

## **Home Energy Conservation Act (HECA) Report March 2017**

### **1.0 Introduction**

- 1.1** As required under the Home Energy Conservation Act (HECA) this bi-annual report is the latest update on the energy efficiency of residential accommodation in the Borough. It sets out the progress made since the 2015 report and details our aims and targets for the next period.
- 1.2** Following this report, the next is due by 31<sup>st</sup> March 2019 and at two year intervals thereafter until 31<sup>st</sup> March 2027.
- 1.3** Throughout this document The Council refers to Eastleigh Borough Council.

### **2.0 Progress from HECA report 2015**

- 2.1** Progress has been reported using local and national statistics. In some cases there is a 2 year delay in the publication of many of these so the available statistics that have been reproduced in this report are mostly for the period up to 2014.

### **3.0 Council Strategies**

#### **Eastleigh Borough Council Corporate Plan 2015 - 2025<sup>1</sup>**

- 3.1** The Council released a new corporate plan in 2015 defining what the Council wants to achieve up until 2025. Three interlinked themes focussing on
- Green Borough
  - Healthy Community
  - Prosperous Place

#### **The Climate Change Strategy 2011-2020**

- 3.2** The Climate Change Strategy<sup>2</sup> targets an absolute reduction in Greenhouse Gas emissions in the Borough of 34% by 2020 and 80% by 2050.

#### **Local Plan 2011-2035**

- 3.3** Following the Council's proposed local plan 2011-29 being rejected by the Government's Planning Inspector, the Council is developing a new local plan for the period 2011-2035 due for adoption by June 2018.

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<sup>1</sup> <https://www.eastleigh.gov.uk/media/155648/CorporatePlan2015.pdf>

<sup>2</sup> <http://eastleigh.gov.uk/pdf/CCStrategy2011to2020.pdf>

- 3.4 All new housing will be governed by the Local Plan for the Borough and it is likely it will contain definitions for the required housing standards ensuring they are built to a higher energy efficiency than building regulations.
- 3.5 The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)<sup>3</sup> is a tool for integrating economic, environmental and social considerations into the preparation and adoption of Development Plan Documents like the Local Plan.

## 4.0 Carbon Dioxide (CO2) Emissions

### Eastleigh Borough CO2 Emissions

- 4.1 The Borough's total CO2 emissions<sup>4</sup> have reduced by over 27% from the 1990 baseline which is in line with that achieved by the UK.

	Borough		UK	
	kt CO2	Difference On 1990	kt CO2e	Difference On 1990
<b>1990</b>	880.2 <sup>5</sup>		556,867.2 <sup>6</sup>	
<b>2010</b>	766.6	-12.9	472,137.7	-15.2
<b>2012</b>	736.3	-16.4	451,360.3	-18.9
<b>2014</b>	642.0	-27.1	403,796.9	-27.5

- 4.2 The CO2 emissions data by local authority is only available from 2005 but the trend for the Borough is continuing down with its largest reduction in the last reported period 2013/14.

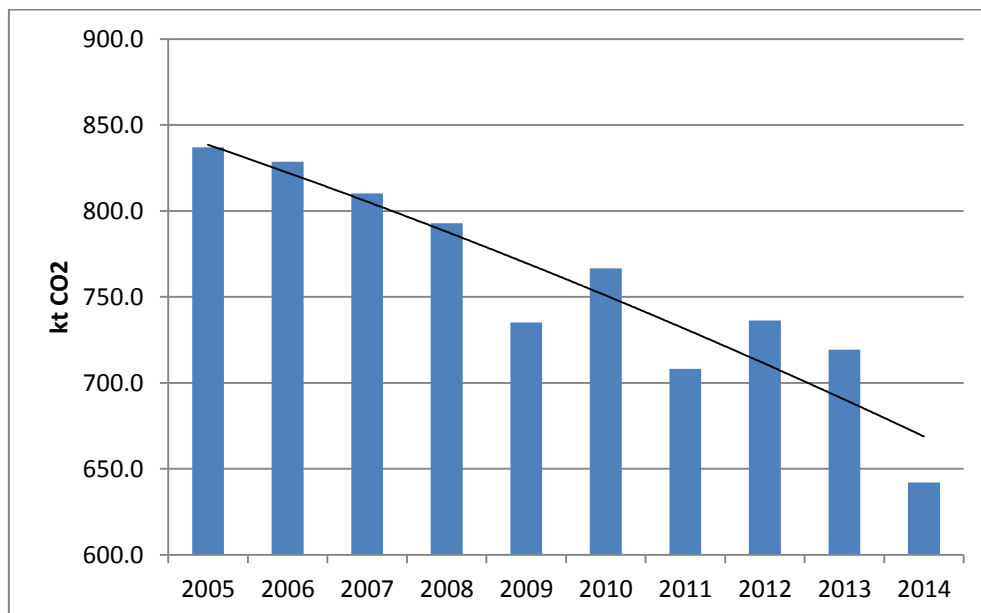


Figure 1: CO2 Emissions 2005 to 2014

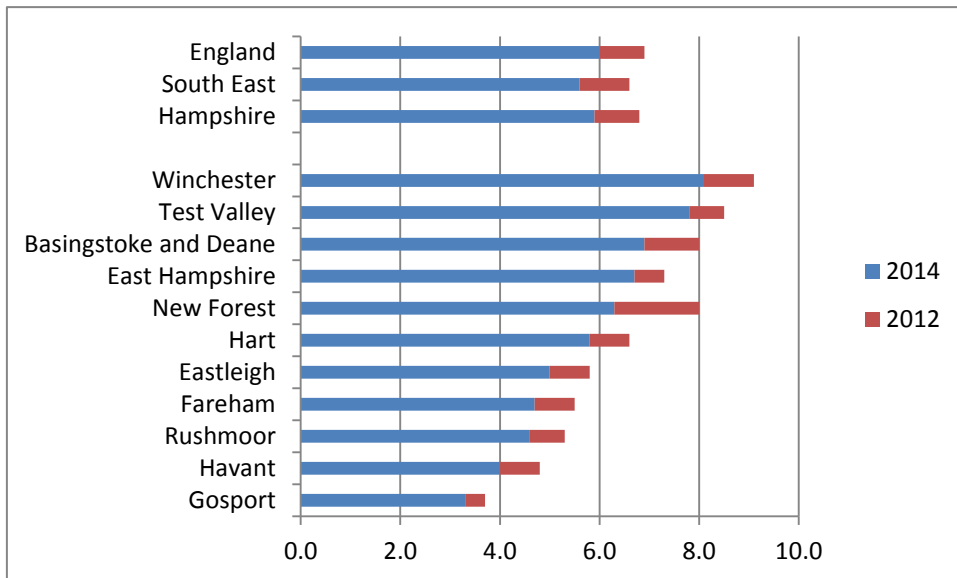
<sup>3</sup> <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2011-2036/sustainability-appraisal.aspx>

<sup>4</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/532949/2005-2014\\_UK\\_local\\_authority\\_and\\_regional\\_CO2\\_emissions\\_data\\_tables.xlsx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/532949/2005-2014_UK_local_authority_and_regional_CO2_emissions_data_tables.xlsx)

<sup>5</sup> Borough CO2 emissions for 1990 calculated from 2005 figures from Local and Regional CO2 Emissions Estimates and extrapolated back using the UK Greenhouse Gas emissions.

<sup>6</sup> UK CO2 emissions for 1990 calculated from 2005 figures from Local and Regional CO2 Emissions Estimates and extrapolated back using the UK Greenhouse Gas emissions.

- 4.3** The Borough's per capita CO2 emissions for 2014 is 5.0 tonnes, down 0.8 tonnes on 2012 comparing well with neighbouring authorities, the south east and England. Figure 2 below shows the per capita emissions for 2014 superimposed on 2012



**Figure 2: Per capita CO2 Emissions 2014 and 2012**

## 5.0 Housing

- 5.1** The latest statistics show that the Borough currently has approximately 55,100<sup>7</sup> homes up 4% from the 2011 Census. In variance to the national profile, a character assessment of the buildings has shown that most were built post 1964. Modern housing will be more efficient than older housing stock, therefore bringing down the per capita emissions from domestic dwellings.
- 5.2** Following the Housing Standards Review 2014, the Government has withdrawn the Code for Sustainable Homes for developing residential homes, referring now to Building Regulations. This has reduced the ability of local authorities to require residential development to achieve a higher energy standard.
- 5.3** The Council can only enforce energy standard as in the last Local Plan which is up to Code 4 for Sustainable Homes.
- 5.4** The Council is obligated to support the development of additional housing within the Borough which will inevitably increase emissions.

### Council Housing

- 5.5** The Council has very little housing of its own having made the decision to transfer former housing stock to a housing association in 1996.
- 5.6** In 2017 the Council is embarking on a new house building scheme in conjunction with Fareham Borough Council, First Wessex and Radian Housing associations. Two sites have been confirmed with approximately 200 homes in total. They are

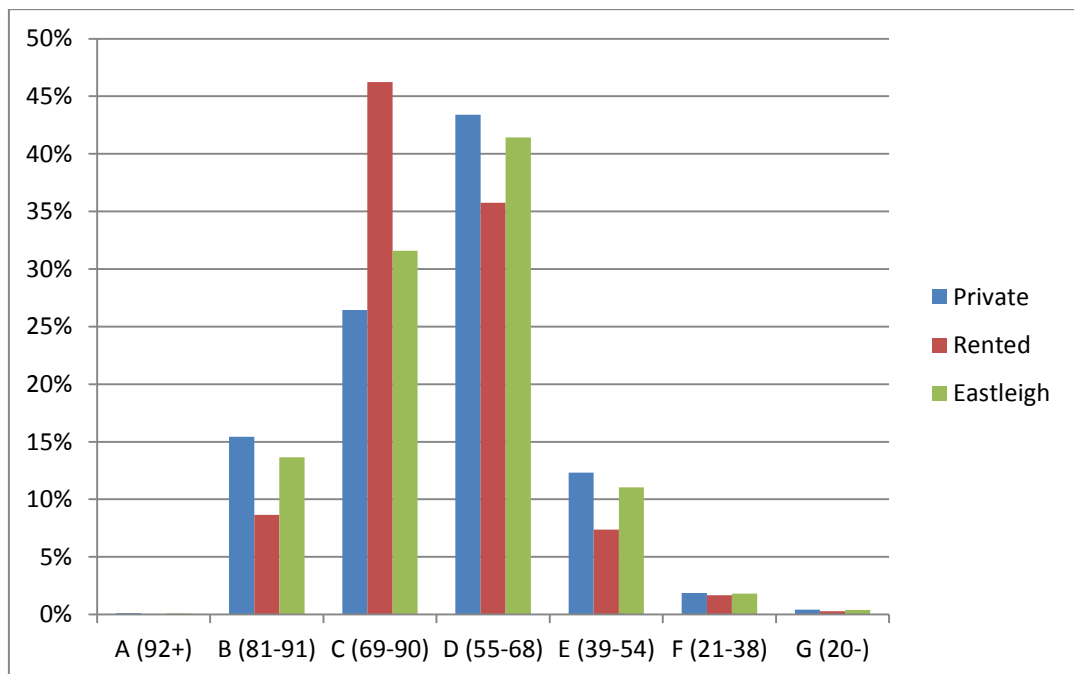
<sup>7</sup> Hampshire County Council's 2015-based Small Area Population Forecasts (SAPFs)

being built in line with the Council’s Environmentally Sustainable Development Supplementary Planning Document<sup>8</sup> which requires a 19% increase in energy efficiency above building regulations and 20% reduction in water usage to 105 litres per day per person. 5% of the houses will be built to Passive Housing standards as a pilot for future developments. One of the sites is being built in line with BREEAM Communities.

- 5.7 We have a recycling £100k fund available through the Parity Trust as loans to home owners for home improvements.
- 5.8 Another recycling £80k fund for low interest loans is to be introduced by the Council to contribute towards any carbon saving home improvement.

**Energy Performance Certificate (EPC) Register**

- 5.9 The Council has updated the available EPC data for the Borough which shows 28,353 homes now have an EPC which is 51.5% of the total number of houses. 4,492 additional homes have an EPC compared with 2015.
- 5.10 In Eastleigh Borough, the average EPC score across all tenures is 67 (Band D) showing a small rise from 66 in 2015. Rented accommodation remains the same at 68 (Band D) and private accommodation has seen a small increase of 1 point to 66 (Band D).
- 5.11 Figure 3 shows rental accommodation has far more C rated homes whereas private accommodation has more in the D band.



**Figure 3: Percentage of EPCs in each rating band – Mar 2017**

- 5.12 More homes now have EPCs and numbers in all bands have increased.

<sup>8</sup> <http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf>

## Minimum Energy Efficiency Standards

- 5.13** All private rented accommodation must have an EPC rating of E or above by April 2018.
- 5.14** There are currently 94 F rated and 19 G rated privately rented homes in the Borough.

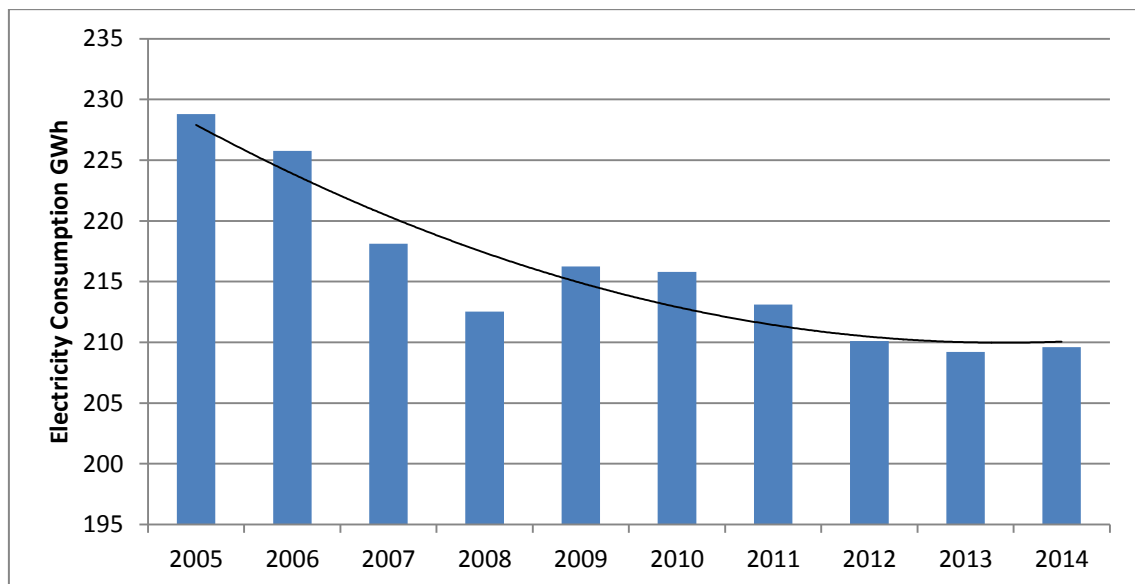
## Smart Metering

- 5.15** The smart meter roll out has begun and the Government wants all homes to have a free smart meter by 2020.
- 5.16** Smart meters are voluntary but there are numerous benefits for the residents so the Council supports the roll out by promoting the benefits to our residents through media releases and the Council's website<sup>9</sup>.
- 5.17** The Council invited the SSE Community Liaison Officer to come to the Borough to promote the benefits of Smart Meters at events organised by 1Community.

## Domestic Energy Consumption

### 5.18 Electricity Consumption

Across the Borough, electricity consumption has been trending down year on year<sup>10</sup> except for a small increase in 2009. The last three years have seen little change in consumption.



**Figure 4: Borough electricity consumption 2005 to 2014**

In 2014, there were approximately 54,000 domestic electricity meters in the Borough and consumption per meter is low compared with neighbouring Local Authorities, the south east and England<sup>10</sup> as shown in Figure 5.

<sup>9</sup> <https://www.eastleigh.gov.uk/smartmeters>

<sup>10</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/579214/Copy\\_of\\_Sub-national\\_electricity\\_consumption\\_statistics\\_2005-2015\\_FINAL.xlsx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/579214/Copy_of_Sub-national_electricity_consumption_statistics_2005-2015_FINAL.xlsx)

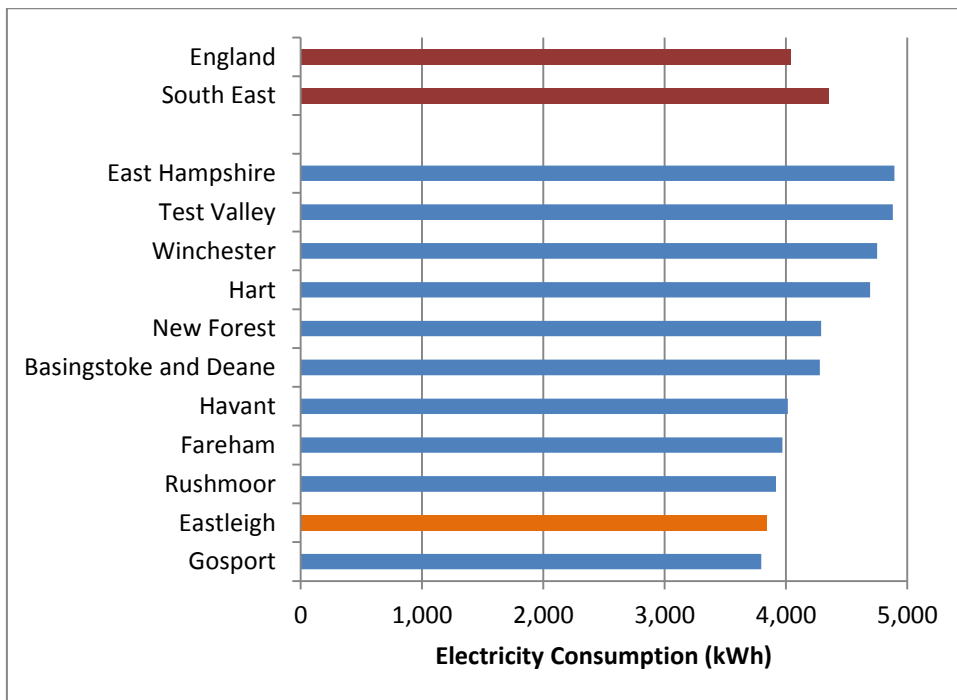


Figure 5: Electricity consumption per meter 2014

### 5.19 Gas Consumption

The Borough's Gas consumption is trending down year on year<sup>11</sup>.

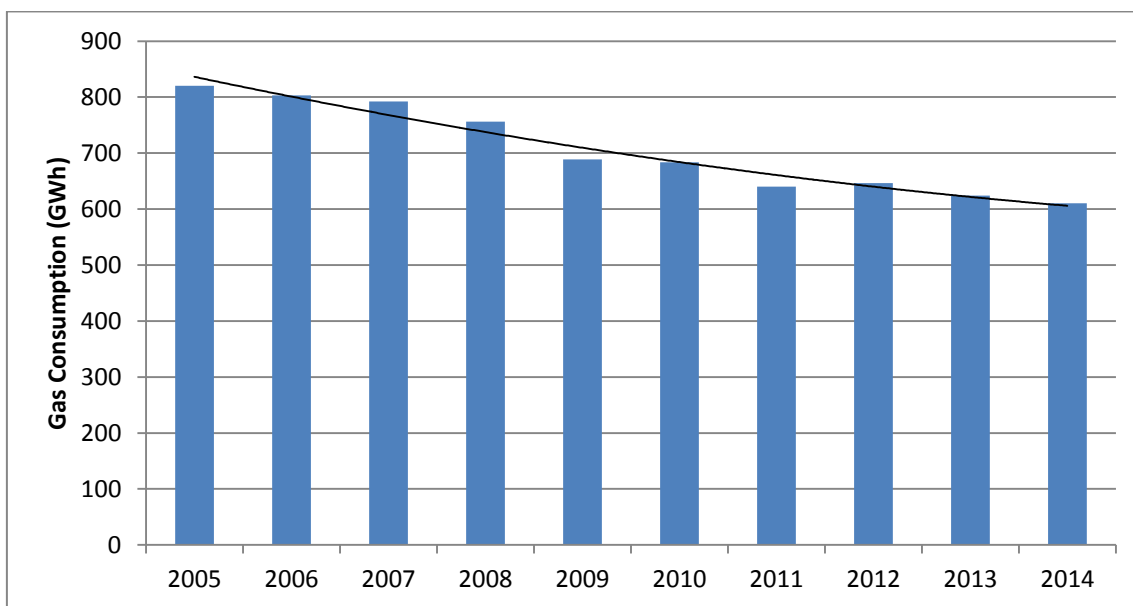
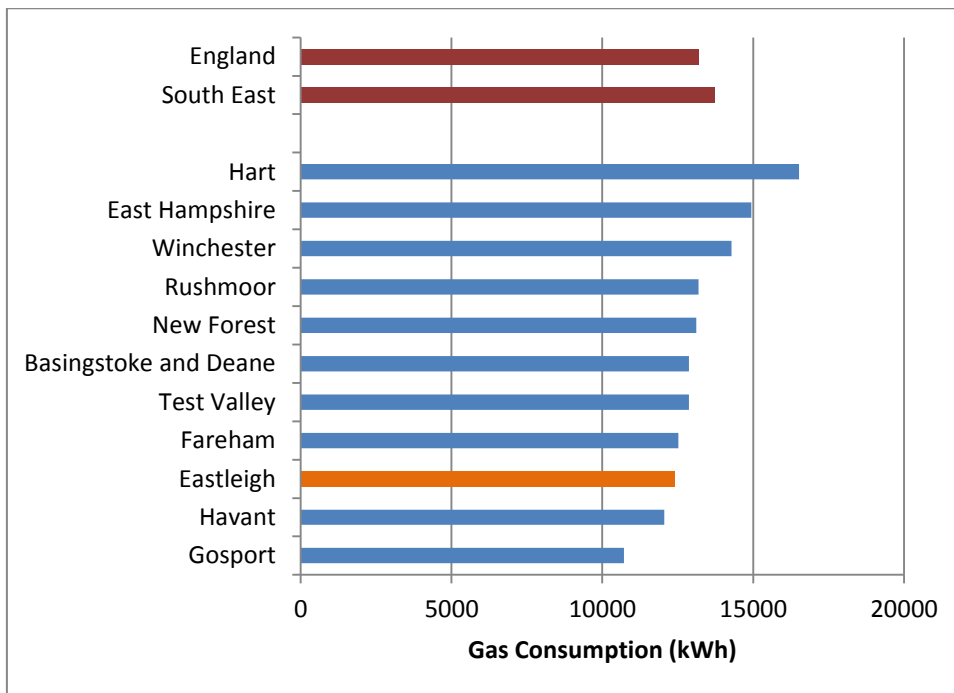


Figure 6: Borough gas consumption 2005 to 2014

In 2014 there were approximately 49,000 domestic gas meters in the Borough and consumption per meter is low compared with neighbouring Local Authorities, the south east and England<sup>11</sup> as shown in figure 7.

<sup>11</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/579641/Sub-national\\_gas\\_consumption\\_statistics\\_2005-2015\\_FINAL.xlsx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/579641/Sub-national_gas_consumption_statistics_2005-2015_FINAL.xlsx)



**Figure 7: Gas consumption per meter 2014**

## Water

**5.20** Following on from the low cost Water Butt scheme we ran in 2014, The Council in conjunction with Southern Water and Kärcher, offered low cost pressure washers which could be attached to a water butt. Over 100 were sold saving 1,700 litres of water a year.

**5.21** The Council has run several promotions of the Southern Water offer of a free home water saving visit. This has resulted in over 536 homes from within the Borough, benefiting from water saving advice and fitting of water saving devices, saving an estimated 16,474 m<sup>3</sup> of water a year.

## Hitting the Cold Spots

**5.22** This successful Hampshire scheme has been running each winter since 2010, helping residents in emergency situations, giving advice and accessing grants. The service provides emergency heating, grants and advice to assist with fuel bills and debts and help with replacement central heating.

**5.23** The council sign-posted eligible residents for help and in winter 2016/17 saw an increase in residents receiving help, home visits and assistance with heating and hot water systems.

**5.24** Three homes in the Borough benefitted from the Central Heating Fund which provides assisted first time central heating installations.

## 6.0 Housing Associations

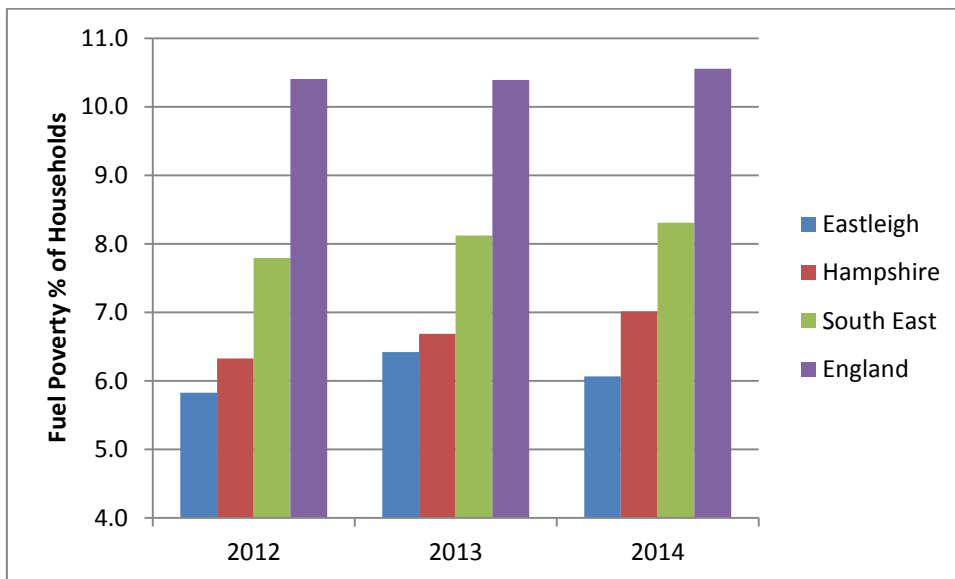
### First Wessex

**6.1** First Wessex is the largest housing association in the Borough, owning and maintaining over 5000 homes with an average SAP rating of 70 (Band C).

- 6.2 Ongoing maintenance programme which includes loft and cavity insulation, replacement boilers and double glazing.
- 6.3 A further 77kWp of Solar Photo Voltaic (PV) installed.
- 6.4 150 Green Living visits carried out to recommend ways to lower energy & water bills.
- 6.5 In 2017 First Wessex set to merge with Sentinel Housing Association to form Vivid.

## 7.0 Fuel Poverty

- 7.1 Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator. Eastleigh Borough Council strives to reduce fuel poverty.
- 7.2 Fuel poverty nationally rose each year between 2012 and 2014 but Eastleigh Borough managed a reduction in 2014 contrary to neighbouring local authorities.<sup>12</sup>

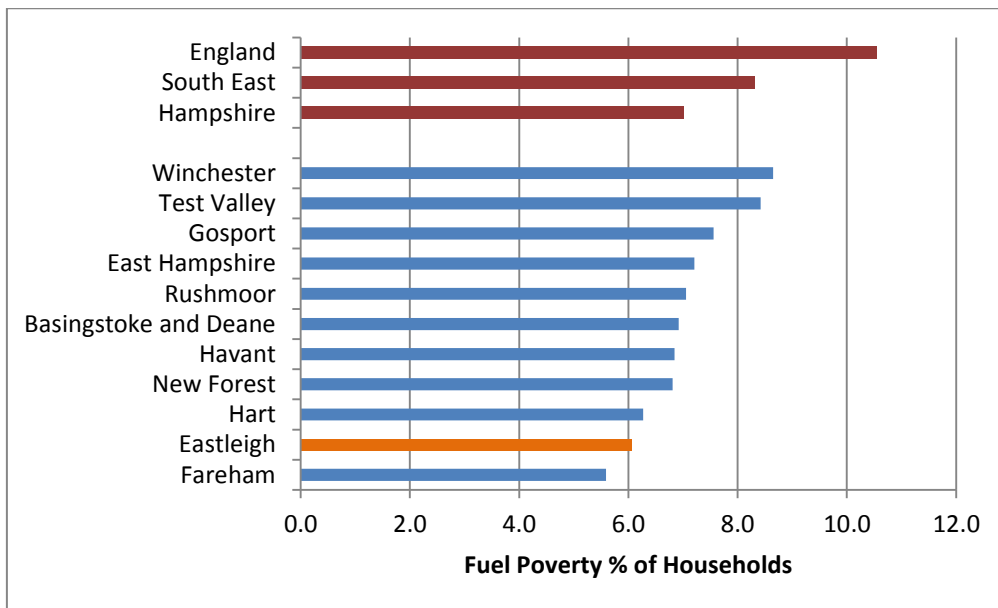


**Figure 8: Percentage of fuel poor homes**

Eastleigh Borough has a low percentage of fuel poverty compared with neighbouring local authorities and nationally.

<sup>12</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/533212/Sub-regional\\_fuel\\_poverty\\_\\_2014\\_data.xlsx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/533212/Sub-regional_fuel_poverty__2014_data.xlsx)





**Figure 9: Local Authority comparison of percentage of fuel poor households**

**7.3** Eastleigh Borough Council remains committed to tackling fuel poverty and will identify fuel poor households by using the fuel poverty indicators: EPC Data; off gas properties; CSCO areas; and benefits system. We will direct market these properties to provide tailored advice for the homeowners or tenant about their options to improve their home environment, switch supplier and potential access to grants or loans.

### **Off-Gas Properties**

**7.4** There were 54,000 domestic electricity meters and 49,000 domestic gas meters registered in the Borough in 2014. It suggests 5,000 or 9% of homes are not connected to mains gas for heating or cooking and are likely to be reliant on more expensive fuels.

## **8.0 Green Deal & ECO**

**8.1** In 2013 the Council made the commitment to be proactive in encouraging residents to engage with the Green Deal and make their homes more energy efficient.

**8.2** The Green Deal was beset with problems beyond our control and the Government effectively closed the scheme in July 2015.

**8.3** The Council remains committed to helping residents make their homes more energy efficient but with no guidance from the Government we are reviewing our options.

### **British Gas Free Gas Boiler Scheme**

**8.4** Working with British Gas we targeted residents likely to be eligible for a free replacement boiler from the British Gas Home Heating Cost Reduction Obligation (HHARO) scheme to help those in greatest need warm their homes. Initially 58 residents were accepted onto the scheme but unfortunately, with no warning, British Gas closed the scheme to new applicants and cancelled many already

accepted. Our last update from British Gas shows 10 active applications from the Borough remain on the scheme.

### **Green Deal Communities Fund**

- 8.5** In April 2014 the Council as the lead partner with Gosport Borough Council, Portsmouth City Council and Southampton City Council successfully received a Green Deal Communities Fund grant of £3.4m from DECC to drive forward the Green Deal within the four respective authority areas.
- 8.6** Eastleigh's scheme was to offer up to 75% contributions towards 270 measures broken down into 250 easy to treat measures (replacement gas boilers, loft and cavity wall insulation) and 20 hard to treat measures (external wall insulation).
- 8.7** At project completion Eastleigh achieved in total 301 measures, an 11.5% increase on the target. This was achieved with a successful campaign to insulate 67 of the 379 park homes in the Borough.

### **Energy Company Obligation (ECO)**

- 8.8** The Council is keen to access the next round of ECO funding between April 2017 and September 2018. New for this period is a 10% allowance of the Affordable Warmth element called Flexible Eligibility which is defined by the Local Authority.
- 8.9** Eastleigh Borough Council will publish an agreed Statement of Intent, through which, energy suppliers can access residents normally outside the HHCRO criteria.

## **9.0 Renewable Energy**

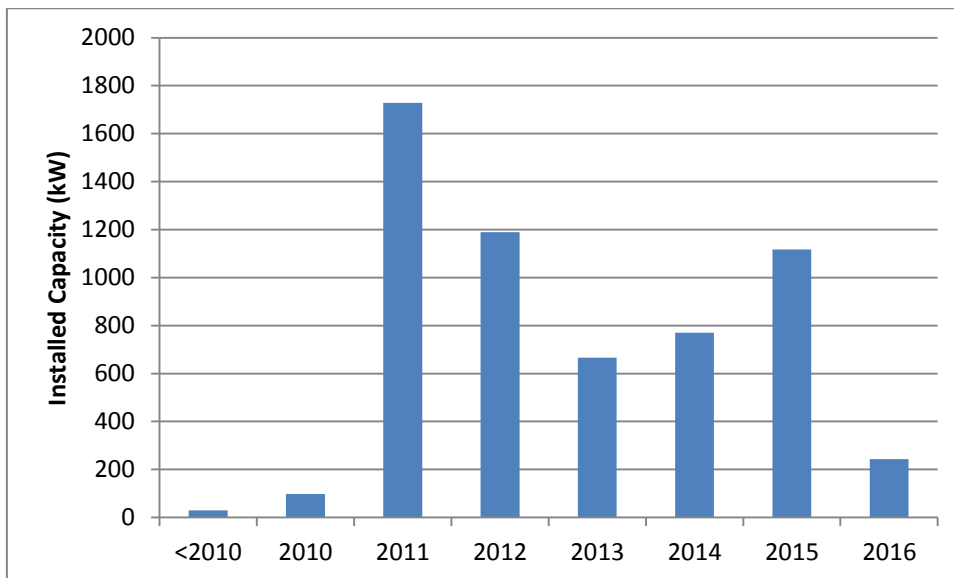
### **Feed-in Tariff (FIT)**

- 9.1** Total number of domestic installations in the Borough that receive the FIT<sup>13</sup> at end of 2016.

<b>Technology</b>	<b>No Installations</b>	<b>Installed Capacity (kW)</b>
Micro CHP	1	1
Photovoltaic	1530	5844

- 9.2** The value of the FIT when it was first introduced encouraged the growth of Photovoltaic (PV) installations and since 2012 it has been cut reducing demand. The cost of the PV panels also came down and by 2014 there was a slight increase in demand. While PV is still included in new developments, the more recent cuts to the FIT have effectively stopped installation on existing homes.

<sup>13</sup> <https://www.ofgem.gov.uk/environmental-programmes/feed-tariff-fit-scheme/feed-tariff-reports/installation-reports>



**Figure 10: FIT capacity installed in Eastleigh each year**

**9.3** The Council has a program of installing PV on its own buildings and others and promoting the benefits. Currently 356kWp installed which has generated in total 574,000 kWh up to 2015/16.

**9.4** At each site there is an information panel about solar energy showing the amount of energy generated and the carbon savings.

### **Renewable Heat Premium Payment (RHPP)**

**9.5** The RHPP scheme ran between 1 August 2011 until 31 March 2014 and in that time 17 vouchers<sup>14</sup> were redeemed by Eastleigh residents amounting to 0.1 MW of energy.

### **Domestic Renewable Heat Incentive (RHI)**

**9.6** The Domestic RHI scheme was launched in April 2014 and up until December 2014 there have been 39 accredited installations in the Borough<sup>15</sup>.

### **Planning**

**9.7** To encourage investment in renewable energy. For schemes which require planning consent and attract a planning fee, the Council will contribute up to £5,000 towards the planning fee for installations that involve a land take of 1 hectare or less.

### **District Heating**

**9.8** The DECC Heat Network Delivery Unit (HNDU) funding feasibility study into the potential development of a district heating scheme around the Ageas Bowl was completed. It has the potential to supply an industrial park and new residential

<sup>14</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/388665/RHI\\_monthly\\_official\\_statistics\\_tables\\_30\\_November\\_2014.xlsx](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/388665/RHI_monthly_official_statistics_tables_30_November_2014.xlsx)

<sup>15</sup> <https://www.gov.uk/government/statistics/rhi-deployment-data-november-2016>

housing planned alongside. The conclusion was favourable so the Council is seeking funding for the next stage to create the business case.

- 9.9** The old council offices and Fleming Park leisure centre were supplied by a district heating system but the council offices are no longer there and the leisure centre is being rebuilt. When completed, a new network will be ready to supply a small industrial estate and be available for nearby housing.

## **10.0 Education & Awareness**

- 10.1** The Council's education and awareness programme focusses on behavioural changes that residents can make to reduce waste, save energy, water and money.

- 10.2** A number of additional projects have been held over the past 2 years.

- Attendance of regular public events promoting energy efficiency, sustainable transport, recycling and local food.
- First Eastleigh Borough Sustainable Schools Forum
- On-going – Schools and community groups education & awareness
- On-going – green grants for carbon saving ideas
- On-going – Energy saving groups working with residents
- On-going – Energy saving advice on the Council website.

## **11.0 Conclusion**

- 11.1** Eastleigh Borough Council has a long history of tackling climate change focussing not only on looking at how we operate as a council but on engaging with our local community and stakeholders through a range of initiatives to raise the profile of climate change and its impacts.

- 11.2** Reducing energy use in the Borough's homes has important environmental, social and economic benefits and therefore clearly contributes to the Council's corporate priorities.

- 11.3** The actions that arise out of this report as well as improving the housing stock of the Borough will contribute towards improving the health of the local community and enhancing prosperity.

- 11.4** It also helps meet national targets to reduce carbon dioxide emissions, one of the main Greenhouse gasses.