

Home Energy Conservation Act (HECA) Report for Eastleigh Borough Council March 2013

Introduction

Contained within the HECA Act is a requirement for Local Authorities to publish reports by 31st March 2013 and then every two years after until 2027. The report should set out the domestic energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area.

Local authorities are uniquely placed to assess the needs of their areas and local residents and to act as catalysts for change. The Act recognises local authorities' ability to use their position to improve the energy efficiency of all residential accommodation (such as owner-occupied, privately rented and social housing) in their areas.

The report for Eastleigh Borough Council has pulled in data gathered from Sustainability, Planning, Housing, Housing Associations, DECC and OfGem to record a baseline for the state of the accommodation in the Borough.

The Council recognises the difficulties that many residents in the Borough face with regard to reducing fuel bills and ensuring their homes are warm and healthy. The targets contained in the HECA Report take these into consideration and are realistic for Eastleigh Borough Council to achieve.

1. Council Strategies

Eastleigh Borough Council has a long history of tackling climate change focussing not only on looking at how we operate as a council but on engaging with our local community and stakeholders through a range of initiatives to raise the profile of climate change and its impacts.

We were named a 'Beacon Council for Tackling Climate Change' in 2008

The Council's Home Energy Conservation & Fuel Poverty Strategy 2008-2011 recognised the connection between reducing energy use and the environmental, social and economic benefits, core priorities for the Council. It was also vital to making warmer healthier homes and helped bring people out of fuel poverty.
(HECAstrategy131008.pdf - no longer available)

This report pulls together data to form a baseline, referencing current strategies which complement the aims of HECA and specifying targets and actions the Council aims to achieve.

a. Climate Change Strategy 2011 - 2020

The Climate Change Strategy builds on the foundations of what has been achieved so far in cutting emissions from the core services we provide by 18% in 2012 from our 2007 baseline.

The Council is now aligned with the Climate Change Act (2008) targets for the Borough and has some more ambitious targets to reduce emissions from its core services.

<http://www.eastleigh.gov.uk/media/CCStrategy2011to2020.pdf>

2010 DECC CO₂ emissions estimates – final figures. The residents of Eastleigh cause fewer emissions per person than the national average.

	kt CO₂	Per Capita
Borough Emissions 2010	768.68	6.3
National Emissions 2010	474,469.53	7.6

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48634/6223-local-and-regional-co2-emissions-estimates-for-200.xls

Target: Borough to reduce Greenhouse gas emissions by 34% by 2020 and 80% by 2050 (against a 1990 baseline).

The baseline and current CO₂ emissions for Council core services.

	t CO₂
Council Emissions 2007/08	2945.24
Council Emissions 2011/12	2404.73

Target: Council to reduce Greenhouse gas emissions from operations by 50% by 2020 (against a 2007 baseline)

b. Climate Local

Eastleigh Borough Council signed the Climate Local Commitment on 5th July 2012 in recognition of the important role that local authorities have in tackling climate change. We pledge to set locally-owned and determined targets and actions on both mitigation and adaptation.

(ClimateLocalCommitment.pdf - no longer available)

c. Environmentally Sustainable Development Supplementary Planning Document (SPD)

The Council has drawn on government policy, South East Plan, Eastleigh local Plan and the PUSH planning policy framework to create the Environmentally Sustainable Development SPD which was adopted in 2009 and has been applied ever since for new development.

Since 2012 it is required all residential development to achieve Level 4 of the Code for Sustainable Homes and non-residential development to meet BREEM 'excellent' standard and to submit proof that rainwater recycling (or green roofs), storm water management, passive solar gain, new trees and local green energy systems have been incorporated.

<http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>

d. Draft Local Plan 2011-2029

The draft Local Plan 2011-2029, which is yet to be ratified, is our guide to development in the Borough and builds on the existing planning policies.

Once adopted it will be a requirement for all residential development to achieve Level 5 of the Code for Sustainable Homes by 2016 and to incorporate passive solar gain, local green energy systems, use recycled locally sourced materials in construction, be designed to enable re-use for other purposes at a later date and if these are not possible, contribute to the Borough Council 'allowable solutions' low carbon projects.

Larger developments are required to address sustainable development issues early on at the masterplan stage and fund post occupancy evaluation studies to ensure current designs are working in practise.

<http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx>

e. Strategy for Energy Efficiency, Renewable & Low Carbon Energy Generation

The objectives for this strategy are to reduce the energy consumption of the Council, Residents and Business but also increase the amount of renewable and low carbon energy generated within the Borough.

Objective 1 Reduce the consumption of energy in council buildings and operations through consolidation of operational assets and increased energy efficiency; and reduce the amount the council spends on energy

Objective 2 Improve the energy efficiency of the Borough's housing stock, reducing household spending on energy and reducing fuel poverty

Objective 3 Improve the energy efficiency of the Borough's commercial premises and help to support business competitiveness

Objective 4 Increase the amount of renewable and low carbon energy produced within the Borough and increase the ownership of energy production by the Council, residents, communities and local businesses.

2. Housing

The Borough has approximately 52,300 homes and differs from the national average in that we have far fewer built pre 1919 (5.7% opposed to 24.6%) with most built post 1964 (66.8% opposed to 40.4%).

The Council has very little housing of its own having made the decision to transfer former housing stock to a housing association in 1996. The money raised has been invested in modernising and creating new social housing, providing disabled grants, bringing empty homes back into use and the Parity Trust Home Trust Loan scheme.

a. Standard Assessment Procedure (SAP) Energy Rating

SAP measures the energy efficiency of homes and is mandatory for residential properties every time the home is sold or rented. The 2010 Stock Condition Report (SCR) concluded the average SAP2005 rating of private sector dwellings in the Borough was 55 (Band D) which is better than the national average rating of 48 (Band E). The UK has a target to upgrade rented accommodation to at least band E by 2016.

In 2010 6.6% of housing stock in the Borough was in the bottom SAP Bands of F & G compared to the national figures of 9.7% https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/78695/Headline_tables_FINAL.xls

Target: It is our intention to undertake another Stock Condition Report by 2015 subject to available resources and policy

b. Cavity Wall and Loft Insulation

CarbonFREE, until July 2012, was the Council's insulation program set up for the Council and local business to invest in a fund to insulate properties in the Borough for free as a mechanism for offsetting their own carbon emissions. In total 477 measures (cavity wall and loft insulation) were installed in homes in the Borough.

The Carbon Emissions Reduction Target (CERT), until December 2012, funded multiple insulation schemes throughout the UK. Many companies operated their schemes in the Borough but the Council only backed and promoted Insulate Hampshire which was a coalition of Hampshire councils.

The number of measures installed through the CERT scheme and based on 52,300 homes in the Borough.

	Cavity Wall	Per 10000 Homes	Loft	Per 10000 Homes
CERT Funded	6011	1149	4996	955

Energy Saving Trust CERT Summary report by local Authority:
(CERT-Summary-Report-Q16-by-Local-Authority – no longer available)

Other insulation installations are included in building control requirements for houses when alterations are undertaken but the measures are not recorded separately and cannot be extracted. There will have been a number of DIY installations which cannot be accurately accounted for in the Borough.

In the Climate Change Committee's recommendations to the government on achieving the UK's carbon budgets it suggests all cavity walls and lofts should be insulated by 2015. Some home owners will not want insulation measures so this target will be difficult to achieve.

The Council runs an empty homes list and provides loans to improve the property ready for renting, including recommending insulation.

Action: To promote Cavity Wall and Loft insulation through ECO Affordable Warmth and The Green Deal

c. Domestic Energy Consumption

DECC 2011 Data for Domestic Gas and Electricity usage for homes in Eastleigh Borough

	Total (GWh)	No Meters	Household (kWh)
Gas usage 2011	639.9	48900	13086
Electricity usage 2011	213.1	52800	4036

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49416/3955-subnat-gas-cons-statistics-2009.xls

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49420/5036-subnat-electricity-cons-stats-2010.xls

d. Fuel Poverty

2010 fuel poverty statistics show 9% of households in the Borough were fuel poor compared with 10.7% across Hampshire and 11.5% in the South East. The Government is targeting elimination of fuel poverty by 2016 but with rising fuel prices it is unlikely to be achieved.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/49445/5267-fuel-poverty-2010-subregional-data.xls

Target: It is our intention to reduce the number of fuel poor households by targeting campaigns at households most likely to be fuel poor in the following ways.

i. Park Homes

The energy efficiency of Park homes is generally low and very often the cost of fuel is high because they do not have access to mains gas, recognised as a cheaper and more carbon efficient fuel.

We have 416 park homes across 9 sites in the borough. 227 are not connected to mains gas.

Park Homes are not currently eligible for Green Deal or ECO funding but we hope this will change.

Action: Explore the possibility of using the Southern Gas Network with their Assisted Gas Connections scheme to fund access to mains gas for Park home residents.

ii. **Revenues & Benefits**

Certain benefits are indicative of people in fuel poverty. We will use the benefits system to target people most likely to be fuel poor that could benefit from ECO Affordable Warmth and raise awareness of other loans and grants available.

Action: Run a targeted campaign through the benefits system at those eligible for ECO Affordable Warmth in 2013

iii. **Hard to Treat Cavities (HTT)**

Yorkshire Energy Services ran the council backed Insulate Hampshire scheme using CERT funding from Scottish Power. We have a list of properties rejected from this scheme due to HTT Cavities.

Target: Insulate all recorded HTT Cavities by 2014

iv. **The Parity Trust Loan Scheme**

Eastleigh Borough Council offers a low interest loan to home owners having difficulty accessing financing in traditional ways, to carry out home improvements, such as energy efficiency or even to install renewable energy.

v. **Water Meters**

Southern Water has begun to install water meters in the Borough. Water meters do encourage people to waste less water and very often they end up paying less.

Action: Request Southern Water to promote water saving and the economic benefits of water meters to our residents

vi. **Collective Energy Switching**

Driving down the cost of fuel by collective energy switching groups is seen as a crucial tool in the fight against fuel poverty. Eastleigh is working with Hampshire County Council and other local authorities across Hampshire to combine the purchasing power of our residents to get a better deal on their fuel bills.

Target: Identify delivery partner to launch a collective switching scheme in 2013

vii. **Hitting the Cold Spots**

Campaign in association with Hampshire County Council and funded by the Department of Health where residents are offered advice on energy efficiency, energy tariffs and on keeping warm and healthy during the winter.

e. **Housing Associations**

Some of the housing associations that operate in the Borough have supplied details about their own operations and plans for the next 2 years.

The Housing associations that replied look after the maintenance of their own properties which have a higher average SAP rating than the Borough's housing.

i. **First Wessex**

First Wessex own 6015 properties in the Borough with an average SAP rating of 68 (Band D). None are of solid wall construction. They are currently completing a full Stock Condition Survey (SCS) which will determine their future focus.

They are working with Insulate Hampshire on a project to pilot narrow cavity wall insulation with a new BBA approved product.

They are linking up with PUSH Green Deal project to provide show homes for Green Deal energy saving measures.

They have launched the 'Green Doctor' in the Borough to visit some of their tenants homes 3 times a year advising on behavioural changes.

Green Deal will be available but not encouraged for tenants at least until SCS is complete. They expect ECO to be their main focus.

Currently tendering for Solar PV contractor to work with on First Wessex properties.

They have an on-going focus on properties that don't have cavity wall or loft insulation, accessing ECO funding for HTT cavities.

Target: Complete Stock Condition Survey 2013

Target: Develop and Launch Green Void draught proofing 2013

Target: Award Solar PV contract to install 2.5kWp systems on 250 homes in Borough by 2014

ii. **Radian**

Radian properties in the Borough are all up to decent homes standard. New properties taken on as mortgage rescues are brought up to standard as a priority.

Radian has a planned rolling maintenance program which includes heating, roofs and insulation. However they will be targeting hard to heat homes such as solid wall properties as part of their Affordable Living Advisor service.

Radian will not be promoting the Green Deal to residents. When residents seek approval for Green Deal works Radian will discuss the measures they wish to have carried out, consider the costs and benefits of these measures and where reasonable have the works carried out by one of their contractors at Radian's cost.

Radian do intend to make use of ECO funding where possible.

Action: Engage with ECO provider to fill hard to treat cavities.

Action: Continue maintenance program to ensure all properties are up to decent homes standard

iii. Hanover

Hanover has 45 properties (31 flats and 14 bungalows) within Eastleigh Borough with an average SAP rating of 83 (Band B). It runs one sheltered housing scheme. An insulation scheme has seen all flats (arranged in two blocks) have cavity wall and loft insulation to current standards. 12 bungalows have HTT cavities which have not yet been filled. Heating for 24 flats in one block is storage heaters while all other properties have gas central heating.

Action: Engage with the Green Deal for their tenants

Action: Evaluate external cladding for the 12 bungalows with HTT cavities under ECO funding.

iv. Hyde Group

Hyde has 241 properties (44 flats and 197 houses) within Eastleigh Borough with an average SAP rating of 72 (Band C). An insulation scheme has seen most houses have cavity wall and loft insulation to the current recommended depths.

They are not engaging with the Green Deal

Action: Access ECO funding.

Action: A yearly property upgrade programme which will focus on properties with the poorest SAP rating first.

3. Renewable Energy

Eastleigh Borough Council is actively looking to generate more heat and power from renewable sources to reduce its own carbon emissions and promote the benefits of renewable energy to residents. We have invested in:

- 195kW of Solar Photovoltaic on 10 locations around the Borough
- Solar Thermal at Lakeside Country Park
- CHP to heat the Fleming Park Leisure Centre and Civic Offices via a district heating system
- Ground Source Heat Pump at Itchen Valley Country Park
- Biomass Boiler at Itchen Valley Country Park
- A small demonstration Wind turbine at Itchen Valley Country Park

Information about all these are on our website and on information displays on site.

To encourage investment in renewable energy, the Council has removed planning application fees up to £5,000 for domestic and small scale renewable and low carbon energy schemes.

a. Feed in Tariff scheme (FIT)

Eastleigh Borough Council has installed 791 panels at 10 sites around the Borough generating around 180,000 kWh electricity a year and a profitable income for the Council.

Photovoltaic FIT installations in the Eastleigh Borough up till 31st Dec 2012

	Installed Capacity (kW)	Per 10000 Homes (kW)
Domestic	2541	489
Council	195	

<http://www.ofgem.gov.uk/Sustainability/Environment/fits/Documents1/Feed-in%20Tariff%20Installation%20Report%2031st%20December%202012.xlsx>

Action: Raise awareness of the Government’s higher tariff for roof top mounted systems and our zero planning fees.

b. Renewable Heat Incentive (RHI)

The domestic tariff scheme does not open until summer 2013. Currently the Renewable Heat Premium Payment (RHPP) awards grants for renewable heat technologies for domestic installations but the total number of grants made and for what technology is not available at this time.

c. District Heating Schemes

The Council has one district energy scheme to supply the Fleming Park Leisure Centre and nearby Civic Offices and we have completed feasibility studies on two others but have so far not implemented them.

The Council’s Planning Policies encourage developers to consider district energy schemes when designing new developments.

4. Green Deal and ECO

Eastleigh Borough Council is leading on the development of a Partnership for Urban South Hampshire (PUSH) Green Deal Scheme using the “Partner” approach.

Eastleigh Borough Council, Portsmouth City Council and Southampton City Council won funding from the DECC Green Deal Pioneer Places Funding to accelerate their own partner model. We will provide free assessments and secure four partner providers to undertake installation and finance measures. To encourage take up we will partner with First Wessex and set up temporary show homes in their properties around the Borough.

Eastleigh Borough Council has very little housing of its own and as a result will look to work with partners to use ECO funding to improve the energy efficiency of Borough houses.

The Borough has no areas in the lowest 15% of areas ranked in the Indices of Multiple Deprivation so the Carbon Saving Communities fund is not accessible under current regulations.

The Carbon Saving Obligation is focussing on Solid Wall and Hard to Treat Cavities. The housing survey shows most housing was built post 1964 and have cavity walls. We have a small list of properties that were unable to be insulated under the CERT funding programme due to narrow cavities.

There is scope to work with the Affordable Warmth Obligation with targeted campaigns.

Target: Identify delivery partner for ECO Affordable Warmth and CERO in 2013

5. Education & Awareness

Eastleigh Borough Council actively promotes energy saving through its Tackling Climate Change campaign and will be raising awareness of how residents can help themselves through the following initiatives.

a. Eco Eastleigh

A free environment event with activities and workshops all with a low energy theme. Aimed at young people and their families, it will promote energy saving in the home, low carbon transport, local food and is supported by community groups.

Target: Launch Eco Eastleigh in 2013

b. School Engagement

Young people are the next generation of energy users and schools are an important way of getting messages across to them. The environment already features in the curriculum but Eastleigh Borough Council will work with schools on topics about climate change,

energy saving and renewable energy. The message will be delivered through classroom activities, project work and speaking at assemblies. Support will be available for schools wanting to take part in the Eco-Schools award programme.

c. Supporting Community Groups

Supporting community groups that want to operate in the field of carbon reduction.

d. Attend community events

Offer advice on energy saving, renewable energy and the Green Deal at community events in each area of the Borough.