



# **LEWISHAM HOME ENERGY CONSERVATION ACT REPORT**

March 2017

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 what was then the Department of Energy and Climate Change in 2012. The report uses the term 'local energy officer' to denote activity by Lewisham Council to improve energy efficiency in housing, although this does not correspond to a specific full time equivalent post.

### **(i) Local energy efficiency ambitions and priorities**

Lewisham Council has set a stretching target for reducing carbon emissions in the borough and delivered a range of successful projects supporting vulnerable households and improving energy efficiency. Our work on climate change and fuel poverty supports 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*'.

Government figures identify housing as the borough's largest source of carbon emissions (49% of Lewisham's total). Reducing carbon emissions from existing and new build housing sectors is therefore a key focus in achieving delivery of the borough's targets.

Local authorities face significant financial pressures on statutory service delivery and it is increasingly challenging to find the resources to participate in home energy conservation, fuel poverty and energy efficiency activity. Since the 2015 Home Energy Conservation Act report Lewisham Council has sought to do this by taking on income generating projects alongside local energy officer work. This has been achieved through a range of activity including delivery of support to other local authority areas, taking on 'consultancy' work to deliver research projects and securing grant funded projects. A flexible and outward-looking outlook will continue to be central to the Council's approach to carbon reduction and home energy.

Funding for local energy efficiency initiatives is constrained and London as a region has failed to attract its share of funding through Government programmes such as the energy company obligation. Lewisham Council's priority has been to try and maximise the resources brought into the borough to help vulnerable households and improve the energy efficiency of housing stock across Lewisham.

Lewisham Council welcomes the proposals in the Energy Company Obligation from April 2017 which recognise local authority expertise in delivering outcomes on energy efficiency and fuel poverty. Local knowledge and robust data is increasingly important, particularly where vulnerable households are dispersed geographically and lower cost retrofit measures increasingly difficult to find. Improved access to relevant information and greater standardisation and support for local authorities in ensuing compliance with data protection and the requirements of the Information Commissioner's Office would be welcomed since there is a variety of practice which in some circumstances limits opportunities to connect vulnerable households to sources of assistance.

<b>ACTION</b>	
Local Authority targets	In December 2013 Lewisham set a new carbon reduction target of a 44% reduction in borough-wide CO <sub>2</sub> emissions by 2020 from a 2005 baseline.
	Lewisham Council signed up to Climate Local in published our Climate Local Action Plan in December 2013 - <a href="http://www.lewisham.gov.uk/getinvolved/environment/energyefficiency/taking-the-lead/Documents/ClimateLocalActionPlan.pdf">http://www.lewisham.gov.uk/getinvolved/environment/energyefficiency/taking-the-lead/Documents/ClimateLocalActionPlan.pdf</a>

Borough-wide CO <sub>2</sub> emissions	<p>Based on the government CO<sub>2</sub> emissions dataset (2005-2014) total carbon emissions in Lewisham in 2014 – the most recent year for which there are records - were 825.1 tonnes. This is a reduction of 29.4% over the 10 years this data has been collected, or two-thirds of the way to the overall target of 44% in two-thirds of the timeframe.</p> <p>Source: UK local authority and regional carbon dioxide emissions national statistics  <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014</a></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***

	<b>ACTION</b>	<b>TIMING</b>
Energy Company Obligation	<p>The new phase of ECO launches on 1 April 2017 and is scheduled to run until September 2018.</p> <p>Lewisham Council welcomes the introduction of the new flexible eligibility criterion and hopes it will offer meaningful opportunities benefiting residents. Recent energy company obligation funding has been limited by the withdrawal of funding by suppliers either closing schemes early or only part funding measures.</p> <p>Lewisham Council is engaging with ECO providers to explore opportunities to bring ECO funding into the borough.</p>	Ongoing
Fuel Poverty	<p>Based on BEIS data on fuel poverty levels, (source: <a href="https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics">https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics</a>) using the latest definition of low income households with high energy costs, 10.5% of households in Lewisham are in fuel poverty, which equates to over 12,000 households in the borough.</p> <p><b><i>Does the Authority have dedicated resource to tackle fuel poverty?</i></b></p> <p>There is no dedicated officer within the Council to address fuel poverty. The fuel poverty scheme, Warm Homes Healthy People, has been running in Lewisham since 2011/12 but is currently being managed and delivered by an external provider, with oversight by a member of staff. This is a result of a reduction in overall staff numbers generally within the Council which has had a direct impact on resources for fuel poverty.</p> <p><b><i>Does the Authority have a dedicated fuel poverty strategy?</i></b></p>	Ongoing

	<p>No.</p> <p><b><i>Does the Authority have any fuel poverty or energy efficiency schemes, or does the Authority engage with national schemes such as ECO?</i></b></p> <p>Lewisham Council has run 'Warm Homes Healthy People' since 2011/12, delivering support to over 2,000 households in the borough. The project is currently funded until August 2017.</p> <p>The Council hopes to be able to access ECO funding, subject to availability under the new phase of ECO starting on 1 April 2017.</p> <p>The Council is exploring proposals for fuel poverty and energy efficiency work that could be delivered using funding from the carbon offset fund delivered through planning obligations.</p>	
	<p><b><i>Please provide details - including how fuel poor households are targeted under these schemes and plans for evaluation</i></b></p> <p>Lewisham's 'Warm Homes, Healthy People' project targets fuel poor households through front-line workers in health, social care, housing and third sector functions working with vulnerable households.</p>	Ongoing
Boilers & heat pumps	<p><b><i>Any information on boiler replacements/first time installation, including things that are not linked to existing government schemes.</i></b></p> <p>All boiler installations have to be installed by a Gas Safe installer. The work is carried out under the Competent Persons Scheme with installers expected to notify the Council electronically at the end of each month.</p>	Ongoing
	<p><b><i>How are Authorities ensuring Building Control is fit for purpose and how are they ensuring boiler installations meet building regulations.</i></b></p> <p>During monthly team meetings technical issues are covered as a standard item. This is designed to ensure that Building Control officers are able to stay up to date with changing requirements and to provide a consistent service.</p>	Ongoing
	<p><b><i>Where Authorities are working on projects with more novel technologies, e.g. heat pumps, how are they ensuring the right technology for the right property and assuring the quality of those installations?</i></b></p>	Ongoing

	Heat pumps and other more novel technologies remain quite rare. Building Control is not able to advise residents on their choice of technology.	
Smart Meters	<p><b><i>How Authorities are or are planning to engage and support their residents (including the most vulnerable and those with pre-payment metering) and work with local/ community groups, Smart Energy GB under their Partnership Programme and energy suppliers to promote the take up of smart metering and achieve associated benefits (e.g. ability to control energy use, identification of more appropriate tariffs to save money etc);</i></b></p> <p>Lewisham Council delivered engagement activity funded through the Smart Energy GB Partnership Programme. This delivered 306 home visits across in Lewisham and Greenwich, as well as training for front-line staff and community events. The Council will assess available resources in determining future engagement and awareness raising activity on smart meters.</p>	Ongoing
	<p><b><i>How Authorities are planning to integrate their approaches to delivering energy efficiency improvements in residential accommodation with the opportunities presented by the installation of smart meters, drawing upon materials from the Smart Meter Energy Efficiency Materials Project;</i></b></p> <p>The Council is keen to ensure residents benefit from the roll out of smart meters. To date energy companies have been unable to provide information on their smart meter roll-out plans. Once details are available the Council will seek to link in with this work.</p>	Ongoing
	<p><b><i>Any plans Authorities have or plan to develop to make use of smart metering data from residents of wider communities (subject to appropriate consent) to:</i></b></p> <ul style="list-style-type: none"> <li><b><i>(i) increase the uptake of energy efficiency measures;</i></b></li> <li><b><i>(ii) make energy efficiency interventions designed to change household behaviours (e.g. through the use of normative feedback);</i></b></li> <li><b><i>(iii) deliver energy services (e.g. identifying residents under heating/ not heating their homes and addressing this upstream prior to the onset of health problems that lead to more expensive NHS care downstream), including through the use of additional sensors or in-home devices.</i></b></li> </ul> <p>Getting a greater understanding of energy consumption would be helpful in terms of increasing the level of detail available on energy and carbon in the borough. The Council has purchased EPC data and having free access to EPC data would be beneficial.</p> <p>Until the Council has a clearer understanding of the scale of ECO funding there are limits on what is possible in terms of increasing the uptake of measures, making energy efficiency interventions or delivering energy services.</p>	Ongoing

Minimum energy standards in the privately rented sector	<p><b><i>How Authorities are planning for enforcement of the minimum standards in the private rented sector?</i></b></p> <p>The Council is planning a publicity campaign aimed at Landlords and Tenants making them aware of the new regulations specifically around the requirement for an EPC in their properties. In conjunction with this all landlords will be asked to provide an up to date EPC at a minimum rating level of E whenever officers visit any Private rented residential property. On-line applications for licenses for Homes in Multiple Occupation require disclosure of an EPC rating – there is no legal enforcement available on this element at this time, however the Council will include this information and will attempt to enforce through the courts as part of a suite of landlord breaches as appropriate.</p> <p>The Council's housing grants procedures require any installations to private dwellings of windows, boilers, loft and cavity wall insulation and gas central heating systems to meet minimum energy requirements. Grant will not be provided unless minimum ratings are reached.</p>	Ongoing
	<p><b><i>Whether Authorities have dedicated resource to enforce the minimum standards?</i></b></p> <p>There is currently no dedicated post for enforcement of the energy efficiency standards, it is envisaged that this work will be covered by the current team.</p>	Ongoing
	<p><b><i>Are there plans to integrate enforcement of the minimum standards with other enforcement activity in the private rented sector?</i></b></p> <p>The Council is looking at how to dovetail enforcement with our Licensing procedure for HMOs. This includes looking at how HHSRS inspections may be used to enforce this requirement.</p>	Ongoing
Green Deal	<p>Lewisham Council was the lead for a Green Deal Communities Fund project, which also operated across Bexley and Bromley. The scheme provided a subsidy towards energy efficiency measures, particularly around solid wall insulation and saw take-up in 175 homes across all housing tenures and across the three boroughs.</p> <p>The response to the offer suggests there is a willingness from some residents to invest in home retrofit, although take up of the Green Deal element was very limited. In the absence of any national incentives or promotion of home retrofit for 'able to pay' markets there is limited scope for Council activity in this area.</p>	Ongoing

Increase the energy efficiency supply chain	Lewisham Council has set up RevoLewisham – an interest free loan to support local SMEs in developing their capacity to engage in the energy efficiency supply chain. The loan fund is set up to recycle repayments and enable further businesses to be helped. The Council is seeking further opportunities to deliver training and employment working with Lewisham College and other partners.	Ongoing
Feed in tariffs and Renewable Heat Incentive	In 2015/16 the Council helped facilitate a community solar PV initiative run by South East London Community Energy. The Council will continue to seek opportunities to support delivery of renewables and the renewable heat incentive including with voluntary and community sector organisations.	Ongoing
Zero carbon homes	<p>Lewisham Council introduced guidance on carbon offsetting which has been adopted as part of the Planning Obligations Supplementary Planning Document. The cost of carbon is £104/tonne over 30 years for all major developments.</p> <p>From October 2016 The London Plan requires major residential developments to meet the zero-carbon homes standards. Carbon offsetting is therefore a potential source of funding energy efficiency and carbon reduction schemes in Lewisham.</p>	Ongoing
Heat Networks	<p>Lewisham Council is developing an evidence base for the technical and financial viability of heat networks going from South East London Combined Heat &amp; Power (SELCHP) plant to new and existing sites in the north of the borough.</p> <p>The first study looked at a network from SELCHP to Goldsmiths and new and existing developments along the route.</p> <p>A second study starts from a point on the route to Goldsmiths and explores further opportunities going off in a different direction to development sites in the north of the borough.</p> <p>Development of this work is ongoing, in partnership with BEIS, the GLA, SELCHP and developers.</p>	Ongoing

***(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 has:

- Purchased and analysed EPC data which covers over 60,000 properties across the borough, providing an evidence base for energy efficiency opportunities.
- A strong track-record of area-based delivery, including the award winning Low Carbon Zone and other projects which have brought together a number of sources of funding.
- Worked in partnership with a wide range of organisations locally, regionally and nationally to deliver targeted projects and increase local capacity.

- Worked with the health sector through the Warm Homes, Healthy People schemes to support residents and has helped reduce pressure on other parts of the public sector as a result.

	<b>ACTION</b>	<b>TIMING</b>
Partnerships and collaborative delivery	The Council will seek to identify further opportunities for cross-borough working following successful solid wall insulation project with Bromley and Bexley and a Smart Meters initiative with Greenwich.	2017-19
	In 2016/17 the Council completed a grant funded research project 'Health of the Nation: analysis of the cost effectiveness and success factors in health-related fuel poverty schemes'. This project was delivered in partnership with consultancy SE2 with funding from the EAGA Trust. The Council will look for further opportunities to draw in funding to deliver projects such as these, which supports development of the evidence base for project delivery and policy development.	2017-19
	The Council will continue to work closely with social housing providers to deliver area or borough-wide energy efficiency programmes or link into planned maintenance schemes.	2017-19
	Delivery of Lewisham's award-winning 'Warm Homes Healthy People' project is reliant on local partnership working across health, housing, social care and community service providers. A key focus going forward will be to establish the long-term future of work on fuel poverty by strengthening links to the local Joint Strategic Needs Assessment and implementing National Institute for Health and Care Excellence recommendations on Excess Winter Deaths.	2017-19
Strategic role on housing	The Council will look to integrate energy efficiency and environmental considerations into delivery of our local target for 500 new Council homes by 2018.	74 units – 2017 426 units – 2018
	The Council will look to integrate energy efficiency and environmental considerations into the delivery of the Council's programme of specialised housing for older people.	2018
	The Council will look to integrate energy costs and efficiency into the long term asset management strategy for the borough's housing stock, looking to take a whole estate approach and develop a strategic focus to improving energy efficiency across all of its homes.	2018

**(iv) A timeframe for delivery and national and local partners**

Lewisham Council 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.

ACTION	TIMING
<p>Lewisham's priorities over the next two years are to:</p> <ul style="list-style-type: none"><li>▪ Maximise the benefits of external funding to the borough, including ECO where available, to ensure that Lewisham receives a fair share of funding given the level of need in the borough</li><li>▪ Maintain and refocus delivery of fuel poverty work to strengthen health impacts and respond to local need</li><li>▪ Support the development and delivery of plans for a heat network from SELCHP to new and existing sites in the north of the borough</li><li>▪ Explore partnerships and new ways of working that respond to our low carbon aspirations for the borough and offer opportunities to support an ongoing local energy officer role.</li></ul>	By 2019

**Lewisham 2017 HECA report signed off by:**

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**Janet Senior, Executive Director for Regeneration and Resources****Date:**

Internal review date: 31 March 2018

Date of next progress report: 31 March 2019

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