

Registered Providers Housing Stock Information – 10.09.12

| Registered Provider | Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Accent North East | <p>Accent have 687 properties in the Stockton BC area. Of these 242 will be receiving some sort of energy efficiency works over the next 5 years</p> <p>The average SAP rating is 70.35</p> <p>There are no Cat 1 HHSRS fails in the area</p> <p>Below is a summary of our investment plan in Stockton over the next five years to improve energy efficiency.</p> <table border="1" data-bbox="734 544 1256 791"> <thead> <tr> <th>Item</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Condensing Gas Boiler</td> <td>11</td> </tr> <tr> <td>Elec Heating Upgrade</td> <td>115</td> </tr> <tr> <td>Energy Efficient Windows</td> <td>168</td> </tr> <tr> <td>Gas Central Heating</td> <td>3</td> </tr> <tr> <td>Gas Infrastructure</td> <td>1</td> </tr> <tr> <td>Grand Total</td> <td>298</td> </tr> </tbody> </table> <table border="1" data-bbox="734 826 1368 1074"> <thead> <tr> <th>Item</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Condensing Gas Boiler</td> <td>£23,100.00</td> </tr> <tr> <td>Elec Heating Upgrade</td> <td>£517,500.00</td> </tr> <tr> <td>Energy Efficient Windows</td> <td>£453,600.00</td> </tr> <tr> <td>Gas Central Heating</td> <td>£12,300.00</td> </tr> <tr> <td>Gas Infrastructure</td> <td>£1,500.00</td> </tr> <tr> <td>Grand Total</td> <td>£1,008,000.00</td> </tr> </tbody> </table> | Item | Count | Condensing Gas Boiler | 11 | Elec Heating Upgrade | 115 | Energy Efficient Windows | 168 | Gas Central Heating | 3 | Gas Infrastructure | 1 | Grand Total | 298 | Item | Cost | Condensing Gas Boiler | £23,100.00 | Elec Heating Upgrade | £517,500.00 | Energy Efficient Windows | £453,600.00 | Gas Central Heating | £12,300.00 | Gas Infrastructure | £1,500.00 | Grand Total | £1,008,000.00 |
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| Grand Total | £1,008,000.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Coast and Country Housing | <p>[have 16 properties]</p> <p>SAP ratings for the properties (82-86), and would not expect there to be any cat 1 hazards as they are all new build properties.</p> <p>I am not aware of any schemes running in the area, I have not had any requests for energy advice from any of the properties. With the properties being recently constructed insulation levels are very high and heating systems very efficient hence the high SAP ratings, I am aware that some of the properties have</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | solar thermal systems installed to assist reduce annual hot water costs. |
| Endeavour Housing Association | <p><u>Average SAP ratings</u></p> <p>We have no information regarding the average SAP rating of our stock within Stockton, but will look at our IT systems to see whether we can start to collect this information on a Council by Council basis in case it is required in the future.</p> <p>The average SAP rating of our stock as a whole is 71.3</p> <p><u>Category 1 Hazards within Stockton</u></p> <p>There are no Cat 1 Hazards identified within our stock in Stockton</p> <p><u>Schemes designed to increase energy efficiency within the stock</u></p> <p>Completed</p> <p>We have replaced 7 No old “G” rated back boilers with new “A” rated combi boilers in the last 12 months. These replacements have been carried out as properties become void. 3 No of these replacement have been completed in Stockton and 4 No have been completed in Thornaby.</p> <p>On Site</p> <p>The Association is participating in the Go Warm / Stockton Council CESP scheme at Parkfield. Work to externally insulate solid wall properties, top up loft insulation, replace inefficient boilers, draught strip and provide energy advice is on site at 45 of our properties</p> <p>Planned</p> <p>The Association is in discussion with Go Warm about extending the CESP scheme into the Thornaby area. Survey work is underway on a first phase of 163 of our properties with the possibility of works to a second phase of 78 properties. Work would include external insulation of solid wall properties, top up loft insulation, replacement of inefficient “G” rated boilers with “A” rated boilers, Draught stripping and the provision of energy advice. It is hoped that this work can be funded and completed within this financial year</p> |

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| | <p>In addition, the Association has plans to replace between 20 and 25 “G” rated back boilers with “A” rated combi boilers within the Stockton BC area</p> <p>Case Studies</p> <p>Case studies on CESP schemes are being carried out for us by Go Warm and are not yet available. We do have some first hand feedback from tenants, one of whom claims that her fuel bill has reduced from £60 to £12 per fortnight in the first couple of months after CESP work was completed. We also have anecdotal evidence from other tenants that their energy bills have reduced dramatically, and have noted that since the scheme in Parkfield started we have had no voids in the area, and that our tenant satisfaction figures are improved. We would normally expect turnover in the region of 10% per annum. It would appear from this scanty evidence that CESP works have improved the energy efficiency of individual properties, the local environment and the sustainability of the area.</p> |
| Habinteg | <p>We have had 34 properties in total in the Stockton Borough that have EPC’s carried out, giving an average rating of 60.</p> <p>We are also looking to ‘top up’ loft insulation (Stockton & Yarm) and renew the Night Storage Heaters in Stockton for newer, more energy efficient models.</p> <p>Many of our properties in Stockton have solar panels fitted to the roofs.</p> |
| Hanover | <p>Hanover currently manage 2 estates in the Stockton area:</p> <ul style="list-style-type: none"> • Grosmont Drive, Billingham 4 x 1 bed units built 1995 (No plans currently to increase energy efficiency here, but the building does have a comprehensive planned works programme for renewals, and when items are due for replacement eg windows Hanover uses the most up to date energy saving materials on the market). • Stockton, Hanover Point, Norton 31 units (18 x 1 bed 1 person, 12 x 1 bed 2 person, 1 x 1 bed 2 person bungalow) built 1971 <p>Hanover’s Senior Management Team (SMT) have very recently approved an additional programme of improvement works for our Norton estate, with an expected completion date of March 2013, which takes into account the current energy performance of the building. Hanover are investing over £600K in these improvement works.</p> |

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| | <p>In the lead up to the production of designs, the architects confirmed that the building contains 6 flats which have an F energy rating, the remainder being an E. This would mean that we would be unable to let the 6 flats by 2018 and the remainder would still have been at the lowest end of the performance spectrum. Additionally many of the flats suffer from condensation due to low u values of the walls which has caused mould growth in some properties. The building also has an inherent defect in that on 2 floors, the slab is constructed in such a way so as to bridge the cavity. On occasion this has lead to water penetration but also means that there is a permanent cold bridge across the cavity in this area.</p> <p>SMT approved the solution recommended by the architects which is to provide the building with external cladding (this is currently at planning application stage). Although this was the more expensive option, compared to cavity or internal insulation, it will provide the most comprehensive solution. The architects have said that the cladding insulation will lead to a significant reduction in in u values which would translate in to approximate reductions of 40% in resident’s fuel bills. In addition the cladding will provide a permanent solution to the cold bridge and cavity bridge caused by the floor slab defect which would extend the lifespan of the building. It also provides us with an opportunity to modernise the appearance of the building. Investigations have shown that a grant via the Energy Company Obligations Scheme would also be available to cover some of the costs of the cladding.</p> <p>In addition to the cladding, Hanover is also bringing forward window replacements and roofing works on the estate in the interests of further financial and energy savings. We are also improving and extending the entrance to the building, which will include an additional set of entrance doors which should also further improve energy efficiency.</p> <p>The rest of the investment works are aesthetic improvements to the corridor areas and includes renewal of front doors to all properties.</p> <p>Once the work is complete we will be conducting resident survey’s to determine how the improvement works have helped and I will be happy to let you have these once they are available.</p> <p>The residents on the estate are very happy about the works – particularly the energy efficiency part – and they have been part of consultation process right from the beginning.</p> |
| Places for people | <p>SAP is 70 and there are no HHSRS failures within the Stockton Local Authority.</p> <p>Information on energy efficiency measures to follow.</p> |

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| Home | <p>Properties in Home Group housing stock:</p> <p>St Crispens Court Marsden Close, Ingleby Barwick Axbridge Court, Billingham Mallory Road, Norton Hillside Road, Norton Billingham Road, Norton Bishopton Lane/Briardene Crt Stockton Hollymount/Chapel</p> <p>The overall average for the ones I can find, SAP ratings between 60 and 70 and we don't currently have any energy efficiency or affordable warmth schemes within the Stockton Borough Council area.</p> |
| Housing 21 | <p>Housing 21 have 38 properties in the Stockton area with an average SAP (2005) rating of 81.5.</p> <p>No properties have a Category One hazard.</p> <p>We have no energy efficiency works planned for this year.</p> |
| Tristar Homes | Invited to present on 10 th September |