

**Harrow Council**

# **Delivering Warmer Homes**

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

**POST 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 nationally 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 CO2 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.

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**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 CO<sub>2</sub> 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 cover fuel poverty and are particularly important/timely given the knock on effect of welfare reform, reduced household income and the increase in the number of people in 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.

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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 CCG  
Greener Harrow  
Age UK Harrow  
Citizens Advice Bureau (Harrow)

## 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, nationally, 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

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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.

The Welfare Reform Act details a programme of changes to the existing benefit system which will have far reaching impacts on some of Harrow's most vulnerable households.

- From July 2013 the **benefit cap** is forecast to restrict benefit to around 600 families in the borough, reducing Housing Benefit by between £1 - £350 a week. There will be a maximum benefit cap of £500 for couples and lone parents, and £350 to single people. Households in receipt of certain benefits will be exempt, including working tax credit and disability living allowance;
- Housing Association and Council tenants will see their Housing Benefit restricted depending on the number of spare rooms in their property. From April 2013 benefit will be reduced by 14% of the eligible rent for 1 extra bedroom or 25% for 2 or more extra bedrooms. Pensioners will not be affected by the **Social Sector Size Criteria**;
- Council Tax Benefit is ending on 1<sup>st</sup> April 2013 and replaced by a local **Council Tax Support**. Government funding has been cut, resulting in reduced entitlement to over 11,000 working age claimants in Harrow. 7,000 of these households currently pay no Council Tax but will be expected to contribute toward the £3.8million saving the Council needs to find from within the scheme;
- Social Fund is being abolished from 31<sup>st</sup> March 2013. In its place local authorities will be allocated a reduced grant to provide local welfare assistance. Harrow is developing its **Emergency Relief Scheme** to help meet this need.
- **Personal Independence Payments** are replacing Disability Living Allowance from June 2013. Some people will no longer receive either disability benefit, meaning a loss of not just the income from the benefit itself, but also the end of other additional support that the benefit granted eligibility to;
- From September 2013 **Universal Credit** begins to be rolled out. This will see an amalgamation of benefits into one award. Payments will be made on a monthly basis directly to the claimant;
- Benefits will be updated by a **maximum 1% annual increase**.

The cumulative impact of the above changes will reduce the available income to some of the poorest households. With reduced budgets they will have to manage higher bills, including paying council tax possibly for the first time. Furthermore under Universal Credit monthly payments will require robust budget planning, with an predicted increase in the number of short term loans taken out.



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To dilute this impact Harrow is putting in place a programme of mitigations to assist households affected by welfare reform. This includes the Harrow Help scheme which aligns pots of discretionary funding to assist residents experiencing exceptional hardship, and signposts to support from internal services and external agencies to provide long term solutions.

**The Energy Market:** Collective purchasing/switching is an innovative way for consumers to group together and use market power to negotiate lower energy bills. We are participating in the Big London Energy Switch and will continue to keep developments in this area under review.

**Changing behaviour:** Over the last five years the council has delivered a number of free schemes across the borough helping approx. 9000 homes (approx. 11% of all households) 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 2007

The council has applied to DCLG for access to the current EPC data to enable the current profile to be established.

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

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

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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.

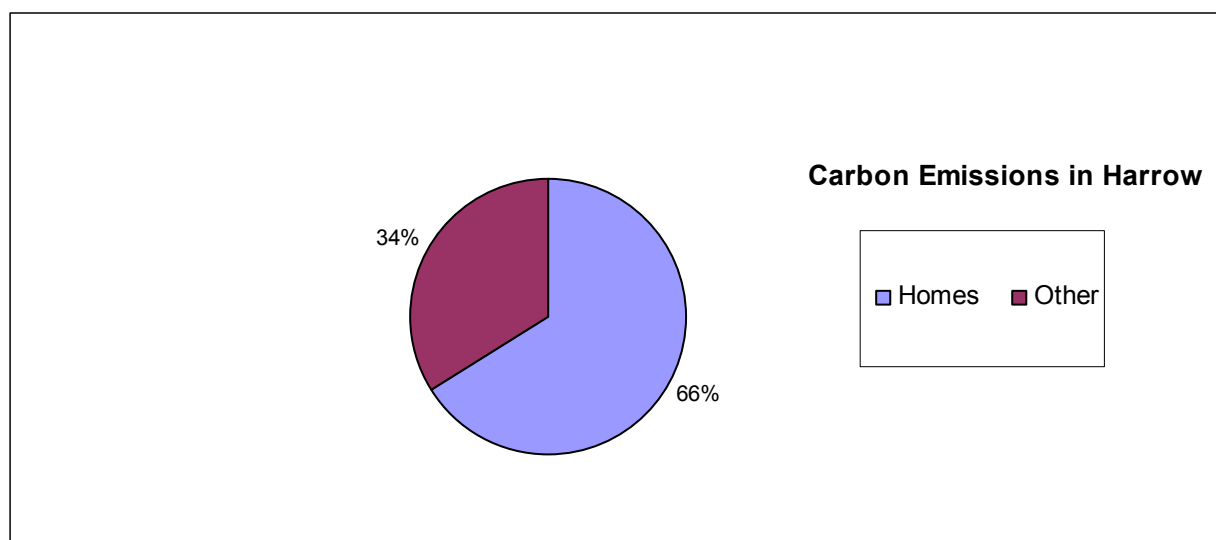
**Table 3.2: The number of council homes in different SAP/EPC bands**

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

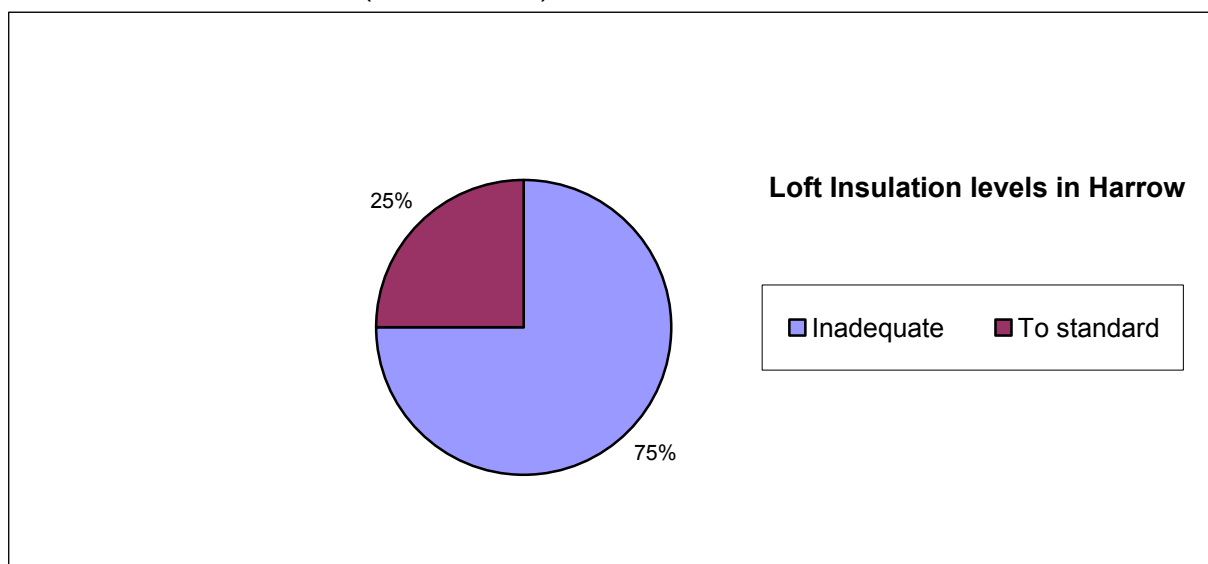
**Energy Savings Trust** data<sup>(1)</sup> indicates the following: -

<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.

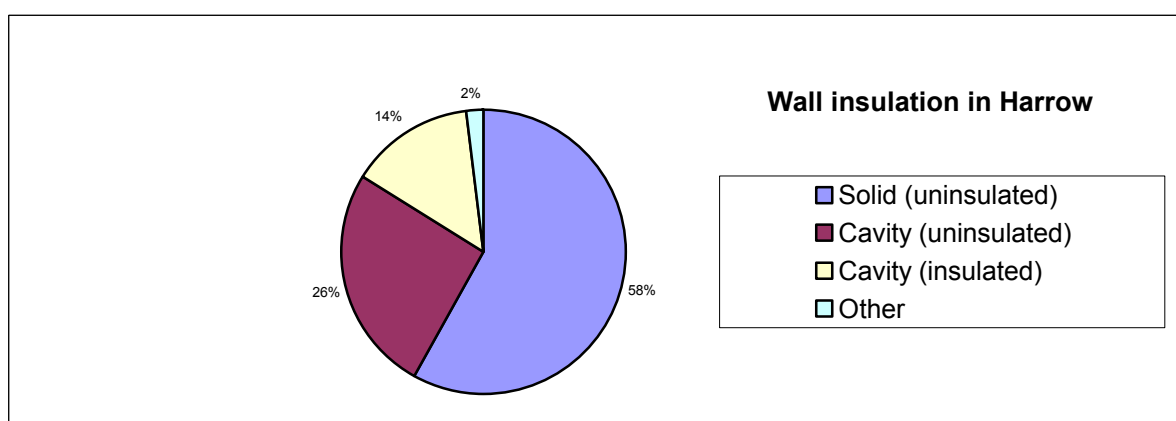


**75% of homes** in the borough (63,750) have loft insulation that falls below current recommended standards (i.e. 270 mm).



**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

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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 (see Table 4.1). 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 - 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

### 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

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- *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).

The DoH has funded a similar programme, in the current year, which has provided support to the vulnerable from December 2012 to the end of March 2013.

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

### **4.3 Affordable Warmth budget**

The council has allocated a total budget of £80k to support the delivery of the Green Deal/ECO projects in the borough from April 2013 onwards. The majority of this support is expected to be staff costs.

### **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). See Table 5.1 for more details.



Table 5.1 - Details of ECO scheme

ECO	Target Housing Sector	Qualifying Characteristics	Annual investment budget	Performance Target
HHCRO (Household Heating Cost Reduction Obligation)	Private sector	Fuel Poor	£350m	£1.4 bn reduction in fuel bills
CSCO (Carbon Saving Community Obligation)	Private Sector Social Sector	Defined Super Output Areas in England  Harrow has only one area – SOA 217 (The former Rayners Lane Estate)	£190m	2.2 Mt CO2 (Megatonnes of Carbon Dioxide)
CERO (Carbon Emissions Reduction Obligation)	Private Sector Social Sector	Requires a Green Deal survey that recommends solid wall insulation (or hard-to-treat cavity walls) be installed.  Up to 100% of cost will be met.  Plus other enveloping measures can be installed if the above applies	£760m	6.97 Mt CO2 (Megatonnes of Carbon Dioxide)

### 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 were to be delivered over a fifteen year time frame. This is set out in more detail in **Appendix B**. We envisage that in 2013/14 and 2014/15 we will need to build capacity and also develop the market.

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

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**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).

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

### **Phase 1 - Delivering the project (up to March 2013)**

We have been working with GLA's (RE:NEW) project across the West London area which has provided home insulation measures to households. The programme has delivered £90k of investment. This project will finish in April 2013. Delivery of this has been coordinated with the council's Affordable Warmth programme (£75k capital and £35k revenue). The RE:NEW contractor also provided funding from ECO.

This coordinated approach has had the advantage of using just one delivery partner in the borough.

We also received funding from DoH under the Warm Homes, Healthy People programme to provide support to the vulnerable over the 2012/13 winter. Funding of £82k was granted and the support was largely delivered by the voluntary sector. This project is due to be completed at the end of March 2013.

We also successfully submitted a joint West London bid to DECC, under their November 2012 funding programme. The additional funding has supported a Fuel Poverty reduction programme and a Green Deal Pioneer Places programme. The lead borough for this work was Hounslow. This scheme is also expected to be finished at the end of March 2013. In total we expect that £200k to £300k will have been spent in Harrow under this scheme by the end of the programme.

The expected outcomes of Phase 1 and the DECC funding have been taken into account in the development of Phase 2 of the project.

### **Phase 2 - Delivering the project (after March 2013)**

Following approaches from a number of companies who were seeking to implement an ECO scheme in the borough the council has initiated a procurement exercise using the GLA's RE:NEW framework to procure a partner to deliver an ECO project in the borough from June 2013 to May 2014, with a possible one year extension. This proposal will fill a potential gap up to April 2014 as the GLA establishes a pan-London programme.

As part of the mini-competition process, Tenderers have been asked to set out the scale and scope of their ambition.

### Target Areas and Priorities

In determining the scope of a programme, it seemed sensible to initially target the one LSOA in the borough that qualifies under CSCO and to choose areas that are immediately adjacent. In addition there are two specific schemes for high rise property.

**Table 1 in Appendix B** shows the areas and specific projects we anticipate addressing in **Phase 1**

For **Phase 2**, we will target areas in the borough which are identified in the Harrow Vitality Profiles as having characteristics which reflect the presence of more vulnerable groups. i.e

- High population density
- Households with children
- Lone parent households
- Multiple deprivation Indices
- Income
- Income affecting children
- Employment
- Health and disability
- Council Tax arrears
- Council tax benefit
- Disability Living allowance
- Incapacity benefit
- Income support
- Pension credit
- Free school meals
- Low birth weight
- Children in need
- Adults in need
  
- Harrow segment F
- Harrow segment G
- Harrow segment H

Very broadly, the wards which fit these profiles more often are:

- Edgware
- Greenhill
- Headstone South
- Kenton East
- Kenton West
- Marlborough
- Queensbury
- Rayners Lane
- Roxbourne
- Roxeth
- Wealdstone
- West Harrow.

These wards will be prioritised for area-based, street by street programmes  
In addition, some selected LSOAs in other wards will also be targeted.

**Table 2 in Appendix B** sets out the household numbers in each of the above wards/LSOAs.

## 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 Energy Efficiency 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 unrelated 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.

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 six 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 Housing Partnership. Future funding has been secured from the GLA and will be available from April 2013

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's 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.

To date, our improvement programmes have focused on:

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



## Appendix E

- Installation of double-glazed units. Class A windows are installed as standard.
- Installation of good quality insulation when replacing roofs

Where appropriate we have also installed insulated cladding systems during refurbishment (E.g. the current refurbishment programme in Francis Road.)

The current capital programme is approximately £6m a year to fund improvements and maintenance. The Green Deal and ECO offer significant opportunities to ensure that energy efficiency is an integral part of our refurbishment programme. We will seek to use our own housing stock as an exemplar of how to improve the energy efficiency of housing.

Objective 7 of the Council's draft Housing Strategy 2013 – 2018 is "Improving neighbourhoods and the quality of existing homes". The Council wants homes of all tenures to be in a state of good repair, safe, free from risks to occupants' health and reduce fuel poverty. This will also support aims to reduce the carbon footprint of the borough's housing.

### 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.

- 783 council homes have solid walls
- 330 council homes have "system" 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 has also improved our knowledge of the energy performance of our housing stock.

We will investigate via the Phase 2 tender process, how potential ECO/Green Deal providers can help us to complete our EPC survey or Green Deal assessments on the council housing stock

### **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 (since April 2011). The RP 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
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## Local Energy Efficiency ambitions and Priorities

1	Climate Local	We have committed to Climate Local <a href="#">LINK to follow</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 affected 8970 households (11.4%) in 2010 <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	Harrow Housewarmers 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.	We will appoint a partner (with access to ECO funding) to provide ECO investment in Harrow. As part of this arrangement the successful company will be able to market the Green Deal in the Borough as the council's official Green Deal Provider	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 explore financial options to enable the council to install up to 200 installations a year for low income families.	Climate Change	April 2013
7	Renewable Heat Premium	We will explore financial options to enable the council to install up to 20 homes with heat pumps as part of a programme to demonstrate the viability of the technology	Climate Change	April 2013 to March 2015
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 monitor information on the EPCs that have been undertaken to help us understand more accurately the current position in respect of energy efficiency of homes in the borough	Climate Change	From April 2013
10	Awareness training for front line contacts	All front-line contacts are aware of the issues and are able to carry out assessments for cold-homes	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>				
11	Continue to inspect HMO properties and provide energy efficiency advice to landlords as appropriate	To improve property standards in Borough and to advise landlords of the need to improve the thermal efficiency if their stock in order to meet the government minimum EPC target of E for rented accommodation by 2018	Private sector housing enforcement	April 2013
12	Provide energy efficiency advice to private rented 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> <li>§ Requirement to meet minimum EPC target of E by 2018</li> </ul>	Private sector housing enforcement	April 2013
13	Adoption of minimum EPC standards for referrals to the PRS	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
14	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>§ Soft furnishings should comply with "Kite Mark" regulations</li> </ul>	Housing Needs	April 2013
15	Adopt a policy to use a reported Energy Performance Certificate (EPC) rating of F or G in PRS as a trigger to provide assistance and advice to landlords, Where necessary, complete a full	An EPC rating of F or G can be an indication that there is category one HHSRS 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
	HRRSR inspection of a home to determine whether a category one hazard exists	Publication of this trigger to tenants, landlords and letting agents		
16	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.	Climate change	April 2013

**Council Housing**

(Source: draft Harrow Asset Management Strategy 2012-2017)

17	EPC data	To gather and record EPC / Green Deal data for all council housing stock in partnership with our Green Deal partner	Housing asset management	April to Dec 2013
18	Insulation programme – cavity walls	Ensure that all cavity walls are insulated to all tenant and leaseholder properties	Housing asset management	Oct 2013
19	Insulation programme - lofts	Ensure that all lofts are insulated (with 270mm of insulation) to all tenant and leaseholder properties	Housing asset management	Oct 2013
20	Insulation programme – solid walls	Work with our Green Deal partner to obtain funding to carry out a programme of solid wall insulation to all tenant and leaseholder properties	Housing asset management	From April 2013
21	Insulation programme - Minimum SAP rating	Work with our Green Deal partner 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	From April 2013
22	Solar PV panels?	Investigate the installation of Solar PV to suitable properties, to help the fuel poor, where roof orientation is	Housing asset management	From April 2013

**7. Draft Action Plan**

Ref	Description	Measure of success	Who	Date
		appropriate.		
23	RHI	Investigate the provision of heat pumps - following the completion of the insulation programme as a further action to undertake .	Housing asset management	From April 2013
24	Voids	We will adopt the revised void policy set out in section 6.c.2 to ensure that our housing stock meets good energy standards before a new tenant moves in.	Housing asset management	From April 2013
25	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
26	Specifications for major works	We will review our specifications for major works to ensure that refurbishment schemes deliver good energy efficiency standards. We will aslo look for our partners to fund these improvements wherever possible with funding from ECO scheme providers.	Housing Asset Management	From April 2013

**Registered Providers**

27	Collect up to date information on SAP ratings for RP stock in Harrow and asset management strategy approach to improving energy efficiency of RP housing stock in Harrow	Confirmation that all social housing tenants are receiving the same improvements regardless of landlord	Housing Partnerships and Strategy	From April 2013
28	Promote Green Deal to RPs	Funding is maximised to improve SAP ratings throughout the social housing stock in Harrow	Housing Partnerships and	From April 2013

## 7. Draft Action Plan

Ref	Description	Measure of success	Who	Date
			Strategy	
29	RPs continue to install measures such as solar hot water, solar PV panels, high levels of insulation etc in all new homes to meet a minimum of Code Level 4	Improved average SAP/EPC rating	Housing Partnerships and Strategy	Ongoing

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

30	Identify local partners for area based energy measures	We have tendered under the GLA's RE:NEW framework for a partner to deliver an ECO funded programme in the borough. The initial contract will be for a period of one year from June 2013 (with a potential extension of one year).  As part of the mini-competition process we have asked contractors to set out how they will engage with local companies to deliver the programme.	Climate Change	April 2013
31	Identify target areas and priority roll-out	Tables 1 and 2 in Appendix B identify the target wards/LSOAs for an ECO programme	Climate Change	March 2013
32	Determine any synergies with other refurbishment work and other Local authority objectives E.g. Area regeneration, ECO Carbon Saving Communities Obligation	Harrow has one ECO Carbon Saving Communities Obligation area, which has been targeted in Phase 1 of this project.	Climate Change	March 2013



**7. Draft Action Plan**

Ref	Description	Measure of success	Who	Date
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Time Frame for Delivery and National and Local Partners				
33	We will work with the GLA to roll out a London-wide Green Deal scheme			Ongoing
34	We will work with our ECO/Green Deal provider to develop opportunities with local businesses and employment and training opportunities for local residents			Ongoing
35	We believe the value of our plans will be worth £65m to local business over the next five years			
36	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

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	
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

## Appendix B: Options for Green Deal Programme

Table 1 - ECO demonstration projects - Phase 1

Reference	LSOA	Roads	ECO Category	Comments
1	217	Rayners Lane (part) Harmony Terrace Goldsmith Close Scott Crescent Austen Road Eliot Drive East Way Crescent Drinkwater Road Swift Close Maryatt Avenue Coles Crescent (part LSOA 213)	CSCO	This is the only CSCO area in Harrow. Estate is owned by Home Group. A significant proportion has been redeveloped. Potential is for remaining houses.  Coles Crescent would qualify for 20% of total funding as it is adjacent to this CSCO area
2	206	Rayners Lane (part) Fairview Crescent Oxleay Road Clitheroe Avenue Lucas Avenue	CERO and HHCRO	Adjoins LSOA 217 Rollout would be on a street by street basis
3	133	Cowen Avenue	CERO and HHCRO	1960/70s council owned high-rise block. Solid concrete walls Special project
4	155	Capel Gardens	CERO and HHCRO	1930s, private sector, 4-storey block with solid walls and Crittall windows. Special project

Appendix B: Options for Green Deal Programme

Table 2 – Priority wards – LSOAs – Phase 2

Ward	LSOA	Households
Edgware Total households = 3875	119	608
	120	505
	121	566
	122	606
	123	543
	124	512
	125	534
	198	1
Greenhill Total households = 5299	126	1285
	127	644
	128	789
	129	932
	130	1016
	131	626
	137	3
	180 blank	1 3
Headstone South Total households = 4324	128	3
	154	1
	156	1
	159	700
	160	886
	161	756
	162	702
	163 164	556 719
Kenton East Total households = 3544	165	521
	166	492
	167	495
	168	522
	169	537
	170	423
	171	547
	174 blank	1 6

Ward	LSOA	Households
Kenton West Total households = 3545	111	3
	172	518
	173	557
	174	507
	175	421
	176	533
	177	477
	178	525
	199	2
	blank	2
Marlborough Total households = 4638	130	3
	162	1
	172	1
	179	907
	180	864
	181	745
	182	707
183 184	701 709	
Queensbury Total households = 3733	107	1
	121	2
	197	434
	198	514
	199	478
	200	518
	201	521
	202	721
	203 blank	543 1
Rayners Lane Total households = 3845	204	667
	205	531
	206	461
	207	540
	208	505
	209	622
	210	514
	212 blank	3 2

Appendix B: Options for Green Deal Programme

Table 2 - continued

Ward	LSOA	Households
Roxbourne  Total households = 4978	211	491
	212	663
	213	1238
	214	625
	215	640
	216	526
	217	794
	218	1
Roxeth  Total households = 3999	218	685
	219	630
	220	517
	221	541
	222	507
	223	602
	224	508
	blank	9

Ward	LSOA	Households
Wealdstone  Total households = 4075	179	1
	183	2
	231	703
	232	760
	233	809
	234	570
	235	621
236	609	
West Harrow  Total households = 3911	209	1
	237	686
	238	622
	239	668
	240	669
	241	617
242	648	

Part wards

Stanmore Park	227	639
Harrow Weald	139	524
	143	558
Hatch End	150	923
	151	548
Pinner	185	781
	186	864

Total number of households = 54,603