



- condition such as cardiovascular, respiratory, disability, long term health conditions or have vulnerable children with a respiratory conditions living with them as confirmed by a health or social care professional
- or be in an area we are targeting for energy improvements
- or be a private landlord who is working with the Council in accepting nominated tenants

The Council's Housing Assistance can also be used to top up financial assistance available from other initiatives such as ECO obligation funding, public health funding.

### **Minimum Energy Efficiency Standards in the Private Rented Sector**

For a number of years Tonbridge and Malling Borough Council has had a policy in place that any privately rented properties we are directly placing in for the purposes of temporary accommodation, emergency accommodation or through help with rent deposits should be at least an EPC rating of D or above. This was to ensure the property would be reasonably efficient to heat and enable the tenant to be warm and not fall into fuel poverty.

We intend to ensure that we routinely check the Energy Performance Certificate of all privately rented properties that we now visit to identify ones that we need to target to help the landlord to meet the required minimum energy efficiency standards.

We can support through the offers available through the Kent Warm Homes programme, our own financial assistance and ultimately if required we will take enforcement action.

Where we identify a property that fails the proposed minimum energy efficiency standard we will use our local information to determine if this is a geographical area/street we need to target information to because of the nature of the property type/construction. We will resource this through existing Private Sector Housing Team staff who routinely under take work around energy efficiency as part of their day to day inspections.

Through the Building Research Establishment (BRE) the Council undertook a dwelling level housing stock modelling exercise to model the housing conditions in our area and created a database of modelled data. This data has subsequently been mapped. The model estimates for private sector stock suggests an average 'SimpleSAP' of 52 and estimates 16% of private sector households have a category 1 hazard as assessed using the Housing Act 2004 – Health & Safety Rating System (HHSRS). The most common category 1 hazard being excess cold at 7%.

The Council is committed to working towards the targets set out in **Kent Environment Strategy (KES)**, and delivering the actions under the KES Implementation Plan 2017 which in relation to home energy conservation seeks to improve the resource efficiency of Kent homes reducing costs, tackling fuel poverty and improving health outcomes (Theme 2 MR6.2) through:

- Delivering a coordinated retrofit programme across Kent and Medway, such as the Warm Homes programme
- Developing and delivering a Fuel Poverty Strategy for Kent and Medway

Ongoing

Greenhouse Gas emissions and carbon emissions in domestic energy

Fuel Poverty and Public Health

**'Delivering Affordable Warmth, A Fuel poverty strategy for Kent'** has recently been developed by the Kent Energy Efficiency Partnership (KEEP-Gravesham BC acting as lead ) with the aim of reducing the negative impact of fuel poverty, in line with national targets, and cold homes on the health and well being of Kent residents. The action plan that sits under this strategy highlights the importance of partnership working to ensure a joined up approach to reduce fuel poverty levels across Kent.

We aim to assist Government to meet it's carbon reduction targets set out in the Climate Change Act 2008.

Current Kent performance on emissions (industry, domestic, and transport) shows the 2020 target to reduce carbon emissions by 34%, based on the 2005 baseline, has almost been reached.

The total reduction for Kent in CO<sub>2</sub> from 2005-2014 is 4,118 kt CO<sub>2</sub> (31% total reduction). In the Tonbridge and Malling area the kt CO<sub>2</sub> reduction is 34% with a reduction of 40% t CO<sub>2</sub> per capita. The domestic sector CO<sub>2</sub> emissions have reduced to 1.7t CO<sub>2</sub> per capita with a reduction of 0.5t per capita on the 2012 figure.

Using data from BEIS Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2014 available at <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>

Tonbridge and Malling Borough Council has a part-time resource based in our Private Sector Housing Team dedicated to improving domestic housing energy efficiency and part of this role is around alleviating fuel poverty. It is also the role of the wider Private Sector Housing Team through their work in the private sector including HHSRS inspections, offering energy advice and financial assistance for energy efficiency measures.

As at 2014 using the Low Income High Cost Fuel Poverty indicator the borough had an estimated 7.5% households in fuel poverty (3,740 out of 49,737 households). This is below the Kent average of 8.9% and the South East average of 8.3 %.

To assist in the reduction of fuel poor households:

- We aim to provide access to affordable warmth through local initiatives. Over the last two years we have obtained additional funding from Public Health Kent to provide winter warmth assistance. We have promoted a collective switching scheme in partnership with 4 Kent authorities to help residents find out about cheaper energy tariffs.
- We will take advantage of any government initiatives (financial assistance and other benefits) for energy efficient measures and tackling fuel poverty, for instance by providing warm homes assistance to top up funding for measures that cannot be fully funded under the ECO scheme.
- We aim to work with key partners and utilise Council funding to deliver schemes which seek to address hazards

2017 onwards

Ongoing

in the home and in particular cold homes. Currently schemes include the West Kent Hospital Discharge scheme, GP Warm Homes Prescription scheme, single point of contact for health professionals for housing condition referrals in West Kent and the Council's Warm Homes and Home Improvement Assistance funding.

We aim to work with other Kent authorities and local partners to reduce fuel poverty levels in Kent and have helped develop 'Delivering Affordable Warmth A Fuel Poverty Strategy for Kent' and action plan (Gravesend BC lead authority). The strategy identifies key aims and objectives, recognising that a multi-agency approach is essential in addressing fuel poverty. A recent Fuel Poverty Action Plan workshop brought together a range of local authority, housing, health professionals and voluntary organisations to discuss inform and strengthen the action plan.

Data from BEIS Fuel Poverty Statistics 2014

<https://www.gov.uk/government/statistics/2014-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>

**i) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION**

Local schemes from April 2015- March 2017

The following schemes/plans have taken place to help reduce fuel poverty and deliver financial assistance to private sector housing residents to help fund energy efficiency improvements:

Scheme name	Funding	Completed measures
Winter Warmth scheme 2015-2017	Public Health funding administered by TMBC	10 boilers Total scheme spend £28,478.18
TMBC Housing Assistance 2015-2017	Council funding	2 boilers 1 new central heating systems  Total scheme spend £9,982.83  There are currently 14 on going applications for heating, including 1 first time heating
Kent Warm Homes Affordable Warmth scheme Phase 2 2015-2017	ECO	62 completed measures including: 7 boilers* 32 cavity wall insulation (CWI) 3 Loft insulation (LI) 20 Loft insulation top up (LI Topup) Total Cost £59,919.69 ECO funding £30,572.15

Completed April 2015- March 2017

	<b>Total</b>	No of measures	14 boilers, 32 CWI, 3 LI, 20 LI Top up			
		Estimated sum of yearly CO <sub>2</sub> (kg) saving**	38,861.2			
		Estimated sum of yearly saving (£)**	£8,991			
		Estimated sum of lifetime CO <sub>2</sub> (kg) saving**	1,417,220			
		Estimated sum of lifetime saving (£)**	£317,172			
	Annual savings calculations are based on property /fuel type and using EST saving estimation figures * including 5 boilers funded through Winter Warmth scheme and 1 boiler funded through housing assistance scheme. **Includes 1 x Park-home property assessed as bungalow property type					
		<ul style="list-style-type: none"> <li>We promoted and made available the Councils' Housing Assistance including Warm Homes Assistance and Home Improvement Assistance providing funding to ensure properties are adequately heated where scheme criteria met.</li> <li>We promoted the Energy Deal collective switching scheme in partnership with 4 Kent local authorities (part of the Big Community Switch) which aims to help householders access cheaper energy tariffs, assisting in maximising household income and helping to alleviate fuel poverty. Since joining the scheme the sum of saving to residents over six participating auctions is £131,591.33.</li> <li>We explored the development of a cross tenure retro fit scheme to improve the energy efficiency and thermal performance of an area of hard to treat properties of 'Wimpey No Fines' construction with a registered housing provider and funding opportunities to support a private sector offer. Unfortunately a suitable private sector offer could not be developed given available levels of funding were reduced.</li> <li>We worked in partnership with Kent County Council Public Health to provide heating and insulation measures to residents where a member of the household meets qualifying health criteria as part of the Winter Warmth scheme.</li> <li>We undertake Warm &amp; Healthy Home visits to identify significant health and safety hazards in the home including cold homes, provide information to residents and advise and signpost residents to available funding, including assisted connections to mains gas networks where appropriate.</li> <li>We continue to run a GP Warm Homes prescription scheme, which helped illustrate the benefit of having a single referral mechanism across organisations. West Kent authorities (including TMBC) have developed a single health referral mechanism which coordinates health improvement, financial and housing advice including energy advice and housing assistance advice to help vulnerable residents access affordable warmth.</li> </ul>	2015-2017	Ongoing	2015- 2017	Ongoing

Local schemes and initiatives from 2017

- We communicate information and encourage referrals from partners in the health sector through our Warm & Healthy Homes newsletter
- TMBC delivers in partnership with Tunbridge Wells BC and Sevenoaks DC a Health & Housing Coordinator and Handyperson scheme which sits within the local CCG acute hospital discharge team. The aim is to help vulnerable residents have a timely but safe hospital discharge and includes a home visit to ensure their home is free from hazards to reduce readmission to hospital. This will include ensuring adequate and efficient heating and insulation.
- We have worked with social care to second two Occupational Therapist to work alongside our Private Sector Housing team and although their focus remains around a person's needs their visits will include ensuring vulnerable residents have adequate heating in their home.

A number of schemes commenced in 2015-2017 and will continue (see above)

- We will continue to promote the Energy Deal collective switching scheme and aim to participate in the next campaign with the auction taking place in May 2017.
- We will continue to target energy efficiency measures in line with our Housing Assistance policy to provide a safe environment for vulnerable residents including energy efficiency measures to make homes warmer. This will include identifying target areas utilising available data and information.
- We will continue to expand our partnership working, for example the West Kent Health & Housing Coordinator and Handyperson scheme, locally based Occupational Therapist pilot scheme, falls prevention work, Kent County Council care navigators and Clinical Commissioning Group Health and Social Care Co-coordinators.
- We will seek to extend our single referral mechanism to other professionals working in our community.

Ongoing

Ongoing

Ongoing

Ongoing

Ongoing

Ongoing

Ongoing

Registered Social Landlords

The main housing provider in the Tonbridge and Malling area is Clarion Housing Group (formed following the recent merger of Circle Housing Group and Affinity Sutton). Between April 2015 to December 2016 Circle Housing Russet installed the following energy efficiency measures in their Tonbridge and Malling area social housing stock:

Measure/activity	Number	Total estimated savings for residents
Condensing Boiler	641	£63,500
Air Source heat pump	2	£1,000
External wall insulation	26	£6,500
Energy advice/tariff switching/energy debt relief	380	£77,000

Smart meters

We will seek to work in partnership with RSLs in the Tonbridge and Malling area to explore opportunities for cross tenure energy efficiency initiatives/schemes where funding is available.

As a member of Kent Energy Efficiency Partnership we will engage with Smart Energy GB to explore ways to raise resident awareness of the smart meter programme. We will signpost residents to smart meter information through our website and at local events. We will also seek to raise awareness of the smart meter programme with housing providers.

We are interested in exploring how shared energy consumption data made available through the smart meter programme may be used to inform and deliver energy services such as identifying under heating/not heating of a home which will link to integrated approach of services to improve health outcomes and reduce fuel poverty.

Boilers and heat pumps

Where a boiler is installed under the Gas safe scheme it is self-certificated by the installer and Tonbridge and Malling Building Control is notified of the installation once works are completed. Where heat pumps are covered under a self-certification scheme the same process would apply

Where works are carried out under the competent person scheme no advance notification to Building Control is required and the competent person provides the owner with a certificate confirming the installation has been carried out with the requirements of relevant regulations. The scheme operator notifies the local authority.

ECO

Following the new changes to the Energy Company Obligation (ECO), the Council is awaiting the publication of BEIS guidance note giving more detail on 'flexible eligibility' provision. It is also being discussed through the KMSEP from a Kent perspective.

**ECO measures installed in Tonbridge and Malling area by ECO Obligation up to end of September 2016**

ECO Type	ECO measure installed -TMBC	ECO measures installed in Kent
CERO	1,233	14,805
CSCO	366	6,342
HHCRO	303	6,788
<b>Total</b>	<b>1,902</b>	<b>27,935</b>

## Data from BEIS 2017

<https://www.gov.uk/government/statistics/household-energy-efficiency-national-statistics-detailed-report-2016>

### **Kent and Medway Sustainable Energy Partnership (KMSEP)**

Tonbridge and Malling Borough Council is an active partner within the Kent and Medway Sustainable Energy Partnership (KMSEP). The KMSEP is an executive level group providing overall direction to the establishment of a coordinated retrofit programme of sustainable energy efficiency measures and sustainability retrofitting for Kent and Medway.

The partnership comprises public, private and voluntary sector bodies including representation from all local authorities in Kent and Medway, water companies, registered housing providers in Kent, National Landlord Association, and the Kent Members of the South East Consortium. Key aims of the partnership are:

- To ensure residents and businesses get a clear and consistent message about what funding and finance options are available to support retrofitting of energy efficiency measures.
- To tackle fuel poverty by drawing in as much Energy Company Obligation (ECO) and other funding to Kent as possible.
- To support our local network of Small/Medium Enterprises (SME's) to be 'Green Deal Ready' and take advantage of economic growth and opportunities in the sector.
- To reduce carbon emissions in Kent and Medway.

### **Kent Warm Homes initiative**

Since March 2012, the KMSEP has run the Warm Homes initiative to provide a clear and subsidised offer to residents for making energy efficiency improvements to their homes. In October 2014, a Retrofitting Framework was procured with 15 service providers to offer subsidised heating, loft, and cavity wall insulation to residents, taking advantage of available Energy Company Obligation (ECO) funding (HHCRO/CERO/CSCO) and public health funding to reduce the cost of these measures for residents.

To date, the Warm Homes initiative and its Retrofitting Framework has:

- Supported 2220 energy measures across 2075 homes in Kent and Medway.
- Utilised £1.6million of ECO grant funding and £1.3mil public health and wider government funding to make energy measures as affordable as possible.
- Saved residents an estimated £8.8million on their energy bills across the lifetime of these measures.
- Saved an estimated 38,0000 lifetime tonnes of carbon dioxide across Kent and Medway.

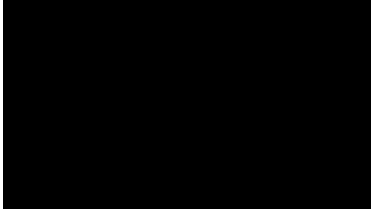


	<p>An independent county wide Warm Homes Call centre has also been procured with the support of the Kent Energy Efficiency Partnership (KEEP) and is delivered by Shepway Lifeline. To date, the Warm Homes call centre has processed 1235 referrals for residents into the Warm Homes initiative.</p> <p>From April 2017, the Warm Homes initiative will continue to take advantage of ECO funding (CERO/AWG) and wider partner funding to provide subsidised energy measures to residents across Kent and Medway.</p> <p>In April 2015 TMBC worked in partnership with the appointed Warm Homes insulation installer on a mailing to all households to signpost residents to the County wide loft and cavity wall insulation offer.</p>	<p>Ongoing</p> <p>Ongoing</p> <p>Completed</p>
<p>Renewables and Sustainable Energy</p>	<p><b>Renewables Energy for Kent</b> was a study undertaken by Aecom in 2012 and funded through Interreg IVc project ClimactRegions. This has given Kent local authority partners an understanding of the key opportunities and restraints for the deployment of renewable energy across the county and underpins the Kent wide Renewable Energy Action Plan April 2013-18. Through undertaking these actions, Kent will look to achieve a 10% reduction in carbon emissions in the county and unlock the potential for Kent's economy. This is equivalent to 13.2% of our energy usage through renewable energy deployment.</p> <p>We provide information on renewables on our website and signpost residents to advice and funding schemes.</p> <p>There have been 1,145 Feed in Tariffs registered in Tonbridge and Malling up to December 2016 (BEIS) and 62 Domestic Renewable Heat Incentive registered in Tonbridge and Malling between April 2014-February 2017</p> <p><a href="https://www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics">https://www.gov.uk/government/statistical-data-sets/sub-regional-feed-in-tariffs-confirmed-on-the-cfr-statistics</a></p> <p><a href="https://www.gov.uk/government/statistics/rhi-deployment-data-february-2017">https://www.gov.uk/government/statistics/rhi-deployment-data-february-2017</a></p> <p>We are in the process of preparing a new Local Plan and in doing so will have regard to the Government's National Planning Policy Framework and the application of approved Building Regulations in respect of energy.</p>	<p>2013-2018</p> <p>Ongoing</p>
<p>Minimum standards in the private rental sector</p>	<p>We continue to work and engage with our local landlords to encourage them to improve the energy efficiency and achieve minimum housing standards within their properties. This will be achieved through:</p> <ul style="list-style-type: none"> <li>• Enforcement action to remove Category 1 Excess Cold hazards as assessed using the HHSRS</li> <li>• Providing a Landlord information pack containing information on improving energy efficiency and ECO funding.</li> <li>• Provision of energy efficiency information at landlord forums and in communication to landlords.</li> </ul>	<p>2010 – 2018</p>

	<ul style="list-style-type: none"> <li>• Making available Council funding to private sector landlords for energy efficiency improvement works where housing council nominated tenants.</li> <li>• Preparing for and raising awareness of the Private Rented Sector Energy Efficiency Regulations (Domestic) to ensure any Band F and G rented stock is improved.</li> <li>• Using only Band D and above EPC energy efficiency rated properties for applicants to the Council's rent deposit scheme to acquire private rented sector accommodation</li> </ul>	
Promotion/Media/Advice	<p>We will communicate energy advice information and promote messages about what funding and finance options are available to support retrofitting of energy efficiency measures through Warm Homes packs, leaflets, Kent Warm Homes website, local events and the Warm Homes call centre.</p> <p>We continue to provide information regarding funding, finance options for energy efficiency measures and local energy efficiency schemes through the:</p> <ul style="list-style-type: none"> <li>• Council website and social media</li> <li>• Private landlords forum</li> <li>• Local media including press releases, parish newsletters</li> <li>• Community events and forums for example, health and wellbeing days, older person days</li> </ul>	Ongoing
<b>iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMODATION BY USING AREA BASED/STREET BY STREET ROLL OUT.</b>		
	<p>We aim to deliver cost-effective energy efficiency improvements in area based residential accommodation through:</p> <ul style="list-style-type: none"> <li>• Seeking to identify areas with a high proportion of Band F &amp; G EPC rated properties to target energy efficiency advice to the least energy efficient properties and also assist with reducing fuel poverty.</li> <li>• Undertaking targeted mailings from time to time across the whole borough to raise awareness of energy efficiency schemes and increase the number of referrals for energy efficiency measures.</li> </ul>	Ongoing
<b>iv) NATIONAL AND LOCAL PARTNERS</b>		
	<p>We continue to work with the Kent Energy Efficiency Partnership to deliver all areas of energy conservation measures that we consider to be practicable, cost effective and likely to result in significant improvement in the energy efficiency of residential accommodation.</p> <p>Through the Kent Private Sector Housing Group and the Kent Energy Efficiency Partnership we have developed 'Delivering Affordable Warmth A Fuel Poverty Strategy for Kent ' and action plan (Gravesham BC lead authority) and will build on existing partnerships to take forward the fuel poverty agenda and deliver against the action plan.</p>	On going

	<p>We will work as part of the KMSEP to promote messages about what funding and finance options are available to support retrofitting of energy efficiency measures and share good practice.</p>	
	<p>We work with partner agencies such as the local Home Improvement Agency, Kent Public Health, Falls Prevention Service and the West Kent Hospital discharge scheme to identify and reduce the health impact of cold homes, signposting residents to the help available to help them keep their homes warm.</p>	
	<p>We will also continue to work with other partners including NHS CCGs, voluntary organisations and other Kent based partnerships.</p>	

Signature



Signed off by: Julie Beilby

Position: Chief Executive  
Date: 31 March 2017