



**Brighton & Hove
City Council**

**Brighton & Hove
HECA Progress Report 2013**

Plan to improve energy efficiency of Residential Accommodation in Brighton & Hove 2013-15

ACTION	Description
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i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES

Brighton & Hove City Council is using 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.

With the City Sustainability Partnership and other partners we are focussing on actions so that charity BioRegional can endorse us under their One Planet regions programme.

The city's Climate Change Strategy concentrates on reducing carbon dioxide emissions. Led by the Brighton & Hove Strategic Partnership, the strategy is designed to set the city on the right path to reducing carbon emissions - addressing the causes of climate change in our city; and adaptation - preparing our community for its risks and opportunities. Under the Low carbon homes and buildings strand the strategy identifies that;

'To continue to reduce emissions we need to increase the energy efficiency of buildings. By using low and zero carbon energy technologies and district heat and power systems we can reduce greenhouse gas emissions even further. Becoming more aware of energy use and adapting our behaviour can deliver significant carbon reductions'

The Sustainable and Renewable Energy strand of the Climate Change Strategy suggests next steps include the development of a comprehensive sustainable energy strategy for the city, including:

- Developing city intelligence, benchmarking identified innovative projects and cities, building up best practice and consistent information sources;
- Mapping opportunities for large-scale and small-scale sustainable energy development;
- Developing local sustainable energy generation capacity (skills, business support);
- A sustainable energy advice agency;
- Maximising the city's ability to access funding opportunities, and establishing a process for revenue and investment management;
- Developing an investment plan to secure commitment from a range of stakeholders and investors.

The Sustainable Community Strategy does not set a local target, but refers to the national target: for 20% of UK energy to come from renewable energy by 2020.

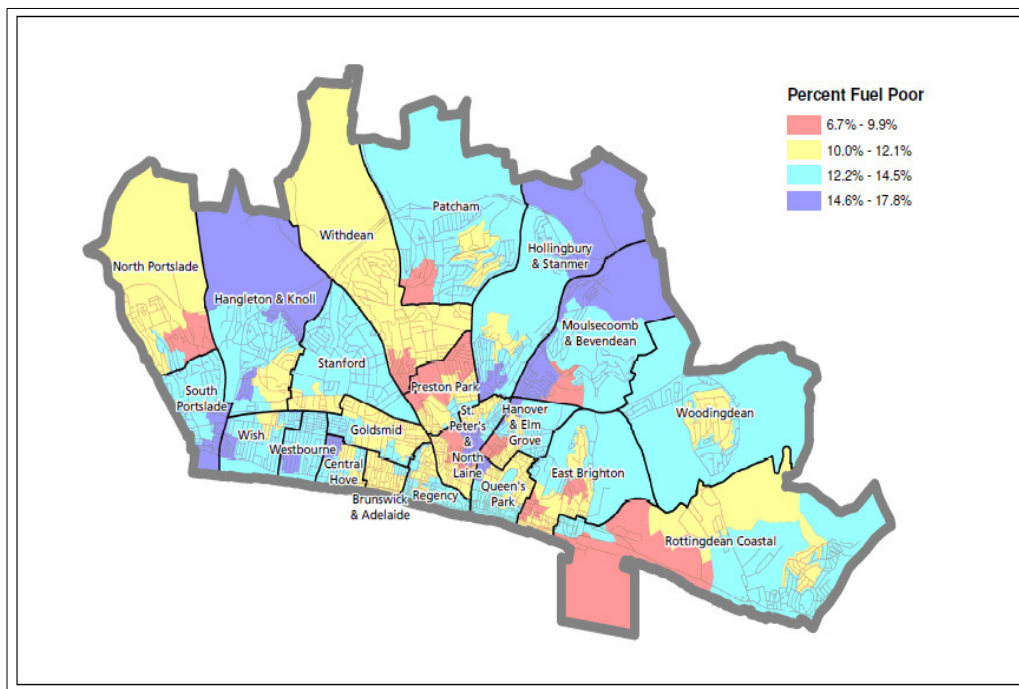
The Brighton and Hove Renewable and Sustainable Energy study carried out in 2012 identifies a number of opportunities to support carbon reduction through energy efficiency, renewable energy solutions and district heating networks in the city, these will be explored further over the next year.

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 2008 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 Census 2011 housing data the size of the private rented sector in Brighton & Hove has increased by 37% since 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 9th 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 (in 2012), with 5% of the private sector stock estimated to be below this standard.
- Fuel poverty rose to 13.5% in Brighton & Hove in 2010, higher than the South East average. Below is a map of the city that shows levels of fuel poverty in ward areas.



The Joint Strategic Needs Assessment identifies the relationship between poor housing and poor health outcomes, in particular fuel poverty and poor thermal comfort. The Director of Public Health Annual Report has identified good quality housing as important for building wellbeing and resilience and housing in the City as an area representing a particular vulnerability.

Over the last few years we have implemented a number of successful programmes to tackle fuel

poverty and it's impact in the city;

- 2011-12 Warm Homes Healthy People Programme co-ordinated jointly with NHS Brighton & Hove
- 2012 Warm Homes insulation promotion including Energy Cafes held throughout the city in partnership with Communities Matter
- 2012-13 Warm Homes Healthy People Programme co-ordinated jointly with NHS Brighton & Hove
- 2013 'Your Warm Home' fuel poverty project (funded through DECC Local Authority competition)

We have successfully delivered a grants and assistance programme for home energy efficiency within our Private Housing Renewal Assistance Programme for a number of years, this has targeted vulnerable groups and aims to improve the energy efficiency of the city's private sector housing stock (both owner occupied and in the private rented sector). Through the current managing partner a significant number of energy efficiency measures have been installed;

- Over 1700 lofts insulated
- Over 1300 cavity walls insulated
- Over 1750 heating installations
- Over 160 solar thermal heating installations

The Brighton & Hove Energy study (2012) identifies targets for delivery of retrofit measures in private sector housing to achieve local CO2 reduction targets of 42% by 2020 set in the Sustainable Community Strategy. These measures include achieving annually: 1240 cavity wall insulation; 1600 solid wall insulation; 2650 loft insulation or top up; 1100 window replacement; 900 boiler replacement; 170 solar thermal installations; 170 (4kWp) PV installations. If this high uptake of retrofit can be achieved in housing CO2 reductions of 20,000tCO2 annually can be achieved to contribute towards local CO2 targets.

Significant investment has been made to increase the energy efficiency of the city's own housing stock through both the planned capital works programme and CERT & CESP funded schemes. The Brighton & Hove Housing Revenue Account capital programme for 2013-16 supports the action plan commitments set out as part of the One Planet Living plan, to reduce annual Carbon Emissions associated with energy use in council owned properties. Proposals include funding to allow the procurement of a contract to scale-up the installation of solar PV panels, over the next 3 years, integrated with appropriate projects, where possible. This will take advantage of economies of scale and other identified stand-alone building improvement opportunities. It is recognised that insulation and other improvements to properties may be required in order to meet minimum energy performance requirements.

Against the background of rising fuel costs, we recognise that it is imperative that we reduce energy wastage by ensuring council homes have modern heating systems and are well insulated to minimise the number of households suffering from fuel poverty. £10.1 million is included over the next three years to replace and upgrade a number of the communally heated systems alongside individual domestic replacements and improvements. Where practicable, renewable energy is being incorporated within these projects, for example, in 2012/13 Walter May House received a communal solar hot water system along with new high efficiency boilers. It is intended to undertake more of these types of project, subject to feasibility surveys that are now being undertaken.

Insulated over cladding provides an additional protective layer to our buildings, this has a number of benefits including energy efficiency. The programme also includes survey and installation of cavity wall insulation and loft insulation top ups to 270mm, where construction types and location allow it. In addition it is proposed to fund the completion of ongoing major projects at Essex Place and Hereford Court, as well as starting Phase 2 improvements at the Bristol Estate (subject to further studies and required permissions).

As at the end of December 2012 the average SAP rating (using rdSAP09) across the council housing stock was 61.9.

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

<p>Green Deal and ECO</p>	<p>Brighton & Hove City Council has agreed to sign a Memorandum of Understanding to engage in the development of a Green Deal model led by West Sussex County Council (WSSCC) with the potential to become an investor in the scheme. WSSCC has developed a business case to deliver Green Deal locally. The procurement process for a delivery partner began in March 2013, with the potential for districts and boroughs in the county to invest into the finance pot dependent on the number of properties they expect to take up the offer in their area. WSSCC have also had conversations with districts and boroughs within East Sussex to test their interest in participating in the scheme, agreements are in place with a number of these local authorities to participate as either 'affiliates or 'advocates' for the scheme.</p> <p>As an investor, the local authority could be looking to invest in the region of £20m for 2,500 properties with effect from 2014/15. If this is the case it will be reflected in developing the capital budget and planning the capital programme for 2014/15 onwards.</p> <p>In the interim period we will explore opportunities to access ECO funding to subsidise a grants and assistance programme for heating and insulation measures.</p> <p>Green Deal Pioneer Places Brighton & Hove City Council successfully bid for funding under the DECC Local Authority Funds Competition in 2012. With partners Brighton 10:10, The Green Building Partnership and the Low Carbon Trust we are carrying out 100 Green Deal Assessments and 10 Green Deal retro-fits up to a value of £10,000 per property. In addition to this we are producing 2 draft Planning Advice Notes for external; wall insulation and Green Deal in conservation areas.</p> <p>An aim of the project is to kick start the Green Deal in Brighton & Hove by creating a network of Green Deal show-homes and opening them as part of our Eco Open Houses events to showcase the benefits of the Green Deal. These activities will pump prime the city and make it ready to embrace the Green Deal. The activity will build the local supply chain by developing a strong network of Green Deal approved assessors and installers and aims to create a legacy to market and publicise the Green Deal and issue planning guidance to support mass take up.</p> <p>By working in collaboration with community groups, charities, service providers and business groups, the Green Deal Pioneer Places project will create awareness, generate demand, and prime supply chains for the Green Deal across the city.</p>
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	<p>The show-homes and marketing material produced will show potential customers exactly what changes can be made, the benefits of improving their home and the positive impact that it will have on their lifestyles. A documentary is being produced, to broadcast quality, as part of the project. This will not only show the customer journey, but will act as a tool for demystifying retrofit and funding options, in a mainstream way that the public are accustomed to.</p> <p>The marketing collateral will be used at events and promotional opportunities throughout the city, including the Eco Technology Show, Eco Open Houses, Latest TV, council and community events and related websites and social media. The collaborative approach will ensure the impact of the project is felt across the city, and the legacy will lead to wide take up of the Green Deal.</p> <p>The stakeholder engagement will test innovative marketing approaches and will aim to develop relationships with key networks. By consultation and stakeholder mapping, bespoke campaigns to drive Green Deal demand will be developed. Examples of this would be targeting clusters or streets, landlords and SMEs via Landlords Associations and Chamber of Commerce. Research will be produced that highlights barriers and presents solutions.</p> <p>The Green Deal Pioneer Places project will provide important learning opportunities that can be used to influence the future development of the Green Deal in the city including the role the local authority plays in this.</p>
<p>Feed in Tariffs scheme</p>	<p>We have installed 29 solar PV installations on council housing stock. These serve 76 tenant dwellings and 26 leasehold flats.</p> <p>Over the next 3 years £1.5M has been allocated to the installation of solar PV in Housing Revenue Account capital budget, it is estimated that this will achieve over 200 installations.</p> <p>We are currently exploring 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>Renewable Heat</p>	<p>Solar thermal was installed on one council sheltered communal building in 2012/13.</p> <p>We are planning two further communal solar thermal systems in 2013/14 as part of the HRA capital programme.</p> <p>We will explore, through the development of a Green Deal model, the option of increasing the availability and uptake of both small and large scale renewable heat installations in the city.</p>
<p>Zero Carbon Homes</p>	<p>To ensure all our new built homes are zero carbon by 2016 we propose to set targets for the Code for Sustainable Homes (CSH) within the City Plan Part One. To ensure non residential development is built to high energy performance</p>

	<p>standards, BREEAM standards are proposed within the City Plan as follows:</p> <p>Expected Standards from 2013-2016: Non major residential development be built to CSH4 Major residential development and all residential development on Greenfield sites be built to CSH5 Non-major, non-residential development be built to BREEAM very good</p> <p>Expected Standards from 2016 All residential development (all scales and both Green and Brownfield development) be built to CSH6</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>These standards have been approved by Brighton & Hove City Council for the <i>Submission City Plan Part One</i>. This document is about to undergo statutory consultation for Soundness, ahead of examination by the Government Inspector.</p>
<p>Energy Performance and Meters</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. 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.</p>
<p>Minimum standards in the private rental sector</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 System (HHSRS) to consider the health and safety of people living in private residential properties.</p> <p>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. 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.</p> <p>Addressing energy efficiency in the private rented sector will form a significant</p>

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 potential 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 extensive 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 the weather. This includes;

- Adequate fixed space heating to be provided in every room including bathrooms and (where space allows) kitchens.
- The heating should be provided with controls to allow the occupants to regulate the temperature within each individual letting room.
- Heating systems should be designed to be of adequate size for the dwelling.
- 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.

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.

As identified above in our Green Deal Pioneer Places project we are planning to engage with local landlords and landlord representative bodies to increase knowledge of and identify opportunities presented by the Green Deal. We will continue this work as we develop a wider Green Deal programme working with

	<p>WSSC and other partners in the region.</p>
<p>Advice, information and education</p>	<p>We continue to offer advice and assistance through the Council's own web pages 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 have been held across the city in recent months with more planned for the coming months.</p> <p>Through the Warm Homes Healthy programme public information events and community workshops have been delivered in partnership with local community and voluntary sector groups.</p> <p>A series of Energy Cafés have been held across the city to offer advice and assistance to residents, these include the distribution of free 'Energy Packs' as part of the DECC funded fuel poverty project 'Your Warm Home'.</p> <p>Brighton & 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>2013 sees the second 'Eco Technology Show' in the city aimed at trade, building owners and occupiers show casing ideas and opportunities for sustainable buildings and energy saving.</p> <p>Eco Open Houses is an annual event in Brighton and Hove run by Brighton & Hove City Council, Brighton Permaculture Trust and 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.</p> <p>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. At the end of the event, visitors are encouraged to complete a 'pledge form' to indicate the changes that would like to make to their home over the next few years.</p> <p>Monitoring and evaluation from a previous event showed that 85% of people said that visiting a house "had influenced them to do something about their energy consumption" and 60% of people said that "the visit improved their understanding of the impact of their home on climate change."</p> <p>In 2013 the Eco Open Houses is being run in partnership with the Eco Technology Show and there are plans to open 20 houses, including a Green Deal showcase of 10 houses renovated as part of the Green Deal Pioneer Places project. The Eco Open Houses website is: www.ecoopenhouses.org</p>

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 funded through LEAF in the past year; we will continue 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.

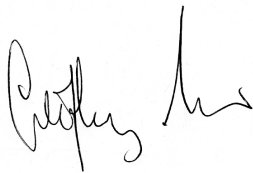
iv) WORKING WITH NATIONAL AND LOCAL PARTNERS

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 will be strengthened.

We have strong links as a sub-regional level 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.

Recent projects 'Your Warm Home' and 'Green Deal Pioneer Places' funded by DECC have included constructive and significant joint working with local partners including Communities Matter, Brighton 10:10, The Low Carbon Trust and The Green Building Partnership. We will look to build on existing and develop new partnerships to increase the energy efficiency of the housing stock in the city.

Signed:



Name:

Geoff Raw

Position:

Strategic Director, Place