

Home Energy Conservation Act (1995)

Gateshead Council

Revised Further Report March 2015



Introduction

The Department of Energy & Climate Change (DECC), under the Home Energy Conservation Act (HECA) 1995, required all English authorities to prepare reports by 31 March 2013 setting out the home energy conservation measures that the authority considers practicable and cost-effective in its area. There is also a requirement to publish a bi-annual update showing progress achieved on planned action. The first HECA further report was approved by Cabinet on 12 March 2013 and this revised further report approved on 24 March 2015. The first biennial update covering the period March 2013 to April 2015 is available on the Councils website.

The revised further report draws on and updates Gateshead Council's existing strategies and action plans for energy efficiency and carbon reduction (Climate Change Strategy, Sustainable Energy Action Plan) and outlines the Council's local energy efficiency ambitions and priorities broadly focusing on two areas.

1. measures that use financial assistance from central Government initiatives, such as the Green Deal, Energy Company Obligation, (ECO), Feed in Tariffs, Renewable Heat Premium Payment, Renewable Heat Incentive and others.; and
2. measures which an 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

Context

This revised further report should be read and viewed in the Context of and in conjunction with Vision 2030, the Council Plan, the Climate Change Strategy, the Sustainable Energy Action Plan and the Councils prevailing Housing Strategy for complimentary and related activity.

NB: The initial 2013 HECA Further report and 2015 bi annual update utilised SAP 2005. This revised further report utilises SAP 2009 which is some cases accounts for what appears to be a reduction in energy efficiency.

ACTION	EXAMPLE	TIMING / FINANCE																						
<p>i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES Challenges</p>	<ul style="list-style-type: none"> ▪ The Gateshead population has reduced slightly from 200,300 to 199,998 (ONS Mid 2011 & 2013 population estimates). ▪ There has been a small net increase in residential properties from 92,100 to 92,594. ▪ SAP ratings continue to vary by tenure and geographical locality <div style="display: flex; justify-content: space-around; margin: 10px 0;"> <table border="1" data-bbox="662 1153 917 1624"> <thead> <tr> <th>Tenure</th> <th>Average SAP Rating</th> </tr> </thead> <tbody> <tr> <td>Housing Association</td> <td>68</td> </tr> <tr> <td>Local Authority</td> <td>71</td> </tr> <tr> <td>Owner Occupied</td> <td>60</td> </tr> <tr> <td>Privately Rented</td> <td>61</td> </tr> </tbody> </table> <table border="1" data-bbox="614 728 917 1097"> <thead> <tr> <th>Neighbourhood Management Areas</th> <th>Average SAP Rating</th> </tr> </thead> <tbody> <tr> <td>Central</td> <td>62</td> </tr> <tr> <td>East</td> <td>64</td> </tr> <tr> <td>Inner West</td> <td>62</td> </tr> <tr> <td>South</td> <td>63</td> </tr> <tr> <td>West</td> <td>59</td> </tr> </tbody> </table> </div> <ul style="list-style-type: none"> ▪ By Ward, Low Fell (57), Saltwell (58) and Chopwell & Rowlands Gill (58) exhibit the lowest SAP ratings although these are EPC rated band D and near the Councils target of >65. Dunston & Teams exhibits the highest SAP rating in the borough (68) ▪ Gateshead still has a large number of solid wall properties which are classed as “hard to treat” but this is down from 8000 to 7300 as a result of the implementation of estate regeneration programmes. ▪ The Gateshead Housing Company continues to manage around 2200 that are of “non traditional” construction and therefore “hard to heat” 	Tenure	Average SAP Rating	Housing Association	68	Local Authority	71	Owner Occupied	60	Privately Rented	61	Neighbourhood Management Areas	Average SAP Rating	Central	62	East	64	Inner West	62	South	63	West	59	
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<p>Ambitions & Priorities</p>	<ul style="list-style-type: none"> ▪ Gateshead Council retains its public commitments to tackling climate change, some of which have specific carbon reduction targets: <ul style="list-style-type: none"> Nottingham Declaration on Climate Change Eurocities Declaration on Climate Change Signatory of the EU Covenant of Mayors: 20% by 2020 UK Low Carbon Transition Plan 34% by 2020 Gateshead's Climate Change Strategy 40% by 2025 ▪ Vision 2030's Strategic Indicator aims to have all homes with a SAP greater than 65 by 2030. At year end The year end target for 2014/15 of 43.1% has been met and exceeded (55%) ▪ 33% of Gateshead Carbon Emissions (2012) is from homes (20% gas, 13% electricity. ▪ Our current performance on emissions and fuel poverty is 6.6kt CO2 (2012) per capita. <ul style="list-style-type: none"> ▪ https://www.gov.uk/government/statistics/local-authority-emissions-estimates ▪ Cost Methodology https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics ▪ We will reduce carbon emissions in the housing sector by 20% on 2005 levels by 2020. ▪ We will reduce fuel poverty by 0.5%, and have established plans to achieve this by 2016.
<p>ii) a) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION – CAPITAL SCHEMES</p>	
<p>Green Deal</p>	<ul style="list-style-type: none"> ▪ Gateshead Council will continue to “promote” the Green Deal through the Warm Up North Partnership and monitor its delivery locally. ▪ Where appropriate the Council will work with Warm Up North to identify potential capital schemes utilising the Green Deal Home Improvement Fund vouchers if further rounds are announced by DECC.
	<p>April 2017</p>

<p><u>The Energy Company Obligation</u></p>	<p><u>Social Housing – TGHC Solid Wall insulation - High & Low Rise Non Traditional Properties.</u></p> <p>The Council is working in partnership with Warm Up North to deliver 300 solid wall insulation measures to high rise and low rise properties This scheme has been agreed in order to complete the original low rise ECO solid wall insulation scheme that was ended prematurely due to funding being withdrawn and also address three tower blocks which had previously been selected for wall and roof insulation in addition to window replacement</p> <p><u>Private Sector Housing</u> Owner Occupiers, landlords and tenants will apply direct to Warm Up North for measures funded by ECO in relation to cavity wall and loft insulation, external wall insulation and free or subsidised central heating boilers. Gateshead Council will promote the availability of this funding with its partners. New targets set are based on historic delivery.</p> <p><u>Registered Providers</u> It is envisaged that energy company obligation funding will be utilised by registered providers in the Borough to improve their stock but an estimate of the value cannot be quantified.</p>
<p><u>Number Homes</u> 300</p> <p><u>Scheme Cost</u> £2,053,000</p> <p><u>Council Cost</u> £1,600,000</p> <p><u>Grant Income</u> £453,000</p> <p>Completed by April 2017</p>	<p><u>Number Homes</u> 200</p> <p><u>Scheme Cost</u> £302,000</p> <p><u>Council Cost</u> £0</p> <p><u>Grant Income</u> £302,000</p> <p>Completed by April 2017</p> <p>Completed by April 2017</p>

<p>Town Centre District Energy Scheme</p>	<p>Contracts have been awarded to three contractors to construct a District Energy Scheme for the Town Centre and quays area of Gateshead. Construction is set to get underway in Spring 2015 with the scheme being operation in Spring 2016. It is anticipated that 384 residential units will be connected to the district heating scheme initially across 5 blocks in the Bridges Ward in the centre of Gateshead with potential to serve more as a result of future expansions to the network. Provision has been made to connect an estimated 1000 new build residential units, some of which will be built through Gateshead's Regeneration Partnership over the next 10 years at.</p>	<p><u>Number Homes</u> 384 initially <u>Scheme Cost</u> £1,275,000 <u>Council Cost</u> £1,275,000 <u>Grant Income</u> £0 Operational by April 2016</p>
<p>Tower Block – Retrofit Schemes</p>	<p>The Council in partnership with The Gateshead Housing Company continue to investigate funding opportunities to improve 25 high rise tower blocks including over 1200 homes but this has been substantially hampered by the changes to ECO. These dwellings are in need of fabric insulation, window and central heating upgrades. Future appraisals of the stock will be informed by the stock condition information, assessing the viability of blocks based on a holistic approach to the future investment and revenue generation.</p>	
<p>Asset Management – The Gateshead Housing Company.</p>	<ul style="list-style-type: none"> ▪ £2,300,000 will be invested over the next two years to upgrade and replace 400 “F” rated back boilers to SEDBUK “A” rated Combi Condensing boilers. This will help maintain decency of homes, and improve the average SAP by an average of 12 points and ordinarily move the property up one band on the Energy Performance Certificate. ▪ £2,000,000 will be invested in energy efficient glazing over the next two years in 600 properties with defective or mark 1 single glazed windows in stock managed by TGHC. 	<p><u>Number Homes</u> 1000 <u>Scheme Cost</u> £4,300,000 <u>Council Cost</u> £4,300,000 <u>Grant Income</u> £0 April 2017</p>
<p>Solar PV - The Gateshead Housing Company</p>	<ul style="list-style-type: none"> ▪ Gateshead Council in partnership with the Gateshead Housing Company, are proposing a £4.8m capital scheme to install solar PV arrays to 1000 properties over 3 years. It is envisaged this will give an annual saving on grid electricity cost to tenants of £120,000 and annual CO2 saving of 1650t* * based on EST data. http://www.energysavingtrust.org.uk/domestic/content/solar-panels 	<p><u>Number Homes</u> 1000 <u>Scheme Cost</u> £4,800,000 <u>Council Cost</u> £4,800,000</p>

		<u>Grant Income</u> £0 April 2018
Acquisition of Voids – Keelman Homes	<ul style="list-style-type: none"> ▪ Keelman Homes plans to acquire 12 ex “right to buy” properties over the next two years. These will be improved to the Gateshead Standard, which includes thermal comfort elements. Properties have been void but are being bought back into use. 	<u>Number Homes</u> 12 <u>Scheme Cost</u> £960,000 <u>Council Cost</u> £720,000 <u>Grant Income</u> £240,000 April 2017
Summary of capital schemes	Total outputs for all proposed capital schemes between April 2015 and March 2017:	<u>Number Homes</u> 2896 <u>Scheme Cost</u> £13,690,000 <u>Council Cost</u> £12,695,000 <u>Grant Income</u> £995,000
ii) b) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION – OTHER SUPPORT SCHEMES		
New Build – Gateshead Regeneration Partnership	<ul style="list-style-type: none"> ▪ Gateshead Regeneration Partnership will build 2400 properties across 19 sites in Gateshead. All will be built to a minimum of Code for Sustainable Homes Level 4 ensuring that they are among the best insulated and most energy-efficient homes in the UK. 	April 2025
Energy Consumption Reduction - The Gateshead Housing Company	<ul style="list-style-type: none"> ▪ Courtesy of National Energy Action and British Gas, TGHC have a supply of electricity monitors, “stand by savers”, ECO kettles and radiator reflector packs to issue to between 100 and 200 vulnerable new tenancies to help them reduce their energy consumption. 	April 2016

New Build – Keelman Homes	<ul style="list-style-type: none"> ▪ Keelman Homes have a target to build 38 new build energy efficient properties over the next two years. 	April 2017
Public Health	<ul style="list-style-type: none"> ▪ A discretionary top up scheme to help fund shortfalls in ECO contributions towards central heating boilers for vulnerable households is being explored with a view to undertaking a pilot scheme. 	April 2017
Feed in Tariffs scheme	<ul style="list-style-type: none"> ▪ At present Gateshead has 1035 domestic Solar PV installations, a rate of 112 per 10,000 households and 1 Micro Wind. Private sector installations will rise further. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/68876/December_2012_Sub-regional_Feed-in_Tariffs_confirmed_on_the_CFR_Statistics.xls 	April 2015
Zero Carbon Homes	<p>Gateshead Council will actively support the national planning and building regulation guidance and notes the intention to end the Code for Sustainable Homes standard.</p>	April 2017
EPCs & energy data.	<p>The Energy Services team will continue to update the Council's Corporate UNO Energy Efficiency database with the following energy efficiency improvement data:</p> <ul style="list-style-type: none"> ▪ Local Authority Building Control Data (Loft, Cavity and External Wall insulation, Solar PV, central heating boiler upgrades and window replacement.) ▪ Warm Up North insulation delivery records ▪ Surveys arising from the Councils Voluntary Private Rented Sector Accreditation Scheme. ▪ Asset management data collated by The Gateshead Housing Company as part of the management of the housing capital programme. <p>This is to identify eligible properties, facilitate targeting, implementation surveys and the delivery of further fabric improvements.</p>	April 2017
Mandatory Housing Standard (HHSRS)	<ul style="list-style-type: none"> ▪ The Council will utilise its enforcement powers under the Housing Act 2004 in relation to the enforcement of Housing Health and Safety Rating System. ▪ This will focus on the removal of Category 1 Hazards in relation to Excess Cold. ▪ Stock Condition Surveys are underway on Council owned housing managed by TGHC. Any HHSRS hazards identified will be programmed for rectification. 	April 2017

<p>Minimum standards in the private rental sector</p>	<ul style="list-style-type: none"> ▪ In addition to exercising enforcement powers outlined above the Council will continue to facilitate the borough wide Voluntary Accreditation Scheme in the private rented sector in conjunction with Gateshead Private Landlord Associations to improve the energy efficiency of the private rented stock and improve the thermal comfort for tenants. 150 properties will be accredited in the next financial year. http://www.renting-in-gateshead.co.uk/ 	<p>April 2017</p>
<p>Smart meters</p>	<ul style="list-style-type: none"> ▪ Smart meter installations will begin in 2014 in line with national roll out. 	<p>April 2017</p>
<p>iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT.</p>		
<ul style="list-style-type: none"> ▪ Identification of properties for potential area based fabric insulation treatments in partnership with Warm Up North to secure an all tenure approach for mixed housing estates. ▪ Identification of properties purchased under “right to buy” which have not benefitted from historical ECO funding to potentially deliver a “mop up” scheme. 		
<p>iv) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS</p>		
<ul style="list-style-type: none"> ▪ We are working with Newcastle City Council the Lead Authority as part of “Warm Up North” along with the following partner authorities South Tyneside, Durham County Council, Darlington Council, Northumberland County Council. ▪ Our other local partners are The Gateshead Housing Company, Registered Providers, British Gas, Age UK, Citizens Advice Bureau, National Energy Action, Gateshead Private Landlord Association. ▪ The measures we propose are expected to require an estimated £13,690,000 of capital investment, both private and Council between April 2015 and March 2017 		

Signed off by



Jane Robinson

Position - Chief Executive – Gateshead Metropolitan Borough Council

