

**LONDON BOROUGH OF BROMLEY
ENVIRONMENTAL SERVICES DEPARTMENT**

**HOME ENERGY CONSERVATION ACT 1995
'FURTHER REPORT'**

27 MARCH 2013



Introduction

The [Home Energy Conservation Act \(HECA\) 1995](#) placed a statutory duty on all English Energy Conservation authorities (in practice all local authorities, including the London boroughs) to produce energy conservation plans for improving the energy performance of the area's residential stock, (privately and socially owned), by up to 30%, (or other figure agreed with relevant Government department) within a specified period, and required annual reports to be provided on progress towards implementation of local targets.

LB Bromley exceeded its agreed targets under HECA 1995, as did many other authorities but subsequently the statutory requirement for authorities to have a designated Home Energy Conservation Officer and to produce annual reports was revoked. However the Act, itself, remained in force and the provision for the Secretary of State (for Energy), to issue further guidance and require reports remained.

As indicated above, the Secretary of State issued new guidance requiring "further reports" and subsequent biennial "progress reports" in July 2012. As a result, it is now a statutory requirement that local authorities should submit such reports to the DECC Secretary of State by electronic link and also publish the reports on their public websites. The first 'further report' must be submitted by 31 March 2013.

This continuing role for HECA relates to identifying and publicising local action being taken in support of government domestic energy efficiency policy such as the [Green Deal](#) and, more generally, contributing to meeting the national CO₂ reduction targets set out in the [Climate Change Act 2008](#). The Government has also suggested that such reporting could help to identify where local authorities might require further support.

This new duty is set out in '[Guidance to English Energy Conservation Authorities Issued Pursuant to the Home Energy Conservation Act 1995](#)' (issued 26 July 2012). Such 'further reports' are required to describe the 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.

Subsequent reports should then be submitted every two years, up to and including March 2027.

The requirement to set out energy efficiency activity in the residential sector also relates to the Government's [Carbon Plan](#), published in 2011. The Carbon Plan sets the following targets in relation to housing:

- to reduce greenhouse gas/CO₂ emissions by 29% by 2017, 35% by 2022, and 50% by 2027 – for buildings, this means a reduction of between 24% and 39% on 2009 levels by 2027;
- to insulate all cavities and lofts, where practical, by 2020;
- by 2030, between 1 - 3.7m additional solid wall installations and between 1.9 - 7.2m other energy efficiency installations;
- by 2030, 1.6m - 8.6m level low carbon heat installations such as heat pumps (Government modelling suggests that 21 - 45% of heat supplies to buildings will need to be low carbon); and
- by 2050, emissions from UK buildings to be “close to zero”.

The Government has also set a target of eradicating fuel poverty in England, “as far as reasonably possible”, by 2016. The Government defines fuel poor households as those that need to spend more than 10 percent of their income on home energy (including heating the home to 21 degrees for the main living area, and 18 degrees for other occupied rooms). It is anticipated that the way fuel poverty is defined will change following the outcome of the [Hills Fuel Poverty Review](#), but there is no indication when this will take place.

It should be noted that LB Bromley does not own, control or manage any housing stock and has not done so for over 20 years. This makes it difficult to require improvements in the stock, except where there are specific statutory requirements. The Council does, however, work in partnership with Registered Social Landlords in the area – which take the primary lead in these matters for all practical purposes for their stock.

This first ‘Further Report’ sets out the key reporting elements required by government and also provides some background on past LB Bromley activity and data for context (LB Bromley has a long and successful history of addressing home energy efficiency activity and future plans shouldn't be viewed in isolation).

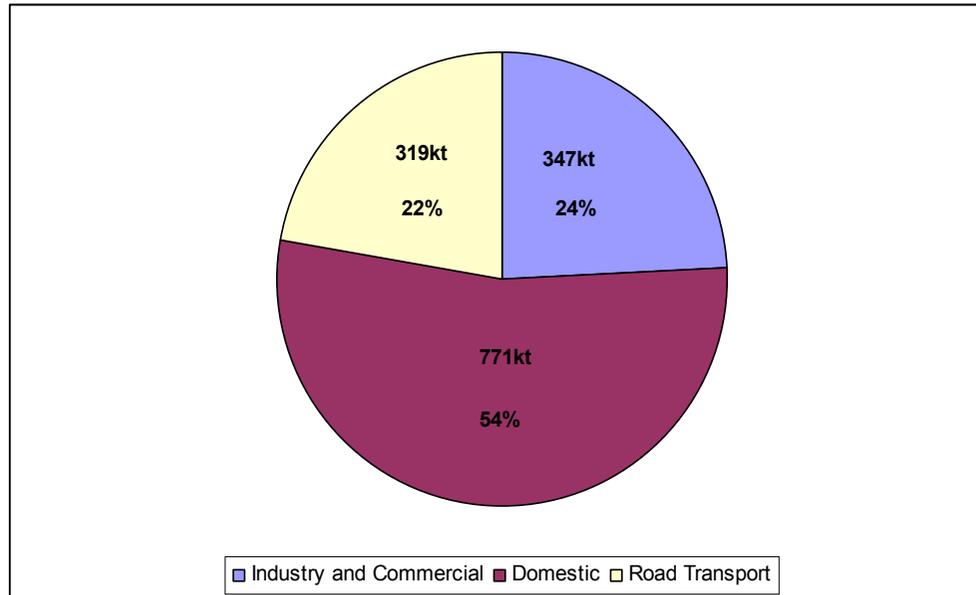
LB BROMLEY BACKGROUND (PAST DATA & PROGRAMMES)

Carbon dioxide emissions within the scope of influence of local authorities

In August 2012, DECC [released national data](#) for 2010 of CO₂ by emissions local authority. This data set is referred to as: “Carbon dioxide emissions within the scope of influence of Local Authorities” and forms part of a broader data set ([Local and regional CO₂ emissions estimates for 2005-2010](#)).

In 2010, it was calculated that emissions in Bromley were 1.4Mt CO₂ comprising: domestic emissions at 771kt (54%); road transport emissions at 319kt (22%); and commercial emissions at 347kt (24%).

Total CO₂ Emissions by Sector: 2010



Domestic CO₂ emissions – which reflect both the amount of energy used and the energy efficiency of dwellings – are 2.5t CO₂ per capita in Bromley, which is above the London (2.1t CO₂ per capita) and National (2.4t CO₂ per capita) averages. This relates to the ‘hard-to-treat’ nature of the housing stock and, perhaps, also to the relative affluence of the population.

2010 data

However, in absolute terms, emissions associated with domestic energy consumption have fallen in Bromley (and nationally) since baseline data has been collated (2005) and over the last recorded year.

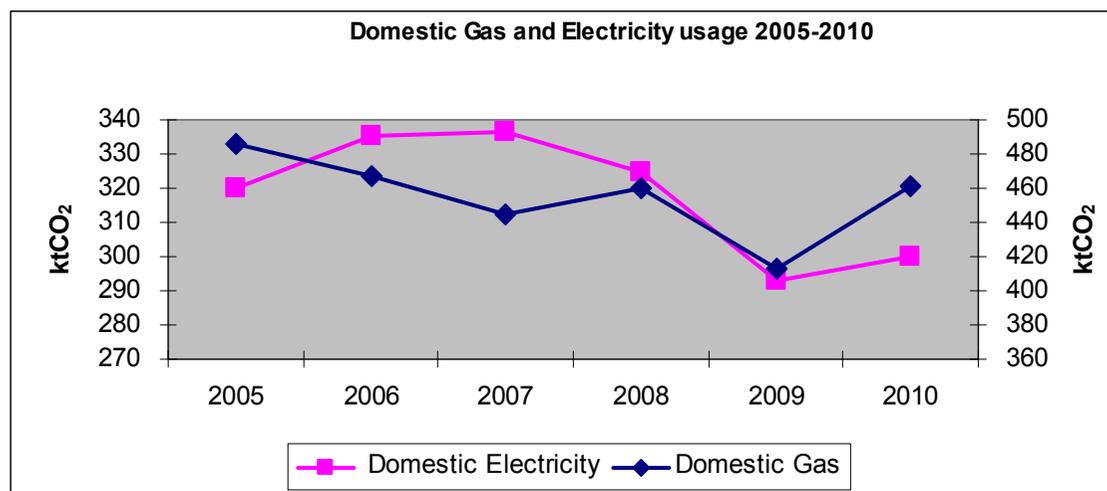
2010 Domestic Emissions Comparison (kt CO₂)

	2005 (Baseline)	2009	2010 (latest data)	% change since Baseline	% change since 2009
LB Bromley	815	716	771	-5.45%	7.62%
Greater London	17,280	15,212	16,349.4	-5.38%	7.48%
National Total	155,230	136,393	146,525	-5.61%	7.43%

Domestic Emissions by Fuel type in Bromley: 2005-2010 (kt CO₂)

	Domestic Electricity	Domestic Gas	Domestic 'Other Fuels'
2005	320	486	9
2006	335	467	9
2007	336	444	9
2008	325	460	10
2009	293	413	10
2010	300	461	10

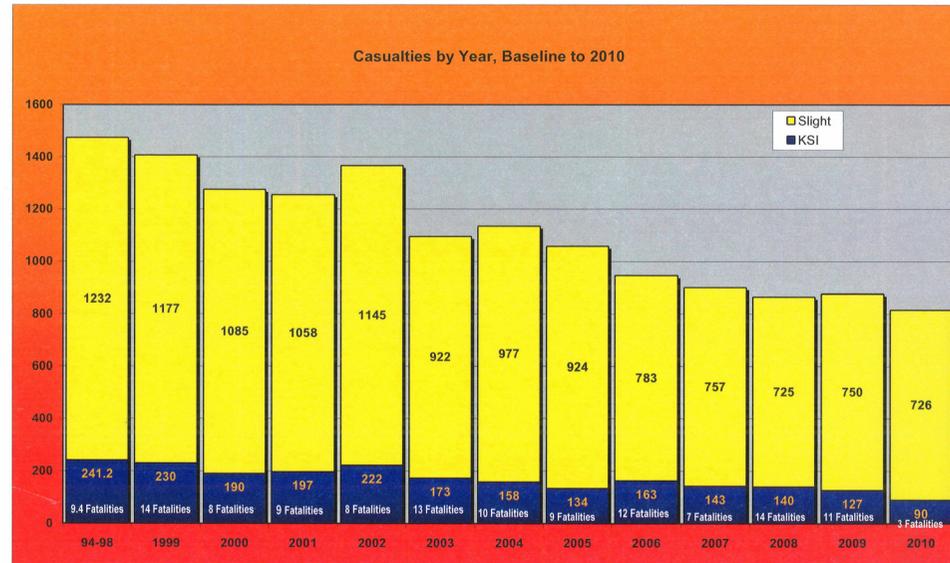
Domestic Gas and Electricity Consumption in Bromley (2005 – 2010)



	<p>Many factors underlie domestic energy consumption in Bromley, including having:</p> <ul style="list-style-type: none"> • a significant elderly population, who need to keep warm and are typically at home more than those of working age and therefore use more energy • relatively affluent households, which can spend more on energy • a limited supply of new housing, meaning that the borough has relatively few newly built energy efficient houses • a high proportion of owner-occupied properties, which can be less energy efficient than RSL stock • around half its housing being detached or semi-detached, which leads to wasted energy through solid walls, high ceilings and large windows • slightly lower temperatures than inner London, meaning comparatively more energy will be used for heating 	
LB BROMLEY: PAST ACTIVITY		
HECA Action Bid	<ul style="list-style-type: none"> • Successful bid with neighbouring councils and CEN to run a scheme for improved insulation and heating installations, including 'Warm & Wise' 	2001 - 2009
Solar For London	<ul style="list-style-type: none"> • A leading council encouraging residents to consider and install PV and Solar Thermal installations (in partnership with SEA - now Carbon Descent) 	2002 - 2007
EST Key Account Programme	<ul style="list-style-type: none"> • The Council Worked with Energy Saving Trust (as part of its Key Account Programme) during 2007 to review energy management in the borough and identify opportunities for improvement 	2007
Coldbusters scheme	<ul style="list-style-type: none"> • In conjunction with all SE London sub-regional boroughs, continued a programme of funding for those in receipt of means tested benefits or low income for insulation measures and improved heating installations (in partnership with CEN/Climate Energy) 	2004 – 2011
LPSA /Local Area Agreement (LAA)	<ul style="list-style-type: none"> • Two successful bids for initial pump priming and subsequent LPSA reward monies for exceeding stretch targets for improved energy efficiency of housing stock, and cavity and loft insulation. 	2002 -2005 2007 - 2010
Chatterton Village Low Carbon Zone	<ul style="list-style-type: none"> • Application unsuccessful to GLA for Chatterton Village Low Carbon Zone (subsequently rebranded RE:FIT) 	2009
Low Carbon Community Challenge	<ul style="list-style-type: none"> • Application unsuccessful to DECC for bid for Low Carbon Community status 	2010
CESP	<ul style="list-style-type: none"> • There are no CESP areas within LB Bromley as no areas met the specific requirements in relation to deprivation for this funding stream 	2009- 2012
EEC/CERT	<ul style="list-style-type: none"> • A great deal of CERT activity has taken place. LB Bromley regularly reported the highest number of CERT installations, following activity across the borough with London Warmzone 	2002-2008 2009 -2012
HEES/Warm Front	<ul style="list-style-type: none"> • Both EAGA and subsequently Carillion have continued to install measures under Government-funded 	1996 -2013

	HEES / Warm Front Schemes	
RE:NEW1	<ul style="list-style-type: none"> 1,600+ visits/assessments and installations under the GLA's RE:NEW Programme 2011/12 	2011 - 2012
RE:NEW2	<ul style="list-style-type: none"> Further visits and installation of measures under the GLA's RE:NEW2 programme 2012/13, incorporating DECC Affordable Warmth funding 	2012 - 2013
DECC Affordable Warmth	<ul style="list-style-type: none"> See above 	January 2013 – March 2013)
CERT	<ul style="list-style-type: none"> No final data on CERT outcomes through energy provider schemes, but significant borough activity. 	Finished December 2012
'Health Pot' (Grants for Temporary Heating)	<ul style="list-style-type: none"> Department of Health, (DOH), Warmer Homes Healthier People monies to assist vulnerable people with emergency measures etc during the winter months to prevent winter deaths, successful bids for funding in 2011 and 2012. 	2011 -2012 2012 - 2013
i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES		
Current position and future ambitions/priorities	<p>LB Bromley's domestic energy emissions and fuel poverty performance:</p> <ul style="list-style-type: none"> 2.5t/capita, a fall in absolute terms of 5.45% since 2005 (but an increase compared with 2009) 11% Fuel poor Households, a reduction of 1.9% since 2009, (data from DECC Fuel Poverty Statistics2010, http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/regional/regional.aspx) <p>Generally speaking, fuel poverty rates have increased as energy costs have continued to rise whilst household incomes have in real terms reduced due to inflation and stagnant if not reducing levels of income, a pattern that is set to continue with reductions in welfare benefits etc.</p> <p>Data provided by the Public Health Observatory, http://www.apho.org.uk/resource/view.aspx?RID=117218 , indicates that there are approximately 208 excess winter deaths each year in Bromley which is "significantly worse than the England average", which may be partly attributable to the age profile of the Borough's population but which may also be related to the clear links between fuel poverty and health deprivation as set out in both the "Hills Fuel poverty Review" Hills Fuel Poverty Review and the London Assembly's report on fuel poverty, "In from the cold" http://www.london.gov.uk/publication/fuel-poverty-london .</p> <p>It should be noted that the excess winter death figure above for Bromley, (an average of 3 years from 2008-10) is over 20 times higher than road fatalities in the Borough for the same period.</p>	March 2013

Road Safety Statistics for The London Borough of Bromley 1994-2010



The Council currently has no dedicated resource with which to carry out any further work to improve energy efficiency / reduce carbon emissions in the housing sector, (none of which is owned or controlled by this Authority), or to reduce numbers reported in fuel poverty (factors affecting this such as energy costs and income are outside of the Council's direct control).

ii) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION

Green Deal and ECO

We have participated in preliminary discussions with the GLA and other London Boroughs about how Green Deal and ECO should be marketed and promoted within London.

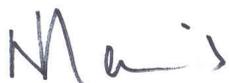
April 2013 - March 2015

We will inform and advise residents of how they can access schemes and funding for improving the energy efficiency of their dwellings and, if it proves beneficial, consider entering into agreements with specific Green Deal/ ECO providers to ensure that Borough residents are not disadvantaged.

Feed in Tariff Scheme	We do not own or manage any housing stock; we have therefore not directly installed any domestic PV installations. However, we are aware of a number of installations by owners within the Borough, and planning policy requires at least 10% of a development's energy requirements from on-site generation using renewable technology where there is a major development comprising 10 or more dwellings or more than 1000SqM. (In line with section 5.2 of the London Plan, http://www.london.gov.uk/sites/default/files/London%20Plan%202022%20July%202011.rtf and the developing local plan, which is currently out for consultation).	On-going
Renewable Heat Premium Payment	We do not own or manage any housing stock, we have therefore not installed any domestic renewable heat Premium installations, however are aware of a number of installations by owners within the Borough, and planning policy both encourages such uptake and makes it mandatory to generate at least 10% of a developments energy requirements from on site generation using renewable technology where there is a major development comprising 10 or more dwellings or more than 1000SqM. (In line with section 5.2 of the London Plan, http://www.london.gov.uk/sites/default/files/London%20Plan%202022%20July%202011.rtf and the developing local plan, which is currently out for consultation).	On-going
Zero Carbon Homes	Government policy is that new homes should be 'zero carbon' by 2016 and it is shortly to set out its response to the 2012 consultation on energy efficiency requirements in Building Regulations and later on what will count as 'allowable solutions' (towards compliance with the standard). LB Bromley will, therefore, need to ensure that its planning policy and building regulatory activity aligns with this ambition.	By 2016
Energy Performance Certificates (EPC)	We do not own or manage any housing stock and therefore do not have ready access to any information about EPCs related to residential accommodation in the Borough. We have no resource to purchase such information. Further consideration is being given to appropriate enforcement of relevant EPC legislation.	On-going
Minimum Standards in the Private Rental Sector	We continue to assess residential accommodation for Excess Cold hazards under the provisions of Housing Health and Safety Rating System (HHSRS) Part 1 Housing Act 2004 in line with all published guidance. And also encourage Landlords to improve conditions in their properties.	On-going
Smart meters	The Council does not directly own or manage any housing stock and is, therefore, unable to effect installation of smart meters.	On-going
Policy Development	Both Bromley Joint Strategic Needs Assessment (which supports health and well-being in the borough) and the proposed Local Plan (Options & Preferred Strategy document) will influence the energy efficiency of residential property in the borough (and hence help to reduce fuel poverty and carbon emissions)	On-going

iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT		
	<p>The Council has no dedicated resource with which to carry out such works and there is no statutory requirement so to do.</p> <p>We will, however, continue to investigate all appropriate opportunities for improvement to housing stock in the borough and work with neighbouring councils and partner organisations (e.g. RSLs) in respect of these initiatives as appropriate.</p>	On-going
iv) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS		
	<p>The Council continues to work with the GLA and other London Boroughs, particularly with Sub-Regional partners, as well as landlords and social housing providers within the borough.</p> <p>The Council has previously partnered with a number of organisations and agencies: however, there are no formal partnerships in place beyond the end of March 2013.</p> <p>The Council will review the above information and submit a subsequent report by the end of March 2015</p>	March 2015

Signed:



Nigel Davies
 Director, Environmental Services Department
 London Borough of Bromley

27 March 2013