

Decarbonisation works for Housing

Housing Sub-Committee
January 2023



What we will cover...

- Background information
- Works complete and current position
- Decarbonisation plans for our stock
- Decarbonisation plans for private sector
- Our approach to Housing Net-zero (our stock)
- On-going work and Opportunities
- Questions



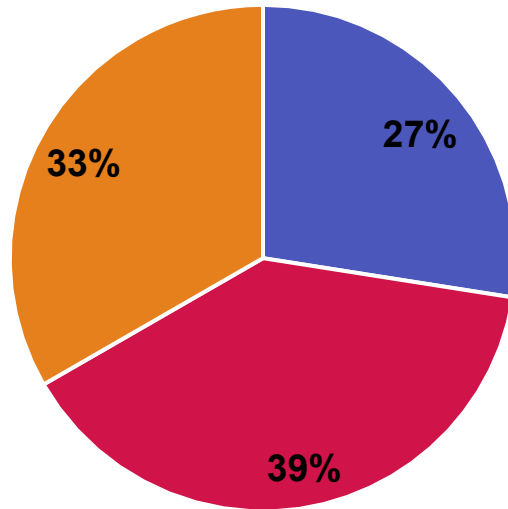
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North Tyneside Council

The Borough's carbon footprint

Borough carbon footprint 2020



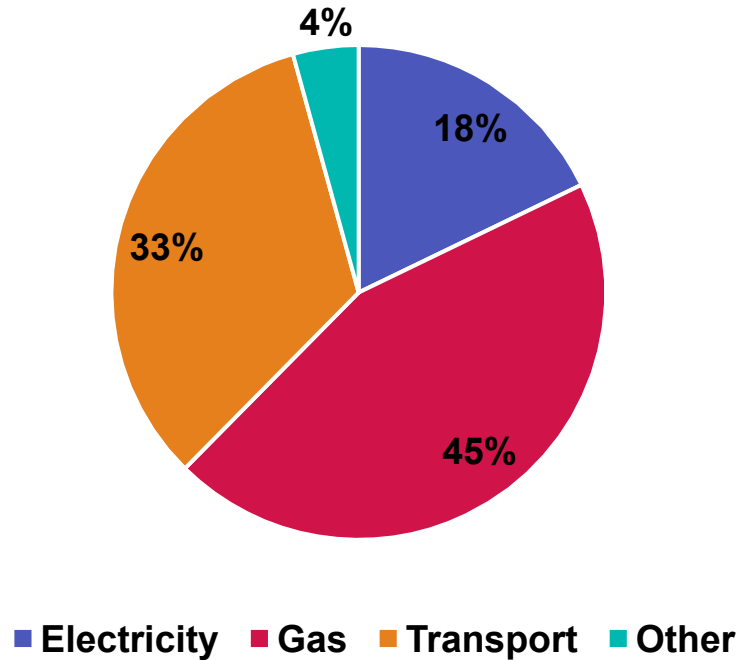
■ Business ■ Domestic ■ Transport

2020 = 767,200 tonnes

Business	Down 62%
Domestic	Down 42%
Transport	Down 31%
Overall	Down 47%

The Borough's carbon footprint

Borough carbon footprint 2020



2020 = 767,200 tonnes

Electricity	Down 74%
Gas	Down 32%
Transport	Down 31%
Other	Up 6%
Overall	Down 47%

Background information...

- North Tyneside has circa 97,000 homes
- Housing Revenue Account has 14,281
- This equates to 14% of all housing

- We have more influence over our own stock through our investment decisions
- However, there is a finite amount of money that restricts our ability to deliver our ambitions

Background information...

- Our own stock totals 14,281 homes:
 - 13,357 General needs homes
 - 924 NT Living PFI homes
 - 332 communal areas
- A HRA New Build Programme
- A 30-year HRA Business Plan (focus on Decent Homes)
- Housing Asset Management Strategy

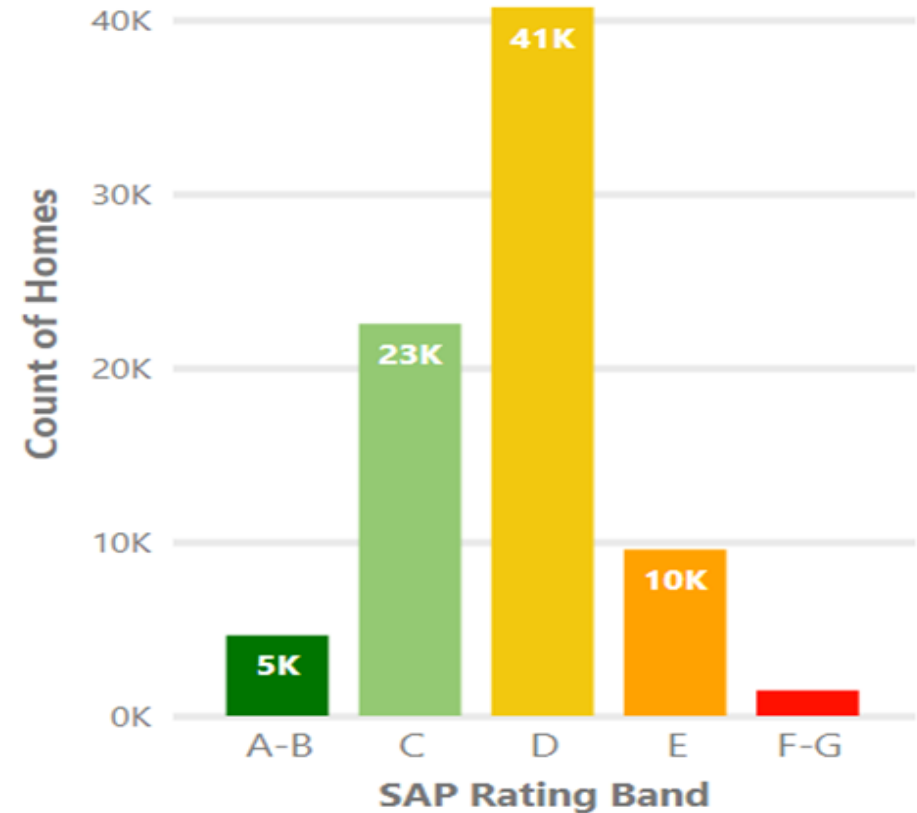


Background information...

- Private Sector Ownership
 - Own home outright - 31,038 (32.3%)
 - Own home with a mortgage or shared ownership – 30,737 (31.9%)
 - Private rented - 14,692 (15.3%)
 - Social rented – 19,765 (20.5%)
- Owners responsibility for improvement and repairs
- Always relied on Grant funding to support the Private Sector

Works complete and current position...

- Historic delivery through Warmzone
- Investment delivered through a range of grants
- Traditional measures offered and installed:
 - Cavity wall insulation
 - Loft insulation and to-ups
 - The odd boiler replacement



Works complete and current position...

- Private Sector stock has Average SAP rating of 64 (Low Band D)
- The following energy efficiency measures have been installed under the Green Homes Grant LAD Schemes:
 - LAD1 : 486 measures installed in 400 low-income homes, taking 319 homes to EPC C
 - LAD2: 120 measures installed in 102 low-income homes, bringing 67 homes up to EPC C
- With £4.4m invested

Works complete and current position...

- Council owned homes
- Done a lot and been successful
- All homes have cavity wall insulation and loft insulation
- Completed external insulation works to all non-traditional homes (830)
- Installed double glazing to all homes
- Communal areas have high efficiency lighting
- Installed high efficiency condensing boilers (20% Hydrogen)

Works complete and current position...

- Installation of Solar PV arrays to over 1,690 homes
- Experimented with voltage optimisers, rad-fans, Oxy pods, etc
- BREEAM excellent and very good across our 26 sheltered accommodation sites; covering 924 homes and communal facilities

Range of different measures:

- All well insulated
 - Some with underfloor heating
 - Some with Solar PV
- First to get electric vehicles in our fleet in 2019
 - Accessed grant funding to deliver ASHP's and Solar PV
 - Fabric first approach to our New Build + Solar PV
 - Recently completed our first 'off' gas' homes (HUSK)

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Works complete and current position...

- Investment decisions put us in a good position
- Our SAP rating is 72.88 (EPC Band C is 69 to 80) (top quartile)
- SAP rating nationally is 66 (EPC Band D)
- EPC rating of our properties:
 - 11,322 Band C or above (79.3%)
 - 2,928 Band D (20.5)
 - 31 Band E (0.2%)

Currently reviewing some EPC certificates following investment

- Know that new Decent Homes Standards will link to EPC ratings

Works complete and current position...

- In terms of getting to Net-Zero
- Currently no real low cost affordable solutions (no low cost high impact solutions)
- Identification of the right technologies
- Lots of options (what's best and what's first)
 - Fabric First
 - Solar PV
 - Battery Storage
 - ASHP
 - Information, education and behaviour change
- ***How do you avoid investment regret***
- Cleaning the grid is the real solution

Works complete and current position...

- To bring our Council owned homes up to a maximum efficiency rating is estimated to be £500m
- To bring Private Sector homes up to maximum efficiency rating is estimated to be £2.7bn
- Unintentional consequence of making homes air tight
- Linked to condensation mould (not damp)
- Issue to be mindful of

Decarbonisation works to our homes...

- Identified works we can afford to do to our homes
- Included in our HRA Business plan
- 15,012 measures amounting to £46.35m monies through to 2030:
 - 1,538 Solar PV arrays to be installed
 - 5,640 High Efficiency Condensing boilers
 - 4,720 homes having LED lighting
 - 1,576 homes having replacement cavity wall insulation
 - 1,538 loft insulation
- This years works currently being delivered
- Funding bid in for further grant funding (SHDF)

Decarbonisation of Private Sector...

- Currently delivering LAD3 funding consisting of 320 measures by April 2023 (£3.7m)
- NoTCA - Developing business model for a 'one stop shop' energy advice centre and green finance
- On going work to access grants to support low income homes
- Support ECO4 and ECO Plus programmes
- NEPO - Retrofit and Decarbonisation Framework
- Influence Private Sector

Our approach to Housing Net-zero...

- We have a workstream linked to Carbon Net-Zero Board:
- Report progress monthly
- Identified and report on 5 key areas:
 - General Needs Housing - Energy efficiency, technology, funding, fuel poverty
 - Sheltered Accommodation – Energy efficiency, technology, funding, fuel poverty
 - Communal Areas – Electricity usage, technology, funding
 - New Build - Energy efficiency, standards, technology, funding, fuel poverty
 - Private Sector - Energy efficiency, influence, technology, funding, fuel poverty
- Challenge will always be levels of funding

On-going work and opportunities...

- Deliver on decarbonisation works included in HRA Business Plan
- Review HRA Business Plan as new technologies or solutions become available
- Construct all new build homes above building regulations (EPC Band A)
- Utilise Local Government Association Grant to support consultancy support around green initiatives for new build and retrofit (£25k)

On-going work and opportunities...

- All new builds from 2023 will be off gas utilising a range of decarbonisation technologies, 2 years ahead of government target of 2025
- Consider Fuel Poverty implications of moving to electricity based solutions
- Affordability and availability of decarbonisation technology and solutions
- Move to electric fleet when renewal due (120 vehicles)
- Funding is our main barrier

On-going work and opportunities...

- Look at Retrofit skills and training required for existing teams
- Delivering training to our teams to maintain new technologies installed
- Looking at how we may grow our delivery teams to install decarbonisation works to our homes (availability)
- Continuing to explore grant funding opportunities as they arise
- Provide feedback and respond to consultations of retrofit
- Influence changes in Private Sector

Questions ...



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