

APPENDIX B

Environmental Upgrades to the Council's Housing Stock

Glossary

- EPC - measures the energy efficiency of a property on a scale of A-G
- Whole house retrofit – a comprehensive plan for making changes to existing buildings so that energy consumption and emissions are reduced
- Fabric first – maximising the energy performance of the materials that make up the building, before considering installation of heating systems, solar panels etc

Current Stock

The Council owns 2432 properties:



803
houses



166
bungalows



1463
flats

1135 properties have an
EPC rating
of which:

PROPERTY TYPE	B	C	D	E	F	G
Bungalow		48	37			1
Flat	34	445	71	204	76	6
House	6	146	51	7	3	
Total	40	639	159	211	79	7

Greener Policy

Principle	Achievement	Completed
1	Use the Asset Management Survey and Keystone system to understand the building conditions within our housing stock to effectively target poor energy performance.	Winter 2019 & ongoing
1	Replace toilets, taps and light bulbs with more energy efficient options as part of the void and responsive repairs process.	Ongoing
1 & 4	EC03 Grant funding obtained for cavity wall replacement, carried out in 389 Council homes.	Spring 2020
1	Solar panels implemented at the 5 properties on the Oak Tree Close development (123 Bridge Road).	Spring 2020
4	Funding granted through SW Energy Hub for the 'Social Housing Technical Assistance'. Used for understanding the EPC & CO2 rating in our stock.	Winter 2020
1	Mapping completed to show which of our social housing properties has potential for solar panels.	Winter 2020/21
4	Successful bid for LAD2 funding for energy efficiency improvements, including insulation and solar panels.	Winter 2021/22
3	Solar panels, battery storage and car charging points to be implemented at Sir Randal Cremer House	2022/23

New Developments

Work to principles within the Greener Policy

- Undertake an in depth analysis of what can be achieved on site
- Ensure measures can also be implemented without higher costs to our tenants

Main projects:

Site	Type	No. properties
Sir Randal Cremer House	Sheltered Housing	16 flats
Queens Road	Social Rent	2 houses
Crossfell Walk	Affordable Rent	1 house
Stubington Lane (Capella Close)	Shared Ownership	11 houses
Assheton Court	Sheltered Housing	TBC

Existing Homes

Fort Fareham

- The Council owns 5 blocks of flats and 15 houses
- Non-standard construction
- Poor EPC rating
- Project to improve thermal efficiency and internal standards
- Pilot undertaken on 1x flat and plans to roll out further underway



Capacity Funding

What it is:

- Funding from SW Energy Hub
- Whole house retrofit surveys on 24 'typical' Council owned houses, flats and maisonettes
- 'Typical' stock, but the hardest to improve
- Results could apply to around 48% of our total stock



Capacity Funding

Results:

- More EPCs >C than expected
- Options given to improve to a C, B or A – dependant on cost vs benefit
- Recommended measures factor in running costs for tenants
- Fabric first approach
- Secondary approaches, e.g. PV or ASHP recommended to get above EPC C

Use case:

- Informing future planned maintenance
- Applying for bid funding



LAD2 Funding

Local Authority Delivery scheme

- Improve energy efficiency for households with a low income <£30,000
- For properties with an EPC of D or lower
- Fabric first approach
- Managing agent appointed to co-ordinate the property modelling, surveys and works
- Council contribution of 1/3 of the cost of the works
- Two phases with a total of £500,000 budgeted for the contribution

LAD2 Funding

Tranche 1	Total
No. properties surveyed	51
No. properties yet to be surveyed	7
No. properties awaiting install	23
Installs completed	5
Properties found to be unsuitable	16

Tranche 2 – 180 properties now identified for initial surveys, with a possibility of more that could be added

Future Funding

Social Housing Decarbonisation Fund (SHDF)

- Due to launch Spring 2022
- EPC E,F,G but small proportion of Ds, if pursuing whole blocks of flats
- The worse the EPC, the more funding available
- Will still be required to pay at least 1/3 of the costs of the improvements
- Capacity funding survey will feed into the application
- Better chance of successful bid if part of a consortium
- Early indication is the bid funding needs to be led by a Registered Provider (housing association)

Future

Funding only scratches the surface

- Estimated 39% of the Council's stock need work to bring them to EPC >C
- Use the asset management system to factor in improvements as part of planned maintenance and responsive repairs
- Practical approach of redevelopment vs retrofit

Ensure that tenants understand new technology that is being fitted

- Demonstrations
- Guidance manuals

Questions

