

Ipswich Borough Council

Housing Energy Report

March 2015 Update

The following report is based on the standard template provided by the Department of Communities and Local Government

Action	Example	Timing
Local energy efficiency ambition and priorities		
	<ul style="list-style-type: none"> • The Council has a commitment to the Suffolk climate change partnership to reduce carbon emissions by 760kt reduction across Suffolk by 2020, 201kt expected to come from domestic energy efficiency improvements. • The current fuel poverty level in Ipswich is between 17 and 19.9% of household suffering with fuel poverty. (http://www.decc.gov.uk/en/content/cms/statistics/local_auth/interactive/fuelpoverty/index.html). • The Council has a goal to make Ipswich a cleaner, more attractive and sustainable place to live, work and visit. • The Council has an aim of Quality Housing for all. • The Council aims to build all new council properties to a minimum Code for Sustainable Homes level 4 or equivalent. • The Council has targets to develop schemes for generating renewable energy. • The Council will seek to utilise opportunities for to develop programmes for renewable energy as they arise whether for private, public sector accommodation or for own buildings. • The Council has a target that the average energy rating for our own stock is 75. • The Council aims to ensure high standards of design will be required in new development. Development must be sustainable, environmentally friendly and resilient to the effects of climate change. Standards of acceptability will be raised progressively from 2006 (Building Regulations) levels for all developments in the town in terms of design and environmental performance. 	2020

	<ul style="list-style-type: none"> • Requiring developments of 10 or more dwellings to achieve a target of at least 15% of their energy requirements to be provided through decentralised and renewable or low carbon energy sources where feasible and viable; • The Council is exploring the possibility of installing photovoltaic panels to some of our council houses. 	
Measures we are taking to result in significant energy efficiency improvements of our residential accommodation.		
Green Deal and ECO	<ul style="list-style-type: none"> • Deliver ECO programme over 2 years from April 2013 to externally insulate 384 solid wall council properties. Before the changes to ECO funding, a total of 152 had external wall insulation installed to Council properties. • A further 45 Council properties had external wall insulation installed as part of the Green Deal Cash-Back Scheme. • The CO₂ savings for the two projects is 216,700 Kg or 216.7 tonnes Suffolk was awarded £6m from the Green Deal Communities Fund to deliver a street by street Green Deal project. Suffolk Energy Action offers residents up to £6,000 towards solid wall insulation. (uptake figures to be confirmed) 	<p>2013/15</p> <p>2014/15</p>
Minimum standards in the private sector	<ul style="list-style-type: none"> • Formally recommend/enforce landlords make energy efficiency improvements to their properties, to meet minimum standards in the private rented sector. Since 1st April 2007 enforcement action against private landlords has resulted in energy efficiency improvement in 359 Properties. Improvements include the installation of efficient heating and loft insulation. A further 194 properties have been improved since 1st October 2012-21st November 2014 meaning 553 in total. • Private sector housing has an active grants program. The principle elements within the grants include improving thermal efficiency through insulation and central heating. Since April 2007 the Council has improved 177 private sector properties and spent £1,125,896.53. A further 30 	<p>On going</p> <p>On going</p>

	<p>properties have been improved since 1st October 2012-21st November 2014 with a further expenditure of £146,527.12. The total number of properties improved now is 207 with a total expenditure of £1,272,423.65.</p> <ul style="list-style-type: none"> • 12 referrals were made to warm front for 2012-13, resulting in 3 households being assisted. The total spent so far £9,092 • The calls received for ‘Warm homes Healthy people’ in 2011/12 119 lead to 105 surveys being carried out, resulting in 66 insulation installs, 7 boiler repairs, 20 fuel payments and 5 benefit checks in Ipswich. In 2012/13 ‘Warm homes Healthy people’ aimed to engage with 1000 households across Suffolk via targeted road shows and mail shots. Between 1/9/2013 and 26/1/15 85 surveys were completed resulting in 9 boiler upgrades and 95 fuel payments • Liaise with health professionals to develop a patient referral process (links to fuel poverty services). • Suffolk Energy Action Scheme has issued 76 quotations to consider improvements to their home as from 31st October 2014. <ul style="list-style-type: none"> • 53 private owner occupiers • 23 private rented properties. <p>To date 14 owner occupiers and 2 private rented properties have accepted their quotations.</p>	<p>This scheme does not exist now</p>
<p>Minimum standards in the Council owned properties</p>	<ul style="list-style-type: none"> • The Council has completed two successful CESP projects to externally insulate, upgrade heating and replace windows insulating 104 properties • The Council has installed cavity wall and loft insulation in all our own properties where we are able totalling approximately 7500 properties. • All our replacement boilers are A rated and we have completed 327 (including 23 completed under CESP). External Wall Insulation CESP Ph1 - 106 No.in 2012/13. A further 370 installations have been completed since up to November 2014. 	<p>Complete</p> <p>Complete</p> <p>Complete/ on going for 2013/14</p>

	<ul style="list-style-type: none"> • The Council has installed new windows which are 'B' rated in planned maintenance –equating to 330 new windows and 171 new doors in 2012/13. A further 178 properties have new windows and 280 new doors have been installed up to November 2014. • The Council has upgraded loft insulation in 29 properties and completed 1 cavity wall insulation. A further 35 properties have since had upgraded loft insulation up to November 2014. • The Council has been successful in obtaining ECO funding to externally insulate 384 sold wall council properties. 152 were completed prior to Government changes to ECO funding. • The Councils programme of new build council properties specifies a minimum sustainability level 4 where it is achievable on each development. • The Council has and will continue to publish articles in the magazine for Council tenants (The Tenants Times) about efficient use of heating systems, fuel switching and ways of saving on fuel bills. • The Council has completed training with our Housing Officers so they are able to advise council tenants on effective use of heating systems to help them minimise fuel costs. 	<p>Complete/on going for 2013/14</p> <p>Complete/on going for 2013/14 2013/15</p> <p>On going</p> <p>On going</p>
EPC	<ul style="list-style-type: none"> • Average EPC rating in Ipswich including the private sector is 55-68 D • Average EPC rating of 74.5 C/D' in Council homes. 	Ongoing
Planning requirements	<ul style="list-style-type: none"> • In Ipswich a comprehensive approach will be taken to tackling climate change and its implications through: • a) Requiring all new developments to incorporate energy conservation and efficiency measures, to achieve significantly reduced carbon emissions for all new residential and major non-residential developments; • b) All new residential and non-residential buildings shall be required to achieve a high standard of 	The Core Strategy covers the period to 2027, but is being extended to 2031 through a review.

	<p>environmental sustainability, achieving a minimum of Level 4 of the Code for Sustainable Homes or equivalent for new-build residential development, 'BREEAM Domestic Refurbishment Very Good' standard or equivalent for conversions and changes of use to residential, and 'BREEAM Very Good' for non-residential new-build, conversions and changes of use to non-residential.</p> <ul style="list-style-type: none"> • c) All new build developments of 10 or more dwellings to provide at least 15% of their energy requirements from decentralised and renewable or low-carbon sources. If it can be clearly demonstrated that this is not either feasible or viable, the alternative of reduced provision and/or equivalent carbon reduction in the form of additional energy efficiency measures will be required. The design of the development should allow for the progression of feed in tariffs. (Policy DM2 Decentralised Renewable or Low Carbon Energy in the adopted Ipswich Core Strategy 2011). The Core Strategy covers the period to 2027 but is being extended to 2031 through a review. 	
<p>Measures we propose to cost effectively deliver energy efficiency improvements in residential accommodation by using area based/street by street roll out</p>		
	<ul style="list-style-type: none"> • Continue working with the Suffolk Climate Change Partnership to off energy efficiency improvements to all households in Ipswich. • Window and door programme in IBC properties • Replacement boilers in IBC properties with 'A'rated boilers • Delivery of a 2 year ECO programme to install external wall insulation and the Council is identifying if another 250 properties will be eligible for an ECO grant. Although the ECO funding changes stopped this programme, the Council will continue to seek further funding for external wall insulation works. • Launching Green deal in Suffolk through Suffolk Energy Action. 	<p>On going</p>

	<ul style="list-style-type: none"> • Take advantage of opportunities as they arise and where appropriate develop partnerships to access funds and/or projects which will benefit Ipswich residents. 	
Time frame for delivery and national and local partners		
	<ul style="list-style-type: none"> • The Council is working with all local authorities in Suffolk and Suffolk County Council • The measures the Council proposes will require £3,258,675 of investment from ECO and £482,826.76 from IBC. The works will be completed by Keepmoat. Although the ECO funding changes curtailed the income and investment, 152 properties were completed by Keepmoat and a further 45 were completed as part of Green Deal Cash-Back scheme direct by Sustain Services. 	