Domestic Energy Efficiency in Suffolk: Raising our Ambition

A report prepared by the Suffolk Climate Change Partnership on behalf of Suffolk’s Local Authorities for the Home Energy Conservation Act 1995

Version 1: March 2013

Tackling domestic energy efficiency in Suffolk is a crucial element in our ambition to be the county with the greatest reduction in carbon emissions. We have set ourselves the hugely ambitious target of achieving a 60% reduction across the county by 2025 (from a 2004 baseline), and are looking for 201kt of reductions from the domestic sector by 2020 in order to remain on track for achieving this. In Suffolk we are working in Partnership to tackle this hugely important issue.

This report details the Suffolk-wide objectives and targets we have set ourselves as Local Authorities in Suffolk and is intended to be an initial statement of intent. Suffolk-wide activity is detailed first, followed by activity specific to each of the seven Boroughs and Districts in Suffolk. We aim to keep the report up to date as our work progresses.

Suffolk’s Local Authorities welcome any approaches by individuals, communities and businesses wishing to work with us in support of this agenda. Please contact: creatinggreenestcounty@suffolk.gov.uk or the relevant Borough or District Officer if you wish to discuss this further.

This report is issued in order to comply with our reporting obligations to the Department of Energy and Climate Change under the Home Energy Conservation Act 2005.
Part 1: Suffolk-wide

Energy Efficiency Ambitions and Priorities

- In support of Suffolk's 'Creating the Greenest County' priority, Suffolk's local authorities have committed to work in partnership to implement actions which will help to achieve a 60% carbon reduction across the county by 2025, against a 2004 baseline. This target is set out in 'Transforming Suffolk', Suffolk's Community Strategy 2008-2025. See: http://www.transformingsuffolk.co.uk/the-transforming-suffolk-strategy

- As part of this, Suffolk's local authorities have committed to support the implementation of 'Suffolk Climate Action Plan 2: Supporting the transition to a green economy', which sets out our joint priorities in implementing the 60% target, including a priority to develop plans to reduce emissions from domestic housing by 15% by 2020. See: http://www.greensuffolk.org/about/suffolk-climate-change-partnership/

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.

- The Suffolk Climate Change Partnership, which includes all of Suffolk’s local authorities, have been working to develop an approach to work (collectively) as a partner with a Green Deal and Energy Company Obligation (ECO) Provider or Providers. The aim of this work is to support the roll-out of the Green Deal across our area, benefitting fuel poor households and those living in hard to treat properties through the ECO, as well as maximising the economic benefit to local installer companies. We will aim to act as an independent source of local advice and support to Suffolk residents as part of our role, continuing to promote the economic and health benefits of improving the energy efficiency of properties.

- From January 2013 we have been coordinating a pilot project to launch the Green Deal in Suffolk, as part of DECC's 'Green Deal Pioneer Places' Fund. Through this work we will create:
  a) a series of case studies to demonstrate the types of measures which can be installed through the Green Deal held on the Suffolk Green Buildings Network website.
  b) Clear, impartial, local web-based marketing for the Green Deal in Suffolk.
  c) Technical guidance to support applications for hard to treat properties and those in conservation areas.
  These resources will be used to maximise take-up across our area.

- In order to support residents eligible for ECO assistance, we will work with Providers to implement area-based approaches in order to maximise the benefits in our area.
Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based / street by street roll out

- We propose to:
  a) Identify local partners for area based energy measures
  b) Identify target areas and priority roll out according to viability assessments, e.g. % solid walls, % hard to treat properties
  c) Determine any synergies with other refurbishment work and other Local Authority objectives such as redevelopment and social cohesion

Time frame for delivery and national and local partners

- We are working with all of Suffolk’s Local Authorities through the Suffolk Climate Change Partnership. Part of the implementation of Suffolk Climate Action Plan 2 is being coordinated by a domestic energy efficiency working group comprising local authority and private sector representatives, which has set itself the target of developing plans to facilitate a 15% reduction in domestic energy emissions across the county by 2020.

- The measures proposed will require £805mn of investment (county-wide) and we will seek to maximise opportunities to implement funded projects with ECO Providers across our area.
Part 2: Additional Borough and District detail

1. Babergh District Council

Energy Efficiency Ambitions and Priorities

- Our current performance on emissions and fuel poverty is 7.8 tonnes per capita CO2 emissions and 18.3% fuel poor households. We aim to significantly improve these figures through taking action in support of the county-wide targets stated above.

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.

- We are at the initial stages of solar photovoltaic installations on the council housing stock.

- We are at the initial stages to identify feasible housing stock for applicable renewable heating technologies.

- Zero Carbon Homes: Our Core Strategy policy CS7, CS8 and CS10 set out a framework for sustainable development. All large-scale new residential development, particularly those within the New Directions of Growth, will be expected to achieve the ‘Building for Life’ Silver Standard or lower level/zero carbon development in line with Building Regulations. These policies also require meeting their predicted energy demand from renewable sources.

- Energy Performance Certificates: We have achieved an average SAP of 65.7 on our housing stock in March 2013.

- Minimum standards in the private rented sector: Under the Council’s (private) Housing Renewal Policy, implemented on 17th July 2003, we offer discretionary financial assistance (grants covering 50% of the cost of eligible works up to maximum of £5K per property) to landlords of privately rented properties across the entire District to fund a package of retro-fitted heating and insulation improvements designed to meet the Thermal Comfort criterion of the Decent Homes Standard.

For further information, please contact: Is-haq Muhammad, Environmental Management Officer, Ishaq.Muhammad@babergh.gov.uk

Signed off by: Chris Fry
Position: Head of Environment, Babergh and Mid Suffolk District Councils
Ipswich Borough Council

Local energy efficiency ambition and priorities

- We have a commitment to the Suffolk climate change partnership to reduce carbon emissions by 760kt reduction across Suffolk by 2020, 201kt expected to come from domestic energy efficiency improvements.
- The current fuel poverty level in Ipswich is between 17 and 19.9% of household suffering with fuel poverty. ([http://www.decc.gov.uk/en/content/cms/statistics/local_auth/interactive/fuelpoverty/index.html](http://www.decc.gov.uk/en/content/cms/statistics/local_auth/interactive/fuelpoverty/index.html)).
- We have a goal to make Ipswich a cleaner, more attractive and sustainable place to live, work and visit.
- We have an aim of Quality Housing for all.
- We aim to build all new council properties to a minimum sustainability level 4.
- We have target to develop schemes for generating renewable energy.
- We will seek to utilise opportunities for to develop programmes for renewable energy as they arise whether for private, public sector accommodation or for own buildings.
- We have a target that the average energy rating for our own stock is 75.
- We aim to ensure high standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance.
- Requiring all major developments to achieve a target of at least 15% of their energy requirements to be provided through decentralised renewable or low carbon energy sources where feasible and viable.

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.

Green Deal and ECO:

- Launching Green deal in Suffolk, using street by street engagement events and targeted mail shots.
- Green Deal assessments will be offered free to 500 customers through this program to maximise early take up across Suffolk.
- The DECC cash back scheme will be promoted for early adopters in Suffolk.

Minimum standard in the private rented sector:
• Formally recommend/enforce landlords make energy efficiency improvements to their properties, to meet minimum standards in the private rented sector. Since 1st April 2007 enforcement action against private landlords has resulted in energy efficiency improvement in 359 Properties. Improvements include the installation of efficient heating and loft insulation.
• Private sector housing has an active grants program. The principle elements within the grants include improving thermal efficiency through insulation and central heating. Since April 2007 the Council has improved 177 private sector properties and spent £1,125,896.53.
• Calls received for’ Warm homes Healthy people’ in 2011/12 119 leading to 105 surveys being carried out resulting in 66 insulation installs, 7 boiler repairs, 20 fuel payments and 5 benefit checks in Ipswich. In 2012/13 ‘Warm homes Healthy people’ aims to engage with 1000 households across Suffolk via targeted road shows and mail shots.
• ‘Warm as Toast’ received 575 enquires leading to 299 installations in Ipswich.
• Liaise with health professionals to develop a patient referral process (links to fuel poverty services).

Minimum standards in the Council owned properties:
• We have complete two successful CESP projects to externally insulate, upgrade heating and replace windows insulating 104 properties
• We have installed cavity wall and loft insulation in all our own properties where we are able totalling approximately 7500 properties
• All our replacement boilers are A rated and we have completed 327 (including 23 completed under CESP) External Wall Insulation CESP Ph1 - 106 No.in 2012/13
• We have installed new windows are ‘B’ rated planned maintenance - 330 new windows and 171 new doors in 2012/13
• We have upgraded loft insulation in 29 properties and completed 1 cavity wall insulation
• We have and will continue to publish article in magazine for council tenants about efficient use of heating systems, fuel switching and ways of saving on fuel bills.

EPCs:
• We are establishing data on the energy efficiency rating of our private rented sector
• Average EPC rating of 74.5 C/D’ in Council homes.

Planning requirements:
• Planning requirements in Ipswich a comprehensive approach will be taken to tackling climate change and its implications through:
• a) requiring all new development to incorporate energy conservation and efficiency measures, to achieve significantly reduced carbon emissions by 2016 for all new residential and major non-residential development;
• b) …
(from Policy CS1 Sustainable Development – Climate Change in the adopted Ipswich Core Strategy 2011).
• All new residential and non-residential buildings shall be required to achieve a high standard of environmental sustainability. Developments of 1-249 dwellings to achieve Code for Sustainable Homes (CfSH) Level 4 from 2013 and Level 6 from 2016; and developments of 250 dwellings or more to achieve CfSH Level 5 from 2013 and Level 6 from 2016, unless in exceptional circumstances it can be clearly demonstrated that this is either not feasible or not viable (from Policy DM1 Sustainable Development in the adopted Ipswich Core Strategy 2011).

Collective switching:
• Ipswich Borough Council is working in partnership with other local authorities in Suffolk to establish a collective energy switch scheme with an aim to be up and running by February.
• It is expected that at least 4% of households across the partnership authorities will register an interest in the scheme with a predicted 30% conversion rate.

Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out

• Continue working with the Suffolk Climate Change Partnership to off energy efficiency improvements to all households in Ipswich.
• Launching Green deal in Suffolk, using street by street engagement events and targeted mail shots.

Time frame for delivery and national and local partners

• We are working with all local authorities in Suffolk and Suffolk County Council
• The measure we propose will require £3,258,675 of investment from ECO and £482,826.76 from IBC. The works will be completed by Keepmoat

For further information, please contact Catherine.pittam@ipswich.gov.uk.

Signed off by Ian Blofield, Head of Housing & Customer Services
Mid Suffolk District Council

Energy Efficiency Ambitions and Priorities

• Our current performance on emissions and fuel poverty is 7.9 tonnes per capita CO2 emissions and 19.4% fuel poor households. We aim to significantly improve these figures through taking action in support of the county-wide targets stated above.

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.

• We are at the initial stages of solar photovoltaic installations on the council housing stock.

• We are at the initial stages to identify feasible housing stock for applicable renewable heating technologies.

• Zero Carbon Homes: To ensure all new-built homes are zero carbon by 2016 we commit to incrementally higher standards in line with Building Regulations, as per the National Planning Policy Framework. We have a stated core strategy policy (CS3) that all new dwellings to achieve at least a three star rating under the Code for Sustainable Homes. This requirement will rise over the plan period and by 2013 new dwellings will achieve at least a four star rating and by 2016 new dwellings will achieve a six star (carbon zero) rating.

• Energy Performance Certificates: We have achieved an average SAP rating of 68.4 on our housing stock. We aim to raise this level to 69 by 2014.

• Minimum standards in the private rented sector: Under the Council’s (private) Housing Renewal Policy, Version 2 implemented on, 22nd March 2011, we offer discretionary financial assistance to both owner occupiers and private rented tenants (grants of up to £250) restricted to the following priority groups (those over 60 years old, or, those in receipt of an income related benefits, or, a disabled person) to fund a package of heating and insulation works to address fuel poverty.

For further information, please contact: Is-haq Muhammad, Environmental Management Officer, Ishaq.Muhammad@babergh.gov.uk

Signed off by: Chris Fry
Position: Head of Environment, Babergh and Mid Suffolk District Councils
Suffolk Coastal and Waveney District Councils

Energy Efficiency Ambitions and Priorities

- Our current performance on CO2 emissions and fuel poverty is: Waveney DC 7.2 Tonnes and Suffolk Coastal DC 5.9 tonnes CO2 emissions per household (DECC, data 2010). Fuel Poor properties stand at 20.8% (4.4% higher than ave) and 18.7% (2.3% higher than ave.) for Waveney and Suffolk Coastal respectively. (DECC, 2010) We aim to significantly improve these figures through taking action with the Suffolk Climate Change Partnership utilising existing and new delivery partner agreements.

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.

- Waveney Has two Lower Super Output Areas comprising of the Harbour and Kirkley Wards that are eligible for the geographic Community elements of ECO. We have supported Bright Green Lowestoft in delivering a private CESP scheme which has addressed the retrofitting of 150 hard to heat properties in the Harbour ward with a saving of an average of 175 tonnes CO2 Average (Lifespan of products). We intend to continue this work by switching to the Carbon Savings Community Obligation (CSCO) funding stream to retro fit an additional 500 properties over the coming two years. This will be achieved by utilising existing partnerships and identifying potential new partnerships. This will generate a CO2 Saving estimated to be 87,500 tonnes (product lifespan).

- SCDC offer Renovation Grants to vulnerable owner occupiers and landlords leasing properties at an "affordable rent", which can include works to improve energy efficiency, including heating systems, external wall insulation and loft and cavity wall insulation. Grants are means tested and have a 20 year grant condition period which means the funding can be recycled when a home is sold.

- Feed in Tariffs: Within the Waveney District Council housing stock, we have 11 FIT installations installed with capacity of 119.86Kws. No further proposals due to the FIT reductions.

- Renewable Heat Premium Payment and Renewable Heat Incentive: No promotion to date but looking to create promotion and installation partnerships in the coming two year period.

- Zero Carbon Homes:

To meet the zero carbon requirements scheduled to come into effect from 2016, all new residential development within Waveney is to comply with the energy requirements set out in Part L of the Building Regulations. To deliver new development in a sustainable manner that reflects Waveney’s susceptibility to climate change developers are required to comply with the
Code for Sustainable Homes standard that has an equivalent energy requirement to that set out in Part L of the Building Regulations applicable at the time when planning permission is granted. This certification encourages developers to achieve greater energy efficiency standards as part of their proposals. Waveney has planning policies in place that encourage developers to set out how they can achieve a 15% reduction of residual carbon emissions once Building Regulations compliance has been demonstrated (prior to zero carbon standards being implemented). Where renewable energy technologies are proposed on site, an applicant is required to show how these will contribute towards the District's Energy Opportunities Plan. The most significant amount of housing is to be delivered in central Lowestoft. To maximise the benefits of scale, new residential development to achieve energy efficiency standards equivalent to Code for Sustainable Homes level 5 subject to feasibility and viability.

To meet the zero carbon requirements scheduled to come into effect from 2016, all new residential development in Suffolk Coastal is to comply with the energy requirements set out in Part L of the Building Regulations. The Council's Core Strategy & Development Management Policies document considers policies to deal with energy efficiency and is anticipated to be formally adopted in mid-2013. To deliver new development in a sustainable manner that reflects Suffolk Coastal's susceptibility to climate change developers (upon adoption of the Core Strategy) will be required to comply with the Code for Sustainable Homes standard that has an equivalent energy requirement to that set out in Part L of the Building Regulations applicable at the time when planning permission is granted. This certification encourages developers to achieve greater energy efficiency standards as part of their proposals. Suffolk Coastal has conducted strategic research regarding the potential for renewable and low-carbon energy technologies in the district, and (upon adoption of the Core Strategy) will require applicants to demonstrate an active consideration of the Energy Opportunities Plan. The Council is proposing some large strategic housing allocations in the eastern Ipswich and Felixstowe areas which are best suited to meet high environmental standards, however, all new residential development is required to comply with ambitious Code for Sustainable Homes standards subject to feasibility and viability.

- Minimum Standards in the Private Rented Sector: We are working with our local landlords to pilot energy efficiency activity in the Harbour Ward and looking to extend the CSCO areas interventions. We also utilise the Housing Health and Safety Rating System to ensure the suitability via proportionate enforcement where necessary. We also engage local landlord forums to push information and standards.

Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out.
• Waveney DC has established a good working relationship with Bright Green Lowestoft and the Yard Project (CIC) having overseen the delivery of a CESP funded project improving 130 properties in the Harbour Ward LLSOA area. Waveney intends to continue with this partnership approach to promote the continuation of the project within the area but converting to the community element of ECO for funding. In recognition of the above intervention, Waveney intends to build upon existing partnerships and to build new ones with green deal/ ECO providers and installers to additionally target the Kirkley Ward of Lowestoft which is also a LLSOA. These target areas are priority according a high % of solid walls hard to treat properties

**Timeframe for delivery and national and local partners**

• Over the coming three year ECO period we will be working with Bright Green Lowestoft, the Yard Project and Aran Services as community liaison and participation, energy efficiency installers and Greed Deal Providers in the areas already mentioned. We will also be looking to form new partnerships to promote the uptake of energy installations.

For further information please contact Sandy Campbell, sandy.campbell@waveney.gov.uk

This report is prepared in order to satisfy our requirements of the Home Energy Conservation Act 1995, as laid out in the Guidance to the Act (Department of Energy and Climate Change, July 2012). It sets out the energy conservation measures the authorities consider practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in this area.

Local energy efficiency ambitions and Priorities

Our current (2010) performance on emissions and fuel poverty is 8 tonnes (FHDC) and 11.4 tonnes (SEBC) per capita CO2 emissions and 16.4% (FHDC) and 15.5% (SEBC) fuel poor households*. We aim to significantly improve these figures through taking action in support of the targets stated above.

Measures we are taking to result in significant energy efficiency improvements of our residential accommodation

a) Green Deal & Energy Company Obligation (ECO)
   • The DECC cash-back scheme will be promoted for early adopters in West Suffolk.
   • In order to support residents eligible for ECO assistance, we will work with Providers to implement area-based approaches in order to maximise the benefits in our area. Such as:
     o Stanton ECO Project, to target 240 park homes and 50 ‘Wimpey No fines’** constructed homes for external wall insulation installation
     o Eriswell & the Rows, to target fuel poor households and park homes for external wall insulation and loft insulation.

b) Feed in Tariffs scheme
   • We have installed 9 solar photovoltaic arrays across both authorities on office and leisure facilities, with a capacity of 412kWp*** and will investigate further opportunities on a case by case basis.
   • We will work with our social housing providers to explore the opportunities for renewable installations on the social housing stock.

c) Zero Carbon Homes
   • In West Suffolk, we will commit to incrementally higher standards in line with Building Regulations, as per the National Planning Policy Framework. We have a stated policy based on the Code for Sustainable Homes requiring the code level with CO2 reductions that correspond to, and seek a 10% improvement on, the requirements of the version of Part L of Building Regulations in force at the time of the planning application.

d) Minimum standards in the private rented sector
In West Suffolk, we formally recommend/enforce landlords to make energy efficiency improvements to their properties, to meet the minimum standards in the private rented sector.

The Private Sector Housing function of the West Suffolk Councils has an active grants programme. The principal elements within the grants include improving thermal efficiency through better insulation and heating.

Referrals made in West Suffolk to Warm Front during 2012/13, resulted in 8 households being assisted drawing in funding of £7,579 as the scheme comes to an end. Referrals to Warm Front since 2005/6 have resulted in 9,423 households being assisted drawing in funding of over £2.4m.

**Measures we propose to cost effectively deliver energy efficiency improvements to residential accommodation by using area based/street by street roll out**

Continue working with the Suffolk Climate Change Partnership to offer support and advice to residents on energy efficiency improvements to all households in West Suffolk.

To take advantage of opportunities as they arise and where appropriate develop partnerships to access funds and/or projects which will benefit West Suffolk residents.


** Wimpey No fines: The concrete walls are without sand and have unusual properties in that it can be cast within a mesh or standard formwork and exerts less pressure while mobile than normal concrete. Its porous nature provides some insulating properties although not adequate for current requirements.

***kWp: kilowatt peak generating capacity**

For further information please contact Katharine Smith on 01638 719232  or email  katharine.smith@forest-heath.gov.uk

Signed off by: Ian Gallin
Position: Chief Executive, Forest Heath District Council & St Edmundsbury Borough Council