

EXETER CITY COUNCIL
SCRUTINY COMMITTEE – COMMUNITY
5 MARCH 2013

EXECUTIVE
19 MARCH 2013

ENERGY WORKS 2013/14

1. PURPOSE OF THE REPORT

- 1.1 To seek approval for undertaking energy saving works on the housing stock.

2. BACKGROUND

- 2.1 As part of the Council's ongoing commitment to maintaining our housing assets, we are continually looking for ways to improve the condition of our properties, reduce carbon omissions and potentially reduce energy costs for our tenants.

3 PROPOSALS

Re-roofing and Photo-Voltaic (PV) panels

- 3.1 The housing capital programme for 2013/14 allows for 55 properties in Hawthorn Road to be fitted with new roofs at a cost of £300,000. The aspect of these roofs makes most of them suitable for PV panels to be fitted and preliminary estimates for a 3-panel in roof system are £1961 per property, around £108,000 in total. The estimates for a 5 panel in roof system are £2809 per property which is a total cost of around £155,000.
- 3.2 The annual budget for energy conservation is £30,000. For a number of years, small sums of grant income from schemes such as cavity and loft insulation works has been saved with the objective of re-investing the funds in more energy saving works in our housing stock. Including the under-spend from the 2012/13 budget and the grant income from previous schemes, the 2013/14 budget is £168,000.
- 3.3 We propose to fit as many PV panels as the space and aspects of the individual properties at Hawthorn Road allows because the more panels we install, the greater the Feed In Tariff we would receive and the greater the potential savings are for our tenants. It is estimated that the average annual saving on our tenants' electricity bills would be in the region of £80 and that each set of five panels would save 0.58 tonnes of carbon each year.

Ready for Retrofit trial

- 3.4 We are keen to consider how to improve the thermal efficiency of our stock in order to reduce carbon emissions and reduce our tenants' energy bills. Two units have been identified in Shakespeare Road for a trial. These are standard two-bedroom houses that were constructed in the 1950s and that are typical of many in our portfolio. These properties have already had a thermal survey undertaken on them and appear to be performing poorly in terms of thermal efficiency. The idea is to try a range of measures on these properties as a pilot to determine what could be achieved at a reasonable cost across the stock. We estimate that a budget of £40,000 is required for this pilot, although it is likely some grant funding would be

available for the scheme to off-set this sum. This can be funded from existing budgets.

Window upgrades

- 3.5 Thermal surveys have been carried out on the flats where the external rendering programme works are to be done in 2013/14. They indicate that the fabric of the building is performing quite well in terms of thermal efficiency but that the plastic double glazed windows that were fitted some 15-25 years ago are, in some cases, performing 20% below the surrounding walls. An estimate to upgrade the window glass while the other works are going on is £650 per flat, based on the programme of 48 flats, the total is £31,200. This can be funded from existing budgets.
- 3.6 It is difficult to estimate how much our tenants will save on their fuel bills until the work has been completed and monitoring undertaken. However, changing the windows from Grade C to Grade A will alter the structural heat loss per unit of surface area (U-values) from 1.6 to 1.1, an improvement of 31.25%.

4 RECOMMENDATIONS

- 4.1 **RECOMMENDED** that Scrutiny – Community supports and Executive agrees to commit:

1) the allocated Energy works budget for 2013/14, any under-spend from the 2012/13 budget, Feed In Tariff (FIT) payments and any grant income received from energy efficiency works to install photovoltaic arrays to as many properties at Hawthorn Road as possible, in conjunction with the re-roofing programme;

2) £40,000 from a combination of existing budgets to undertake a trial retro-fit to improve thermal efficiency at two properties identified at Shakespeare Road;

3) £31,200 from the Communal Areas budget for upgrading the window glass on 48 flats, in conjunction with the external rendering programme works.

SARAH WARD
ASSISTANT DIRECTOR HOUSING & CONTRACTS

Local Government (Access to Information) Act 1972 (as amended)

Background papers used in compiling this report:-

None