

Welwyn Hatfield Borough Council

Home Energy Conservation Act (HECA) Report

2nd September 2013

www.welhat.gov.uk

**WELWYN
HATFIELD**
BOROUGH COUNCIL



1. Local energy efficiency ambitions and priorities

Action		Timing
<p>DOMESTIC ENERGY CONSUMPTION BASELINE</p>	<p>The Council signed the Nottingham Declaration in 2009, committing itself to reduce carbon dioxide emission with the aim of tackling climate change.</p> <p>The Council recognises that improving energy efficiency in the domestic sector can have a big impact in reduction of carbon dioxide emission, reduce cost for householders and promotes healthy living especially amongst the elderly and vulnerable groups in the Borough.</p> <p>The baseline domestic energy consumption figures for the Borough, suggest there is significant scope for improvement in energy efficiency. The consumption figures have been obtained from DECC.</p> <p><u>Domestic Energy Consumption</u></p> <p><u>Electricity</u></p> <p>There has been a decrease in domestic electricity consumption in Welwyn Hatfield in the period 2005 to 2011, although the trend in consumption is not decreasing as much as the UK average.</p> <ul style="list-style-type: none"> In 2005, the Electricity consumption in the domestic accommodation sector in the Borough was 203.0 GWh, with an average of 4,598 kWh/customer. The UK average was 4,602 kWh/customer. Welwyn Hatfield consumption was 4kWh less than the UK average. In 2011, The Electricity consumption in the domestic accommodation sector in the Borough was 192.0 GWh, with an average of 4,196 kWh/customer. The UK average was 4,078 kWh/customer. Welwyn Hatfield consumption was 118 kWh more than the UK average. <p><u>Gas</u></p> <p>There has been an increase in the domestic gas consumption in Welwyn Hatfield in the period 2005 to 2011. This increase follows the trend in national gas consumption, although in Welwyn Hatfield the rate of increase is higher than the UK average.</p> <ul style="list-style-type: none"> In 2005, gas consumption in domestic accommodation in the Borough was 769.3 GWh with an average of 19,212 kWh/customer. The UK average was 19,020 kWh/customer. Welwyn Hatfield consumption was 192 kWh more than the UK average. In 2011, gas consumption in domestic sector in the Borough was 629.6 GWh with an average of 14,951 kWh/customer. The UK average was 14,205 kWh/customer. Welwyn Hatfield consumption was 746 kWh more than the UK average. 	

	<p><u>Domestic Carbon Dioxide Emissions</u></p> <p>In 2005, the total CO₂ emission in Welwyn Hatfield was 8.14 tonnes per capita of which 2.34 tonnes was attributed to domestic use of gas and electricity.</p> <p>In 2010, the total CO₂ emission in Welwyn Hatfield was 7.05 tonnes per capita of which 2.07 tonnes was attributed to domestic use of gas and electricity.</p> <p>Domestic emission accounts to about 30% of total CO₂ emission in Welwyn Hatfield, which include housing, industry & commerce, agricultural, railways and road transport. The scope of improving energy efficiency in every home in the Borough can contribute to significant reduction in emission overall.</p> <p><u>Fuel Poverty</u></p> <p>In 2011, there were 5,058 homes or 11.34% of households in the borough in fuel poverty. Welwyn Hatfield ranks at 8th with the least percentage of fuel poor households in the East of England region, which is comprised of 47 Local Authorities.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

2. Measures we are taking to result in significant energy efficiency improvements of our residential accommodation

Action		Timing
Green Deal and ECO	<p>The council's housing stock (which makes up to 20% of the residential properties in the borough) is managed via an arm's length management agreement by Welwyn Hatfield Community (the Trust). The average SAP Rating for these dwellings is C72.</p> <p>The Trust organised a presentation on the Green Deal to the council's Tenants Panel and 2 Tenants conferences. It also published an article "<i>Taking a look at the Green Deal</i>" in a newsletter that went to Council tenants and leaseholders.</p> <p>A stock Energy Profile has been produced to identify the worst performing dwellings, the reasons for the poor performance and potential solutions that might attract ECO funding.</p> <p>The Council is working with the newly reformed HECA East, (formerly CAN East) on a joint approach to promote the Green Deal in the participating Local Authorities in the region. The option of endorsing one or more Green Deal providers in the Region is being considered by the group, giving the advantage of all participating Local Authorities to work closely with the appointed Green Deal provider to better target their marketing resources. This approach has been successfully used in the past by CAN East on previous energy efficiency schemes under CERT, (e.g. the Hertfordshire Energy Efficiency Partnership)</p>	<p>Sept 2012</p> <p>March 2014</p> <p>March 2014</p>

	<p>Under the Carbon Emissions Reduction Target (CERT) scheme in the period 2008 to 2012, a total of 2, 965 cavity wall insulation and 3,066 loft insulation installations were carried out in Welwyn Hatfield. A further £30,000 CERT Funding was also obtained towards external wall insulation of a residential tower block.</p> <p>The council currently funds an advisor, (the Healthy Homes Advisor) with the Citizen Advice Bureau (CAB), who provides advice and assistance primarily to private sector occupiers, in order to help them reduce their fuel tariff, energy costs and generally improve the energy efficiency of their homes. This project will continue until March 2014. However, we want to investigate ways that we can fund this project or similar in the long term.</p> <p>We provide a small capital budget to help occupiers in the private sector to access grants and loans for measures such as replacement boiler, new windows and roof repairs.</p>	
Feed in Tariffs scheme and RHPP schemes	The Trust, in association with EAGA, installed 540 Photovoltaic installations in the Borough's social housing stock with a total electricity production of 1,296 kWp, displacing a total of 972 tonnes CO ₂ per annum. There are plans to extend the scheme to other council homes where appropriate.	2010
Renewable Heat Premium Payment	The Trust fitted an Air Source Heat Pump, part funded under RHPP, to an off-gas property as a pilot. The property had photovoltaic panels which helped power the pump during daylight hours and the tenant reported reduced fuel usage. The possibilities of further installations are being considered.	2013
EPC's	<p>The council requires local letting agents to ensure EPC's are obtained for all rented properties and that recommendations in the advisory reports are acted upon.</p> <p>The Trust has a record of over 2,300 EPC of Council residential properties. We are currently exploring the possibility of buying the data for the whole of Welwyn Hatfield from Landmark</p>	On going
Zero Carbon Homes	The Council proposes through its Emerging Core Strategy that all development proposals will be required to submit a sustainability statement to demonstrate that maximum energy efficiency and renewable and or low carbon technologies are incorporated.	On going
Smart meters	The Council will work with energy companies to meet their obligation to install smart meters on all residential properties.	On going
The private rental sector	Private rented housing is an important sector in Welwyn Hatfield and due to the presence of the University of Hertfordshire; there are very high number of Houses in Multiple Occupation (HMO's) – significantly above the national average. Vulnerable residents live in often the least energy efficient dwellings and this may place them in fuel poverty. The Council recognises that it needs to work with private landlords to reduce the occurrence of excess cold in this sector, to ensure tenants live in properties that are energy efficient. The aim is to undertake 350 decent homes assessments of Private Sector properties and as part of the process will require the production of Energy Performance Certificates. Properties that do not meet the standard will be improved by education,	On going

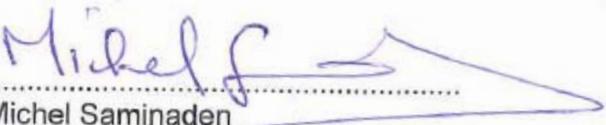
	<p>enforcement or financial assistance.</p> <p>The Council operates a Landlord Accreditation scheme which promotes best practice and also requires properties to come up to a satisfactory energy efficient standard.</p> <p>Through the Private Sector Landlord Forum, which is held three times a year, the Council shares information with landlords on their responsibility to improve the standards of their housing stock and where they can be assisted to achieve a decent standard. Where the properties cannot be improved by informal means the Council will continue to use enforcement actions on private landlords where the Housing Health and Rating System shows significant hazards such as excess cold and they are not addressed.</p>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

3. Measures we proposed to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out.

Action	Timing
We will commission a new Private Sector Stock Condition Survey in conjunction with a detailed housing stock condition survey for our own stock, in order to identify the current issues and priorities.	September 2014
We will develop an action plan based on these findings	2015
The council will continue to work with its partners, the NHS, Hertfordshire County Council and voluntary sector to reduce the impact of cold weather and cold homes which has an impact on health. The scheme Stay Warm, Stay Well has been running for two years with outcome:	2013 – 2015
<ul style="list-style-type: none"> • 103 Households has had energy efficiency improvement works carried out • 6 households has had energy efficiency interventions under the decent homes legislation 	2014 - 2016
The Council will work with an appointed Green Deal provider to enable an area based street by street approach to bring the Green Deal and ECO funding to local residents.	

4. Time-frame for delivery and national and local partners

Action		Timing
	We will continue to work on the Stay Warm Stay Well scheme partners, subject to funding availability either from Hertfordshire County Council or Public Health.	2013 – 2015
	With our partners in HECA East, we will consider the pros and cons of appointing a Green Deal provider to promote the scheme in the borough, with a view to making a recommendation on a way forward.	2013 – 2014
	Welwyn Hatfield Council and the Trust propose to jointly review the council's Fuel Poverty strategy and action plan and the Trust's Energy and Sustainability Strategy with the view of better delivery of services and assistance to the most vulnerable group using Energy Company Obligation (ECO) funding.	By 2014/15
	The council will work with the appointed Green Deal provider, using local knowledge of wards, data from the EST and the housing stock condition to identify target areas and priority roll out to tackle fuel poverty using ECO funding.	By 2014/15

Signature	 <p>Michel Saminaden Chief Executive, Welwyn Hatfield Borough Council</p>
Date	<p>8/10/2013</p>

Putting people first.