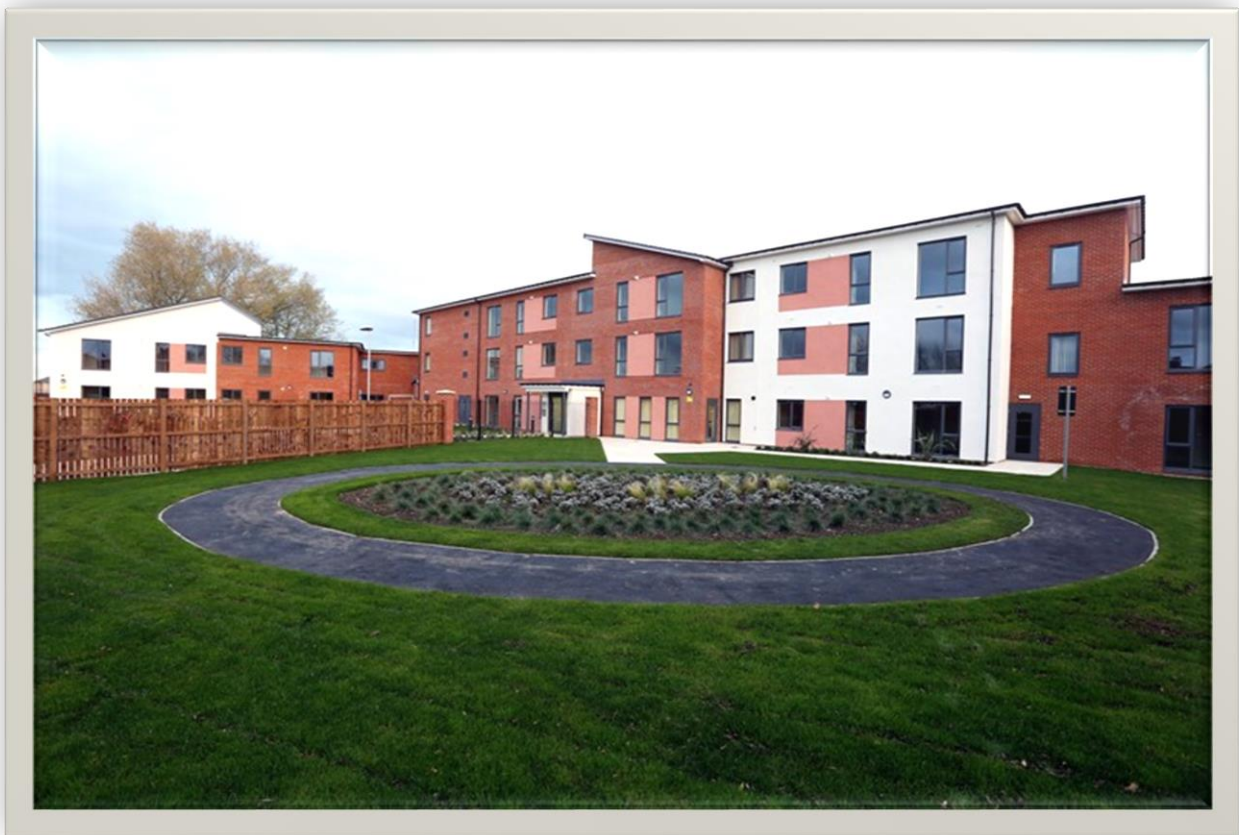


Home Energy Conservation Act (HECA) 2017 Report

Covering the period 1 April 2015 – 31 March 2017




Stockton-on-Tees
BOROUGH COUNCIL

Environment and Housing

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(Front cover image: Winford House in Billingham, extra care housing and independent living, built in 2015)

1. Introduction

1.1 Home Energy Conservation Act 1995

The Home Energy Conservation Act 1995 requires all Local Authorities to establish a strategy for improving domestic energy efficiency in their areas and prepare a report describing the energy conservation measures the local authority considers practicable, cost effective and likely to result in significant improvement across all tenures.

When the Act came into force Local Authorities were required to set an energy efficiency improvement target and provide an annual report to the government. This has now extended to a bi-ennial reporting arrangement, and this document represents our progress report on the period April 2015 – March 2017. The previous report published in March 2015, can be accessed at the following link:

<https://www.stockton.gov.uk/media/4637/heca-report-final-version-apr-15.pdf>

Following the introduction of new guidance¹ in January 2017, the legal requirement remains for Local Authorities to report on what is being done to improve energy efficiency in all residential accommodation and to report progress to the Secretary of State every two years until March 2027. This includes reporting on:

- Energy efficiency ambitions
- Measures using financial assistance from central Government initiatives
- The use of area based schemes involving communities / partnerships
- Timeframe for delivery
- Costs of measures
- CO₂ emissions
- Personal circumstances of households receiving measures

The aim of the Act is to drive continuous improvements to home energy efficiency over the next 10 years, and we are now required to publish this further report. The most up to date, accurate data is presented, however in some cases this does not represent the most recent calendar or full financial year, but is the most recent available.

As required by the Department for Business, Energy and Industrial Strategy (BEIS), we have set out the measures that we consider practicable, value for money and are most likely to result in significant improvement in the energy efficiency of our households, irrespective of tenure, in Stockton-on-Tees, over the next two years. The report provides background information on our carbon emissions, SAP rating status and the work being undertaken to tackle the fuel poverty and affordable warmth agenda, and shows our priorities including examples of the actions we will take.

1.2 Our 'Green Vision' for a low carbon economy

The Council's vision is of a borough that is more confident, more vibrant and more successful than ever before, and we take our responsibility to the environment seriously. We will do what we can to protect it for future generations in line with our 'Green Vision' which is 'to achieve a healthy, vibrant and successful low carbon community, resilient to the challenges of climate change and resource management'.

We have some strong drivers locally to continue to deliver significant improvements in domestic energy efficiency, the levels of fuel poverty, carbon savings, and the wider environmental agenda, while dovetailing our work on the environment with strong economic

growth and ensuring the financial sustainability of our citizens. These are described in more detail in section 3.

1.3 Our priorities

Stockton-on-Tees Borough Council reports here under HECA outlining actions currently being undertaken to effect energy conservation improvements to its domestic properties. Continuing from previous HECA progress reports to ensure direction of travel can be tracked, we will measure success in three areas:

- reduction in greenhouse gas emissions within the domestic housing sector
- improvement in the SAP ratings of the domestic housing sector
- reduction in the number of households in fuel poverty in the Borough

The Council also outlines here what measureable actions are to be delivered in future to ensure continuous improvement in home energy conservation, reducing fuel poverty and carbon emissions, and maximising household income.



Thirteen Group, Keepmoat and Stockton-on-Tees Borough Council's Cabinet Member for Environment and Housing Councillor Mike Smith, launching West End Gardens, 65 new affordable units for rent, February 2017

2. National drivers and targets for improvement

2.1 National CO₂ emissions

The Climate Change Act 2008 sets a legally binding national target to reduce CO₂ emissions by 80% by 2050 from 1990 levels. The Act requires the Committee on Climate Change to recommend a series of five-year carbon budgets leading to the 2050 target. In May 2011 the Government accepted the Committee's recommendation for the 4th budget: a limit of 1,950 Mt CO₂e over the years 2023-2027, equivalent to an emissions cut of:

- 29% on 1990 levels by 2017
- 35% on 1990 levels by 2022
- 50% on 1990 levels by 2027

The government has stated that local authorities are expected to play a major role in meeting these targets through the management of their buildings, vehicle fleets and other assets, and in how they influence householders, businesses and transportation in the wider community.

Between 1990 and 2015, total greenhouse gas emissions in the UK decreased by 38%, to 497 Mt of CO₂e, mainly due to the decrease in the use of coal for electricity generation². This includes a 3% decrease in CO₂e emissions in 2014/15 alone. Taking CO₂ on its own, emissions in the UK decreased by 32%, to 405 Mt of CO₂e, and this includes a 4% decrease in CO₂ emissions in 2014/15 alone.

2.2 Energy efficiency of domestic properties

The most recent data available (2015) shows the residential sector, with emissions of 64.0 Mt, accounted for 16% of all carbon dioxide emissions. Between 2014 and 2015 there was a 4.9% (3.0 Mt) increase in emissions from this sector due to 2015 being a cooler year than 2014³.

2015 was 0.6 degrees Celsius cooler on average than 2014, despite average temperatures in the fourth quarter of 2015 being the warmest for the fourth quarter since 1970. In particular the first quarter of 2015 was on average 1.3 degrees cooler than the first quarter of 2014, which has contributed to an increase in the use of natural gas for space heating.

The main source of emissions from this sector is the use of natural gas for heating and cooking. Since 2004 there has been a general downward trend in emissions, although 2010 and 2012 were exceptions to this, due to the particularly cold weather experienced in 2010 and warm weather in 2011. In 2015, emissions from this sector were 18% lower than in 1990. It should be noted that emissions from this sector do not include those related to domestic electricity consumption, as these emissions are included in the energy supply sector.

2.3 Fuel poverty and affordable warmth

The Government's 'Cutting the cost of keeping warm – a fuel poverty strategy for England' was published in March 2015. The strategy launched:

- a mandatory fuel poverty target for England - that by 2030, as many fuel poor homes as reasonably practicable must achieve a Banc C energy efficiency standard.

- a revised definition of Fuel Poverty, The Low Income High Cost Indicator of a household as being fuel poor is where:
 - They have a required fuel costs that are above average (the national median level)
 - Were they to spend that amount they would be left with a residual income below the official poverty line

For methodological reasons the rates across the UK cannot be summed, but it is estimated by National Energy Action (NEA) that fuel poverty affects over 4 million UK households, approximately 15% of all households.

	10% Definition		Low Income High Cost	
	No. of FP Households	%of FP Households	No. of FP Households	%of FP Households
England ⁽¹⁾	2,615,000	11.6%	2,379,000	10.6%
Scotland ⁽²⁾	845,000	35.0%	*	*
Wales ⁽³⁾	291,000	23.0%	132,000	10.0%
Northern Ireland ⁽⁴⁾	294,000	42.0%	*	*

Table 1: Comparison rates of fuel poverty for the UK Nations

- 1) 2014 figures published by DECC in June 2016
- 2) 2014 figures published by the Scottish Government in December 2015
- 3) Projected figures published by The Welsh Government
- 4) 2011 figures published by the NI Housing Executive 2014

The average fuel poverty gap (the amount needed to meet the fuel poverty threshold), fell by 2.1 per cent between 2013 (£379) and 2014 (£371). The aggregate fuel poverty gap across *all* fuel poor households also reduced over this period, from £890 million to £882 million (0.9 per cent).

21% of all households living in properties with the lowest energy ratings (E, F or G) are fuel poor – they make up 44% of all fuel-poor households. This is compared to only 2% of households that live in properties with the highest energy ratings (A, B or C) – they make up just 6% of all fuel-poor households. 20% of households in the private rented sector are fuel poor – they make up 36% of all fuel-poor households⁴.

78% of households in fuel poverty are classed as vulnerable, that is one containing children, the elderly, or someone with a long-term illness or disability. A fuel-poor household is much more likely to reside in the private sector – either renting or as an owner-occupier. Together they made up over four-fifths (80.9%) of all fuel-poor households in 2014.

2.4 Future housing standards

It is the responsibility of local planning authorities to develop pro-active strategies to mitigate and adapt to climate change and national planning policy expects Councils to support energy efficiency improvements to existing buildings, and adopt nationally described standards for new build in terms of energy efficiency.

The government’s Housing Standards Review began in 2012 and set out to rationalise standards for new homes including those for energy and the Deregulation Act 2015 introduced requirements for housing standards, in particular energy and carbon emission

performance, to be integrated into the Building Regulations. Effectively the review in 2015 aimed to remove barriers in order to stimulate growth in house building, and the Deregulation Act 2015 removed the requirement for the 'Code for Sustainable Homes' and shelved the 'Zero Carbon Homes' Standard, powerful tools for Local Authorities to ensure betterment in new residential development.

However, the renewable energy provisions in the Planning and Energy Act 2008 are still intact and were untouched in the review. With an existing ability to condition a 'reasonable requirement' for renewable energy, it is one of the few tools Local Authorities have to ensure future domestic properties are as efficient as possible.

It also noted the continued intention of government to implement the zero carbon homes standard in 2016, with the recognition that this should not apply to small sites. However, a subsequent policy paper 'Fixing the Foundations' (July 2015) announced that the government did not intend to pursue the zero carbon homes allowable solutions offsetting scheme, but would keep national policy on energy efficiency under review.



2016 saw the start of the Victoria Urban Village Living (promoting active and healthy ageing) development in Stockton Town Centre

3. Local drivers and targets for improvement

3.1 Stockton-on-Tees Climate Change Strategy

Stockton-on-Tees Borough Council has continually prioritised climate change, low carbon growth, carbon reduction, energy efficiency and affordable warmth. It is a journey that began in signing the Nottingham Declaration on Climate Change back in 2002 and jointly forming the Tees Valley Climate Change Partnership back in 2005 with our neighbouring 4 local authorities and partners.

Historically, the Council developed a whole series of strategies, plans and reporting mechanisms between 2002 and 2012 aimed at targeting the reduction of CO₂ emissions across the Borough, and these included:

- Carbon Management Programme (2008)
- Total Carbon Footprint Report (2009)
- Climate Change Action Plan (2009)
- Covenant of Mayors (CoM) Sustainable Energy Action Plan (2010)
- Tees Valley Climate Change Strategy (2010)
- HECA reporting (biennial)
- Greenhouse gas emissions reporting (annually)

In response to the 'Climate Local' challenge described in section 3.2, the Council's Cabinet adopted a new Climate Change Strategy and Action Plan (2016 – 2021) on 14 January 2016 to drive improvement in both reducing our greenhouse gas emissions, and better adapting to future severe weather events. This single strategy and action plan replaced all previous carbon and climate change related plans and strategies listed above, and the targets contained within the strategy supersede all previous commitments. The strategy is based on seven key priorities, one of which is to 'increase the energy efficiency and warmth of all homes', and there are 11 actions to deliver this objective.

As set out in the strategy, the Council has adopted three challenging targets for emissions reductions, to be achieved across three identified sectors of domestic emissions, emissions from business and commerce, and transport emissions

- Reduce greenhouse gas emissions from Stockton-on-Tees Borough Council activity by 21% on 2014/15 levels by March 2020
- Reduce total greenhouse gas emissions from Stockton-on-Tees borough 18% on 2013 levels by March 2020
- Reduce per capita greenhouse gas emissions from Stockton-on-Tees borough by 21% on 2013 levels by March 2020

The Strategy can be found at <https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/>

3.2 'Climate Local'

On 19 March 2015 Stockton Borough Council became a signatory of the national 'Climate Local' Initiative supported by the Local Government Association and the Environment Agency to drive, inspire and support council action on climate change. As part of our Green Vision commitment, the Council developed this Climate Local Commitment combining a series of themes to deliver low carbon solutions, behaviour change and business resilience into all council service delivery and to the wider community. Our work under Climate Local was embedded into the single climate change strategy for the Borough in 2015, described in

section 3.1. Our signed commitment, by the leader of the Council, can be found at <https://www.stockton.gov.uk/media/5060/climate-local.pdf>

3.3 Fuel poverty and affordable warmth

Fuel poverty is a persistent problem that affects, according to the most recent estimate, 8585 of our residents. The inability to keep warm at home is more than just a comfort issue; it has real impacts on peoples' health and well-being and on community spirit. Additionally, trying to adequately heat an energy-inefficient home results in considerable unnecessary emissions and can drain a family of money.

The recognised health impacts of living in a cold home include increases the risk of strokes, heart attacks and worsening of circulatory diseases. Cold conditions also lower resistance to respiratory infections, worsen asthma and Chronic Obstructive Pulmonary Disease (COPD), and also contribute to depression, mental health issues and social isolation. These are manifested as excess winter deaths (EWD) and seasonal ill-health; tackling these issues and attaching targets to them will be incorporated in the planned Adults Health Strategy which is being prepared at the time of writing.

The cost of utilities is a significant influence on the incidence and severity of fuel poverty. The table below illustrates the increasing costs of electricity and gas from 1996 to 2015. The impact of these fuel price increases cannot be ignored, as the figures demonstrate that on average a household was paying a dual fuel bill in 2001 of £524 per year which had risen to £1298 per year in 2015, an increase of £774 per year or an additional £64.50 per month. Ensuring that our residents have an awareness of and practical support to ensure they are getting the best value for money on their utility bills is a justification for our work outlined at section 2.6 concerning improving household economics.

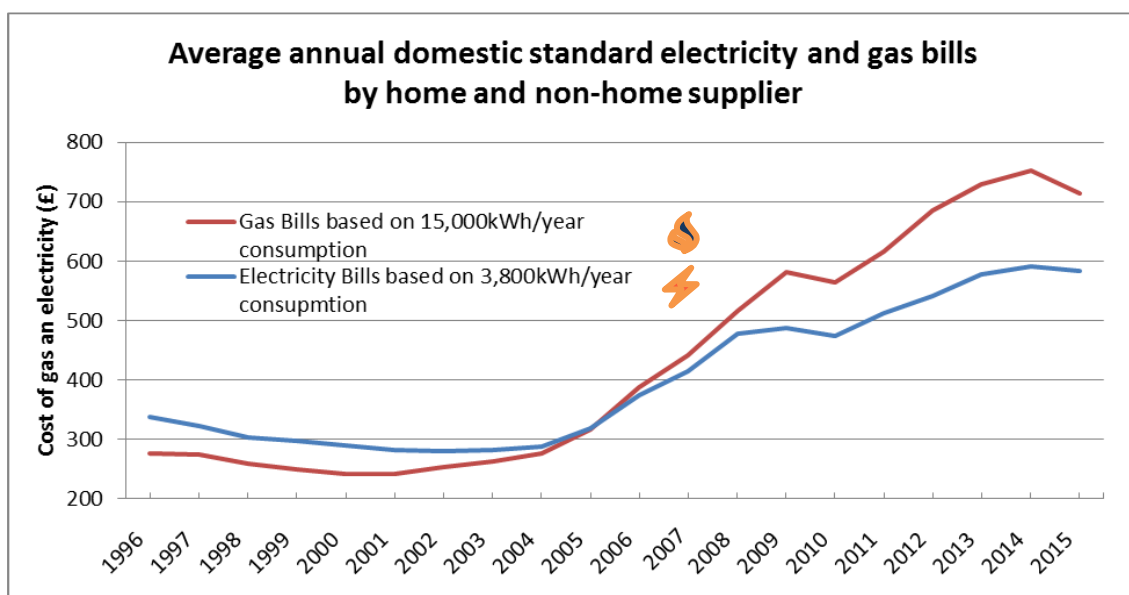


Figure 1: Comparison of gas and electricity costs 1996 - 2015

The Fuel Poverty estimates for all England's regions are illustrated below. At 12.2%, the North East estimate for 2014 is the joint highest in England. There are many factors that influence the regional picture including housing type, household income, health inequalities (which can impact upon people's ability to work), prevalence of pre-payment metres etc.

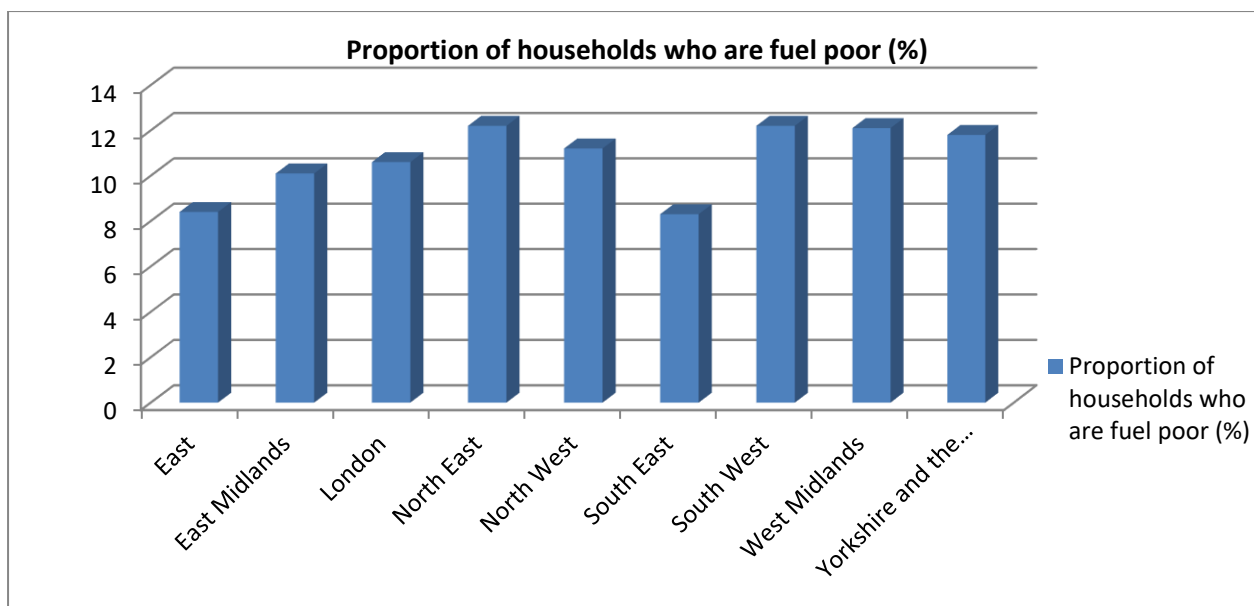


Figure 2: Proportion of households who are estimated as fuel poor by English region.

At 10.7% the estimate for Stockton-on-Tees is the second lowest amongst the North East authorities. Only North Tyneside at 9.9% currently has lower fuel poverty prevalence.

LA Name	Estimated number of households	Estimated number of Fuel Poor Households	Proportion of households fuel poor (%)
County Durham	22,6226	27,618	12.2
Darlington	47,177	5,940	12.6
Gateshead	90,158	10,108	11.2
Hartlepool	40,875	4,837	11.8
Middlesbrough	57,832	8,292	14.3
Newcastle upon Tyne	118,427	15,795	13.3
North Tyneside	92,265	9,158	9.9
Northumberland	140,057	18,668	13.3
Redcar and Cleveland	60,241	7,120	11.8
South Tyneside	67,929	7,984	11.8
Stockton-on-Tees	80,051	8,585	10.7
Sunderland	121,097	15,385	12.7

Table 2: Proportion of households who are estimated as fuel poor within the north east region

Reducing the Stockton-on-Tees fuel poverty estimates year on Year from a 2014 baseline is a specific target within the Affordable Warmth Strategy overseen by Stockton's Housing, Neighbourhood and Affordable Warmth Partnership. However, more important than simply trying to reduce the Borough wide target is having an understanding of fuel poverty levels and their impacting factors at a more local level, and street level where possible. Section 4.3 briefly highlights some of the work we're doing looking at LSOA level information to target affordable warmth interventions.

3.4 Future housing standards

In the domestic sector, energy efficiency of homes and maintaining affordable warmth remain a challenge for many with 10.7% of all households finding themselves in fuel poverty in Stockton-on-Tees. Ensuring the energy efficiency of existing domestic properties is improved while making sure all new development is designed and constructed to minimise the risk of fuel poverty occurring remains a high priority. The Council's Local Plan, our development plan document for the Borough, sets out our policies in ensuring that all new development including the location, design, construction and operation of individual buildings to new communities is energy and resource efficient, supports renewable and low carbon energy generation and consumption, and contributes to creating a low carbon community with reducing fuel poverty levels. The draft Local Plan is currently in development and will be presented for adoption in 2018.



Church View Nursing and Residential Home, 2016

4. Performance

4.1 Emissions reductions

The most up to date statistical release for 2014 (published in June 2014) shows that the direction of travel for emissions for the Stockton-On-Tees Local Authority area is in the right direction. Taken as a total reduction the Council can now show a 16% emissions reduction using DECC's revised data set (figure 1) and a 19% per capita reduction. Against the original 2005 benchmark which was used to set the Council's target reduction of 21%, the 2012 figures show 27% reduction against the 2005 baseline⁵ (see table 3).

Year	Industry and Commercial	Domestic	Transport	Grand Total (excl. LULUC)	Per Capita
2005	2,758.6	443.1	391.9	3,598.3	19.3
2006	2,583.3	443.0	380.9	3,411.5	18.2
2007	2,716.5	427.6	379.0	3,526.8	18.8
2008	2,733.1	425.9	359.9	3,522.4	18.6
2009	2,091.8	384.7	355.7	2,836.0	14.9
2010	2,262.1	414.7	351.7	3,032.0	15.9
2011	1,838.2	360.7	350.0	2,552.2	13.3
2012	2,422.9	392.2	348.6	3,166.7	16.5
2013	2,451.6	382.5	336.3	3,173.1	16.4
2014	1,989.2	317.9	345.8	2,654.9	13.7
% reduction against 2005 benchmark (revised)	28%	28%	12%	26%	29%

Table 3: CO₂ emissions within the scope of influence of Local Authorities showing DECC's revised and back-casted figures.

Stockton-on-Tees continues to perform well in overall emissions reductions and contribute significantly to the UK's overall emissions targets. The per capita emissions trend is still significantly downwards with a 29% reduction in CO₂ per year since 2005 and a total emissions reduction of 26% in that time. We remain on track to see continual reductions against the targets set out in the Climate Change Strategy and Action Plan as described in section 3.1. Figure 3 illustrates the good direction of travel in emissions reductions.

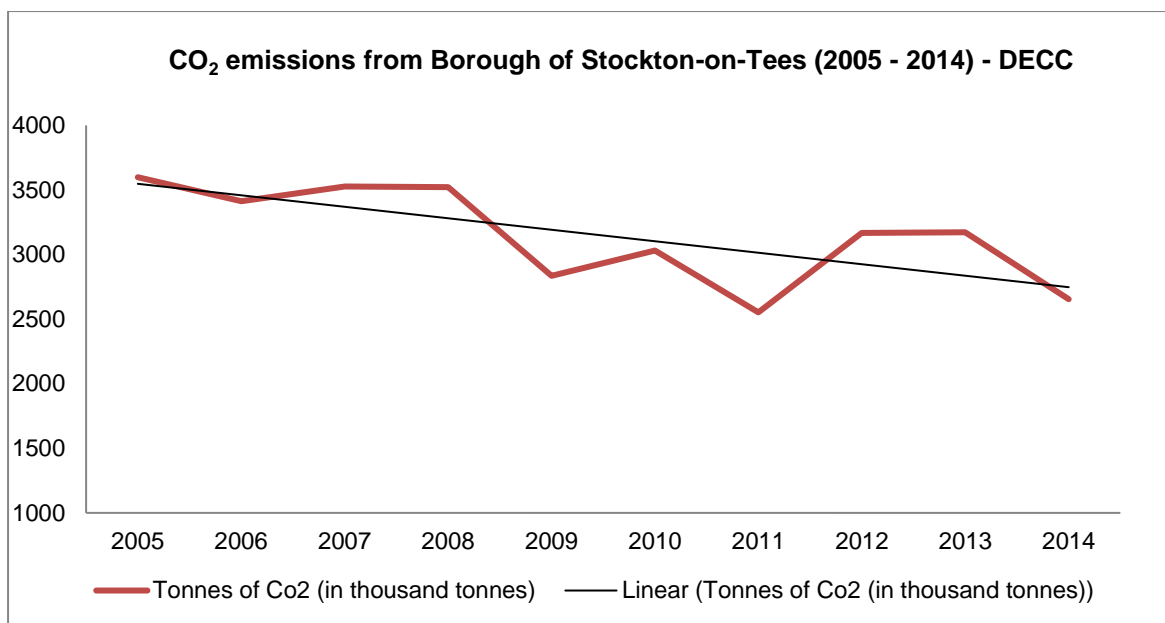


Figure 3: Total CO₂ emissions from Borough of Stockton-on-Tees (2005 - 2014) - DECC

Of particular note is the 28% reduction in emissions from the domestic housing sector between 2005 and 2014, and in fact a 17% reduction in 2013/14 alone. For more information on our actions to see continual reductions in emissions across all sectors, please view our Climate Change Strategy and Action Plan at:

<https://www.stockton.gov.uk/media/6001/stockton-on-tees-climate-change-strategy-2016-final-jan-16.pdf>

4.2 SAP ratings

Stockton on Tees Borough Council uses the UNO database to record information regarding domestic housing stock. The 2016 data from the Council's Taxation Service shows there are 84,976 households in the Borough. The UNO database has been recently updated and refreshed with all available information and contains sufficient information on 64,450 properties to give an average SAP rating of 62.88 for the Borough across all tenures.

Tenure	No of Properties in UNO with data to formulate SAP 2015	Average SAP Rating March 2015	No of Properties with data to formulate SAP 2017	Average SAP Rating February 2017
Social Housing	12,226	65.72	10,800	68.76
Owner Occupied	46,087	59.95	45,779	61.96
Private Rented	3,850	59.62	3,658	61.64
Unknown Tenure in UNO	-	-	4,213	-
<i>Properties</i>	62,163	60.68	64,450	62.88

Table 4: Average SAP ratings of housing stock by tenure in Stockton on Tees, from UNO database statistics (2017)

In the period since the last HECA progress report SAP ratings have improved across all tenures. There is detailed information in section 4.4 below concerning the significant investment in Stockton-on-Tees to provide external wall insulation to solid wall properties in our priority fuel poor wards. This investment has clearly played a part in improving the SAP ratings of properties within the privately rented and owner occupied sectors.

With regard to social housing, all former Council Housing was transferred in 2010 and is now owned and managed by the Thirteen Group who have invested heavily to improve their stock in the two years since the last HECA report. The Thirteen Group have delivered energy efficiency measures to 2834 homes comprising of 4277 specific measures.

During 2016/17 this included:

- Homes in the Elm Tree Ward have benefitted from the Central Heating Fund which paid for the installation of 39 air source heat pumps
- In excess of 1500 homes have benefitted from boiler swaps to improve energy efficiency
- 300 homes have had UPVC windows and composite doors installed
- 1800 properties received positive input ventilation

The Thirteen Group monitor the SAP rating of their own stock and this investment has assisted in shifting the rating for their properties across Stockton Borough from 69.6 in 2015 to 70.1 in 2017. In 2017/18, investment will continue with another 500 homes in the Thirteen Groups portfolio being set to receive energy efficiency measures continuing to address specific property needs and fuel poverty concerns for customers.

4.3 Fuel poverty and affordable warmth

The Department for Business, Energy and Industrial Strategy (BEIS) publishes fuel poverty estimates for the UK, the regions and local authority areas in June each year. The data is published on a two year time lag, so the most recent statistical release in June 2016 is for the calendar year 2014.

In 2014, the number of households in fuel poverty in England was estimated at 2.38 million, representing approximately 10.6% of all English households. This is an increase from 2.35 million households in 2013 (a 1.4%).

At 10.7% the estimate for Stockton-on-Tees is the second lowest amongst the North East authorities. Within the Tees Valley sub region, Stockton-on-Tees has had the lowest estimated level of fuel poverty consistently over recent years. The 2014 estimate shows a reduction of 0.4% from 11.1% in 2013 to 10.7% in 2014, and is counter to the increasing trend of fuel poverty in the UK during that period. According to the 2014 estimates, only Darlington of the five Tees Valley authorities was experiencing increasing levels of fuel poverty in that time.

	2012 Estimate	2013 Estimate	2014 Estimate
Darlington	11.8	12.5%	12.6%
Hartlepool	11.6	12.2%	11.8%
Middlesbrough	15.1	15.4%	14.3%
Redcar	11.4	12.1%	11.8%
Stockton	10.3	11.1%	10.7%

Table 5: Comparison rates of fuel poverty amongst the Tees Valley Authorities⁶

An estimated fuel poverty rate of 10.7% equates to an estimated 8,585 households experiencing fuel poverty in Stockton-on-Tees and therefore it remains a significant challenge for us. The statistics demonstrate that there are also significant inequalities between wards and Lower Super Output Areas (LSOAs) across the Borough.

Stockton is comprised of Across the 26 wards, according to the 2014 estimates; 19 wards demonstrated decreasing levels of fuel poverty, whilst seven had increasing levels, therefore it is important that we further investigate what is happening in those seven wards. The seven wards experiencing fuel poverty increases over the past 3 years are illustrated in the table below:

Ward	Increase in ward fuel poverty estimates (2012 – 2014)
Billingham East	3.00%
Stainsby Hill	2.73%
Billingham Central	1.92%
Roseworth	1.26%
Village	1.13%
Newtown	0.32%
Hardwick	0.1%

Table 6: Stockton Wards with increasing estimates of fuel poverty 2012 - 2014

With the exception of Newtown, the six wards above that have seen consistent increases over the last three years have not benefitted from large scale investment in external wall insulation, neither are they comprised of traditional solid wall pre 1919 housing. This trend information will be shared through the Housing, Neighbourhood and Affordable Warmth Partnership to help target planned and new outreach work from SBC itself and partners.



Councillor Jim Beall, Cabinet Member for Adult Services and Health, launches the 2016/17 'Warmer Homes Healthy People' programme with Public Health

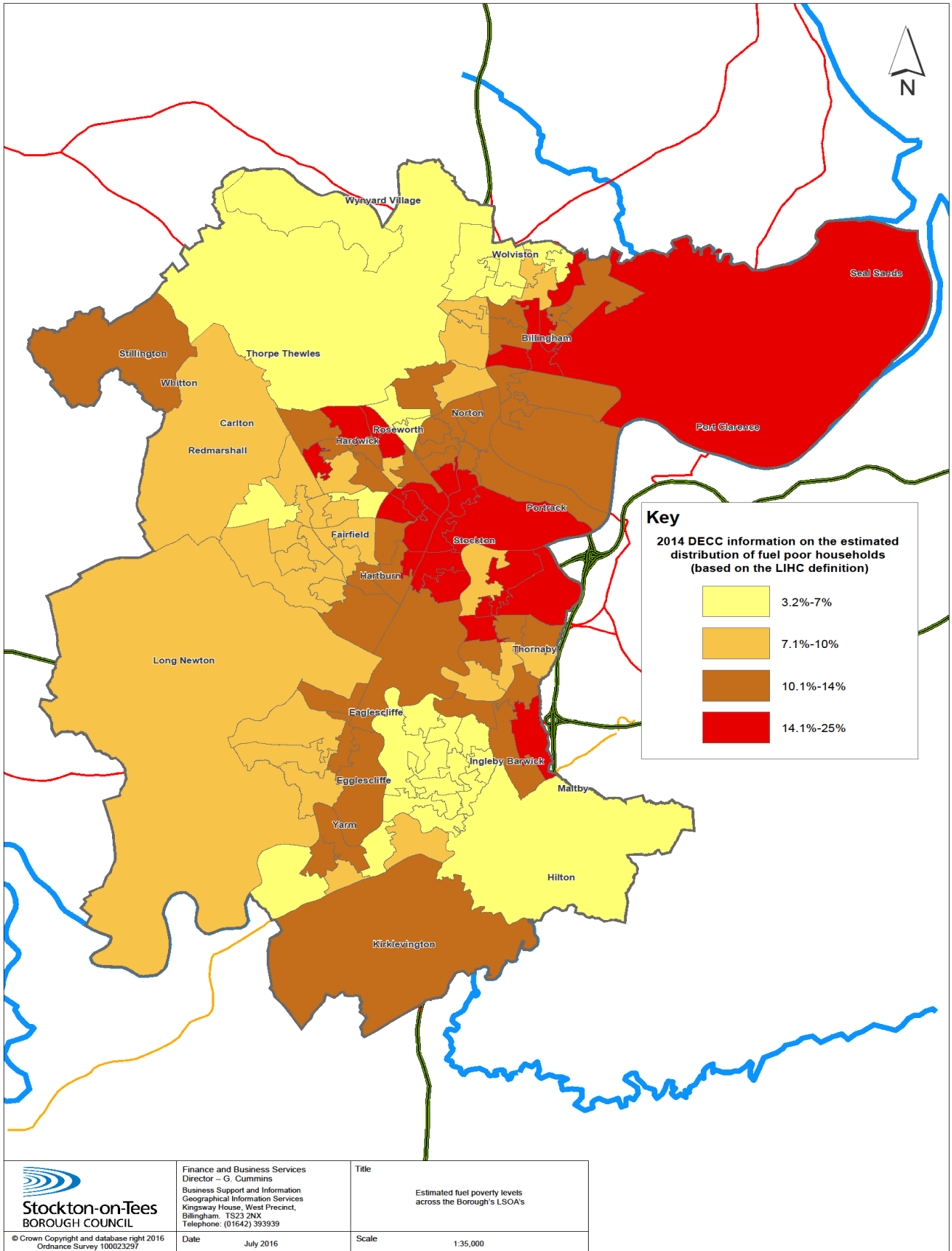


Figure 4: Fuel poverty rates at LSOA level in Stockton-on-Tees Borough (published 2016, DECC Estimates)

4.4 ECO and funded programmes

The most significant programme of measures in improving housing and economic conditions in Stockton-on-Tees has been large scale, area based insulation schemes, on a street by street basis. Warm Zone delivered cavity wall and loft insulation to 15,000 homes in Stockton-on-Tees between 2001 and 2004, before we delivered the largest scale Community Energy Savings Programme (CESP) in the UK in 2012/13 and were part of the ECO early starter programme in 2013/14.

Our external wall insulation programme under ECO continued in 2014/15 funded through Eon, and our Public Health Service. However the scaling back of funding per tonne of carbon saved continued into 2015/16, eventually reaching a point which rendered future programmes unsustainable. The programmes have delivered some impressive outcomes and the table below provides a summary of the number of households benefitting in our Borough.

Year	Boiler installations	Loft and cavity wall insulations	External Wall insulations	Total No of households improved under CESP and ECO 4999
2012/13	310	154	1205	
2013/14	563	300	1300	
2014/15	-	196	575	
2015/16	308	-	88	
TOTAL	1181	650	3168	

Table 7: Funded improvements 2012-16

In 2015 a decision was taken to cease external wall insulation programmes (with the last streets insulated and concluded in February 2016) and await the outcome of the review of future ECO funding and obligations on the energy suppliers to fund measures. It has also provided an opportunity to evaluate the impact of the area based programmes. Available funding remains an issue.

In March 2016, we commissioned Newcastle University to undertake a large scale independent health and Return on Investment (ROI) evaluation of ECO funded measures across 8 Stockton-on-Tees Lower Super Output Area's (LSOA's) based on investigating the prevalence of fuel poverty and measures of health and wellbeing from a postal survey of 3000 households, which were undertaken in February and April 2016. The study provided evidence that the insulation measures have a very positive impact on households in reducing their electricity and gas consumption, with estimated fuel cost savings to the clad properties of £1.56m per year, which equates to £6.2m since the scheme began in 2012. Those households that have had cladding for the longest period of time report fewer nurse and hospital outpatient appointments, in addition to health related savings of £2.6m, and this is very positive.

Following the consultation, 'Help to Heat', issued by the Department for Business, Energy and Industrial Strategy (BEIS) which closed in August 2016, and the subsequent publication in February 2017 of the outcomes we are assessing whether we will be able to take advantage of funding and target those most in need in Stockton-on-Tees. At the present time we have no plans to extend the delivery of large scale measures as the resource required from the Council and / or its partners is too significant a proportion of total costs at the present time. The 3168 EWI interventions delivered between 2012 and 2016 totalled £14,780,612 in implementation costs.

4.5 Private Rented Sector

Stockton-on-Tees Borough Council's Housing Conditions Team has a key role in influencing and supporting the privately rented sector across the Borough and are responsible for the ambition that all privately rented properties are of a high standard and consistently well managed.

Stockton's Rental Standard (SRS) provides guidance for landlords and agents as part of a campaign to be consistently driving up standards. The SRS covers both property and management standards. The standard reinforces the obligation that privately rented properties must provide:

- adequate thermal insulation
- a suitable and effective means of space heating so that a dwelling space can be economically maintained at a reasonable temperature
- adequate natural or mechanical ventilation where necessary to control moisture levels

The standard is explicit that private landlords must comply with all relevant housing legislation and regulations including:

- The obligation that a property must have an EPC, the rating should be 'E' or better.

All landlords operating across Stockton-on-Tees are encouraged to sign up to the Landlord Accreditation Scheme. Currently 126 landlords are accredited who collectively own 962 properties. Registration brings with it the benefit of support and guidance on queries related to the private rented sector and landlord/tenant matters. Accredited Landlords can access a range of benefits including advertising their properties for free on COMPASS, the Tees Valley choice based letting system and have recourse to the bond guarantee scheme

At the time of writing, the Building Research Establishment (BRE) is completing a report commissioned by the Council's Housing Service. Once completed the Stock Modelling Report will provide an overview of the conditions across tenures identifying the Category 1 Health & Safety Hazards under the Housing Health & Safety Rating System (HHSRS) and provide a full update on the previous House Conditions Survey. This resource will be the foundation for the Housing and other Council Service's investment, targeting and potential enforcement.

Stockton-on-Tees Borough Council has a dedicated team of Private Sector Housing Officers who assess privately rented properties on both a reactive and proactive basis to establish whether or not there are any actionable hazards in a specific privately rented dwelling. Officers use their professional judgement to decide on the best course of action to remedy any identified hazards. This may include compelling landlords to take action, advice to tenants and or signposting to fuel poverty support services or work in default.

4.6 Improving household economics

Improving household economics has been at the core of our approach to tackling fuel poverty for several years. A range of preventative and reactive measures have been delivered in partnership with energy suppliers, funders and third sector partners to improve living and economic conditions for households, for example:

Warm Homes Healthy People (WHHP) is a package of interventions to assist the most vulnerable 'over 75's' and families with children under 5. Since its inception in 2012, 4,202

referrals have been processed and 5,952 specific interventions have been delivered. A key element of the WHHP offer is income maximisation. During a visit to the clients home the WHHP advisor will:

- provide energy efficiency advice
- check to ensure the household is on the best value for money tariff for gas and electricity
- assist the householder to switch tariff or energy supplier if they are not getting the best tariff available
- review the clients income and circumstances to identify if there is any unclaimed benefit entitlement.

Since 2012 this service has identified and secured over £945k of previously unclaimed benefit entitlement being brought into the Borough to assist our most vulnerable residents.

Stockton-on-Tees Borough Council has promoted the Big Community Switch (BCS) each autumn since 2013. The Big Community Switch is a national campaign to secure value for money deals for residents on gas and electricity by the power of collective purchasing. The BCS has engaged 759 households to sign up, switch and collectively save £136,976. The average household saving produced by the October 2016 switch was £214.

4.7 Partnership delivery

Partnership Working is a key principle promoted and adopted by Stockton-on-Tees Borough Council. In an attempt to better target resources and efforts September 2016 saw the merger of the Housing & Neighbourhood Partnership with the Fuel Poverty Partnership to become The Housing, Neighbourhood and Affordable Warmth Partnership

The aim of this Partnership is to bring together (at a local level) all appropriate stakeholders to achieve one common goal: -

“To support access to good quality, affordable housing, located within pleasant, safe and sustainable neighbourhoods where affordable warmth is increasingly available to all”.

The Partnership includes representatives from Council Services, the voluntary and community sector, Registered Providers and Private Sector Landlords and will function to:-

- Take a strategic view on issues related to housing, affordable warmth, place making or related agendas (such as Welfare Reform) by ensuring such issues are comprehensively addressed and responded to, so that housing and the affordable warmth agenda make a positive contribution to the achievement of strong and sustainable local communities.
- Actively support the Council in developing (and regularly reviewing) it's Affordable Warmth Strategy and associated Action Plan
- Facilitate joint planning and working with all appropriate partners and stakeholders to drive up housing standards and promote affordable warmth considerations within repair, upgrade and renewal programmes.
- Maximise funding opportunities to realise the ambitions explicit with in the Affordable Warmth and Housing Strategies.

Stockton and District Advice and Information Service (SDAIS) are a key partner contributing to the work of the Housing, Neighbourhood and Affordable Warmth Partnership and are delivering a variety of practical interventions to tackle fuel poverty and promote affordable warmth.

SDAIS are extremely successful in securing external funding and have a proven track record of delivery positive outcomes. For example the organisation are currently planning a take up campaign for spring 2017 targeting 2 areas with the highest estimates of fuel poverty in different geographic areas of Stockton Borough. Working with the Locality Forums (local partnerships within the broader Local Strategic Partnership Structure) SDAIS will deliver an 8 week targeted campaign to promote energy efficiency. Delivered from Community Centres residents will be offered a variety of practical energy efficiency advice, guidance and support. The campaign will be promoted using traditional methods, social media and supplemented by door knocking.

SDAIS are currently bidding for funding from the National Association of Citizens Advice Bureau to fund a paid worker to undertake additional energy and income maximisation advice to respond to the demand across the Borough of Stockton-on-Tees. SDAIS's efforts towards improving domestic energy efficiency and tackling fuel poverty were recognised by the National 'Carbon Action Network', winning the 2015 award for the North East Organisation of the Year for the work to support vulnerable people in fuel poverty and improving energy efficiency.

There are clear opportunities to join up preventative outreach work with sources of grant support already available within Stockton-on-Tees Borough Council. For example The Health Champions working across Stockton Borough to address the needs of residents with complex health needs are visiting the 2% of patients who are the most frequent users of GP services. All patients within the 2% will receive a home visit and have been trained by SDAIS to look out for the tell-tale signs of fuel poverty. Improved linkages should result in these visits producing additional referrals to SDAIS for income maximisation support or to the various grant regimes for disabled and vulnerable people to secure grant aid and support to improve or provide a heating system which is better suited to their needs.

It should be noted that the achievements of the wide ranging programmes delivered over recent years in Stockton-on-Tees is already recognised nationally, most recently by National Energy Action (NEA) in their 2016 assessment of the extent to which Health and Well Being Boards in England were taking action on cold-related ill health through strategic planning, partnership approaches and delivering practical measures. We achieved maximum scores in all attributes. Meanwhile in 2015 we were finalists in the Association of Public Service Excellence (APSE) Awards in the energy efficiency category for our work to improve domestic energy efficiency. Since 2001, we have delivered interventions to in excess of 26,000 homes.

5. Priorities and action planning

As proposed in our HECA 2015 progress report, we did undertake a full review of all of the strategies and plans listed in section 3.1, and rationalised all climate change, energy efficiency and renewable energy strategies and plans into one coherent, up to date and long term strategy with action plans and annual reviews in place. This now makes targeting and performance managing energy efficiency progress and emissions reductions much easier, and also forms a suite of clear strategic pillars alongside a new forthcoming Environment / Sustainability Strategy and our recently revised and adopted Affordable Warmth Strategy in January 2017, which can be accessed at <https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/fuel-poverty-and-affordable-warmth/>

As part of the development of the new strategy we reviewed and revised all targets and actions on greenhouse gas emissions, energy efficiency, renewables, SAP, fuel poverty and affordable warmth. Outlined in sections 5.1 to 5.3 are the targets that are currently in place together with the priority areas for improvement.

5.1 Emissions reductions

‘Stockton-on-Tees Borough Council will reduce its greenhouse gas emissions by 21% on a 2014/15 baseline by March 2020’

Stockton-on-Tees Borough Council will reduce total greenhouse gas emissions from the Borough by 18% on a 2013 baseline by March 2020’

- Deliver the new long term, Borough wide Climate Change Strategy and Action Plan in 2015 including short, medium and long term targets
- Support a thriving, low carbon industrial and commercial sector
- Continue development of the North Tees district heat and power scheme
- Further develop the Council’s Sustainable Procurement Strategy to embed our vision in all procurement activities
- Continue to deliver energy efficiency measures and renewable energy installations on the council estate and explore the potential for partnership projects including community energy

5.2 SAP ratings

‘Average SAP rating across all tenures to be 65 by end of 2017’

‘Average SAP rating across all tenures to be 67 by end of 2019’

- Work with households of all tenures to improve energy efficiency through direct measures such as insulation and servicing
- Support all Registered Providers and landlords to improve the energy efficiency of social and private housing stock through planned investment
- Ensure access to advice and guidance on energy efficiency, pricing, grants and available measures
- Explore potential for future delivery of funded measures, such as ECO, through to completion
- Work with developers to ensure highest standards of new build properties in terms of energy efficiency

5.3 Fuel poverty and affordable warmth

‘Continual reduction in fuel poverty rates within Stockton-on-Tees and reduce its impact on health and wellbeing, by working to reduce the number of excess seasonal deaths and the number of cold weather health related incidences’.

- Maintain effective Housing, Neighbourhood and Affordable Warmth Partnership and ensure delivery of Affordable Warmth Strategy including annual review
- Coordinate and promote collective switching schemes to minimise energy tariffs
- Investigate opportunities for lower cost energy supply, lower tariffs for pre pay meters and localised energy supply
- Deliver frontline staff training on household energy efficiency and fuel poverty issues
- Partnership delivery of energy efficiency / fuel poverty support events in communities
- Identify and target support on benefits, welfare and budgeting advice
- Continue to deliver the ‘Warm Homes Healthy People’ programme and continue to seek support for the initiative to support residents in crisis in cold weather



Mr Fox, and ‘Teddy’, the first residents of the new housing development of Norton Park, replacing poor quality and inefficient housing in 2016

6. Contact

Environment Policy

Economic Growth and Development

Stockton-on-Tees Borough Council
Municipal Buildings
Church Road
Stockton
TS18 1LD

Direct telephone: 01642 – 526596
Main Council telephone: 01642 – 393939
Email: paul.taylor@stockton.gov.uk
Web: stockton.gov.uk



Housing improvement through External Wall Insulation in Stockton-on-Tees under the ECO programme

7. Web link

This report can be found at the following link:

<https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/energy-and-emissions-reporting/>

8. Useful links

For information on Stockton's work around climate change, energy efficiency and carbon reduction, click here:

<https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/>

For information on Stockton's work to signpost for energy saving advice and other services, click here:

<https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/energy-saving-advice/>

For information on Stockton's 'Warm Homes Healthy People' scheme, click here:

<https://www.stockton.gov.uk/health-and-wellbeing/warm-homes-healthy-people-scheme/>

For information on affordable warmth and fuel poverty in Stockton-on-Tees click here:

<https://www.stockton.gov.uk/environment-and-housing/climate-carbon-and-energy/fuel-poverty-and-affordable-warmth/>

References:

¹ Department for Business, Energy & Industrial Strategy, January 2017, Guidance to English Energy Conservation Authorities Issues Pursuant to the Home Energy Conservation Act 1995

²https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/581598/HEC_A_Guidance_2017.pdf

³ DECC (2016) Provisional estimates of UK Greenhouse Gas emissions for 2015, including quarterly emissions for 4th quarter 2015

⁴ Source: DECC, Annual Fuel Poverty Statistics, 2016. England. National Statistics

⁵ Department for Energy and Climate Change, 'Local and Regional CO₂ Emissions Estimates for 2005-2014', June 2016

⁶ Department for Business, Energy & Industrial Strategy, 'Sub regional Fuel Poverty England 2014', June 2016



Ian Bartlett, of Stockton District Advice and Information Service receives the 2015 North East Award at the National Carbon Action Network Awards (see section 4.7)



Stockton-on-Tees
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