

## HECA FURTHER REPORT 2017: EAST DEVON DISTRICT COUNCIL

Action	Description	Timing
<b>(i) Local energy efficiency ambitions and priorities</b>		
Two Year Ambitions	<p>The 8 District Councils in partnership with Devon County Council are currently in the process of procuring a replacement for the nationally acclaimed CosyDevon energy efficiency scheme which has been running throughout the last 2 years utilising funding from E-on. The partnership is also working on flex criteria to ensure that we take full advantage of the forthcoming ECO2t and ECO3.</p> <p>CosyDevon aims to offer energy advice and a range of free and subsidised energy efficiency measures that reflect the particular needs of Devon’s households, such as those that are rural, isolated, off-gas, solid-walled and on park home developments. This can help create more comfortable homes, improve people’s health and wellbeing, address fuel poverty and save energy and carbon emissions.</p> <p>Responding principally to government funding opportunities, CosyDevon activity will be focussed on residents who are living in fuel poverty and/or vulnerable to the effects of living in a cold home due to low income, health conditions or an energy inefficient property.</p> <p>East Devon District Council (EDDC) is assessing the suitability of providing funding to reduce the cost of energy efficiency measures not fully covered by ECO.</p> <p>EDDC is a stock holding authority and is currently running several work streams that will directly benefit the tenants in the council owned housing stock.</p> <p>In addition these measures will in some cases provide savings to EDDC that can be fed back into the HRA (Housing Revenue Account).</p> <p>These measures include:-</p> <ul style="list-style-type: none"> <li>• The removal of all the EDDC gas back boilers and replacement with A rated combi Boilers.</li> <li>• The replacement of existing boilers with a rated combi units across the area.</li> <li>• Upgrading old E7 night storage heaters as required with new efficient electric heating including “Quantum”</li> </ul>	Update and Review 2019

	<ul style="list-style-type: none"> <li>• The planned installation of new LED lighting both emergency and communal to over 100 blocks of flats.</li> <li>• The fitting of low energy lighting in bathrooms to our stock as a replacement item and in voids..</li> <li>• The fitting of energy efficient extract fans to our properties (constant running humidity controlled Envirovent units)</li> <li>• The installation of Air Source Heat Pump (ASHP) in areas not covered by gas. This will be rolled out across suitable areas in future. It is intended to tender and carry out these installations in 2017/18.</li> <li>• The opportunity to have a Smart Meter fitted by British Gas when taking on a new property which has been VOID (approx 300 void per year).</li> <li>• The offer from Energy South West to personally visit any EDDC tenant to give tailored energy efficiency and switching advice.</li> <li>• The installation of low energy light bulbs in our void properties.</li> </ul>	
High Level Ambitions	<p>East Devon's Local Plan runs to 2031, at which point 17,100 new dwellings are projected to be delivered in the district. The plan requires that until the adoption of nationally prescribed standards, developments of 10 or more dwellings or 1,000m<sup>2</sup> of commercial floor space should be assessed using the Code for Sustainable Homes (CSH) or BREEAM, with housing developments meeting at least CSH Level 4 from 2013 and other uses BREEAM of at least 'Very Good'. Due to their scale, developments in the West End and developments over 4 ha or 200 dwellings elsewhere in East Devon should achieve levels of sustainability in advance of those set out nationally. The Council will wish to see homes built to Code for Sustainable Homes Level 4 and this will be a material consideration. In addition, new development (either new build or conversion) with a floor space of at least 1,000m<sup>2</sup> or comprising ten or more dwellings should, where viable, connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution.</p>	Annually reviewed
Progress to Date	<p>As well as installing loft and cavity wall insulation the CosyDevon partnership has also received funding from the Central Heating Fund, installing first time central heating schemes, and from Pioneer Places to install external wall insulation (EWI). All of these initiatives have resulted in several hundred energy efficiency installations.</p>	Timing dependent on next Cosy Devon

	<p>Information on progress with regard to trajectory of domestic carbon dioxide emissions, installation of measures through ECO, and other descriptors of the dwelling stock in the district are shown and discussed in the data annex at the end of this report.</p> <p>The CosyDevon partnership is the first in the Country to have acquired the Energy Saving Trust Housing Analytics Data Base (HAD3). This provides information at address level resolution for the building stock in the district and will be used to target areas and properties where efficiency can be improved.</p> <p>In addition to the above activity, Cranbrook – Devon’s first new settlement in 500 years – has continued to grow. The town has a district heating scheme which is powered by a gas fired combined heat and power (CHP) plant, though there are plans to convert this to a zero carbon heat source. The E.ON energy centre incorporates a large array of photovoltaic panels on its roof, and a research project is underway that is seeking to integrate a 1,814 m<sup>2</sup> solar thermal array and heat pumps with storage into the network.</p> <p>EDDC is a stock holding authority and has in the past year refurbished and retrofitted a large terraced property in Exmouth, to the ‘Enerphit’ standard which it achieved. The property is now occupied on a ‘shared house’ basis for vulnerable single adults who would have become homeless in the district.</p>	<p>partnership arrangements</p>
<p><b>(ii) Measures that take advantage of financial assistance and other benefits offered from central Government initiatives, to help result in significant energy efficiency improvements of residential accommodation.</b></p>		
<p>Fuel Poverty</p>	<p>National data indicates that there are 6,988 dwellings (11.3% of the total stock) in fuel poverty within the district. This compares to 13.2% in Devon, 12.2% in the South West and 10.6% nationally. 6% of dwellings are likely to have an excess cold hazard with a further 12% having a risk of a cold hazard.</p> <p>EDDC do not have a dedicated resource to tackle fuel poverty, nor is there a dedicated fuel poverty strategy in place.</p> <p>As well as the CosyDevon partnership, delivering ECO measures that are funded through Eon the partnership is delivering a fuel poverty scheme, LEAP, through energy agency, AgilityEco,.</p>	<p>Regularly reviewed through the Cosy Devon partnership</p>

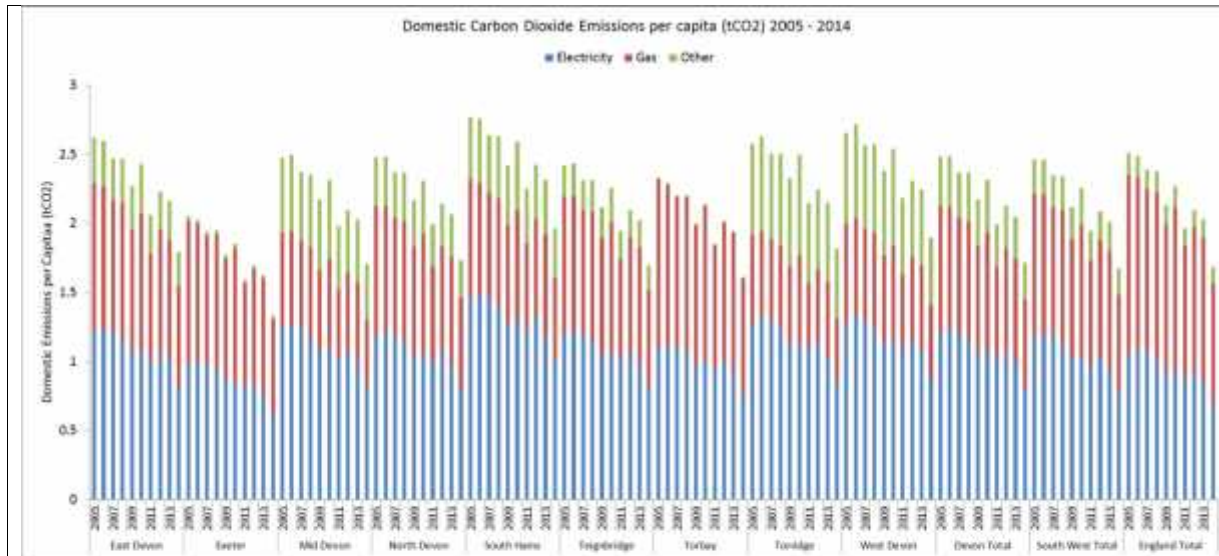
	<p>The LEAP project offers an in-depth home visits to assist householders to save energy by undertaking a survey of their home and interviewing householders with a view to income maximisation. The home visitor doubles up as a ‘handy man’ who can fit low cost measures, such as radiator reflectors and draft stripping. LEAP accepts referrals from any number of partners, including local authorities, CAB, Age UK. The Scheme will continue for at least 2 years, with regular review meeting which monitor and evaluate progress.</p> <p>HAD3 provides property specific energy efficiency and fuel poverty data enabling accurate targeting of interventions. Research funded by the Eaga Charitable Trust is currently underway to input real time health data, provided by Devon County Council, into HAD3 which will enable the accurate targeting of householders with specific health issues. Data from the Home Energy Efficiency Database (HEED) and the NHS and will be analysed at national level and following this HAD3 data for Devon will then be linked with primary and secondary care data to identify connections between housing quality and health service use. In total, information from about 536,134 homes will be linked with health data. The ultimate aim of the research is to lead to tools being developed that primary care givers can use when seeing patients. This could mean that they could type in their address, ask a few questions, and establish whether the patient is in fuel poverty, and refer them for assistance.</p>	
Boilers and Heat Pumps	<p>In general terms the council ensures the Building Control (BC) service is fit for purpose by adopting a robust Quality Management System which is regularly audited internally and externally. Also by ensuring the BC service is adequately resourced by ring fencing surplus income in accordance with the Local Authority (Building Control) Fees and Charges Regulations 2010 and the CIPFA guidance. Beyond this the council’s team is restricting to working within the framework set out nationally. Within the context of ensuring that boiler installations comply with the Building Regulations the vast majority of installations are ‘self-certified’ by competent persons who are registered through relevant competent person schemes such as Gas Safe Register for gas boilers, OFTEC for oil fired boilers, HETAS for solid fuel appliances. The council receives notifications of completed installations from the various competent person schemes and records this on the Building Control database as required by legislation and no further checking is required by BC.</p> <p>Where a new boiler is fitted as part building works under a Building Regulation application which are being overseen by the council’s building control team and not an Approved Inspector we conduct a site</p>	

	<p>visits which typically includes a visual appraisal of the installation including Part L compliance measures such as dual zone controls and safety measures such as flue exhaust positions. We also request copies of the boiler commissioning reports and competent person certificates to ensure the process has been completed and to ensure the works have been carried out by a registered competent person.</p> <p>Where a full plans application is deposited the type of proposed boiler installation should be included as part of the submission and an assessment is made against the provisions of Approved Document J. Where a Building Notice has been submitted there is no legal requirement to provide full design details to BC and typically ongoing dialogue between the developer/builder/owner and the Building Control surveyor through the course of the development is crucial to ensure compliance generally though use of registered competent persons is expected in respect of boiler installations. A completion certificate will be withheld if there was any doubt regarding the compliance of a boiler installations.</p> <p>Where works are under the control of Approved Inspectors, anecdotally we often hear reports from builders complaining that ‘AI’s do not inspect during the course of construction and so we do have concerns about the quality and effectiveness of the wider impact on Building Regulation compliance generally as a result of the desire for private AI building control bodies putting profit margins first as they seek to compete with not for profit LA Building Control services.</p> <p>There is usually a delay of several weeks between when a registered competent person registers the installation with the relevant scheme provider (e.g Gas Safe Register) and the local authority receiving the formal notification from the scheme provider which is another reason why we also require certification to be provided by the installer directly.</p> <p>Typically most high efficiency systems such as heat pumps, solar and PV tend to be installed on new buildings. The HAD3 database provides a targeted (address level) indication as to which renewable technologies may be suitable. In the case of this district, air source heat pumps may be suitable in 6,141 (9%) properties, or for ground source heat pumps 3,552 (5%) properties.</p>	
Smart Meters	We have no immediate plans to target the opportunities presented by the upcoming roll-out of smart meters, which will see energy companies obligated to offer such meters to all domestic customers by	

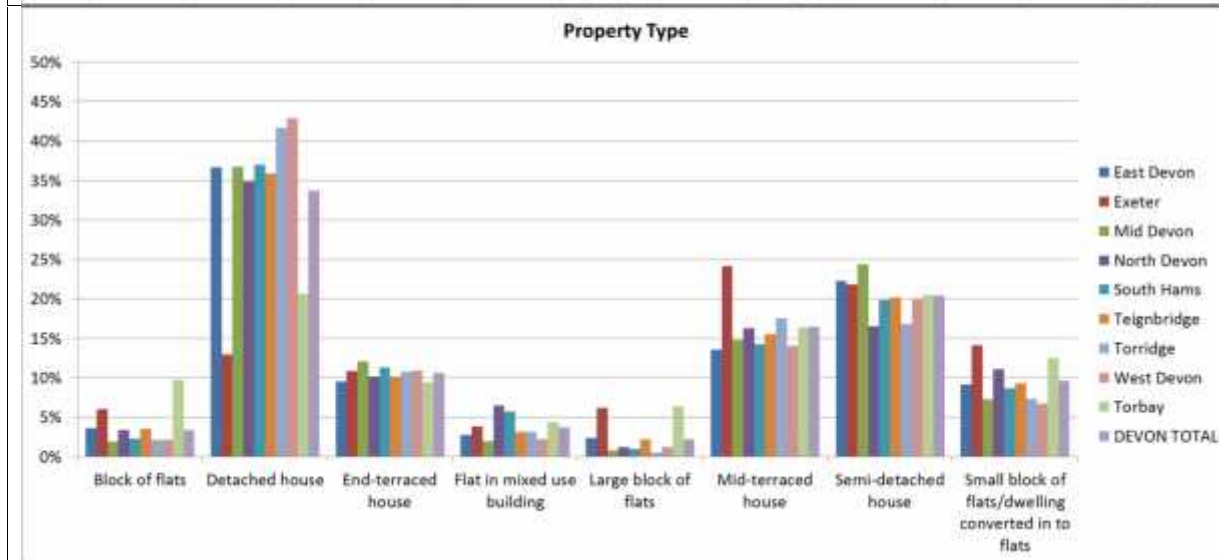
	<p>2020. We will however take a watching brief on the issue of smart meters and may be in a better position to make use of their potential benefits at the time of the HECA 2019 reporting period. EDDC Housing Services however are taking up the offer from British Gas to install Smart Meters in VOID properties prior to them being occupied.</p>	
<p>Minimum Energy Efficiency Standards in the Private Rented Sector</p>	<p>There are 9,619 rented properties in the district (15% of the total stock). Of these, based on data from HAD3 1,015 have EPC ratings of F or G. Should there be any new tenancies to these properties from April 2018 then they will be required to be improved to an E rating, unless an exemption can be obtained. This will apply to all existing tenancies in F and G rated privately rented dwellings from April 2020.</p> <p>EDDC's Private Sector Housing plan is being redrafted along with the Housing Strategy, these documents will set out the plan for enforcement of the minimum standards for energy efficiency in the private rented sector. EDDC does not have a dedicated resource specifically for enforcing this minimum standard however it does have dedicated resources to enforce standards in the private rented sector (1 FTE EHO; 1.75 FTE Technical Officers). There are plans to integrate enforcement of the efficiency standards with other enforcement activity. This will be carried out by the Private Sector Housing Team at EDDC.</p>	<p>Ongoing standards enforcement work</p>
<p>Quantification</p>	<p>The HAD3 data base can be used to assess the quantum of various measures required from which the cost can be estimated. This work is currently in hand.</p> <p>Current aggregated outputs for the district (together with comparisons to other districts in Devon) from HAD3 for the district are shown in output graphs at the end of this report. All these outputs are available at address resolution, and are therefore capable of being combined and filtered in any combination.</p>	
<p><b>(iii) Measures which the authority has developed to implement energy efficiency improvements cost-effectively in residential accommodation by using area based/street by street roll out involving local communities and partnerships (e.g. social housing partners, voluntary organisations and town/parish councils)</b></p>		
<p>Area Based Street by</p>	<p>The district has access to the HAD3 GIS interface which enables the address level data to be viewed on maps. This potentially enables the identification of clusters of dwellings that can be targeted to improve</p>	

Street Approach	<p>their energy performance. The mapping has layers which cover property type, tenancy, age, construction, insulation, fuel type, boiler and control type, SAP rating, and ECO eligibility.</p> <p>The experience of the Pioneer Places pilot demonstrated that such an approach did not work well in Devon's urban areas and would be a difficult approach in the rural hinterland. An exception to this is the targeting of residential mobile home sites, which a number of the CosyDevon partners have done, offering grants or loans to fund EWI to the residents of mobile homes. EDDC is considering rolling out the residential mobile homes site pilot</p> <p>The CosyDevon Partnership are currently exploring the opportunities of working with local community partners outside the 'traditional' partnerships of the CABs, Age UK etc</p>	Commencement in 2018/9
<b>(iv) A timeframe for delivery and national and local partners</b>		
Local partners	As well as the CosyDevon partnership which is mainly supplying loft and cavity wall insulation the Council is working closely with a local installer on a self-generating scheme whereby the Council provides address lists from HAD3 in exchange for data. The scheme covers loft and cavity wall insulation and replacement boilers. In this way the council is able to monitor activity levels closely.	Ongoing
Commercial Partners	The Council is not working with additional commercial partners, other than via CosyDevon.	

**Data Annexe:**



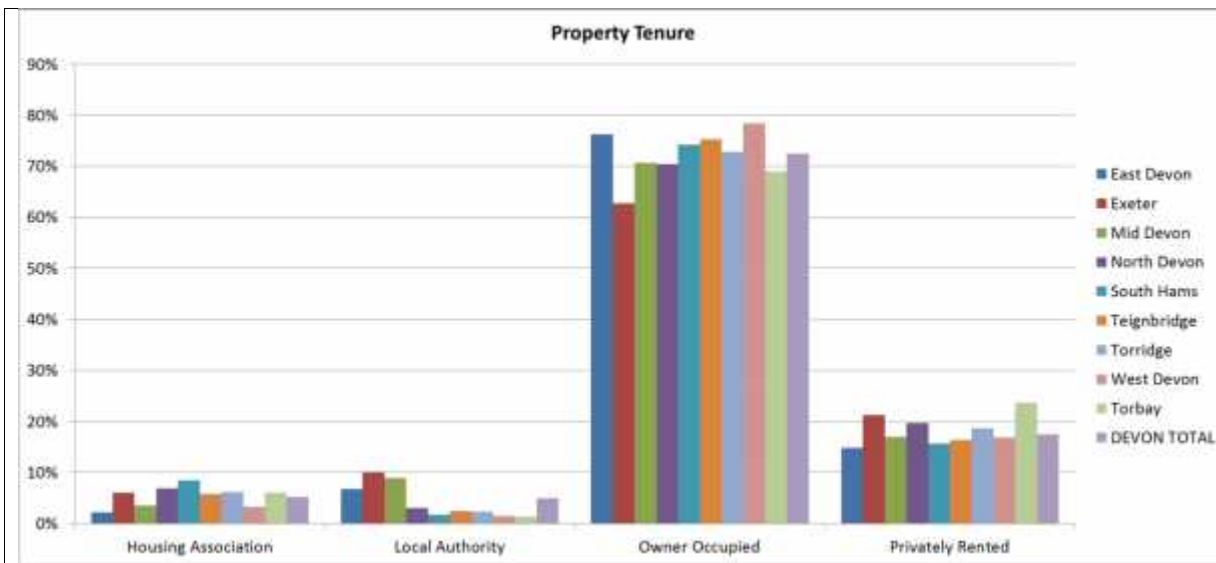
Domestic emissions in the district are 1.8 tonnes of carbon dioxide per person (tCO<sub>2</sub>/person) per year in 2014 (the latest available year). This represents a 31% reduction since 2005. This compares to a value of 1.7 tCO<sub>2</sub>/person which applies to each of Devon, the South West and England.



There are in total 65,250 dwellings, broken down as follows:

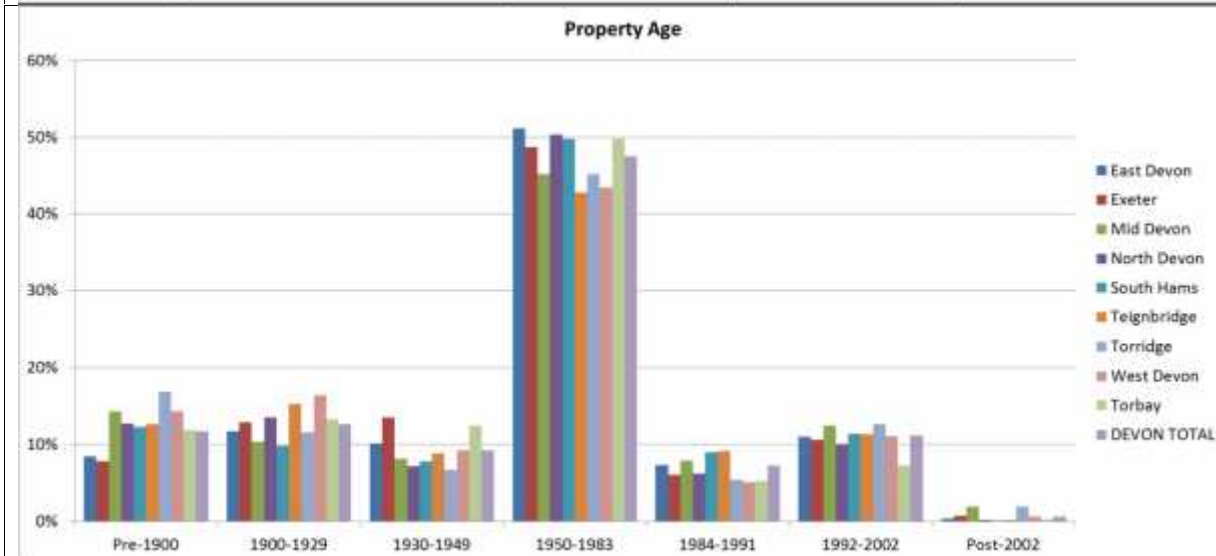
- 37% detached
- 22% semi-detached
- 23% terraced
- 18% flats (various types)



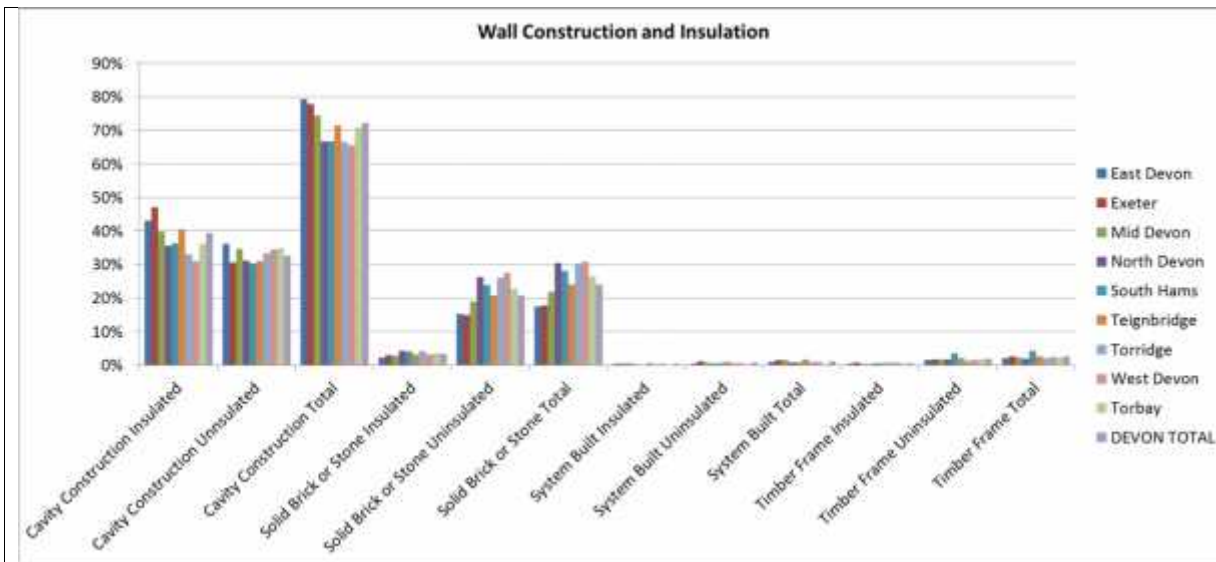


The tenure of housing in the district is broken down as follows:

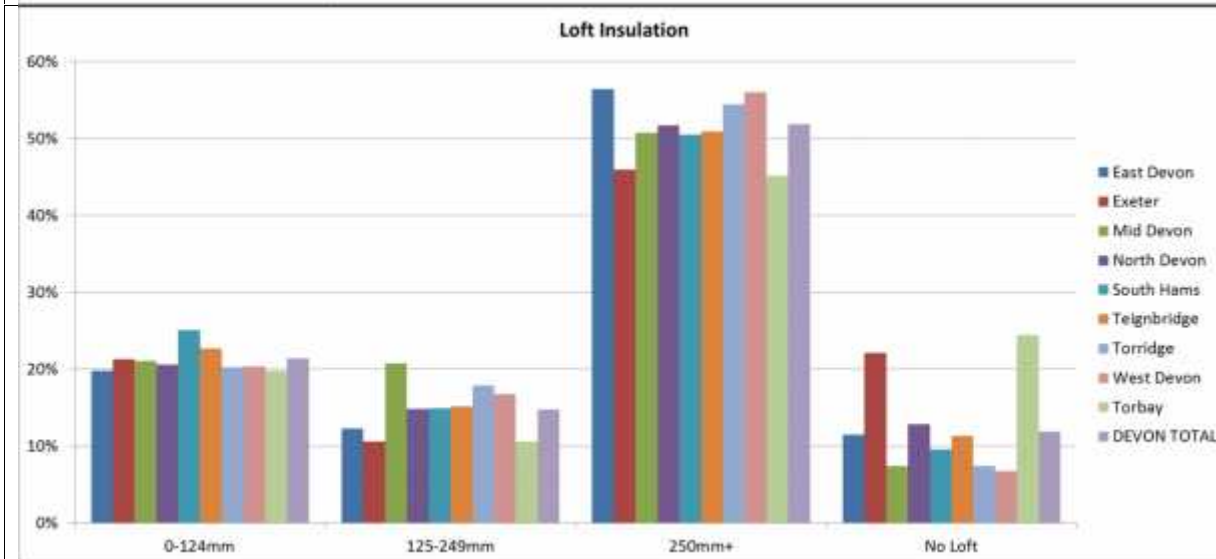
- 76% owner occupied
- 15% private rented
- 7% local authority social housing
- 2% housing association housing



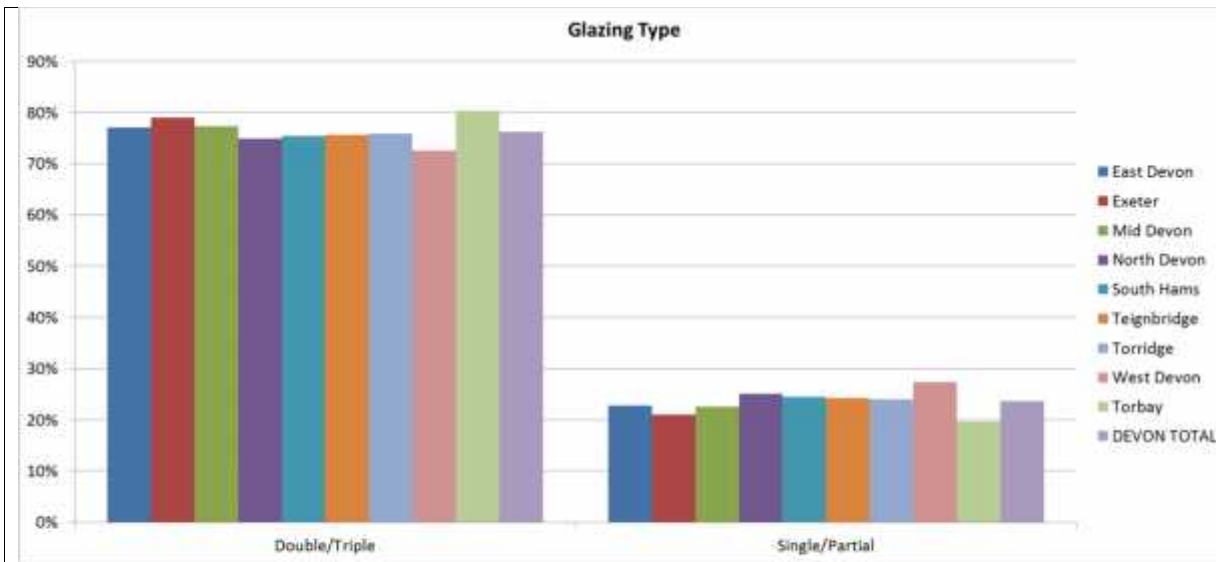
The age of housing stock across the district is varied, with the greatest proportion of dwellings being constructed in the 1950 to 1983 year grouping.



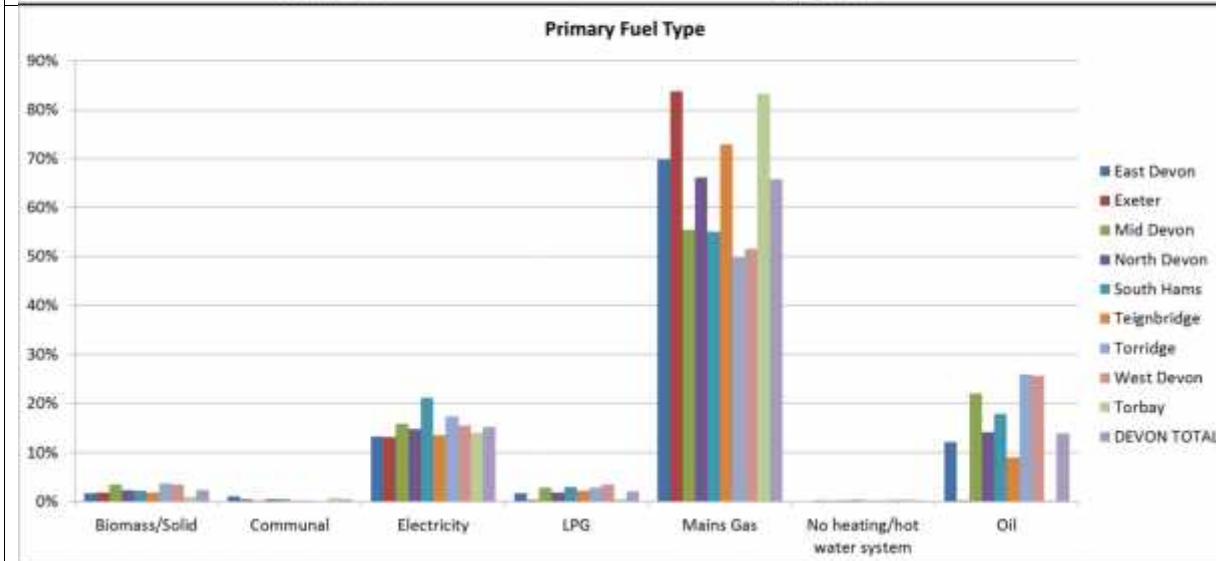
The majority of dwellings (79%) have cavity wall construction with a further 18% having solid wall construction. Of these, 54% of those with cavity walls have been insulated whilst only 13% of solid walled properties are insulated.



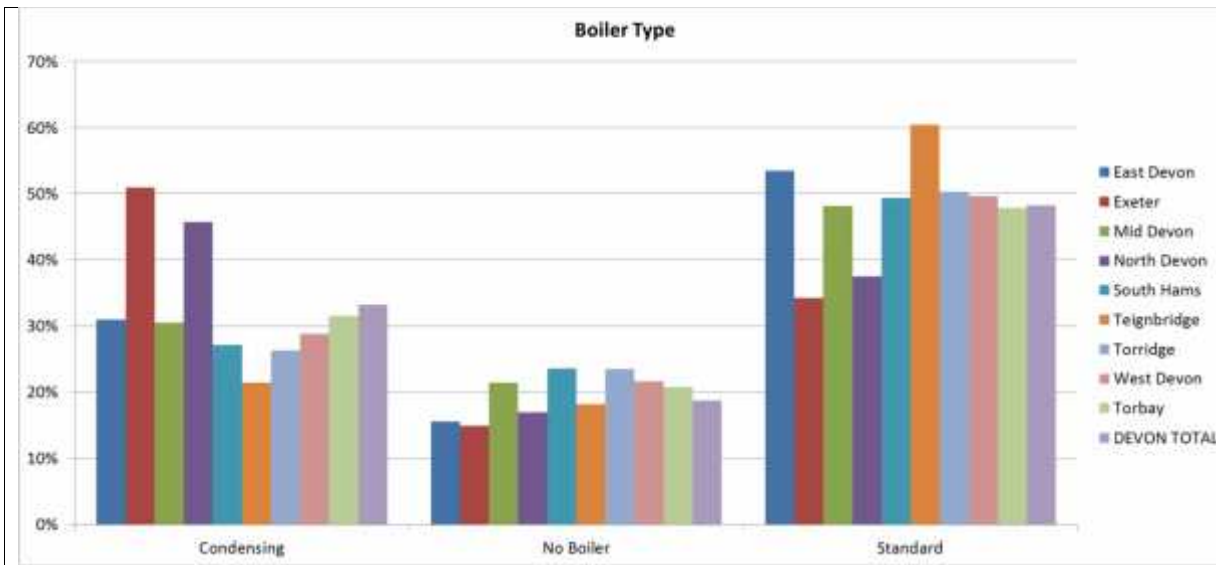
The majority of dwellings have the recommended depth of loft insulation, with only approximately a fifth of dwellings having minimal amounts.



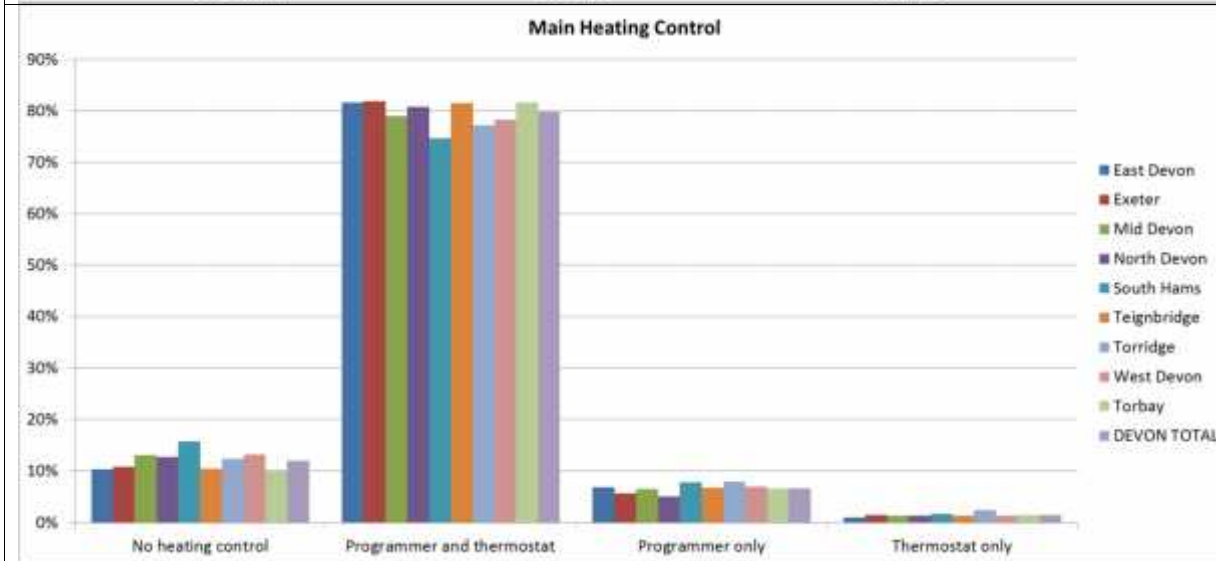
The majority of dwellings are double glazed, with approximately a fifth of dwellings still incorporating single glazing.



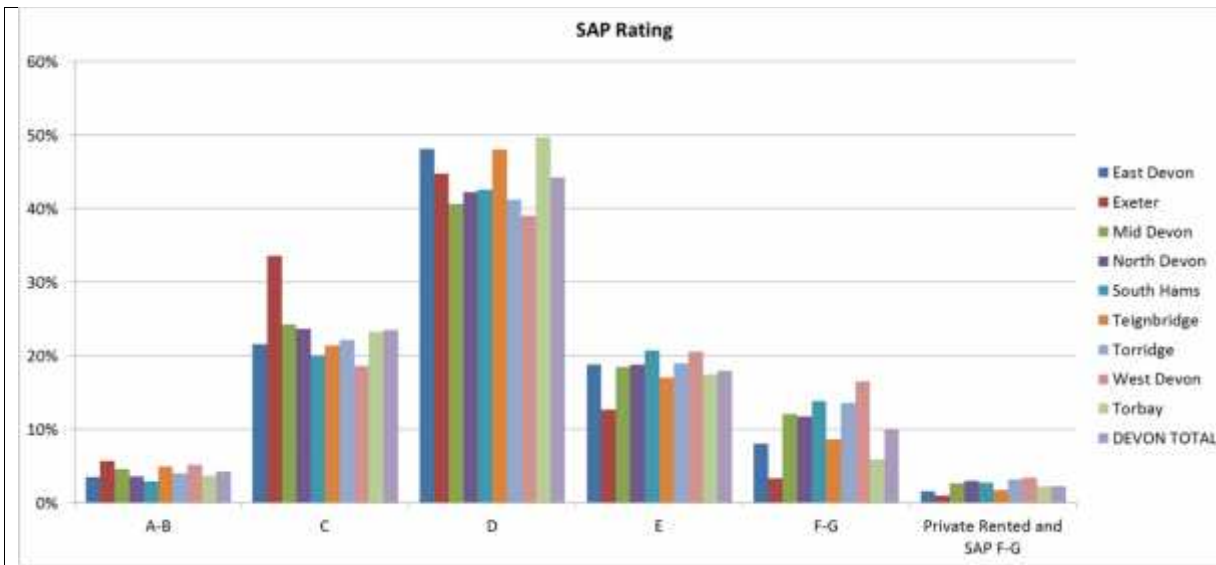
Around 70% of homes are heated using natural gas, with most of the remaining homes heated by electricity (13%) or oil (12%).



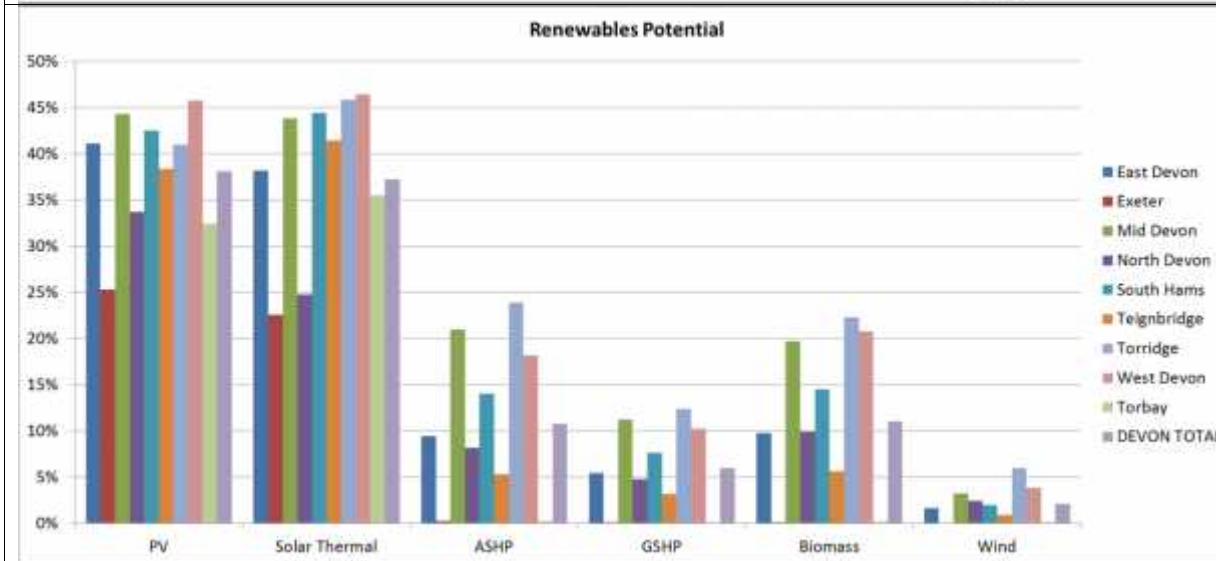
Dwellings are heated by either condensing or standard boilers in the main. There remains significant potential to replace standard boilers with condensing models.



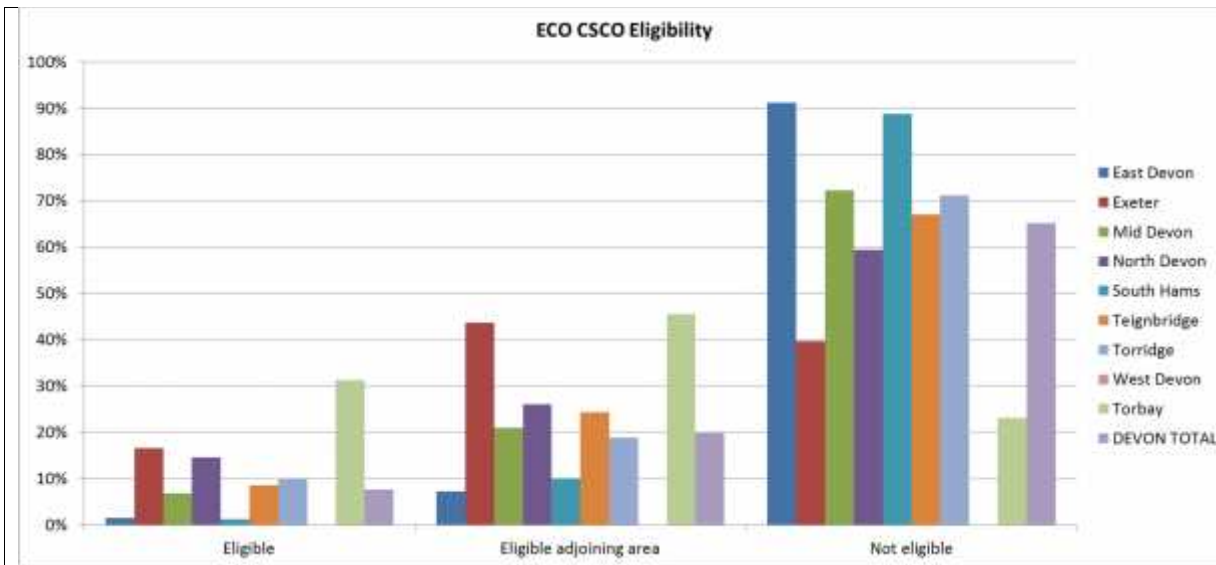
The majority (approximately 80%) of boilers are fitted with both time controls and thermostats.



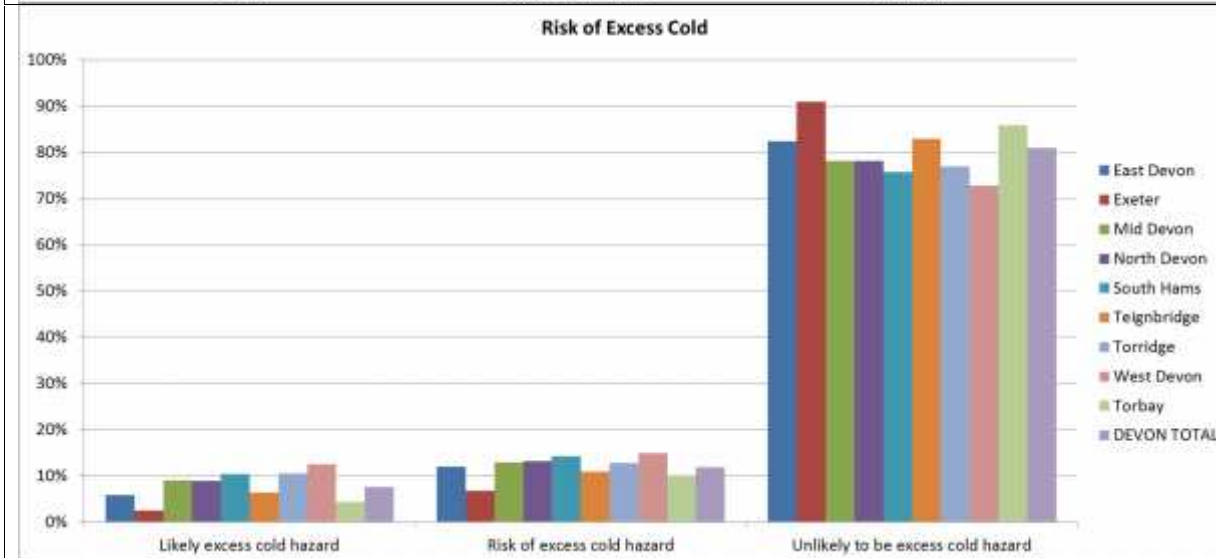
There is a broad distribution of EPC ratings across the stock, with the most common ratings being C, D and E. All new dwellings will achieve EPC ratings in the A-B range, whilst the only other policy that obligates the achievement of a set EPC rating is the upcoming requirement for privately rented properties to achieve a rating of E or better where feasible. This represents a small proportion of the overall stock (2%)



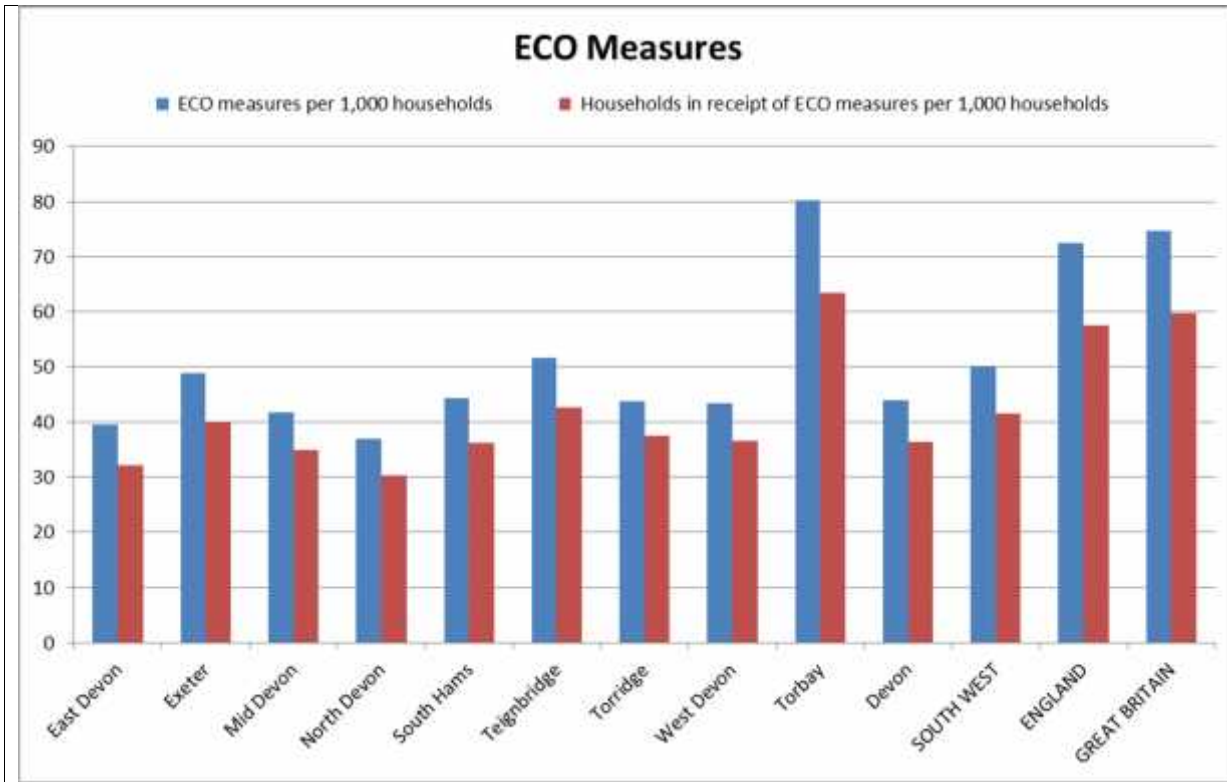
Roof mounted solar technologies are the most applicable type across the dwelling stock. There is also reasonable potential for renewable forms of heat.



There are a number of areas within the district that meet the eligibility requirements for CSCO. HAD3 is able to identify individual properties.



In total 18% of dwellings are likely to, or have a risk of an excess cold hazard.



In total, by the end of September 2016 40 measures per 1,000 households had been installed via ECO, in an average of 32 households per 1,000 households. This compares to values of 44, 50 and 72 measures per 1,000 households in Devon, the South West and England respectively.