

HECA Report 2013

i) Local Energy Efficiency Ambitions and priorities

Action	Description	Timing
Affordable warmth strategy and Housing Asset Management Strategy	Local energy efficiency ambitions and priorities are referred to in both the corporate Affordable Warmth Strategy and the Housing Asset Management Strategy. Both these documents set out objectives and targets in relation to improving energy efficiency in Stevenage. Both documents are due for review, see: point (ii).	2009 – 2012
Climate change strategy	The council has committed to the Nottingham declaration however acknowledges that there is work to be done to measure how we are doing. The council's Climate Change Strategy and action plan sets out how we plan to do this. This strategy is due for review in 2014.	2009 - 2014

ii) Measures we are taking to result in significant energy efficiency improvements of our residential accommodation

Action	Description	Timing
Review strategies - create new targets	We plan to review our current strategies relating to energy efficiency to ensure they are still fit for purpose. As, over time, we have gathered more information on our own and private housing stock we should now be able to produce more relevant strategies with appropriate objectives and targets based on our broader knowledge and to ensure the council takes advantage of new opportunities arising from Government energy efficiency policies, including, Green Deal and the ECO.	April 2014
Green Deal and ECO	<p>In recent years, the council has been successful in reducing energy usage and improving the efficiency of the housing stock through a major programme of installing highly efficient gas boilers and by taking advantage of grant funding available to social landlords to undertake loft and cavity insulation.</p> <p>We have improved our SAP rating (Standard Assessment Procedure - the way in which energy efficiency is measured) from 66 at the beginning of 2011/12 to 73 at the end of 2012/13. This year 2013/14 we have a target of SAP 74.</p> <p>In 2009/10 we attracted over £700,000 external funding through the Homes and Communities Agency (HCA) which allowed us to insulate 480 hard to treat homes with cavity wall insulation, including our high-rise blocks. In 2011/12 we secured a further £1.2m Carbon Emissions Reduction Target (CERT) funding to enable us to continue to deliver our loft and cavity wall insulation programme. A total of 1418 insulation measures were installed in 2011/12, with a further 897 completed in 2012/13. The loft and cavity wall insulation programme ended after 4 years in December 2012.</p>	2014 to 2016

Action	Description	Timing
	<p>Our focus now is to address our hard-to-treat properties, this will include, traditional solid wall and non-traditional constructed properties by looking at alternative insulation measures such as external wall insulation. We have been working closely with the big six utility companies to secure supplementary Energy Company Obligation (ECO) funding to support this future programme. We are working with other investment teams to put together a package of works to include all external elements, including roofing and windows, to make the most of synergies and efficiencies of scale. We hope to have this programme on site in April 2014, and it will run for an initial 2 years.</p> <p>We have piloted external wall insulation to one of our non-traditional properties with a view to informing our future programme. We intend to complete six more pilots this year on different property types.</p> <p>As part of the major works programme we are replacing all outdated in-efficient boilers with A-rated energy efficient replacements as well as upgrading heating controls. We have also upgraded heating controls at various sheltered schemes which are heated by communal boilers to enable residents to turn down their own heating when necessary so as not to waste heat.</p> <p>Our major works contractors support our drive to improve energy efficiency in our tenants' homes by offering energy efficiency advice and guidance at handover visits; they have furthermore supported us at various customer events offering energy advice and information. We have also issued a new simple 'guide to your new heating system' to enable tenants to easily understand how to get the best from their heating system and keep costs down.</p>	
Feed in Tariff scheme	We have installed solar PV to approx 40 new build properties, all of which are eligible for the feed in tariff payments. The residents will benefit from the reduction in the electricity bills whilst the council will use the FIT payment to re-invest in the stock.	May 13 - Nov 13 .
Collective switching	The council has joined a collective energy switching scheme with icoosr by joining an existing framework agreement set up by Oldham Council. The scheme means residents can sign themselves up with the hope that they will be offered a better rate on their utility bills and can switch supplier through the scheme without the hassle of having to arrange it themselves. The scheme commenced in Nov 2013 with average estimated savings being just over £160 per year for tenants that signed up to the first auction. Auctions will run 4 times a year and we hope to increase the number of sign-ups at each interval.	Ongoing
Establishing EPC data	We have been collecting EPC data since 2008 and have been using this data to inform our asset management database and to produce SAP ratings for the housing stock. We currently have RDSAP data for 56% of the stock and will set a new target to increase this as part of the strategy review.	Ongoing
New affordable homes	<p>Logic and Hill Partnerships currently have a new build development on site with 20 new affordable homes due to be delivered in 2014/15 for Guinness housing association. They will be built to 'code for sustainable homes' level 3</p> <p>A new homeless hostel is also currently being built and when complete it will have 40 bedrooms. The aim</p>	2014 to 2015

Action	Description	Timing
	<p>is to build the hostel to the equivalent of 'code for sustainable homes' level 4.</p> <p>A strategic housing document will be produced once our consultant's report on HRA assets is finished in 2014.</p>	
Private sector stock condition survey	<p>A recent private housing stock condition survey revealed that the current SAP rating for the private sector housing in Stevenage is measured at 64, significantly above the national average of 55 for all private housing in England. Average CO2 emissions total 4.66 tonnes per annum again significantly better than the national average of 7.1 tonnes for all private housing in England. Average annual energy costs are estimated at £1,165 per annum giving a total private sector household energy bill for Stevenage of £28.535M per annum. The lower quartile SAP Rating for private housing in Stevenage is 60; 240 private dwellings (1%) have a SAP Rating of under 35. Our task will be to tackle these lower performing homes by providing advice and support for residents needing to improve the energy efficiency of their home. Work is required to outline how we can do this and will be identified in the strategy review.</p> <p>The strategy review will allow us to set new objectives and targets for the private sector based on the information provided by the private stock condition survey.</p>	2014 to 2017
Private sector support schemes	<p>We continue to work with local partners through the Hertfordshire County Council Keep Warm Stay Well project. The scheme aims to target vulnerable residents, in the particular those over 65 and those with young children, to help support them with any need for assistance with paying for their utility bills, energy saving measures and other financial support mechanisms. Last year the campaign helped over 10,000 Herts residents:</p> <ul style="list-style-type: none"> • Over 950 homes received extensive energy checks with over 3,000 onward referrals • 9,250 people were offered energy saving advice • 120 households were supplied with emergency heaters • 555 households were referred for draught-proofing • 379 emergency grants were made to those in need <p>SBC will be involved again this year by promoting the scheme to residents and helping to reach those vulnerable and at need households. Other partners involved in the scheme include Citizens Advice Bureau, Groundwork Hertfordshire, The Papworth Trust, and other Herts LA's.</p> <p>As part of the Herts Essex Energy Partnership (HEEP), funded by a Central Government grant, we delivered around 750 energy efficiency measures, at a cost of almost £500,000; this scheme has now come to an end.</p> <p>We are working with the utility companies to see how we can make best efficiencies through our procurement of ECO funding for the council owned housing stock and understanding how we can integrate additional ECO funding for the private housing stock through this process. We are discussing with utilities how we can best manage this process and support ECO and green deal by promoting it to our local residents and encouraging them to take up opportunities available to them.</p>	2014 to 2016

- iii) Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out

Action	Description	Timing
	Our planned 2014 external elements programme, including external wall insulation (EWI), will run on an area basis and we will attempt to complete all council properties following a street by street method. Where possible we will look to support private households to take up similar work in order to achieve a whole street approach. The revised strategy will provide further details regarding our plans in this area.	2014 - 2016

- iv) Time frame for delivery

Action	Description	Timing
	Our revised strategy should be complete by April 2014. The strategy will indicate timeframes for new objectives and targets for the next 3 years.	2017

Signed:



Print name:

D. N. PARRY

Position: Chief Executive - Stevenage Borough Council