



LEWISHAM HOME ENERGY CONSERVATION ACT REPORT

March 2015

This report sets out a summary of Lewisham Council's priorities, targets and plans for action to improve the energy efficiency of housing in the borough. The report is intended to fulfil the requirement for reporting under the Home Energy Conservation Act (1995) as amended by the Department of Energy and Climate Change in 2012.

(i) Local energy efficiency ambitions and priorities

Lewisham Council is publicly committed to tackling climate change and fuel poverty, and has delivered a range of successful projects supporting vulnerable households, improving efficiency and promoting a sustainable environment. Our work on climate change and fuel poverty support the achievement of Lewisham’s Sustainable Community Strategy policy objective ‘Clean, green and liveable: where people live in affordable, high quality and adaptable housing, have access to green spaces and take responsibility for their impact on the environment’.

Housing is the borough’s largest source of carbon emissions and is therefore a significant priority for our work, with our partners, to achieve the borough’s targets for carbon emissions.

ACTION

Local Authority targets

In December 2013 Lewisham set a new carbon reduction target of a 44% reduction in borough-wide CO₂ emissions by 2020 from a 2005 baseline.

Lewisham Council signed up to Climate Local in published our Climate Local Action Plan in December 2013 - <http://www.lewisham.gov.uk/getinvolved/environment/energyefficiency/taking-the-lead/Documents/ClimateLocalActionPlan.pdf>

In November 2012 Lewisham Council signed up to the Local Authority Fuel Poverty Commitment
Lewisham Council won the NEA, DECC and British Gas Community Action Award 2014-16

In July 2014 Lewisham Council agreed a new corporate energy policy setting a target of a 20% reduction in CO₂ across corporate buildings by the end of 2020 and a 20% reduction in CO₂ per pupil for schools in the borough
<http://councilmeetings.lewisham.gov.uk/documents/s30269/Energy%20Policy.pdf>

Based on the DECC CO₂ emissions dataset (2005-2012)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/136018/Full_dataset.xls
Total carbon emissions in Lewisham in 2012 were 972 tonnes. This is a reduction of 16% over the 8 years this data has been collected.

Per capita carbon emissions in Lewisham are lower than both the London and UK figures and have seen a greater reduction between 2005 when the figures were first published and 2012 – the year when the most recent figures are available for:

Year	2005	2006	2007	2008	2009	2010	2011	2012
	tCO₂ per person							
Lewisham	4.6	4.5	4.3	4	3.6	3.8	3.4	3.5
London	6.2	6.3	6.1	5.9	5.3	5.5	4.9	5.2
UK	8.7	8.7	8.5	8.1	7.3	7.5	6.8	7.1

Source: DECC UK and regional CO₂ emissions <https://www.gov.uk/government/statistics/local-authority-emissions-estimates>

	<p>Based on DECC data on fuel poverty levels using the latest definition of households that have got low incomes and high costs of energy 8% of households in Lewisham are in fuel poverty - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/318998/2012_Sub-regional_LIHC_Final.xlsx</p> <p>Greenhouse gas emissions from Lewisham Council in 2013/14 were 43,692 tonnes. http://www.lewisham.gov.uk/getinvolved/environment/energyefficiency/taking-the-lead/Pages/default.aspx</p>
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(ii) The measures that take advantage of financial assistance and other benefits offered from central Government initiatives, such as the Green Deal, ECO and RHI or any other initiatives, to help result in significant energy efficiency improvements of residential accommodation

In December 2013 Lewisham Council established an OJEU compliant Energy Efficiency Installations Framework with a delivery partner. The Framework is set up to cover a wide range of energy efficiency measures in domestic and non-domestic properties and covers the London Boroughs of Lewisham, Bexley, Bromley, Greenwich and Southwark – enabling Councils and any Registered Providers with housing stock in those boroughs to access the Framework. The Framework was intended to facilitate access to the Energy Company Obligation (ECO) but can also be used for delivery of schemes funded or delivered through other mechanisms.

Through the Framework Lewisham has insulated 600 hard to treat cavity wall properties at no cost to Lewisham Homes, Lewisham Council or residents, using funding drawn in from ECO.

Lewisham Council is working with Bexley and Bromley Councils through the Department of Energy & Climate Change (DECC) Green Deal Communities Fund to deliver the Green Deal Communities Fund project which is taking an area based approach to increasing the energy efficiency of existing housing alongside a focus on improving energy efficiency standards in the privately rented sector.

ACTION		TIMING
Energy Company Obligation	We have procured a delivery partner to help us access ECO funding following government changes to ECO there has been limited opportunity to develop projects using ECO funding because it is very limited both in availability and funding levels. Through our delivery partner we will continue to review opportunities to access ECO funding through a variety of funding routes – brokerage, direct arrangements with energy companies, working with organisations who’ve accessed ECO funding.	Ongoing
Green Deal	Deliver the DECC funded Green Deal Communities Fund project across Lewisham, Bexley and Bromley: <ul style="list-style-type: none"> ▪ Increase understanding and take-up of solid wall insulation, helping to grow the market for this measure ▪ Engage with local communities in each of the three boroughs to provide information to residents on the scheme and encourage them to take up the offer ▪ Liaise with the privately rented sector across each local authority area to encourage take-up of the measures ▪ Contact properties that have got an F or G energy efficiency rating to provide information on the grant funding available to enable them to improve the home 	September 2015

	<ul style="list-style-type: none"> ▪ Efficiently use resources to deliver a targeted scheme which maximises take-up and serves to generate a longer-term legacy to the project ▪ Develop the supply chain for retrofit work, support local businesses so that they can benefit and create job opportunities for local people 	
Increase the energy efficiency supply chain	Enable Lewisham based small to medium sized enterprises (SME's) to get advice, training and practical support through a mixture of methods: <ul style="list-style-type: none"> ▪ Training on installation processes for energy efficiency measures such as external solid wall ▪ Workshops providing practical advice on how businesses can market themselves and steps they can take to access the supply chain ▪ Support to join Construction Line as a gateway requirement for joining the supply chain for the delivery of energy efficiency measures through Lewisham's Energy Efficiency Installations Framework ▪ PAS2030 or Green Deal Installer training ▪ City & Guilds training providing local residents with the first stepping stone on a career as Home Energy Assessors and increasing the local capacity in relation to addressing fuel poverty and acting in a more energy efficient way 	September 2015
	Work with Goldsmiths College and stakeholders from across the energy efficiency sector to redesign supply chains to improve opportunities for SME's.	September 2015
	Work with Enfield, Waltham Forest and Haringey Councils to deliver the European Regional Development Funded Retrofit London project offering businesses based in the 4 areas up to 12 hours of bespoke support to help them access and grow the energy efficiency supply chain. Businesses are provided with diagnostic support to identify their opportunities and barriers to development. An action plan is then developed and implemented.	December 2015
	Deliver opportunities for training and employment working with Lewisham College and other partners.	Ongoing
Feed in tariffs and Renewable Heat Incentive	Provide information to residents on the feed-in tariff and renewable heat incentive.	Ongoing
	Support voluntary and community sector organisations looking to install renewables.	Ongoing
Zero carbon homes	Lewisham Council introduced guidance on a cost of carbon which is being adopted as part of the Planning Obligations Supplementary Planning Document. The cost of carbon is £104/tonne over 30 years and this price will continue to be applied in cases where developers are unable to meet their carbon reduction targets onsite. In practice to date the majority of developers are able to meet the carbon reduction targets onsite – the target is currently a 35% reduction in on-site carbon emissions against 2013 Building Regulations. In the limited number of developments where the developer has demonstrated this wouldn't be technically or financially compliant they have accepted the cost of carbon which has been proposed.	Ongoing until further regulation is introduced by DCLG
	Work with relevant stakeholders to feed into development of the zero carbon homes proposals, including in relation to development and delivery of the Allowable Solutions mechanism.	2016

(iii) The measures which an authority has developed to implement energy efficiency improvements

cost-effectively in residential accommodation by using area based/street by street roll out involving local communities and partnerships

Lewisham Council is well placed to operate energy efficiency schemes in a cost-effective way:

- We have purchased and analysed EPC data which covers over 60,000 properties across the borough providing a strong evidence base for the energy efficiency opportunities available.
- The Energy Efficiency Installations Framework which has been established and runs until December 2017 provides a flexible mechanism for delivering energy efficiency programmes and enables the Council to quickly and pro-actively respond to funding opportunities.
- A strong track-record of area-based delivery of projects, including the award winning Low Carbon Zone and other projects which have brought together a number of sources of funding has provided the Council with a range of delivery mechanisms and a clear insight into how to develop and deliver successful projects that minimise cost and maximise take-up.
- Partnerships with organisations throughout the supply chain has provided opportunities for local people and businesses to access the energy efficiency supply chain, enabling local people to benefit from the investment more broadly whilst also serving to make it easier to deliver in Lewisham.
- Links in to networks and organisations across the borough help to spread the word about schemes and encourage take-up whilst also increasing the capacity of organisations to support their community.
- Engagement with the health sector through Warm Homes, Healthy People schemes has been successful in supporting 937 residents in the last 3 years and has helped reduce pressure on other parts of the public sector as a result.

	ACTION	TIMING
Partnerships and collaborative delivery	Pursue opportunities to deliver successful cross-borough working as a model for ongoing activity. Building on delivery of the Green Deal Communities Fund project with Bexley and Bromley Councils, we will look to develop further projects with organisations in the public, private, voluntary and community sectors.	2015-17
	a. Identify resources for new area-based projects b. Maintain proactive communications with local partners; c. Identify target areas; d. Determine synergies with other refurbishment work and other Local Authority objectives	2015-17
	Identify opportunities with social housing providers to deliver area-wide energy efficiency programmes or link into planned maintenance schemes.	2015-17
	Build clear links between the borough's Health and Wellbeing Strategy and fuel poverty activity.	2015-17
Strategic role on housing	Integrate energy efficiency and environmental considerations into the specification for completing 500 new Council homes by 2018.	2018
	Integrate energy efficiency and environmental considerations into the specification for delivering 110 new units providing specialised housing for older people, which will be delivered by 2016.	2016
	Integrate energy costs and efficiency into the long term asset management strategy for the Council's housing stock that is being developed by Lewisham Homes and that is due for completion in 2015/16.	2016
	Develop options for piloting highly energy efficient and sustainable models of development as part of the Council's development activity, and consider opportunities for the Council to demonstrate to the market the benefits of exceeding minimum standards for energy efficiency, such as, for instance, developing to Code 6 standards.	2017

Raising standards in the private rental sector	Engage with the privately rented sector to provide information on the proposed regulation of properties which will prevent landlords reasonably refusing improvements from 2016 and preclude properties with an EPC rating below 'E' to be rented out from 2018.	Ongoing
	Provide grants and loans to private landlords and owner occupiers on low incomes to bring properties up to the Decent Homes standard, including the replacement of defective boilers/heating systems/controls to current standards and the installation of cavity wall/loft insulation.	Ongoing
	Install draught-proofing measures to vulnerable residents in all tenures through the Handypersons service.	Ongoing
	Respond to referrals from private sector tenants regarding their housing conditions by offering advice and addressing any category 1 hazards identified under part 1 of the Housing Act 2004 (HHSRS) including those relating to the hazard of 'Excess cold'. This includes taking enforcement action and/or the offering of a grant or loan under the Council's Housing Assistance policy to improve standards.	Ongoing

<i>(iv) A timeframe for delivery and national and local partners</i>	
The Council already works with a wide range of partners, locally, regionally and nationally delivering climate change and fuel poverty projects in the borough and as set out above will be seeking to develop these further to ensure we help all residents and particularly the most vulnerable and those in the hardest to treat homes to benefit from improved energy efficiency and thermal comfort, lower carbon emissions and reduced energy bills.	
ACTION	TIMING
<p>Our priorities over the next two years are:</p> <ul style="list-style-type: none"> ▪ Maximise access to external sources of funding, including ECO where available, to provide residents with the best possible levels of funding and support for energy efficiency measures ▪ Secure investment into the borough's hardest to treat homes ▪ Increase knowledge and take-up of solid wall insulation ▪ Develop and deliver a response to fuel poverty that bring together health providers, the community sector, housing providers and investment and support from the private sector to identify and assist those most vulnerable to the cold ▪ Develop and support the local supply chain so that it can benefit from the Green Deal and work with Lewisham College and other partners to extend the range of employment and training opportunities for local people 	By 2017

Lewisham 2015 HECA report signed off by:

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Janet Senior, Executive Director for Regeneration and Resources

Date:

Internal review date: 31 March 2016

Date of next progress report: 31 March 2017

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