

Home Energy Conservation Act (HECA) Report March 2015

1.0 Introduction

- 1.1 As required under the Home Energy Conservation Act (HECA) this report is the latest update on the energy efficiency of residential accommodation in the Borough. It sets out the progress made since the 2013 report and details our aims and targets for the next period.
- 1.2 Following this report, the next is due by 31st March 2017 and at two year intervals thereafter until 31st March 2027.

2.0 Progress from HECA report 2013

- 2.1 Progress has been reported using local and national statistics. Unfortunately in some cases there is a 2 year delay in the publication of many of these so the available statistics that have been reproduced in this report are mostly for the period 2010 to 2012.
- 2.2 Any effect of the schemes set out in HECA 2013 will be seen in HECA reports subsequent to this.

3.0 Summary of Targets for next period

- 3.1 Below is a table of the targets we will be working on in the next 2 years and beyond. Statistics relating to these follow below.

Targets	Timing
Emissions¹	
Borough to reduce Greenhouse gas emissions by 34%	By 2020
Borough to reduce Greenhouse gas emissions by 80%	By 2050
Housing	
Work to reduce number of G & F rated homes by 10% every 2 years.	Ongoing
Green Deal Community Fund to achieve 110 Green Deal Energy Plans	By Mar 2015
Green Deal Community Fund to achieve 160 Green Deal Energy Plans	By Sep 2015
Subject to legislation we will develop and implement a scheme to support home energy advice and tackle fuel poverty within the Borough.	By Dec 2015
Water	

¹ <http://eastleigh.gov.uk/pdf/CCStrategy2011to2020.pdf>

Continue the partnership with Southern Water of offering water saving products.	Ongoing
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4.0 Council Strategies

- 4.1 The Council strategies define the importance of sustainability, how it is embedded into everything we do and frames our priorities and actions going forward.

Sustainability Service Review

- 4.2 In 2014 a service review of Sustainability confirmed its importance throughout the Council and created a new Sustainability & Climate Change structure to better engage and communicate with staff working across the Council delivering this agenda.

Eastleigh Borough Council Core Priorities

- 4.3 In 2014/15 the Council is refreshing its Corporate Strategy² which includes a priority for a Green Borough.

The Climate Change Strategy 2011-2020

- 4.4 The Climate Change Strategy³ targets an absolute reduction in emissions in the Borough until 2050.

Planning

- 4.5 The Environmentally Sustainable Development Supplementary Planning Document⁴ is still current and requires all residential development to achieve Level 4 of the Code for Sustainable Homes and non-residential development and multi-residential development (such as care homes or student halls of residents) to meet BREEAM 'excellent' standard.
- 4.6 Changes being implemented by central government following the Housing Standards Review 2014 are likely to lead to the abolition of the Code for Sustainable Homes and reduce the ability of local authorities to require residential development to achieve a higher energy standard than building regulations.

Local Plan 2011-2029

- 4.7 All new housing will be governed by the Local Plan⁵ for the Borough and within it are definitions for the required housing standards ensuring they are built to a higher energy efficiency than building control.
- 4.8 The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)⁶ is a tool for integrating economic, environmental and social considerations into the preparation and adoption of Development Plan Documents like the Local Plan.

² <http://www.eastleigh.gov.uk/PDF/Corporate%20Strategy.pdf>

³ <http://eastleigh.gov.uk/pdf/CCStrategy2011to2020.pdf>

⁴ <http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>

⁵ <http://eastleigh.gov.uk/planning--building-control/local-plan-review.aspx>

4.9 But in Nov 2014, The Planning Inspector undertook the first stage of its examination and concluded the Council should consider the suspension or withdrawal of the Plan. His overriding concern is that the numbers of new houses proposed in the plan (10,140) is insufficient to meet future housing needs and that the Council also does not have a 5 Year Land Supply. We are now working on an updated plan which will meet the inspector's expectations.

5.0 Greenhouse Emissions

Eastleigh Borough Greenhouse Gas Emissions

5.1 The Borough's total Greenhouse Gas emissions⁷ have reduced by over 16% from the 1990 baseline which is below that achieved by the UK.

	Borough		UK	
	t CO2e	Difference	t CO2e	Difference
1990	915.4 ⁸		118,375.0 ⁹	
2010	778.9	-14.9	99,660.5	-15.8
2012	764.1	-16.5	97,540.3	-17.6

5.2 The Greenhouse Gas emissions data for local authority is only available from 2005 but the trend for the Borough is continuing down although at a slower rate than in previous years.

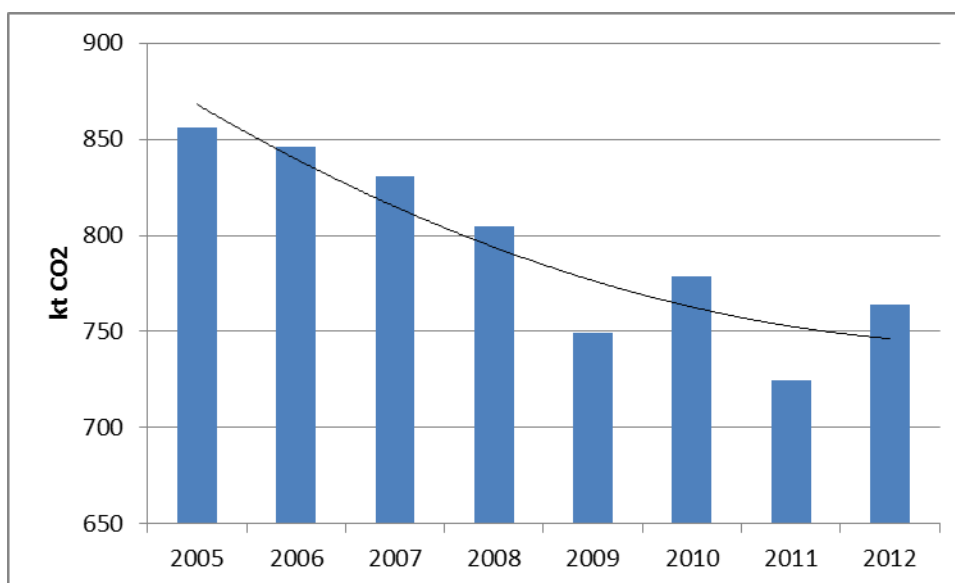


Figure 1: Greenhouse Gas Emissions 2005 to 2012

⁶ <http://www.eastleigh.gov.uk/planning--building-control/planning-policy-implementation/draft-local-plan/sustainability-appraisal.aspx>

⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/322822/20140624_Full_Dataset.xlsx

⁸ Borough Greenhouse emissions for 1990 calculated from 2005 figures from Local and Regional CO2 Emissions Estimates and extrapolated back using the UK Greenhouse Gas emissions.

⁹ UK Greenhouse emissions for 1990 calculated from 2005 figures from Local and Regional CO2 Emissions Estimates and extrapolated back using the UK Greenhouse Gas emissions.

5.3 The Borough's per capita Greenhouse Gas emissions for 2012 is 6.0 tonnes, down 5.3% since 2010 and compares well with neighbouring authorities and England.

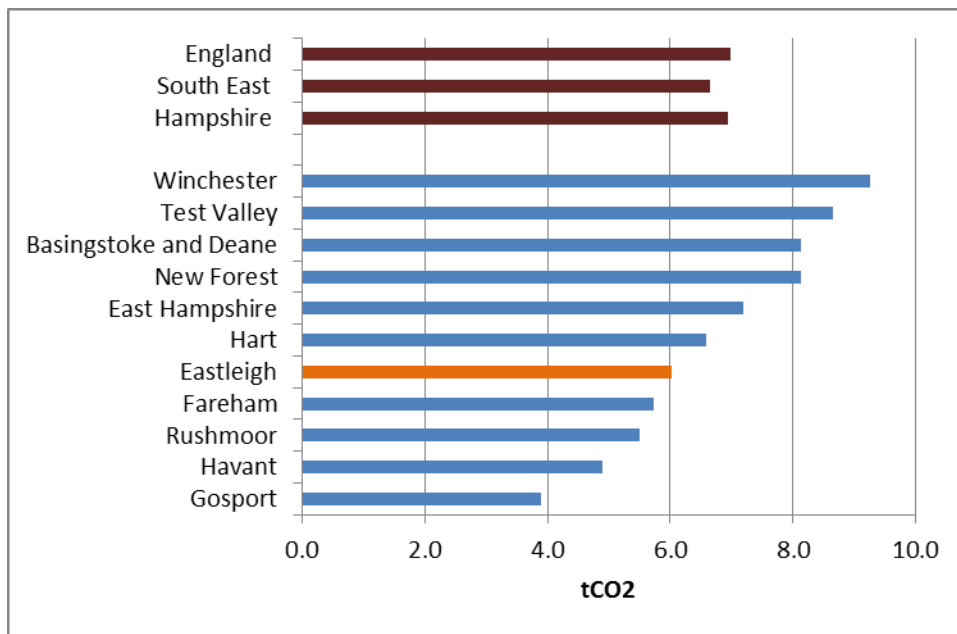


Figure 2: Per capita Greenhouse Gas Emissions 2012

6.0 Housing

6.1 The latest statistics show that the Borough has approximately 54,400 homes up 4% from the 2011 Census. In variance to the national profile, a character assessment of the buildings has shown that most were built post 1964.

6.2 The Council has very little housing of its own having made the decision to transfer former housing stock to a housing association in 1996.

6.3 As a local authority, we are obligated to support the development of additional housing within the Borough which will inevitably increase emissions.

6.4 We have a recycling £100k fund available through the Parity Trust as loans to home owners for home improvements.

Energy Performance Certificate (EPC) Register

6.5 The Council purchased the EPC data for the Borough in Dec 2014. 23,868 houses have an EPC which is 44% of the total number of houses.

6.6 In Eastleigh Borough, the average EPC score across all tenures is 66 (Band D). Up from 55 (Band D) in 2010. Private accommodation concurs with this but rented is generally more energy efficient with an average EPC score of 68 (Band D). The UK average EPC score is 60 (Band D).

6.7 Figure 3 shows rental accommodation has far more C rated homes whereas private and the Borough or UK as a whole has more in the D band.

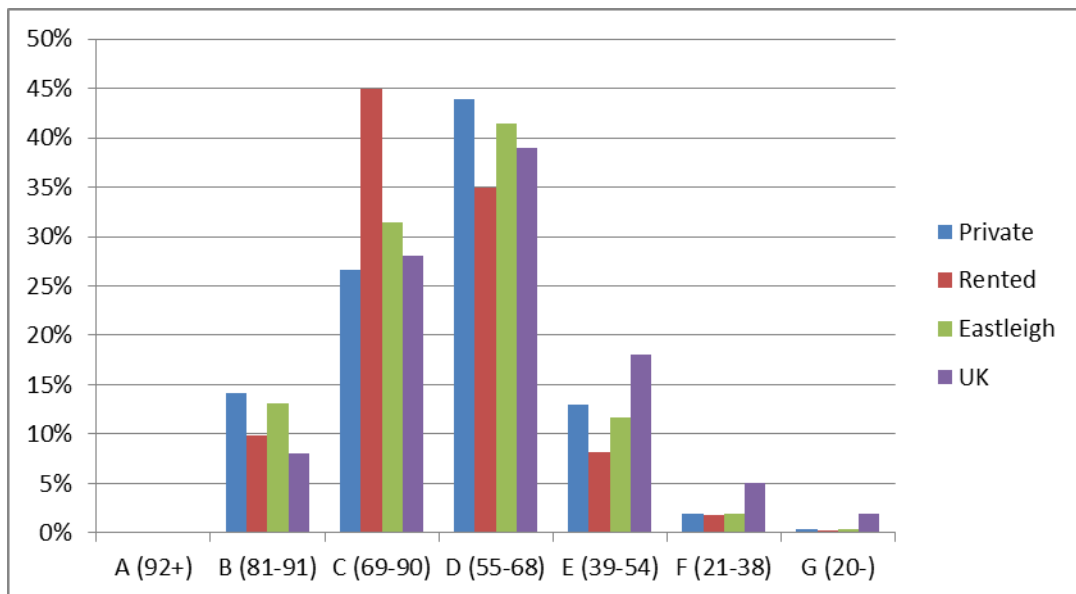


Figure 3: Percentage of EPCs in each rating band – Dec 2014

6.8 Information from the EPC data shows the Borough has 93 G rated homes and 463 F rated homes. In the next 12 months, the Council will direct market all these properties to provide tailored advice for the homeowners about their options to improve the energy efficiency of their homes up to at least a minimum E rating.

6.9 All rented accommodation must have an EPC rating of E or above by April 2018. We will work with landlords to advise them on the requirement to have an EPC and enforce the improvement of unsatisfactory homes.

6.10 The Environment Centre is creating a tool where it will be possible to cross reference EPC information with CSCO areas making it possible for the Council to identify homes that can access ECO funding.

Insulate Hampshire

6.11 Between 2010 and 2013 Eastleigh Borough council was part of a consortium of Hampshire Local Authorities and Yorkshire Energy Services called Insulate Hampshire, to promote and install cavity wall and loft insulation.

6.12 Installation statistics

	Measures Installed	LA Investment	Utility Investment	tCO2 saving lifetime
Eastleigh	1700	£35,100	£556,317	36,390
Hampshire	18611	£714,400	£5,691,050	375,159

CarbonFREE

6.13 The Council has its only carbon compensation scheme which was mainly used for installing cavity wall and loft insulation into residential homes in the Borough.

6.14 For the period June 2013 to March 2014 the Council issued grants to pay for 24 cavity wall insulation measures and 29 loft insulation measures which will save over 881 tCO₂ in its lifetime.

Domestic Energy Consumption

6.15 Electricity Consumption

Across the Borough, electricity consumption has been trending down year on year¹⁰ except for a small increase in 2009. That is the only increase since 2005 so even though the trend is slowing the Borough electricity consumption is still decreasing.

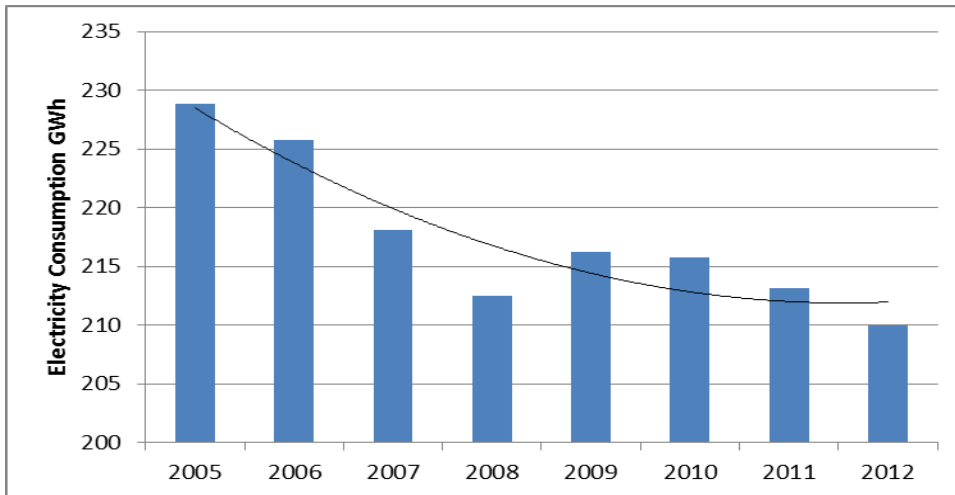


Figure 4: Borough electricity consumption 2005 to 2012

In 2012, there were 54,000 domestic electricity meters in the Borough and consumption per meter compares well with neighbouring Local Authorities, the south east and England¹¹ as shown in Figure 5.

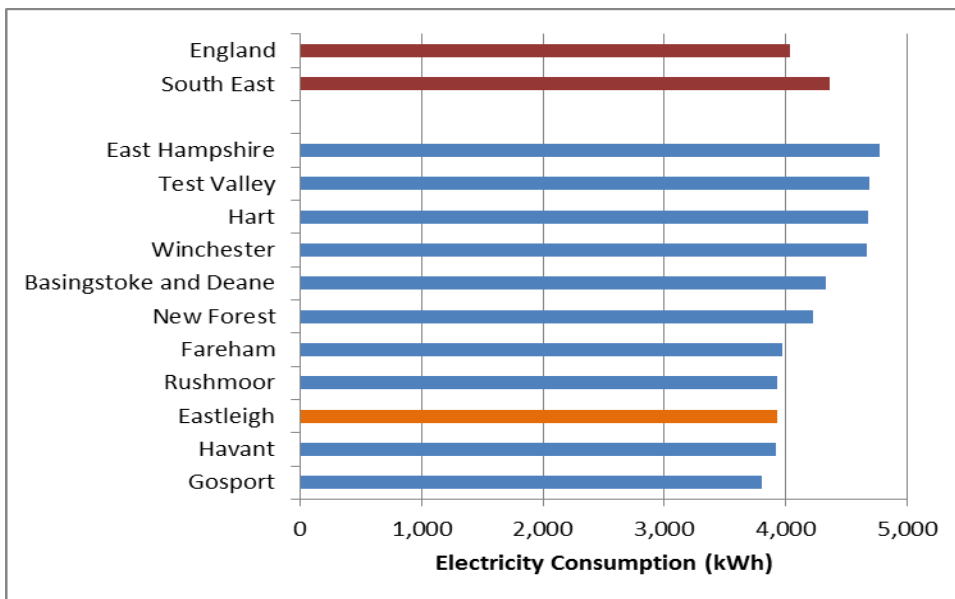


Figure 5: Electricity consumption per meter 2012

¹⁰ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/302762/Sub-national_electricity_and_gas_consumption_statistics_-_analysis_tool_2005_2012.xlsx

¹¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/389227/Sub-national_electricity_consumption_statistics__2005_-_2013.xlsx

6.16 Gas Consumption

The Borough's Gas consumption is also trending down year on year¹² with a slight increase in 2012. These figures have been weather adjusted.

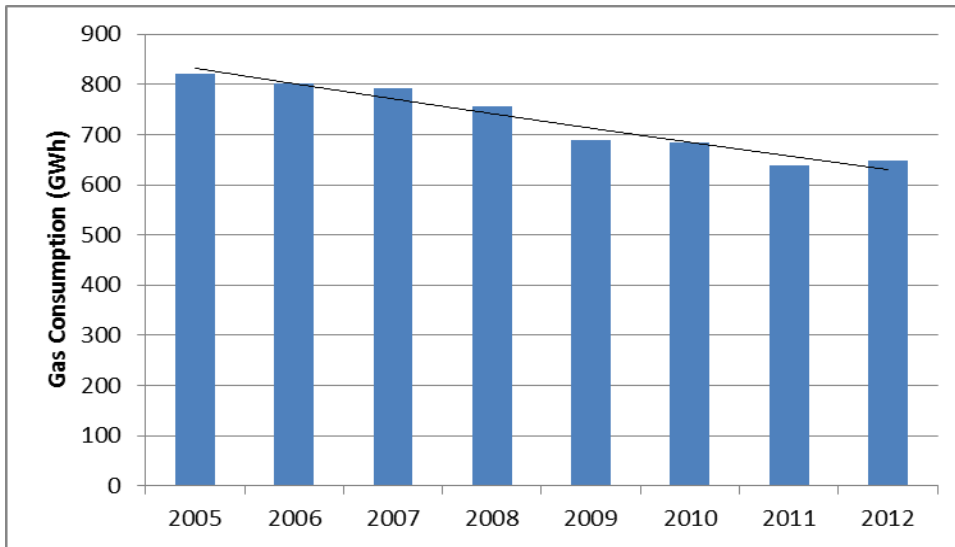


Figure 6: Borough gas consumption 2005 to 2012

In 2012 there were 49,000 domestic gas meters in the Borough and consumption per meter compares well with neighbouring Local Authorities, the south east and England¹³ as shown in figure 7.

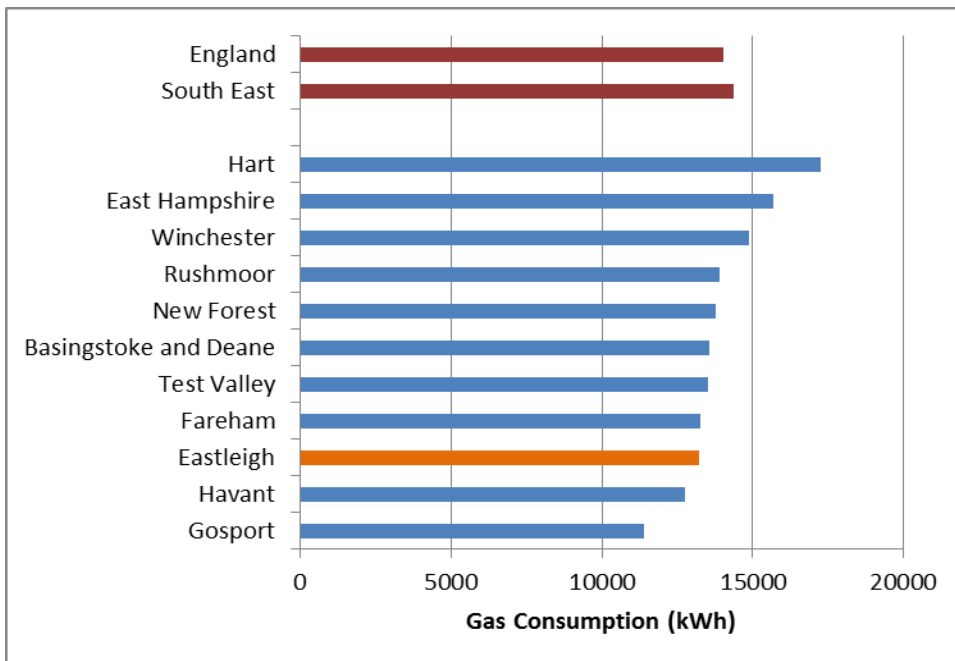


Figure 7: Gas consumption per meter 2012

¹² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/302762/Sub-national_electricity_and_gas_consumption_statistics_-_analysis_tool_2005_2012.xlsx

¹³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/388955/Sub-national_gas_consumption_statistics_2005_2013.xlsx

Water

- 6.17** Water meters have now been fitted to all practical homes in the Borough. The Council with Southern Water promoted the changeover tariff available for those struggling with the potential increase in cost.
- 6.18** Eastleigh Borough Council implemented a discounted Water Butt scheme in 2014, in partnership with Southern Water. 1700 Water Butts were distributed to residents. These are estimated to save at least 5,500m³ of water a year.
- 6.19** The Council intends to continue partnering Southern water in other water saving schemes.

Hitting the Cold Spots

- 6.20** This successful Hampshire scheme has been running each winter since 2010, helping residents in emergency situations, giving advice and accessing grants. The service provides emergency heating, grants and advice to assist with fuel bills and debts and help with replacement central heating.
- 6.21** In winter 2013/14, 38 households from Eastleigh Borough were helped, out of the 443 within Hampshire.
- 6.22** The Council supported Hitting the Cold Spots again for winter 2014/15 including referring residents in urgent need of heating.

7.0 Housing Associations

First Wessex

- 7.1** First Wessex is the largest housing association in the Borough, owning and maintaining over 4500 houses.
- 7.2** Ongoing maintenance programme which includes loft and cavity insulation, replacement boilers and double glazing. ECO funding is sort where applicable.
- 7.3** Average SAP rating of properties is 70 (Band C).
- 7.4** Currently have 57kWp of Solar Photo Voltaic (PV) installed. Another 70kWp has been approved for 2013/14 subject to resident sign up.
- 7.5** 12 month Green Doctor advisory service pilot was a success and a permanent position was created.

Radian

- 7.6** Radian own and maintain 1768 homes in the Borough.
- 7.7** Planned maintenance works include heating upgrades, loft and cavity insulation and external wall insulation for hard to treat stock. ECO and CISCO funding used where applicable.

- 7.8 Average SAP rating of properties is 74 (Band C).
- 7.9 Have invested circa £4m in Solar PV, Solar Thermal, Heat Pumps, MVHR and Rainwater Harvesting across the group with a further £2m agreed.
- 7.10 The Radian Energy Advisor Service helps residents reduce energy and water use through behaviour change and also gives advice on utility bill tariffs. Target 1000 properties per year.

8.0 Fuel Poverty

- 8.1 The method the Government uses to estimate fuel poverty has changed since the last HECA report from the 10% indicator to the Low Income High Costs (LIHC) indicator.
- 8.2 For comparison both indicators are produced and the 2012 fuel poverty statistics (10% indicator) show 6.2%¹⁴ of properties in Eastleigh were fuel poor down from 9% in 2010. It is consistently below Hampshire, South East and England.

	No Households	No Households Fuel Poor	%
Eastleigh	52136	3219	6.2
Hampshire	544786	41219	7.6
South East	3552475	315568	8.9
England	21935239	3053593	13.9

- 8.3 The 2012 fuel poverty statistics (LIHC indicator) show 5.8%¹⁵ of properties in Eastleigh were fuel poor which is below Hampshire, South East and England.

	No Households	No Households Fuel Poor	%
Eastleigh	52136	3037	5.8
Hampshire	544786	34481	6.3
South East	3552475	276860	7.8
England	21935239	2282579	10.4

- 8.4 Eastleigh Borough Council remains committed to tackling fuel poverty and will identify fuel poor households by using the fuel poverty indicators: EPC Data; off gas properties; CSCO areas; and benefits system. We will direct market these properties to provide tailored advice for the homeowners or tenant about their options to improve their home environment, switch supplier and potential access to grants or loans.

Collective Switching

- 8.5 Although not a mechanism to encourage energy reduction, collective switching can reduce fuel bills and the Council joined a Hampshire collective energy switching scheme. Switch Hampshire was developed and delivered in 2013/14 in partnership

¹⁴ <https://www.gov.uk/government/statistics/fuel-poverty-subregional-data-under-10-indicator>

¹⁵ <https://www.gov.uk/government/statistics/2012-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>

by all Local Authorities across Hampshire, including Portsmouth and Southampton City Councils and facilitated by iChoosr.

- 8.6** In total the Partnership ran three Switch Hampshire schemes for residents, and a further scheme for small and medium enterprises (SMEs). Across Hampshire 11,000 registrations were received from residents and the total saving for residents who switched with the scheme was over £314,000.
- 8.7** The winter scheme was the most successful with a conversion rate of almost 30% from registration to switching and the autumn and winter schemes resulted in the largest saving for residents.

Scheme	Eastleigh			Hampshire		
	Registered	Switched	Average Saving	Registered	Switched	Average Saving
Summer	522	42	86	5192	479	93
Autumn	210	21	144	2540	265	197
Winter	210	61	141	3284	1055	184

- 8.8** There are no plans for Switch Hampshire to continue but the Council continues to promote the benefits of switching independently.

Off-Gas Properties

- 8.9** There were 54,000 electricity meters and 49,000 gas meters registered in the Borough in 2012. It suggests 5,000 or 9% of homes are not connected to mains gas for heating or cooking and are likely to be reliant on more expensive fuels.
- 8.10** Out of the 5,000 homes not connected there are 2,000¹⁶ in areas where it is thought there is no mains gas, so a gas connection would first require an extension to the gas network.

9.0 Green Deal & Energy Company Obligation (ECO)

- 9.1** Eastleigh Borough Council made the commitment to be proactive in encouraging residents to engage with the Green Deal and make their homes more energy efficient.
- 9.2** The two years since the national launch of Green Deal in January 2013 has seen relatively little take-up of the scheme in our area.
- 9.3** As a result of the Government's consultation on changes to ECO in 2014, Eastleigh Borough now has 2 areas eligible for CSCO funding.

Green Deal Pioneer Places

- 9.4** In 2013 Eastleigh Borough Council as the lead partner with Portsmouth City Council and Southampton City Council successfully received a Green Deal Pioneer Places grant from the Department of Energy & Climate Change

¹⁶ <http://www.cse.org.uk/news/view/1792>

(DECC). Solent Green Deal was set up. A partnership approach to making the most of the Green Deal across Hampshire.

- 9.5** However, the complexity of the scheme made it difficult both technically, contractually and engagement wise. On top of these issues national changes hampered take up, dramatic changes to ECO scuppered hundreds of projects, and additional schemes such as the Home Improvement Fund directly competed with our schemes.
- 9.6** Up until March 2014 Eastleigh Borough had registered 39 Green Deal Assessments with only 1 converted into a Green Deal Plan.

Green Deal Communities Fund

- 9.7** In April 2014 Eastleigh Borough Council as the lead partner with Gosport Borough Council, Portsmouth City Council and Southampton City Council successfully received a Green Deal Communities Fund grant of £3.4m from DECC to drive forward the Green Deal within the four respective authority areas.
- 9.8** Eastleigh's scheme is to offer mainly gas boiler upgrades and cavity and flat roof insulation in addition to focussing on a single street of 34 solid wall built houses.
- 9.9** Over 300 assessments have been carried out by Eastleigh's assessors but unfortunately the conversion rate is still relatively low, with only 30 installations by the end of January 2015.

The Green Deal Going Forward

- 9.10** Whilst the Council will continue to deliver the Green Deal Communities Fund project, we have served notice to pull out of the Solent Green Deal in May 2015.
- 9.11** We remain committed to helping residents make their homes more energy efficient but with the uncertainty surrounding Green Deal we are reviewing our options and will decide on our approach following the General Election.

10.0 Renewable Energy

Feed-in Tariff (FIT)

- 10.1** Domestic installations in the Borough that receive the FIT¹⁷.

Technology	No Installations	Installed Capacity (kW)
Micro CHP	1	1
Photovoltaic	1067	3424

¹⁷ <https://www.ofgem.gov.uk/environmental-programmes/feed-tariff-fit-scheme/feed-tariff-reports/installation-reports>

- 10.2** The value of the FIT when it was first introduced encouraged Photovoltaic (PV) installations and as it has been reduced so has the number of installations.

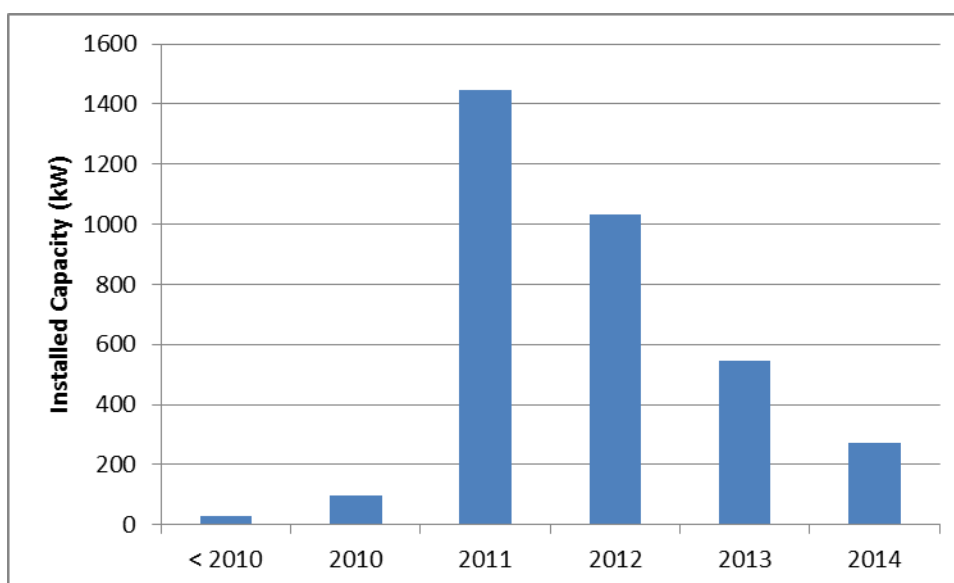


Figure 8: FIT capacity installed in Eastleigh each year

- 10.3** The Council has a program of installing PV on its own buildings and others and promoting the benefits. Currently 276kWp installed and at each site there is an information panel about solar energy showing the amount of energy generated and the carbon savings.

Renewable Heat Premium Payment (RHPP)

- 10.4** The RHPP scheme ran between 1 August 2011 until 31 March 2014 and in that time 17 vouchers¹⁸ were redeemed by Eastleigh residents amounting to 0.1 MW of energy.

Domestic Renewable Heat Incentive (RHI)

- 10.5** The Domestic RHI scheme was launched in April 2014 and up until December 2014 there have been 23 accredited installations in the Borough¹⁹.

Planning

- 10.6** The Environmentally Sustainable Development Supplementary Planning Document²⁰ Essential Requirement for CO2 Reduction insists on new residential development to have at least 10% of energy used in the building coming from local green energy systems.

- 10.7** To encourage investment in renewable energy. For schemes which require planning consent and attract a planning fee, the Council will contribute up to

¹⁸ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/388665/RHI_monthly_official_statistics_tables_30_November_2014.xlsx

¹⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/397324/RHI_monthly_official_statistics_tables_31_December_2014.xlsx

²⁰ <http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>

£5,000 towards the planning fee for installations that involve a land take of 1 hectare or less.

District Heating

10.8 Eastleigh Borough Council was awarded £57k, in September 2014, towards an £86k project from the DECC Heat Network Delivery Unit (HNDU) funding Rnd 3. The project is to appoint a consultant to carry out an investment grade feasibility study on the potential for the development of a district heating scheme around the Ageas Bowl. The home of Hampshire County Cricket Club and the venue for 2 hotels, large commercial properties and a leisure centre with possible connection to new homes planned for the area.

10.9 The study is due for completion by December 2015 with the first heat network customer to be supplied in 2017.

11.0 Education & Awareness

11.1 The Council's education and awareness programme focusses on behavioural changes that residents can make to reduce waste, save energy, water and money.

11.2 A number of projects have been held over the past 2 years.

- 2013 – Eco Eastleigh energy fair engaged with about 10,000 people
- Nov 2013 – the film Trashed was shown to an audience of over 100
- 2014 – the first Eastleigh Borough Sustainability Awards. It was promoted widely across the Borough, elicited a number of enquiries, twenty one entries and 100 people at the awards ceremony.
- 2014 – Sustainability & Climate Change, Member training to encourage members to engage with residents on the subject
- On-going – Schools and community groups education & awareness
- On-going – the @EcoEastleigh Twitter feed with over 300 followers
- On-going – green grants for carbon saving ideas
- On-going – Energy saving groups working with residents in small groups
- On-going – Energy saving advice on the Council website.

12.0 Conclusion

12.1 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.

12.2 Reducing energy use in the Borough's homes has important environmental, social and economic benefits and therefore clearly contributes to the Council's corporate priorities.

12.3 The actions that arise out of this report as well as improving the housing stock of the Borough will contribute towards improving the health of the local community and enhancing prosperity.

12.4 It also helps meet national targets to reduce carbon dioxide emissions, one of the main Greenhouse gasses.