

Further Report for the London Borough of Ealing

A summary of the Council's priorities, targets and plans for action to improve the energy efficiency of housing in the borough, as required by the Home Energy Conservation Act (1995), as amended.

May 2017

REGENERATION & HOUSING

Action	Example	Timetable
(i) Local energy efficiency ambitions and priorities		
	<p>Ealing Council is committed to improve the energy efficiency of the borough's housing stock and tackling fuel poverty. This will contribute to performance indicators and corporate objectives embodied in a number of its strategies. Over recent years it has delivered various energy efficiency initiatives, which have both helped to reduce fuel poverty and cut carbon emissions. Housing is the borough's largest source of carbon emissions and is therefore a significant priority for our work, with our partners, to achieve the borough's targets for carbon emissions.</p> <p>We aim to reduce carbon emissions in the housing sector by 40% on 2010 levels by 2020</p> <p>Current performance on carbon emissions¹:</p> <p>Per capita domestic carbon emissions in Ealing were 1.5 tonnes per person in 2014, a 19 % reduction from 2012. This compares with a fall from 2012 of 21 % in Greater London.</p> <p>Per capita total carbon emissions in Ealing were 3.9 tonnes per person in 2014, a 17 % reduction from 2012. This compares with a fall from 2012 of 19 % in Greater London.</p> <p>We aim for a 50 % reduction in fuel poverty for the 400 homes we plan to support with home visits for our Healthy Homes Ealing programme which will launch in July 2017.</p> <p>We have set out plans to achieve this in the Ealing Council Energy Strategy 2013-2018, approved in December 2013 and published in June 2014 (http://www.ealing.gov.uk/downloads/download/3085/ealing_council_energy_strategy_2013-2018).</p> <p>Current performance on fuel poverty²:</p> <p>In 2014, 11.1 % of households were in fuel poverty in Ealing (14,014 households), in Greater London this figure was 10.6 %.</p> <p>There was an increase in households living in fuel poverty of 1.2 % in Ealing and 1.1 % in Greater London since 2012, according to DECC data on fuel poverty levels. This is likely due to increasing fuel costs over the period.</p>	<p>2020</p> <p>2019</p>

¹ Source: Local and regional CO2 emissions for 2005-2014. <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

² These figures relate to the Low Income High Costs (LIHC) indicator. Source: DECC. <https://www.gov.uk/government/collections/fuel-poverty-statistics>

<i>(ii) the measures we are taking to result in significant energy efficiency improvements of our residential accommodation</i>		
	<p>Ealing council's fuel poverty project (COSIE) has been running since 2011 and has supported more than 2400 homes with energy advice visits averaging at 480 per year over the last 5 years. The programme has a single point of referral for all residents via a telephone number (COSIE helpline) where resident's needs are assessed, referrals made and if eligible a resident has the opportunity to receive a home visit which can last up to 2 hours and includes an energy survey and understanding of how the resident uses energy in the home, a stay warm pack and the fitting of small measures if appropriate, online energy tariff switching, referrals to appropriate services to help alleviate fuel poverty, health and social issues and a range of other support services. The programme is currently being redesigned and will relaunch in July 2017 with amendments to improve the targeting of fuel poor homes, health outcomes and a small grant scheme to support ECO2t thermal efficiency measures where full funding cannot be secured.</p> <p>We have been improving analysis of our evidence base of the council's housing stock by working with Greater London Authority RE:NEW support to inform a programme of capital works since our previous HECA report. We are now delivering the remaining solar PV and EWI works set out in the energy strategy action plan. An EWI pilot programme has been completed at Bramley Road and analysis is underway to assess energy savings and other benefits.</p> <p>Additional projects undertaken and outcomes achieved between September 2015 and April 2017:</p> <p><u>NEF green deal communities</u> 17 large scale energy efficiency installs of 5 different measures completed with an investment of £57,521. 6 boiler installs saved £873, 2 double glazing installs saved £105, 2 floor insulation installs saved £74, 6 EWI installs saved £1155, 1 loft insulation install saved £170. This is an overall saving of £2,377 per year for vulnerable residents.</p> <p><u>British Gas HHCRO scheme</u> 19 new efficient boilers (Vaillant Ecotec) installed under ECO HHCRO.</p> <p><u>Central heating fund</u> 30 first time gas central heating installs utilising funding from the DECC central heating fund.</p> <p><u>Handyperson service</u> 21 new boilers installed and 31 repaired.</p> <p><u>Void properties</u> Major voids: works carried out to ensure compliance with the current standards set out in Part L1B of the Building Regulations. Minor voids: Central heating boilers are inspected as part of the decommission process and renewed if coming to the end of the life cycle. All rooms are fitted with low energy light bulbs. The contractor is set KPIs for carbon reduction measures which are reviewed monthly.</p>	<p>July 2017 - 2019</p> <p>On-going</p> <p>On-going</p>

Energy Company Obligation (ECO)	<p>In addition to ECO funding secured through HHCRO for private sector boilers upgrades (as above), additional funding was secured for a small proportion of the EWI pilot programme works as described above.</p> <p>We are in the process of completing our SOI for ECO2t which will be completed in draft form by June 2017. Data analysis and home surveys are being conducted on COSIE home visit data which covers the period October 2014 to 2016 to identify suitable private sector homes for ECO projects.</p>	<p>Complete</p> <p>May 2017/ Ongoing</p>
Feed in tariffs and Renewable Heat Incentive	<p>According to the Council Energy Strategy, we have a target of installing 500 solar PV systems by 2018, this target has been met and we don't anticipate installing more at the moment due to a poor ROI and drop in government incentives. A portion of the feed in tariff earned from the solar PV is ring fenced to fund the affordable warmth programme.</p>	Complete
Zero carbon homes	<p>Since 2009 all new build homes commissioned by Ealing Council have been required to meet Code 4 Sustainable Homes, at first exceeding and now meeting grant funding requirements.</p> <p>Since 2015 there have been approximately 100 new build completions with 90 to code 4 and 10 to code 5.</p> <p>Currently we have approximately 250 units on site or in our pipeline programme due to start in the next 6 months. All projects will meet current building regulations in lieu of the old code.</p> <p>In terms of planning policy and the requirements buildings have in terms of energy efficiency, efficient supply of energy and renewable/low carbon energy, Ealing Local Plan conforms to the London Plan for all major applications including referable and non-referable which is currently zero carbon for housing developments and 35% CO2 emissions reduction beyond BR Part L 2013.</p> <p>Some applications recommend onsite district heating CHP but no area wide heat networks are in the pipeline at the moment although the Council is investigating a Southall area wide heat network.</p>	On-going
EPCs	<p>EPC data is now available at no cost and we plan to use this data as part of our ECO2t scoping exercise and fuel poverty assessments.</p>	September 2017/ongoing
Minimum standards in the private rental sector	<p>From January 2017 covering an initial 5 year period regulatory services set up a selective and additional licensing scheme requiring certain types of private rented properties to achieve an EPC D rating in certain areas of the borough. The majority of HMOs require a licence and all other privately rented properties in the wards of Acton Central, East Acton, South Acton, Southall Broadway and Southall Green will need a selective licence.</p> <p>How we are planning to enforce the national EPC E rating:</p> <ul style="list-style-type: none"> In licensable properties, our licence conditions require a minimum rating of D and we require the production of a valid EPC 	On-going

	<p>confirming the property has a minimum rating of D.</p> <ul style="list-style-type: none"> • In relation to other private rented properties where we encounter a hazard of “Excess Cold” we will take action to mitigate that hazard. This will normally take the form of issuing a Statutory Notice i.e. Prohibition Order, Improvement Notice or Hazard Awareness Notice which will require specified works to be carried out to mitigate the hazard. This will have a positive impact on improving energy efficiency in properties generally. Furthermore, EPCs can be used to inform the “Excess Cold” assessment. <p>Do you have a dedicated resource for enforcement?</p> <ul style="list-style-type: none"> • Property Regulation has a budget for its private housing enforcement activity. <p>Are there any plans to integrate enforcement of this standard into other enforcement activities?</p> <ul style="list-style-type: none"> • The enforcement of these standards already takes place as a part of our general enforcement work. 	
<p><i>l ii) measures we propose to deliver energy efficiency improvements cost-effectively in residential accommodation by using area based/street by street roll out</i></p>		
	<p>Ealing has delivered a number of successful area-based projects including the West London Warm Zone 2007-12, and RENEW 2011-12. In 2014-15, through the DECC Green Deal Communities programme, we launched a scheme to promote solid wall insulation in targeted streets in the Elthorne ward in Hanwell. During 2016 we utilised green doctor home visits funded under the WARMTH programme to target vulnerable residents living at regeneration estates where major thermal efficiency improvements cannot take place in the short term. These visits help residents significantly cut energy bills through tariff switching and small upgrades such as LED lighting and radiator reflector panels and between April and June 2016 139 home visits were conducted at Havelock Estate, each home on average received 3 energy savings measures, saving a total of £1749, 6 tonnes of carbon and 780,000 litres of water. 130 residents received either a warm or cool pack depending on the season and savings of £7851 were identified for 15 residents (£523 per resident) through energy tariff or supplier switching.</p> <p>The Bramley Road EWI works mentioned in section 1 is a pilot project and data analysis and the project evaluation will inform whether or not future EWI works are worthwhile, effective and affordable for the council.</p> <p>We will continue to:</p> <ul style="list-style-type: none"> • Identify local partners for further area based measures where funding opportunities arise. • Collate data on previous schemes to identify next target areas for priority roll out • Promote the benefits of energy efficiency to all residents to encourage take up of area based schemes. <p>Three members of staff recently achieved the retrofit academy’s retrofit coordinator diploma which will help improve the quality of retrofit works carried out on council housing stock.</p>	<p>On-going</p>

	<p><u>Private rented property licencing</u></p> <p>From January 2017 to 2022 certain HMOs and all other privately rented properties in the wards of Acton Central, East Acton, South Acton, Southall Broadway and Southall Green will require a licence which among other things stipulates the property must meet a minimum EPC rating of D. This will help to encourage energy efficiency upgrades on a large scale and we are planning to utilise ECO2t funding to assist landlords with property upgrades where possible. Further detail on the scheme can be found here: https://www.ealing.gov.uk/info/201086/housing_and_council_tax/2201/private_rented_property_licensing/2</p> <p>Has the licensing scheme had any impact so far on improved EPC ratings in the areas targeted?</p> <p>Our licensing schemes remain relatively new having come into effect on 1st January 2017 and we are presently locating licensable properties and processing the respective licences. It is presently too early to determine whether licensing has delivered a measurable improvement in energy efficiency as of yet.</p>	<p>January 2022</p>
<p>iv) Timeframe for delivery and national and local partners</p>		
	<p>The Council already works with a wide range of partners, locally, regionally and nationally delivering climate change and fuel poverty projects in the borough and as set out above will be seeking to develop these in further to ensure we help all residents and particularly the most vulnerable and those in the hardest to treat homes to benefit from improved energy efficiency and thermal comfort, lower carbon emissions and reduced energy bills.</p> <p>Our priorities over the next two years are:</p> <p><u>All tenure</u></p> <p>The COSIE programme has been developed together with Public Health to include an energy efficiency advice helpline, which also refers to local and national services, including home energy advice visits. Partners include the health sector, the community sector, Handyperson, Groundwork and Energy Solutions. This programme is designed to develop and deliver a partnership response to fuel poverty that identifies and assists those most vulnerable to the cold. The programme is currently being redesigned in response to a programme evaluation carried out in 2016, the new programme will launch in July 2017 and run for 2 years with a new set of targets for fuel poverty reduction.</p> <p><u>Council housing stock</u></p> <ul style="list-style-type: none"> • Continue to secure investment into the borough's hardest to treat homes where funding opportunities arise (currently partnered RE:NEW and the remaining works to be completed include solar PV and EWI) . • We are working to bring various data together in order to identify those households in fuel poverty and thus to deliver energy saving measures to those properties, where possible. We will be setting a new target for fuel poverty reduction. • We will also be looking at the remaining properties that could benefit from loft insulation, cavity wall insulation and draught-proofing as part of the major works programmes mentioned in section one. 	<p>On-going</p> <p>July 2019</p>

	<p><u>Private rented sector</u></p> <p>The licensing schemes will run for a five year period. Properties will be inspected during this period to ensure they meet all licence conditions including those regarding energy efficiency.</p> <p>We will focus our efforts to secure ECO funding for PRS in line with our SOI (soon to be drafted).</p>	<p>January 2022</p> <p>September 2017</p>
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Signed off by

Lucy Taylor

Executive Director of Regeneration and Housing

Internal review date: 31 March 2018

Date of next progress report 31 March 2019

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