

Appendix 2: 'sustainable housing' extract from Lewisham's climate emergency action plan 2021

2.1.1	<p>Deliver a new Asset Management Strategy that sets out a new ambition for energy and carbon performance across the Lewisham Homes' stock including: The requirements of achieving a minimum of SAP 86 EPC B across the Lewisham Homes stock.; Ensuring new build developments comply with existing and emerging local and national policy and legislation including SAP10.1 methodology (and future upgrades of SAP); Includes a focus on improving property ventilation; Sets out an option appraisal on poorly performing properties.</p>	2020/21	<p>Lewisham Homes has developed a new Asset Management Strategy during 2020 which will be presented for Board approval in Q4 2020 / Q1 2021.</p>
2.1.2	<p>Develop a new strategic approach to decarbonising heating across the stock with the aim of centralising plant and creating opportunities for heat networks. Assess the opportunities and risks of technologies such as heat pumps, and improvements to existing electric heating systems and storage heaters identify the optimum approach to boiler replacements.</p>	2020/21	<p>A new Heating Options Strategy has been in development and is expected in Q3 2021. The outcome from LBL North Lewisham study to establish new future proofing policy for retrofitting/cladding blocks. Funding will be a key constraint in terms of meeting the ambitions of Lewisham's Climate Emergency declaration. An application for funding under the Government's Green Homes Grant Local Authority Delivery scheme was submitted in partnership with Lewisham Council.</p>
2.1.3	<p>Raise standards in existing communal heating systems, ensuring compliance with regulation and installing metering and improved controls to systems. Develop a planned maintenance and investment plan that is informed by the emerging strategic approach to decarbonising heating across the stock.</p>	Short term	<p>The impact of COVID19 has limited potential for works beyond core maintenance to communal heating systems in 20/21 due to COVID. The future approach to communal systems will be aligned with the Energy Masterplanning work published by Lewisham Council and the potential to upgrade systems to benefit from decentralised energy and heat networks.</p>

2.1.4	Review procurement policies to increase the sustainability of major works, including selecting lower carbon materials and reusing structures and construction materials where possible.	Short term	This will be included in the Lewisham Homes Sustainability Strategy (see 2.2.1)
2.1.5	Delivery within the Lewisham Home's major works programme of cladding improvements that deliver improved thermal efficiency combined with the highest standards of building safety.	Medium term	Lewisham Council and Lewisham Homes were successful in a bid for £825k funding under the Government's Green Homes Grant Local Authority Delivery funding that will support window and insulation improvements benefiting 165 Lewisham Homes' properties.
2.1.6	Review and identify the financial, technical, operational and resident satisfaction implications of delivering a new homes programme to a carbon neutral standard, to include a understanding of: Building new homes to Passive House Standards (achieving a SAP rating of 92-100/EPC A); Delivering Energiesprong or similar retrofits; Early adoption of no gas; Meeting the new LETI (London Energy Transformation Initiative) design standard. Use the outcomes from the assessment to push central government and others for additional funding, investment in new technology, regulatory change and other actions that will enable this to be delivered in Lewisham.	Short term	This action will be addressed as part of proposals in the Asset Management Strategy.

2.1.7	Implement lessons learned from good practice elsewhere and the assessment in 2.1.6 into delivery on a scheme-by scheme basis including in relation to: the use of pre-manufactured elements; air/ ground source heat pumps; district heat networks; mechanical ventilation heat recovery (MVHR) units; alternative fuels and battery storage; energy efficient heating including underfloor; external shading devices; decentralised heating; green / living roofs and walls; sustainable drainage; AECB (Association of Environmentally Conscious Builders) standards; waste water heat recovery systems; smart water use; procurement and sourcing all materials and products from within 30 mile radius of site.	Medium term	This action will be addressed as part of proposals in the Asset Management Strategy.
2.1.8	Evaluate the application of the 'Soft Landings Framework' to new build projects.	Short term	This action will be addressed as part of proposals in the Asset Management Strategy.
2.2.1	Publish a Lewisham Homes to Sustainability Strategy document setting out an overarching approach to carbon reduction aligned to the Lewisham Homes' Asset Management Strategy. Set out baseline environmental performance metrics	2020/21	A Sustainability Strategy draft has been prepared and will be presented for Board approval in Q4 2020 with Q1 2021 for completion and sign off.
2.2.2	Develop a sustainable working protocol for LHL employees, to include: sustainable staff travel policy, recycling, office etiquette; An updated Employee Code of Conduct; Encouraging vegan catering, local sourcing of supplies; A ban on single-use plastic except where there's a specific health and safety reason.	2020/21	This work is currently on hold. The move to Laurence House was announced following this action's inclusion in the Climate Emergency Action Plan, and further work on this is to be integrated into any new post-covid return to work strategy, or a longer term work from home/agile working strategy. Expect clear directives to enable progression on this by Q2 2021

2.2.3	Ensure the Old Town Hall refurbishment promotes a sustainable office environment, including: Agile working; Improved cycling facilities and changing rooms; A paperless environment; Installation of smart and energy efficient products such as LED lighting, smart meters and water meters.	Short term	This work is currently on hold. The move to Laurence House was announced following this action, and further work on this is to be integrated into any new post-covid return to work strategy, or a longer term work from home/agile working strategy. Expect clear directives to enable progression on this by Q2 2021
2.2.4	Incrementally upgrade the Lewisham Homes' fleet to low emission combustion and hybrid with the aim of becoming fully powered by renewable electricity as soon as is practicable.	Short term	This work will be integrated into the Sustainability Strategy (2.2.1)
2.2.5	Recruit 100 resident 'Eco-Champions'.	2020/21	The Lewisham Homes comms team provided the residents who attended the "climate emergency boot camp" in 2019 with a summary of the discussions held. In-person resident engagement currently on hold, but LH are reviewing opportunities to host similar sessions online going forwards and one idea is to begin recruiting ECO Champions from attendees of the boot camp. A new resident engagement plan needed to properly plan for recruitment and education of resident ECO-Champions to ensure they are given the right tools and platform and with someone to manage internally. Discussion for progression by Q2 2021.
2.2.6	Develop a draft Sustainable Estate Parks and Gardens strategy.	2020/21	In development with a date of Q1 in 2021 for approval.
2.3.1	Assess the actions and investment needed to get all domestic buildings in the borough to an average of EPC Band B and develop more sophisticated methods of identifying which properties are energy inefficient, targeting resource where there will be most impact.	Short term	The council asks for Energy Performance Certificates as part of the licensing process. Officers check all licensing properties for hazards, which include excessive cold. If this is present in the property the works required to retain licence require measures on thermal efficiency.

2.3.2	Inspect all HMOs (house in multiple occupation) in the borough over 5 years, an estimated 6,000 properties, as part of the HMO expanded licensing scheme. Inspections will focus on the eradication of category 1 and 2 hazards on cold and thermal efficiency, especially for vulnerable residents.	Short term	This scheme paused during lockdown and is yet to be restarted. Officers continue to inspect mandatory and existing scheme additional properties.
2.3.3	Apply to the Secretary of State for a borough-wide licensing scheme with the intention of rolling out licensing to all 26,000 privately rented properties. Inspections of these properties will be conducted on a risk basis including analysis of potential poor standards in the stock, with a particular focus on damp and cold.	Short term	This is currently paused as a result of the impact of COVID19.
2.3.4	Explore the potential to provide a discount on the licence fee if the landlord takes the EPC rating of their property to C or above and assess whether further discounts could apply for ratings above C.	Short term	The Council is not currently offering this for mandatory or additional properties falling into existing scheme
2.3.5	Use the Council's online presence such as web pages and social media to promote energy efficiency advice to landlords.	Short term	The impact of the pandemic on capacity has reduced scope to do this.
2.3.6	Take enforcement under the Domestic Minimum Energy Efficiency Standards Regulation, which allow us to issue a Community Protection Notice (CPN) for renting accommodation under an EPC rating of E.	Ongoing	Budget proposals agreed by Mayor and Cabinet in December 2020 include plans for a significant and cross-cutting review of all Council enforcement activities be undertaken to deliver more customer-focussed, consistent, efficient, integrated and effective enforcement services. This will deliver a target operating model based on intelligence, evidenced demand and priorities and allow effective deployment of resource to deliver improved outcomes for the community. The Government is currently consulting on raising the minimum

			standard of EPCs.
2.3.7	Engage with landlord accreditation schemes that promote energy efficiency.	Short term	We offer a 20% discount for accredited landlords. This includes the RLA, who are running this campaign and the London Landlord's Accreditation scheme that promotes itself on the basis of being able to assist landlords to obtain grants to improve thermal efficiency (among other things).
2.3.8	Ensure all accommodation used as temporary accommodation by the Council meets the Minimum Energy Efficiency Standards including the current requirement for EPC rating E or above and has all the required gas and electrical certification.	Short term	All properties utilised by the Council for the provision of temporary accommodation have to meet the Council's health and safety compliance requirements. This process involves accommodation providers, producing a number of health and safety documents for properties that they provide to the Council. These documents include an EPC, Gas Safety Certificate and Electrical Installation Condition Report. The Council has also appointed a Compliance Officer, who is solely responsible for monitoring and managing all health and safety documents for the Council's TA portfolio. This includes monitoring when certificates expire and ensuring providers produce in date complaint certificates in the required timeframe.
2.3.9	Support a new PRS renters' union across the sector to provide a forum for renters; allowing us to raise awareness of the Climate Emergency and measures to tackle it and the union to flag up specific concerns to be addressed	Short term	Officers continue to liaise with the lead member for Housing to establish the best way of supporting a PRS renters union, and will use this union to raise the Climate Emergency and measures that can be taken to address this challenge.

2.3.10	Develop a programme to target high risk streets and neighbourhoods with tailored advice including the publication and promotion of initiatives.	Short term	Street surveys are not practical at present owing to the high level of risk assessment and planning that has to go into each property visit to be Covid safe. The Council's Lewisham Healthy Homes, providing practical energy advice to vulnerable residents offers households at risk of fuel poverty free and independent advice and support.
2.3.11	Develop the use of discretionary grant to support home owners. Roll out an active campaign to use this grant to improve energy standards in those properties that require it most.	2020/21	The Grants team recognises fuel poverty contributes to social and health inequities so to ensure we pick up on these households, we make every contact count. All of the team are trained to identify hazards which contribute to poor energy efficiency. When our surveyors inspect properties where applications have been made for discretionary assistance such as Emergency Home Repairs Grant (EHRG) and Home Repairs Grants (HRG) an assessment is carried out to ensure the heating in the property is sufficient, no damp is present, adequate ventilation exists and windows are checked to ensure they are effective during an Housing, health and Safety rating system (HHSRS) inspection. Grant officers identify and eliminate Category 1 and 2 hazards most of which contribute to poor energy efficiency. Where it is identified there may be a problem we offer a free gas check and provide boiler works up to £500. Our Health and Housing Coordinator who works from University Lewisham Hospital provides a referral pathway for those who attend or are admitted to hospital, suffering ill health due to a cold home.
2.3.12	Actively participate in a pan-London 'Setting the Standard' initiative that will support inspections of the worst standard of accommodation B&Bs, working to support enforcement action taken in Lewisham and other boroughs to drive up property standards.	Short term	LBL is one of 31 boroughs that has signed up to the pan London framework 'Setting the Standard'. LBL has a key contact that has been a part of all of the working groups and is up to date with all STS requirements. The project is currently in the provider on boarding stage and LBL is engaging with its providers to encourage them to sign up to the STS portal. LBL has set the PSHA group email as the contact to receive any

			Category 1 hazards identified, with a key contact who will allocate each notification to the appropriate enforcement officer.
2.3.13	Introduce new technology and approaches to identifying cold houses, such as external surveying tools or internal monitoring equipment and including collaboration with a MHCLG funded Greenwich pilot.	Short term	We are building partnerships with other teams and organisations to identify household with poor Energy Performance Certificates (EPC) ratings E,F or G in order to offer owners grant assistance. Linking into existing partnerships and developing new partnerships to develop new referral pathways – by using the New digital Economy Act 2017 powers to access data of households in Lewisham suffering from fuel poverty for the purpose of alleviating it. Raising awareness amongst frontline workers in Adult Social Care and Hospital Staff, GP Surgeries and schools will also ensure that vulnerable households are identified and targeted. All of our Surveyors carry hydrometers to ensure where damp is identified they have the tools to measure how severe the damp is.
2.3.14	Work with the GLA, London Councils and other London Boroughs to support the development of an offer to ‘able to pay’ home owners to increase home retrofit projects and to build trust and a joined-up approach in the supply chain to promote and respond to demand for home retrofits, such as affordable and independent whole-house audits.	Short term	Lewisham Council is part of 'Retrofit Together' a new platform that will offer home owners access to independent advice on home retrofit and access to suppliers that can deliver accredited works.
2.3.15	Explore potential for working with local community organisations to support bulk purchasing schemes that reduce the costs to homeowners of home energy	Short term	The Council is working with the Greater London Authority on future rounds of the pan-London solar together initiative and supports the work of South London Community Energy on community energy schemes. Officers have promoted the

	improvements.		Mayor of London's Community Energy Fund to local groups.
2.3.16	Investigate ways to ensure Lewisham grants are advertised on the government 'save energy' platform and promote the schemes available through the platform to residents.	Short term	The Housing team works closely with the Climate Resilience Team who lead on the South London Energy Partnership in order to promote our grants. This allows us to link in with or top up existing government energy schemes to ensure home owners in Lewisham have energy efficient properties.
2.3.17	Apply minimum insulation and efficiency standards to works undertaken at homeowners' properties.	2020/21	The Disabled Facilities Grant team will use grant agreements to raise the thermal efficiency of properties including meeting minimum energy efficiency standards.
2.3.18	Engage local registered social providers to encourage sharing of practice on carbon reduction and supporting all RPs to take meaningful action in relation to their stock in the borough.	2020/21	COVID19 has disrupted partnership engagement but officers have recently introduced a more regular liaison process with registered providers to address strategic concerns and to share best practice around housing issues in Lewisham. This group will be used as the vehicle to open up discussions on this action, from where activity against this action will become a more ongoing concern.
2.3.19	Officers within the Private Sector Housing Agency team will use public transport for all routine inspections.	2020/21	At present this cannot be implemented without a potential impact on officer health and safety and so is currently not in force.
2.4.1	Expansion of the South London Energy Efficiency Project led by Lewisham, providing practical support to vulnerable residents in south London. Support 1,600 households in 2019/20. Seek external funding and partnerships to deliver the same in 2020/21.	2020/21	Lewisham Council leads the South London Energy Efficiency Partnership covering 12 South London Boroughs. The partnership has accessed funding to deliver the South London Healthy Homes programme from a wide range of sources including the Greater London Authority, the Ofgem Redress Funds, British Gas Trust, UK Power Networks and

			boroughs. The South London Healthy Homes programme expects to support 2,895 households in 20/21.
2.4.2	Support low income and vulnerable residents in accessing external sources of funding for heating, insulation and ventilation.	2020/21	This action is being delivered as part of 2.4.2 and figures for funding accessed and measures installed will be reported at the end of 20/21
2.4.3	Undertake an assessment of the equalities implications of climate change and of the actions at national, regional and local level to reduce carbon and work with partners to find additional ways to support affected groups to mitigate the impact. Review the use of the Climate Just tool to understand the impact across different communities in the borough.	2020/21	Budget has been secured from once off funding but the work has not progressed due to pressures from COVID19.
2.5.1	Adopt a new Local Plan for the borough with Climate Emergency embedded within the document and development management policies supporting delivery of the ambition to be carbon neutral including achieving the London Plan policy for major developments to be zero carbon. We will seek that proposals for new self-contained major and minor residential development achieve the BRE Home Quality Mark and that proposals for major residential domestic refurbishment achieve a certified 'Excellent' rating under the BREEAM Domestic Refurbishment 2014 scheme, or future equivalent; and that proposals for new non-residential development of 500 square metres gross floor space or more, including mixed-use development, achieve an 'Excellent' rating under the BREEAM New Construction (Non-Domestic Buildings) 2018 scheme,	2020/21	The plan was approved at Council in November 2020 and public consultation (the Regulation 18 stage) is now underway.

	<p>or future equivalent. We will seek that development proposals for major non-residential refurbishment, including mixed-use development, achieve a certified 'Excellent' rating under the BREEAM Non-Domestic Refurbishment scheme, or future equivalent.</p>		
2.5.2	<p>Monitor and report on the transition to a carbon neutral borough through implementation of the new Local Plan through the Authority Monitoring Report process to regularly assess performance against our strategic planning objectives.</p>	2020/21	<p>Data has been provided as part of the Authority Monitoring Report process.</p>
2.5.3	<p>Ensure that developments which cannot meet onsite carbon targets comply with policy through payment into Lewisham's carbon offset fund. The Fund will be used to drive local innovation and investment in ways that meet our objective to ensure our Climate Emergency responds to the needs of vulnerable residents. Annex B sets out further details of the approach we propose.</p>	Short term	<p>Engagement with developers has continued through 2020 with the aim of seeking to maximise the level of onsite delivery to meet planning policy but where this cannot be achieved the use of the Lewisham Carbon Offset Fund.</p>
2.6.1	<p>Work with Veolia to implement the joint memorandum of understanding agreed with the Council to deliver opportunities to utilise unused heat from the SELCHP</p>	Short term	<p>Officers are supporting Veolia's work to deliver the funding they have received to connect Convoys Wharf and the SELCHP facility.</p>

	facility to supply local homes.		
2.6.2	Work with Lewisham Homes to evaluate the potential for connecting properties to a network supplied with heat from SELCHP.	Short term	Officers completed an externally funded study assessing potential for connecting existing blocks in the north of Lewisham and making recommendations to future proof Lewisham Homes cladding works to facilitate connections as heat networks develop. This work will inform Lewisham Homes Asset Management Strategy.
2.6.3	Carry out a borough-wide energy masterplanning study to assess opportunities for clusters of heat demand and identify the potential low carbon solutions to meeting that demand. This masterplan will inform planning guidance, development of the Council's new build housing programme and refurbishment plans for the Council's existing housing. The masterplan will be completed in 2020.	2020/21	In 2020 the Council published the outcome of energy masterplanning work https://lewisham.gov.uk/-/media/files/imported/accessible-lewisham-energy-masterplan.ashx?la=en that shows the potential role decentralised heating could play in Catford, Lewisham and the north of the borough. Further funding from the Government's Heat Network Investment Programme has been accessed to undertake detailed technical and economic assessments needed to progress this work and underpin the development of the Council's strategic approach.
2.6.4	Use new development management policies from the Local Plan and the borough-wide masterplanning to direct new connections and support viability of new heat networks.	Short term	A key output from the energy masterplanning and strategic heat decarbonisation study completed in 2020 is a greater geographical focus on ensuring that new developments fully contribute to areas of opportunity for decentralised energy. This will be further reinforced by the new Lewisham Local Plan.