

Stroud District Council
Tenant Services

Energy Action Plan Review May 2019



Introduction

Tenant Services Energy Action Plan was formulated in March 2017 and comprised the following aims:

- Provide healthy homes
- Ensure effective and efficient use of council resources
- Provide our tenants with affordable warmth
- Reduce CO2 Emissions in line with Government targets
- Become a Leading Housing Provider for energy management

A series of objectives and actions have been agreed in order to achieve these aims. This review will report on progress achieved to date in meeting those objectives and actions.

Objective 1 – Reduce condensation mould growth issues

Action	Progress
<p>To develop an SDC Healthy Homes Standard to ensure correct tenant education and advice across Tenant Services</p> <p>Carry out a review of existing communications on damp & mould</p>	<p>In conjunction with Warm & Well and Severn Wye Energy Agency “A guide to combating condensation” is available on SDC website alongside advice on condensation reduction and mould treatment</p>
<p>Carry out a review of training on damp & mould, and look to get damp & mould on E-Training for all staff to provide awareness on the issues we may come across</p>	<p>Training to take place in May 2019 for TS operatives.</p> <p>Review of available online training undertaken with the Health & Wellbeing team</p>

Objective 2 – Increase the average SAP rating of SDC stock

Action	Progress
<p>Bring all properties where reasonably practicable to do so, up to sector average values as a minimum</p>	<p>Average SAP across the whole UK housing sector is currently 54.5 and across the Social Housing Sector 62.4. SDC housing stocks current average is 64.47 (D rating), as measured via the energy module in Keystone.</p>

<p>Increase the SAP by x amount, once worked out over an agreed period of x amount of years</p> <p>Fully utilize the energy module in Keystone, Quarterly reports on SAP improvements, develop planned programmes using SAP data</p>	<p>SDC highest rating home is 93 (A rating) and the lowest are between 8 and 20 (non-traditional construction properties).</p> <p>Planned thermal improvement works to non-trad properties and renewal of boilers and heating systems to more efficient units will improve SDC housing stock SAP ratings, which are already slightly above average for the sector.</p>
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Objective 3 – Training & Education for colleagues & customers

Action	Progress
<p>Ascertain staff training gaps</p> <p>Develop and implement training programme</p>	<p>Gap analysis and training programme to be undertaken in the conjunction with H&S and Health & Wellbeing teams.</p>
<p>Provide Energy Angels training to key SDC staff and tenants</p>	<p>Energy Angels MOOC (Massive Open Online Course) accessible via the Energy Water website. AC registered for information.</p> <p>Energy Efficiency training to take place May 2019 for TS operatives.</p>
<p>Encourage behaviour change by offering tenants ongoing, high quality and easy to understand advice</p>	<p>In conjunction with Warm & Well and Severn Wye Energy Agency “A guide to combating condensation” is available on SDC website alongside advice on condensation reduction and mould treatment.</p> <p>Reasons and potential remedies are discussed with tenants on home visits alongside the Warm and Well and Severn Wye Energy Action Teams</p>

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Objective 4 – Maximise funding opportunities for HRA

Action	Progress
Carry out regular reviews of the annual Delivery Plan allowances, supply chain costs, and available grant	Regular consultation with Health & Wellbeing Team re: Warm & Well funding availability in line with TS delivery plans. Allowance made for 20 fuel switch properties in 19/20 heating programme.
Maximise resources through collaborative working with internal and external partners	Continue to work with SDC Health & Wellbeing team and Severn Wye Energy Action Team. Opportunity to collaborate nationally via Association for Public Service Excellence (APSE) Energy to support our local energy agenda.

Objective 5 – Implement an energy benchmarking accreditation system (e.g. SHIFT)

Action	Progress
Identify members to form a working/steering group	This group has not been formed to date due to resource/turnover of team members. This group will be formed following implementation of TS 2020 R&M Project. The Group will also review TS Energy Strategy, taking account of potential for innovation and trial schemes.
Agree what areas of the service need to be benchmarked within the strategy	To be agreed by the working/steering group.
Research which benchmarking systems are out there and recommend which one(s) to adopt	To be carried out by the working/steering group.

Objective 6 – Identify new technologies/opportunities that can be implemented cost effectively

Action	Progress
Market Research against new technologies against other housing providers	APSE Energy conference attend and consideration being given to joining. Several local authorities nationwide participate allowing for access to market research on new technologies being trialled by like organisations. Publication: “Energy across the authority; How local authorities are using assets to develop the energy agenda” APSE Energy give 10 examples including funding models used.
Trials of new innovations/technologies on our stock & produce progress report to identify cost efficiencies	<p>2 x Dimplex Quantum systems with Dimplex HW storage and Nuaire ventilation trialled in off-gas properties. This trial is ongoing with energy use and bills to be collated over the course of 2019/20.</p> <p>Further innovations such as local heat networks, battery storage and hydrogen blending are being researched via updates on various trials being conducted i.e. Keele University & HyDeploy to commence mid-September 2019.</p>
Actively look for funding opportunities within energy improvement works	<p>Collaborative working on identifying funding opportunities are written into agreements for external and internal wall insulation.</p> <p>50% funding available for fuel switch central heating systems via Warm & Well for qualifying residents</p> <p>RHI tariff for new air source heat pumps installations is currently being received but will cease for new installations in 2021.</p> <p>Feed-in Tariff (FiT) for solar PV installations is currently being received. The scheme ended on 31st March 2019 for new installations.</p>

Objective 7 – Develop an Affordable Warmth Strategy

Action	Progress												
Investigate SDC affordable warmth policy and how it links to SDC housing	<p>SDC is affiliated with the Action for Affordable Warmth Strategy for Gloucestershire & South Gloucestershire which is currently due for review.</p> <p>SDC TS Energy Strategy discusses addressing hard to treat/low EPC performing properties with the following energy efficient installations/upgrades completed in the past 2 years:</p> <table data-bbox="805 1093 1125 1467"> <tbody> <tr> <td>EWI</td> <td>25</td> </tr> <tr> <td>CWI</td> <td>76</td> </tr> <tr> <td>Windows</td> <td>417</td> </tr> <tr> <td>CH Boilers</td> <td>431</td> </tr> <tr> <td>ASHP</td> <td>3</td> </tr> <tr> <td>Dimplex Quantum</td> <td>5</td> </tr> </tbody> </table>	EWI	25	CWI	76	Windows	417	CH Boilers	431	ASHP	3	Dimplex Quantum	5
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Integrate requirements of affordable warmth (AW) strategy into housing policies	<p>The key aims of the AW strategy align with that of the TS Energy Strategy. TS works with external organisations that are able to provide energy advice to our tenants and are committed to improving the energy efficiency of our housing stock.</p> <p>The working/steering group will review the strategy in line with the AW review to ensure alignment.</p>												

Objective 8 – Promote health & wellbeing

Action	Progress
To work with SDC corporate Health & Wellbeing Team to promote a consistent approach across the whole of the district/healthy housing strategy	<p>Refresher sessions held with Health & Wellbeing team and Severn Wye in May 2019 re: advising tenants on energy efficiency and mitigation and treatment of damp & mould.</p> <p>Also working together to maximise the take up of warm & well funding where applicable.</p>
Identify our Health & Wellbeing priorities through the Steering Group	The working/steering group will review priorities in line with the AW review to ensure alignment.
Investigate what Health & Wellbeing opportunities are available through voluntary partners/stakeholders	<p>Health & Wellbeing team promote activities via The HUB focussed on health, mindfulness and mental health awareness.</p> <p>Corporate social responsibility considered routinely as part of the procurement process for contracts. This takes into consideration the broader impact of SDC's contracts on all stakeholders and ensures bidders consider how best to achieve good social and environmental performance in the supply chain.</p>
To be mindful of the affordable warmth strategy, some actions may involve cross working	This will involve cross team and cross organisation working especially in reference to SDC Health & Wellbeing Team, Gloucestershire Energy Plan and potential conflict between the fulfilling the affordable warmth strategy and

	achieving the county's aim to be carbon neutral by 2030
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Objective 9 – Co-ordinate across SDC to ensure joint working

Action	Progress
Put in place Energy Strategy Steering Group (EESG)	This group has not been formed to date due to resource/turnover of team members. This group will be formed following implementation of TS 2020 R&M Project.
Utilise internal staff as energy champions	This has yet to be implemented
Set up training & briefing sessions to all client facing staff	Training sessions held in May and briefings attended in 18/19 by M&E team re: hydrogen blending, EVs, battery storage and energy efficiency.
Procurement to all other SDC Departments & potential joint procurement ventures	Work with procurement team and consortium partners to ensure CSR clauses are added to contract requirements

Objective 10 – Adopt the Passivhaus standard into New Build and investigate integration into retrofit

Action	Progress
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<p>Where financially and technically practicable to do so adopt Passivhaus standards/principals for new housing and retrofit projects</p>	<p>Property Services/New build have not fully investigated this to date but anecdotally are aware that Passivhaus units cost twice as much to develop as standard housing to current building regs (which now are equivalent to code level 4).</p> <p>The Passivhaus standard is often not feasible as retrofit due to architecture and conservation restraints. The standard for retrofit is called the EnerPHit Standard and has been created with lowered air tightness and heating demand criteria specifically for these reasons. This is to be researched.</p>
<p>Use grants where available to help fund work streams</p>	<p>Maximisation of grant funding is written into contracts for EWI, CWI & Loft insulation, heating installations and fuel swap.</p>
<p>Keep a watching brief on related low/zero carbon Government Policy and consultations</p>	<p>Briefings attended in 18/19 by M&E team re: hydrogen blending, EVs, battery storage and energy efficiency.</p> <p>Department of Business, Energy and Industrial Strategy (BEIS), APSE Energy & Energy Knowledge Exchange websites are monitored for updates on Government policy as well as progress by GFirst LEP (Gloucestershire Local Energy Partnership) on their road map of activities to ensure short, medium and long term changes from 2019 to 2025.</p>