

CURRENT PERFORMANCE

Key Facts

Thermal efficiency of homes in Greenwich

- As at March 2014 the average Standard Assessment Procedure (SAP) rating for Royal Greenwich owned housing stock is 69, considered to be very energy efficient. This is approximately 25% of all housing stock in the borough. The average rating has increased from SAP 52 in 2000.
- In 2002 the average SAP rating for all private and Registered Social Landlord (RSL) homes was 47. This is the most recent average rating data available for non-Council stock.
- In 2009 10% of private households had a SAP rating of below 35.

Carbon dioxide (CO₂) emissions

- Domestic emissions are 459 kilotonnes per annum (ktpa) accounting for 41.5% of the borough total (DECC, 2012).
- Per capita emissions in Royal Greenwich have decreased from 5.4 tonnes per capita in 2005 to 4.2 tonnes per capita in 2012. Per capita domestic emissions are currently 1.8 tonnes (DECC, 2012). These figures remain relatively unchanged from 2010.
- Royal Greenwich has set a borough-wide CO₂ reduction target of 80% by 2050 based on a 2005 baseline.

Gas and electricity consumption

- Energy consumption per household in Greenwich has declined year on year from 20,933kWh/year in 2005 to 16,070kWh/year in 2013 (DECC 2013).

Fuel poverty

- In 2012 an estimated 8.3% of households in Greenwich were living in fuel poverty (7,940 homes), a slightly lower proportion than in London as whole (8.9%). The data shows a 0.2% rise in fuel poverty in Greenwich compared to 2011.
- The Council's key methods of tackling fuel poverty are:
 - Improving the thermal efficiency of buildings
 - Increasing income levels
 - Reducing the cost of energy.

CURRENT AND PLANNED FUTURE ACTIVITY

Key elements of the approach to improving energy efficiency of residential accommodation in Royal Greenwich are provided below.

Awareness raising and identifying those at risk

Energy efficiency advice is available to all residents through both a helpline and dedicated email address. The Council also has in place a well-established referral process to ensure that residents access the full range of support available. Activity in this area includes:

Fuel Poverty Checklist

A fuel poverty checklist has been developed to enable frontline staff to assess someone who may be at risk of fuel poverty and signpost them to services including benefit checks, home improvement grants/loans and current energy efficiency schemes. The checklist is being actively used within frontline council services. A full list of support that residents may be referred to is provided in Appendix I.

Engagement and advice on energy efficiency

Officers undertake awareness raising actions including:

- Attendance at events to provide advice on energy efficiency, funding and other support.
- Advice and signposting information through the dedicated energy efficiency helpline, email address and the Royal Greenwich website.
- Advice, case studies and signposting information and articles in the Council newspaper, Greenwich Time, which is delivered weekly to 100,000 households in the borough.

Improving energy efficiency in council stock

The Council owns c. 23,000 properties (around 25% of all housing in the borough) and between 2004 and 2011 invested £282 million in improving Greenwich owned housing stock. At the end of 2010/11, 98% of Royal Greenwich owned properties were brought up to the Decent Homes Standard which states that a home should be warm, weatherproof and have reasonably modern facilities. In addition to Decent Homes work further programmes have included cavity wall insulation to 54 Council owned high rise housing blocks and a borough-wide cavity wall and loft insulation scheme offered to all households in the borough. Further planned activity in Council stock includes:

Data update

A full stock condition survey is planned for 2015/16 which will provide comprehensive and accurate data on Council owned properties. Based on the stock condition survey, the Council will carry out modelling to identify priority works and undertake cost/benefit analysis of specification choices, timing of works etc.

Housing Capital Programme and energy efficiency works

A five year Fuel Poverty Programme was agreed with a budget of £2M a year from 2013 which is being used to provide match funding to complement funding secured through the Energy Company Obligation scheme. Two ECO delivery partners were appointed in December 2013 and the following programmes are being delivered:

- Block properties: The first phase of the programme for block properties is focused on the Barnfield Estate which comprises of 577 properties across 30 blocks. The programme of works, which is scheduled to take place over an 18 month period, sets out a whole-estate approach that includes external wall insulation, window and roof

replacement where needed, emergency and communal lighting, and some internal works including replacement of some boilers.

- Street properties: Referrals from the fuel poverty checklist system and from the Council's Damp Team were used to prioritise 100 properties for the installation of external wall insulation. Surveys have identified a further 55 street properties that require loft insulation and 33 properties that require cavity wall insulation.

A number of additional energy efficiency projects are being developed over 2015/2016 subject to further cost/benefit analysis and availability of funding:

Measures	Properties
Block property upgrades including external wall insulation, window replacement and heating system replacement	<ul style="list-style-type: none"> • John Wilson Street block • Well Hall Road tower block • Three blocks at the Flowers Estate
Voltage optimisation programme	480 properties across the borough including sheltered accommodation
Heating optimisation programme	550 properties across the borough
Complete refurbishment and/or new boilers for communal heating systems	<ul style="list-style-type: none"> • Tattersall Close • Mandela House • Bloomfield Road, Jervis and Woodville Courts • Woolwich Dockyard estate
Upgrade or replacement of heating systems in individual street properties	Based on an average of a fifteen year life cycle

Table 1 Energy efficiency programme 2015/16

Greenwich Homes Standard

The Greenwich Homes Standard helps the Council prioritise its future investment in housing to ensure that tenants continue to have access to homes of high standard and benefit from opportunities to upgrade homes. Using a 'whole house approach' the Council will carry out refurbishment work (subject to funding, age and condition of properties) that includes internal and external refurbishment and work to communal areas and surrounding environments. The Standard is currently being piloted on the Barnfield Estate.

Renewable Energy

Through its programmes the Council will work to maximise the opportunities arising from Government support and subsidies including Feed in Tariffs and the Renewable Heat Incentive. The Council is currently exploring opportunities for a large scale solar PV programme for its domestic stock. In a recent study over 3,000 homes were identified as being viable for PV installation and it was estimated that tenants' annual electricity bills could be reduced by around £230 per year. Options for investment include roof lease arrangements, community energy schemes and self-financing. A self-financed model would enable the Council to claim the feed-in-tariff with the potential to re-invest this income back into the Housing Capital Programme.

Improving energy efficiency in private sector housing

A Building Research Establishment (BRE) housing stock modeling exercise was conducted in 2009 and which found that an estimated 10% of private households had a SAP rating of below 35 (one of the indicators for non-decent homes). The Council has a range of programmes available to help private homeowners improve their homes and reduce their energy costs as follows:

ECO

A 'door knocking' campaign was delivered over summer 2014 to offer free loft and cavity wall insulation to over 7,000 private sector residents living in deprived areas of the borough.

Green Deal

Through the energy efficiency helpline, email address and events, the Council provides advice on the Green Deal and is able to refer interested residents to the Council's ECO and Green Deal partner.

Home Improvement Grant

The Home Improvement Team delivers a wide range household improvement work and advice to vulnerable owner occupiers in the borough including elderly and disabled residents. £3,000 grant funding and loans of £10,000 per household are available for home improvement measures including energy efficiency. 35 grants and loans have been approved to date in 2014/15. A total budget of £480k is available to support both these grants/loans and those provided through the Royal Greenwich Landlord Scheme.

Royal Greenwich Landlord Scheme (RGLS)

The Royal Greenwich Landlord Scheme aims to improve access to and increase the supply of good quality private accommodation. The Royal Borough is encouraging landlords to be part of the scheme by offering a range of benefits including grants up to £15,000 and interest free loans up to £20,000 for repairs and improvements. Funding is offered on condition that the property meets the Royal Greenwich standard on completion of the works. In some cases, an incentive payment is offered as well as advice and support on ways to reduce the property's energy consumption such as through insulation and heating upgrades. There have been 26 grant applications approved to date in 2014/15 with a total value of £206k.

Cross-tenure programmes

New developments

Royal Greenwich planning policy for new build development currently includes a requirement that all housing is constructed to Code for Sustainable Homes level 4. This requires a developer to achieve a minimum of 70 from a possible 100 credits for a range of sustainable housing indicators including energy efficiency. All major developments are also required to deliver a minimum 35% reduction in carbon emissions over a home built to Building Regulations 2013, achieved through improving energy efficiency and providing low carbon and renewable energy sources. These standards help ensure a high level of energy efficiency in new homes, leading to lower energy bills and reduced fuel poverty. In 2014 54

full/outline planning applications were assessed for energy and carbon reduction and these included proposals for:

- The installation of 14,659m² of solar photovoltaic panels
- The connection of 5,875 properties to a district heating network.

Decentralised energy

The Council is currently working with the developer Knight Dragon to implement a low carbon heat network to service new homes built on Greenwich Peninsula. The heat network will be owned and operated by Knight Dragon and the Council will have a role in governance. The Council is also investigating the potential for a further decentralised energy network which would make use of waste heat from Transport for London's operations at Greenwich Power Station.

PROGRESS REPORT

See table 2 below for progress on activity since 2013.

Item	Timescale	2013 baseline	2015 progress report
Awareness raising and identifying those at risk			
Energy efficiency information and advice Provide communications on energy efficiency programmes, advice and information.	Ongoing	<ul style="list-style-type: none"> Ongoing 	<ul style="list-style-type: none"> Ongoing
Fuel Poverty Checklist and referrals Develop a fuel poverty checklist to identify households at risk of or in fuel poverty.	2013 and ongoing	<ul style="list-style-type: none"> Checklist is actively used within frontline council services 	<ul style="list-style-type: none"> Exploring options to extend the referral system to other support services creating a holistic 'one stop shop' approach to seasonal health
Council stock			
Housing data Improve stock data to enable the Council to better identify where investment is necessary and prioritise works.	2015 and ongoing		<ul style="list-style-type: none"> Full stock condition survey planned for 2015/16
Energy Company Obligation (ECO) Maximise ECO investment and take up in both Council stock and private properties. Integrate ECO programme with the capital programme.	2013-2016	<ul style="list-style-type: none"> Programme development from Apr 2013 Appointing an ECO delivery agent 	<ul style="list-style-type: none"> Two ECO delivery partners appointed EWI in progress for 30 blocks & 100 street properties Projects in development over 2015/16 including energy efficiency measures to approx. 2,000 homes Council owned (see table I)
Greenwich Homes Standard Ensure Council owned stock is maintained at a high standard, using a 'whole house approach' to refurbishment.	2013 and ongoing	<ul style="list-style-type: none"> Policy development from Apr 2013 	<ul style="list-style-type: none"> Policy agreed early 2014 Being piloted at the Barnfield Estate (2014-2016). Improvements works include EWI, roof replacement and insulation, lift replacement, window and door replacement, kitchen and bathroom replacement.
Renewable energy Develop an approach to maximising benefit from the Feed in Tariff and Renewable Heat Incentive.	Ongoing		<ul style="list-style-type: none"> Exploring opportunities for a large scale solar PV programme on domestic stock

Private sector			
Energy Company Obligation (ECO) Enable landlords and householders to opt into Council run programmes.	2013 and ongoing	<ul style="list-style-type: none"> Investigating potential 	<ul style="list-style-type: none"> Doorknocking campaign to 7000 homes in low income areas in 2014/15 Further programme planned for 2015/16
Green Deal Maximise take up in the borough.	2013 and ongoing	<ul style="list-style-type: none"> Assessment of potential for Council stock and role the authority could pursue for residents as a whole 	<ul style="list-style-type: none"> Refer interested residents to the Council's ECO partner
Home Improvement Team Provide grants and loans to vulnerable owner occupiers and private landlords for home improvement measures including energy efficiency.	Ongoing	<ul style="list-style-type: none"> 2012/13 - 53 properties received works - Total investment of £273,052 	<ul style="list-style-type: none"> 2013/14 - 34 properties received works - Total investment of £185,459 2014/15 figures not yet available
Royal Greenwich Landlord Scheme Improve access and increase supply of good quality private sector accommodation. Provide grants and loans for repairs and improvements.	2014 and ongoing		<ul style="list-style-type: none"> Launched in April 2014 2014/15 figures not yet available
Cross tenure			
New build standards Continue to work with developers to ensure that new build properties achieve high energy efficiency standards.	Ongoing	<ul style="list-style-type: none"> Minimum standards: - Code for Sustainable Homes 4 - 25% carbon reduction over Building Regulations 2010 	<ul style="list-style-type: none"> Minimum standards: - Code for Sustainable Homes 4 - 35% carbon reduction over Building Regulations 2013
Decentralised Energy (DE) Identify and respond to decentralised energy opportunities	Ongoing	<ul style="list-style-type: none"> Work with GLA to identify opportunities for strategic networks in the borough Encouraging decentralised energy in new developments 	<ul style="list-style-type: none"> Partner in the Greenwich Peninsula heat network DECC HNDU funding received Energy masterplanning complete Exploring DE network around the Greenwich Power Station Encouraging DE in new developments

Table 2: Progress report 2015

Appendix I: SUPPORT PATHWAYS

Support Pathways - All Tenures		
<p>DEDICATED HELPLINE & EMAIL ADDRESS TO RBG TEAM (Sustainability & Renewal) Advice and referral to external programmes Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>		
<p>ENERGY SAVING TRUST Advice on energy saving and sources of funding Contact: 0300 123 1234 (charges apply) / energy-advice@est.org.uk</p>		
<p>THE BIG LONDON ENERGY SWITCH Collective energy switching scheme Contact: 020 8921 5100 / www.royalgreenwich.gov.uk/biglondonenergyswitch</p>		
<p>RBG WELFARE RIGHTS Benefit checks Contact: 020 8921 6375 / welfare-rights@royalgreenwich.gov.uk</p>		
<p>RBG HANDYPERSON TEAM Small jobs around home - Over 60, disabled Contact: 020 8921 2614 / handyperson@royalgreenwich.gov.uk</p>		
<p>GREEN DEAL Energy efficiency measures at no upfront cost. Repayments made through energy bill For advice on how to access the Green Deal Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>		
<p>ECO: Carbon Saving Communities Area based programme: 48 LSOAs in Greenwich are eligible Delivery of packages of measures including solid wall insulation Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>		
<p>ECO: Carbon Saving Target Insulation for: 1. Solid wall properties 2. Hard to treat cavity properties Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>		
Council Tenant	Private Rented	Owner Occupier
<p>RBG REPAIRS TEAM Responsive repairs and maintenance service Contact: 020 8921 8900</p>	<p>ECO: Home Heating Carbon Reduction Target (HHCRT) Energy efficiency measures available to low income households. For advice Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>	
<p>RBG CAPITAL PROGRAMME Energy efficiency programme Contact: 020 8921 5331 / energy-efficiency@royalgreenwich.gov.uk</p>	<p>RBG ENVIRONMENTAL HEALTH Assess for hazards incl. cold & damp Contact: 020 8921 8157</p>	<p>RBG HOME IMPROVEMENT TEAM Home improvements for 60+, disabled, long term illness Contact: 020 8921 2614</p>