

CRAWLEY BOROUGH COUNCIL HECA REPORT 2021

The Home Energy Conservation Act 1995 ('HECA') requires all 326 local authorities (LAs) in England to submit reports to the Secretary of State demonstrating what energy conservation measures they have adopted to improve the energy efficiency of residential accommodation within that local authority area. This covers measures to improve properties in the owner-occupier, private rented and social rented sectors. BEIS uses data submitted through

- Green Homes Retrofitting Programme – targeting Crawley’s private sector housing stock and stimulating business and economic growth and job creation in green construction, complementing

emissions by 2050. Local economic recovery and job creation, alleviation of fuel poverty and improved health outcomes through housing stock retrofit programme.

Solar Together – after the initial outlay of PV system, will Produce long-term householder savings in terms of energy bills and carbon reduction. Local sub-contractors were used for associated works e.g. scaffolding and any future scheme will focus more on onboarding local installers who meet the required standards.

By promoting uptake of retrofit measures to able to pay homeowners and landlords, the Warmer Sussex programme reduces domestic energy use

The local green supply chain is currently being assessed and analysed using our principal Crawley Homes' contractors Mears, Wates and Liberty Gas. We are actively reviewing their qualifications and resources for green supply chain future development. First impressions show a lack of skills and supply chain for local area resources.

What actions are you taking, if any, to upskill and/or grow the local energy efficiency installer supply chain? This could include the facilitation of training, and local installer networking opportunities.

To upskill and grow the local energy efficiency installer supply chain we are working in partnership with Crawley College to provide a 'Centre of excellence for decarbonisation' to Tj-0.3.04 ()11.3 (f)0 Tw 5.(W)-47de w

understand their own carbon efficient offerings in terms of retrofit for the future projects, consider continuous ways of reducing fuel poverty for the benefit of Crawley Homes' tenants.

Ongoing programme across property portfolio retrofit insulation – top up loft and cavity wall insulation, external wall insulation to add PAS2035 additional measures. LED lighting installation in communal areas of flats and sheltered blocks. New programme to fit battery storage in communal blocks already supplied with a solar PV system.

How does your LA currently/how will your LA in future plan to go about identifying suitable housing stock and measures for retrofit?

What barriers, if any, does your local authority face enforcing these regulations (e.g. identifying non-compliant properties/landlords, budgeting/resourcing, any legal issues)?

No particular barriers. The main issue is the lack of time/resources to enforce regulations.

Do you directly target landlords of EPC F and G rated properties to enforce these regulations? If yes, how? If no, please explain.

Due to a lack of resources we are unable to proactively target landlords.

Financial support for energy efficiency

Where possible, please set out your answers to the following questions by tenure (owner occupied, privately rented, or social housing).

What financial programmes, if any, do you have to promote domestic energy efficiency or energy saving? If applicable please outline the budget (and % of the budget that is used), where such funding is sourced and where it is targeted.

We provide discretionary repair and renovation interest-free loans for private sector to fund certain works considered essential to meet the government's Decent Homes Standard. 'Safe & Warm at Home' Grants are offered to disabled and vulnerable private sector residents. These however are not 'targeted' at fuel poor households, instead used reactively.

What future investment for energy efficiency or low carbon heat measures do you have planned, and when are these investments planned for?

Crawley Town Investment Plan Fund Green Homes retrofitting programme. The financial forecasts show a start in financial year of 2022/23.

Some funding allocated for the 'NetZero Collective' 10 Crawley Homes trial properties in 2021/22, then awaiting future funding availabilities when we have results from monitoring, along with more accurate timescales for installation, completions and supply chain delays.

Sussex with updates on the fuel poverty support services and links to the West Sussex energy website and area-based home energy advisor services. These communications are also shared internally and with wider community working with vulnerable low income residents. Talks and short training sessions are provided to community front line worker and staff at the local authority.

[How does fuel poverty interlink with your local authority's overall Carbon Reduction Strategy?](#)

Key strategic external objectives and aims of our carbon reduction strategy promote sustainable housing, set an example with our own social housing stock, the delivery of Local Heat Network schemes to help reduce energy costs and reduce fuel poverty, provide low carbon, decentralised energy network for the Town. The West Sussex Fuel Poverty Partnership Framework for Action proposes that improving the energy efficiency of homes may also contribute to carbon reduction initiatives.

[Please highlight any fuel poverty issues specific to your area.](#)

Difficulties in effectively targeting private rented sector housing, which can be poorly maintained, combined with low incomes, high living costs and a

All surplus income from the YES commission payments (after project management and marketing costs had been covered) was paid into the Fuel Poverty Fund established to provide financial support to vulnerable households struggling to pay their energy bills across Sussex. £22,000 was used for emergency fuel vouchers to help vulnerable households across Sussex with their bills. Using a low-cost approach to marketing-

The Energy Company Obligation (ECO)

Has your local authority published a Statement of Intent (Sol) for ECO flexibility eligibility?

Yes <https://www.arun.gov.uk/download.cfm?doc=docm93jjm4n14794.pdf&ver=15155>

Please answer the following questions to help us to understand LA Flex delivery in more detail:

How many declarations were issued for low income vulnerable households?

101

How many declarations were issued for Fuel Poor households?

79

How many declarations were issued for in-fill?

None

What is the highest income cap published in your Sol?

£3,846 Monthly (after housing costs for households with two adults and four or more children) (£46,155 annual)

If you have used an income over £30k gross, what reason have you given?

Income thresholds have been defined to take into account the higher living costs in West Sussex. ONS data on average income levels across West Sussex has been analysed. An income threshold of 80 per cent of the West Sussex mean income is considered a tailored and appropriate proxy, in conjunction with the other eligibility criteria, for identifying a low income household in West Sussex.

Do you charge for declarations to be signed? If so, please state how much?

No – but this is something we are exploring at the moment.

Smart metering

Please provide a brief statement outlining your current or planned approach to promote smart meter take up and supporting residents to achieve benefits.

Void Crawley Homes properties are fitted with new smart meters by British Gas. As part of the Your Energy Sussex energy tariff, which we supported and promoted until its closure in January 2020, customers were encouraged to sign up for a smart meter as part of the government roll-out.

Please provide further information on activities relating to smart metering, including but not limited to:

- a. Integrating approaches to delivering energy efficiency improvements in residential accommodation
- b. Arranging for smart meters to be installed by energy suppliers in vacant social housing premises

Void Crawley Homes properties belonging to Crawley Borough Council are fitted with new smart meters by British Gas.

- c. Using social landlords to promote smart meter uptake
- d. Including smart meters in landlord licencing schemes
- e. Supporting residents who have had appliances condemned for safety reasons
- f. Other supporting activities

Future schemes and wider incentives

Please outline any further schemes or wider initiatives not covered above that your local authority has carried out or is planning to undertake to improve energy efficiency in residential accommodation.

We are in the process of reviewing our Local Plan. Policies SDC1 & SDC2 of the 2021 submission draft Local Plan incorporate tighter standards for energy efficiency and use of low/zero carbon energy sources for new-build developments.

We will explore the introduction of newer, greener technology as part of the phase two plans of the Town Centre District Heat Network.

Crawley will continue its involvement in the Greater Brighton Energy Plan, which has a wide range of investible energy projects underway and plans to transform energy systems in the areas of low carbon heating, renewable energy, the transport revolution, energy efficiency and energy saving, and smart energy systems.