

HECA Report 2015

i) Local Energy Efficiency Ambitions and priorities

Action	We said (March 2013)	Timing	We did (2013-15)	What's Next (2015-17)
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	Both the affordable warmth strategy and housing asset management strategy were reviewed in 2014. The final strategies are due for publish in June 2015 and will be uploaded to the council's website	Our new energy and sustainability strategy sets out how we will improve the energy efficiency of the Council's housing stock whilst also improving tenant wellbeing. The strategy sets out what we will achieve over the next 3/4 years through a series of strategic aims and objectives. The tasks and targets to make it happen are set out in a separate three-year action plan.
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	The review of the current climate change strategy has commenced and we are trying to better understand our current environmental baseline. Once this has been completed, we will be in a better position to understand where we are to date. The review is due to be complete in 2015.	We will continue to deliver actions as outlined within the reviewed climate change strategy and include new targets and actions where necessary.

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

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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	<p>We have written a new energy and sustainability strategy that sets out what we will achieve over the next 3/4 years through a series of strategic aims and objectives. The strategy comprises of three aims:</p> <ol style="list-style-type: none"> 1 To provide warm, well insulated, energy efficient and affordable homes 2 Improve the wellbeing of our residents 3 Contribute to mitigating climate change by reducing CO2 emissions associated with the housing stock. <p>The final strategy is due for publish in June 2015 and will become an appendix to this HECA report, outlining the Council's aims and objectives for 2015-2018.</p>	<p>Related to the main aims of the strategy are 5 main objectives:</p> <ol style="list-style-type: none"> 1. Deliver affordable warmth 2. Improve energy efficiency of the housing stock 3. Help tenants to take advantage of the competitive supply market 4. Reduce CO2 emissions and adapt home to climate change 5. Invest in renewable heat and power <p>For each objective there are a number of key actions that are broken down into tasks within the action plan. The action plan will be delivered over the period 2015-2018</p>
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)</p>	2014 to 2016	<p>The Council procured a £10m contract in 2014 to deliver energy efficiency measures to Council owned homes across Stevenage.</p> <p>Work delivered under this contract include:</p> <ul style="list-style-type: none"> • Upgraded insulation including loft, cavity and external wall insulation • Upgraded windows 	<p>We will continue to deliver the energy efficiency programme and where necessary procure further contracts to deliver work to remaining homes outside of the contract timeframe.</p> <p>We will seek supplementary ECO funding where applicable to support these measures.</p> <p>The new housing energy and sustainability strategy is</p>

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	<p>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> <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>		<ul style="list-style-type: none"> • Upgraded doors • Upgraded roof <p>The programme will run from March .2014 to March 2016. To date we have completed a number of external wall insulation (EWI) measures that have improved the thermal efficiency of these homes and cut tenants fuel bills considerably. We will continue to deliver EWI to the remaining homes that require this work alongside smaller measures such as loft and cavity to ensure that all homes have basic insulation measures where practical by 2016.</p> <p>We have sought supplementary ECO funding to support this programme and are negotiating with utilities and our contractors to attract ECO funding where possible and maximise work delivered on the programme. Due to uncertainty in the markets it has been difficult to set in place long term agreements however- we continue to seek ECO funding to support delivery of work where applicable.</p>	<p>due for publish in June 2015 and will become an appendix to this HECA report, outlining the Councils aims and objectives.</p> <p>The supporting action plan will be delivered over the period 2015-2018</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 .	We are currently undertaking a solar PV pilot to commercial and housing properties to understand the wider business case for rolling this scheme out across the wider stock.	Results from the pilot will be considered and as part of the wider business case we will also assess the potential of offering this measure to private owners in a bid to support the private sector with a brand they can trust in this competitive market.
Collective switching	The council has joined a collective energy switching scheme with ichoosr 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.	Ongoing	The previous collective switching project has now come to an end, however, the council has set some actions to assist tenants and residents to take advantage of the competitive market supply.	Key actions for 2015-18 include; (1) Provide advice on suitable tariffs and payment methods, including additional support for pre-payment customers (2) Investigate establishing new affinity deals with

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	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.			individual fuel suppliers (3) Review collective switching arrangements
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	We currently produce approximately 400 EPCs per year. To increase this further we have requested pre and post EPCs for all properties receiving external wall insulation under the new external works contract.	We have set a target to increase our RDSAP data sample to 70% by 2017.
New affordable homes	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 A new homeless hostel is also currently being built and when complete it will have 40 bedrooms. The aim is to build the hostel to the equivalent of 'code for sustainable homes' level 4. A strategic housing document will be produced once our consultant's report on HRA assets is finished in 2014.	2014 to 2015	The new hostel building built to the equivalent of 'code for sustainable homes' level 4 by North Hertfordshire Homes on council land is nearing completion. Stevenage Haven plan to move in the end of April / early May	The council is investing in a large scale housing development programme. An initial piece of work will be to devise a set of design principles for the new homes, which will include standards for energy efficient build and running costs based on latest industry best practice.
Private sector stock condition survey	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. 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.	2014 to 2017	The private stock condition survey is completed approximately every 5 years, the last survey was completed in 2013. The information highlighted in the last survey has allowed us to consider what actions are required to assist the private housing sector. A series of key actions and tasks have been outlined in the energy and sustainability strategy to support private households.	Although the private sector housing in Stevenage has an above average efficiency rating, there is more work to be done to support households, signposting them to potential funding and independent advice and support organisations that can help them make decisions about improve the energy efficiency of their homes.
Private sector support schemes	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 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: <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 SBC will be involved again this year by promoting the scheme to	2014 to 2016	Since 2013 we have continued to work with Herts County Council under their renamed scheme Herts Healthy Homes. The scheme has been open to all Stevenage residents who are concerned about keeping well and warm in their home over the winter period. A number of Stevenage residents have been supported by the scheme and have had the opportunity to receive specific tailored support and advice. We continue to work with the utility companies to understand how we can integrate additional ECO funding for the private housing stock with our existing programmes for the council owned stock.	Our new energy and sustainability strategy sets out how we will support the private housing sector to improve the energy efficiency of their homes Key actions for 2015-18 include; Key area (1): Increase access to energy efficiency information focusing on those in greatest need Key area (2): Explore the opportunities to offer energy efficiency under the Affordable Warmth and Carbon Saving Community Obligation streams of ECO funding. Key area (3): Look closely at opportunities for area based housing renewal to tie in with wider

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	<p>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>			regeneration programmes in Stevenage.

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

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	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	All of our current programmes are taking a street by street approach, engaging the community by holding open days for residents to come and meet the contractors and ask questions about the work. We have supported private residents by signposting them to funding or advice to help support them complete these measures in their own homes.	We will continue to deliver programmes where possible in a street by street approach supporting private residents where possible.

iv) Time frame for delivery

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	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	Our new strategy is due to be published in June 2015. The strategy outlines aims, objectives and targets for the period 2015-2018.	The strategy will be published on the Council's website and reviewed annually to take account of Government policy change that may create amended targets or additional objectives.

Signed:



Print name:

D. N. PARRY

Position: Chief Executive - Stevenage Borough Council