

Cold Homes

Improving Places Select Commission

7th September 2021



Key drivers

Health and wellbeing

- Cold homes contribute to excess winter deaths and illnesses, particularly cardiovascular / respiratory disease

Fuel poverty

- The condition by which a household is unable to afford to heat their home to an adequate temperature
- Caused by low income, high fuel prices, poor energy efficiency, unaffordable housing prices and poor quality private rental housing
- National fuel poverty figures increased from 10.3% to 13.4%
- Yorkshire & Humber region has the second highest rate of fuel poverty (16.8%) when compared to England

Council targets to reduce carbon, increase energy efficiency - and thereby reduce fuel poverty

- Council's carbon emissions to be at net zero by 2030
- Rotherham-wide carbon emissions to be at net zero by 2040 (10 years ahead of the Government target for the UK to be net zero-carbon by 2050)

External funding opportunities

- Various funding programmes available – Local Authority Delivery (LAD), Sustainable Warmth, ECO4, Social Housing Decarbonisation Fund
- Maximise opportunity to bring as much grant into Rotherham as possible



Overview / agenda

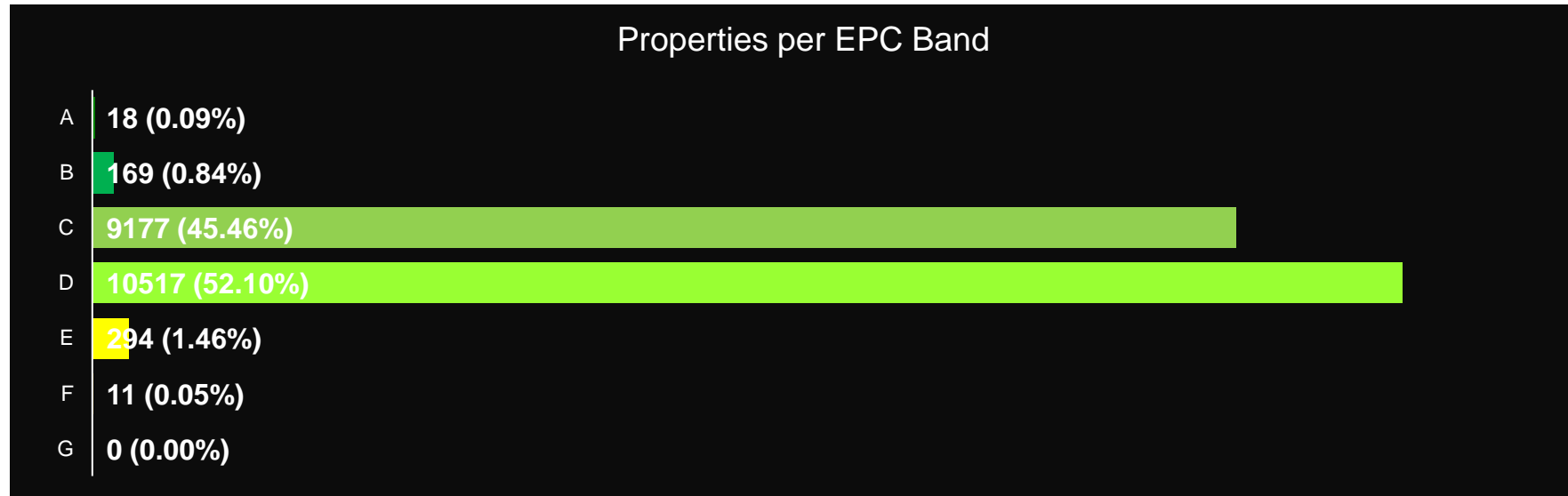
- Council homes
 - Background, current work and future work
- Private sector homes
 - Background, current work and future work
- Advice and support for residents
- Challenges
- Opportunities
- Goals and next steps

Council homes – background (1)

- The Council owns and manages 20,167 homes
- Decent Homes Standard introduced in 2004/5, achieved by 2010
- Since then – focused on improving energy efficiency, inc
 - Energy efficient boilers
 - Double glazed uPVC windows
 - Increased loft insulation
 - External wall insulation to ‘non-traditional’ homes
 - Improved district heating schemes including switches to biomass and new boilers
- Past 3 years - £7.1m Housing Revenue Account investment into these measures

Council homes – background (2)

- Current national EPC average rating is Band D
- Just over half of Rotherham's council homes are in line with national average
- Just below half are above the national average (Band C or above)
- 11 properties that fall into Band F – coal chosen by tenants as main fuel type, will be converted when homes become empty or when tenants choose
- Tenants' fuel bills have increased dramatically, from ave £668 per year in 2012 to £1138 per year in April 2021 (Ofgem figures)



Current work to improve council homes

- Continuing to invest in energy efficiency through HRA business plan
- Working with 'Parity Projects' to understand overall investment needs
- Delivering Local Authority Delivery (LAD) project - successful bid for £1.13m to bring 217 council homes up to EPC band C (The Lanes, East Herringthorpe)
- Works include major elements such as new roofs and insulation, AAA+ rated windows and doors



The Lanes, East Herringthorpe



Future work to improve council homes

Developing zero carbon / zero carbon ready standards for new build council housing

Social Housing Decarbonisation Fund (SHDF):

- Opportunity to bid for grant to improve energy efficiency of social housing
- Target: Homes to achieve EPC band C and reduce heating demand to less than 90 kWh/m² per annum
- Most stock is at band D, and ave kWh/m² per annum for the Council's stock is 113
- Work required to achieve these targets (insulation, windows and doors, draught proofing etc) is challenging and expensive
- Bidding window opened on 23rd August, deadline for submissions 15th October
- Identifying geographical area to focus on as a pilot to develop the 'zero carbon ready' standard for all council homes

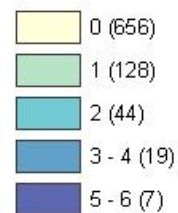
Private sector homes - background

- In 2018, a private sector housing stock condition report and database was commissioned from the Building Research Establishment (BRE)
- SAP ratings - average for private sector homes in Rotherham is 61, which corresponds to EPC Band D
- 2,912 (3.2%) estimated to have an EPC rating below Band E

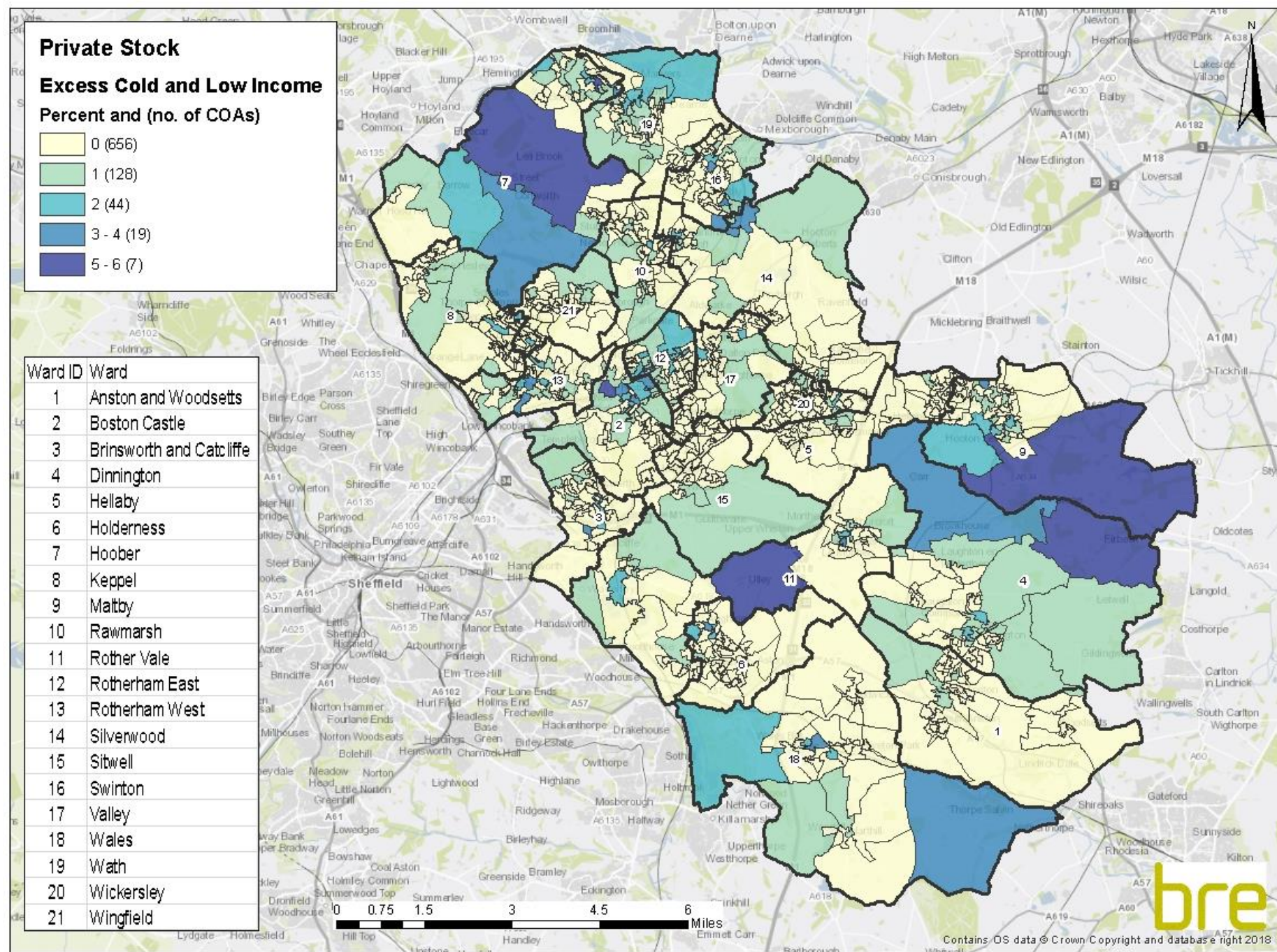
Rotherham		
	Count	Percent
(92-100) A	0	0.0%
(81-91) B	160	0.2%
(69-80) C	18,671	20.4%
(55-68) D	54,167	59.2%
(39-54) E	15,590	17.0%
(21-38) F	2,413	2.6%
(1-20) G	499	0.5%

Private Stock

Excess Cold and Low Income Percent and (no. of COAs)

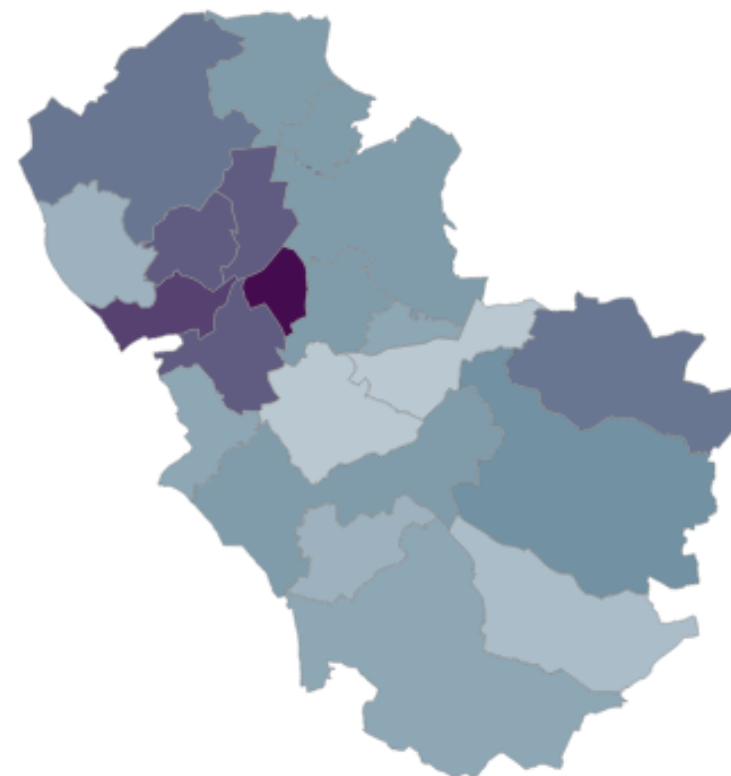


Ward ID	Ward
1	Anston and Woodsetts
2	Boston Castle
3	Brinsworth and Catcliffe
4	Dinnington
5	Hellaby
6	Holderness
7	Hoober
8	Keppel
9	Maltby
10	Rawmarsh
11	Rother Vale
12	Rotherham East
13	Rotherham West
14	Silverwood
15	Sitwell
16	Swinton
17	Valley
18	Wales
19	Wath
20	Wickersley
21	Wingfield



Percentage of low-income households in fuel poverty in the private sector

Ward	% of LIH fuel poverty in private sector
Rotherham East	17%
Rotherham West	15%
Boston Castle	14%
Rawmarsh	14%
Wingfield	14%
Hoover	13%
Maltby	13%
Dinnington	12%
Rother Vale	11%
Silverwood	11%
Swinton	11%
Valley	11%
Wath	11%
Brinsworth and Catcliffe	10%
Wales	10%
Wickersley	10%
Holderness	9%
Keppel	9%
Anston and Woodsetts	8%
Hellaby	7%
Sitwell	7%
Rotherham average	11%



Current work to improve private sector homes

- Continuing to respond to enquiries / complaints about poor energy efficiency standards in private sector homes
- Since 1 April 2020, landlords can no longer let or continue to let properties covered by the Minimum Energy Efficiency Standards (MEES) Regulations if they have an EPC rating below E, unless they have a valid exemption in place
- Selective licensing schemes – include requirement for EPC and measures if below Band E
- Introducing the Community Energy Support Scheme (March 21) – supporting residents to apply for energy support payments and home improvement grants, save money through switching home energy suppliers and any other help needed. So far – direct support to over 80 people in Rotherham.
- Continuing to help residents access Energy Company Obligation (ECO) 3 funding for energy efficiency improvements – Council has a key role in assessing eligibility and providing advice / signposting



Future work to improve private sector homes

- Contributing to the Government's consultation on new ECO4 scheme
- Seeking government funding to ensure compliance with and enforcement of MEES Regulations (bid submitted, awaiting outcome)
- Seeking government funding from Sustainable Warmth Competition – submitted bid for £2.15m to improve 219 private sector homes (awaiting outcome)
- Publishing the Council's Home Energy Conservation Act (HECA) Report for 2021 – which helps inform national policy on energy efficiency
- Promoting the Council's Community Energy Support Scheme more widely
- Considering options for updating private sector housing stock data to assist with future investment planning



Other advice and support for residents

(In addition to Council's Community Energy Support scheme)

- Council's Financial Inclusion Team ensures we discuss energy efficiency with our tenants and residents including the benefits of switching energy supplier
- Initially we discuss the benefits of switching energy supplier during the Income and expenditure process which is completed with all prospective tenants by the Income Pre Tenancy team
- For any council tenants requiring additional support the Tenancy Support Team will go on to discuss the basics of energy efficiency such as being energy smart to save money (including using smart meters and energy monitoring appliances). They will also support tenants to change supplier.
- We also refer/signpost tenants and residents to the RMBC Energy Team and to Citizens Advice Rotherham who can support with further energy efficiency measures such as sourcing insulation, draft proofing etc.



Energy Know How (Rotherham Federation initiative)

2-year project, started in June 2021, aims:

- Reduce physical health problems made worse by high fuel costs by enabling people to be warmer at home and releasing income for other household essentials
- Reduce the anxiety/stress/worry experienced by people who are struggling with high fuel bills
- Deliver energy efficiency advice/support to reduce consumption and resulting fuel costs
- Establish community-led groups to empower local people to reduce future energy consumption
- All Rotherham residents can access support but particular focus on 10 areas: Masborough, Ferham, Swinton, Eastwood, Springwell, Maltby, Kilnhurst, Canklow, Rawmarsh, Dinnington
- Project funded through the Energy Industry Voluntary Redress Scheme'



ROTHERHAM FEDERATION

ENERGY KNOW HOW

Do you want to know how to heat your home for less?

Do you need help to switch your energy provider?

Do you want tips on how to reduce your home energy usage?

Do you want to feel less stressed and worried about fuel bills?

Then we can help!

RotherFed are running an Energy Advice and Guidance project through group sessions, one on one advice, and access to additional support to reduce your energy bills and save money.



find out more

If you want to take part, become a volunteer, or are interested in booking a session at your venue then please contact:

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Challenges

- Net zero carbon by 2030 – cost to achieve this for council homes estimated to exceed £500m – funding strategy needed
- The market having the level of supplies and work force need to deliver both locally and nationally
- RMBC having staff resource to manage the process from bid inception through to completing the works
- Two year delay in reporting fuel poverty figures (latest figures based on data collated in 2019)

Opportunities

- External funding
 - Training Opportunities / job creation for installers and suppliers
 - New Housing Strategy and Green Housing Strategy
 - Strong collaborative partnerships – learning from each other
 - Support from RotherFed, excellent tenant engagement
 - Digital improvements – reaching more people via a range of channels
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Summary of goals and next steps

- Bid for Social Housing Carbonisation grant funding
- Prepare for outcome of Sustainable Warmth Fund bid and be ready to deliver
- Continue to develop Green Housing Roadmap, to be published in April 22
- Publish the HECA Report for 2021
- Promote the Council's Community Energy Support Scheme
- Consider options for updating private sector housing stock data



Questions and discussion

