

Home Energy Conservation Act (HECA)

Further Report 2013

April 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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1 Introduction

As required under the Home Energy Conservation Act (HECA, 1995), Hillingdon submitted an Energy Conservation Report to the Government in 1996 and annual progress reports thereafter.

In July 2012, the Department of Energy and Climate Change (DECC) published revised guidance to local authorities under HECA. The guidance requires all English authorities with housing responsibilities to prepare a 'further report' to DECC by 31st March 2013 setting out ambitions and priorities for improving the energy efficiency of all residential accommodation in their areas. The guidance requires boroughs to cover four key elements as listed within the Action Plan in Section 4.

Authorities must submit subsequent progress reports at two yearly intervals.

This report covers the borough's plans for the next 2 years, to meet local priorities alongside newly emerging national energy initiatives.

2 National context

Hillingdon has maximised the potential uptake of nationally funded energy efficiency initiatives from energy companies and the Government's Warm Front scheme. This combined with regional funding from the Greater London Authority's RE:NEW programme and the West London Warm Zone scheme has resulted in thousands of residents benefitting from free energy saving measures.

The energy company funded CERT (Carbon Emission Reduction Target) scheme provided loft and cavity wall insulation measures over a number of years, and as such there is now limited scope for uptake. The Council also took advantage of CESP (Community Energy Saving Programme), which is a pilot scheme funded by energy companies to install measures such as solid wall insulation in hard to treat homes.

The CERT, CESP and Warm Front schemes were closed at the end of December and replaced by the Government's new initiative called the Green Deal. The Energy Company Obligation (ECO) within the Green Deal will continue to provide assistance to vulnerable residents and the Council will play a crucial role in promoting the uptake of energy efficiency measures, particularly in hard to treat homes.

3 Local context

3.1 HECA Progress so far

Since the introduction of HECA in 1995, Hillingdon has maintained a strong track record in delivering energy efficiency measures and advice across a wide cross section within the community. The borough has maximised the potential for externally funded programmes to install loft and cavity wall insulation, and heating measures for vulnerable residents.

As a result, Hillingdon achieved the target of 30% improvement in energy efficiency by 2010 as required under HECA.

As there is limited scope for installing cost effective insulation measures, such as loft and cavity wall insulation, future external funding is now focussed on improving insulation standards of older solid walled properties within the borough. Hillingdon will continue to target heating improvements for vulnerable households through ECO. The borough also has four areas in the borough eligible for CSCO (Carbon Saving Communities Obligation) funding within ECO, which could provide a high number of solid wall insulation measures for suitable homes. These are located in Yeading Green, Hayes Town Centre and two in West Drayton. (See Fuel Poverty Map, showing CSCO areas).

3.2 Council Housing

The Council currently owns 10,300 tenanted properties and holds the freehold on an additional 3,000 leasehold properties. LBH also has responsibility for 1,064 blocks of flats and maisonettes, ranging from two storeys to fourteen storeys in height.

The average SAP¹ rating in the residential properties is currently 66. A review of all property is currently underway to establish what measures can be undertaken to improve the properties with the lowest SAP ratings.

As LBH's SAP profile and average is good, future potential for reduction in energy costs, CO₂ emissions and reductions in fuel poverty, as described above, are in improving the remaining properties windows to double glazing plus improving heating and insulation.

Much of the potential energy savings in LBH residential stock resides in the 2,400 solid wall properties that we have in a number of older 'cottage' type estates. Pilot programmes have been run and we are currently awaiting results of the pilots before a full decision on which avenue to progress (external vs internal vs a mix of both). One aspect that has been clearly identified and thus is a likely candidate to start these schemes is the cladding of gable end walls in the solid wall terraces as these both aids with heat retention/energy efficiency and due to lack of need to engage with freeholders means this programme is far more likely to be implemented earlier than any programme of full house / full terrace insulation.

The following programme of measures will be undertaken:

Single Glazed window renewal

Loft and Cavity wall insulation programme

¹ SAP or Standard Assessment Procedure is a way of measuring the amount of energy a property uses and amount of CO₂ it emits to reach a comfortable temperature and provide standard services, such as hot water. This means that the environmental performance of properties can be compared on a like-for-like basis. SAP is measured on a scale of 1-100. The lower the SAP rating, the worse the property's energy efficiency.

External wall cladding

Upgrading of residential and communal boilers with more efficient systems (inc CHP, Heat pump etc)

Area based programmes:

Solid wall cladding in CSCO areas being investigated.

3.3 Fuel poverty²

Hillingdon is a relatively affluent borough and has maintained a reasonable level of housing investment.

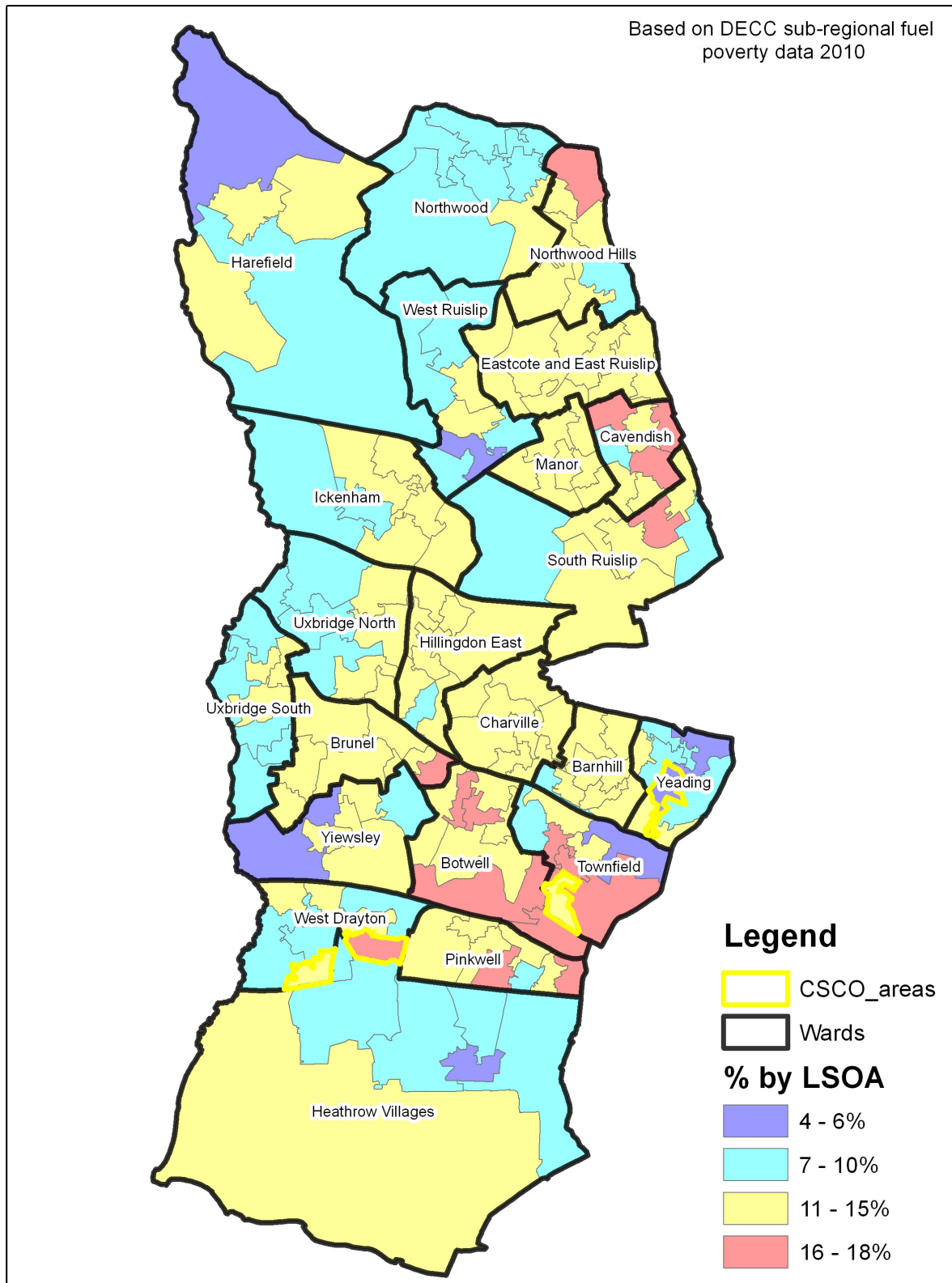
DECC produced fuel poverty data from 2010 which estimates that 10,697 (11.2%) households in Hillingdon are fuel poor. Previous data from 2006 showed that 6% of households were in fuel poverty, an increase of 5.2%.

This increase is predominantly due to continuing rises in energy costs, placing an increasing number of households into the fuel poverty bracket.

Hillingdon has utilised area based/street by street roll out to successfully target households who are likely to be affected by fuel poverty issues. As many grant funded programmes have been aimed at low income households, Hillingdon has targeted specific wards, utilising national and local statistics as a proxy for fuel poverty. (See map below).

² Fuel Poverty is the term used for when a household has to spend more than 10% of it's income on providing an adequate level of heating throughout the property. This is considered to be approximately 18 degrees in bedrooms, rising to 21 degrees in other areas of the home.

Percentage of households in fuel poverty



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3.4 Public Health: Excess Winter Deaths (EWD)

Cold housing is a key contributing factor to excess winter deaths, which are mainly from respiratory and cardiovascular problems.

In 2011/12 the Hillingdon Health & Wellbeing Board considered a report on Excess Winter Deaths produced by Public Health as part of the development of the Joint Strategic Needs Assessment (JSNA). This showed that there is an average of 102 per year. It identified that 72% of cases were those aged 75 and above and due primarily to excess cold related causes.

Hillingdon has been targeting areas of deprivation over a number of years with respect to fuel poverty and this has been successful by the fact that deprived areas only account for 20% of the EWD. There is also a current pan-London scheme, RE:NEW, funded by the GLA which is targeting the worst of the deprived areas within Hillingdon.

The areas that requires further support with respect to EWD are Barnhill, Eastcote and East Ruislip, Yeading, Ickenham, Pinkwell and West Drayton. Most of these wards have a higher proportion of elderly people, who are typically hardest hit by increasing inflation and living costs (fuel, food, and transport), and a reduction in their income from pensions and savings. Future funding proposals will specifically target these areas.

Hillingdon will be utilising links through its Integrated Care Pilot (ICP) which is concentrating on those over 75 years of age and those with diabetes. GPs are at the centre of the pilot delivering care to patients and co-ordinating involvement from other providers such as social services, District Nurses and key hospital consultants from Care of the Elderly, Mental Health and Diabetes.

4 Action Plan

HECA PRIORITY AREAS:	Timescale
i) Local Energy Efficiency Ambitions & Priorities	
<p>Develop a two year, cross tenure, multi stakeholder Strategic Action Plan for energy efficiency and affordable warmth improvements across the borough</p> <p>As the Governments Green Deal and ECO programmes are new and still evolving, the council will work with key stakeholders to assess ways to maximise external funding investment into the borough.</p> <p>The aims of the action planning process is to establish the following:</p> <ul style="list-style-type: none"> • Contribution to national CO₂ reduction target of 30% by 2020 • Fuel poverty reduction • SAP rating targets for the Council's housing stock targets for improving all properties with SAP of less than 35 • Evaluation of successes of the Department of Health funded Warm Homes Healthy People project to inform future roll out during winter months • Baseline for monitoring progress with respect to above targets • Promote signing up to LGAs Climate Local Commitment <p>The Strategic Action Plan will be submitted to Cabinet for ratification by December 2013.</p>	April – December 2013
ii) Measures we are taking to result in significant energy efficiency improvements of our residential accommodation	
<p>Energy Company Obligation (ECO) –</p> <p>The Council successfully bid for the DECC (Department of Energy & Climate Change) Fuel Poverty Fund and received £106,500 in March 2013. The Council will be working with an ECO delivery partner who have levered an additional £327k ECO funding towards delivery of heating, solid wall insulation, loft & cavity wall insulation through to 31st March 2014.</p> <p>The initial phase of the scheme from April – May 2013 will deliver the following Affordable Warmth improvements:</p> <ul style="list-style-type: none"> • 120 boiler replacements • 10 solid wall insulation • 60 loft insulation or cavity wall insulation • 5 hard to treat cavities or internal wall insulation <p>The second phase will identify ECO funded solid wall insulation measures within the boroughs 4 CSCO (Carbon Saving Communities Obligation) areas. (See item iii) for further details)</p> <p>The third and ongoing phase will explore opportunities for solid wall insulation improvements to the Councils housing stock. These activities will help to scope out delivery of ECO and Green</p>	<p>1st April 13 – 31st March 2014</p> <p>April – May 13</p> <p>June – Dec13</p> <p>April 13 – March 15</p>

Deal from April 2014 onwards.	
Green Deal – The Council will work with the GLA and other regional partners to scope out options for promotion of the Green Deal.	April 2013 onwards
Renewable Energy Technologies – The Council will provide regularly updated information and signposting for residents on nationally funded grants such as the Feed-in tariff (FIT) and Renewable Heat Incentives (RHI) schemes.	2013 - 2015
iii) Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based / street roll:	
CSCO (Carbon Saving Communities Obligation) – This will predominantly involve targeting the boroughs four areas in the borough eligible for CSCO funding from energy companies, which are located in Yeading Green, Hayes town centre and two in West Drayton. These areas contain a high proportion of council or Registered Provider (Housing Association) stock. A pilot scheme will be explored with the council's delivery partner and the results will be utilised to inform future roll out.	April 2013 – March 2015 May – August 2013
iv) Timeframe for delivery and local & national partners	
The Council recognises that working with local and national partners is the most effective way of its maximising resources. The Strategic Action Plan will focus more engaging with local partners and setting up a working group consisting of a range of key council staff including external groups such as: <ul style="list-style-type: none"> • Age UK Hillingdon • Disablement Association Hillingdon (DASH) • Hillingdon Carers • Citizens Advice Bureau (CAB) • Local NHS services • Registered Providers (Housing Associations) with stock in the borough • Plus a range of internal council teams. The council will continue to share knowledge, best practice and experience with other London Boroughs to secure additional resources for the borough through groups such as: GLA (Greater London Authority) London CAN (Carbon Action Network, formerly UK HECA) London Affordable Warmth & Health Forum Through the Landlord Forum, the council will continue to promote energy efficiency initiatives for private rented properties.	April 2013 – March 2015 Ongoing Quarterly

For London Borough of Hillingdon:

Name: Jean Palmer

Position: Deputy Chief Executive & Corporate Director, Residents Services

Date: 8th May 2013