

**Harrow Council**

# **Delivering Warmer Homes**

**HECA Report  
to the  
Secretary of State for Energy and Climate Change**

**CONSULTATION DRAFT**

**For the period April 2013 to March 2018**

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## 1. Introduction

This document is the Council's Report to the Secretary of State for Energy and Climate Change under the Home Energy Conservation Act 2000. It is the Council and its partners' plan for improving energy efficiency of the borough's housing stock and builds on the previous strategy (published in July 2011).

A person's home can have a major impact on the quality of their life and general health, wellbeing and plays an important role in sustaining communities. The Council has been reviewing its strategies and policies following the government's reforms to welfare and housing. Particularly, important to this strategy is the council's development of its housing and related strategies. This strategy contributes to the delivery of the Council's Housing Strategy, the Private Sector Housing Strategy and its Climate Change strategy.

In the development of this report we have also addressed the following issues:

**Health:** The publication of the Cold Weather Plan, by the NHS, in 2011, which identified the clear links between cold homes and poor health: -

- On average 27,000 excess deaths occur during December to March each year.
- The estimated cost to the NHS of ill health and hospital admissions during this period is £850m each year

Poor health of residents also places additional burdens on the council's social services.

**Wellbeing:** The transfer of Wellbeing functions to local authorities under the Health Act 2012 has resulted in the development of a Joint Health and Wellbeing Strategy for Harrow 2012-2015, which also seeks to address the health impacts of cold homes. The strategy consists of seven priority topics, including long term conditions, worklessness, cancer, poverty, dementia, mental health and supporting parents and the community to protect children and maximise their life chances..

**Energy costs:** In recent years energy costs have risen significantly above the level of inflation. This trend is expected to continue as fossil fuels become more difficult and costly to extract. Global demand is increasing and there are concerns about the security of our energy supplies. We need to invest significantly in our energy infrastructure to replace old, inefficient and high CO<sub>2</sub> output generating capacity.

**Energy prices:** Households in the borough currently spend approximately £120m a year on gas and electricity. This is a significant expenditure which is spent outside of the local economy. OFGEM predicts that energy costs will rise by between 20% and 60% by 2020. Improving energy efficiency of the housing stock would therefore protect people from rising energy costs and help to retain spending within the local economy.

**Economy:** The current economic situation means that people's real incomes are under pressure and , for some people, are falling in real terms. Together with rising energy costs, we expect more households to fall into fuel poverty. Changes to the benefit system are also expected to impact adversely on people with low incomes.

**Welfare reform:** The Government is current introducing the biggest overhaul of the benefits system since 1940. The Welfare Reform Act aims to simplify the system, improve the incentives to work and cut the welfare bill by £18bn by 2015. The changes cover: the introduction of universal credit, a cap on the total benefits an individual or couple can receive, changes to

housing benefit, Disability Living Allowance, Employment Support Allowance, and localisation of the social fund and council tax support.

**Fuel Poverty:** The government is consulting on proposed changes to the way in which fuel poverty is measured in England. The previous definition was where a household spent more than 10% of its income on electricity and gas. The suggested new definition is to identify Low Income High Cost (LIHC) as the measure

**Climate change:** We know that carbon dioxide emissions and the resulting increase in levels of Co2 in the atmosphere are driving climate change. Half of our emissions in Harrow come from heating our homes. Poor standards of insulation mean that much of the heat we use is effectively wasted.

**The Green Deal:** The introduction of the Green Deal in October 2012 and the end of the previous energy efficiency initiatives such as CERT and CESP

**Core Outcomes;** The Council has agreed a set of Core Outcomes, as a way of articulating where they wish to focus the Council's limited resources and capacity to deliver maximum impact. Improving the energy efficiency of housing addresses the following Core Outcomes:-

- 3 Harrow residents are helped to overcome poverty, worklessness and homelessness
- 4 Harrow residents enjoy good mental health
- 5 Harrow residents are able to lead independent and fulfilling lives
- 6 Harrow residents are healthy and live longer
- 9 Harrow residents and businesses enjoy local economic prosperity
- 10 Harrow residents and businesses minimise their impact on the environment
- 14 Narrow the gap in educational attainment in Harrow.

These outcomes covers fuel poverty and is particularly important/timely given the knock on effect of welfare reform reducing household income and pushing more people into fuel poverty.

**HECA:** New guidance under HECA, which requires the council to establish a programme that will improve the thermal efficiency of all housing types and all residents. Under the timetable, in the HECA guidance, the council needs to develop and publish a report to the SoS by 31 March 2013 setting out the energy conservation measures that the council considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area. Progress reports will be required at two-yearly intervals.

This HECA report aims to

1. Increase the energy efficiency of homes in the private rented, social housing , and owner occupied sectors.
2. Ensure that vulnerable groups such as the elderly, the disabled and children under the age of 16 are put first.
3. Provide advice on benefit and employment to maximise incomes.
4. Work together to ensure that the strategy is properly resourced and carried out.
5. Review progress and adapt policies to meet changing circumstances.

These aims and objectives will be delivered through the action plan, which is at the back of this document. The action plan sets out in more detail, how we will deliver the objectives, who will deliver these objectives and over what period we will aim to deliver these.

**Partners:**

Harrow Council  
Harrow PCT  
Harrow CCG  
North West London Hospitals NHS Trust  
Greener Harrow  
Metropolitan Police  
Fire Brigade  
Job Centre Plus  
Department for Work and Pensions  
Age Concern Harrow  
Citizens Advice Bureau  
Registered Providers (Housing Associations)  
Delivery Providers (Contractors/ Energy companies?)

## 2. The Effects of Cold Homes

### Health implication of cold homes

The UK's Chief Medical Officer highlighted in his Annual Report, 2009 that living in cold, damp homes is a major cause of illness: -

- two days after a cold snap begins there is a large increase in heart attacks;
- five days later strokes peak; and
- 12 days later respiratory conditions reach a maximum.

There is also a range of sub-clinical conditions where people are not admitted to hospitals, GPs surgeries or clinics, but have to take time off work, such as the common cold. The report suggests that the most effective preventative healthcare approach is to promote a home insulation programme, every £1 of which will result in 42p savings in healthcare costs.

**Table 2.1: Effect of temperature on health**

Indoor temperature	Effect
21 °C	Recommended living room temperature
18 °C	Minimum temperature with no health risk, though may feel cold
Under 16 °C	Resistance to respiratory disease may be diminished
9–12 °C	Increases blood pressure and risk of cardiovascular disease
5 °C	High risk of hypothermia

The **Cold Weather Plan**, published by the NHS in 2011, set out: -

- There are, on average, 27,000 excess deaths occur during December to March each year.
- The estimated cost to the NHS of ill health and hospital admissions during this period is £850m each year

### Health and Well-being Strategy

The Shadow Health and Wellbeing Board have developed a Joint Health and Wellbeing Strategy to identify the inequalities in health in Harrow and to highlight the areas where actions can be taken to address them. The strategy aims to bring together a wide variety of areas that impact on health and make those links explicit.

No single person or agency determines a populations' health. Our age, gender and genetic makeup, our decisions we take about our lifestyle and the way we interact with society around us all have an impact on our health. Where we live, what we do, how much we earn, the quality of our food, our water, our natural and built environment and what services are available to us can make us more or less healthy.

The priority topic "long term conditions" has a significant impact on peoples wellbeing and quality of life. Coronary Vascular Disease is the highest and respiratory disease the 3<sup>rd</sup> highest cause of death in Harrow. Standard of living has a significant impact on the individual impacted

with the condition and also their family. Effective prevention will have a long term impact on the rate of long term conditions.

“Poverty” has an impact right through a person’s life: from a poor start as a child, poorer education attainment leading to a lack of control over their lives, lower paid and low grade work and a poor standard of living.

“Dementia” is associated with older people and as well as impacting on the individual, places a burden on carers and other family members affecting their ability to maintain their employment and their standard of living

### **Educational implication of cold homes**

The Chief Medical Officer’s report also says that childhood asthma incidence increases significantly with cold. This results in time off school, affecting educational progress. According to the report, a home insulation programme can achieve up to a 50% reduction in pupil absence from school, increasing educational achievement.

### **In summary, the Health and Well-being benefits of warm homes are**

- Increased life expectancy;
- Reduced health inequalities;
- Improved mental and physical health;
- Improved school attendance and educational achievements;
- reduced incidence of childhood asthma;
- It promotes social health and independent living; and
- Reduced admissions to hospitals and care homes.

### 3. The Challenge

**Welfare reform:** Local modelling of welfare reform has identified a disproportionate impact on children and families. Large families are hardest hit by the cap on housing benefit and the overall benefits cap. Growing up in poverty, for which fuel poverty can be one proxy or an early sign of a more serious problem, has a profound impact on life chances, particularly for children with children more likely to leave school with fewer qualifications which translates to lower earnings over the course of a working life and more complicated health histories which also impact on earning potential and quality of life.

#### Housing Benefit:

**The Energy Market:** Collective purchasing/switching is an innovative way for consumers to group together and use market power to negotiate lower energy bills. The council will submit a bid to DECC under their Local Authority Competition 2012-13 to fund a programme under the Cheaper Energy Together scheme to develop some new approaches prior to March 2013.

**Changing behaviour:** Over the last five years the council has delivered a number of free schemes across the borough helping approx. 9000 homes to improve their energy efficiency. Even in a period of rising fuel prices and concerns about the environment, a significant number of people have not made use of opportunities to improve the energy efficiency of their home. The challenge for the council is to overcome people's unwillingness to take up these opportunities and enable households to make better use of the available measures. The council will submit a bid to DECC under their Local Authority Competition 2012-13 to fund a programme under the Green Deal Pioneer Places Fund to develop some new approaches prior to March 2013. As part of this we will explore whether council tax rebates will contribute towards greater up-take.

**Housing conditions:** The energy efficiency of homes is calculated by a Standard Assessment Procedure (SAP), which provides a standardised method for comparison. Every home in England which is bought or sold must have an Energy Performance Certificate (EPC). This also applies to rented accommodation. In addition the EPC also provides information about how the energy efficiency of the property could be improved. In Harrow about 27,000 properties have been provided with an EPC since the scheme started in 20XX

**INSERT Up to date EPC data?**

**Table 3.1: SAP Rating of existing homes**

Sector	% of housing stock	Current SAP rating
Owner occupier	70	49
Council owned	6	65
Housing Association	4.4	?
Private renting	20	49
Other	0.6	?



Whilst the average SAP rating for new-build housing is 80, (an EPC rating of C), existing homes have a lower (in some cases substantially lower) SAP rating - see Table 3.1. Retrofitting the existing housing stock, particularly outside of public ownership, is the main challenge to improving the average rating across the borough. The position in relation to council housing is better than the average property. Table 3.2 summarises our current knowledge of council housing stock. At present, the SAP/EPC rating is not known for one-in-three of council houses.

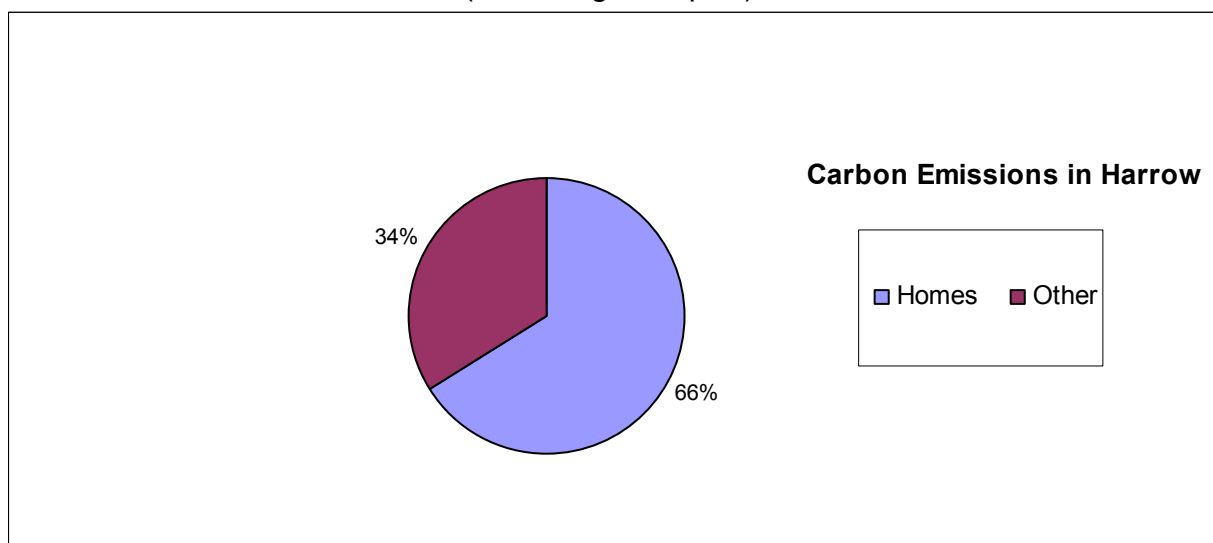
**Table 3.2: The number of council homes in different SAP/EPC bands**

SAP/EPC rating	EPC band	No. of homes	Percentage
92 plus	A	-	-
81 - 91	B	243	4.9
69 – 80	C	1274	25.6
55 – 68	D	1222	24.6
39 – 54	E	443	8.9
21 – 38	F	108	2.2
1 - 20	G	19	0.4
Not rated yet		1660	33.4

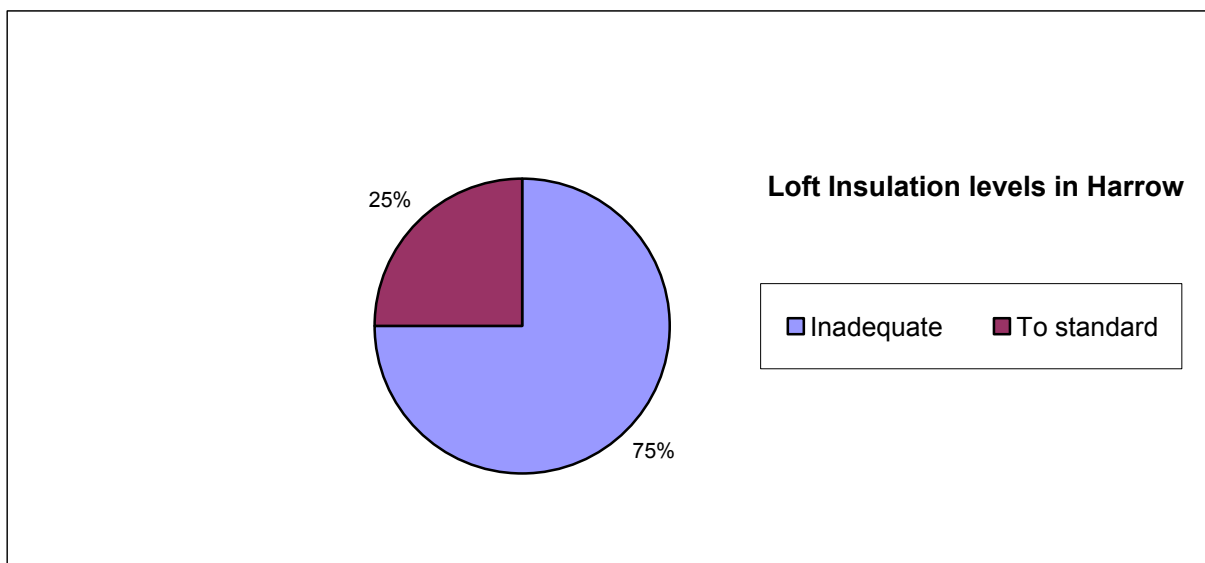
**Energy Savings Trust** data<sup>(1)</sup> indicates the following: -

<sup>(1)</sup> This data is the best available at present but it excludes energy efficiency improvements that have been carried out independently by residents or as a result of loft conversions and other improvements.

**Two thirds** of carbon emissions (excluding transport) in Harrow come from residents' homes.

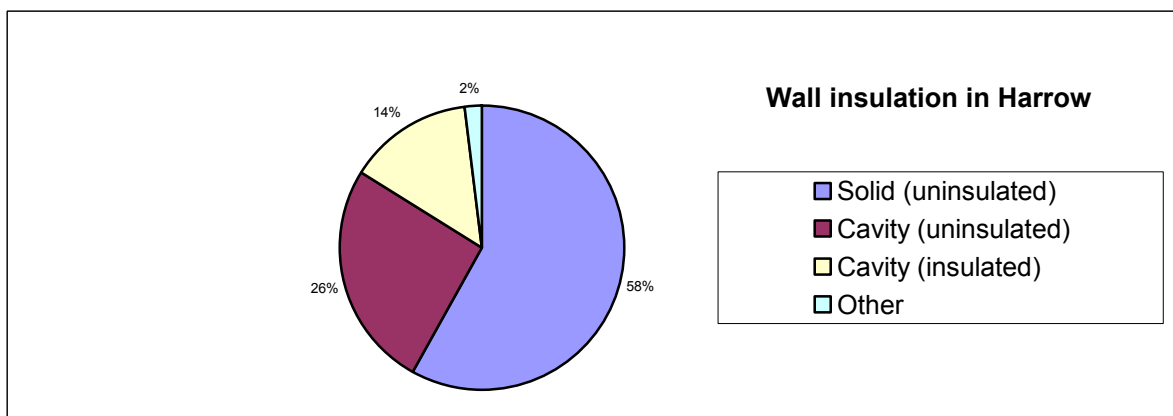


**75% of homes** in the borough (63,750) have loft insulation that falls below current recommended standards (i.e. 270 mm).



**58% of homes** (49,300) in the borough have solid walls. The vast majority of these not been insulated. Solid wall insulation is expensive but is expected to qualify for ECO payments under the Green Deal.

**40% of homes** (34,000) have cavity walls. Of these, **two-thirds** (22,500) have not been insulated.



In summary:

- 67,750 Loft insulations
- 49,300 Solid wall insulations
- 22,500 Cavity wall insulation

It is anticipated that the vast majority of these will be in the private sector. This represents a significant amount of work. **Appendix B** sets out the scale of works on a ten year or fifteen year programme. Both scenarios assume that the first two years of the programme will build capacity before the programme is fully developed

**BOX 1****Energy Efficiency Improvements**

The following are the major improvements that are available to improve the energy efficiency of homes as part of a retrofit programme:

**Loft Insulation (LI):** This is a well established method of reducing heat loss through the loft space. The thickness of recommended insulation has increased significantly over recent years with 270mm of fibre-glass or rock-wool now the recommended thickness. Many homes therefore require the existing insulation to be topped up. A significant barrier to this is that many people use loft space as a storage area and are reluctant to clear the loft or face the expense of boarding out the loft above the new level of insulation

**Cavity Wall Insulation (CWI):** a well established and simple method of reducing heat loss through cavity walls

**Solid Wall Insulation(SWI):** Solid wall insulation is not a widespread solution, at present, in the UK. It is significantly more expensive than CWI and LI. It is also much more disruptive to install. Two options are available –

**External SWI:** This is applied to the exterior of the building envelope, which has the advantage of encasing the thermal mass of the building within the insulation – improving heat retention – but is visually more obvious. This is usually carried out in one installation covering the whole house

**Internal SWI:** This is applied internally. The most obvious disadvantage is that this reduces the size of the rooms by the thickness of the insulation – an important consideration for small rooms. It is obviously disruptive to internal decorations. An ideal opportunity is to carry this work out when the home is empty and/or being renovated. It is possible to carry this work out room by room

**Hot water cylinder insulation:** Most modern hot water cylinders are equipped with integral insulation to prevent heat loss. Where insulation is not provided, hot water cylinders jackets can lead to big improvements in heat loss.

**Double glazing;** This is a well established technology that not only cuts heat loss through the glazed area but also incorporates good draught-proofing. Standards of thermal performance have improved significantly over the years so it can be anticipated that the normal process of window replacement would lead to ongoing improvement

**A-rated boilers:** Modern condensing boilers are significantly more efficient than boilers that were installed even a decade ago. Over time, normal replacement of old boilers will lead to an improvement in average performance

**Heating controls:** Modern heating programmer and thermostatic radiator valves (TRVs) allow much greater control of heating systems and help people to reduce their energy consumption

## 4. Supporting low-income families

Affordable warmth means that a household is able to afford to heat their home to the level necessary for their comfort and health.

### 4.1 Measuring Fuel Poverty

DECC is consulting on proposals to change the way that fuel poverty is measured. The change proposes a change to the former definition (that a household is in fuel poverty if it spends more than 10% of its income on fuel) to a more targeted approach that uses a measure called Low Income High Cost (LIHC) to identify households in fuel poverty. At the point of writing it is unclear when this change will become effective

Across the UK, this more targeted measure would result in fewer households being considered to be in fuel poverty. One of the rationales behind the change is that the figure would be less liable to statistical fluctuations.

One of the very important changes to the indicator, is that housing costs would be taken into account in calculating fuel poverty. This would shift the distribution towards families and away from pensioners. The rationale for this is that a high proportion of pensioners may own their home (and paid off their mortgage) and therefore have relatively lower housing costs.

The overall effect in London would mean that there were still about 430,000 homes in fuel poverty but the distribution would be significantly different.

Table 4.1 shows the distribution by ward of different types of homes in the borough. We will use this to help us prioritise targeted retrofit programmes

**Table 4.1 - Comparison of distribution of fuel poverty**

<b>Description of Household</b>	<b>LIHC %</b>	<b>10% %</b>
Couples with dependent child(ren)	23.8	8.5
Lone parent with dependent child(ren)	19.8	8.9
Couple, no dependent children, 60 and over	14.5	18.9
One person, under 60	13.7	19.6
One person, 60 and over	10.7	31.1
Couple, no dependent children, under 60	8.7	6.4
Other multi-person households	8.7	6.6

**Appendix C** shows the distribution of households across the borough. This information is also available at Super Output Area level and will be used to target area-based schemes

### 4.2 Harrow Housewarmers.

In 2011/12, we ran the Harrow Housewarmers programme, which was funded by the DoH, with the aim of targeting vulnerable people living in cold homes over the winter period. The project was delivered by a partnership of Harrow council, Harrow PCT, Age UK (Harrow), CAB (Harrow) and Northwest London Hospitals Trust. The following broad aims were established

- *Working together:* To identify low-income and fuel poor families in a co-ordinated way. We used a check-list approach promoted by the NEA to identify households requiring help.
- *Improving awareness:* Housing and council tax benefit recipients were made aware of the schemes for improving the insulation and heating in their homes (i.e. Warm Front). Recipients of income benefits usually qualify for free insulation measures under these schemes.
- *Referring to other schemes:* We referred people to national and regional programmes such as Warm Front and Warm Zones. Where possible we also referred unsuccessful applicants for housing benefit to the subsidised, Able-to-Pay schemes for improving insulation and heating and provided financial assistance from the council's Affordable Warmth budget to increase the subsidy further by offering discounts on loft and cavity wall insulation.
- *Maximising income:* We provided advice to residents on debt and fuel debt and checked benefit entitlement to ensure that household income was maximised.
- *Tariff switching:* We helped people to switch to lower cost tariffs under the Save and Smile tariff switching scheme administered by Energy Helpline (a joint London Borough of Harrow and London Borough of Hillingdon scheme).

We have bid for a similar scheme for the coming winter, again funded by the DoH, which would allow us to run the programme from December 2012 to the end of March 2013. See link in Appendix A for details of the bid

We will aim to run similar programmes each winter - subject to funding

### 4.3 Affordable Warmth budget

A growth bid for £75,000 a year of revenue (from April 2013) has been submitted to the council fund the council's affordable warmth programme (Note: this is subject to confirmation.) This would replace the current £75,000 capital budget. This change would enable the council to use the money more flexibly to support initiatives to improve insulation or other schemes which would protect the vulnerable.

### 4.4 Feed-in Tariffs

Solar PV installations, where suitable (generally south-facing) roofs exist attract Feed-in Tariff payments to help meet the installation costs. Where occupants can benefit from the use of electricity generated during the day, solar pv has a role to play in reducing fuel costs (as the energy is effectively free to the resident).

## 5.0 The Green Deal

**The Green Deal** is the government's flagship initiative to retrofit the UK's existing building stock. It is a Pay-As-You-Save (PAYS) approach where finance is provided to households and organisations to install energy efficiency and energy supply measures. The cost of the measures is attached to the property and then repaid through a charge on the building's electricity meter over a number of years.

**The Golden Rule** is that the charge attached to the energy bill should not exceed the expected savings, and the length of the payback period should not exceed the expected lifetime of the measures. Only measures that meet this rule will be eligible under the Green Deal.

### Energy Company Obligation

The exceptions to the Golden Rule are where homes have solid walls, or where homes are unlikely to make savings on their fuel bills as a result of the Green Deal (i.e. the fuel poor). These will be supported through the Energy Company Obligation (ECO).

The ECO is expected to be worth £1.3 bn a year and will be split into three parts: -

- The Affordable Warmth Target (£350m) – will support fuel poor households which are unlikely to make enough savings on energy bills to make the Golden Rule work.
- The Carbon Savings Communities obligation (£190m) – support for the poorest areas, of which there is only one in Harrow (SOA 217).
- The Carbon Reduction Target (£760m) - will subsidise solid wall insulation etc.

The Affordable Warmth Target aims to reduce fuel poverty. Those eligible will be people claiming certain benefits and tax credits. Only those living in private housing will be eligible for support. It is proposed that to ensure that energy companies undertake more expensive measures, such as solid wall insulation, in fuel poor homes, a voluntary agreement will be made where energy companies will undertake at least one measure in eligible homes referred to them from government – for example through health services.

### 5.2 Understanding the potential scope of works

The council sees the Green Deal as being a method that can introduce a step change in the approach to improving the energy efficiency of homes in the borough.

We have modelled the size of the programme if it is to be delivered over a ten year and fifteen year time frame. This is set out in more detail in **Appendix B**. In both scenarios we envisage that 2013/14 and 2014/15 we will need to build capacity and also develop the market. At present we are minded to approach this as a fifteen year programme

The range of measures that can be installed under the Green Deal have different degrees of market readiness. This is shown in Table 5.2.

**Table 5.2: Market readiness of Green Deal measures**

Measure	Market Demand from residents	Supply Developed capacity to install
Loft insulation	Barriers to uptake	Fully developed
Cavity wall Insulation	Barriers to uptake	Fully developed
Solid wall insulation	Very little demand	Limited capacity
Solar PV	Limited demand	Some capacity
Solar HW	Limited demand	Limited capacity
Heat pumps	Very little demand	Limited capacity
Double glazing	Fully developed	Fully developed
“A” rated boilers	Fully developed	Fully developed

Where both the market and supply capacity is fully developed (i.e. double glazing and gas boilers) there is no barrier to introducing improvements. The Green Deal will offer households a method of financing these improvements.

Other technologies need to boost both demand and installation capacity before a wide-spread programme can be undertaken.

in setting out a fifteen year programme Harrow believes that we will be able to: -

- remove barriers to uptake of demand,
- stimulate demand where it is currently limited.
- develop supply side capacity.

### 5.3 The council's role

The government envisages three potential roles for local authorities: -

- 1. Provider.** The council becomes a Green Deal Provider, provides finance and can install measures directly
- 2. Partner.** The council works in partnership with a Green Deal Provider to facilitate delivery of the Green Deal to its residents
- 3. Promoter.** The council acts as a local advocate for the Green Deal

Higher levels of participation carry more financial risk but offer the opportunity to maximise inward investment from ECO and bring employment benefits to the borough (as well as the associated social and environmental benefits).

At present, the council believes that Partner is the most appropriate role for Harrow as it builds on previous retrofit programmes such as Warm Front, Warm Zones and RE:NEW and can largely be delivered within existing staff resources

## 6. Housing sectors

### 6a. Owner-occupied properties

Owner-occupied properties account for 70% of all homes in the borough. As the largest sector of housing in the borough, delivering change in this sector is vital to the borough's aim of improving energy efficiency of its housing stock.

The Green Deal offers home-owners opportunities to undertake retrofits to improve the energy efficiency of their home. In Harrow Knowledge of the Green Deal is limited and it will require a significant publicity drive to make people aware of the opportunities presented by it. Of particular significance in Harrow is the Energy Company Obligation (ECO) through which help with costly measures such as solid wall insulation and other assistance to fuel poor households will be available

The council will continue to support energy reduction initiatives and provide assistance to the fuel poor using its Affordable Warmth budget.

### 6b. The private rented sector

The private rented sector accounts for 20% of our housing stock and is growing. Traditionally, this is one of the more difficult sectors to install improvement measures and raise standards. This is because landlords may not be able to recoup any investment they have made by charging higher rents.. This is particularly the case for houses of multiple occupancy (HMOs). However the council has identified, through the draft Private Sector Housing Strategy a range of enabling and enforcement schemes to improve the condition of housing in this sector and it is vital to bring this up to the required standard by 2018.

The Green Deal will also be available to the private rented sector and the government expects landlords to respond positively to this opportunity to upgrade their properties. Under the Green Deal, landlords will not be allowed to let any property with an EPC rating less than E from April 2018. The government will have powers to regulate and require such improvements to be implemented but does not expect regulation to come into force until April 2015 at the earliest.

Local authorities will be given the power, under the Energy Act 2011, to require landlords to make all energy improvements for which financial support is available – such as the Green Deal or ECO. The government's intention is that this action would be focussed on landlords owning properties with an Energy Performance Certificate (EPC) rating of F or G (i.e. with an EPC rating of 38 or less).

#### 6b.2 Council housing referrals (to the private rented sector)

Between 2009/10 and 2011/12 the council has assisted in finding private sector housing in more than 800 cases.<sup>1</sup> There are a number of ways in which the Council works with landlords to improve the condition of their property, details of which are within the draft Private Sector Housing Strategy. However, where the Council does

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<sup>1</sup> Note: not all of these properties would be in Harrow



not have a direct contractual relationship with the landlord our role is limited to advice, education and encouragement. The council will: -

- Ensure properties secured through Help2Let meet minimum EPC ratings.
- Collate and monitor EPC ratings for properties secured or brought back into use to meet minimum EPC ratings
- Encourage landlords to supply EPC information in the future.
- Although, no minimum standards for energy efficiency are currently set for referrals, we will continue to give preference to landlords who offer higher standards.
- The council will set targets for minimum EPC standard leading up to April 2018

### **6b.3 Houses in Multiple Occupation (HMOs)**

HMOs account for approx 2% of the borough's housing stock. Since July 6 2006, it has been an offence to operate a licensable HMO of three storeys or more and five or more persons without a licence. Licensing is intended to raise the management and amenity standards of these types of properties in the private rented sector.. Since November 2010, Harrow has adopted an additional licensing scheme which covers all HMOs with more than four persons who are unrelated.

The council's Private Sector Housing Enforcement team (see Box 2) is responsible for carrying out inspections of HMOs under the Housing Health and Safety Rating System . At the moment, the main area of focus is on fire precaution, means of fire escape and amenity provision (e.g. kitchens, toilets and bathroom facilities). Although not addressed automatically, tenants can request for energy efficiency measures to be inspected? HMOs are expected to have modern heating systems. Almost all licensed HMOs inspected have provided additional improvements through double glazing and central heating to address excess cold issues.

### **6b.4 Improvement grants for landlords**

The Council has a number of grants and funding initiatives to assist landlords to improve the conditions of their properties. Details of this are contained within the draft Private Sector Housing Strategy. Assistance from the Government is also available in the form of tax allowances. In particular, the Landlords Energy Saving Allowance provides a tax allowance of £1500 for landlords that invest in improvements such as cavity wall and loft insulation.

Box 3 shows the grants that are available for landlords to improve their properties

**BOX 2**

The Housing Act 2004 introduced the Housing Health and Safety Rating System to help ensure minimum standards in housing and the requirement for certain houses in multiple occupation (HMOs) to be licensed

Under HHSRS, the current minimum standard for housing is defined as not having a Category 1 hazard. Under HHSRS, local authorities have a legal duty to take appropriate action wherever a property is found to have a Category 1 hazard. The most common Category 1 hazard is excess cold and unintentional falls. They may take action for a Category 2 hazard, such as Excess cold

Local authorities also have a legal duty to carry out systematic reviews of the housing stock in their area for Category 1 and 2 hazards.

HHSRS can be used to enforce action in all tenures except local authority owned stock. However, it is most likely to be used in private rented sector homes, which are typically the least energy efficient and where there are the greatest barriers to encouraging action.

The Private Sector Housing Enforcement team has enforcement powers to require landlords to upgrade Category 1 hazards where this can be justified under the enforcement guidance. The procedure is to write to landlords requesting action within two weeks. Where this does not happen, an enforcement notice under section 11 of the Housing Act 2004 is issued.

Enforcement measures must be reasonable as determined by the Residential Property Tribunal. There is no clear guidance as to whether asking landlords to install insulation is a reasonable measure. Letters to landlords do not recommend what action to take or offer any best practice advice. The only requirement is that the hazard is removed. So therefore, a landlord could propose to address a heating issue by doubling the capacity of the heating system when, in both climate change terms and affordability, it may be more sensible to add or increase loft insulation.

Although the council may not be able to set out recommendations of what needs to be done to provide a warm home, it would be possible to issue a best practice notice to landlords when the first letter is sent. This could also include information on available grants and tax allowances.

It is estimated that 4.8 million homes in England (22%) have Category 1 hazards present, of which 4.2 million are in the private sector. According to the government's operating guidance on HHSRS, excess cold on its own would be enough to classify the average, un-improved, pre-1945 dwelling as a Category 1 hazard. When assessing for excess cold it is not necessary to carry out a full SAP assessment.

There are 29 hazards assessed under HHSRS. Those that relate to fuel poverty fall in the category of 'physiological requirements', namely damp and mould growth (hazard 1) and excess cold (hazard 2). Of these two, excess cold carries a far more significant threat to health and safety than damp.

HHSRS operating guidance gives local authorities considerable flexibility about how to assess for excess cold. It states that indoor temperature is a function both of dwelling characteristics and of the occupying household. For the HHSRS assessment it is the dwelling characteristics, energy efficiency and the effectiveness of the heating system, which are considered, assuming occupation by a vulnerable age group. Simple measurement of indoor temperature is not suitable.

The assessment should take account of the adequacy of the heating, insulation and ventilation. This may involve assessing the dwelling energy rating (using SAP) and other factors which might affect the indoor temperature, such as dampness, or disrepair to the structure or to the space or water heating system.

**BOX 3****Available Grants and Tax Allowances**

**Landlords Energy Saving Allowance:** This is a scheme which provides a tax allowance of £1500 for landlords that invest in improvements such as cavity wall and loft insulation.

**West London Partnership – Empty Properties Grant:** The property must have been empty for a minimum period of twelve months to be eligible. The level of grant will depend on the total cost of works required to bring the property back into habitable use, but there is a maximum grant of £15,000 per unit available. The Landlord will be required to provide nomination rights or a lease on the property to enable the local council to use the property for nominated tenants for a minimum period of five years.

Note: Funding comes via the West London Partnership and is due to end in April 2012. A West London Bid for HCA (Homes and Communities Agency) funds has been submitted, but it is not yet known whether this has been successful.

Grants are subject to available resources

**Better Homes Grant:** This is a grant available to help landlords refurbish their properties to meet the government's Decent Homes Standard. Grants of up to 50% of the cost of works (to a maximum of £3,000 per unit) are available.

The types of work that can be funded include thermal comfort, central heating, general repairs and health and safety hazards.

The grant is only available for landlords willing to let their property through council letting schemes for a minimum period of two years

**Small Works Grants:** These are available to owner occupiers on low income up to a limit of £5,000. Eligibility is means tested. This is a discretionary grant and subject to available funding. Any grant awarded will remain as a permanent charge on the property.

## 6c. Social housing

Social housing account for just over 10% of the housing stock (6% council, 4.4% social). This sector has made good progress in raising standards due to the government's drive to bring them up to the Decent Home standard.

### 6c.1 Council housing

The council Asset Management Strategy recognises the need to improve energy efficiency and this is one of its major aims. There are a number of targets, which look to embed energy efficiency within our improvement programme (such as the specification of materials used), as well as improving our understanding of the energy performance of our properties – therefore allowing us to target those properties which have a lower than average SAP rating, or those households that are classed as living in fuel poverty.

Our improvement programmes have focused on:

- Replacing fuel inefficient boilers with condensing boilers.
- Improved heat controls such as room thermostats and thermostatic radiator valves.

- Installation of double-glazed units. Class A windows are installed as standard.
- Installation of good quality insulation when replacing roofs
- Insulated cladding system at Francis Rd

The current capital programme is approximately £6m a year to fund improvements and maintenance. However, there is no specific funding available for energy efficiency works. All investment is funded through borrowing financed through the rent system. There is a legal cap on the amount of money that can be borrowed and the scope for additional borrowing is limited.

Objective three of the Council’s Housing Strategy lists ‘to improve neighbours and quality of life achieving decent and greener homes’, as a priority with the action to promote energy efficiency projects.

### 6c.2 Void policy

Housing has 300 voids a year out of a stock of approximately 5000 properties.

The current policy allows for:

Description	Current policy	Proposed policy
Statutory Health and Safety gas servicing	New certificate issued	New certificate issued
Central Heating boiler	Check age and condition – <ul style="list-style-type: none"> <li>• Replace boilers if ???</li> </ul>	Check age and condition – <ul style="list-style-type: none"> <li>• Replace boilers if grade c or below</li> <li>• Provide new 7 day programmable timers</li> <li>• Install main room thermostat</li> <li>• Install TRVs on radiators</li> </ul>
Insulation	Replace if damaged or environmentally unclean	Renew if damaged or environmentally unclean
Lagging of pipes/tanks	Essential works to pipes and tanks carried out.	<ul style="list-style-type: none"> <li>• Renew lagging if less than modern standards.</li> <li>• Renew hot water cylinder jackets</li> </ul>
Windows	Checked for the purposes of safety	<ul style="list-style-type: none"> <li>• Checked for the purposes of safety</li> <li>• Draught-proofing installed on single glazed windows</li> </ul>
Doors		<ul style="list-style-type: none"> <li>• Checked for the purposes of safety</li> <li>• Draught-proofing installed</li> </ul>
Turn round time	21 days	21 days

Voids offer an opportunity to update the council’s database with the SAP/EPC rating for each property. **This is a priority action in the Asset Management Strategy.**

Currently, the work to gather EPC/SAP data is only carried out once a property becomes void (by an external provider).

### 6c.3 Insulation in council housing

The majority of cavity walls in council housing have been insulated. Over the next year, we will complete the condition survey of all council homes. This will help us establish the requirements and scale of a retrofit programme which will help deliver the targets set in the climate change strategy.

By the end of December 2012, we aim to have installed cavity wall insulation to all council, and council leaseholder homes, and to have topped up all loft insulation to current standards (i.e. 270mm of insulation).

This work has been carried out by an external partner, accessing CERT funding to complete the programme. Following completion of these works, we will look to access further funding to target solid wall insulation throughout our tenanted and leasehold properties. **[No. of homes with solid walls?]**

### 6c.4 EPC assessment/SAP rating

While there has been good progress on raising the average warmth standards in the sector, there are still properties which have low standards (as measured by SAP ratings).

New tenants are supplied with EPC ratings for the homes they move into. EPC data is centrally recorded and we have recently started to import this data into other stock condition information.

The information that we receive from our partners following the programme of cavity wall and loft insulation works will also improve our knowledge of the energy performance of our housing stock.

For us to be more pro-active with this there are two options: -

1. We could train internal staff to assist with the collection of data. It is unlikely that existing staff would find capacity within their current roles to be able to carry out EPC's on our properties at the rate that we require. It also isn't listed as a work priority currently, gathering stock condition data to inform the planned investment programme (looking at the ages of elements such as boilers, windows, doors etc) is the main/only priority for our stock condition surveyor. Other surveyors have very specific duties around day-to-day repairs and planned improvement works.
2. We could employ a dedicated staff resource on a nine month contract to allow the remaining EPC data to be collected. Estimated costs £35k

### 6c.5 Registered Providers (i.e Housing Associations)

RP's work to the same requirements in respect of the Decent Homes standard as councils and all new homes are required to be at Code level 4 (from April 2011). The housing association stock in Harrow is generally much more modern than the Council's and will therefore on average have higher EPC/SAP ratings. RP's will also have similar asset management strategies to that of the Council which will include targets in respect of improved energy efficiency and fuel poverty.

## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
<b>Local Energy Efficiency ambitions and Priorities</b>				
1	Climate Local	We have committed to Climate Local <a href="#">LINK</a>	Climate change	Nov 2012
2	Emissions data	Our current performance on emissions is <a href="http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/gg_emissions/laco2/laco2.aspx">http://www.decc.gov.uk/en/content/cms/statistics/climate_stats/gg_emissions/laco2/laco2.aspx</a>	Climate change	Oct 2012
3	Fuel poverty	Fuel poverty currently affects xxxx households (xx%) <a href="http://www.decc.gov.uk/assets/decc/11/stats/fuel-poverty/5267-fuel-poverty-2010-subregional-data.xls">http://www.decc.gov.uk/assets/decc/11/stats/fuel-poverty/5267-fuel-poverty-2010-subregional-data.xls</a>  We aim to target areas with a high incidence of fuel poverty as part of these plans	Climate change	Ongoing
4	Harrowhouswarmers programme	We aim to run programmes each winter to provide support to vulnerable people to ensure that their income is maximised and that they have sufficient heating and food available to keep warm	Climate change	Annually

**Measures we are taking to improve energy efficiency in our homes**

5	Green Deal and ECO The Green Deal and ECO have a major role to play in improving the energy efficiency of homes in the borough.	From April 2013 we will seek to partner with an energy company to provide ECO investment in Harrow.	Climate Change	April 2013
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## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
6	Feed-in-Tariffs (FIT) We see the provision of Solar PV to be an important way in which we can help low income families to access free day-time electricity, where the orientation of the roof is suitable	To date 269 Solar PV installations have been installed on homes in the borough. We will aim to increase this to 200 installations a year for low income families, with the FIT income being retained by the council to pay back the investment and to support other initiatives to help low income families	Climate Change	April 2013
7	Renewable Heat Premium	We will aim to install up to 20 homes per year with heat pumps as part of a programme to demonstrate the viability of the technology	Climate Change	From April 2013
8	Zero Carbon homes	We will ensure that all new homes are zero carbon by 2016 as set out in our Local Development Scheme document and Sustainable Design SPD  Local Development Scheme <a href="http://www.harrow.gov.uk/downloads/file/11800/local_development_scheme_june_2012_-_current_version">http://www.harrow.gov.uk/downloads/file/11800/local_development_scheme_june_2012_-_current_version</a>  Sustainable Design SPD <a href="http://www.harrow.gov.uk/info/856/local_development_framework_policy/1504/harrow_spds/4">http://www.harrow.gov.uk/info/856/local_development_framework_policy/1504/harrow_spds/4</a>	Planning	
9	EPC	We will obtain information on the EPCs that have been undertaken to date to help us understand more accurately the current position in respect of energy efficiency of homes in the borough	Climate Change	Jan 2013
10	Awareness training for front line contacts	All contacts are aware of the issues and are able to carry out assessments for cold-homes	Community care	
11	Awareness raising for the public	Advertise advice etc. on Shop4support website	Community care	

## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
<b>Private Rented Sector</b>				
<b>(Source: Private Sector Housing Strategy 2013-15 – Strategic aim 5 - Improve energy efficiency and reduce fuel poverty)</b>				
12	Provision of advice to HMO landlords as part of the inspection process	To advise landlords of the need to improve the thermal efficiency of their stock in order to meet the government minimum EPC target of E for rented accommodation by 2018	Private sector housing enforcement	April 2013
13	Provision of advice to private sector landlords	To advise landlords of <ul style="list-style-type: none"> <li>§ legal requirement to provide and Energy Performance Certificate (EPC) to new tenants</li> <li>§ Landlord Energy Saving Allowance to improve thermal efficiency of their properties</li> </ul> Requirement to meet minimum EPC target of E by 2018	Private sector housing enforcement	April 2013
14	Adoption of minimum EPC standards for referrals from Housing to the PRS – including Help2Let scheme	To use the Council's "purchasing power" to drive the market to improve the energy rating of rented homes within the borough.. i.e. Minimum EPC ratings: - <ul style="list-style-type: none"> <li>• F or higher</li> <li>• E or higher</li> </ul>	Housing needs	April 2015 April 2018
15	Provision of advice to tenants as to the statutory requirements that a landlord should meet when letting a property	To make tenants aware that landlords need to provide them with <ul style="list-style-type: none"> <li>§ A current Energy Performance Certificate (EPC)</li> <li>§ A Gas Safety Certificate</li> <li>§ An Electrical Safety Certificate</li> <li>§ Fire regulations on soft furnishings</li> </ul>	?	April 2013
16	Adopt a policy to use an Energy Performance Certificate (EPC) rating of F or G in PRS as an automatic trigger for a full HRSR inspection of a home to determine whether a category one hazard	An EPC rating of F or G is an indication that there is category one HRSR hazard in the property relating to excess cold.	Private sector housing enforcement	April 2013



## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
	exists			
17	Actively promote the Green Deal to owner occupiers and tenants and landlords in the PRS	Housing accounts for 66% of carbon emissions in Harrow. Reducing energy consumption in homes is therefore the single most effective measure needed to meet the carbon reduction targets in the Climate Change Act.		April 2013

Council Housing				
18	EPC survey	Complete EPC surveys on all remaining properties Estimated costs - £35k	Housing asset management	April to Dec 2013
19	Insulation programme – cavity walls	Ensure all cavity walls are filled.	Housing asset management	Oct 2013
20	Insulation programme - lofts	All lofts insulated with 270mm of insulation	Housing asset management	Oct 2013
21	Insulation programme – solid walls	Look to work with Green Deal Provider to obtain funding to carry out a programme of solid wall insulation	Housing asset management	Date?
22	Insulation programme - Minimum SAP rating	Look to work with Green Deal Provider to obtain funding to carry out a programme achieve SAP rating >65 (D rating) for all council properties. Currently estimated to be c. 1000 properties	Housing asset management	Date?
23	Solar PV panels?	Installing Solar PV could be used to help the fuel poor, where roof orientation is appropriate.  This will require some additional finance with the council retaining the feed-in tariffs to service the investment.	Housing asset management	From April 2013

## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
		There is currently no budget for this. <b>COST?</b>		
24	RHI	Heat pumps? We will look at this following the completion of the insulation programme as a further action to undertake (dependent upon available funding)	Housing asset management	Date?
25	Voids	Introduce revised policy on voids <b>COSTS?</b>	Housing asset management	From April 2013
26	Information campaign to tenants	Raising awareness and better management of energy by tenants through information leaflets handed out during major/minor works, and publications such as Homing In/better utilisation of the website	Housing asset management	From April 2013
27	Staff training	Train up staff to carry out EPC's where possible, and to provide information and advice to residents where energy efficiency/fuel poverty is identified as an issue.  We could also look at extending the staffing resource within the team to compensate for the added workload.	Housing Asset Management	From April 2013
28	Specifications for major works	We will ensure that we ask any potential contractors to provide us with energy efficiency proposals as part of their tender for works to embed this as part of our improvements to existing properties.  We will also ensure that the specifications for the materials used in any major works take energy efficiency measures into account.	Housing Asset Management	

## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
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**Registered Providers**

29	Insulation programme		Housing Partnerships and Strategy	??
30	Solar PV panels?	Improved average SAP/EPC rating	Housing Partnerships and Strategy	April 2015
31	RHI	Solar Hot water? Heat pumps?		

**Measures we propose to cost effectively deliver energy improvements in residential accommodation  
- by using Area Based/Street by Street roll out**

32	Identify local partners for area based energy measures	tbc		
33	Identify target areas and priority roll-out	tbc		
34	Determine any synergies with other refurbishment work and other Local authority objectives E.g. Area regeneration, ECO Carbon Saving Communities Obligation	tbc		

**7. Draft Action Plan**

Ref	Description	Measure of success	Who	Date
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<b>Time Frame for Delivery and National and Local Partners</b>				
	We will work with the GLA to roll out a London-wide Green Deal scheme			Our local partners
	We believe the value of our plans will be worth £65m to local business over the next five years			The measures we propose will require £30m of investment from the Energy Company Obligation

Signed off by .....

Position..... Chief Executive

## **Appendix A: Further Reading**

### **Cold Weather Plan**

- NHS

[https://www.wp.dh.gov.uk/publications/files/2012/10/9211-TSO-NHS-Cold-Weather-Plan\\_Accessible-main-doc.pdf](https://www.wp.dh.gov.uk/publications/files/2012/10/9211-TSO-NHS-Cold-Weather-Plan_Accessible-main-doc.pdf)

### **Local Authorities and the Green Deal**

- DECC

<http://www.decc.gov.uk/assets/decc/11/consultation/green-deal/3499-local-authorities-green-deal-info.pdf>

### **Guidance to English Energy Conservation Authorities issued pursuant to the Home Energy Conservation Act 1995**

- DECC

<http://www.decc.gov.uk/assets/decc/11/tackling-climate-change/saving-energy-co2/5992-guidance-to-english-energy-conservation-authorities.pdf>

### **Improving energy efficiency in buildings: resources guide for Local Authorities**

- DECC

<http://www.decc.gov.uk/assets/decc/11/tackling-climate-change/green-deal/6746-improving-energy-efficiency-in-buildings-resource.pdf>

### **How Local Authorities can reduce emissions and manage climate risk**

- Committee on Climate Change

[http://hmccc.s3.amazonaws.com/Local%20Authorities/LA%20Report\\_final.pdf](http://hmccc.s3.amazonaws.com/Local%20Authorities/LA%20Report_final.pdf)

### **Housing evidence base**

[http://www.harrow.gov.uk/info/200003/housing\\_policies\\_and\\_planning\\_for\\_housing/2522/housing\\_evidence\\_base](http://www.harrow.gov.uk/info/200003/housing_policies_and_planning_for_housing/2522/housing_evidence_base)

## Appendix B: Options for Green Deal Programme

### Assumptions

- 1 10% of Loft insulations will qualify for ECO Affordable Warmth
- 2 10% of cavity wall insulations will qualify for ECO Affordable Warmth
- 3 80% of solid wall insulations will qualify for ECO Carbon Reduction
- 4 10% of solar PV installations will qualify for ECO Affordable Warmth
- 5 10% of solar HW installations will qualify for ECO Affordable Warmth
- 6 20% of heat pump installations will qualify for ECO Affordable Warmth
- 7 10% of double glazing installations will qualify for ECO Affordable Warmth
- 8 Double glazing market is fully developed - 25 year replacement cycle
- 9 10% of boiler installations will qualify for ECO Carbon Reduction
- 10 Boiler replacement market is fully developed - 15 year replacement cycle
- 11 Employment, energy and carbon savings assume an average of 2 measures per household

## Appendix B: Options for Green Deal Programme

10 Year programme	Developing Market					Established Market		Summary	TOTALS
	Loft insulation	Cavity Wall insulation	Solid wall insulation	Solar PV 4 kw systems	Solar HW	Heat pumps	Double Glazing		
Total of measures to be done	67,750	22,500	49,300						139,550

Measures per Year										
2013/14	2,500	1,000	200	100	10	10	3,820	3,000	5,000	11,820
2014/15	5,000	2,000	1,000	500	50	50	8,600	3,000	5,000	16,600
2015/16	7,500	2,500	6,000	500	50	50	16,600	3,000	5,000	24,600
2016/17	7,500	2,500	6,000	500	50	50	16,600	3,000	5,000	24,600
2017/18	7,500	2,500	6,000	500	50	50	16,600	3,000	5,000	24,600
<b>Totals</b>							<b>62,220</b>			<b>102,220</b>

Budget price per measure										
2013/14	750,000	300,000	1,000,000	600,000	40,000	50,000	2,740,000	9,000,000	10,000,000	21,740,000
2014/15	1,500,000	600,000	5,000,000	3,000,000	200,000	250,000	10,550,000	9,000,000	10,000,000	29,550,000
2015/16	2,250,000	750,000	30,000,000	3,000,000	200,000	250,000	36,450,000	9,000,000	10,000,000	55,450,000
2016/17	2,250,000	750,000	30,000,000	3,000,000	200,000	250,000	36,450,000	9,000,000	10,000,000	55,450,000
2017/18	2,250,000	750,000	30,000,000	3,000,000	200,000	250,000	36,450,000	9,000,000	10,000,000	55,450,000
<b>Totals</b>							<b>122,640,000</b>			<b>217,640,000</b>

ECO contribution										
2013/14	75,000	30,000	800,000	60,000	4,000	10,000	979,000	900,000	1,000,000	2,879,000
2014/15	150,000	60,000	4,000,000	300,000	20,000	50,000	4,580,000	900,000	1,000,000	6,480,000
2015/16	225,000	75,000	24,000,000	300,000	20,000	50,000	24,670,000	900,000	1,000,000	26,570,000
2016/17	225,000	75,000	24,000,000	300,000	20,000	50,000	24,670,000	900,000	1,000,000	26,570,000
2017/18	225,000	75,000	24,000,000	300,000	20,000	50,000	24,670,000	900,000	1,000,000	26,570,000
<b>Totals</b>							<b>79,569,000</b>			<b>89,069,000</b>

Green Deal contribution										
2013/14	675,000	270,000	200,000	540,000	36,000	40,000	1,761,000	8,100,000	9,000,000	18,861,000
2014/15	1,350,000	540,000	1,000,000	2,700,000	180,000	200,000	5,970,000	8,100,000	9,000,000	23,070,000
2015/16	2,025,000	675,000	6,000,000	2,700,000	180,000	200,000	11,780,000	8,100,000	9,000,000	28,880,000
2016/17	2,025,000	675,000	6,000,000	2,700,000	180,000	200,000	11,780,000	8,100,000	9,000,000	28,880,000
2017/18	2,025,000	675,000	6,000,000	2,700,000	180,000	200,000	11,780,000	8,100,000	9,000,000	28,880,000
<b>Totals</b>							<b>43,071,000</b>			<b>128,571,000</b>

Employment	Direct	Indirect
2013/14	59	57
2014/15	133	129
2015/16	257	249
2016/17	257	249
2017/18	257	249

Carbon savings	Tonnes
2013/14	3343
2014/15	7525
2015/16	14525
2016/17	14525
2017/18	14525

Energy Savings	kWh	£
2013/14	16,999,000	2,549,850
2014/15	38,270,000	5,740,500
2015/16	73,870,000	11,080,500
2016/17	73,870,000	11,080,500
2017/18	73,870,000	11,080,500

Above based on developing markets

## Appendix B: Options for Green Deal Programme

15 Year programme	Developing Market							Established Market		TOTALS
	Loft insulation	Cavity Wall insulation	Solid wall insulation	Solar PV 4 kw systems	Solar HW	Heat pumps	Summary	Double Glazing	A rated boilers	
Total of measures to be done	67,750	22,500	49,300							139,550

Measures per Year										
2013/14	1,000	500	100	50	5	5	1,660	3,000	5,000	9,660
2014/15	2,000	1,000	200	100	10	10	3,320	3,000	5,000	11,320
2015/16	5,000	2,500	1,500	200	20	20	9,240	3,000	5,000	17,240
2016/17	5,000	2,500	1,500	200	20	20	9,240	3,000	5,000	17,240
2017/18	5,000	2,500	1,500	200	20	20	9,240	3,000	5,000	17,240
<b>Totals</b>							<b>32,700</b>			<b>72,700</b>

Budget price per measure	300	300	5,000	6,000	4,000	5000		3000	2000	
2013/14	300,000	150,000	500,000	300,000	20,000	25,000	1,295,000	9,000,000	10,000,000	20,295,000
2014/15	600,000	300,000	1,000,000	600,000	40,000	50,000	2,590,000	9,000,000	10,000,000	21,590,000
2015/16	1,500,000	750,000	7,500,000	1,200,000	80,000	100,000	11,130,000	9,000,000	10,000,000	30,130,000
2016/17	1,500,000	750,000	7,500,000	1,200,000	80,000	100,000	11,130,000	9,000,000	10,000,000	30,130,000
2017/18	1,500,000	750,000	7,500,000	1,200,000	80,000	100,000	11,130,000	9,000,000	10,000,000	30,130,000
<b>Totals</b>							<b>37,275,000</b>			<b>132,275,000</b>

ECO contribution	30	30	4,000	600	400	1000		300	200	
2013/14	30,000	15,000	400,000	30,000	2,000	5,000	482,000	900,000	1,000,000	2,382,000
2014/15	60,000	30,000	800,000	60,000	4,000	10,000	964,000	900,000	1,000,000	2,864,000
2015/16	150,000	75,000	6,000,000	120,000	8,000	20,000	6,373,000	900,000	1,000,000	8,273,000
2016/17	150,000	75,000	6,000,000	120,000	8,000	20,000	6,373,000	900,000	1,000,000	8,273,000
2017/18	150,000	75,000	6,000,000	120,000	8,000	20,000	6,373,000	900,000	1,000,000	8,273,000
<b>Totals</b>							<b>20,565,000</b>			<b>30,065,000</b>

Green Deal contribution	270	270	1,000	5,400	3,600	4,000		2,700	1,800	
2013/14	270,000	135,000	100,000	270,000	18,000	20,000	813,000	8,100,000	9,000,000	17,913,000
2014/15	540,000	270,000	200,000	540,000	36,000	40,000	1,626,000	8,100,000	9,000,000	18,726,000
2015/16	1,350,000	675,000	1,500,000	1,080,000	72,000	80,000	4,757,000	8,100,000	9,000,000	21,857,000
2016/17	1,350,000	675,000	1,500,000	1,080,000	72,000	80,000	4,757,000	8,100,000	9,000,000	21,857,000
2017/18	1,350,000	675,000	1,500,000	1,080,000	72,000	80,000	4,757,000	8,100,000	9,000,000	21,857,000
<b>Totals</b>							<b>16,710,000</b>			<b>102,210,000</b>

Employment	Direct	Indirect
2013/14	26	25
2014/15	51	50
2015/16	143	139
2016/17	143	139
2017/18	143	139

Carbon savings	Tonnes
2013/14	1453
2014/15	2905
2015/16	8085
2016/17	8085
2017/18	8085

Energy Savings	kWh	£
2013/14	7,387,000	1,108,050
2014/15	14,774,000	2,216,100
2015/16	41,118,000	6,167,700
2016/17	41,118,000	6,167,700
2017/18	41,118,000	6,167,700

Above based on developing markets



Ward/Harrow	Households	Lone parent households with dependent children*		Couple: With dependent children		Other Multi Person households		One person Households: Single, Separated, Divorced or Widowed				In a couple household - All Household Reference Persons (HRP's)					
								All	Aged less than 60		Aged 60 and over		All	Aged less than 60		Aged 60 and over	
		Number	Number	%	Number	%	Number	%		Number	%	Number	%		Number	%	Number
Belmont	3,369	124	3.68	1056	31.34	305	9.05	1,068	596	17.69	472	14.01	2,400	822	24.40	403	11.96
Canons	4,234	147	3.47	786	18.56	391	9.23	1,986	912	21.54	1,074	25.37	2,356	829	19.58	650	15.35
Edgware	3,479	197	5.66	869	24.98	550	15.81	1,438	882	25.35	556	15.98	2,117	707	20.32	376	10.81
Greenhill	4,092	232	5.67	573	14.00	565	13.81	2,556	1,807	44.16	749	18.30	1,804	864	21.11	278	6.79
Harrow on the Hill	4,539	293	6.46	799	17.60	573	12.62	2,502	1,779	39.19	723	15.93	2,245	989	21.79	360	7.93
Harrow Weald	4,029	231	5.73	917	22.76	321	7.97	1,898	1,060	26.31	838	20.80	2,298	789	19.58	493	12.24
Hatch End	3,913	184	4.70	896	22.90	340	8.69	1,631	883	22.57	748	19.12	2,450	888	22.69	553	14.13
Headstone North	3,487	133	3.81	910	26.10	354	10.15	1,265	685	19.64	580	16.63	2,375	882	25.29	466	13.36
Headstone South	3,596	141	3.92	872	24.25	509	14.15	1,705	1,204	33.48	501	13.93	2,120	837	23.28	298	8.29
Kenton East	3,385	250	7.39	884	26.12	534	15.78	1,348	807	23.84	541	15.98	2,092	675	19.94	357	10.55
Kenton West	3,369	186	5.52	959	28.47	526	15.61	1,088	697	20.69	391	11.61	2,342	779	23.12	393	11.67
Marlborough	3,641	228	6.26	717	19.69	506	13.90	1,904	1,376	37.79	528	14.50	1,938	826	22.69	293	8.05
Pinner	4,062	220	5.42	724	17.82	296	7.29	1,989	1,172	28.85	817	20.11	2,273	913	22.48	552	13.59
Pinner South	3,753	162	4.32	988	26.33	251	6.69	1,490	783	20.86	707	18.84	2,419	857	22.84	493	13.14
Queensbury	3,410	159	4.66	993	29.12	541	15.87	1,262	813	23.84	449	13.17	2,243	694	20.35	356	10.44
Rayners Lane	3,631	170	4.68	986	27.16	474	13.05	1,368	827	22.78	541	14.90	2,417	859	23.66	408	11.24
Roxbourne	4,163	442	10.62	911	21.88	589	14.15	2,280	1,601	38.46	679	16.31	2,087	759	18.23	267	6.41
Roxeth	3,831	267	6.97	951	24.82	512	13.36	1,750	1,178	30.75	572	14.93	2,255	810	21.14	325	8.48
Stanmore Park	3,877	163	4.20	737	19.01	316	8.15	1,733	910	23.47	823	21.23	2,280	856	22.08	592	15.27
Wealdstone	3,504	262	7.48	725	20.69	428	12.21	1,841	1,278	36.47	563	16.07	1,825	713	20.35	282	8.05
West Harrow	3,750	220	5.87	876	23.36	451	12.03	1,767	1,176	31.36	591	15.76	2,182	829	22.11	342	9.12
<b>Total**</b>	<b>79,114</b>	<b>4,411</b>	<b>5.58</b>	<b>18,129</b>	<b>22.92</b>	<b>9,332</b>	<b>11.80</b>	<b>35,869</b>	<b>22,426</b>	<b>28.35</b>	<b>13,443</b>	<b>16.99</b>	<b>46,518</b>	<b>17,177</b>	<b>21.71</b>	<b>8,537</b>	<b>10.79</b>
<b>Harrow</b>	<b>79,112</b>	<b>4,411</b>	<b>5.58</b>	<b>18,129</b>	<b>22.92</b>	<b>9,331</b>	<b>11.79</b>	<b>35,869</b>	<b>22,427</b>	<b>28.35</b>	<b>13,442</b>	<b>16.99</b>	<b>46,515</b>	<b>17,176</b>	<b>21.71</b>	<b>8,537</b>	<b>10.79</b>

# Public consultation

## Delivering Warmer Homes

The council is seeking your views on the draft Delivering Warmer Homes (HECA) report, before submission to the Secretary of State for Energy and Climate Change – at the end of March 2013.

As part of this consultation we will also be talking to the energy companies and other interested organisations to ensure that our proposals are realistic and deliverable.

Please feel free to use the comment section to clarify your response or bring to our attention any errors and omissions. It would be useful if you could supply evidence to support any observations/comments. However, it would also be useful if comments were kept as brief as possible and not repeated in full in response to one or more questions

### 1. Do you agree with the Strategic Aims set out in the Introduction (p.4)

Yes	<input type="checkbox"/>
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No	<input type="checkbox"/>
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<b>Comments:</b>   
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### 2. Do you agree with our analysis of the challenge set out in section 3

Yes	<input type="checkbox"/>
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No	<input type="checkbox"/>
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<b>Comments:</b>   
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**3. Do you agree that a fifteen year programme is reasonable, ambitious enough and deliverable?**

Yes	<input type="checkbox"/>
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No	<input type="checkbox"/>
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<b>Comments:</b>     
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**4. Do you consider that the proposed support for low-income families is about right?**

Yes	<input type="checkbox"/>
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No	<input type="checkbox"/>
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<b>Comments:</b>     
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**5. Do you agree that the Green Deal represents an opportunity to deliver a step-change in improving the energy efficiency in the Borough and that Harrow should partner with a Green Deal Provider?**

Yes	<input type="checkbox"/>
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No	<input type="checkbox"/>
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<b>Comments:</b>     
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6. Do you think that our analysis of how to approach the different housing sectors is correct?

	<b>Yes</b>	<b>No</b>
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<b>Owner occupied</b>		
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<b>Private Rented Sector</b>		
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<b>Council housing</b>		
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<b>Registered Providers</b>		
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<b>Comments:</b>
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7. Do you agree with the draft Action Plan set out in Section 7?

<b>Yes</b>	
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<b>No</b>	
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<b>Comments:</b>
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