

Berneslai Homes - Freedom of Information 2024-2025: Assets

587	03/05/2024	Provide confirmation of the expenditures billed by Switch2 Energy Limited to Berneslai Homes for the below periods under “Net Sales”:				
		Supplier	Deal Reference Id	Period Start	Period End	Net Sales (£)
		Switch2 Energy Limited	152813	01/04/2022	30/04/2022	16412.18
		Switch2 Energy Limited	152813	01/05/2022	31/05/2022	15351.65
		Switch2 Energy Limited	152813	01/06/2022	30/06/2022	15147.79
		Switch2 Energy Limited	152813	01/07/2022	31/07/2022	15088.94
		Switch2 Energy Limited	152813	01/08/2022	31/08/2022	14991.19
		Switch2 Energy Limited	152813	01/09/2022	30/09/2022	14985.22
		Switch2 Energy Limited	152813	01/10/2022	31/10/2022	16766.19
		Switch2 Energy Limited	152813	01/11/2022	30/11/2022	14607.55
		Switch2 Energy Limited	152813	01/12/2022	31/12/2022	14654.17
		Switch2 Energy Limited	152813	01/01/2023	31/01/2023	25292.61
		Switch2 Energy Limited	152813	01/02/2023	28/02/2023	14997.18
		Switch2 Energy Limited	152813	01/03/2023	31/03/2023	15374.82
		Switch2 Energy Limited	152813	01/04/2023	30/04/2023	15255.62
		Switch2 Energy Limited	152813	01/05/2023	31/05/2023	15444.02
		Switch2 Energy Limited	152813	01/06/2023	30/06/2023	15102.74
		Switch2 Energy Limited	152813	01/07/2023	31/07/2023	16085.24
		Switch2 Energy Limited	152813	01/08/2023	31/08/2023	14990.82
		Switch2 Energy Limited	152813	01/09/2023	30/09/2023	15002.74
Switch2 Energy Limited	152813	01/10/2023	31/10/2023	15329.38		
Switch2 Energy Limited	152813	01/11/2023	30/11/2023	11904.72		
Switch2 Energy Limited	152813	01/12/2023	31/12/2023	14998.2		

Berneslai Homes - Freedom of Information 2024-2025: Assets

594	04/06/2024	<p>We understand that you have a number of residential tower blocks of four floors and above are owned by you as the Local Authority and used for social housing. We are requesting the following information on these tower blocks:</p> <ul style="list-style-type: none"> • The number of residential tower blocks of four floors and above that you own and operate for social housing and the name and addresses of the properties. <p>Berneslai Homes manage 3 blocks of four floors and above on behalf of Barnsley Council:</p> <ul style="list-style-type: none"> • Britannia House, Duke Cres, Barnsley, S70 1JW • Buckley House, Union Street, Barnsley, S70 1JW • Albion House, Union Street, Barnsley, S70 1JT <p>For each tower can you provide details of planned improvements to the heating and hot water heating provision as part of your programme to improve the energy efficiency of heating and hot water.</p> <p>Berneslai Homes do not currently have any planned works for heating and hot water in these properties.</p> <p>For each tower can you specific the timeline for any heating and hot water upgrades, the type of heating and hot water provision that is planned and the name and contact details (e mail address) of the person within your organisation responsible for these planned improvements.</p> <p>Berneslai Homes do not currently have any planned works for heating and hot water in these properties. Any planned improvements would be overseen by our Mechanical & Electrical Compliance Manager.</p>
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599	10/06/2024	<p>For disabled tenants living in your retained Council Housing stock who need home adaptations, do you operate a grant process equivalent to the Disabled Facilities Grant (DFG) in other tenures?</p> <p style="text-align: right;">No</p>
		<p>If 'No', how do tenants request / apply for home adaptations?</p> <p style="text-align: right;">Referral pathways available through Berneslai Homes</p>
		<p>Is the team that manage the requests part of the local authority, and what is the name of the team?</p> <p style="text-align: right;">Yes (Berneslai Homes responsible for planning and delivery of works) Team Name: Asset Management</p>
		<p>If you have a published policy on adaptation in your retained council stock, please provide the website link</p> <p style="text-align: right;">E&A Policy</p>
		<p>Where a disabled tenant living in your retained Council Housing stock requests adaptations costing more than £1,000, is their request means tested?</p> <p style="text-align: right;">No</p>

Berneslai Homes - Freedom of Information 2024-2025: Assets

If 'Yes', what was the total value of your tenants' assessed financial contributions (following a means test) for all completed adaptations in 2023/24?	N/A
Are these adaptations generally funded from your Housing Revenue Account (HRA)?	Yes
If 'Yes', how much did your local authority spend on these home adaptations from your HRA in 2023/24.	£2.18M
And what was the average cost of adaptations per home that you adapted in 2023/24?	£4,955
What percentage of requests / applications for these adaptations costing more than £1,000, were assessed/referred by an Occupational Therapist (OT) in 2023/24?	100%
Do you keep a register of the adapted / accessible homes in your retained Council housing stock?	Yes
In 2023/24 how many home adaptations costing more than £1,000 did you provide for Council Housing tenants in total.	357
In 2023/24 how many home adaptations costing more than £1,000 did you provide for Council Housing tenants where the disabled person was:	
Aged 18 or under	Berneslai Homes do not hold this data. This is because the referral process is facilitated by Barnsley Council.
Aged 18 to 65	
Aged 66 and over	
In 2023/24 how many home adaptations did you provide for Council Housing tenants, where the total cost was:	
Between £1,000 and £5,000	165
Between £5,001 and £15,000	175
Between £15,001 and £29,999	17
£30,000 or more	0
For 2016/17 how many requests / referrals for home	Berneslai Homes do not hold this data
What is your policy on refusing adaptations for	As per E&A Policy
For home adaptations costing more than £1,000 in your retained housing stock which were completed during 2023/24, please provide the following average (mean) timescales for the following. All in working days.	
Time from receiving a referral from social services	53 working days

Berneslai Homes - Freedom of Information 2024-2025: Assets

		Time from the grant application / request from	53 working days
		Time from approval until the adaptation works were	279 working days

608	21/06/2024	<p>1. How many of your local authorities social homes has an EPC rating of D or below in each financial year since 2018/19</p> <p>We have advanced our data position since 2018/19 following an ongoing programme of Energy Performance Certification. The response provided reflects the number of properties with certificates held in the category EPC D or below per year. It is not a cumulative count.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center;">EPC D or below count since 2018/19</th> </tr> <tr> <th style="text-align: left;">Year</th> <th style="text-align: left;">Count</th> </tr> </thead> <tbody> <tr><td>2018/19</td><td>159</td></tr> <tr><td>2019/20</td><td>231</td></tr> <tr><td>2020/21</td><td>88</td></tr> <tr><td>2021/22</td><td>189</td></tr> <tr><td>2022/23</td><td>1573</td></tr> <tr><td>2023/24</td><td>5059</td></tr> </tbody> </table>		EPC D or below count since 2018/19		Year	Count	2018/19	159	2019/20	231	2020/21	88	2021/22	189	2022/23	1573	2023/24	5059
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		<p>2. How many of your local authorities social homes has an EPC rating of C or above in each financial year since 2018/19</p> <p>We have advanced our data position since 2018/19 following an ongoing programme of Energy Performance Certification. The response provided reflects the number of properties with certificates held in the category EPC C or above per year. It is not a cumulative count.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th colspan="2" style="text-align: center;">EPC C or above count since 2018/19</th> </tr> <tr> <th style="text-align: left;">Year</th> <th style="text-align: left;">Count</th> </tr> </thead> <tbody> <tr><td>2018/19</td><td>114</td></tr> <tr><td>2019/20</td><td>159</td></tr> <tr><td>2020/21</td><td>54</td></tr> <tr><td>2021/22</td><td>191</td></tr> <tr><td>2022/23</td><td>1007</td></tr> <tr><td>2023/24</td><td>3364</td></tr> </tbody> </table>		EPC C or above count since 2018/19		Year	Count	2018/19	114	2019/20	159	2020/21	54	2021/22	191	2022/23	1007	2023/24	3364
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		<p>3. How many of your local authorities social homes have been upgraded from a Band EPC D or below to C or above for each financial year since 2018/19</p> <p>Many assets have been upgraded through capital investment works – where insulation, new boilers and energy sources, renders, windows, and other measures that have been installed would directly contribute to an improved EPC band. However, we are unable to evidence the before EPC position/band to make a comparison of the post works EPC position/band. Therefore, the direct outcomes of retrofit works where upgrades from band D or below to C or above can be seen below.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: center;">Upgrades from Band D or below to Band C or above</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> </tr> </tbody> </table>		Upgrades from Band D or below to Band C or above															
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Berneslai Homes - Freedom of Information 2024-2025: Assets

Year	Count
2018/19	
2019/20	
2020/21	
2021/22	
2022/23	11
2023/24	68

4. How much have you spent on upgrading your local authorities social homes insulation in each financial year since 2018/19

Spending on upgrades to our social home insulation	
Year	Total (£)
2018/19	16,374.58
2019/20	19,861.43
2020/21	40,663.16
2021/22	52,559.19
2022/23	137,621.03
2023/24	100,739.61

611 18/06/2024

1. What is the name of the energy supplier(s) for each of your residential heat networks?

Electric – Npower

2. How much has your energy supplier(s) charged you for your heat networks in the last five financial

Electric, Gas & Biomass Charges	2019-20	2020-21	2021-22	2022-23	2023-24	Total
HSU	261,375.74	240,008.45	254,587.41	561,525.86	586,889.56	1,904,387.02
Community Buildings	76,722.97	74,886.89	72,973.97	170,473.78	207,002.58	602,060.19
Total	338,098.71	314,895.34	327,561.38	731,999.64	793,892.14	2,506,447.21
Gas	230,109.98	212,176.94	234,743.49	1,081,490.59	1,391,624.50	3,150,145.50
HSU	16,888.04	10,037.46	10,281.67	45,357.91	49,672.55	132,237.63
Total	246,998.02	222,214.40	245,025.16	1,126,848.50	1,441,297.05	3,282,383.13
Biomass	225,141.65	212,986.77	209,441.29	268,053.74	294,462.28	1,210,085.73
Total Energy including biomass	810,238.38	750,096.51	782,027.83	2,126,901.88	2,529,651.47	6,998,916.07

3. Did you apply for the government's Energy Bills Discount Scheme for your heat networks? If not, why not?

Yes, Berneslai Homes have applied for the Energy Bills Discount Scheme.

4. Have you applied for the government's Heat Network Efficiency Scheme? If not, why not?

Yes, Berneslai Homes have applied for the Heat Network Efficiency Scheme.

5. Have you updated your business case for adding meters to heat network flats since energy bills

Berneslai Homes - Freedom of Information 2024-2025: Assets

went up in 2022? If not, why not?

Berneslai Homes properties have heat meters installed for billing purposes.

613 04/07/2024

1. How many high-rise social housing premises are Barnsley Borough Council responsible for?

Berneslai Homes manages 3 high-rise social housing premises on behalf of Barnsley Council – Albion House, Buckley House, Britannia House.

2. How many residents live in these premises?

Berneslai Homes has record of 204 total residents across these three premises:

Albion House: 69

Buckley House: 68

Britannia House: 67

3. How many of those residents are children and/or vulnerable/disabled?

We have applied section 38(2) of the Freedom of Information Act (2000). We consider that any such response may directly or indirectly identify children and or vulnerable/disabled tenants leading to the potential endangerment of the health and safety of those individuals. However, Berneslai Homes can advise that we have Person Centred Fire Risk Assessments in place for vulnerable/disabled customers.

4. How many injuries have been reported arising from someone falling from the window of a high-rise dwelling in the last 20 years, and what was the nature of those injuries?

None.

5. How many deaths have been reported arising from someone falling from the window of a rise-rise dwelling in the last 20 years?

None.

6. Do the windows in your high-rise dwellings meet British Standards in terms of their dimensions, building regulations and safety features?

Yes, at the time of installation the windows met the British Standards and Building Regulations in place.

7. If your windows do not meet British Standards in terms of their dimensions, building regulations and safety features, what efforts have you made to notify your tenants?

Not applicable.

8. Have you retro fitted any window restrictors? If so, what type, how many and when?

The window restrictors were part of replacement window sets that were installed in the blocks, all high-rise premises have been fitted with new windows since 2006 (excluding one which was fitted in 2003) all in compliance with British Standards and Regulations.

Berneslai Homes - Freedom of Information 2024-2025: Assets

9. What inspections have you carried out, to check if furniture in the high-rise premises (e.g beds under windows in small bedrooms) has affected compliance with building regulations in terms of the distance between the floor and the window?

None.

10. Are you willing to fit permanently fixed restrictors to all windows in your highrise housing stock to completely negate the risk of future deaths?

Yes. Berneslai Homes are currently reviewing and checking the window restrictors on the windows in the three high-rise premises.

657 05/09/2024

[Street], Hoyland Common:

At present the prefabricated houses are being given a warm house upgrade. I would like to know what the layers comprise of?

Our Asset Management team have advised us on the upgrades to these properties and provided the following details:

The Brick Effect Render External Wall insulation system is designed and installed to meet the required specified PAS2035 and PAS2030 Standards (Publicly Available Specification). The Wetherby Building system (WBS) consists of;

- WBS enhanced EPS (expanded polystyrene insulation) insulation boards 100mm thickness. Alkali resistant glass fibre scrim coat 4-6mm thickness applied with overlapping scrim cloth.
- Below DPC (Damp Proof Course) XPS (extruded polystyrene insulation) insulation 80mm thickness. Bedding coat 2mm applied to bottom of base track, substrate, and bottom of insulation board. Reinforcement adhesive scrim coat 6-8mm thickness applied, alkali resistant glass fibre reinforcing mesh.
- WBS Brick Effect Render system finish. Render Mortar coat 8mm thickness applied and then Render Brick finish coat 3-5mm applied.

679 26/11/2024

Please provide the following information for each property your organization manages:

1. First line of address

This data is exempt under section 40(2) of the Freedom of Information Act (2000) which prevents the inclusion of personal data. Berneslai Homes do not share specific, and identifying information which relates to single properties (including first lines of address), as we would class this as personal data.

2. Postcode

3. Year of construction (if available)

4. Type of property (e.g., house, flat, maisonette)

5. Number of bedrooms

For this request we provided a full list of our properties including: their construction date, number of bedrooms, different property types, and postcode only. [This document can be provided upon request.]

Berneslai Homes - Freedom of Information 2024-2025: Assets

686	06/12/2024	<p>[Street], Hoyland Common: At present the prefabricated houses are being given a warm house upgrade.</p> <p>What risk assessments have taken place with respect the residents who have had the Wetherby Building system (WBS) put onto these building?</p> <p>Whilst the WBS has been implemented, why has it been implement when Australia have banned this system due to health and safety?</p> <p>The majority of the properties have been fitted with WBS are low level or ground level properties. If I told you that the EPS (expanded polystyrene insulation) insulation boards 100mm thickness is highly toxic and flammable with black smoke bellowing from it when ignited, would this give you cause for concern to the safety of the residents?</p> <p>Having ignited this EPS (expanded polystyrene insulation) insulation boards 100mm thickness, it is clearly a risk to those encompassed within the building and those within a close proximity, have you informed the residents of the risk that this poses to them in the event of a fire breaking out?</p> <hr/> <p>To achieve BBA (British Board of Agrément) certification, Wetherby systems must pass the BS 476-6 (fire propagation) and BS 476-7 (surface spread of flame) (currently being replaced by BS EN 13501-1). This classification provides system acceptance under building regulations for use on buildings less than 18 metres in height.</p> <p>Wetherby have completed a large number of fire tests to BS 8414 which is a far more in depth test providing the highest testing standard in the industry and allowing use of our systems on high rise buildings.</p> <p>The PAS 2035 specification includes different risk paths A, B and C and dependent on the path various activities need to be carried out. This retrofit project complies with PAS 2035:2019 with a requirement:- The retrofit design shall also ensure that the fire safety of the building is not compromised by the installation. Also prior to the construction phase a Risk Assessment and Method Statement will be produced.</p>
696	09/01/2025	<p>1. Number of High-Rise Residential Buildings:</p> <p>- The total number of residential buildings that are 18 meters or taller, or have at least seven storeys, and are currently occupied. –</p> <p>Berneslai Homes manages 3 High Rise Buildings on behalf of Barnsley Council.</p>

Berneslai Homes - Freedom of Information 2024-2025: Assets

2. Building Safety Case Reports:

The number of these HRBs for which a Building Safety Case Report has been prepared and submitted to the Building Safety Regulator (BSR). –

Berneslai Homes have all 3 Safety Cases prepared but not sent to the BSR, as these have not been requested by the BSR.

· A copy of the Building Safety Case Report(s) prepared for submission to the BSR. –

As the reports have not been submitted to the BSR a copy will not be shared, the reports have been shared with all the relevant persons within Barnsley Council and Berneslai Homes including the Resident's Engagement Panel for the 3 High Rise Buildings.

As you are aware, under the Building Safety Act 2022, principal accountable persons are required to register existing occupied high-rise residential buildings with the BSR by 30 September 2023.

Additionally, the preparation of Building Safety Case Reports is mandated, with the BSR beginning to call in buildings for assessment and issuing Building Assessment Certificates from April 2024. –

All of the 3 High Rise Buildings were registered on the 18th September 2023.