

Home Energy Conservation Plan 2015-27

Further Report of the Home Energy Conservation Act (HECA)

The Home Energy Conservation Act (1995) recognises local authorities' ability to use their position to significantly improve the energy efficiency of all residential accommodation in their area. In July 2012, the Department of Energy and Climate Change (DECC) published a requirement under the Act, requiring local authorities in England to report on the measures they propose to take to achieve this aim.¹

This document sets out St Albans City and District Council's strategic objectives, targets and actions that we intend to take to significantly reduce energy consumption across the district.

¹ Full guidance can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/48470/5992-guidance-to-english-energy-conservation-authorities.pdf

1) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES	TIMING
<ul style="list-style-type: none"> • Overarching Climate Change Strategy: We have signed up to Climate Local and are developing our action plan which sets out our approach to mitigating and adapting to climate change. Progress is monitored through our performance management process. • Local authority area greenhouse gas emissions: According to the most recent data² (2012) carbon dioxide emissions across the local authority area are 729 kTCO₂. Energy use from domestic properties makes up 47% of these emissions (340 kTCO₂). Per capita emissions across the local authority area are 5.1 tonnes. • Local authority housing stock: The average Standard Assessment Procedure (SAP) rating of the Council's housing stock is 69. We have prioritized remedial works to low SAP properties, but have not as yet undertaken new SAP calculations to them. This is something we will do in 2015/16 • Fuel Poor: 10.2% households are fuel poor³. This is slightly above the average for Hertfordshire (10%) and well below the national average (14.66%). A household is said to be fuel poor if it needs to spend more than 10% of its income on fuel to maintain an adequate level of warmth. 	
<p>Targets</p> <ul style="list-style-type: none"> • Reduce district-wide greenhouse gas emissions by 20% of 2008/09 levels by 2020. This will mean a reduction of 2.3% per annum. • Reduce emissions from domestic energy consumption across the local authority area by 1.5% per annum. • Maintain the average Standard Assessment Procedure (SAP) rating of the Council's own stock at 70⁴. 	<p>Annual</p> <p>Annual</p> <p>Annual</p>

² <https://www.gov.uk/government/publications/local-authority-emissions-estimates>

³ <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>

⁴ The Standard Assessment Procedure (SAP) calculation methodology changed in 2012. The new method of calculation produces lower SAP ratings. It is therefore our target to maintain an average SAP of 70.

2) MEASURES THAT HELP RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION		
<p>Leadership <i>(Community Services)</i></p>	<p>In order to maintain a strategic approach to improving energy efficiency that cuts across all aspects of Council service areas, we will:</p> <ul style="list-style-type: none"> • Undertake a Sustainability Impact Assessment for relevant priority Council projects or those above £500k, including the New Museum and Gallery Project to ensure that the Council’s HECA obligations are addressed. • Ensure that relevant staff are informed and engaged on energy efficiency, carbon reduction and fuel poverty issues. • Progress against this action plan will be reported to the Chief Executive’s Board on a 6 monthly basis. 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
<p>Education and Advice <i>(Community Services, Planning & Building Control, Housing)</i></p>	<p>Building upon our existing approach to providing energy efficiency information and advice, the Council will:</p> <ul style="list-style-type: none"> • Provide advice and information to the community around reducing energy consumption, renewable technology, Green Deal and fuel poverty; promoting new initiatives, schemes and funding opportunities as they arise. • Provide schemes and facilities to residents to help them to understand, manage and reduce their household energy consumption (e.g. provision of free electricity monitors). • Welcome and support proposals or projects from community or voluntary organisations that deliver education and awareness activity around these themes. • Continue to develop the Building Futures website to provide up-to-date guidance to the general public on how to make buildings (new and existing) more sustainable and energy efficient. • Work with private landlords to promote energy efficiency and raise awareness of statutory obligations. 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

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<p>Protecting the Vulnerable</p> <p><i>(Community Services / Housing)</i></p>	<p>In order to reduce fuel poverty in the district and protect the vulnerable, we will:</p> <ul style="list-style-type: none"> • Work in partnership with County Council, Health and Wellbeing Partnership, other established partnerships and the voluntary sector, to deliver the Herts Healthy Homes all year round scheme launched in 2014 (previously called “Keep Warm Stay Well”) to protect the vulnerable and reduce the impacts of both winter fuel poverty and overheating in summer. • Look at ways to improve take-up of the Home Repairs Assistance Grant by vulnerable people • Continue to provide home visits and tailored advice to the community on request. • Establish a system to enforce the HHSRS to improve energy efficiency of the private rented sector. 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>
<p>Council Housing Stock</p> <p><i>(Housing)</i></p>	<p>The Council’s housing stock consists of around 5,000 general needs and sheltered housing units and around 1,050 leasehold units located in a compact geographical area. In 2013 we were able to report that all our local authority housing stock met the Decent Homes Standard. We will undertake a programme to continuously improve the energy efficiency of our housing stock including:</p> <ul style="list-style-type: none"> • Continue to fill lofts to 270mm as part of roof replacements, or on request, prioritising the lowest performing properties first. • Identify and fill outstanding cavity walls on request. • Explore opportunities to access Energy Company Obligation funding for the insulation of solid wall properties as part of the non-traditional housing external wall insulation programme. • Replace all low efficiency boilers with high efficiency SEDBUK A rated condensing boilers, prioritising the poorest performing properties. • Install low energy lighting to kitchen, bathroom and communal areas as well as lighting sensors to communal areas as part of the rolling electrical rewiring programme. 	<p>Ongoing</p> <p>Ongoing</p> <p>2016</p> <p>2018</p> <p>2019/20</p>

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<p>Council Housing Stock</p>	<ul style="list-style-type: none"> • Replace all single glazed windows with double glazing, exploring the use of timber framed glazing within conservation areas. Any properties not viable for double glazing because they are in the conservation area will be considered for secondary glazing. • Promote energy efficiency to new and existing social housing tenants to include information on heating systems, general energy efficiency and sources of advice. Articles to be provided in Housing Times. • Ensure that high energy efficiency standards are incorporated to the design of new Council housing or when undertaking major refurbishments of existing buildings. 	<p>2019/20</p> <p>Annual</p> <p>Ongoing</p>
<p>Planning and Building</p> <p><i>(Planning and Building Control)</i></p>	<p>The Council recognises its role in ensuring that new buildings and communities are energy efficient through its functions of Spatial Planning, Development Management and Building Control. We will:</p> <ul style="list-style-type: none"> • Include policies in the Strategic Local Plan and/or Detailed Local Plan that encourage <ul style="list-style-type: none"> - renewable and decentralised (on-site) energy generation. - high energy standards and deliver low carbon development. - new large scale development to explore and incorporate new district heating networks. • Until the Council has adopted the above planning policies, we will provide pre-application advice to applicants to encourage them to incorporate sustainable principles into development designs. • Provide detailed technical training to planning officers to enable them to provide appropriate technical advice to developers, making • Establish a set of performance indicators to monitor the effectiveness of sustainability policies in the Strategic Local Plan. • Promote the Building Futures website to planning applicants as a source of guidance on how to include measures to improve sustainability within their designs. • Seek to make use of the Building Futures Sustainability Toolkit when discussing proposals with developers during the pre application process. • We are working with partners including the Building Research Establishment (BRE), Rothamsted Research and the University of Hertfordshire (UH), to establish the District as a centre for excellence for green technology by 'Building Green Growth'. This is a Council priority project known as the 'Green Triangle'. 	<p>2015+</p> <p>Ongoing</p> <p>2015+</p> <p>2015+</p> <p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p>

3) MEASURES THAT TAKE ADVANTAGE OF FINANCIAL ASSISTANCE AND OTHER BENEFITS OFFERED FROM GOVERNMENT INITIATIVES TO HELP RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION		
<p>Green Deal & ECO <i>(Community Services)</i></p>	<ul style="list-style-type: none"> We will promote the energy efficiency opportunities of the Green Deal and Energy Company Obligation to local households in order to maximise uptake. 	<p>2016</p>
<p>Feed in Tariff & Renewable Heat Incentive <i>(Community Services)</i></p>	<p>There are 877⁵ domestic renewable electricity generating technologies in receipt of Feed in Tariff (FIT) in the district. There are zero renewable heat generating technologies claiming Renewable Heat Incentive (RHI). In order to encourage an increase in the amount of qualifying renewable technologies in use across the district, we will:</p> <ul style="list-style-type: none"> Undertake a full cost benefit analysis of renewable technologies when designing new Council buildings or undertaking major refurbishments of existing Council buildings. Market and promote the FIT and RHI to householders through a variety of communications channels. Support partners that deliver projects to increase awareness or provide training in renewable technology. Signpost to clear and concise information on the planning requirements for renewable technologies. 	<p>Ongoing Ongoing Ongoing Ongoing</p>
4) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA AND STREET BY STREET APPROACHES, INVOLVING COMMUNITIES AND PARTNERSHIPS		

⁵ Data provided is correct as of end of December 2014 <https://www.ofgem.gov.uk/publications-and-updates/feed-tariff-installation-report-31-december-2014>

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<i>(Community Services)</i>	<ul style="list-style-type: none">• In recognition of the added value that street-by-street approaches to energy efficiency improvements provide, the Council will seek to continue support and assistance to Transition St Albans to implement their 'Transition Streets' project during within the district.	2015/16
5) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS		
St Albans City and District Council will provide a progress report every two years.		2017

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