



2009-2010  
Positive engagement of older people  
2009-2010  
Preventing and tackling child poverty  
2003-2009  
Winner of 7 previous  
Beacon Awards



INVESTOR IN PEOPLE

**Home Energy Conservation Act (HECA)**

**Further Report 2013**

**London Borough of Tower Hamlets**

## Background

**Home Energy Conservation Act 1995:** An Act to make provision for the drawing up of local energy conservation reports in relation to residential accommodation; to give the Secretary of State functions in connection therewith; and for related purposes.

The act required Local Authorities to produce and monitor progress on domestic energy efficiency activity within the borough, the last report submission was the *TWELFTH PROGRESS REPORT (2007) FOR THE PERIOD 1 APRIL 2007 TO 31 MARCH 2008*.

The annual reporting requirements were discontinued with the introduction of the National Indicator 187: tackling fuel poverty in 2008, where local authorities reported on percentage of people receiving income based benefits living in homes with a low energy efficiency rating. The National Indicators were deleted in 2011.

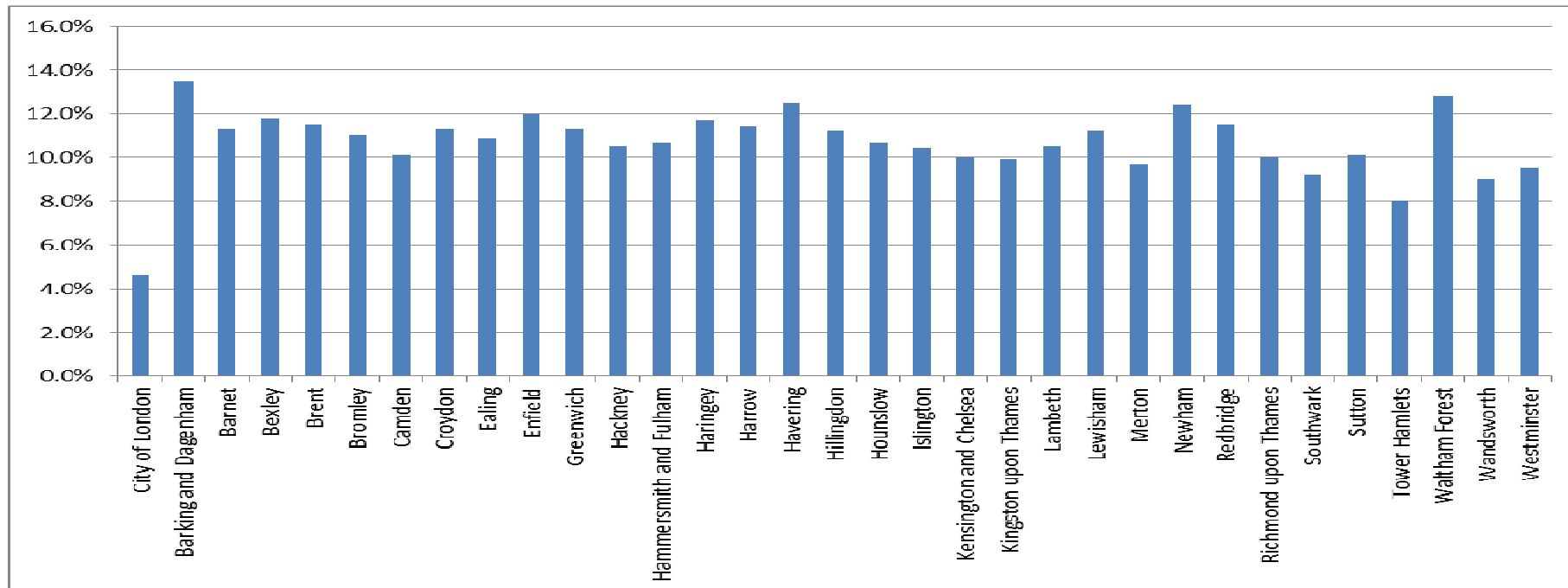
In July 2012 the Home Energy Conservation Act 1995 was amended, new guidance for local authorities (LAs) under the Home Energy Conservation Act (HECA) 1995, requires certain English Local Authorities with housing responsibilities to:

- (a) Prepare a report identifying 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; and
- (b) Following publication of this, report at two yearly intervals to the Secretary of State on progress in implementing these measures.

The HECA guidance recognised that Local Authorities are uniquely placed to assess the needs of their local residents and areas and to work with local partners to deliver improvements. The guidance particularly focused on how potential investment from the Green Deal, the new Energy Company Obligation and support for renewable energy technologies might be used for local economic development as well as improving residents' homes to make them warmer and more energy efficient.

## Fuel Poverty in London and Tower Hamlets

The sub regional fuel poverty levels, England 2010 is a data set published by the Department of Energy and Climate Change, which shows the level of fuel poverty at a local authority level. The graph below shows London Borough of Tower Hamlets has the lowest percentage of fuel poverty compared to any other local authorities in Greater London region.



Percentage of fuel poverty by borough (2010)  
 Source- Department of Energy and Climate Change

### London Borough of Tower Hamlets commitment

Year on year fuel prices continue to rise whilst the income for most residents in the borough has remained static or has fallen and many residents have indicated that they are concerned about paying their fuel bills. The Local Authority understands that inadequate heating in the home affects the health of the occupants, especially the elderly and the young.

### London Borough of Tower Hamlets will:

- Set up a Energy Co-operative to bring cheaper for the residents through collective energy switching schemes.
- Provide Energy Efficiency and Income maximisation advice to residents.
- Work with partners, stakeholders and residents to secure ECO funding.
- Make information available about the Green Deal Plan.
- Advice residents in installing micro generation renewable energy technologies and securing Feed in Tariffs and renewable heat Incentives.

### Key Aim One

**To establish an Energy Co-operative to provide cheap energy to residents, to progress the Fuel Poverty Strategy as a Community Strategy, ensuring its development and implementation as a corporate priority**

	Key Actions	Timing
1.1 Establish the Tower Hamlets Energy Co-operative	<ul style="list-style-type: none"> <li>• Set up the 'T.H.E Community Power' management board.</li> <li>• Establish 'T.H.E Community Power' as a legal entity.</li> <li>• Agree Implementation of the borough Fuel poverty Strategy.</li> </ul>	<p>Completed April 2013 September 2013 September 2013</p>
1.2 Make 'Providing Affordable Warmth for All and Maximising Energy Efficiency' a corporate priority.	<ul style="list-style-type: none"> <li>• Sign up to Climate Local – Climate Local is the Local Government Association's initiative to help inspire action on climate change and share best practice.</li> <li>• Agree that the next revision of the Community Plan includes the revised Objective.</li> <li>• Integrate the Fuel Poverty Strategy with other strategic plans.</li> <li>• Ensure the progress of the Fuel Poverty Strategy - Action Plan is monitored by the Corporate Management Team and the Great Place to Live Community Plan delivery group.</li> <li>• Ensure adequate resources in place to deliver Energy Efficiency and Affordable Warmth activities.</li> </ul>	<p>September 2013  September 2013  September 2013 April 2014 and on-going  September 2013</p>
1.3 Ensure all Housing Providers in Tower Hamlets adopt a strategic approach to Providing Affordable Warmth for All and Maximising Energy Efficiency.	<ul style="list-style-type: none"> <li>• Ensure all social housing providers (including Registered Providers) prioritise providing Affordable Warmth and Maximising Energy Efficiency in all of their relevant strategies.</li> </ul>	<p>March 2014</p>
1.4 Work with Regional Bodies and neighbouring Local Authorities to develop campaigns in partnership.	<ul style="list-style-type: none"> <li>• Ensure all future GLA programmes such as Re:New deliver the aim of this Boroughs Fuel Poverty Strategy.</li> <li>• Work with the sub region to develop campaigns in partnership. Identify opportunities for mutually-supportive actions and</li> </ul>	<p>September and on going  April 2013 and on going</p>

	promotions.	
1.5 Ensure that a robust system is in place for gathering data relating to household fuel poverty (including energy use and SAP data in THH stock, Registered Provider stock and the Private Sector). Establish a common method to track progress and activity.	<ul style="list-style-type: none"> <li>Investigate the use of UNO energy efficiency database to monitor RdSAP data.</li> <li>Agree a method for tracking energy efficiency activity across Registered Provider housing stock.</li> <li>Agree a cycle of housing stock condition surveys.</li> <li>Agree a strategy for sharing Energy Performance Certificate (EPC) data.</li> </ul>	<p>Completed May 2013</p> <p>March 2014</p> <p>March 2014</p>
<p><b>Key Aim Two</b></p> <p><b>Provide access to cheap energy for council tenants and residents living in the borough and ensure that homes in the borough are affordable to heat for all including those reliant on state benefits.</b></p>		
<b>Objective</b>	<b>Key Actions</b>	<b>Timings</b>
2.1 T.H.E Community Power	<ul style="list-style-type: none"> <li>Set up the collective energy switching scheme.</li> <li>Hold 3 to 4 collective energy switching auctions per annum.</li> <li>Establish a scheme for switching void properties to a preferred energy supplier.</li> <li>Encourage developers to use the borough preferred supplier as the property initial supplier.</li> </ul>	<p>Completed April 2013</p> <p>April 2013 and on going</p> <p>March 2014</p> <p>March 2014</p>
2.2 Ensure all council policies, strategies and statutory powers contribute to providing access to affordable warmth.	<ul style="list-style-type: none"> <li>Consider revising the Hosing Allocations Policy to take in to account the energy efficiency of the property.</li> <li>Consider a policy that takes in to account the energy efficiency of a dwelling before approving rent increases, with the aim of linking higher rents with lower energy running costs.</li> <li>Use enforcement powers to remove damp and mould growth, excess cold and excess heat hazards recognised in the HHSRS.</li> </ul>	<p>March 2014</p> <p>March 2014</p> <p>March 2014</p>
2.3 Ensure all housing providers improve the energy efficiency of their properties.	<ul style="list-style-type: none"> <li>Produce regular promotional leaflet containing information about the landlord benefits of energy efficiency, with guidance on grants, loans and relevant Council services.</li> <li>Include a basic energy efficiency check-list as entry criteria to the Council's Landlord Accreditation Scheme.</li> </ul>	<p>September 2013</p> <p>September 2013</p>

	<ul style="list-style-type: none"> <li>• Adopt a policy to ensure no property in the borough has a SAP rating of less than 40.</li> </ul>	March 2014
<b>2.4</b> Reduce the number of pre-payment meters in the borough.	<ul style="list-style-type: none"> <li>• Identify the number of pre-payment meters in the borough.</li> <li>• Provide support to those who are on pre-payment meters as result of fuel debt.</li> <li>• Provide energy monitors to those who prefer to be on the pre-payment meters to better manage their energy budget.</li> </ul>	March 2014 April 2013 and on going  September 2013
<b>Key Aim 3</b>  <b>To Empower, Educate and Inform the people about how to achieve Affordable Warmth</b>		
<b>Objective</b>	<b>Key Actions</b>	<b>Timings</b>
<b>3.1</b> Establish Affordable Warmth champions and a Referral Mechanism.	<ul style="list-style-type: none"> <li>• Establish a network of affordable Warmth champions.</li> <li>• Provide refresher training to existing champions and train new champions.</li> <li>• Revisit and refresh the existing Referral Mechanism.</li> </ul>	October 2013 October 2013  July 2013
<b>3.2</b> Providing tailored energy efficiency advice.	<ul style="list-style-type: none"> <li>• Establish an Energy Doctor's Scheme providing tailored energy efficiency advice in peoples home.</li> <li>• Provide free thermal surveys of homes to demonstrate the benefits of insulation.</li> <li>• Hold regular energy efficiency surgeries in idea stores and community centres.</li> </ul>	October 2013 and on going  October 2013 and on going  April 2013 and on going
<b>3.3</b> Better promotion of the Energy Efficiency and Affordable Warmth Service.	<ul style="list-style-type: none"> <li>• Ensure that every resident is aware of the Fuel Poverty Strategy and what it means to them.</li> <li>• Ensure that the council has clear signposting to, or provision of energy efficiency advice to householders.</li> <li>• Provide energy efficiency guidance and energy packs to households.</li> <li>• Deliver short energy efficiency courses for households through idea stores learning programmes.</li> </ul>	April 2013 and on going  April 2013 and on going  April 2013 and on going January 2014
<b>3.4</b> Provide an income maximisation service.	<ul style="list-style-type: none"> <li>• Provide energy budgeting advice and household energy plans to pay off energy debts.</li> </ul>	September 2013 and on going

	<ul style="list-style-type: none"> <li>• Provide benefit entitlement check service.</li> <li>• Use the Energy Co-op to provide access to green jobs and apprenticeships.</li> </ul>	<p>April 2013 and on going March 2014 and on going</p>
3.5 Ensure households are claiming their entitlement.	<ul style="list-style-type: none"> <li>• Run campaigns to publicise winter fuel payments entitlements, Cold weather payments and warm homes discount schemes.</li> <li>• Sign posting to other grants for home improvements.</li> </ul>	<p>October 2013 and on going  September 2013 and on going</p>
<p><b>Key Aim Four</b></p> <p><b>Access to funding to deliver energy efficiency projects</b></p>		
<b>Objective</b>	<b>Key Actions</b>	<b>Timings</b>
4.1 Identify a range of energy efficiency projects.	<ul style="list-style-type: none"> <li>• Identify a number of energy projects ready to be funded.</li> <li>• Identify groups and co-ordinators for the projects.</li> <li>• Identify projects by wards.</li> </ul>	<p>January 2014 March 2014 March 2014</p>
4.2 Actively apply for external funding	<ul style="list-style-type: none"> <li>• European Funding – IEE, Life+, ERDF, ELENA</li> <li>• Regional Funding – DECC, LEAF, RENEW</li> </ul>	<p>April 2013 and on going April 2013 and on going</p>
4.3 Energy Company Obligations (ECO)	<ul style="list-style-type: none"> <li>• Identify and implement projects to be funded through ECO</li> <li>• Maximise the boroughs access to ECO Affordable Warmth</li> </ul>	<p>April 2013 and on going April 2013 and on going</p>
4.4 Green Deal Plan	<ul style="list-style-type: none"> <li>• Develop a strategy for the local authority to act as a facilitator for the Green Deal Plan</li> <li>• Marketing campaigns to make tenants aware of the Green Deal Plan opportunities.</li> <li>• Work closely with the private sector landlords.</li> </ul>	<p>October 2013  October 2013  October 2013</p>
4.5 Local Authority Carbon Mitigation Fund	<ul style="list-style-type: none"> <li>• Complete the Planning Obligations charging schedule strategy</li> <li>• Deliver projects through this fund.</li> </ul>	<p>March 2014 March 2016</p>
4.6 Maximising Renewable Energy	<ul style="list-style-type: none"> <li>• Publicise Feed in Tariffs</li> <li>• Publicise Renewable Heat Incentives</li> </ul>	<p>October 2013 October 2013</p>
<p><b>Key Aim Five</b></p>		

**Good practice demonstrations and pilot projects**

<b>Objective</b>	<b>Key Actions</b>	<b>When</b>
<b>5.1</b> Total community Retrofit Project	<ul style="list-style-type: none"> <li>• Implement the total community retrofit project showcasing community based approach to energy efficiency.</li> </ul>	March 2016
<b>5.2</b> Area based approach	<ul style="list-style-type: none"> <li>• Build up on the ReNew project and deliver further projects.</li> </ul>	March 2014
<b>5.3</b> Undertake a review of opportunities for the implementation of Combined Heat and Power (CHP) and district heating for existing and dwellings.	<ul style="list-style-type: none"> <li>• Promote Barkantine Heat and Power as a good practice case study</li> <li>• Map out existing heat networks</li> <li>• Identify new district heating schemes</li> </ul>	March 2014  March 2014  March 2014
<b>5.4</b> Zero carbon Homes	<ul style="list-style-type: none"> <li>• Require new build domestic developments to be zero carbon by 2016 in accordance with government targets.</li> </ul>	March 2017