



Investment to improve council homes & heating systems to address fuel poverty

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Investment strategies for delivering affordable warmth

- Schemes featuring social stock with owner occupied/private rented bring better long term value
- Good housing data is incredibly valuable / critical
- Fuel poverty is a massive long term problem

- » **Context & introduction**
- » **Why get involved?**
- » **Delivering best value**
- » **Working in partnership**



Flintshire – context & intro



- » **Population..... 150,000 people**
- » **Total housing stock..... 62,000 homes**
- » **Estimated number of fuel poor... 8000 homes (estimated)**
- » **Council stock..... 7,500 homes**
- » **Council stock average SAP..... 66.74**
- » **Minimum SAP target 65**

Why affordable warmth is a priority

- » **Sustainability is Wales' central organising principle**
- » **Welsh carbon emission reduction target:**
3% year on year from 2011 / 80% by 2050
- » **Welsh Housing Quality Standard (WHQS) attainment target of 2012:**
 - » Minimum SAP rating of 65
 - » Homes free of damp
- » **Welsh target to eradicate fuel poverty by 2018**



Council heating programme

- » **Housing asset management plan**
 - » Kitchens
 - » Bathrooms
 - » Smoke detectors
 - » Heating
- » **Target of replacing 1,100 heating systems per year**
- » **£60million over 6 years**
- » **'No' vote in 2012 Stock transfer ballot**
- » **Revised WHQS attainment target of 2020/21**

WHQS & carbon reduction targets

- » **WHQS won't meet 80% carbon reduction by 2050**
- » **Decent homes is even less likely to deliver**

Getting started

Step 1) Identify the scale of the task

Step 2) Where are they and what are they?

Step 3) Define the delivery strategy

Step 4) Undertake good procurement

Step 5) Deliver

Step 1 – Scale of the task

Volume x type of measure x property type

300 x fuel switch x 3 bed. detached house

400 x fuel switch x 2 bed. mid-terrace house

100 x fuel switch x 2 bed. end-terrace house

Step 2 – Further info

- » **Where are the properties?**
- » **Can I identify any further information about them or their occupiers?**

Local super output area information

Benefit information

Ages of residents / tenants

Distance from mains gas

Suitability of properties for renewables



Step 3 – Delivery strategy

- » **What are the resource requirements?**
- » **How can these be met?**

Availability of finance & time:

Council budget

Central government grants

Community finance

Availability of skills & time:

Community & customer engagement

Project management

Local installers

Step 4 - Procurement

- » **What are the broader expectations of the programme?**
- » **Who is going to do the work?**
- » **How am I going to manage them?**

Performance management

SME involvement

Accountability

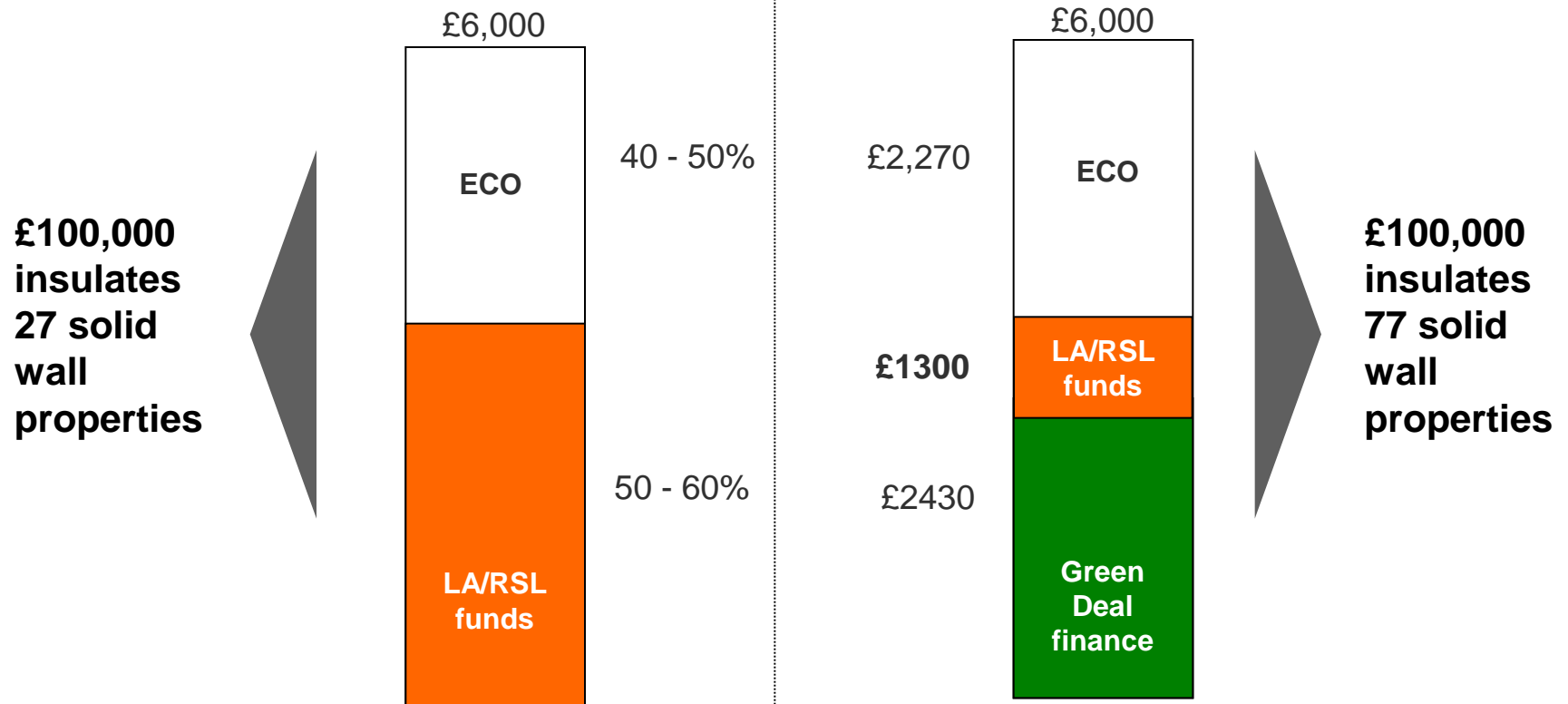
Fee generation for the LA/RSL

Best value & other community benefits

Supply chain management

Delivering best value

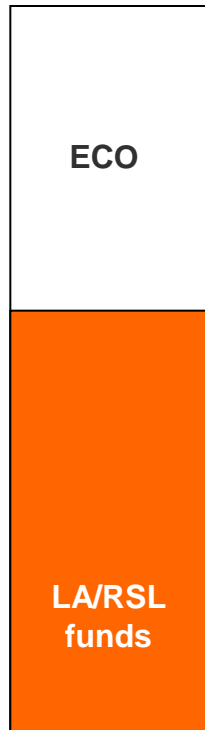
Social stock or owner occupied / private rented



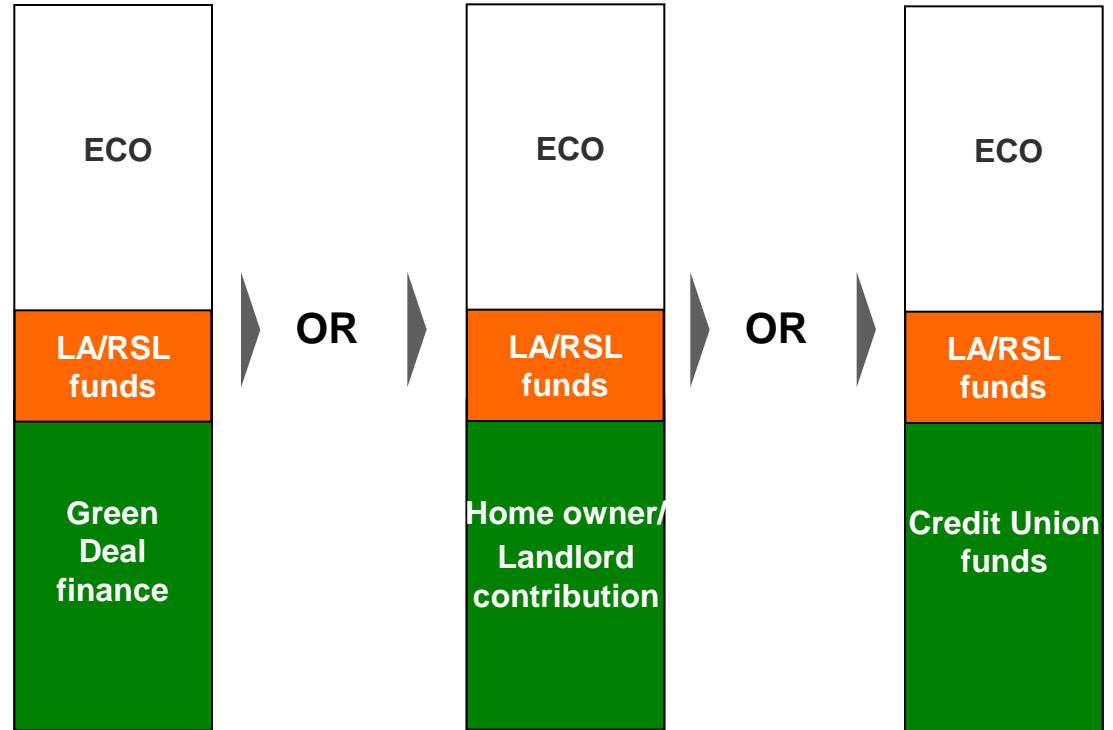
Source; EST, Marksman Consulting analysis

Delivering best value

Social stock



Owner occupied / private rented



Why does Flintshire get involved?

Looking beyond just heating can provide additional:

- » Job creation
- » SME business opportunities & support
- » Fuel poverty reduction
- » Better quality housing (WHQS or otherwise)
- » Health & wellbeing benefits
- » Carbon emission savings
- » Local control over delivery of ECO
- » Lower energy bills & income maximisation
- » Match funding with regeneration & housing renewal

Working in partnership

- » **Common targets**
- » **Strong & consistent contractor management**
- » **Robust & consistent procurement**
- » **Aggregated volume**
- » **Supply chain management**



Outcomes in 2012/13

» Regional

- » Mapping of regional energy efficiency needs
- » Regional officers working group established
- » Collaborative Green Deal business case
- » North East Wales ECO framework 2013 - 2017

» Flintshire

- » Lifetime carbon savings of over **100,000 tonnes**
- » Annual domestic **heating bill savings** of **£130,000**
- » Short listed by CIH Cymru for **Outstanding leadership by a local authority**



Diolch yn fawr iawn
Thank you

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