

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Councillor Frances Umeh, Cabinet Member for Housing and Homelessness

Date: 12 August 2025

Subject: Contract Award for Major Refurbishment of up to 211 Street Properties

Report author: Vince Conway, Senior Programme Manager, Capital Delivery

Responsible Director: Sukvinder Kalsi, Executive Director of Finance and Corporate Services

SUMMARY

This report seeks approval to award a contract for the major refurbishment of up to 211 street properties with support from the Government's Warm Homes: Social Housing Fund (formerly the Social Housing Decarbonisation Fund).

The scheme was included in the Procurement Strategy approved by December 2022 Cabinet, which identified sites for investment during the period 2023/24-2025/26.

RECOMMENDATIONS

1. To agree that Appendices 1-3 are not for publication on the basis that they contain information relating to the financial or business affairs of any particular person (including the authority holding that information) as set out in paragraph 3 of Schedule 12A of the Local Government Act 1972 (as amended).
 2. That the Cabinet Member for Housing and Homelessness approves the appointment of the Preferred Supplier, that being the one who was evaluated as providing the Most Economically Advantageous Tender (MEAT) set out in Appendix 1 of this report, via the Framework, to undertake major refurbishment works to up to 211 street properties.
 3. To note that the contract is a Measured Term Contract with a notional value, set out in Appendix 1 of this report, under which a series of orders will be placed subject to budget availability and contractor performance. The contract is expected to start during September 2025 with an estimated completion by March 2027.
 4. To note that the Orders under the Measured Term Contract will be approved by the Assistant Director Residents and Building Safety and/or the Head of Capital Delivery.
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Wards Affected: Avonmore and Brook Green; College Park and Old Oak; Coningham; Grove; Hammersmith Broadway; Munster; Palace and Hurlingham; Parsons Green and Sandford; Sands End; Wormholt

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Building shared prosperity	The proposed works will improve and maintain the standard of council homes, thus supporting the council in its strategic function as a social housing landlord of providing the opportunity of a decent home to its residents. Housing is a prime influence on quality of life, life expectancy, opportunities for work, education, leisure, etc. It is critical to economic development, educational achievement, public health, and community cohesion.
Creating a compassionate and inclusive council	Investment in social housing enables the council to fulfil its landlord function and provide good-quality homes to local people that are safe, secure, and genuinely affordable.
Doing things with local residents, not to them	Residents have been consulted during the preparation of the scheme, with retrofit surveys undertaken to inform likely measures. The consultation will continue post-award to include site set-up arrangements and detailed information on the delivery stage. The specific measures to be undertaken in each property will be clearly communicated to residents with timelines for start and completion.
Being ruthlessly financially efficient	The project has been competitively procured and will be awarded on the basis of MEAT. There will be robust contract management and a strong site presence to ensure quality standards and value for money.
Taking pride in H&F	The evaluation criteria have required contractors to give details of their approach to energy consumption, use of sustainable materials, transport plan, site waste management, and noise pollution.

Rising to the challenge of the climate and ecological emergency	The scheme is supported by grant from the Government's Warm Homes Plan which seeks to improve the energy performance of social rented homes. In line with the requirements of the programme all properties undergo a PAS 2035 assessment to establish the optimum measures to raise energy ratings to an Energy Performance Certificate (EPC) C level by taking a fabric first approach. Works will vary between properties but generally include new double-glazed windows, loft insulation and improved ventilation. Measures will be subject to appropriate planning and building control approvals.
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Financial Impact

The estimated Contract Value for the works is shown in Appendix 1 of this report.

Based on the nature of the works and a per property grant cap, a portion of the total cost is expected to be funded from the Warm Homes: Social Housing Fund ("WH:SHF") Wave 3 grant. The release of grant funding will be subject to the submission of claims by the Capital Delivery team, and subsequent approval of the claims by the grant funding body, the Department for Energy Security and Net Zero ("DESNZ"). The remaining cost of the works will be funded from existing approved major refurbishment budgets and climate emergency works budgets across financial years 2025/26 to 2027/28.

As per the grant terms and conditions, the service should aim to spend around one third of their grant in each financial year from financial year 2025/26 to financial year 2027/28. All grant funding for WH:SHF Wave 3 projects must be transferred to the Grant Recipient and spent by 31 March 2028. The scheme is expected to commence in September 2025 and complete by March 2027, and therefore the period of works is compliant with the agreed grant funding period. The Capital Delivery team has confirmed that the spend will be eligible for funding from the WH:SHF Wave 3 grant, which will mitigate the risk of grant clawback. Finance officers will work with the Capital Delivery team, Repairs and Maintenance teams and Asset Management team in monitoring spend within the agreed budget envelope and in profiling the spend on works across the Asset Management Programme that are proposed to be funded by the WH:SHF Wave 3 grant.

Further information undertaken to provide financial assurance is included in Appendix 2.

Completed by: Anjeli Chadha, Principal Accountant – Housing Capital, 30th June 2025

Verified by: James Newman, AD Finance, 23 July 2025

Legal Implications

The contract value is above the relevant procurement threshold. As the Framework was set up before the Procurement Act 2023 came into force, the Public Contracts Regulations 2015 (PCRs) will apply. The Council's Contract Standing Orders (CSOs) will also apply. Procuring from the Framework by way of a mini-competition under the Zero Carbon Framework is in compliance with the PCRs and CSOs.

Where the award report concerns the award of contract in excess of £300,000 in value or the expenditure is otherwise significant, then it is a Key Decision (see Article 12 of the Constitution) and must be submitted to Committee Services for publication on the Council's website. The award decision cannot be implemented without the expiry of the call-in period for that decision as shown on the website and (if a Regulated Contract) expiry of the Standstill Period.

Joginder Bola, Senior Solicitor (Contracts & Procurement), 11th June 2025

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Reasons for Decision

1. A procurement strategy for this project was approved by Cabinet in December 2022.
2. The decision above is required to appoint the Preferred Supplier to carry out the works required in these properties.

Proposals and Analysis of Options

3. The project identified sites for investment during the period 2023/24-2025/26. It was originally conceived as potentially two phases but following pre-market engagement with the Framework suppliers a single project has been developed.
4. The subject properties have been identified following collaboration with the housing asset team and analysis of existing data on energy performance of the housing stock. The properties are drawn from across London Borough of Hammersmith and Fulham (LBHF) and whilst the project is not a pilot as such its successful delivery will be crucial to informing future potential works to the council's street-based portfolio.
5. The Council owns over 2,000 conventional street-based properties providing nearly 4,000 units of accommodation, either single-dwelling houses or flats/maisonettes in conversions, with the majority dating from before the first world war. In general terms they are the least energy efficient as most have single-glazed windows.

6. Appendix 4 provides a schedule of the properties included in the project and Appendix 5 provides a map showing their location in LBHF. Whilst it will be permissible to substitute properties, e.g., due to non-access, the total number of 211 properties is the maximum that can be included in the project.

Warm Homes: Social Housing Fund (Wave 3) (Formerly Social Housing Decarbonisation Fund)

7. The Council has been awarded £4.7m from the government's Warm Homes: Social Housing Fund (Wave 3) to target c.516 homes with energy efficiency and net zero measures, with an aim of bringing homes that have a poor EPC of D-G up to a C. The grant provides an average of £7,500 per property for energy efficiency measures, with 10% of homes within the bid receiving £20,000 to also install low-carbon heating. Grant recipients are expected to get homes to EPC C but where this is not possible homes must attain the maximum rating achievable within the confines of the grant and match funding. The Council's aim is to achieve or exceed this standard.
8. The grant funding period is over 3 years to March 2028, and the Council must spend 33% of the grant in each year. This street properties scheme is the furthest advanced scheme to be delivered using this grant so progressing it at pace is key to retaining the grant, as any underspend in year 1 (by end of March 2026) will be clawed back by central government.

Procurement Process

9. In accordance with the approved procurement strategy, the procurement has been undertaken using the Framework by way of a compliant competitive mini-competition under the Zero Carbon Framework.
10. Expressions of interest were sought from the seven suppliers on the Framework with all asking to be included in the process. A mini-competition was published on the capitalEsourcing eProcurement portal on 3 December 2024 with a closing date of 13 February 2025. Submissions were received from two suppliers however, during the term of the procurement one supplier chose to withdraw from the process.
11. The evaluation panel evaluated all compliant submissions in accordance with the mini-competition document using MEAT criterion with a weighting of 60% to qualitative and technical aspects of the tender submission and 40% to price.
12. Further details of the evaluation process and outcome are provided at Appendix 3.
13. Based on the evaluation process carried out in accordance with the approved procurement strategy and mini-competition, officers recommend acceptance of the tender submitted by the Preferred Supplier.

Equality Implications

14. An Equalities Impact Assessment (EqIA) has been completed and is attached at Appendix 6. It is not anticipated that the approval of these proposals, as set out in the recommendations, will have any direct negative impact on any protected groups, under the Equality Act 2010. The EqIA sets out several potentially positive outcomes from energy efficiency works for different groups that share protected characteristics.

Yvonne Okiyo, Strategic Lead EDI, 13th June 2025

Risk Management Implications

15. There is a financial risk that the grant from the *Warm Homes: Social Housing Fund* is not forthcoming due to regulatory change or changes in strategic direction. This risk must be accepted. It is recommended however that allowance be made to determine the impact to the initiative should funding be lost.
16. There is an operational risk that the quality of delivery is compromised in an attempt to satisfy the conditions of the *Warm Homes: Social Housing Fund* and drawn down the grant funding. This risk must be reduced. It is recommended that project draws up a viable construction plan supported by a robust project management framework. In addition to defined governance, RAID (Risks, Assumptions, Issues, and Dependencies) log, and communication plan it is recommended that a defined and adhered to change management policy is established and that regular plan viability reviews take place.

Jules Binney, Risk and Assurance Manager, 11th June 2025

Climate and Ecological Emergency Implications

17. The Warm Homes: Social Housing Fund, (formerly Social Housing Decarbonisation Fund) programme seeks to raise the energy performance of social homes currently below EPC band C standard up to that level as part of the journey towards Net Zero. The project will adopt a cost-effective fabric first approach by replacing single-glazed windows, installing loft insulation and improving ventilation. Additional measures such as wall insulation and solar Photo-Voltaic (PV) will be considered for individual properties or groups of properties where feasible. These fabric improvements will make the subsequent adoption of decarbonised heating systems a viable option for these homes.
18. The project aligns with the Council's climate change ambitions of delivering warm, energy-efficient homes, reducing carbon emissions, tackling fuel poverty, and supporting green jobs.

Verified by: Meghan Kinsgley-Walsh, Heat Decarbonisation Lead, 10th June 2025

Local Economy and Social Value

19. It is a requirement that all contracts awarded by the council with a value above £100,000 provide social value commitments that are additional to the core services required under the contract.
20. The Procurement Strategy was agreed in December 2022 and Social Value accounted for 10% of the overall score of the bids which equates to 17% of the Quality criteria.
21. Vinci Construction Uk Ltd have proposed a social value offer which includes commitments to provide local employment opportunities and a significant use of local suppliers.
22. It is recommended that the commissioner works with the Legal Service to ensure appropriate social value clauses are included in the contract so that the council can enforce its right to financial remedies if social value commitments are not delivered.

Harry Buck, Social Value Officer (Procurement), 11th June 2025

Procurement Implications

23. Based on the details provided in this report, CSO 19.4. at Section D – High Value Contracts – Over the Services Threshold of the Council's CSOs has been complied with.
24. The Procurement and Commercial team have reviewed the moderated evaluation scores and assured the weighted scores are correct in line with the methodology published in the procurement document suite for this project.
25. The Framework used has been subject to full diligence checks by the Procurement and Commercial team, which did not identify any issues of concern, and is therefore compliant for use by the Council in procuring this requirement.
26. The Procurement and Commercial team has confirmed all Conflict of Interest and Confidentiality Undertaking Declarations have been completed.
27. The contract must be added to the capitalEsourcing eProcurement portal, to ensure it is published on the Council's Contract Register in line with the legislated transparency obligations, and all applicable legal notices must be published within their legislated deadlines.
28. A Contract Details Notice must be published to the Find a Tender Service (FTS), to satisfy the requirements of the PCR for contracts equal to and over £30,000 (including VAT). This must be completed using the Council's capitalEsourcing eProcurement portal.

29. A named contract manager must be allocated to the contract on the Council's capitalEsourcing eProcurement portal.

Kiera May, Category Specialist – Procurement and Commercial, 11th June 2025

Digital Services Implications

30. **IT Implications** – No direct IT implications are considered to arise from this report as it seeks approval to award a contract for the refurbishment of various council-owned void properties. Should this not be the case, for example, by requiring new systems to be procured or existing systems to be modified, Digital services should be consulted.
31. **Information Management (IM) Implications** – A Data Privacy Impact Assessment (DPIA) will need to be completed to ensure all potential data protection risks arising from this proposal are properly assessed with mitigating actions agreed and implemented.
32. The preferred supplier will be expected to have a Data Protection policy in place and all staff will be expected to have received Data Protection training.
33. Any contracts arising from this report will need to include H&F's data protection and processing schedule which is compliant with Data Protection law.

Vincen Arivannoor, Strategic Relationship Manager, 14th May 2025

Consultation

34. Residents have received bespoke communications about the project. Individual retrofit surveys have been undertaken in each property but information on timelines has been necessarily broad to date with further details to be shared once the contract is awarded and the programme has been firmed up.
35. Section 20 legislation does not apply to this contract as no leaseholders are present in the subject properties.

LIST OF APPENDICES

Exempt Appendix 1 – Contract Award Details

Exempt Appendix 2 – Financial Information

Exempt Appendix 3 – Details of Tender Evaluation Process

Appendix 4 – Property Schedule

Appendix 5 – Map of Sites

Appendix 6 – Equalities Impact Assessment (EqIA)

Appendix 4

Property List

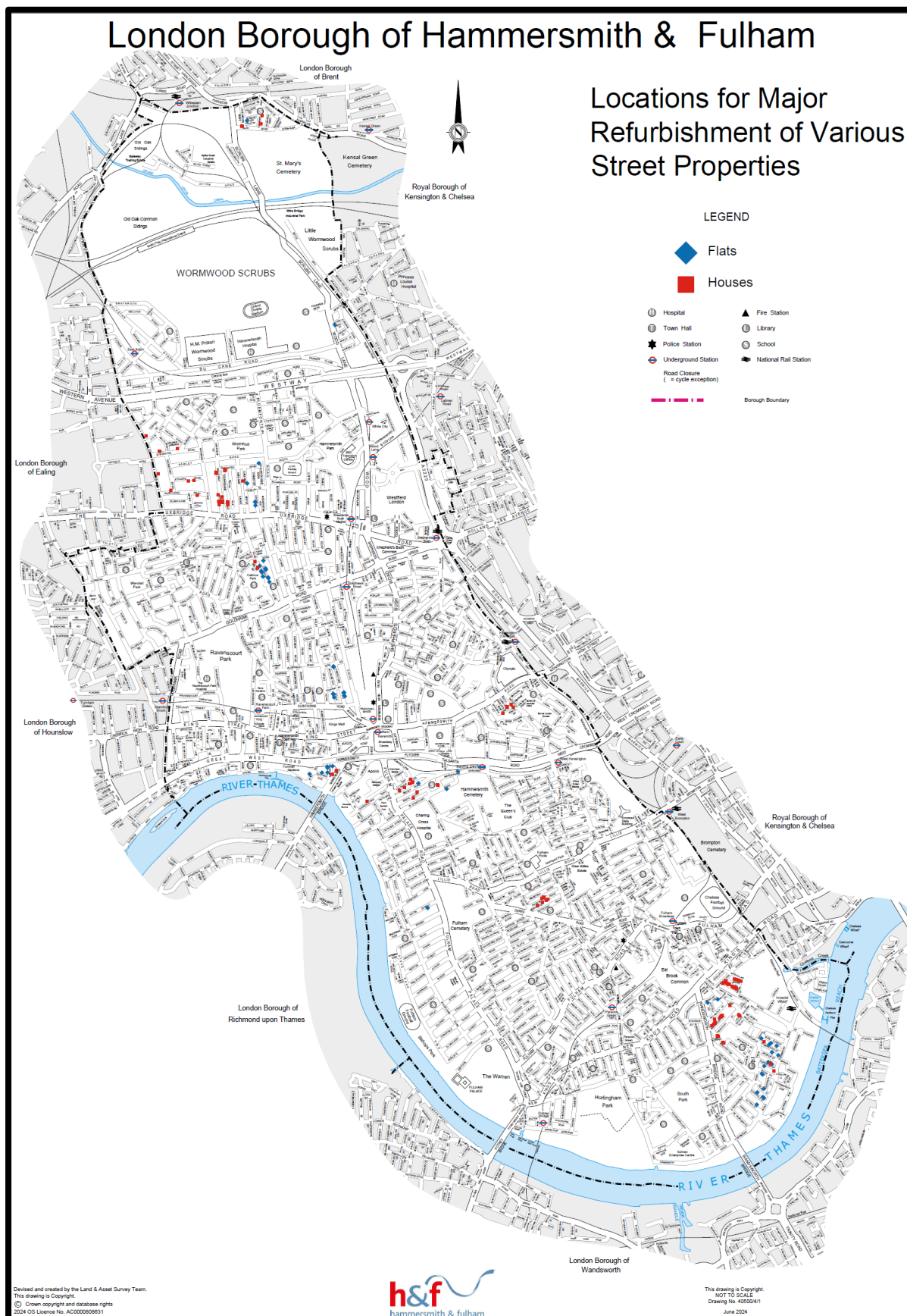
No.	Street	Housing Area	Post Code	No. Units
10	Waldo Road	Hammersmith North	NW10 6AB	1
1	Rigeley Road	Hammersmith North	NW10 6AP	1
2	Kenmont Gardens	Hammersmith North	NW10 6BU	1
26	Kenmont Gardens	Hammersmith North	NW10 6BU	1
2	Imperial Square	South Fulham	SW6 2AE	1
3	Imperial Square	South Fulham	SW6 2AE	1
4	Imperial Square	South Fulham	SW6 2AE	1
5	Imperial Square	South Fulham	SW6 2AE	1
6	Imperial Square	South Fulham	SW6 2AE	1
7	Imperial Square	South Fulham	SW6 2AE	1
8	Imperial Square	South Fulham	SW6 2AE	1
12	Imperial Square	South Fulham	SW6 2AE	1
13	Imperial Square	South Fulham	SW6 2AE	1
14	Imperial Square	South Fulham	SW6 2AE	1
15	Imperial Square	South Fulham	SW6 2AE	1
21	Imperial Square	South Fulham	SW6 2AE	1
23	Imperial Square	South Fulham	SW6 2AE	1
26	Imperial Square	South Fulham	SW6 2AE	1
27	Imperial Square	South Fulham	SW6 2AE	1
29	Imperial Square	South Fulham	SW6 2AE	1
21	Harwood Terrace	South Fulham	SW6 2AF	1
29	Harwood Terrace	South Fulham	SW6 2AF	1
31	Harwood Terrace	South Fulham	SW6 2AF	1
33	Harwood Terrace	South Fulham	SW6 2AF	1
1	Imperial Road	South Fulham	SW6 2AG	1
4	Acfold Road	South Fulham	SW6 2AL	2
12	Bovingdon Road	South Fulham	SW6 2AP	1
24	Bagley's Lane	South Fulham	SW6 2AR	2
38	Bagley's Lane	South Fulham	SW6 2BA	1
5	Sandilands Road	South Fulham	SW6 2BD	1
13	Sandilands Road	South Fulham	SW6 2BD	1
17	Sandilands Road	South Fulham	SW6 2BD	1
21	Sandilands Road	South Fulham	SW6 2BD	1
43	Sandilands Road	South Fulham	SW6 2BD	1
47	Sandilands Road	South Fulham	SW6 2BD	1
51	Sandilands Road	South Fulham	SW6 2BD	1
55	Sandilands Road	South Fulham	SW6 2BD	1
60	Bagley's Lane	South Fulham	SW6 2BH	1

No.	Street	Housing Area	Post Code	No. Units
64	Bagley's Lane	South Fulham	SW6 2BH	1
101	Pearscroft Road	South Fulham	SW6 2BS	1
103	Pearscroft Road	South Fulham	SW6 2BS	1
121	Pearscroft Road	South Fulham	SW6 2BS	1
123	Pearscroft Road	South Fulham	SW6 2BS	1
6	Elbe Street	South Fulham	SW6 2QP	2
36	Elbe Street	South Fulham	SW6 2QP	2
54	Elbe Street	South Fulham	SW6 2QP	2
17	Tynemouth Street	South Fulham	SW6 2QS	1
33	Tynemouth Street	South Fulham	SW6 2QS	2
26	Tynemouth Street	South Fulham	SW6 2QT	2
46	Tynemouth Street	South Fulham	SW6 2QT	2
23	Glenrosa Street	South Fulham	SW6 2QY	2
29	Glenrosa Street	South Fulham	SW6 2QY	2
31	Glenrosa Street	South Fulham	SW6 2QY	1
35	Glenrosa Street	South Fulham	SW6 2QY	2
14	Glenrosa Street	South Fulham	SW6 2QZ	2
46	Glenrosa Street	South Fulham	SW6 2QZ	1
4	Byam Street	South Fulham	SW6 2RD	2
6	Byam Street	South Fulham	SW6 2RD	2
32	Althea Street	South Fulham	SW6 2RY	2
13	Edenvale Street	South Fulham	SW6 2SE	2
31	Edenvale Street	South Fulham	SW6 2SE	2
35	Edenvale Street	South Fulham	SW6 2SE	2
21	Kilkie Street	South Fulham	SW6 2SH	1
15	Niton Street	Fulham North	SW6 6NH	2
39	Prothero Road	Fulham North	SW6 7LY	1
45	Prothero Road	Fulham North	SW6 7LY	1
32	Prothero Road	Fulham North	SW6 7LZ	1
38	Prothero Road	Fulham North	SW6 7LZ	1
50	Prothero Road	Fulham North	SW6 7LZ	1
66	Prothero Road	Fulham North	SW6 7LZ	1
7	Pavilion Terrace, Wood Lane	Hammersmith North	W12 0HT	2
60	Oaklands Grove	Hammersmith North	W12 0JB	2
65	Oaklands Grove	Hammersmith North	W12 0JE	1
10-12	Ormiston Grove	Hammersmith North	W12 0JT	6
18-20	Ormiston Grove	Hammersmith North	W12 0JT	6
24	Aycliffe Road	Hammersmith North	W12 0LL	1

No.	Street	Housing Area	Post Code	No. Units
38	Aycliffe Road	Hammersmith North	W12 0LL	1
58	Aldbourne Road	Hammersmith North	W12 0LN	1
9	Aldbourne Road	Hammersmith North	W12 0LW	1
19	Galloway Road	Hammersmith North	W12 0PH	1
29	Galloway Road	Hammersmith North	W12 0PH	1
47	Galloway Road	Hammersmith North	W12 0PH	1
109	Galloway Road	Hammersmith North	W12 0PH	1
111	Galloway Road	Hammersmith North	W12 0PH	1
26	Galloway Road	Hammersmith North	W12 0PJ	1
30	Galloway Road	Hammersmith North	W12 0PJ	1
42	Galloway Road	Hammersmith North	W12 0PJ	1
2	Thorpebank Road	Hammersmith North	W12 0PQ	1
10	Thorpebank Road	Hammersmith North	W12 0PQ	1
100	Thorpebank Road	Hammersmith North	W12 0PQ	1
102	Thorpebank Road	Hammersmith North	W12 0PQ	1
37	Steventon Road	Hammersmith North	W12 0SU	1
9	Steventon Road	Hammersmith North	W12 0SX	1
2	Dunraven Road	Hammersmith North	W12 7QY	2
12	Melina Road	Hammersmith North	W12 9HZ	1
30	Melina Road	Hammersmith North	W12 9HZ	1
34	Cathnor Road	Hammersmith North	W12 9JA	2
44	Cathnor Road	Hammersmith North	W12 9JA	2
46	Cathnor Road	Hammersmith North	W12 9JA	2
66	Cathnor Road	Hammersmith North	W12 9JA	2
70	Cathnor Road	Hammersmith North	W12 9JA	2
90	Cathnor Road	Hammersmith North	W12 9JA	4
43	Cathnor Road	Hammersmith North	W12 9JB	3
53	Cathnor Road	Hammersmith North	W12 9JB	3
55	Cathnor Road	Hammersmith North	W12 9JB	2
57	Cathnor Road	Hammersmith North	W12 9JB	2
69	Cathnor Road	Hammersmith North	W12 9JB	4
5	Vernon Street	South Hammersmith	W14 0RJ	1
22	Vernon Street	South Hammersmith	W14 0RJ	1
23	Vernon Street	South Hammersmith	W14 0RJ	1
29	Vernon Street	South Hammersmith	W14 0RJ	1
30	Vernon Street	South Hammersmith	W14 0RJ	1
128	Old Oak Road	Hammersmith North	W3 7HF	1
40	Old Oak Road	Hammersmith North	W3 7HQ	1
10	Overstone Road	South Hammersmith	W6 0AA	2
18	Overstone Road	South Hammersmith	W6 0AA	3

No.	Street	Housing Area	Post Code	No. Units
20	Overstone Road	South Hammersmith	W6 0AA	2
67	Overstone Road	South Hammersmith	W6 0AD	3
69	Overstone Road	South Hammersmith	W6 0AD	2
1	Southerton Road	South Hammersmith	W6 0PJ	1
11	Southerton Road	South Hammersmith	W6 0PJ	1
13	Southerton Road	South Hammersmith	W6 0PJ	2
10	Yeldham Road	South Hammersmith	W6 8JE	1
26	Yeldham Road	South Hammersmith	W6 8JE	1
44	Yeldham Road	South Hammersmith	W6 8JE	1
43	Yeldham Road	South Hammersmith	W6 8JF	1
52	Yeldham Road	South Hammersmith	W6 8JG	1
54	Yeldham Road	South Hammersmith	W6 8JG	1
55	Beryl Road	Fulham North	W6 8JS	1
42	Beryl Road	Fulham North	W6 8JT	1
67	Biscay Road	South Hammersmith	W6 8JW	2
51	St Dunstan's Road	Fulham North	W6 8RE	2
10	Margravine Gardens	Fulham North	W6 8RH	2
86	Margravine Gardens	Fulham North	W6 8RJ	1
88	Margravine Gardens	Fulham North	W6 8RJ	1
74	Hammersmith Bridge Road	South Hammersmith	W6 9DB	1
22	Bridgeview	South Hammersmith	W6 9DD	2
24	Bridgeview	South Hammersmith	W6 9DD	2
32	Bridgeview	South Hammersmith	W6 9DD	2
47	Bridgeview	South Hammersmith	W6 9DD	2
58	Bridgeview	South Hammersmith	W6 9DD	1
56	Mall Road	South Hammersmith	W6 9DG	3
5	Rutland Grove	South Hammersmith	W6 9DH	2
42	Chancellors Road	South Hammersmith	W6 9RS	1
Total				211

Locations for Major Refurbishment of Various Street Properties



Equalities Impact Assessment (EqIA)

Overall Information	Details of Full Equality Impact Analysis
Financial Year and Quarter	2025-26 Q1
Name and details of policy, strategy, function, project, activity, or programme	<p>Title of EIA: Award of contract for energy efficiency improvements to street properties</p> <p>Short summary: EIA in support of proposal to award a contract for the major refurbishment of up to 211 street properties (supported by Warm Homes: Social Housing Fund, “WH:SHF”, formerly Social Housing Decarbonisation Fund “SHDF”)</p>
Lead Officer	<p>Name: Vince Conway</p> <p>Position: Senior Programme Officer, Capital Delivery</p> <p>Email: vince.conway@lbhf.gov.uk</p> <p>Telephone No: 07776 672481</p>
Date of completion of final EIA	04 / 06 / 25

Section 02	Scoping of Full EIA
Plan for completion	Desktop exercise carried out by report author
Analyse the impact of the policy, strategy, function, project, activity, or programme	Analyse the impact of the policy on the protected characteristics (including where people / groups may appear in more than one protected characteristic). You should use this to determine whether the policy will have a positive, neutral, or negative impact on equality, giving due regard to relevance and proportionality.

	Protected characteristic	Analysis	Impact: Positive, Negative, Neutral
	Age	The project does not contain any specific provisions for age, however elderly residents are more likely to struggle with energy bills and will especially benefit from energy efficiency improvements undertaken	Positive
	Disability	The project does not contain any specific provisions for Disabled residents and/or those with long term health conditions , Disabled residents will benefit from energy efficiency improvements undertaken upgrades like insulation and efficient heating systems help maintain a stable indoor temperature, which is crucial for individuals with mobility issues or chronic health conditions, will help alleviate symptoms of respiratory and cardiovascular diseases, arthritis, and other conditions, energy-efficient home adaptations (e.g., level-access showers, hoists, ramps) allow disabled residents to live more independently and safely, efficient homes use less energy, which can significantly reduce utility costs—especially important for those on fixed or limited incomes	Positive
	Gender reassignment	The project does not contain any specific provisions for transitioning or transgender people, all residents will benefit from energy efficiency improvements undertaken	Neutral
	Marriage and Civil Partnership	The project does not contain any specific provisions affecting marriage or civil partnership, all residents will benefit from energy efficiency improvements undertaken	Neutral
	Pregnancy and maternity	The project does not contain any specific provisions affecting pregnancy and maternity. Pregnant individuals benefit from healthier indoor environments, reducing risks associated with cold or damp housing. all residents will benefit from energy efficiency improvements undertaken	Positive
	Race	The project does not contain any specific provisions regarding race, all residents will benefit from energy efficiency improvements undertaken. Multi-ethnic households are more likely to live in energy-inefficient homes and face barriers to financing upgrades, such as loan denials or discrimination.	Positive

		Energy efficiency programs that include targeted outreach and financial support can help close this gap and reduce fuel poverty.	
	Religion/belief (including non-belief)	The project does not contain any specific provisions for religious/non-religious groups, all residents will benefit from energy efficiency improvements undertaken	Neutral
	Sex	The project does not contain any specific provisions for men or women. Women, especially single mothers, are more likely to experience fuel poverty. Efficient homes reduce energy costs and improve living conditions for families.	Positive
	Sexual Orientation	<ul style="list-style-type: none"> The project does not contain any specific provisions for those who identify as lesbian, gay or bisexual LGBTQ+ individuals, particularly youth, may face housing insecurity. Inclusive energy efficiency programs can ensure safe, warm, and affordable housing for all, regardless of identity. 	Positive
<p>Human Rights or Children's Rights If your decision has the potential to affect Human Rights or Children's Rights, please contact your Equality Lead for advice</p> <p>Will it affect Human Rights, as defined by the Human Rights Act 1998? No</p> <p>Will it affect Children's Rights, as defined by the UNCRC (1992)? No</p>			

Section 03	<p>Analysis of relevant data Examples of data can range from census data to customer satisfaction surveys. Data should involve specialist data and information and where possible, be disaggregated by different equality strands.</p>
Documents and data reviewed	N/A
New research	N/A

Section 04	Consultation
Consultation	Residents have received bespoke communications about the project and this will continue throughout the duration of the project.
Analysis of consultation outcomes	Individual retrofit surveys are undertaken in each property and measures will be implemented based on specific recommendations.

Section 05	Analysis of impact and outcomes
Analysis	Energy performance appraisals will be undertaken post-works to provide evidence of improvements

Section 06	Reducing any adverse impacts and recommendations
Outcome of Analysis	

Section 07	Action Plan					
Action Plan	Note: You will only need to use this section if you have identified actions as a result of your analysis					
	Issue identified	Action (s) to be taken	When	Lead officer and department	Expected outcome	Date added to business/service plan

Section 08	Agreement, publication and monitoring
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Senior Managers' sign-off	Name: Richard Buckley Position: Assistant Director, Resident and building safety Email: Richard.buckley@lbhf.gov.uk Telephone No: 07769882207 Considered at relevant DMT:
Key Decision Report (if relevant)	Date of report to Cabinet Member: August 2025 Key equalities issues have been included: Yes
Equalities Advice (where involved)	Name: Yvonne Okiyo Position: Strategic Lead EDI Date advice / guidance given: 10.06.25 Email: Yvonne.okiyo@lbhf.gov.uk Telephone No: 07824 836 012