Oldham Housing Investment Partnership and First Choice Homes

Oldham: Warm Homes Oldham

In 2012 Oldham social housing, health and council partners jointly signed an investment agreement to create a fund to deliver a Warm Homes Service aimed at helping up to c14,000 private rented tenants and low income owners out of fuel poverty (social tenants already have decent homes and energy efficiency advice provided for them).

The 9 OHIP housing providers contributed £77,500 as a “soft loan” that could be withdrawn for the project at any time. The Council provided £77,500 in funding for the investment fund and Oldham CCG £50,000.

The project aimed to bring 1000 households per annum out of fuel poverty and this has been achieved and surpassed for each of the 4 years of the project to date. Tackling fuel poverty is a proven way to benefit occupants’ health & well-being.

The partnership jointly commission and/or provide an “in-house” Warm Homes Service to assist households out of fuel poverty. This is achieved by providing:

- Home visit to inspect the property and assess the household circumstances to understand the reasons why the household is in fuel poverty and to agree a plan to bring them out of fuel poverty
- Grant funded boiler/CH replacement and upgrading works,
- Usually grant funded insulation and other energy efficiency works (e.g. EWI)
- Behaviour change advice and support for customers to switch to cheaper energy providers, help them to utilise the best meter arrangements/reduce tariffs, how to use less energy and most efficiently in their homes
- Advice on how to maximise their incomes (e.g. benefits advice, applying for warm homes discounts) and to give employment and other advice (e.g. rehousing).

For each household that is successfully brought out of fuel poverty a “payment by results” or “gain share” payment is made by the CCG (£250 per household) and Council (£50 per household) to replenish the investment fund to enable the programme to be self-sustaining and grow the following year.

The service and its outputs and outcomes is overseen and monitored by a Management Group comprising of each funding partner. Subject to the performance targets being achieved annually each funding partner agrees whether their original funding stake continues to be invested into the service or whether they wish to withdraw their original funding stake. To date, all partners have maintained their financial support.
Case Study—Pledge 2 – Fuel Poverty

**Partners & Funding**

Oldham Housing Investment Partnership of 9 local RP’s collectively provided funding of £37.5k. FCHO gave an additional £17.5k, the remaining £20k was provided by the remaining 8 RPs partners to ensure we provided £77.5k of upfront funding.

Oldham Council provided upfront funding of £77.5k pa. They also provide £50 in payment by results funding for each person brought out of fuel poverty.

Oldham CCG provided £50k in upfront funding. They then provide £250 in payment by results funding for each person brought out of fuel poverty.

The scheme is day to day managed by Oldham Council and overseen by a management committee comprising of all 3 partners.

Plus as at March 2016

- Over £3.3m of ECO funding accessed for physical improvements,
- £280k in additional welfare benefits successfully claimed
- £140k of trust funding granted for those not on benefits

**Impact**

Up to March 2016 3544 people brought out of fuel poverty and 740 more in 2016/17 as at December 2016,. Average household saving of £949.

**Outcomes**

- Over 1000 new boiler and heating systems installed
- Over 280 homes provided with external wall insulation
- Over 400 homes had cavity and wall insulation completed

Further information is available in the evaluation report.

https://www4.shu.ac.uk/research/cresr/sites/shu.ac.uk/files/warm-homes-oldham-evaluation-final-report.pdf

**Next Steps**

Develop the model and partnerships to deliver other self sustaining projects that help to combat poverty and improve health and well-being.

**For further information contact**

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