



GUILDFORD  
BOROUGH

Guildford Borough Council HECA progress report

Reporting period: March 2015 – March 2017

<b>Local energy efficiency ambitions and priorities</b>	
Climate Local	Guildford Borough Council signed up to Climate Local December 2015 and is committed to implementing this.
Local Plan	<p>In May 2015 the government required all Councils to remove any requirements for new dwellings to meet the Code for Sustainable Homes. Guildford therefore withdrew its requirement for dwellings to meet Code level 3, which was driving higher standards. A requirement for new dwelling to reduce their carbon emissions by 10 per cent through the use of on-site low and zero carbon energy producing technologies remains in place.</p> <p>The Council is producing a new <a href="#">Local Plan</a>, which includes a policy that requires new dwellings to be energy efficient both through site design and choice of materials, and to enable sustainable lifestyles for building occupants (which will include energy efficiency). However, the limits on local planning policy set by the government mean that a specific energy efficiency standard is unlikely to be set. The draft Local Plan proposes to increase the carbon reduction requirement to 15 per cent, and supports and requires the development of low carbon energy, particularly CHP. It also requires new dwellings to be adapted and adaptable to offer resilience to the range of expected climate conditions.</p>
Housing Strategy 2015 - 2020	<p>Our <a href="#">Housing Strategy</a> sets out our ambitions for housing over the next five years and how we intend to achieve them. It concentrates on affordable housing and the use and quality of existing homes, with a focus on what can be achieved in the next five years.</p> <p>Key themes of our Housing Strategy relating to home energy include:</p> <p>2.2 Improve the worst housing conditions in the private sector.</p> <p>2.3 Work with private landlords to ensure the sector meets local needs and demand.</p> <p>2.5 Promote accreditation for private sector landlords (via a landlord training scheme, which includes information on minimum energy ratings etc).</p> <p>2.7 Deliver an outgoing programme of improvement to Council homes and achieve 99 per cent decent home within life of strategy.</p> <p>2.8 Tackle fuel poverty and reduce carbon emissions through energy efficiency measures in homes of all tenures.</p> <p>3.10 Investigate the use of combined heat and power in all high-density new build schemes.</p> <p>3.12 Produce an Affordable Warmth strategy and explore options for a county-wide strategy involving local health and well-being boards.</p> <p>Policies adopted by the Council to support the strategy include a Home Improvement policy. This assists home owners to repair, improve or adapt their properties. In the capital programme £550,000 on average has been made available each year and resources are targeted at low income households living in the worst properties.</p>
Sustainable Communities Strategy	Under our <a href="#">Sustainable communities strategy</a> the Council aims to reduce CO <sub>2</sub> emissions per capita through increased use of renewable energy sources, energy conservation and reduced consumption by 2026. We will need to adapt to and manage the potential impacts of future climate change, such as increased flooding and droughts.
Corporate Plan 2015 - 2020	<p>The Council's corporate plan sets out Guildford Borough Council's strategic priorities until 2020. One of our priorities is to reduce energy and water use we plan to do this by:</p> <ul style="list-style-type: none"> <li>- Generating significant revenue through a renewable energy package, including rooftop solar power, clean energy from the River Wey and community energy</li> <li>- Influencing and encouraging reductions in energy and water use by residents and businesses</li> </ul>

**Measures that take advantage of financial assistance and other benefits offered from central Government initiatives, to help result in significant energy efficiency improvements of residential accommodation.**

<p>Fuel Poverty</p>	<p>Our Home Improvement policy is in place to assist home owners to repair, improve or adapt their properties. In the capital programme £550,000 on average has been made available each year and resources are targeted at low income households living in the worst properties with a specific criteria relating to energy efficiency improvements. Those on means tested benefits are 'passported' to have no contribution to the cost of works (subject to grant limits and eligibility). The policy has a further strand to complement renewable technology incentives, by providing an interest free loan of up to £3,000.</p> <p>In addition to the Councils own grant programme we worked with Action Surrey to deliver the Streets Ahead solid wall insulation programme (a Green Deal Communities pilot). This programme aimed to deliver energy saving measures (solid wall insulation was the main driver) across the county. In Guildford 55 homes have been insulated under this scheme, at a cost of £22,000 achieving a carbon saving of 45 tonnes.</p>
<p>Foundations Independent Living Trust</p>	<p>We successfully bid for funds :</p> <ul style="list-style-type: none"> <li>• in 2016/17 from the Gas Safe charity (administered by Foundations) for Guildford and Waverley residents, to fund servicing or pay towards the cost of replacing old boilers.</li> <li>• In 2015/16 to Foundations/npower Health Through Warmth fund for Home Energy Makeovers (small measures to improve energy efficiency)</li> <li>• In 2015 to Foundations to obtain monies from Scottish and Southern Electric (SSE) demanded by Ofgem, as a penalty for not fully meeting its target under the Community Energy Savings Programme (CESP).</li> </ul> <p>We made further unsuccessful bids eg to NEA Warm &amp; Healthy Homes Fund, fulfilling the commitment in our Home Improvement Policy to seek external funds to complement our own grant and loan schemes.</p>
<p>Minimum energy standards in the private rented sector</p>	<p>The home improvements offered to owner-occupiers are managed from within the same team that delivers housing enforcement. Once regulations and guidance are published we will utilise our existing expertise and our enforcement policy to target enforcement of the regulations where required. Our current policies do not offer grant assistance for landlords, but the Home Trust Loan option has been used to incentivise energy improvements.</p>

<b>Measures which the authority has developed to implement energy efficiency improvements cost-effectively in residential accommodation by using area based/street by street roll out involving local communities and partnerships (e.g. social housing partners, voluntary organisations and town/parish councils).</b>	
Council Tax Mail Out	<p>In 2016 the Council in partnership with Action Surrey designed and produced an energy saving information and awareness leaflet, which was included in the council tax mail out to all 56,000 homes in the borough. This helped make local residents aware of:</p> <ul style="list-style-type: none"> <li>- Warm Home Discount Scheme</li> <li>- Priority Service register</li> <li>- Watersure scheme</li> <li>- Aerial heat loss survey (residents can view how much heat is being lost from their home)</li> <li>- local home improvement grants,</li> <li>- the renewable energy interest free loan,</li> <li>- as well as Action Surrey our local energy advice service</li> </ul>
Partnerships for delivering support to low income and vulnerable households.	<p>Advice in GP Surgeries: In February 2015 a pilot scheme offering people free advice services at a number of local Guildford GP surgeries was launched. Advisors from Citizens Advice Bureau, Guildford have been offering their services at four Guildford GP surgeries.</p> <p>The pilot scheme has been seen by more than 226 clients with 427 appointments, proving its viability. The scheme has improved access to people seeking advice (98% said it was easy to access); it has been an effective response to un-met needs (60% hadn't been to Citizens Advice before); and at least 55% of clients are from Guildford's most deprived areas where social determinants of health can impact.</p> <p>Most clients were referred to the service by their GP practice staff or had picked up a leaflet at the surgery. 39% were disabled or had long-term health problems – the others would have had health problems as they were at their GP surgery. Many of the clients who returned a survey said they had been stressed or upset and had felt better after having had advice.</p> <p>There were high levels of satisfaction among surgery staff and it is valued by GPs. All clients said they would be likely to recommend it to friends and family. This project is trying to secure further funding to be able to continue to offer advice at GP surgeries.</p>
Streets Ahead	<p>We have worked with Action Surrey to deliver the Streets Ahead solid wall insulation programme. This utilised information from the BRE database to target areas with solid wall properties. This programme aimed to deliver energy saving measures across the county, principally for solid wall insulation. In Guildford 55 homes have been insulated at a cost of £22,000 achieving a carbon saving of 45 tonnes.</p> <p>Building on this project, we plan to carry out a boiler replacement project in 2017, targeting fuel poor households.</p>

Social Housing	<p>The Council own 5246 homes, about 95% of which are double-glazed. The remaining 5% of homes will have double-glazing installed as part of our current capital programme (2017/18). Once this is complete, all properties will be double-glazed with maybe some minor individual exceptions.</p> <p>The Council continues to replace old, inefficient boilers in their housing stock. During 2015-2017 the council installed around 440 'A' rated condensing boilers.</p> <p>The Council continues to improve the thermal efficiency of their social housing, since 2015 we have retrofitted 49 homes with external solid wall insulation.</p> <p>Since 2015 the Council has built 62 homes to code for sustainable homes level 4 standard at Lakeside Close in Ash and New Road in Gomshall. The majority of these homes have integrated solar photovoltaic (electricity) panels in the roofs of the homes.</p> <p>We are planning on building more council homes and will investigate the feasibility of renewable and low carbon technologies in all high density new build schemes.</p>
Renewable Energy Mapping	<p>The council carried out a <a href="#">Renewable Energy Mapping study</a>. This identifies the best renewable energy opportunities within the borough taking into account constraints that exist. It informs our investigations for renewable energy opportunities.</p>
Thermal imaging camera loan scheme	<p>The Council has run free thermal imaging camera training sessions and set up a loan scheme for local residents and community groups. Over 300 local residents have benefitted from the thermal imaging camera loan scheme.</p>
Thermal imaging survey	<p>The Council commissioned a thermal imaging survey of the borough in 2015. The thermal imaging data is available to public on the council's website: <a href="https://www.guildford.gov.uk/energysavingadvice">https://www.guildford.gov.uk/energysavingadvice</a></p> <p>Residents can compare the efficiency of their property with that of neighbours and find out what they can do to improve the energy efficiency of their home.</p> <p>The data provides an indication of the relative thermal performance and efficiency of properties in the borough.</p>
Community events	<p>The Council regularly attends community events across the borough (roadshows, farmers markets and village fetes) to help raise awareness of energy saving at home and provide advice and information.</p>
Warmth Matters Surrey Community Action	<p>Warmth Matters is run by the charity Surrey Community Action, offering free advice and practical, hands-on support to people across Surrey who are affected by, or at risk of fuel poverty. Many people run in to hardship over the winter but may find it difficult to ask for advice or know where to go for impartial information. Warmth Matters aims to bridge that gap by visiting communities at most need, prioritising young families and those with disabilities or chronic illnesses. This scheme commenced in September 2016, to date 157 families have received information and advice to spend less on energy bills and keep their homes warm and healthy in Guildford borough. Their sessions help people to better understand their fuel bills and equip them with the skills to find the best deals.</p>

<b>A time frame for delivery and national and local partners</b>	
Junior Citizens	Each year the Council delivers a sustainable living workshop to local schools attending Junior Citizens.
Repair Café	The Council organises and coordinates a regular, monthly Repair Café to help develop skills, reduce waste and CO <sub>2</sub> emissions, and encourage a sustainable community.
Action Surrey	Action Surrey is our delivery partner for providing impartial advice to residents to assist them with improving the energy efficiency of their homes. Further details on this Surreywide partnership are detailed in the annex to this report.
Surrey Energy and Sustainability Partnership (SESP)	<p>Guildford Borough Council is a member of SESP and actively participates in the group. The partnership brings together officers from across the Local Authorities of Surrey together with Action 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. Further details on this Surrey wide partnership are detailed in this report.</p> <p>Guildford Borough Council in partnership with Surrey County Council and Action Surrey are working, to develop a Statement of Intent in order to put forward declarations to energy suppliers for ECO Flexible Eligibility funding for residents in fuel poverty.</p>
Association of Local Energy Officers South East (ALEO SE)	The Council links into the ALEO SE to share knowledge on reducing domestic-sector carbon footprint and tackling fuel poverty across the region.
Citizens Advice Bureau (CAB)	The Council works with and helps to fund the local CABs (Ash and Guildford) to help provide free, independent, confidential and impartial advice on managing fuel bills to local residents.
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, which can include energy efficiency or renewable technology installations.
Public Health Team Health and Wellbeing Board	The Council works with the Health and Wellbeing Board and Surrey County Council Public Health Team on health and wellbeing, including the health impacts of housing (which links to energy issues).
Seasonal Health Group	We will be working with these partners through the seasonal health group and the housing study group to ensure that housing issues are considered as part of the wider public health agenda.

Signature:



Signed off by: Stuart Taylor

Position: Environmental Health Officer

Date: 31 March 2017

**Annex: Home Energy Conservation Act 1995 – Guildford Borough Council/Action Surrey/SESP update**

ACTION	DELIVERY	TIME-FRAME
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**LOCAL ENERGY EFFICIENCY AMBITIONS ; PRIORITIES**

Guildford Borough Council has committed to Surrey Energy and Sustainability Partnership (SESP)

The previous 2012-2014 HECA report was drawn up on behalf of the local authorities who formed the Surrey Climate Change Partnership. In 2014 this group was reconstituted into the Surrey Energy and Sustainability Partnership. Its strategy prioritises the following:

- To help residents to save money and cut carbon emissions,
- To help improve the competitiveness of local businesses by improving energy efficiency and lowering energy costs.
- To increase awareness in schools to the possible measures and the benefits of energy efficiency.
- To address energy efficiency within our own estates
- To consider energy from local renewable resources

SESP has commissioned Thameswey Sustainable Communities Ltd. to deliver a partnership project ('Action Surrey'), to provide an impartial local energy advice service for the whole of Surrey. Action Surrey has been operating since 2009 and co-ordinates a trusted installer network utilising wherever possible local installers to improve the energy efficiency of homes and premises. Referrals for Green Deal and ECO are generated via council call centres and traditional offline and online marketing activity. Action Surrey's 5 year plan include the following original targets

Targets	Planned Outcomes
Local Authority-funded energy efficiency improvements	Helping vulnerable and fuel poor households
ECO funded energy improvements	Energy bill savings for domestic properties
Householder funded energy improvements	Lifetime tonnes of CO2 saved
	Bringing business to the local supply chain

2015 - 2017

## FUEL POVERTY / PUBLIC HEALTH

Under the new definition of fuel poverty, **Low Income High Cost**, a household is considered to be fuel poor where:

- they have required fuel costs that are above average (the national median level)
- were they to spend that amount, they would be left with a residual income below the official poverty line.

7.2% (35,005) of Surrey households are considered to be in fuel poverty (BRE Housing Stock Appraisal for Surrey 2014).

<b>Guildford Borough Council</b>	<b>2014 (LIHC)</b>	<b>2014 (BRE)</b>
Estimated number of households in the borough	55,842	59,762
Estimated number of households in fuel poverty	4,442	4,995
% fuel poor	8	8

Data from DECC Fuel Poverty Statistics 2014 under 10% indicator

<https://www.gov.uk/government/statistics/2014-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>

Data under LIHC indicator

<https://www.gov.uk/government/statistics/2014-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>

We aim to support Surrey's Health & Well Being Strategy and wider local strategic priorities, on issues such as housing, health and poverty, through housing strategies/corporate plans. From 2015, Action Surrey has supported the new Fuel Poverty Strategy for England, which sets an ambition that as many fuel poor homes as reasonably practicable achieve a B and C energy efficiency standard by 2030.

We aim to provide access to affordable warmth through local initiatives which will contribute to reducing levels of fuel poverty in the borough/district. Since 2015 Action Surrey has utilised opportunities presented by the NICE Excess Winter Deaths and Illnesses Guidelines and Cold Weather Plan.



Action Surrey are also currently in discussions with all partner districts and boroughs, including Guildford Borough Council, to develop a Statement of Intent for Surrey County in order to put forward declarations to energy suppliers for ECO Flexible Eligibility funding for residents in fuel poverty.

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

**GREEN DEAL/ECO**

Action Surrey and Guildford Borough Council will continue to take advantage of any government initiatives appearing through ECO and Green Deal for energy efficient measures and tackling fuel poverty.

The following measures have been installed to reduce carbon emission and fuel poverty during the period 1 Jan 2015 – 31 Dec 2016:

Scheme Name	Private Sector
Loft Insulation	34
Cavity Wall Insulation	31
External/Internal wall insulation	32
Heating	5

A consortium representing all Surrey local authorities has received funding through DECC's Green Deal Communities Fund to roll out a street by street solid wall insulation project, under the banner of 'Streets Ahead'. This project, which was delivered by Action Surrey, offered a grant to fit internal or external wall insulation and promote take up of Green Deal funding. The project was one of the most successful GDC schemes, with 464 properties insulated across the county upon its closure in September 2016. Part of the funding for this also contributed to the Low Carbon Communities (LCC) project, which has provided energy audits, community engagement and grants towards installing energy efficiency measures for community groups/buildings across the county. The Department of Health also awarded funding to the Surrey Healthy Homes Partnership to support local authorities to reduce the levels of deaths and illness that are due to vulnerable people living in cold housing. Action Surrey has successfully delivered two Healthy Homes projects in two different Clinical Commissioning Groups within the county, aimed at identifying where energy efficiency measures could be an effective intervention to reduce the risks of illness as a result of a cold home.

1 Jan 2015 –  
31 Dec 2016