



Further Report

March 2013

The Home Energy Conservation Act 1995 (HECA) recognises local authorities' ability to use their position to improve the energy efficiency of all residential accommodation (such as owner-occupied, privately rented and social housing) in their areas and consequently make significant contributions in delivering the Government's plans for carbon reduction and addressing fuel poverty.

Under HECA the Council is required to prepare a report setting out the energy conservation measures that the authority considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area.

The Secretary of State regards significant improvements to result from measures that:

- i.) take advantage of financial assistance and other benefits offered from central Government initiatives (such as the Green Deal, Energy Company Obligation and the Renewable Heat Incentive), and;**
- ii.) the Council has developed to implement energy efficiency improvements cost-effectively in residential accommodation by using area based roll-out involving local communities and partnerships.**

A: Home Energy Background and Issues

The South Cambridgeshire Context

- South Cambridgeshire is a mostly rural area (incl. some of the Cambridge urban fringe) set in 350 sq. miles of countryside, with a population of over 139,000 residents across 105 entirely village/parish-based settlements. It is a prosperous area with high levels of economic activity, low levels of unemployment and deprivation (ranked 350 out of 354). It is a healthy area with high life expectancy compared with national ratesⁱ. The long term population projection shows an increase of 39,200 people between 2001 and 2021 with a major increase in elderly residents (60 to 74 age group expected to increase from 16,400 to 31,900, and the 75 and over age group from 9,200 to over 19,100 – 95% and 108% increase in 20 years respectively).
- House prices are high and increasing and there is a shortage of affordable homes.
- There are 61,392 homes in South Cambridgeshireⁱⁱ. 85% of this stock is in private tenure (87% of this is owner-occupiedⁱⁱⁱ – the rate of private rental, at 9.8% is significantly below the national average of 19.3%^{iv}).
- Private sector housing exhibits a significantly younger age of construction (12.8% pre-1919 and 70% post-1964) than the national average (24.5% and 40.3% respectively). The profile for the district shows a significantly higher proportion (28.6%) in isolated rural areas.
- Detached and semi-detached houses and bungalows make up 78% of the total stock, 16% terraced and 6% flats.
- South Cambridgeshire District Council owns and manages 5388 dwellings (incl. 1068 sheltered homes with communal facilities and excl. 348 equity share properties).
- 7.1% of private sector households are in fuel poverty (more than 10% of household income spent on satisfactory heating and other fuel needs) – 9.9% of private rented and 6.6% of owner-occupied households. In comparison, there is a higher level for Council tenants at 12%^v.
- Approximately 20% of households live in properties of solid wall construction and 46% are off the mains gas grid^{vi}.
- Average CO₂ emissions from private housing equates to 5.63 tonnes per dwelling per annum – this is significantly better than the national average of 6.4 tonnes for all private housing in England^{vii}.
- Domestic Green Deal (incorporating ECO) investment potential in South Cambridgeshire is estimated at £187m with an annual CO₂ reduction potential of 75,472t. A 2012 assessment suggested a realistic market take-up of 10% by 2020 (i.e. £18.7m and 7,547t CO₂ annual reduction)^{viii}.
- The Council was a signatory to the Nottingham Declaration and is considering committing to Climate Local. The Council was also a signatory to the national 10:10 campaign and successfully met this commitment at the end of 2011/12.
- South Cambridgeshire has one of the highest take-up rates of PV derived Feed-in Tariff installations in the region.

B: Local energy efficiency plans and priorities

Priorities	Schedule
<ul style="list-style-type: none"> • For our Council stock, we are aiming to achieve an average SAP rating of 70 (Energy Rating C) together with an average reduction in average CO₂ production of 0.28 tonnes per annum (in line with the Warm Homes Standard). 	2015
<ul style="list-style-type: none"> • Work with in a fully functional relationship with a Green Deal Provider, or related accredited Green Deal entity of sufficient capacity, to ensure that residents and businesses across the district can get the best deal from the Green Deal. With this relationship in place, set deliverable targets to reduce fuel poverty and cut domestic carbon emissions across all elements of private sector housing (prioritising those in greatest need – especially solid wall, non-standard cavity wall and older properties in off-gas areas). 	October 2013 onwards
<ul style="list-style-type: none"> • Continue to develop and sustain the very successful South Cambridgeshire Sustainable Parish Energy Partnership (SPEP) in its very valuable role of supporting the emergence and work of local community-based volunteer groups (volunteers currently active in 28 villages). The groups work within their own community circumstances and volunteer capacity to help their fellow residents reduce energy bills, improve their wellbeing, cut carbon emissions and secure a more sustainable future. 	Ongoing

C: Measure we are taking to result in significant energy efficiency improvements of our residential accommodation

Components	Delivery	Schedule
<ul style="list-style-type: none"> Green Deal and Energy Company Obligation (ECO) 	<ul style="list-style-type: none"> - Take through to conclusion the comprehensive work we have been carrying out in partnership with the other Cambridgeshire local authorities to secure a productive relationship with an accredited Green Deal Provider (or similar agent). Work with this Green Deal partner to maximise access to ECO funding (especially Carbon Emissions Reduction Obligation and Home Heating Cost Reduction Obligation elements). - Establish a single Green Deal brand for Cambridgeshire - endorsed by all LA partners and under an LA pre-fixed version of which each district will continue, and further develop, locally tailored area/circumstance sustainable energy work to tackle fuel poverty, rising energy costs, carbon reduction and community resilience. - Implement focused community/neighbourhood/street energy efficiency campaigns to bring residents forward to have Green Deal assessments and then go on to have energy efficiency work carried out (maximising deployment of local suppliers and installers). 	<p>October 2013</p> <p>September 2013</p> <p>From October 2013</p>
<ul style="list-style-type: none"> Insulation 	<ul style="list-style-type: none"> - We have installed loft insulation of 250mm or over in 75% of Council-owned homes (56% have 270mm or over) and installed cavity wall insulation in 92% of homes with wall cavities. We are working towards bringing the remainder in both categories up to the full standard by 2015 - We have to date installed external solid wall insulation to 103 Council-owned homes and plan installation to another 152 homes by the end of 2014. 	<p>2015</p> <p>2014</p>
<ul style="list-style-type: none"> Feed-in Tariff Scheme 	<ul style="list-style-type: none"> - We have installed over 3 MWp of roof-mounted photovoltaic (PV) panel arrays across approximately 900 council house properties and plan to increase this to approx. 5 MWp across approx. 1400 homes. - We have worked with volunteer SPEP groups in support of community bulk purchase schemes for PV panels and will continue to do so as and when possible. - Resident engagement as part of Green Deal delivery work (re. above) 	<p>2014</p> <p>As required</p> <p>From October 2013</p>

<ul style="list-style-type: none"> • Renewable Heat Incentive 	<ul style="list-style-type: none"> - We have to date installed 73 air source heat pumps as replacements for oil-fired boilers. By the end of 2014 this figure will have increased to 133 installations. - Resident engagement as part of Green Deal delivery work (re. above) 	<p>2014</p> <p>From October 2013</p>
<ul style="list-style-type: none"> • New homes 	<ul style="list-style-type: none"> - We have a 10% on-site renewable energy policy for all major housing development sites. Implementation typically prioritises the provision of solar panels for domestic hot water and electricity generation as technologies that effectively contribute to essential utilities with high householder satisfaction levels. The policy also importantly supports the renewable energy supply chain. - Creative use of this policy has allowed for the establishment of a community energy fund in Cambourne that will deliver additional energy saving measures across the whole village. The success of the approach has provided impetus to review implementation elsewhere - As part of the Council's approach to maximising take-up of sustainability measures in new build, it is working closely with two house-builders on two of its major growth areas in bringing forward show homes that demonstrate additional sustainability build options that prospective house buyers can purchase off-plan. Being able to view these features, that range from solar panels to MVHR to rainwater harvesting to eco paint and floor finishes, is of benefit not only to new house buyers but also those interested in seeing them with a view to retrofitting existing properties. This approach is now a formal policy within the Council's draft new Local Plan. 	<p>Ongoing</p> <p>Sept 2013</p> <p>Ongoing</p> <p>2014/15</p>
<ul style="list-style-type: none"> • Collective switching 	<ul style="list-style-type: none"> - We are working with the County Council who are leading in the procurement of specialist switching partner. Once in place we anticipate promoting a marketing programme, registration scheme and subsequent energy auction prior to the switching of citizens who wish to change to the resulting provider. 	<p>November 2013</p>
<ul style="list-style-type: none"> • Warmer Homes, Healthy People 	<ul style="list-style-type: none"> - We have worked with the County Council and local voluntary organisations to deliver the Warner Homes, Healthy People scheme for the last two years, delivering energy efficiency advice and replacement boilers for owner occupiers over the age of 65. We will continue the scheme this winter should the scheme be repeated nationally. 	<p>From November 2013</p>

<ul style="list-style-type: none"> ● Monitoring 	<ul style="list-style-type: none"> - We are presently collating a very significant database from our locally delivered Green Deal Pioneer Places project (70 GD Assessments in the district, 220 countywide) - The intensive retrofit programme of 12 properties in Rampton Drift continues to provide invaluable monitoring data on the benefits of energy efficiency measure and will be used for promotional purposes. - Detailed monitoring will be an essential and invaluable element of our planned contractual relationship with a Green Deal provider (or similar agent) – presently being procured. 	<p>June 2013</p> <p>Concludes Sept 2013</p> <p>From November 2013</p>
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ⁱ 2009, JSNA – End of Life Health Needs

ⁱⁱ 2010/11 Housing Strategy Statistical Appendix

ⁱⁱⁱ 2011, South Cambs Private Sector Stock Condition Survey

^{iv} 2010, English Housing Survey

^v 2011, South Cambs Private Sector Stock Condition Survey

^{vi} Data taken from the Centre for Sustainable Energy, Fuel Poverty Indicator (quoted in Cambridgeshire ACRE, *Rural Issue Paper: Fuel Poverty*, August 2012).

^{vii} 2011, South Cambs Private Sector Stock Condition Survey

^{viii} 2012, Establishing the Community Connection for the Green Deal in Cambridgeshire (Verco, CAG and Public-i)