

Report to: Housing Review Board



Date of Meeting 16 June 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Climate Change (Achieving Carbon Neutrality) Property and Asset progress update

Report summary:

The Housing Review board have requested an update report on this topic.

This is an information paper discussing retro-fit renewable measures and delivery to date, approach, current programmes, successful funding applications and continued delivery and bid planning for the future.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

To note the progress being made by the housing service to deliver on climate change objectives as set out in the EDDC Climate Change Action Plan and Housing Service Plan 2022-2023.

Purpose of Report:

Reporting on target progression in line with the EDDC Council Plan and our commitment in addressing the climate change and ecological emergency focusing on achieving carbon neutrality by 2040 and the following mitigation measure captured in Climate Change 10 point Action Plan;

- Accelerate the upgrading of insulation and energy saving measures in the Council's housing stock.
- Install air and ground source heat pumps when upgrading of off-gas properties.
- Upgrade insulation to minimise fuel poverty.
- Complete an up to date stock condition survey to identify where interventions and improvements will have the greatest impact.
- Update improvement and planned work programmes to accelerate the range and number of energy savings measures provided in Council homes

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance

- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Current approach to delivery prioritises, poor performing homes (energy performance) and is does not challenge “protected characteristics” identified under the Equality Act 2010 and giving consideration to the local authorities having a legal duty to eliminate discrimination and promote equality within service delivery and employment in relation to the following equality strands.

Climate change High Impact

Risk: Medium Risk; Risk level reduced through application of mitigation measures for example; Quality and comprehensive stock data an developed and achievable programmes.

Links to background information Click here to enter links to background information; appendices online; and previous reports. These must link to an electronic document. Do not include any confidential or exempt information.

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

Report in full

1. Historically EDDC had undertaken a piecemeal approach to retro-fitting of renewable measures with projects being undertaken at small scheme locations and with the measures installed limited to possibly only install of “new tech” heating systems.
2. In October 2020, EDDC were successful in bidding on a grant funding initiative (Green Homes Grant (LADS1) for the installation of Air Source Heat Pump heating systems. The funding was allocated to the delivery of new technology heating systems at 100 EDDC council stock homes.
3. The project was further enhanced by provision of Photovoltaics (PV) where roof structures would allow, installation of intelligent hot water systems drawing on residual power from the electricity generated from the PV system and undertaking further component and fabric upgrades inc; improved thermally efficient replacement windows, loft insulation and draught proofing improvement measures and renewal of cavity wall insulation where need was identified.
4. This enhanced element of the project was self-funded by EDDC and the target of 100 heating upgrades was exceeded by nearly 50% with over 140 installations being completed.

5. The primary deliverable of the project had been the heating systems renewals and we are continuing with delivery of component and fabric upgrades to the remainder of the 140 properties. For example; PV installations following on from identified structural upgrades of roof structures.
6. In February 2022, EDDC were again successful in being awarded funding (circa £600K) through the government's funding initiative, the Social Housing Decarbonisation Fund (Wave 1).
7. The grant is just part of a circa £1.5m commitment for delivery of a retro fit programme for 2022/23.
8. The project philosophy and priority is to be the reverse of the LADS1 scheme by taking a fabric first approach to delivery, focusing on external component upgrades and improved insulation measures to 50 of our properties having the worst Energy Performance rating (EPC). The majority of this work is to be self-funded with the retro-fit of new heating systems and PV as enhancement works once our homes thermal efficiency has been improved.
9. The funding eligibility criteria is set with a deadline for delivery of 31st March 2023. Our milestone schedule forecast is for completion before the end of the calendar year.
10. EDDC are currently in discussion with organisations such as energy providers and other local social housing providers to submit a further bid for further funding under the soon to be released Social Housing Decarbonisation Fund (Wave 2). The priority criteria information for the bid has currently not been released. The announcement is expected to be made in August 2022.
11. Although the defined scope of Wave 2 has not been released it is being suggested that it will take the same fabric first approach as Wave 1 but with a longer delivery period (suggested as up to 3 years). This gives us the opportunity really ramp up and potentially bid for a significantly larger amount of funding.
12. In addition, EDDC are constantly reviewing the market place for new innovative systems to give flexibility and allow us to adapt to individual property energy performance and to our resident's needs.
13. An example of this proactive approach is our collaboration with Low Carbon Estates and Remit Zero in pursuance of funding via the Energy Entrepreneurs Fund Phase 9. The proposed system looks at piloting an advanced Thermal battery Storage unit (CYCLO), which acts as the heat source to run a normally domestic wet radiator system.
14. The system has been developed to be powered by electricity and to run at higher temperatures and with greater heat output than that of ASHP systems. Thermal batteries are flexible, low-maintenance, highly efficient, low cost, durable, and sustainable with the systems still offering simplistic controls for the end user.
15. If successful we will be looking to select 10 properties from our Social Housing stock. These will be of varying sizes, EPC bands with different sized families and, with the reported cost of living increases, all potentially exposed to fuel poverty risk.
16. If successful, timeframe for the scheme is currently being reported as commencing in the summer 2023. We will keep the Board up to date with this project as it progresses.

Financial implications:

The EDDC contribution for the February 2022 match funding was included in the 2022/23 budget as a contribution to capital and the grant was treated as a receipt in advance in 21/22, therefore effectively bringing the funding into the new financial year to correspond with the match funding.

Legal implications:

There are no legal implications on which to comment.