



**Brighton & Hove  
City Council**

**Brighton & Hove  
HECA Progress Report 2015**

## Progress towards improving the energy efficiency of Residential Accommodation in Brighton & Hove

ACTION	Description
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### i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES

Brighton & Hove City Council continues to use ten 'One Planet Principles' of sustainability as a framework for a simple way to plan, deliver, communicate and mainstream sustainable development and a sustainable economy. The One Planet Living approach aims to create a future where it's easy, attractive and affordable for all of us to lead happy and healthy lives, using a fair share of the earth's resources.

Brighton & Hove faces a number of challenges and opportunities in increasing the energy efficiency of its housing stock.

- Homes contribute the most significant source of carbon dioxide in the City at 42% of Brighton & Hove's measured carbon footprint, or 514,000 tonnes per year, compared to 31% nationally.
- Domestic emissions in the city (including Council homes) account for around 57% of the city's total emissions from buildings.
- According to the most recent Brighton & Hove House Condition Survey the age profile of the total private stock in Brighton & Hove differs from the average for England in that the stock profile contains a substantially higher proportion of pre 1919 stock at 39.8% compared to the national average of 24.9%. There are also slightly higher levels in the 1919 to 1945 age group (25.9% compared to 18.5%). There are however, significantly fewer built in the post 1944 age groups. This shows a stock profile that is older than the national picture with 65.7% built before 1945 compared to 43.4% in England as a whole.
- 35% of the private sector housing stock fails to meet the decent homes standard, significantly higher than the national average, largely driven by poor standards of thermal comfort arising from the age and nature of housing in the City hindering energy efficiency.
- According to the 2011 Census housing data the size of the private rented sector in Brighton & Hove increased by 37% from 2001 with an extra 10,691 homes. 34,081 homes are rented from a private landlord this represents 33% of the 103,353 private sector homes in the city, 2 out of every 7 households in the city are now renting from a private landlord. With 34,081 homes this means Brighton & Hove has the 9<sup>th</sup> largest private rented sector in England & Wales.
- The average EPC rating for private sector housing in Brighton and Hove is estimated to be an E rating, with 5% of the private sector stock estimated to be below this standard.
- In 2012 fuel poverty in the city was estimated to be 11.8% under the 10% definition and 10.7% under the Low Income High Costs definition, both higher than the South East averages.
- The Joint Strategic Needs Assessment identifies the relationship between poor housing and poor health outcomes, in particular fuel poverty and poor thermal comfort.

Since the previous report we have continued to deliver the annual Warm Homes Healthy People programme, funded by Public Health, to tackle fuel poverty and reduce the impact of cold homes on health in the city, targeted at the most vulnerable groups.

The Brighton and Hove Renewable and Sustainable Energy study carried out in 2012 identified a number of opportunities to support carbon reduction through energy efficiency, renewable energy solutions and district heating networks in the city. This study has enabled us to identify specific opportunities for district heat networks in the city, through funding from the DECC Heat Network Delivery Unit we are carrying out feasibility studies at 2 sites in the city, Eastern Road and Clarendon Road, with the aim to produce robust business cases and models for the installation of heat networks

in these areas.

Significant investment continues to increase the energy efficiency of the Council's own housing stock through both the planned capital works programme and ECO funded schemes. The Brighton & Hove Housing Revenue Account capital programme supports the action plan commitments set out as part of the One Planet Living sustainability action plan, to reduce annual Carbon Emissions associated with energy use in council owned properties.

Over the last 2 years we have committed £1.55M from the HRA capital programme to the installation of solar PV on our own housing, to date this has delivered;

- 257 installations on houses
- 13 installations on Sheltered blocks
- With 60-70 more installations on houses and 3 on sheltered blocks planned for completion in the first quarter of 2015.

These are in addition to the 33 installations carried out in 2012 and 2013.

Insulated over cladding provides an additional protective layer to our buildings, this has a number of benefits including energy efficiency. Major projects at Kingfisher Court and Hereford Court which received ECO funding, as well as Phase 2 improvements at the Bristol Estate and Essex Place have been completed or are on track for completion.

The HRA capital programme for 2015-18 includes an allocation in excess of £17M for the installation of insulation including over-cladding of some of our housing blocks and £8.6M for domestic and communal heating improvements.

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

### **Green Deal and ECO**

We have worked with partner authorities across Sussex to develop Your Energy Sussex (YES). West Sussex County Council led a procurement activity throughout 2013 with the involvement of BHCC. Carillion Energy was procured as the delivery partner for an ambitious programme of energy efficiency and renewable energy projects across Sussex. We are currently finalising the partnership arrangements for YES.

At its inception the initial focus of YES was to deliver Green Deal and ECO funded energy efficiency improvements to the residents of Sussex. The slow take up of Green Deal nationally has led to the partnership focussing early development into other areas including renewable energy projects such as solar PV on social housing in the area. However a 'Sussex Green Deal' offer to residents is planned to be rolled out in 2015. The exact details of this are yet to be confirmed and will depend on the changing Green Deal and ECO landscape and feedback from early pilot testing of the scheme.

Residents are currently signposted to appropriate sources for support with 'Affordable Warmth' ECO applications, primarily this is to the Energy Saving Advice Service but residents can also contact the Your Energy Sussex scheme operated by a Brighton & Hove based company.

<p><b>Feed in Tariffs scheme</b></p>	<p>As identified above we have now installed over 300 solar PV installations on council housing stock through the HRA capital programme.</p> <p>We continue to explore business models that will allow us to accelerate the programme for installing solar PV to the full 1600 potential properties identified in our original options appraisal (2010-11).</p> <p>We will also explore, through the development of a Green Deal model, the option of increasing the availability and uptake of solar PV installations for city residents in the private sector.</p> <p>We are also exploring, with local community groups, how we can support the development of more community owned solar PV Schemes, and if there is an opportunity to use council assets for this, however this is a complex area that requires significant resource to progress on the part of both the council and interested community groups.</p>
<p><b>Renewable Heat</b></p>	<p>Further to the Solar thermal installation carried out on a council sheltered communal building in 2012/13, three more were completed in 2013/14 and one is planned for 2015</p> <p>We will explore, through the development of the Sussex Green Deal model, increasing the availability and uptake of both small and large scale renewable heat installations in the city.</p> <p><b>Shoreham Harbour</b> Brighton &amp; Hove City Council and Adur &amp; Worthing Councils have been collaborating with the Port Authority on exploratory work towards development of a Heat Network anchored at Shoreham Harbour to benefit residents in the surrounding area. Brighton &amp; Hove has been awarded funding by Department of Energy &amp; Climate Change (DECC)'s Heat Network Delivery Unit (HNDU) (Round 3) for studies for Shoreham Harbour and surrounds. This would potentially supply renewable heat to the local area; the potential to supply affordable renewable heat to social housing tenants is a particular focus for the study.</p> <p>This has particularly been triggered by joint working on a planning document – the 'Joint Area Action Plan for Shoreham Harbour' and planning permission given to Edgeley Green by Adur District Council. Procurement of consultants is underway to investigate options through a heat map, energy master plan and high level feasibility study. Targeted completion of the study is July 2015.</p> <p><b>Toads Hole Valley</b> An application to DECC HNDU was also successful in securing some funding towards a heat network viability study and design guidance to be incorporated into the Toad Hole Valley Supplementary Planning Document being developed by Planning. This will help facilitate the progress of a heat network on this Greenfield site in the event of development proposals coming forward for the site.</p>
<p><b>Zero Carbon Homes</b></p>	<p>To ensure all our new built homes are zero carbon by 2016 the Local Planning Authority proposed zero carbon targets for new housing through the Code for</p>

	<p>Sustainable Homes (CSH) within the City Plan Part One. Modifications were proposed in 2014 that reduced the Level being sought under the CSH as a result of government's stated intentions to withdraw CSH; and in response to the Government Planning Inspector's concerns.</p> <p>At March 2015, the modifications to the City Plan Part One for residential and non residential development propose:</p> <p>Expected Standards from 2013-2016: Non major residential development be built to CSH4. Non-major, non-residential development be built to BREEAM very good</p> <p>Expected Standards from 2016 All residential development to be built to CSH5</p> <p>Expected Standards from 2013-2019 Major, non residential development and all non residential development on Greenfield sites be built to BREEAM 'excellent'</p> <p>Expected Standards from 2019 All non residential development be built to BREEAM 'outstanding'</p> <p>The Council and Local Planning Authority are currently awaiting the Government Inspector response to proposed modifications following consultation at the end of 2014.</p>																
<p><b>Energy Performance and Meters</b></p>	<p>We will be establishing data on the energy efficiency rating of our residential accommodation through our development of a local Green Deal model as described above.</p> <p>Within the Council's own housing stock, AMRs are being installed on all communal gas heating meters, and a number of the larger communal electricity meters, such as the high rise blocks. Details of completed installations are below; remaining meters will be installed in 2015-16.</p> <table border="1" data-bbox="336 1485 1193 1655"> <thead> <tr> <th></th> <th>Electric</th> <th>Gas</th> <th>water</th> </tr> </thead> <tbody> <tr> <td>Complete</td> <td>74</td> <td>14</td> <td>12</td> </tr> <tr> <td>Pending</td> <td>4</td> <td>2</td> <td>9</td> </tr> <tr> <td>Total</td> <td>78</td> <td>16</td> <td>21</td> </tr> </tbody> </table>		Electric	Gas	water	Complete	74	14	12	Pending	4	2	9	Total	78	16	21
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<p><b>Minimum standards in the private rental sector</b></p>	<p>The council's Private Sector Housing Team works towards warm, safe healthy homes for all the city's homeowners and private tenants.</p> <p>The team covers all housing which is not owned by the council, including leasehold properties, privately rented accommodation, housing association properties and those which are owner occupied. Environmental Health and Technical Officers can ask landlords to make homes safe and deal with problems. The team can take action to deal with disrepair, fire safety, overcrowding and inadequate cooking, washing or toilet facilities. Common problems are issues relating to damp, mould and condensation. Officers use the Housing Health and Safety Rating</p>																

System (HHSRS) to consider the health and safety of people living in private residential properties.

The 2008 House Condition Survey showed that 17,600 dwellings in the private sector fail the thermal comfort criterion of the Decent Homes Standard; the average SAP rating in the private rented sector was calculated to be 52. This compared favourably to national figures available at the time, from the 2005 English House Condition Survey, which calculated the mean SAP rating as 46 in the private rented sector across England. The 2013-14 English Housing Survey shows a steady increase in the mean SAP rating across the private rented sector since 2008, and although specific figures are not available for Brighton & Hove we can assume an improvement in SAP ratings locally. It should be noted, however, this may have not been at the same rate due to the age of the city's housing stock as described above, and the challenges this poses.

The Private Sector Housing team work with landlords and tenants to improve the energy efficiency and thermal comfort of homes, this is achieved through advice and assistance and enforcement where required.

Addressing energy efficiency in the private rented sector will form a significant element of the development of the Green Deal and ECO model in the city. We will work with private landlords to ensure they are aware of their obligations from 2016 and 2018 onwards through the powers laid out in the Energy Act 2011.

### **Houses of Multiple Occupation**

Definitions differ in different pieces of legislation but for Housing Act purposes HMOs are properties lived in by people from more than one family household, where some facilities are shared. They include shared houses and bedsit properties. In April 2006, mandatory HMO Licensing was introduced in Brighton & Hove under the terms of the Housing Act 2004.

Following consultation from 5 November 2012, additional licensing was introduced in the following five wards in Brighton & Hove:

- Hanover & Elm Grove
- Moulsecoomb & Bevendean
- St Peter's & North Laine
- Hollingdean & Stanmer
- Queen's Park

The additional licensing scheme applies to smaller houses in multiple occupation, consisting of two or more storeys, with three or more occupiers from two or more households sharing facilities.

Properties that are required to be licensed need to meet certain standards. For heating, the standards are as follows;

Each unit of living accommodation in an HMO shall be equipped with adequate means of space heating capable of reaching and maintaining 21°C regardless of

	<p>the weather. This includes;</p> <ul style="list-style-type: none"> <li>• Adequate fixed space heating to be provided in every room including bathrooms and (where space allows) kitchens.</li> <li>• The heating should be provided with controls to allow the occupants to regulate the temperature within each individual letting room.</li> <li>• Heating systems should be designed to be of adequate size for the dwelling.</li> <li>• Adequate structural thermal insulation should be provided to the building. This would include minimum 270mm of mineral wool insulation material in any loft or accessible eaves area, or equivalent insulation value if alternative material is used, e.g. ridged insulation board.</li> </ul> <p>We are currently consulting on designation of a further discretionary licensing scheme in relation to smaller Houses in Multiple Occupation consisting of two or more storeys and with three or more occupiers in the wards of;</p> <ul style="list-style-type: none"> <li>• Brunswick &amp; Adelaide</li> <li>• Central Hove</li> <li>• East Brighton</li> <li>• Goldsmid</li> <li>• Preston Park</li> <li>• Regency</li> <li>• Westbourne.</li> </ul> <p>Environmental Health and Technical Officers are aware of the support available for landlords and tenants to improve the thermal comfort and the energy efficiency of properties, including local schemes, any available grants and assistance and the opportunities presented by the Green Deal.</p>
<p><b>Advice, information and education</b></p>	<p>We continue to offer advice and assistance through the Council's own <a href="#">web pages</a> and refer on to other sources of advice and assistance from here. Contact details of the Council' Home Energy Efficiency Officer are publicised.</p> <p>Various advice, information and education events are held frequently across the city, the City Council supports and promotes these where possible.</p> <p>Through the Warm Homes Healthy People programme public information events and community workshops have been delivered in partnership with local community and voluntary sector groups. Advice leaflets and thermometer cards are distributed each year, targeted at those more vulnerable to the effects of living in a cold home.</p> <p>Brighton &amp; Hove has a thriving community and voluntary sector and growing 'eco' business sector. We work collaboratively with these groups to support the promotion of events to the city's residents.</p> <p>The 'Eco Technology Show' is now a firmly established annual event in the city. Aimed at trade, building owners and occupiers showcasing ideas and opportunities for sustainable buildings and energy saving, the show is now in its fifth year.</p>

### **Brighton & Hove Eco Open Homes**

Eco Open Houses is an annual event in Brighton and Hove run by Brighton & Hove City Council, Brighton Permaculture Trust and the Low Carbon Trust. The event has been running since 2008 and aims to inspire the uptake of energy efficiency by opening up houses that demonstrate best practice in energy efficiency.

Visitors to the Eco Open Houses are either given a tour of the house by the householder or a professional that worked on the project, or they just 'drop-in' for an informal look around. A brochure, website and case studies are produced to explain the houses energy efficiency measures and other information that people can take away.

The 7<sup>th</sup> annual event was held in October 2014 coinciding with Energy Saving Week. The event was larger than before with 22 buildings open: 10 retrofitted homes; 6 new build homes; and 4 community buildings being opened. The event intends to raise awareness of how to reduce energy bills and carbon emissions in the home; reduce fuel poverty; and to encourage and support improvements in the city's built stock. 2000 people visited.

Analysis of feedback revealed: over 95% of those that answered said they learned something from visiting an Eco open House during the 2014 event. Over 90% stated they would make changes as a result of visiting. Of those stating they would not make changes, approximately 25% referred to finance as the barrier, approximately 15% referred to being a tenant; and around 15% referred to lack of knowledge.

The Council has commissioned local groups 'Brighton 10:10' and 'Brighton Peace and Environment Centre' to deliver the 'Rethink Challenge'. Local residents are taking part in a series of free Carbon Conversations workshops that teach them everything from making homes and offices warmer in winter and reducing energy bills, to cutting food waste and living healthier lives.

Two Rethink Challenges have taken place – one in Hollingdean and one in the Brighton Station area. There are two more Rethink Challenge workshops scheduled for 2015: one in March in Coldean and the other in the Hove station area in September. Eight of the 16 people that took part in the first challenges are now training to run the workshops themselves in their local communities.

March 2015 has seen the launch of a pilot project 'Warmth for Well-being' that has been jointly developed by the Council, Brighton & Hove CAB, the Brighton & Hove Advice Partnership and the local CCG. This will see a pilot project that will base an advisor from Brighton & Citizens Advice Bureau in two GP practices in the city. GP's, practice staff and community primary care teams will be able to refer patients at most risk of ill health from living in a cold home for advice on energy efficiency, housing and financial matters.

**iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT**



As identified above there is a thriving Eco and energy efficiency community of voluntary groups and businesses in the city, we work collaboratively with these groups to engage communities in delivering energy efficiency improvements. The city has seen successful area based projects in the past and we are keen to work with groups to identify further opportunities for similar projects as funding becomes available.

We recognise the importance of community based approaches and will ensure this consideration is factored into further and ongoing development of Green Deal and ECO funded programmes across the city, as described above.

#### **iv) WORKING WITH NATIONAL AND LOCAL PARTNERS**

We have a strong track record of working with partners in the local NHS and contributed significantly towards the [Joint Strategic Needs Assessment](#). With the transfer of public health function to the local authority this joint working has been strengthened over the last two years.

We have strong links at a sub-regional level, such as through the Your Energy Sussex partnership, and have a strong track record on joint bidding and projects as illustrated by the successful Brighton & Hove & East Sussex Together (BEST) partnership. We have links with the East Sussex Energy Partnership where opportunities for joint projects can be identified and explored.

Links are established with the local Universities and Colleges to ensure the development of courses, projects and their own development plans fit with local priorities and need. The University of Brighton has established the Green Growth Platform a 5 year programme funded by HEFCE which aims to support business growth in the environmental sectors in Sussex by:


- Attracting 1,000 businesses into the network
- Creating 250 jobs
- Carrying out 100 innovation / R&D projects
- Developing 25 new products or services
- Developing 15 new environmental modules or courses at universities or colleges
- Placing 50 interns or apprentices with companies

This further supports the ambitions of the city in meeting the challenges to increase the energy efficiency of local housing, and joint working will be pursued where possible.

<http://about.brighton.ac.uk/business/green-growth-platform/aboutus.php?PageId=121>

The University of Brighton has also been instrumental in delivering the 'Brighton Waste House' which investigates strategies for constructing a contemporary, low energy, permanent building using over 85% 'waste' material drawn from household and construction sites.

Now fully completed, the building is Europe's first permanent public building made almost entirely from material thrown away or not wanted. It is also an EPC 'A' rated low energy building. The City Council has been closely linked with the project. <http://arts.brighton.ac.uk/business-and-community/the-house-that-kevin-built/about>

<b>Signed:</b> 	<b>Name:</b> Geoff Raw	<b>Position:</b> Executive Director Environment, Development & Housing
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