



Havering
LONDON BOROUGH

TOWNS AND COMMUNITIES OVERVIEW AND SCRUTINY SUB-COMMITTEE

31 January 2022

Subject Heading:	Housing Decarbonisation Targets
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Policy context:	No decision required, for information only
Financial summary:	None – report for information only

The subject matter of this report deals with the following Council Objectives

Communities making Havering	<input type="checkbox"/>
Places making Havering	<input checked="" type="checkbox"/>
Opportunities making Havering	<input type="checkbox"/>
Connections making Havering	<input type="checkbox"/>

SUMMARY

This report provide committee with an update on the decarbonisation activity and forward plan for our HRA housing stock

RECOMMENDATIONS

That members note the contents of this report.

REPORT DETAIL

It is very clear that climate change presents a major global risk and we need to significantly reduce our carbon footprint if we are to minimise the climate, economic and social impacts which will flow from increased temperatures.

We have seen some commitments at national level but we need to change our approach at local level and commit to the changes needed, which is why the leader committed LBH to a net zero carbon approach by 2040, over and above the government's target of 2050.

Domestic heating and hot water production is estimated to contribute 21% of the UK total carbon emissions and whilst we as a council can help influence private owners, we can make direct changes in our HRA Housing stock to help meet our target.

In addition to the 2040 target the Fuel poverty regulations impose an obligation on landlords to bring all properties up to EPC band C by 2030.

Our current domestic property portfolio is largely 1940s, 50s and 60s built properties which were not designed to meet the modern insulation and ventilation standards, and therefore need considerable work to bring up to the levels required. Whilst most of our stock is traditionally built we have circa 14% non-traditional forms such as Wimpey No Fines, Cornish and BISF which cause additional issues (some forms have gone way past their design life)

The Decent Homes programme, in which we insulated cavity wall and lofts, installed efficient condensing boilers and double glazing plus some previous programmes of

installing external wall insulation to some of our non-traditionally built properties means that our average SAP rating is circa 70 (EPC C), however we have circa 2,600 properties currently below a band C. (note, we do not have EPCs for every property and so some information is estimated, we will be undertaking full EPCs to all properties as part of an ongoing stock condition survey approach)

In order to address this we undertook with Savills a high level assessment of the possible measures required to bring all properties up to an EPC C initially and ultimately zero carbon.

The assessment looked at realistic and appropriate measures and identified that we would need to spend circa £23k per property which would achieve an 87% carbon reduction. This would require a spend of £276m across our entire stock, when we remove costs for Decent Homes type programmes which are already in the business plan we will need to identify circa £200m to achieve this.

The remaining 13% carbon reduction would require significant additional investment in deep retrofitting properties, but is felt that the decarbonisation of the electrical grid plus improving technology will close this gap as opposed to spending additional monies, and we consider this a more appropriate approach.

Our new Housing Asset management Strategy (attached Appendix 1) has embedded a zero carbon approach across all future workstreams, and this will be a key consideration as we design programmes which will maximise our investment benefit. For example we are looking at how we can de-gas our high and medium rise building to remove a significant fire risk as part of our building safety approach, and will use this as an opportunity to invest in zero carbon alternative solutions.

We will be developing a full road map for each property to ensure we have a clear programme of activities to achieve the 2030 and 2040 targets and ensure the HRA business plan includes sufficient monies and the most appropriate investment decisions are made across the portfolio.

We are also looking at possible external funding streams to reduce the impact on the HRA, we have recently submitted a bid for £1.0m through the Social Housing Decarbonising Fund (SHDF) which will allow us to bring a number of our poorest performing properties up to a band C. We expect to hear if we have been successful by the end of December, but given the very tight delivery schedule of this programme we have already put in place the delivery vehicle should we be successful.

IMPLICATIONS AND RISKS

Financial implications and risks:

Legal implications and risks: There are no immediate legal implications or risks arising from this paper.

Human Resources implications and risks:

Equalities implications and risks:

NO EQIA has been completed as this paper is for information only