



GUILDFORD  
BOROUGH

Guildford Borough Council HECA further report

Reporting period: March 2013

## **Guildford Borough Council HECA further report March 2013**

Local authorities are uniquely placed to assess the needs of their areas and local residents and to act as catalysts for change. The Home Energy Conservation Act (HECA) 1995, recognises local authority's ability to use their position to improve the energy efficiency of all residential accommodation (such as owner-occupied, privately rented and social housing) in their areas.

This further report sets out the energy conservation measures that Guildford Borough Council considers practicable, cost-effective and likely to result in significant improvements in the energy efficiency of residential accommodation in the borough.

More information regarding the contents of the further report can be found in the following documents:

- Guildford Borough Council Key Delivery Targets 2012 – 2015
- Housing Strategy Interim Statement 2011
- Private Sector House Condition Survey 2009
- Sustainable Community Strategy 2009 - 2026

Currently, emissions and fuel poverty within the borough are as follows:

- In 2010, the borough's per capita CO<sub>2</sub> emissions from the domestic sector was 2.4 kilotonnes, a reduction of 11 per cent since 2005.
- 10.9 per cent of homes (approximately 5,934 households) in the borough are in fuel poverty. This compares with a national average of 16.4 per cent and a regional average of 11.5 per cent (Department of Energy and Climate Change (DECC), 2010).

*(data sourced from DECC Fuel Poverty Statistics 2010 [http://www.decc.gov.uk/en/content/cms/statistics/fuelpov\\_stats/regional/regional.aspx](http://www.decc.gov.uk/en/content/cms/statistics/fuelpov_stats/regional/regional.aspx))*

12.1 per cent of residential homes in the borough have had loft and cavity wall insulation measures installed under Carbon Emissions Reduction Target (CERT) since April 2008 *(data sourced from Home Energy Efficiency Database (HEED) 31 March 2012)*.

Guildford Borough Council's Private Sector House Condition Survey 2009 identified:


- 88 per cent of homes in the borough are private sector (owner occupied and privately rented) with an average SAP rating of 51
- 12 per cent of homes in the borough are social housing with an average SAP rating of 64.

Future reports will be provided at two yearly intervals from 31 March 2015 up to and including 31 March 2027. The reports will provide an update on how Guildford Borough Council is progressing with implementing the measures set out in this report.

Action	Example	Timing
<b>i) Local energy efficiency ambitions and priorities.</b>		
Key Strategic Priorities	<p>As part of the Council's Key Strategic Priorities we aim to:</p> <ul style="list-style-type: none"> <li>• work with partners to improve the lives of vulnerable groups,</li> <li>• improve the quality of the built and natural environment whilst protect the borough's heritage and character.</li> </ul>	2015
Sustainable Community Strategy	<p>By 2026 the Council aims to reduce CO<sub>2</sub> emissions per capita through increased use of renewable energy sources, energy conservation and reduced consumption. The borough will need to adapt to and manage the potential impacts of future climate change, such as increased flooding and droughts.</p>	2026
Housing Strategy Interim Statement 2011	<p>The Council owns and manages over 5,100 socially rented homes across the borough. These properties account for 9 per cent of the total residential stock and provide homes for some of the most vulnerable in the local community. Not only for the benefit of our tenants but also to safeguard a valuable asset the Council, through its Housing Revenue Account (HRA), has prioritised investment in the maintenance of its properties. Since 2005 over £26 million has been spent on repairs and improvements. This represents an average investment of just under £5,000 per dwelling over this period.</p> <p>The investment has been targeted to:</p> <ul style="list-style-type: none"> <li>• reduce the number of properties failing to meet the Decent Homes standard – a minimum standard that all socially rented homes must achieve</li> <li>• provide a reasonable degree of thermal comfort (effective insulation and efficient heating)</li> <li>• improve properties to the Guildford Standard.</li> </ul>	Ongoing
Home Improvement Policy	<p>The current policy seeks to improve housing conditions in private properties. It sets out a detailed scheme of assistance within an annual budget of £150,000. The current scheme of assistance provides repayable grants to eligible people and eligible properties to:</p> <ul style="list-style-type: none"> <li>• improve thermal insulation standards</li> <li>• reduce the number of non decent homes</li> <li>• eliminate category one hazards particularly in respect of thermal comfort</li> <li>• encourage the reoccupation of empty homes</li> <li>• provide interest free loans to encourage the take up of renewable technologies.</li> </ul>	Ongoing
Local Plan	<p>Develop a Local Plan for the borough that addresses climate change adaptation and mitigation in new homes.</p>	Ongoing

<b>ii) Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.</b>		
Green Deal and Energy Company Obligation (ECO)	The Council will signpost householders to information sources concerning Green Deal and ECO.	Ongoing
	The Council is investigating the most suitable approach to engage with the Green Deal and ECO for residents of our borough.	June 2013
Feed in Tariffs scheme	We will continue to signpost and provide advice to householders about the Feed in Tariff scheme and solar photovoltaic technologies. From the period of April 2010 to February 2013, there have been 796 domestic installations of solar photovoltaic panels in the borough (equivalent to 2.521MW).	Ongoing
Renewable Heat Premium Payment	We will continue to signpost and provide advice to householders about the Renewable Heat Premium Payment and the Renewable Heat Incentive (from Summer 2013).	Ongoing
Zero Carbon Homes	The Council requires residential developments of one or more gross units to achieve as a minimum Code for Sustainable Homes Level 3 and to achieve a 10 per cent reduction in carbon emissions through the use of on site low and zero carbon technologies.	Ongoing
Energy Performance Certificates (EPCs)	The Surrey Climate Change Partnership (SCCP), of which Guildford is a member, will investigate options, with regard to value for money, to purchase EPC records for Surrey and commission a modelling consultancy service, for example BRE or Energy Saving Trust (EST), to model the entire housing stock within the county. The data would be used to target community engagement and promotional activity to drive take-up of energy efficiency improvements and renewable technology where suitable. It will help target homeowners that could benefit from the Green Deal and/or ECO.	Ongoing
Surrey Healthy Homes Funding	Guildford Borough Council, in partnership with Surrey County Council and Action Surrey, submitted a bid to the Department of Health in response to a second round of Healthy Homes funding. The partnership received £550,000 of funding. This is being used to help reach the most vulnerable in the County and provide them with support in keeping warm this winter.	January to March 2013
Fuel Poverty Funding	Guildford Borough Council, in partnership with Hart District Council, received £102,000 of funding from DECC to improve the energy efficiency of residential park homes. A money advice scheme has been established in conjunction with Citizens Advice Bureau (CAB) to assist householders experiencing fuel poverty.	January to March 2013
Home Trust Loan	The Council has established a subsidised home trust loan scheme in conjunction with Parity Trust to assist householders with improving housing conditions and reduce energy use.	Ongoing
Home Improvement Agency	The in-house Home Improvement agency provides support to householders living in cold homes or suffering fuel poverty. Caseworkers provide energy and money advice, and support householders to access all grant assistance.	Ongoing

	The Handy person service carries out energy makeovers to reduce energy use and make homes warmer.	
Council housing stock	<p>Installed 340 new boilers in Council houses in 2012 – 2013. Replaced 25 year old open flue inefficient boilers with new 'A' rated condensing boilers and upgraded the heating system to meet Part L1 building regulations.</p> <p>Ongoing boiler replacement system upgrades to Part L1 building regulations planned for 2013 - 2014.</p> <p>The capital programme for financial year 2013 - 14 includes financial provision for continuing with the programme of cavity and loft insulation to Council homes.</p> <p>Continuation of phased programme of renewal of windows to improve thermal efficiency of properties with single-glazing.</p>	<p>March 2013</p> <p>March 2014</p> <p>March 2014</p>
Community events	The Council will continue to deliver community events around the borough (roadshows, open ecohomes) to help raise awareness of energy saving at home and provide advice and information.	Ongoing
Renewable technologies interest free loan	The Council offers interest free loans to install renewable technologies in residential properties. The loan is interest free and repaid over five years. The maximum loan per measure is £3,000.	Ongoing
Thermal imaging camera loan	The Council is offering a free thermal imaging camera loan scheme for local residents and community groups. Interested parties can borrow the camera for up to a week to help detect insulation defects, air leaks, electrical faults and moisture in their homes.	Ongoing
Energy monitors in libraries	The Council provides a free energy monitor loan scheme to local residents through Surrey libraries.	Ongoing
Collective Switching	Surrey County Council is leading and co-ordinating a Surrey wide collective switching campaign called Surrey Switch and Save. Residents and businesses can register their interest at <a href="http://www.surreyswitchandsave.org">www.surreyswitchandsave.org</a> The scheme will run until early April 2013.	April 2013
<b>iii) Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out.</b>		
Thermal imaging survey	<p>The Council has commissioned a thermal imaging survey of the borough. Once the thermal imaging data is available and converted into a GIS (Geographical Information System) layer, it will be available on the Council's website. The data will provide an indication of the relative thermal performance and efficiency of properties in the borough. It is anticipated that this will help identify area-based approaches for energy efficiency improvement measures in homes.</p> <p>Residents will also be able to compare the efficiency of their property with that of their neighbours and find out what they can do to improve the energy efficiency of their home.</p>	March 2015

<b>iv) Time frame for delivery and national and local partners.</b>		
Action Surrey	Action Surrey has been operating for three years (2009 – 2012) and supports local authorities in Surrey. Action Surrey provide impartial advice to residents to assist them with improving the energy efficiency of their homes. Action Surrey is operated by the Energy Centre for Sustainable Communities, a Thameswey Group company wholly owned by Woking Borough Council.	Ongoing
Surrey Climate Change Partnership	Guildford Borough Council is a member of Surrey Climate Change Partnership (SCCP). The partnership brings together officers from across the Local Authorities of Surrey to facilitate joint working to address climate change issues. The group has a particular focus on domestic energy efficiency, decentralised generation from renewable resources and opportunities for joined-up action on our own estates.	Ongoing
South East Carbon Action Network	The Council links into the South East Carbon Action Network to share knowledge on reducing domestic-sector carbon footprint and tackling fuel poverty across the region.	Ongoing
Citizens Advice Bureau (CAB)	The Council works with the local CAB to help provide free, independent, confidential and impartial advice on managing fuel bills to local residents.	Ongoing
Parity Trust	The Council works with the Parity Trust who has designed the Home Trust Loan for home owners who require financial assistance in order to carry out essential works to their properties	Ongoing
Public Health Team	The Council works with the Public Health Team on health and wellbeing.	Ongoing
Signed off by:		
Name	<b>Edward Wainhouse</b>	
Title	<b>Private Sector Services Manager</b>	
Date	<b>28 March 2013</b>	