

CHICHESTER DISTRICT COUNCIL
HOME ENERGY CONSERVATION ACT 1996
FURTHER REPORT 2017

ACTION	EXAMPLE	TIMING
1. LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES	<p><u>Corporate Plan 2015-18</u> The first of the five priorities in the Council's Corporate Plan 2015-18 is to improve the provision of and access to suitable housing and one of the objectives is to ensure that housing is used effectively and is fit for purpose. The Private Sector Housing Strategy 2016-21 focuses on working to improve the poorest quality accommodation and tackling excess cold and fuel poverty.</p> <p><u>Carbon emissions</u> Carbon emissions in the district are 7.1 tCO₂ per capita (2014) and 30% (2.1 tCO₂) of these emissions are from domestic sources. This has reduced from 9.7 tCO₂ per capita in 2005 when the proportion from domestic sources was 31% (3.0 tCO₂). These figures are from BEIS UK Local authority and regional estimates of carbon dioxide emissions from 2005.</p> <p>The Council is an advocate for the Your Energy Sussex Partnership which is committed to improve energy efficiency in domestic properties and thereby reducing carbon emissions and reducing fuel poverty</p> <p><u>Fuel poverty</u> The Government's 2014 sub-regional data for fuel-poverty indicates that 9.5% of residents in the district are in fuel poor households.</p> <p>The Council commissioned a Stock Condition Modelling exercise which was carried out by the Building Research Establishment in 2015 and it indicated that 10% of residents in the district are in fuel poor households. The results indicate that households living in the private rented sector are more likely to be fuel poor than residents of owner occupied or social housing with an estimated 22% of households being fuel poor.</p>	

	<p>The Council, in partnership with Arun District Council, operates a Wellbeing Home scheme which provides free home energy visits to people living in colds and damp homes or who have health issues.</p> <p>The Council is committed to participating in the Sussex Tariff Scheme; one of the objectives of the scheme is reducing the number of households in or at risk of fuel poverty.</p> <p><u>Private Sector Housing</u></p> <p>The Council's Private Sector Housing Strategy 2016-2021 has four key objectives one of which is to decrease the high level of fuel poverty and excess cold in the private sector stock.</p> <p>The Council's Landlord Accreditation Scheme is focused on improving the living conditions in the poorest quality homes. It ensures that accredited properties have good quality heating systems and are provided with insulation meeting the current Building Regulation standards whenever possible.</p> <p>We use enforcement powers, as appropriate, to tackle any dwellings in the private rented sector found to have a category 1 hazard for excess cold.</p> <p>Our Private Sector Housing Strategy provides financial assistance to help the most vulnerable owner occupiers to ameliorate any category 1 hazards under the Housing Health and Safety Rating System that exist in their homes. Evidence indicates that excess cold is the most commonly found hazard affecting residential properties in the district.</p> <p>We run a social letting agency (Homefinder) to assist households that are homeless or threatened with homelessness to access the private rented sector. All properties used are inspected to ensure they have no category 1 hazards. All properties we directly manage have a current EPC certificate which we have commissioned.</p>	
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2. MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION AND TO TAKE ADVANTAGE OF FINANCIAL ASSISTANCE FROM CENTRAL GOVERNMENT.

ECO

We are an advocate for the regional ECO concept the Your Energy Sussex partnership (YES). It involves the county councils and districts and boroughs throughout Sussex.

Since January 2014 the YES team, on behalf of West Sussex County Council, has successfully run an Affordable Warmth Scheme for home-owning and privately renting households struggling to heat their homes. To date the scheme has primarily supported gas connected properties. This is because the ECO funding awarded per household for replacement gas heating systems was particularly significant, and the installations tend to be straightforward with few complications. Oil boiler replacements and/ or insulation improvements on the other hand can carry additional non-ECO funded costs which would otherwise have to be met by the local authority or the householder.

The average amount of ECO awarded per household reduced between the 14/15 and 15/16 Affordable Warmth schemes. However, during 14/15 the scheme only operated for 6 months and produced significantly fewer installs as a result. The 2017 scheme is expected to run until the summer before a review is carried out. Under the current scheme, funding is directed towards residents living in hard-to-treat properties (off-gas, requiring energy efficiency measures such as insulation) it is expected that the number of referrals will be lower than in previous years. The scheme is primarily promoted through networks of frontline council workers, such as home energy visitors and social care practitioners, although there is evidence that more general publicity through local media, council websites and partner providers, such as Citizens Advice, generates referrals. The referral source is tracked by the scheme provider.

ECO funding does not meet the full cost of installing the energy measures under the Affordable Warmth scheme. Crucial to the scheme's success has been the top-up fund which has been secured and administered by the YES team. Referrals must meet the ECO HHCRO criteria to benefit from this additional funding. If the referral meets the criteria, a survey is carried out and any shortfall in cost for the proposed work can be made-up from this fund. On average ECO funding has met 54% of the installation cost over the life of the scheme, which highlights the need for additional funding to sustain the scheme in the long run.

On-going but 2017 scheme subject to review in September 2017

	<p>Between January 2014 and August 2016, YES has provided £238K in top-up funding, with a further £50K allocated to the 2017 scheme. The YES team secured a further £10K contribution from West Sussex Public Health to support the scheme in 2017 but, to date, no other contribution has been made towards the top-up fund.</p> <p>The Scheme has treated 31 properties in the Council's district during 2014/15 and 2015/16. Government statistics indicate that up until the end of September 2016 a total of 2014 households in the district had benefited from ECO measures this represents 39.4 households per 1000 households.</p>	
<p>EPCs and Energy Efficiency</p>	<p>Private Rented Sector</p> <p>We ensure that all properties let through our Homefinder scheme have valid EPCs.</p> <p>We work with landlords, through our accreditation scheme, to improve the energy efficiency of dwellings in the private rented sector. The scheme targets houses in multiple occupation, which traditionally provide the poorest quality housing. We provide financial assistance to assist landlords to bring their properties to the accreditation standard, which includes the requirement for loft and cavity wall insulation and effective heating controls. To date we have accredited 387 dwellings and paid 380 landlord accreditation assistance grants. All accredited properties must have a valid EPC. We aim to accredit 25 additional properties each year.</p>	<p>On-going</p> <p>On-going. To be reviewed in 2021</p>
<p>Fuel Poverty</p>	<p>The Council, in partnership with Arun District Council, operates a Home Wellbeing Scheme that provides free home energy visits to vulnerable households living in cold damp conditions or who have health issues. The Scheme has two dedicated part time employees undertaking the visits. The households will be referred to Energy Company Obligation initiatives if it will assist in reducing energy bills and alleviate fuel-poverty and to the Chichester Warm Homes Initiative if no national or other local initiatives are available to the household. The Scheme receives referral via the Wellbeing Hub and they will come from medical practitioners, health visitors, social workers etc.</p> <p>The Council has provided funding of £323,000 to support the Chichester Warm Homes Initiative, which will tackle fuel poverty and excess cold in homes with the most vulnerable occupants. It will supplement national and local initiatives and it is anticipated that 75 households will benefit during the life of the scheme (October 2016 to March 2021). The</p>	<p>On-going</p> <p>On-going To be reviewed in 2021.</p>

	<p>scheme links with the Home Wellbeing Scheme and has also been advertised in the Council's Initiatives magazine, which is delivered to every household in the district.</p> <p>The Council is committed to participating in the Sussex Tariff Scheme with the following objectives:</p> <ul style="list-style-type: none"> • reduction in the number of householders in or at risk of fuel poverty; • support for the local economy; • help in meeting local carbon reduction and renewable energy targets; • increased investment in local energy generation; • the latest Smart metering technology for customers; • influence over the types of tariffs on offer, tailored to maximise the benefit for customers in the area; • support for job creation, training and apprenticeships; • income generation to cover costs - cost neutral to the Partnership; • use surplus income to establish a local fund to support energy and fuel poverty projects; and • access to energy consumption and demographic data in order to identify and target further projects 	On-going
	<p>The Council does not have a dedicated fuel poverty strategy but it is embedded within the Private Sector Housing Strategy 2016 to 2021</p>	
Boilers and Heat Pumps	<p>Building Control ensures that when it receives notifications of boiler replacements and first time installations that the boilers being installed are energy efficient and comply with the approved documents. They are reliant upon Gas Safe to ensure that the boilers are correctly installed.</p>	On-going
Minimum standards in the private rented sector	<p>We will continue to use the provisions of the Housing Act 2004 to ensure that all category 1 Housing Health and Safety Rating System (HHSRS) hazards are removed from the private rented sector.</p> <p>We have a regular landlords' forum in partnership with the National Landlords Association and are a partner in the University of Chichester's landlords' forum. We will continue to promote energy efficiency and the YES partnership through this mechanism.</p>	On-going On-going

	<p>The Council's landlord accreditation scheme will continued to be promoted in order to enhance the energy efficiency of accredited private rented sector dwellings and we will actively encourage accredited landlords to make use of the YES initiative.</p> <p>Minimum energy efficiency standards in the private rented sector will be enforced by integrating the enforcement within HHSRS inspections. Such inspections would arise from a number of different work streams including complaints from tenants about housing conditions, Landlord Accreditation inspections and inspections of homes used by the Homefinder Team in providing accommodation for households that are homeless or threatened with homelessness.</p> <p>We will ensure that landlords are aware of the requirements of the minimum energy standards in the private rented sector via our Landlords' Forum and the University of Chichester's Landlords' Forum. We will ensure that local letting agents are aware of the requirements.</p>	<p>On-going. To be reviewed in 2021.</p> <p>From 1 April 2018.</p>
<p>Energy Monitoring</p>	<p>The Council does not currently have any formal partnerships with energy suppliers in respect of the installation of smart meters. British Gas and Scottish and Southern have commenced the role out of smart meters and are committed to install them in all residential properties by 2019.</p> <p>Households participating in the Sussex Tariff Scheme will receive the latest smart metering technology.</p> <p>The Council has not embarked upon any specific area or street based initiatives to date.</p>	<p>On-going.</p> <p>On-going.</p>
<p>Area Based Initiatives</p>	<p>The Council does support an insulation company that tends to work on an area or street by street basis and promotes its services by letter or leaflet drops on a street by street basis.</p> <p>The Council has close links with its Residential Providers of Social Housing partners who provide accommodation in the district and is satisfied that the vast majority of the social housing in the area meets the Decent Homes Standard. One of the main drivers of the Council undertaking Large Scale Voluntary Transfer of its housing stock in 2001 was to ensure that sufficient resource could be allocated to ensure that the all the stock meets the Decent Homes Standard. The Hyde Group has undertaken an extensive programme to</p>	<p>On-going.</p> <p>On-going.</p>

	<p>install modern facilities and ensure the thermal comfort of its homes. The vast majority of its homes now meet the Decent Homes Standards. Some tenants have been reluctant to allow heating systems to be installed but they are upgraded when the existing tenancy ends.</p>	
<p>3. TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS</p>		
	<p>The time frame for delivery is set out against each of the initiatives outlined in section 2 above.</p> <p>The main delivery mechanism is via Your Energy Sussex and the Sussex Tariff. The schemes both seek to engage with local suppliers and installers with the objective of supporting local job creation, training and apprenticeships.</p>	

Signed off by: Louise Rudziak



Position: Head of Housing & Environment

