as identified by the Sustainable Development Foundation), lifetime homes standard and renewable energy installations.” Consequently, the Employer’s Agent would need to incorporate these objectives, so that the new homes would be built in accordance with these standards.</i></p>
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