



Case Study:

Decent Homes - Renovation of existing homes

The Healthy Homes Improvement Scheme, Barnoldswick.



General disrepair before



Completed works

Local Authority:

Pendle Borough Council

Drivers:

Emphasis on making privately-owned existing stone terraced housing homes 'healthy' by addressing inherent problems of older Victorian properties that are known to be hard to heat and expensive to run.

Funded from Pendle BC's Capital Budget, works included loft and external wall insulation, new heating systems and controls, SAP improvements from 47 to 69

The Scheme: Renovation of a pre-1900 terrace of 16 privately owned properties of mixed tenure. The homes were located in Barnoldswick, a town outside the Housing Market Renewal (HMR) intervention area, therefore prohibiting consideration for HMR funding, but demonstrating that fuel poverty and low-grade housing exists outside government designated areas of deprivation.

Renovation works brought the homes up to the "Decency" standard but the Healthy Homes Improvement Scheme provided a whole house approach to improvements to bring about physical and mental health improvements, and eliminating Fuel Poverty by improving SAP values, income maximisation and reducing the long term "running costs" of the properties.

Partnership working: *Partnership arrangements made with ACAP, Lancashire Fire Service, Crime Prevention Officer, BP&R PCT, Groundworks, ROSPA and the County Council to enrich the holistic approach, to support sustainability, promote well-being and local pride, and lever in additional resources that impact on the health and safety of existing and future occupants.*

Energy efficiency: works included a variety of measures to provide affordable warmth including external wall and loft insulation where appropriate and the installation and upgrading of heating systems to high efficiency standards to improve health by reducing condensation and mould growth. Major benefits of the scheme;

- All Category 1 hazards identified from the initial HHSRS assessment eliminated.
- Increased SAP ratings (average rating of 47 before to 69 after improvements) and average annual fuel cost decrease of ~ £200 per property.
- Two empty homes brought back into use.
- Energy-saving advice and CFLs effecting behavioural change.
- Reduced impact on climate change = anticipated total saving of 2.5 tonnes of CO₂ p.a.

For further information contact:

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