

## Record of officer decision

<b>Decision title:</b>	Decision to spend from the Property Services estates capital programme 2019/20 on EPC Certification works
<b>Date of decision:</b>	18 <sup>th</sup> December 2019
<b>Decision maker:</b>	Acting Assistant Director for Technical Services
<b>Authority for delegated decision:</b>	This decision is to apply for the spend of the budget as agreed by the key decision made on 25 <sup>th</sup> July 2019 (Report Ref: Property Services estates capital programme 2019/20) <a href="http://hc-modgov:9070/ieDecisionDetails.aspx?ID=6126">http://hc-modgov:9070/ieDecisionDetails.aspx?ID=6126</a>
<b>Ward:</b>	All Wards
<b>Consultation:</b>	Property Services: Strategic Capital Finance Manager and Strategic Property Services Manager.
<b>Decision made:</b>	That authorisation be given to implement the above recommendation in respect of the cabinet report dated 25 <sup>th</sup> July 2019 and spend within the approved budget of not more than £150k on work to achieve required standards of EPC Certification on the Council's tenanted buildings.
<b>Reasons for decision:</b>	The Council, as owner, have a legal obligation to obtain a minimum band 'E' EPC Certification (improve energy efficiencies) for properties as and when leases are renewed or when vacant and available to let.  From 2023 if a tenanted building has an EPC below band 'E' the property will not be available for occupation unless works are carried out to improve the energy efficiency of the building to the required minimum standard.
<b>Highlight any associated risks/finance/legal/equity considerations:</b>	The cost of the works required to achieve Certification will be determined when the properties are surveyed, then modelled so that the extent of any improvement works required can be designed and specified. This is an ongoing programme of work with further funding committed in the 2020/21 budget.
<b>Details of any alternative options considered and rejected:</b>	Do nothing – The council could decide not to proceed with these works but the absence of capital investment on improvement works to buildings that are leased to the private sector would render those properties unlettable because they are either non-compliant or are not fit for habitation and a subsequent loss of revenue to the council. The council will also be failing in its objectives regarding carbon reduction and Climate Emergency
<b>Details of any declarations of interest made:</b>	None

Signed..... Date:

Chris Jenner, Assistant Director Technical Services