

Meeting of:	Cabinet
Date of Meeting:	Thursday, 09 July 2026
Relevant Scrutiny Committee:	Place Scrutiny Committee
Item which the Chair has decided is urgent (Part II) (If yes, why)	Not applicable
Urgent Decision Procedure Used (15.14 of the Constitution) (If yes, why)	Not applicable
Item Type	Part I
Report Title:	Decarbonisation and Energy Data Consultant Framework Award for Housing
Portfolio Holder:	Cabinet Member for Public Sector Housing and Tenant Engagement
Strategic Leadership Team:	Director of Environment and Housing
Lead Officer:	Head of Housing and Building

1.0 What is this report about?

- 1.1 This report sets out the rationale for a programme of energy surveys and data collection across the Council's housing stock, as the Housing Service progresses towards meeting the Welsh Housing Quality Standard (WHQS) 2023 and the pathway to WHQS 2026.
- 1.2 As part of this journey, the Council must develop a long-term investment programme to ensure its homes are as energy efficient as reasonably achievable, within the constraints of the Housing Revenue Account. Achieving this is dependent on understanding the potential of each property, supported by accurate and consistent data.
- 1.3 This Part I report explains the proposed strategy for collecting baseline energy and property data for the current housing stock. A companion Part II report covers the appointment of a consultant framework to carry out the surveys and install in-home monitoring equipment.

2.0 What are the Recommendations?

	Recommendations – What and How?	Reason for Recommendation – Why?
2.1	That Cabinet considers the contents of the report, with a view to taking decisions on the award of the contract detailed within the Part II report later on this agenda.	To update Cabinet on the strategy in meeting the first part of the WHQS'23 and to consider approval regarding the procurement of the PAS2035 surveyors and installation of data terminals (PAS 2035 is the overarching British Standard for retrofitting dwellings to improve energy efficiency and includes various stages, the first of which is to survey the existing building).

3.0 What is the background to this report?

- 3.1 Section 3 of WHQS 2023 requires all Council homes to be affordable to heat and to have minimal environmental impact. The first milestone in delivering this requirement is the development of a Targeted Energy Pathway (TEP) for each dwelling. The TEP provides a logical sequence of improvement to each individual home in its journey to decarbonisation, starting first with fabric improvement then listing decarbonisation technologies to arrive at the optimum performance for each property.
- 3.2 The Council has now identified the energy efficiency measures that could potentially be applied across its housing stock and has developed an initial TEP. While a PAS 2035 retrofit assessment is not required to produce a TEP, it is considered essential for the effective planning and delivery of energy efficiency measures. This ensures that limited financial resources are targeted appropriately and that improvement works do not unintentionally contribute to fuel poverty.
- 3.3 The full TEP will be refined to reflect the Council's policies and priorities, including a "fabric first" approach. Installation of energy efficiency measures will be aligned with existing capital programmes to maximise operational efficiency and minimise disruption.
- 3.4 Some properties require additional or corrected data before an accurate TEP can be identified. PAS 2035 assessments are not mandatory at the TEP stage, however, familiarity with the PAS 2035 process is essential to ensure pathways reflect known constraints, risks and early actions.
- 3.5 The Council will therefore use PAS 2035 assessments to enhance the quality of its TEPs, particularly where they inform improvements for similar property archetypes. In all cases, PAS 2035 assessments must be completed prior to the installation of retrofit measures, meaning this programme will provide long-term benefits across the housing stock.
- 3.6 In addition to retrofit assessments, the Housing Service proposes to install data sensors to capture information on energy use and internal environmental conditions. This will support

the identification of homes at risk of damp and condensation and allow officers to evaluate the effectiveness of future investment programmes.

3.7 These environmental sensors are an essential part of the Council meeting the requirements of the Optimised Retrofit Programme, they also provide useful details about how the property is being heated and ventilated which provide much needed information in identifying damp and mould issues at an early stage. These sensors have already been installed in around 300 Council homes and broadcast the data back to the central database utilising radio frequency transmission and are therefore not reliant on any tenancy interface.

4.0 What issues are there to be considered?

4.1 The proposed programme of surveys and sensor installations is substantial. Existing ad hoc surveying, primarily delivered through the voids programme, is insufficient to generate the quality and consistency of data required to develop a robust TEP across the housing stock.

4.2 It is therefore proposed to appoint a consultant with the necessary capacity and expertise to undertake surveys and installations in approximately 2,000 Council homes. The Consultant will be responsible for arranging and conducting the surveys and will be supported by the Council in communicating with our targeted tenants on the importance of this work.

4.3 The Housing Service has secured funding through the Welsh Government Optimised Retrofit Programme (ORP) to support this work. The grant totals £1,081,456, with matched funding to be provided from the Housing Revenue Account.

4.4 This funding will enable:

- Completion of 2,000 PAS 2035 retrofit assessments
- Air leakage testing to the same properties
- Installation of environmental and energy monitoring sensors in 2,000 homes

4.5 These measures will support the analysis of retrofit outcomes and inform future carbon reduction and energy efficiency programmes.

4.6 To meet grant timescales, officers have procured suitable consultants through an established framework. The appointment of the consultant includes commercially sensitive information and is addressed in Part II to this report.

5.0 How has evidence been used to inform the report, including the views of others?

5.1 The details of this strategy have been developed to achieve the requirements set out within WHQS '26. These details have been subject to challenge by officers within Welsh Government to ensure they meet the requirements of WHQS and ORP conditions of grant funding.

5.2 Significant work has also been undertaken with the consultants to ensure they have sufficient resource and capacity to deliver the project within the timescales set out within the grant funding.

6.0 What are the next steps if the recommendations are approved?

6.1 The next steps are set out in part II of this report.

7.0 How does this report support Vale 2030 and Reshaping?

7.1 The procurement of the PAS 2035 retrofit surveys and property data collation will contribute to 'Creating great places to live, work and visit' through effective improvement to the energy efficiency of our homes.

7.2 This work will also support 'Respecting and celebrating the environment', by providing accurate information on how each Council home may be improved to its maximum potential for energy efficiency. This project also supports the Council's journey on project zero and the Local Area Energy Plan.

8.0 How does this demonstrate the Five Ways of Working?

8.1 **Looking to the long term** – The survey work and data collection will assist the Council's Housing service in providing warm energy efficient homes, which meet the requirements set out within the Welsh Housing Quality Standard, and will ensure future investment is targeted to deliver maximum benefit within the resources available. The correct investment in our homes will reduce the Council's carbon footprint and contribution to global warming.

8.2 **Taking an integrated approach** – investing in energy improvement to our Council homes will improve the health of our tenants and provide a healthy environment in which children can study and learn.

8.3 **Working in a collaborative way** – Working with Welsh Government and our consultants, we will be able to target investment in our homes to ensure we meet the future needs of our tenants.

8.4 **Understanding the root causes of issues and preventing them** – This programme of work will assist the Council in developing a robust Targeted Energy Pathway, which will ensure investment in our homes provides maximum benefit for our tenants and the planet. This investment will also assist the Housing Services Team in meeting the requirements of WHQS '26.

Resources

9.0 Finance

9.1 The Vale of Glamorgan has been successful in securing 'Optimised Retrofit Programme' funding to the value of £1,081,456. This funding will support a significant part of this programme of surveys and data collection. This grant funding is awarded on the basis of matched funding, and the Housing Revenue Account (HRA) has this matched funding reserved within the accounts for 2026/27.

9.2 The frameworks contract award is covered in Part II to this report.

10.0 Workforce

10.1 There are no identified workforce implications.

11.0 Legal and Equalities

11.1 **Does an Equalities Impact Assessment.** An Equalities Impact Assessment has been completed.

11.2 The Council must be satisfied that the proposed procurement route complies with the Procurement Act 2023, the Procurement (Wales) Regulations 2024, the Procurement (Wales) (amendment) Regulations 2025, the Social Partnership and Public Procurement (Wales) Act 2023 (now in force) the Social Partnership and Public Procurement (Wales) Regulations 2026; the Wales Procurement Policy Statement and the Council's own Contract Procedure Rules/ Contract Standing Orders and Financial Regulations.

12.0 Key Contacts

12.1 **Who are the primary officers to contact with any comments and/or queries on the report?**

Lead Officer: Andrew Treweek, Operational Manager – Building, atreweek@valeofglamorgan.gov.uk	Democratic Services Officer Matt Swindell Cabinet and Committee Services Officer. m1swindell@valeofglamorgan.gov.uk
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Appendices

None.

Background Papers

None.