

EXETER CITY COUNCIL

HECA FURTHER REPORT

ACTION	DESCRIPTION	TIMING
i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES		
	<p>Exeter City Council is a signatory to the Nottingham declaration and the Devon wide declaration on Climate Change. Local authorities in Devon are in the process of joining Climate Local.</p> <p>There are some 50,200 homes in the City of which 31,100 (62%) are owner occupied, 10,500 (21%) are privately rented and 8,570 (13%) are owned by housing associations and the Council. Private rented homes are the least energy efficient and housing association homes the most energy efficient.</p> <p>The City's domestic CO₂ emissions reduced by 8% from 234kt 2005 to 215kt in 2010. Per capita emissions in 2010 are 1.8 t CO₂/person; 28% lower than Devon (2.5) and 25% lower than nationally (2.4).</p> <p>In 2010 DECC statistics show that 13% of the City's homes are fuel poor with pockets as high as 22% in parts of the City. 25% of the City's homes have solid walls with the proportion of solid wall homes rising as high as 98% in some localities. ECO funded solid wall insulation therefore has a potentially important role in improving the thermal efficiency of the City's homes. There are 6 Carbon Saving Community Obligation (CSCO) areas in the City.</p> <p>95% of homes in Exeter have gas. The City has some 800 off gas homes in the Exwick area and a relatively high incidence of electrically heated flats in the city centre. The Renewable Heat Incentive may give the opportunity for these households to switch to lower cost renewable heating technologies with lower running costs. However, the success of the RHI will depend on the details of the scheme which are yet to be finalised by DECC.</p> <p>The council has extensive data on its own housing stock. Housing associations in the District have not been able to supply detail data on their housing stock in the time available. There is a mixed approach to the Green Deal and ECO among Housing Associations with a significant proportion being unwilling to let their tenants take out the Green Deal. The Council is also unwilling for the Green Deal to be taken out on its properties.</p> <p>Exeter adopted a climate change strategy in 2008 and an updated action plan in 2009 (see http://www.exeter.gov.uk/CHttpHandler.ashx?id=13566&p=0) which includes a range of actions in private and council housing [all of / many of] which have been successfully implemented.</p>	<p>Ensure Housing associations can provide data for future reports</p>

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	<p>Priorities for Exeter include:</p> <ol style="list-style-type: none"> 1. Maximising the benefit of ECO funding in and around the City's 6 CSCO areas 2. Outside CSCO areas, focussing on working with landlords in the private rental sector to improve standards in the poorest performing (F and G EPC rated) homes 3. Using monitoring and enforcement of Category 1 cold Hazards where necessary 4. Promoting the Ready for retrofit programme in social housing in the City to achieve improvements and develop the local supply chain 	Priorities will be address in the period 2013 to 2015
ii) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION		
Green Deal and ECO	<p>Funding for measures on social housing in the District is available from the Ready for Retrofit programme, a three year EU funded project to improve social housing stock and stimulate demand in the south west of England (excluding Cornwall). The project will work with the Green deal and ECO to stimulate demand by investing £2.3m of project funds to drive total investment of more than £6m in a minimum of 787 social housing energy efficiency measures. SMEs in the supply chain will receive an intensive business support programme focused on developing delivery capability at scale, value and quality.</p> <p>The energy efficiency of Council owned homes is above the national average and rather than encourage council house tenants to use the Green Deal the Council will continue to improve its stock using its own maintenance budget.</p> <p>It is anticipated that the lessons learned for these projects will inform how the District develops further plans for the Green Deal and ECO. More specifically the Council is seeking ECO funding to provide external insulation on Rennes House, a tower block occupied by 61 vulnerable households.</p>	<p>Participate in Ready for Retrofit in 2013/14/15</p> <p>Develop further plans for 2015</p>
Feed in Tariffs (FIT) scheme	<p>A programme of 288 PV installations has been undertaken on Council homes which are prominent on thoroughfares in the city. In total some 1.6% of homes (~800) have PV installed. The Council's web site signposts information on renewable energy. It is anticipated that Green Deal activity in the District will further stimulate the uptake of the Feed in Tariff with PV forming part of a package of whole house energy measures.</p>	The Council will continue to signpost the FIT from its web site and include renewable energy in its Green Deal and ECO projects.
Renewable Heat Premium Payment (RHPP)	<p>Off gas grid home have the greatest potential to benefit from the RHPP. However, all but 5% of homes in Exeter are on the gas grid which limits the current potential in the City. Unfortunately statistics are not available to enable the council to know how many RHPP installations there have been in the City or which technology type's householders have chosen. The publication of this data would greatly assist a local understanding of progress in renewable heat. The Council is seeking funding to install biomass heating on the Rennes House tower block.</p>	Once the details of the RHI are finalised the Council will signpost from its web site.
Zero Carbon Homes	<p>The City council has built [passive house case study etc.]</p> <p>Exeter's adopted Core Strategy mandates that homes build in 2014 and 2016 comply with Code for</p>	

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	Sustainable Homes level 4 (44% CO ₂ emissions reduction on 2006 Part L) and 5 (Zero Carbon) respectively. Other energy related policies require the use of renewable and low carbon energy to achieve a 10% additional reduction in CO ₂ emissions and the connection to planned district heating networks in Monkerton, SW Exeter and other parts of the City.	
EPCs	Exeter has purchased EPC data for the City. The data contains records on some 18,000 properties (duplicates on 1400). Over 2,500 records contain obviously spurious data (e.g. SAP of 1, zero floor area, energy use of over 1000kW/m ²). The data set is skewed toward the rental sector and smaller properties. Fewer poor performing properties appear in the EPC dataset when compared to the Home Condition Survey. The data also indicates that there may be more electrically heat homes than in the CSE dataset. The EPC's for the Council's housing stock shows that 88% are in band D and above and 68% in band C and above. In the private rented sector there are proportionately fewer properties with low (F and G) EPC ratings than indicated by the home condition survey.	
Minimum standards in the private rental sector	21% of the City's housing, some 10,500 homes are privately rented. The Council's housing strategy policy on housing enforcement (see http://www.exeter.gov.uk/CHttpHandler.ashx?id=12078&p=0) sets out how it applies housing enforcement powers in the City.	Continue with current activity
Smart meters	The Council will await national policy on smart meters to be more fully developed before deciding if it is appropriate for any local authority intervention.	Evaluate over 2013/14
iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT		
	<p>The Government's Green Deal and ECO Impact Assessment suggest that over 70% of measures installed will be ECO funded. The Council therefore considers that ECO providers will be strongly motivated to identify ECO eligible households and that this may naturally lead to focussed deliver of energy efficiency in particular localities.</p> <p>The Ready for Retrofit project will support the installation of measures in social housing in to June 2015.</p> <p>The District aims to establish a pilot ECO partnership with other local authorities and a Green Deal Provider(s) perhaps using the well-established Cozy Devon brand. The Council's emphasis will be to ensure that solutions are directed to the most deprived and vulnerable households.</p>	
iv) TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS		
	<p>Partners in the Ready for Retrofit project include the Energy Saving Trust and Regen SW.</p> <p>The City will continue to engage a wide range of partners nationally in government, the business and third sector and community organisations as needed to develop its programmes. The aim is to develop a pilot ECO partnership with other local authorities and a Green Deal Provider(s) during 2013/14.</p>	

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