WIRRAL COUNCIL

HOME ENERGY CONSERVATION ACT 1995 – FURTHER REPORT

FEBRUARY 2013

1. INTRODUCTION

Wirral Council published its first Home Energy Conservation Act (HECA) 1995 Report in 1996 and provided annual reports to Government as required until reporting was suspended in 2009. Wirral Council however continued to collate data and calculate carbon dioxide (CO_2) emissions and energy consumption reductions until the original 15-year timeframe for HECA had ended in 2011, as it provided information for other reporting purposes. By 2011, energy efficiency activity in Wirral had reduced energy consumption by the equivalent of 30.15% of the 1996 baseline, with the target being 30%.

In 2012, the Secretary of State for Energy & Climate Change issued guidance to local authorities in preparing "further" reports under HECA for 31st March 2013 and for subsequent two-yearly progress reports.

As required by the guidance, this report sets out energy conservation measures which Wirral Council considers ***practicable, cost-effective*** and likely to result in ***significant improvements*** in the energy efficiency of residential accommodation in Wirral.

2. SETTING THE SCENE

2.1 THE HOUSING STOCK IN WIRRAL

Wirral Council is a metropolitan unitary authority with a population of 319,783 and 140,583 households[1]. It is situated within the county of Merseyside and the Liverpool City Region. The Borough is located on the Wirral peninsula and has the Irish Sea to its north, the River Dee to the west, the River Mersey to the east and it shares a land border to the south with Cheshire West & Chester Council. Principal towns within the Borough include Birkenhead, Wallasey, Moreton, West Kirby, Hoylake and Heswall.

The split of housing tenure in the Borough is as follows[2]:

Tenure	Number	Percentage
Owner occupied	94,843	67.46%
Private rented	22,275	15.84%
Social rented	21,329	15.17%
Shared ownership	713	0.51%
Rent free	1,423	1.02%

The Council transferred its housing stock to Wirral Partnership Homes and Beechwood & Ballantyne Community Housing Association in 2005.

The report provides the context for improving energy efficiency in the Borough, taking account of deprivation and fuel poverty levels, the impact upon health of cold homes locally, existing energy consumption and CO_2 emissions and the potential for energy efficiency measures. The report concludes by stating the energy efficiency activity needed by the Council and partners over the next 15 years to see an improvement in the energy efficiency of residential accommodation.

2.2 DEPRIVATION AND FUEL POVERTY IN WIRRAL

Wirral has extremes of income levels; one particular lower super output area (LSOA) within Bidston & St James Ward is the 24th most deprived in the country whilst others are amongst the most affluent. The rate of child poverty in Wirral in 2010 was 24.4%, equating to 17,155 children[3], which is above both the North West and UK averages.

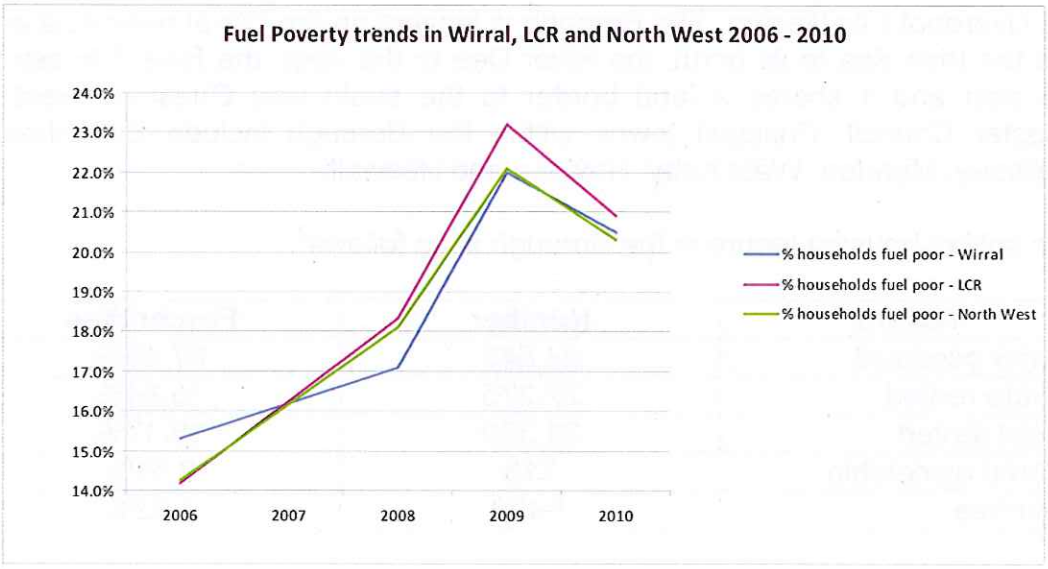
There are 57 LSOAs in Wirral which fall within the 15% most deprived areas nationally. This equates to around 31% (43,000) of all Wirral households.

Fuel Poverty in 2010 affected 28,270 Wirral households. This is equivalent to 20.5% of all Wirral households and is slightly less than the Liverpool City

[1] Tables H01 and P07, Census 2011, ONS
[2] Table KS402EW, Census 2011, ONS
[3] HMRC, August 2012.

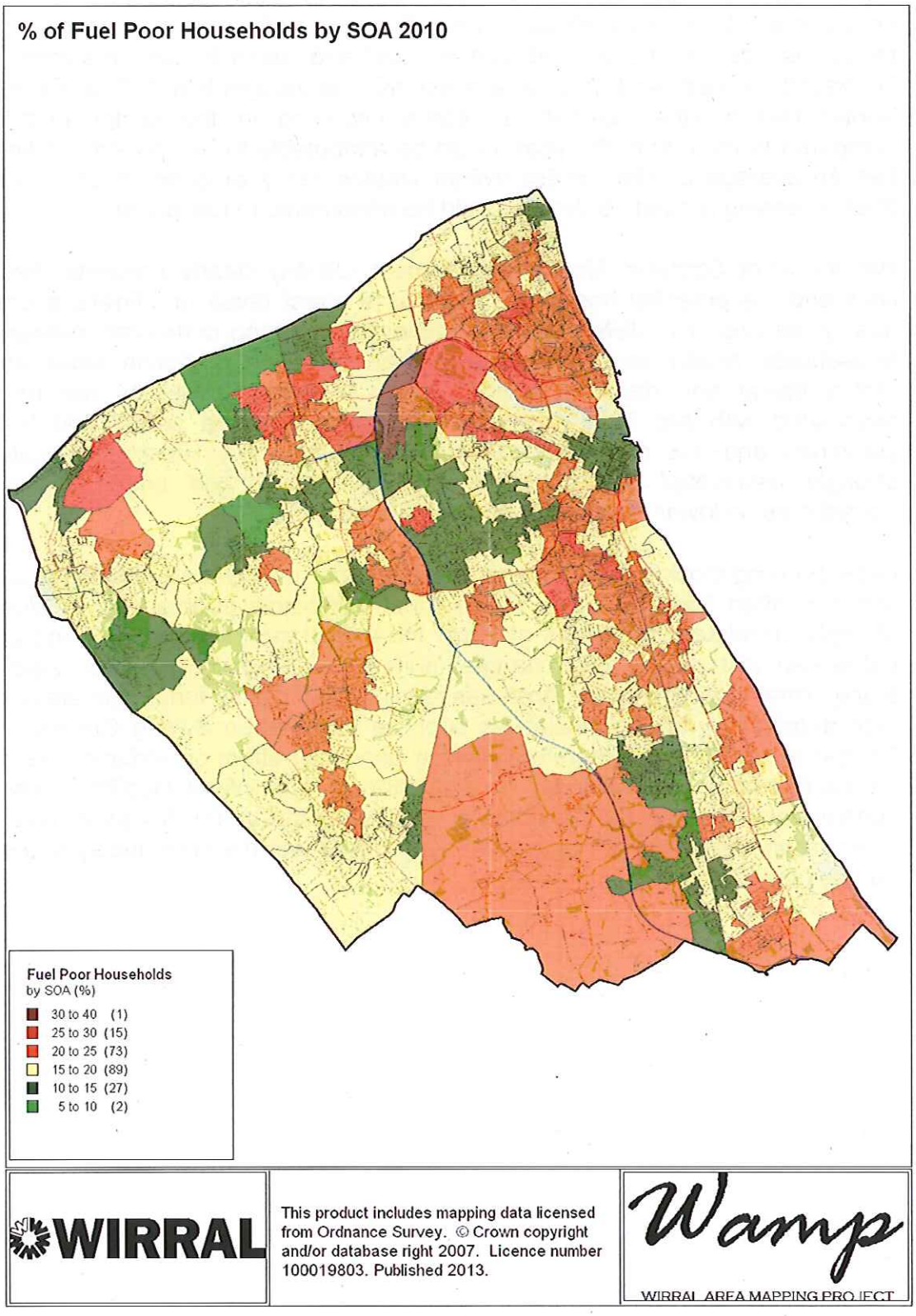
Region (LCR) average but slightly more than the North West (NW) average. The graph below in figure 2.1 shows the trend in fuel poverty levels in Wirral since records began in 2006 and comparison with the LCR and NW.

Figure 2.1



Within Wirral, fuel poverty ranged from 31% in an LSOA within Bidston & St James Ward to 9.3% in an LSOA in Greasby, Frankby & Irby Ward. Levels of fuel poverty by Lower Super Output Area can be seen i in Figure 2.2, which shows similar trends to those of deprivation and child poverty, with high levels concentrated within the Birkenhead and Wallasey parliamentary constituencies.

Figure 2.2


% of Fuel Poor Households by SOA 2010
Fuel Poor Households
by SOA (%)
30 to 40 (1)
25 to 30 (15)
20 to 25 (73)
15 to 20 (89)
10 to 15 (27)
5 to 10 (2)
WIRRAL
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Wamp
WIRRAL AREA MAPPING PROJECT

2.3 THE IMPACT UPON HEALTH OF COLD HOMES

The impact of cold homes on the health of their occupants is well documented. Illnesses such as Chronic Obstructive Pulmonary Disease and Heart Disease can be exacerbated by cold and damp homes, resulting in increased GP visits and hospital admissions. It is thought that 10% of Excess Winter Deaths (the number of deaths occurring in the winter months compared to the rest of the year) could be attributable to fuel poverty[4]. Wirral had an average of 189 Excess Winter Deaths per year between 2004 and 2009, meaning around 19 deaths could be attributable to fuel poverty.

Wirral's Joint Strategic Needs Assessment (JSNA) clearly presents these links and the potential harms to health as a direct result of Wirral's poorer quality housing. The JSNA states that there is a strong correlation between households' health and well-being and the condition of house stock and that in Wirral non decent dwellings and Category 1 Hazards are most associated with pre 1919 properties, the private rented sector and both converted and low rise purpose built flats. Category 1 Hazards are also strongly associated with properties occupied by those under 25 and households on lower incomes or in receipt of benefits.

Older housing stock contains higher levels of poor quality, deteriorating stock, which is often home to some of the most vulnerable people and in Wirral strongly correlates with areas of lower life expectancy. Figured 2.3 and 2.4 below demonstrate the stark changes in life expectancy between the stations along Wirral's railway lines.[5] Area-based energy efficiency funding in areas of high deprivation, through initiatives such as the Carbon Saving Community Obligation (CSCO), will therefore have a beneficial effect on reducing health inequalities and potentially on life expectancy. The Wirral Healthy Homes scheme also assists by providing a referral pathway for front-line health workers who identify a link between their patients and the poor quality of their homes (see 7.5).

[4] Ch 3.3, Para 37, "Fuel Poverty – the problem and its measurement", Prof. John Hills, October 2011
[5] http://info.wirral.nhs.uk/

Figure 2.3

Female Life Expectancy at Birth by Wirral Railway Station, Overlaid on IMD 2010 Deprivation Score, by Wirral LSOA, 2008 - 2010 Pooled

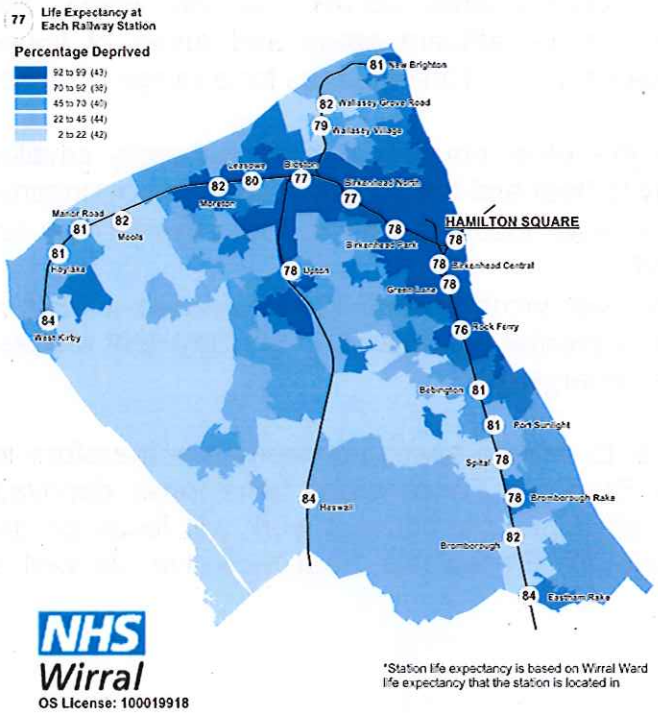
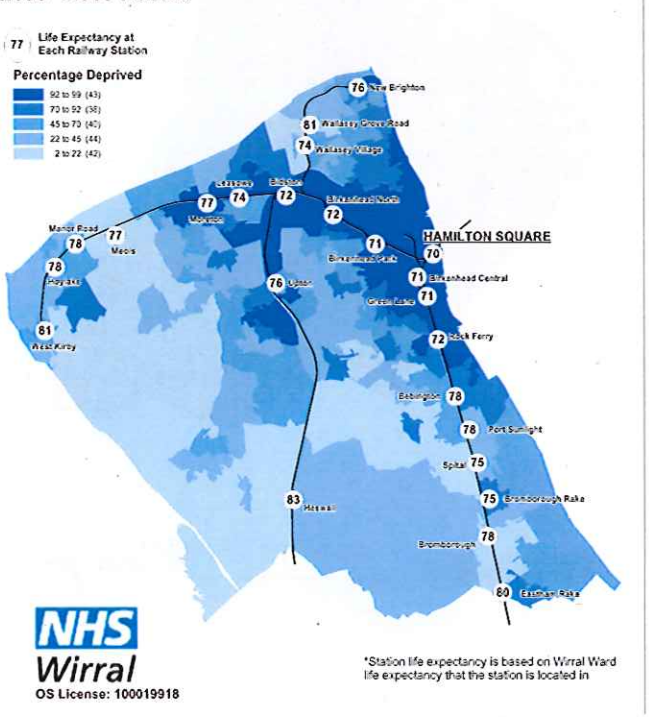


Figure 2.4

Male Life Expectancy at Birth by Wirral Railway Station, Overlaid on IMD 2010 Deprivation Score, by Wirral LSOA, 2008 - 2010 Pooled



3. ENERGY USE AND CARBON EMISSIONS

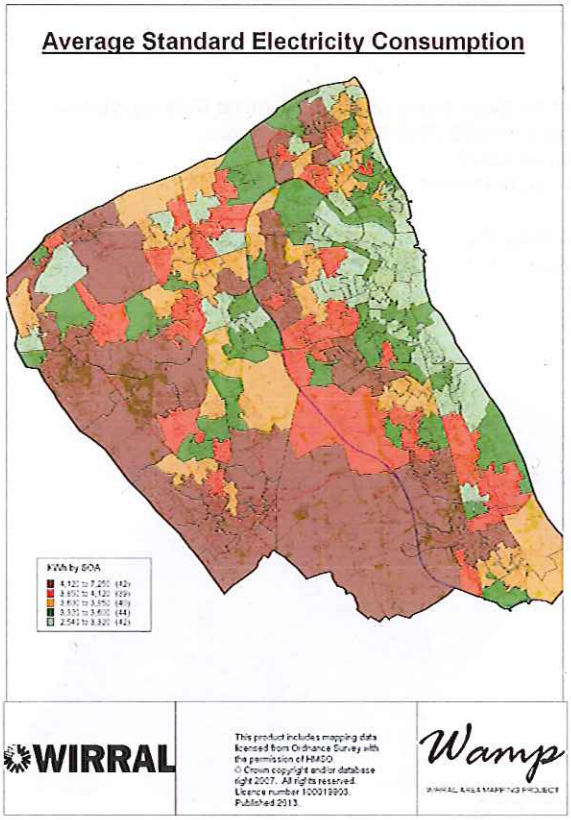
3.1 Electricity and gas consumption in the domestic sector

Figures 3.1 and 3.2 show the estimated distribution of electricity and gas consumption in the domestic sector in Wirral in 2010, in kilowatt hours (kWh) per Lower Super Output Area (SOA). On the whole, areas of higher consumption mirror more affluent areas and areas of lower consumption mirror those of lower income. This happens for a range of reasons such as:

- The Borough's older housing stock is generally smaller and requires less energy to heat and mainly lies in areas of low income;
- Those with lower incomes and in fuel poverty may under-heat their homes; and
- Those with lower incomes may be more aware of their consumption, in part due to a greater prevalence of pre-payment meters and therefore reduce their energy use.

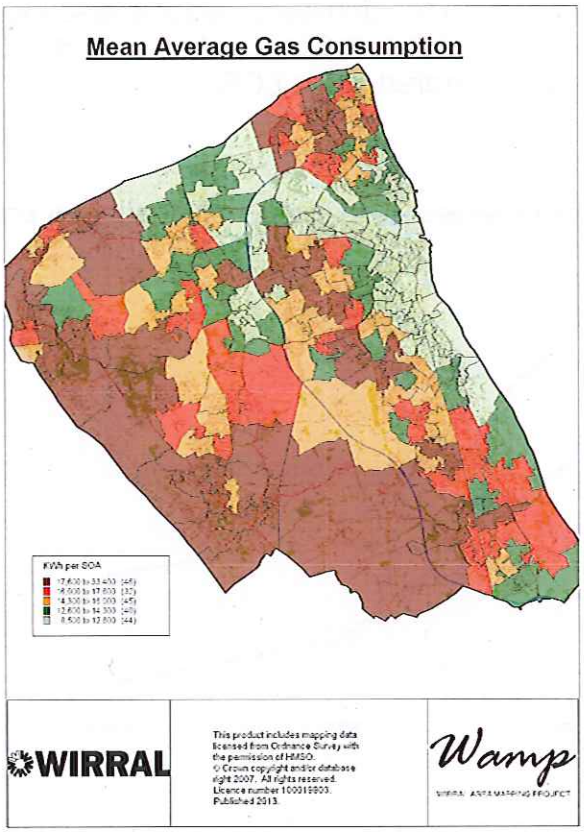
A greater potential to reduce energy consumption therefore lies in the west and south of the Borough. These areas have lower deprivation levels and therefore energy efficiency promotional work will focus on the Green Deal, Feed-in Tariffs and the Renewable Heat Incentive, as well as behavioural change.

Figure 3.1[6]



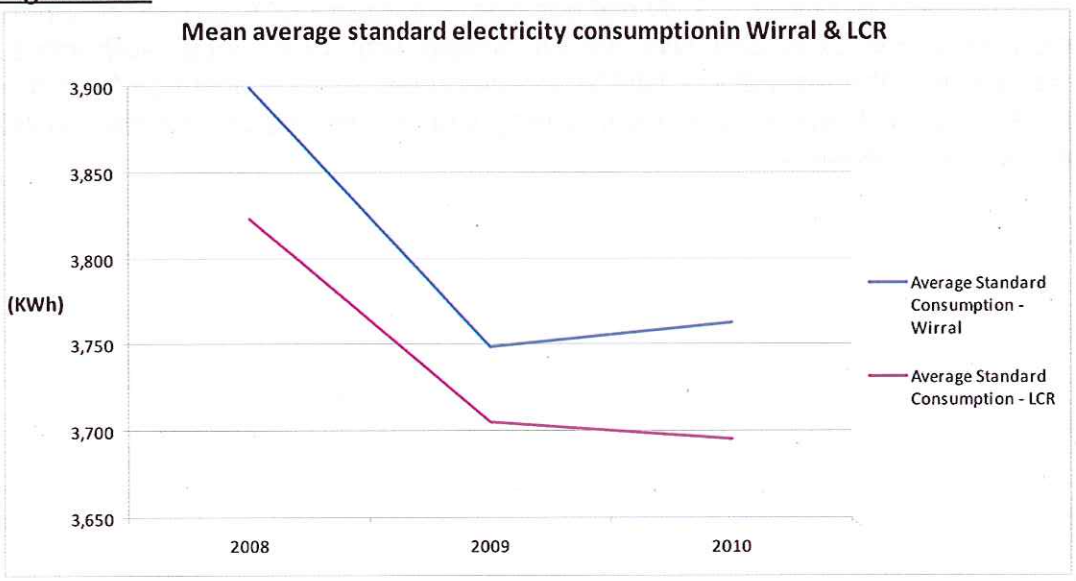
[6] Department of Energy & Climate Change

Figure 3.2[7]



The graph in figure 4.3 below shows estimated standard electricity consumption in Wirral compared to the Liverpool City Region from 2008 to 2010. Consumption continued to drop across the City Region between 2009 and 2010, however in Wirral it rose slightly. Average standard electricity consumption is higher in Wirral than in the LCR.

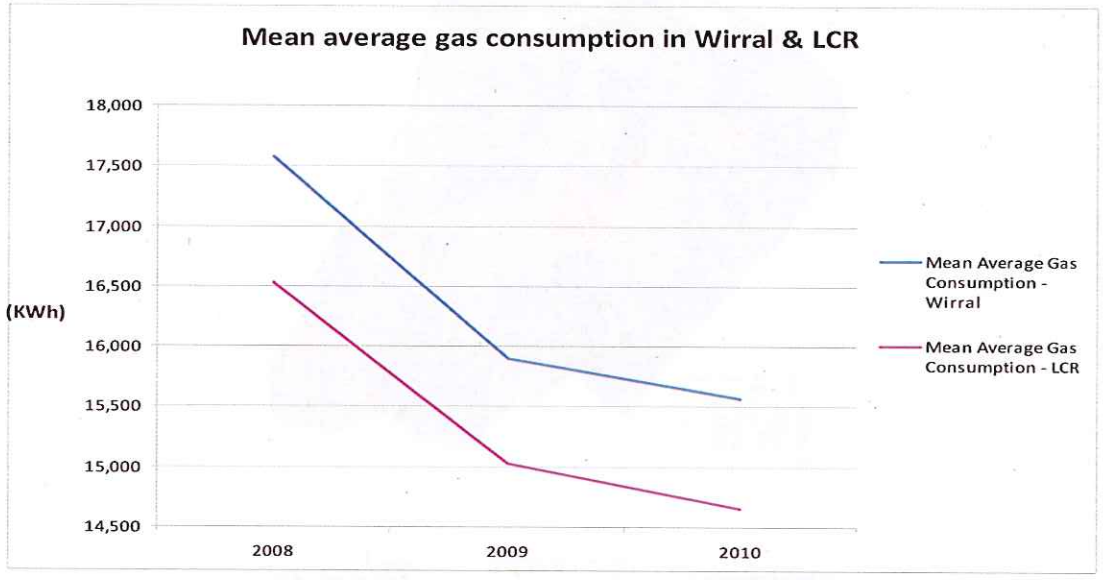
Figure 3.3[8]



[7] Department of Energy & Climate Change
[8] Department of Energy & Climate Change

Average gas consumption in the domestic sector is also higher in Wirral than the LCR, as can be seen in figure 4.4 below. However the downward trend in consumption in Wirral is mirrored in the LCR.

Figure 3.4[9]



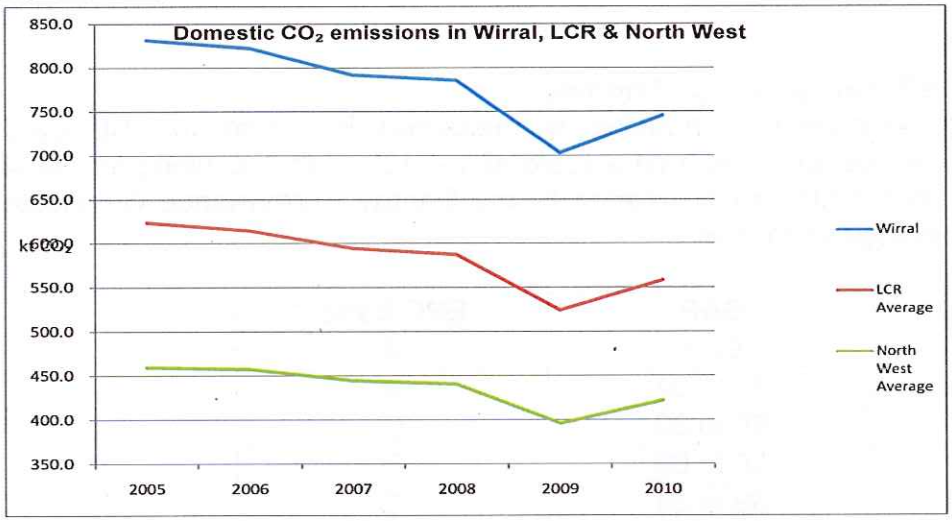
3.2 Carbon dioxide emissions

Carbon dioxide (CO_2) is the main greenhouse gas pollutant. Government energy efficiency programmes are aimed at reducing CO_2 emissions. Nationally, regionally and locally the trend has been downwards however between 2009 and 2010 CO_2 emissions rose in the majority of local authority areas, including Wirral and the LCR.

As can be seen in Figure 3.5, Wirral has above average CO_2 emissions when compared to the LCR and NW. When ranked with other local authorities, Wirral is within the top 20% of NW local authorities for CO_2 pollution from the domestic sector however when comparing CO_2 emissions per capita, Wirral has average emissions.

[9] Department of Energy & Climate Change

Figure 3.5[10]



[10] Department of Energy & Climate Change

4. THE CURRENT ENERGY EFFICIENCY LEVEL OF WIRRAL'S HOUSING STOCK

4.1 Energy efficiency rating of homes

The energy efficiency of housing is measured by using the Standard Assessment Procedure (SAP) on a scale of 1 – 100, with 100 being the most energy efficient. SAP can be related to the Energy Performance Certificate (EPC) of dwellings as follows:

SAP	EPC band
92 +	A
81 to 91	B
69 to 80	C
55 to 68	D
39 to 54	E
21 to 38	F
1 to 20	G

In 2008 when the last Wirral Private Sector Stock Condition Survey was carried out, private sector dwellings had an average SAP of 49, which was better than the national average of 46 at the time. A new Private Sector Stock Condition Survey is underway and will report by August 2013 to provide a more up-to-date SAP rating for this sector. Social housing landlords provide the Council with their SAP ratings on an annual basis however these are sometimes averages across the stock or in one case is from a stock condition survey carried out 10 years ago. Figure 5.1 below shows SAP broken down by tenure which also includes an estimated social rented SAP.

Figure 5.1 – Average SAP by housing tenure

Housing Tenure	Wirral average SAP
Owner occupied	50
Private rented	46
Social rented	68

The average energy efficiency of the social housing stock is above the English average of 63. This is mainly due to the success of the Decent Homes Programme in Wirral and energy company funding provided to the sector in the past few years.

It is predicted that once the 2013 Private Sector Stock Condition Survey has reported in August 2013, the gap between the tenures won't be as large. It should be noted however that in 2012 there were still 30 social rented properties with a SAP of less than 35, which represents a difficult and expensive to heat property.

4.2 Current and potential insulation and heating

4.2.1 Insulation
Loft and cavity wall insulation levels in the social housing stock are good and so this report focuses on the private sector stock.

The 2008 Private Sector Stock Condition Survey established that 89,130 loft and cavity wall insulation measures were required in the Borough's private housing stock. This was broken down as follows:

Empty cavities = 33,290
Lofts with no or little existing insulation = 5,430
Lofts more than 50mm but less than 150mm existing thickness of loft insulation = 50,410

Due to the success of energy company programmes since the survey was carried out, in conjunction with the Council's Warmer Wirral Insulation Programme from 2010 to 2013, the potential for loft and cavity wall insulation has decreased significantly. 40,039 loft and cavity wall insulation measures were installed from April 2008 until March 2012[11] and with the Council's Warmer Wirral installs in 2012/13 it is estimated that the potential for these measures has now reduced to:

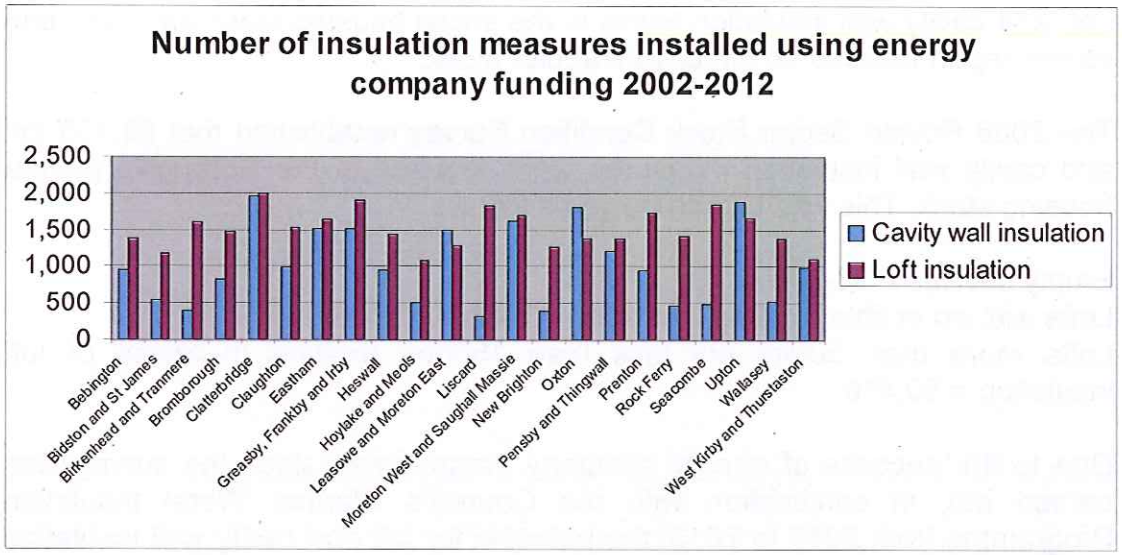
Empty cavities = 18,000
Lofts with no or little existing insulation = minimal
Lofts more than 50mm but less than 150mm existing thickness of loft insulation = 30,442

The actual potential will be known following the Private Sector Stock Condition Survey report in August 2013, including those cavity walls classed as hard-to-treat due to having narrow cavities or mixed solid/cavity wall construction.

Figure 4.1 demonstrates the extent to which the Council Wards have benefited from both the Energy Efficiency Commitment and the Carbon Emissions Reduction Target funding. Based ont eh activity already undertaken some Wards show greater potential for loft insulation (e.g. West Kirby & Thurstaston and Hoylake & Meols) as these have been part of the latter stages for targeting the Council's Warmer Wirral Free Insulation Programme. Its should be noted that wards where cavity wall insulation installations are lower reflect the higher number of solid walled properties within that Ward.

[11] Energy Saving Trust, Homes Energy Efficiency Database, August 2012

Figure 4.1



There are estimated to be around 65,000 un-insulated solid wall properties in Wirral[12]. The majority are pre-1919 terraced housing located in the east of the Borough where there is a concentration of deprived LSOAs and where fuel poverty levels are highest. These areas will therefore be the focus of CSCO funding from the energy companies where the primary insulation measure will be solid wall insulation. The Council will work with the energy companies and RPs to direct activity to those areas most in need of energy efficiency improvement.

4.2.2 Heating

The majority of homes in Wirral have some form of central heating. 86.8% of Wirral households had central heating in 2001[13]; by 2011 this had increased to 96.7%[14]. The majority of homes are connected to the gas main and there are few "off-gas" properties. In 2008 it was estimated that in the private sector, 17,900 homes had boilers over 15 years old which could potentially be replaced with A-rated condensing boilers.[15]

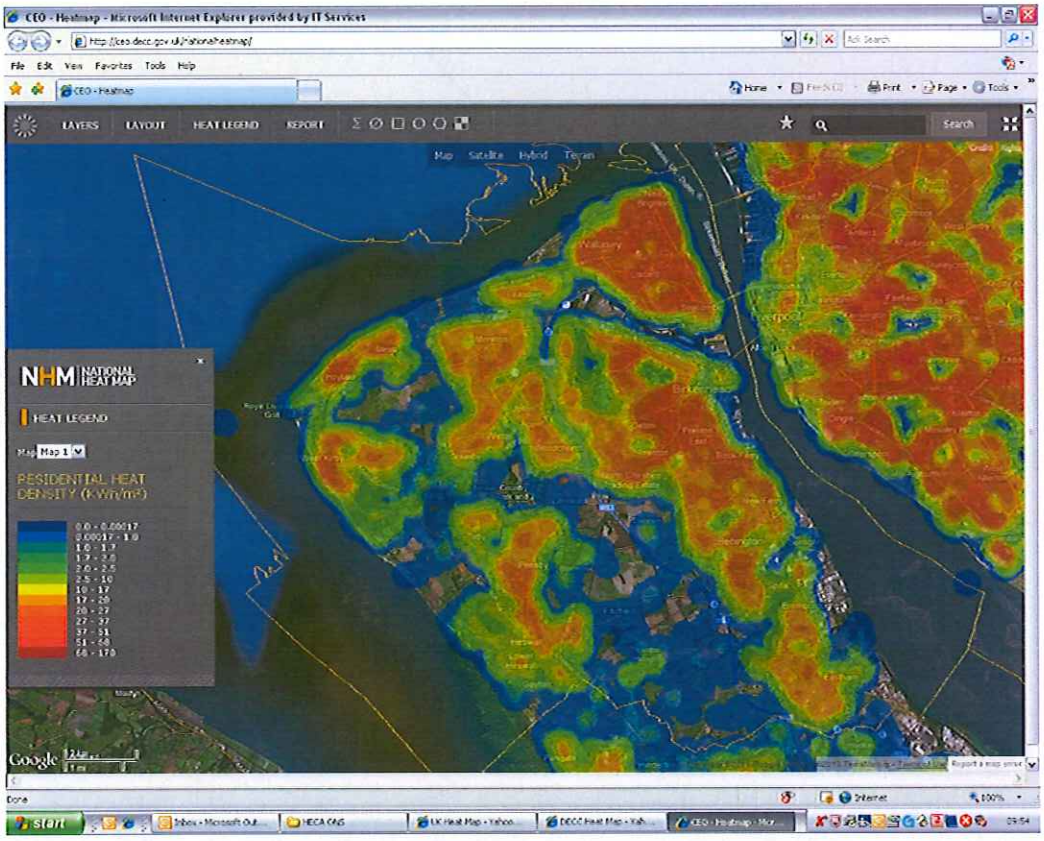
The social sector has benefited from the Decent Homes Programme and the majority of properties have modern boilers. There is potential however within this sector for some small scale district heating where in the past there's been communal heating.

Larger scale district heating is possible and can be centred on areas of greatest heat demand. Figure 5.2 below shows the demand for domestic heat in the Borough and unsurprisingly shows concentrations of demand in the

[12] Wirral Private Sector Stock Condition Survey 2008
[13] ONS, 2001 Census
[14] ONS, 2011 Census
[15] Wirral Private Sector Stock Condition Survey 2008

urban areas, especially within Wallasey and Birkenhead[16]. As identified in the Liverpool City Region Renewable Energy Capacity Study 2009, the Wirral Waters development offers an opportunity to integrate district heating into a large new commercial and domestic development, which is surrounded by areas of high residential heat density that could benefit from connecting into a heat network and where there are higher than average levels of fuel poverty.

Figure 4.2 – Residential heat density in Wirral



4.2.3 Renewable Energy

The installation of renewable energy generation in Wirral homes has focussed in recent years around photovoltaic (PV) panels. This is due to the Feed-in Tariff (FIT) and the attractive rates of return on people's investment. No renewable electricity generating systems other than PV were installed in the domestic sector in 2010/11 and 2011/12 that applied for the FIT. The table in figure 4.2 below shows the installation rate over these two years.

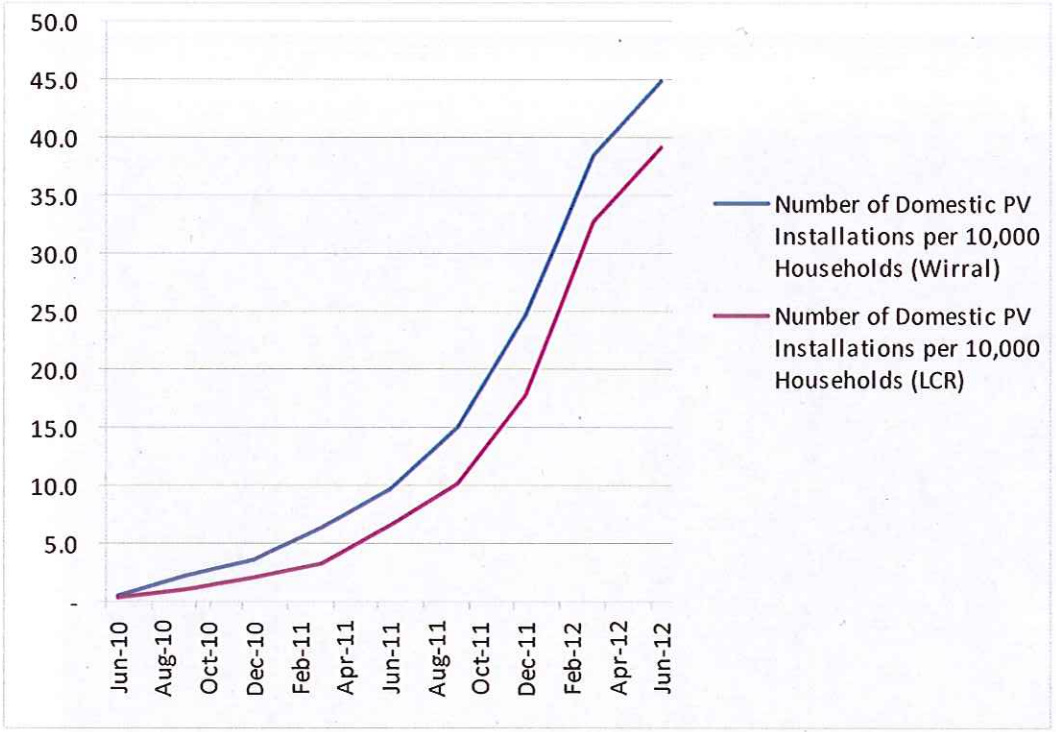
Figure 4.3 – Number and capacity of Wirral PV installations under the FIT

2010 / 11		2011 / 12	
Number	**Capacity (MW)**	**Number**	**Capacity (MW)**
91	0.233	463	1.386

[16] http://ceo.decc.gov.uk/nationalheatmap/

Figure 5.3 below shows the rapid increase in installation of PV in Wirral's homes and usefully shows the installation rate per 10,000 households for Wirral which is higher when compared to the Liverpool City Region.

Figure 4.4 – Domestic PV installations per 10,000 households



The installation of renewable heat technologies in the Borough is unknown however in summer 2013 the Renewable Heat Incentive will begin in the domestic sector and should increase take-up, particularly of solar thermal panels.

5. LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES

The Council has been engaged in operating and commissioning energy efficiency improvement programmes as well as awareness-raising activity since HECA began in 1996. Specific ambitions and priorities have been clearly set out in a range of strategic documents and action plans recognising both the importance and alignment of energy efficiency programmes and the green agenda including Wirral's Housing Strategy, Affordable Warmth Strategy, Child Poverty Strategy and Climate Change Strategy. Specific work undertaken through these priorities includes:

- Partnering and promoting energy company insulation programmes and Warm Front;
- Specific targets to install 40,000 insulation measures and reduce CO_2 emissions by 9,000 tonnes annually through funding the Warmer Wirral Free Insulation Programme with around £3m from the Council's budget, which has generated around £5m CERT funding from British Gas since October 2010;
- Ensuring Warmer Wirral offers additional assistance for households through energy efficiency advice, benefit entitlement checks, fuel tariff advice and water saving packs;
- Delivering Affordable Warmth Strategies since 2004;
- Supporting a local freephone energy saving advice line operated by Energy Projects Plus;
- Operating an interest-free Cosy Loans scheme for energy efficiency measures which assists around 70 households per year;
- Funding a Cosy Homes Heating upgrade programme for householders on benefits that were ineligible for Warm Front; and
- Funding and promoting CRed, a pledge-based CO_2 reduction campaign.
- Supporting OFGEM applications for area-based energy efficiency improvement activity by Registered Providers to be delivered and aligned with the Councils priority programmes

These programmes and others, including those of our Registered Provider partners, have assisted the Council in meeting its previous HECA target as well as helping towards national CO_2 reduction targets.

The Wirral Climate Change Strategy is being reviewed and is undergoing consultation throughout late 2012 through to mid-2013. It will provide the opportunity to focus priorities for action, especially given the reduced financial capacity of the Council to commit its own resources due to reductions from central Government to local authority funding awards. Wirral's Affordable Warmth Implementation Plan is also due to be reviewed in 2014 and will adapt to the changes in the national funding regime for fuel poverty alleviation programmes as well as changes in local circumstances.

The Council has partnered with Liverpool City Region local authorities in producing a Sustainable Energy Action Plan (SEAP) which will provide a joined-up approach in reducing carbon emissions across the region and in

expanding the low carbon economy locally. The SEAP also provides a link to the Liverpool City Region Deal with Government on the low carbon economy and specifically states working with Government on the Green Deal Go Early pilot schemes, which began in early 2013. The low carbon housing agenda is co-ordinated through Project Viridis, a partnership of the six City Region local authorities and Registered Providers of social housing with the greatest stock in the area. Of those with stock in Wirral, this includes Wirral Partnership Homes, Riverside, Venture, Plus Dane, Your Housing Group and LHT.

Going forward for the next 15 years, it is envisaged the Council will continue its role in facilitating activity in the following ways:

1. Information, advice and signposting;
2. Ensuring the Borough accesses its fair share of ECO;
3. Directing activity to areas of high fuel poverty which will benefit most from energy efficiency improvements;
4. Continuing to deliver an Affordable Warmth Strategy, with reviews every 2-3 years;
5. Promoting Green Deal and ECO in areas where energy consumption is above average;
6. Engaging communities with a street-by-street approach to encourage take-up of ECO, Green Deal and other Council assistance available;
7. Working collectively as part of the Liverpool City Region to align improving energy efficiency in residential accommodation with the low carbon agenda and local economy.

The Council has recently reviewed its energy efficiency activity given reductions to local authority funding as well as the ending of the Carbon Emissions Reduction Target. A budget option for 2013/14 agreed by Cabinet in December 2013 is to provide £60,000 towards the co-ordination of domestic energy efficiency and fuel poverty reduction activity. This option was endorsed by 73% of the 6,500 residents who responded to the Council's budget consultation (with the alternative option being to remove funding for this type of activity altogether).

6. MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION, INCLUDING TAKING ADVANTAGE OF FINANCIAL ASSISTANCE OFFERED FROM CENTRAL GOVERNMENT

The measures which Wirral Council will take to result in significant energy efficiency improvements can be grouped as follows:

1. Awareness raising & behaviour change; and
2. The installation of energy efficiency measures

The Council recognises that energy efficiency measures installed have less effect on CO_2 emissions without support for households to change energy use behaviour. The two therefore need integrating wherever energy efficiency measures are being installed.

The programmes the Council and its partners will take forward over the course of the next 15 years are detailed in the action plan at the end of this report and are summarised as follows:

6.1 Green Deal, ECO, Feed-in Tariff and Renewable Heat Incentive

The Council and the RPs with the greatest amount of social housing stock in the Borough are currently working within the Liverpool City Region Project Viridis partnership to investigate models for increasing take-up of the Green Deal locally. At the time of writing this report, the emphasis is on ensuring the Council and City Region is able to take early advantage of ECO, particularly the Carbon Saving Communities Obligation. The Council will actively promote all nationally available financial incentives and mechanisms through partners and through its website so that households are matched to the most appropriate funding for their needs.

6.2 Local grants, loans and advice

The Council will seek to continue to provide energy efficiency or fuel poverty-related grants and loans to assist households where no other help is available or where the Council needs to assist improvements to take place. The Council intends to continue with Cosy Homes Heating Grants to support households in receipt of welfare benefits in need of improvements to their heating systems where they are ineligible for ECO Affordable Warmth.

The Council will also continue to offer interest-free Cosy Loans for energy efficiency improvements where a Green Deal loan may not be appropriate or to support Green Deal works to progress and meet the Golden Rule. Due to high demand for this scheme the Council will review the application criteria in 2013/14.

Where funds become available from sources outside the Council, we will bid into these funds to provide a greater level of energy efficiency or warm homes grants or loans for households.

Wirral Council believes a local impartial, independent advice line is important in giving residents the complete picture of energy efficiency and fuel poverty-related assistance in the Borough and City Region as well as providing energy efficiency improvement advice. The Council will contribute financially towards a local advice service in 2013/14 and will endeavour to fund annually depending on resources. In addition, the Council will also act as a point of information through CRed (again, dependant on future funding) and the Council's One Stop Shops, Libraries and Call Centre.

As a result of funding from the Warm Homes Healthy People Fund in 2011/12 and 2012/13, the Council and its partners have established an annual "Safe & Warm in Winter" campaign. The campaign brings new and existing services together to increase accessibility to those households that are vulnerable to cold weather and which, it is hoped, will reduce the incidence of cold and damp related illnesses and ultimately reduce excess winter deaths. An important element of this campaign is ensuring people are aware of the help to make homes warmer and more energy efficient, including the provision of home visits for energy advice. The Council will continue to apply for funding should it be available in future years, however will ensure the campaign continues in some form regardless of funding.

Collective switching, although not directly related to reducing CO_2 emissions, is increasingly being seen as a way to reduce people's energy bills and if targeted towards more vulnerable households, will also reduce fuel poverty. Wirral Council and other City Region local authorities intend to join a collective switching initiative led by Energy Projects Plus which will hold its first auction in April 2013 followed by regular future campaigns and auctions. It is thought that following the first auction, vulnerable households that didn't join may be more likely to partake in a second auction once they hear of the success of the first.

6.3 Zero Carbon Homes

The Liverpool City Region Renewable Energy Capacity Study in 2009 stated in Wirral, if new-build targets were met, additional consumption could represent an increase of up to 58,536 (MWh) by 2025. It is vitally important therefore that new homes are made as energy efficient as possible to ensure this increase is minimised.

Homes built to 2010 standards cost 55% less to run than improved Victorian homes with modern boilers, full loft insulation and new windows. New homes will be built to "zero carbon" standards from 2016 and will be 76% cheaper to run[17]. However, the rate of new-build housing in the Borough is low compared to the amount of existing housing; the draft Core Strategy sets out a target for 500 new homes in Wirral each year but recent rates for delivery have been significantly lower than this at 106 per year (net of clearance) from 2009 – 2012.

[17] Zero Carbon Hub, May 2012

The focus of the Council's energy efficiency activity will therefore remain to improve the older housing stock. The Council's draft Core Strategy does however insist on new housing meeting stricter water efficiency standards, which will assist in reducing CO_2 emissions both in the process of water distribution and sewerage and through reducing hot water use.

RP partners are consistently building the majority of social rented properties to Level 3 of the Code for Sustainable Homes. 23 Local Authority homes where built under the Governments Local Authority New Build Programme which were built to Level 4 in 2011.

6.4 Energy efficiency data

The Council recognises the need for accurate data to assess the current energy efficiency and energy demand of the housing stock as well as to help in targeting energy efficiency improvements. A Private Stock Condition Survey will report in August 2013 on the current energy efficiency of Wirral's private housing and will assess how energy efficiency levels vary between the eight settlement areas and between four Public Service Board areas. The Council will also monitor energy efficiency improvement works and SAP ratings for social housing stock through the annual RP data gathering exercise as part of the Wirral Area Mapping Project.

Nationally reported statistics will continue to be monitored to inform policy, such as those reported through the Home Energy Efficiency Database and statistics release by DECC.

6.5 Increasing standards in the Private Rented Sector

Wirral Council has been active in improving housing standards in the private rented sector for many years. This activity is more important than ever, given the 89% increase in private rented properties in Wirral between 2001 and 2011[18] and the traditionally poorer energy efficiency standards.

Wirral's Private Landlords Forum of up to 200 landlords, as well as the Landlord Linkup newsletter circulated to around 3,000 landlords, provides opportunities to promote new energy efficiency initiatives. The Council will assist landlords with advice and signposting to assist them in improving their properties, especially those that have an EPC rating less than "E" and which need improving by 2018 under the Energy Act 2011. As part of Wirral's Landlord Accreditation Scheme, which has accredited 2,588 properties since it began in 2003, the Council will continue to insist on minimum energy efficiency standards.

The Wirral Healthy Homes initiative will continue to be invaluable in assisting residents, particularly private tenants, whose homes contain housing-related hazards, including exposure to cold indoor temperatures that could cause

[18] ONS 2001 and 2011

harm to health or even death. Referral into the initiative comes from a range of sources, including GPs, health visitors and social workers and provides signposting to a range of advice and assistance, as well as using enforcement action if necessary.

7. MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMIDATION BY USING AREA BASED / STREET-BY-STREET ROLL OUT

Wirral Council has had a long history of funding or facilitating area-based approaches to energy efficiency improvements. In 2004 and 2005 the Council partnered with Eon's Heatstreets campaign to install cavity wall and loft insulation and in 2006-08, through the Neighbourhood Renewal Fund (NRF), enabled Energy Projects Plus to focus community engagement in areas of high fuel poverty. The Housing Market Renewal Initiative and NRF also funded energy efficiency related improvements on an area-by-area basis through improved heating and insulation and the installation of solar water heating. More recently, the success of the Warmer Wirral Insulation programme has been due to the ward-by-ward, street-by-street approach taken by Energy Projects Plus and which has led to engagement with over 4,000 households in some wards and in the most successful ward (Clatterbridge) has led to the installation of 1,632 loft and cavity wall insulation measures.

Using the Warmer Wirral funding agreed by Cabinet in December 2012 for 2013/14, the Council will co-ordinate the delivery of further area-based activity. The CSCO LSOAs provide one avenue for activity due to the attractive funding as well as the higher rates of fuel poverty and child poverty within these areas. However, the Council is also keen to deliver area-based activity outside these areas due to the greater potential for CO_2 savings. Wards such as Heswall and West Kirby & Thurstaston have higher levels of gas and electricity consumption compared to the rest of the Borough (refer to figures 3.1 and 3.2) and may offer greater scope for CO_2 savings.

Appendix A shows the Lower Super Output Areas in Wirral which qualify for the Carbon Saving Communities Obligation. Against each LSOA are the statistics which will help the Council in deciding which areas to prioritise for area-based activity. Where fuel poverty and child poverty levels are highest, energy efficiency measures may have a greater impact on reducing household expenditure on fuel. If the percentage of RP stock is higher in some LSOAs, it may be that the predominant RP leads on the area-based works and engagement activity across all tenures. Where take-up of cavity wall insulation has been low, this could indicate an LSOA with a high number of solid walled properties which could benefit from CSCO funds to insulate the solid walls. The Council will prioritise LSOAs for area-based intervention early in 2013/14 and has set a target for 1,000 homes to be improved annually through this funding.

RPs with stock in Wirral have taken advantage of the previous funding under the Community Energy Saving Programme and have similar plans for area-based improvements under CSCO. Wherever an RP leads on an area-based improvement programme, the Council strongly urges that as far as practicable, other social and private households in the same LSOA become part of the programme. The Council may facilitate this if required.

8. TIME FRAME FOR DELIVERY AND NATIONAL AND LOCAL PARTNERS

The Action Plan below states the main action areas and the timeframe for delivery.

ACTION	DETAIL	TIMING
i) LOCAL ENERGY EFFICIENCY AMBITIONS AND PRIORITIES		
	• The Council will publish a new Climate Change Strategy to assist the Government target to reduce CO_2 emissions by 80% by 2050	2013
	• We will sign-up to the Local Government Association "Climate Local" initiative	2013
	• The Council is committed to delivering actions within the Liverpool City Region Sustainable Energy Action Plan and the Liverpool City Region Deal with Government	2013 Ongoing
	• The Council will continue to deliver the Wirral Affordable Warmth Implementation Plan 2012-14 to reduce fuel poverty in the Borough and formulate a new plan to begin in 2015	2015
ii) MEASURES WE ARE TAKING TO RESULT IN SIGNIFICANT ENERGY EFFICIENCY IMPROVEMENTS OF OUR RESIDENTIAL ACCOMMODATION		
Green Deal, ECO, Feed-in Tariff and Renewable Heat Incentive	• We will build upon and learn from the Liverpool City Region Green Deal Go Early Pilot, particularly with regards to the local market for Green Deal Assessments and the local appetite for energy efficiency improvement loans.	2013
	• We will utilise the local Cosy Loan scheme to support Green Deal applicants who cannot meet the Golden Rule or for whom the Green Deal may not be the most appropriate route.	2013
	• We will work with the Liverpool City Region Project Viridis partnership to explore a delivery vehicle for ECO and Green Deal locally.	2013-14
	• Wirral Council will publicise the Green Deal and ECO through its website, working with Development Control to provide the most appropriate advice for the local area, as well as through new and existing communication channels.	2013

	• As at 31st March 2012, 554 domestic renewable electricity systems have been installed which access the Feed-in Tariff. The Council will continue to promote the Feed-in Tariff and will promote the Renewable Heat Incentive following its launch in summer 2013 as mechanisms to increase uptake of renewable technologies. • Work with Registered Providers to access funding to improve SAP ratings where properties have been identified as having a SAP of less than 35.	2013 2015
Local grants, loans and advice	• We will continue subject to funding to provide the Council's Cosy Homes Heating Grants to ensure vulnerable households that don't qualify for the Affordable Warmth Obligation can access funds to improve the efficiency of their heating system and will utilise the Carbon Saving Obligation and Carbon Saving Communities Obligation where applicable. We will provide 65 grants per year. • We will continue to offer interest-free energy efficiency loans to private households through the Council's "Cosy Loans" scheme in order to compliment Green Deal loans, particularly where a replacement boiler is required or where the Green Deal Golden Rule cannot be met. We will provide at least 25 loans per year. • The Council will continue to provide and support impartial, independent advice on energy efficiency and fuel poverty-related assistance. • Under the "Safe & Warm in Winter" campaign, we will build upon our experience in co-ordinating assistance to provide help for those households most vulnerable to cold weather. • The Council will develop new mechanisms to assist vulnerable households in changing energy suppliers to benefit from cheaper tariffs, including the development of a collective switching campaign with City Region partners.	Ongoing Ongoing Ongoing Ongoing Autumn 2013
Zero Carbon Homes	• Under the Core Strategy to be adopted by April 2014, new housing development, including extensions, conversions and changes of use, will be permitted where the proposals can be demonstrated to achieve water efficiency standards equivalent to Levels 3 and 4 of the Code for Sustainable Homes (2009) and where viable	April 2014 – onwards

	contribute towards the provision of Zero Carbon development. This will reduce carbon emissions associated with hot water use. • The Council will work with RPs to encourage their new-build standards to meet Code for Sustainable Homes Level 3 and above.	Ongoing
Energy efficiency data	• The Council will assess private sector housing energy efficiency standards across the Borough using a Stock Condition and Home Energy Survey. • The Council will continue to monitor energy efficiency standards and improvements in the social housing sector using the annual Wirral Area Mapping Project data collection. • We will monitor nationally available home energy data for Wirral to assess trends and influence energy efficiency activity.	Autumn 2013 Each spring 6-monthly
Increasing standards in the Private Rented Sector	• We will maintain minimum energy efficiency standards for the properties of agents and landlords that are part of the Council's Landlord Accreditation Scheme. • We will assist private landlords with advice provision on the improvement of their properties to an EPC rating of "E" or preferably above to meet the 2018 legal requirement. • We will continue to offer support to households through Wirral Healthy Homes in order to improve housing standards and in particular reduce excess cold hazards. We will also work closely with the Clinical Commissioning Groups to develop new referral pathways into Wirral Healthy Homes from GP surgeries. • Where necessary, we will take enforcement action on private landlords where they refuse to remove Category 1 Excess Cold Hazards from their property.	Ongoing Ongoing 2013 Ongoing

iii) MEASURES WE PROPOSE TO COST EFFECTIVELY DELIVER ENERGY EFFICIENCY IMPROVEMENTS IN RESIDENTIAL ACCOMMIDATION BY USING AREA BASED / STREET-BY-STREET ROLL OUT		
	• The Council will work with RPs and other partners to explore the potential for district heating schemes.	2013/14
	• The Council will rank the 15% most deprived Lower Super Output Areas for street-by-street intervention activity through the Carbon Saving Communities Obligation (CSCO), based on estimated levels of fuel poverty, child poverty, type of housing stock, area regeneration and the amount of previous energy efficiency activity.	April 2013
	• The Council will lead on CSCO activity within highest ranked LSOAs where the majority of recipients are living in the private sector and will ensure properties owned by Registered Providers of Social Housing (RPs) within the LSOA are also included.	To begin by summer 2013
	• The Council and its RP partners will aim to facilitate improvements to at least 1,000 properties per year.	April 2013 onwards
	• Where RPs are planning area-based energy efficiency improvements to their own stock through the CSCO or other funds from the Energy Company Obligation, the Council advocates that:	April 2013 onwards
	a) where feasible the RP prioritises those properties in the Council's highest ranked LSOAs; and	
	b) an offer of the same energy efficiency improvements is made to private sector households and other RPs with stock in the same geographical area. This would be co-ordinated through the Council and requires RPs to notify the Council of their intentions as early as possible in the scheme's planning.	
	• The Council will fund the co-ordination of street-by-street energy efficiency and fuel poverty intervention in a minimum of two areas per year with the aim of:	To begin 2013/14
	1. Providing impartial advice and information to households on what type of energy efficiency measures are needed and suitable for their home;	
	2. Forming partnerships with RPs and private landlords with stock in the areas to ensure a multi-tenure approach and forming partnerships with local community	

	groups including schools to increase participation; 3. Working with an energy company partner to provide funding for the measures through ECO or CSCO or by signposting to Green Deal Loans; 4. Providing re-assurance to households that any grant offers are genuine and the works will meet nationally recognised standards; 5. Providing other support and assistance needed to reduce energy bills such as through behaviour change or switching energy suppliers and providing assistance with fuel debt issues, referring onwards for benefit entitlement checks and ensuring other aspects of housing standards are addressed; 6. Acting as a key contact during the energy efficiency improvement works; and 7. Working with the householders post-installation on how best to adapt their lifestyle and energy consumption behaviour to benefit fully from the improvements.	

Signed off by.....

Name: Kevin Adderley
Position: Strategic Director, Regeneration and Environment
Date: 26th March, 2013

10. GLOSSARY OF TERMS

Carbon Emissions Reduction Obligation (CERO)
The CERO focuses on the insulation of solid and hard-to-treat cavity walls, which are primary measures under this obligation. Other insulation measures and connections to district heating systems are also eligible if they are promoted as part of a package that includes solid wall insulation or hard-to-treat cavity wall insulation.

Carbon Emissions Reduction Target (CERT)
CERT required gas and electricity suppliers to achieve targets for a reduction in carbon emissions generated by the domestic sector between 2008 and 2012.

Carbon Saving Community Obligation (CSCO)
CSCO focuses on the provision of carbon saving measures to domestic energy users that live within an area of low income or a rural area.

Code for Sustainable Homes
The Code for Sustainable Homes is an environmental assessment method for rating and certifying the performance of new homes. It is a Government owned national standard intended to encourage continuous improvement in sustainable home building.

Collective switching
Collective switching is when consumers get together to negotiate a better tariff with their gas and electricity suppliers. There is no set model for how individual schemes operate, though a third party usually facilitates them.

Community Energy Saving Programme (CESP)
CESP required gas and electricity suppliers and electricity generators to deliver energy saving measures to domestic consumers in specific low income areas of Great Britain. CESP was been designed to promote a 'whole house' approach and to treat as many properties as possible in defined areas.

Core Strategy
The Core Strategy will replace the strategic policies contained within the Unitary Development Plan for Wirral adopted in February 2000 and will provide the long term direction for future development and investment within the Wirral over the next fifteen years and beyond. When adopted in April 2014, the Core Strategy will contribute towards decisions on individual planning applications and will be used to guide the identification of site specific land allocations.

Cosy Home Heating Grants
Cosy Homes Heating Grants are managed by Wirral Council. They help owner occupiers or private tenants, on certain welfare benefits, to improve their heating systems and where the household does not qualify for the Home Heating Cost Reduction Obligation scheme.

Cosy Loans
Wirral Council offers interest-free loans to homeowners and private landlords and tenants to help make their homes more energy efficient. The scheme is managed by Wirral Methodist Housing Association on behalf of the Council.

Decent Homes Programme
The Decent Homes Standard was introduced by the Government in 2001 and is a standard by which mainly social housing is measured. The Decent Homes Programme funded improvements to social housing to meet the Standard, which meant that by 2010 most social housing properties had basic insulation and adequate modern heating.

Energy Companies Obligation (ECO)
ECO is a government energy efficiency scheme for Great Britain. It sits alongside the Green Deal and places obligations on larger domestic energy suppliers to deliver energy efficiency measures to domestic households, with a focus on vulnerable consumer groups and hard-to-treat homes.

Energy Efficiency Commitment (EEC)
EEC required gas and electricity suppliers to achieve targets for a reduction in carbon emissions generated by the domestic sector between 2005 and 2008

Energy Performance Certificate (EPC)
A domestic EPC is required whenever a property is sold or rented. It is based on SAP (see below) and presents the energy efficiency of dwellings on a scale of A to G. The most efficient homes are in band A. The certificate includes recommendations on ways to improve the home's energy efficiency.

Feed-in Tariff (FIT)
The Feed-in Tariff is a Government policy to accelerate the uptake of renewable electricity systems. It provides regular payments up to 25 years for technologies such as photovoltaic panels, wind turbines and hydro power.

Green Deal
The Green Deal is a new market-led framework, which aims to improve energy efficiency throughout Great Britain. Central to this framework is the introduction of a new Green Deal financial mechanism, which allows businesses and individuals to make energy efficiency improvements to their buildings at no upfront cost. The costs of the measures are paid for out of the resultant savings on that consumer's electricity bill.

"Hard-to-treat" cavity wall insulation
Primarily, this includes cavities with a gap of less than 50mm which have been excluded from previous cavity wall insulation schemes due to the risk of penetrating damp from glass fibre insulation and therefore haven't been guaranteed. These walls can be filled with polystyrene beads which lower the risk of penetrating damp and are now covered by guarantees. Other hard-to-treat cavities include low-rise flats over three stories high and buildings of mixed solid / cavity wall construction.

Home Energy Conservation Act (HECA) 1995
The first HECA guidance on the implementation of HECA said "the Secretary of State formally regards 30% as significant and that Energy Conservation Areas should show a strategy for making at least substantial progress towards a 30% improvement in [the] energy efficiency [of the domestic building stock] in 10 – 15 years from 1 April 1996". "Energy Conservation Areas" are top-tier or unitary authorities. The Government issued new guidance in July 2012.

Home Heating Cost Reduction Obligation (HHCRO)
Under HHCRO, energy suppliers must deliver measures which result in cost savings and which improve the ability of a householder to affordably heat their home. HHCRO focuses on low income and vulnerable householders, living in private housing (generally), where residents are in receipt of specific benefits and meet other related conditions (the "affordable warmth group")

Homes Energy Efficiency Database
HEED is operated by Energy Saving Trust and was designed and implemented to help monitor and improve the energy efficiency of the UK's housing stock. Data from HEED is accessible via an online portal and can provide reports to various geographical levels on insulation and renewable energy measures installed through national funding programmes.

Lower Super Output Area (LSOA)
LSOAs were developed by the Office for National Statistics following the 2001 Census and are geographical areas of no less than 400 households and 1,000 people.

Renewable Heat Incentive (RHI)
The RHI for households will begin in summer 2013 for renewable heat systems such as solar thermal panels and heat pumps. It will provide regular payments in a similar way to FIT payments.

Standard Assessment Procedure (SAP)
SAP is the Government's Standard Assessment Procedure for Energy Rating of Dwellings. SAP is adopted by Government as part of the UK national methodology for calculation of the energy performance of buildings. It is used to demonstrate compliance with building regulations for dwellings (Part L in England and Wales). SAP is expressed on a scale of 1 - 100, 1 represents a poor standard of energy efficiency while a SAP of 100 represents zero energy costs.

Warm Homes Healthy People Fund
In 2011/12 and 2012/13, the Department of Health provided funds through a competition for local authorities to assist with the local delivery of the Cold Weather Plan for England.

Appendix A

CSCO LSOAs and relevant statistics

LSOA	LSOA Code	LSOA Name	Ward	% fuel poor[19]	% children in poverty - Under 16[20]	% children in poverty - All Children[21]	% RP stock[22]	% had CWI[23]	% had LI[24]
Third avenue	E01007119	Wirral 019A	Bidston and St James	19.8%	43.2%	42.6%	50%	12.29%	10.75%
Bidston village road	E01007120	Wirral 011A	Bidston and St James	17.7%	45.2%	46.6%	42%	6.93%	12.43%
Bidston moss	E01007121	Wirral 011B	Bidston and St James	31.0%	61.8%	59.9%	64%	0.14%	11.52%
Ilchester road	E01007122	Wirral 011C	Bidston and St James	28.6%	62.8%	62.2%	67%	3.79%	30.16%
Mayor road	E01007123	Wirral 011D	Bidston and St James	24.4%	63.0%	61.1%	48%	3.55%	12.09%
Ford recreation centre	E01007124	Wirral 011E	Bidston and St James	21.3%	59.7%	58.4%	77%	4.91%	6.96%
Norman street	E01007125	Wirral 015A	Bidston and St James	27.5%	34.7%	35.4%	14%	2.96%	8.38%
Morpeth dock	E01007126	Wirral 016A	Birkenhead and Tranmere	18.3%	52.3%	50.8%	53%	3.03%	3.81%
Paterson street	E01007127	Wirral 016B	Birkenhead and Tranmere	28.9%	59.2%	58.3%	44%	0.14%	1.11%

[19] 2010 Fuel Poverty Estimates, DECC, May 2012
[20] Wirral Council Performance Management Team, 2012
[21] Wirral Council Performance Management Team, 2012
[22] Wirral Area Mapping Project 2012, Wirral Council
[23] CERT Quarter 16 report for Cavity Wall Insulation, Energy Saving Trust, August 2012
[24] CERT Quarter 16 report for Loft Insulation, Energy Saving Trust, August 2012

Pyramids centre	E01007128	Wirral 016C	Birkenhead and Tranmere	21.9%	55.8%	54.5%	61%	0.63%	1.25%
Alfred road	E01007129	Wirral 016D	Birkenhead and Tranmere	26.9%	53.2%	52.0%	31%	0.23%	5.47%
Willmer road	E01007130	Wirral 021A	Birkenhead and Tranmere	28.7%	41.3%	39.5%	10%	2.89%	25.20%
Victoria fields	E01007131	Wirral 021B	Birkenhead and Tranmere	28.8%	44.5%	43.8%	21%	11.39%	22.03%
Graving docks	E01007132	Wirral 010A	Bidston and St James	27.0%	56.9%	57.8%	39%	13.39%	19.30%
Vittoria docks	E01007133	Wirral 016E	Bidston and St James	22.7%	57.1%	59.3%	74%	12.14%	6.90%
Birkenhead park stn	E01007134	Wirral 010B	Bidston and St James	29.9%	50.6%	51.4%	11%	1.40%	32.91%
Beverley road	E01007138	Wirral 031B	Bromborough	24.5%	41.3%	42.0%	34%	3.26%	16.44%
Birkenhead park cricket ground	E01007155	Wirral 020A	Claughton	18.1%	31.0%	30.8%	33%	7.45%	5.24%
St. Peters way	E01007162	Wirral 019C	Claughton	19.6%	47.9%	47.1%	57%	4.45%	34.52%
Lowsfield avenue	E01007168	Wirral 042D	Eastham	22.1%	35.2%	33.7%	31%	34.18%	22.87
Egerton park	E01007175	Wirral 027A	Rock Ferry	27.5%	49.0%	46.3%	34%	8.37%	11.88%
Highfield grove	E01007176	Wirral 029C	Rock Ferry	24.8%	26.0%	26.1%	16%	10.06%	23.06%
Harrowby road	E01007179	Wirral 021C	Birkenhead and Tranmere	30.0%	51.7%	49.3%	18%	4.21%	15.26%
Leasowe sports centre	E01007204	Wirral 009A	Leasowe and Moreton East	18.1%	56.7%	55.1%	73%	9.58%	12.05%
E.R Squibb pharmaceutical works	E01007205	Wirral 006B	Leasowe and Moreton East	25.4%	34.9%	34.0%	36%	18.72%	22.93%

Moreton station	E01007207	Wirral 009C	Leasowe and Moreton East	26.0%	48.0%	45.7%	56%	14.14%	11.88%
Chapelhill road	E01007209	Wirral 009D	Leasowe and Moreton East	26.0%	32.8%	31.1%	54%	32.16%	18.48%
Bidston golf course	E01007210	Wirral 006C	Leasowe and Moreton East	19.6%	43.1%	41.5%	35%	20.94%	17.36%
Mill lane firestation	E01007214	Wirral 007C	Liscard	25.8%	28.6%	27.0%	22%	4.26%	19.89%
Andrew Gibson Mews home	E01007215	Wirral 005A	Liscard	23.4%	49.2%	47.2%	11%	0.74%	19.63%
Greenwood lane	E01007218	Wirral 002A	Liscard	23.8%	33.4%	31.7%	6%	6.63%	23.56%
Union street	E01007220	Wirral 005D	Liscard	27.3%	50.7%	49.9%	37%	13.09%	24.56%
Terran industrial estate	E01007227	Wirral 012D	Moreton West and Saughall Ma	24.3%	39.6%	38.9%	38%	18.10%	20.64%
Lingham park	E01007228	Wirral 012E	Moreton West and Saughall Ma	26.9%	40.3%	38.7%	40%	26.84%	23.54%
Lincoln drive	E01007232	Wirral 002B	New Brighton	22.7%	21.9%	20.2%	1%	7.38%	16.28%
Tower gardens	E01007238	Wirral 001E	New Brighton	17.3%	36.1%	36.5%	23%	11.05%	12.86%
The Mount	E01007239	Wirral 022C	Oxton	17.6%	41.5%	39.8%	18%	2.35%	13.16%
Meadow crescent	E01007249	Wirral 025A	Upton	22.8%	36.4%	34.8%	35%	28.28%	23.00%
Woodland road	E01007257	Wirral 025C	Upton	21.0%	37.5%	36.2%	48%	26.38%	16.94%
Wirral business centre	E01007269	Wirral 010C	Seacombe	26.4%	48.9%	47.1%	46%	17.54%	14.12%
West float business park	E01007270	Wirral 010D	Seacombe	28.7%	42.2%	45.2%	26%	16.32%	24.29%

Naples road	E01007272	Wirral 008A	Seacombe	22.9%	49.5%	47.6%	16%	4.06%	26.25%
St. Pauls road	E01007273	Wirral 008B	Seacombe	26.6%	52.5%	51.2%	39%	2.96%	26.06%
Seacombe ferry	E01007274	Wirral 008C	Seacombe	19.3%	64.4%	62.4%	69%	13.20%	24.86%
Central park community centre	E01007275	Wirral 005E	Seacombe	24.2%	31.5%	28.6%	3%	2.82%	25.25%
Town Hall	E01007277	Wirral 008D	Seacombe	22.9%	51.4%	51.0%	23%	1.79%	26.79%
Brougham road	E01007278	Wirral 008E	Seacombe	23.8%	43.9%	42.3%	19%	1.14%	26.25%
Harrogate road	E01007289	Wirral 031E	Rock Ferry	25.4%	61.6%	59.7%	70%	5.64%	26.34%
Rock park	E01007290	Wirral 027B	Rock Ferry	18.2%	48.5%	49.1%	41%	10.25%	14.86%
Outer basin	E01007291	Wirral 021D	Birkenhead and Tranmere	26.3%	48.2%	46.3%	41%	missing statistic	0.97%
St. Catherines hospital	E01007292	Wirral 021E	Birkenhead and Tranmere	22.5%	58.6%	57.5%	37%	0.87%	1.02%
Expressway business park	E01007293	Wirral 027C	Rock Ferry	23.4%	66.1%	66.3%	65%	3.26%	12.37%
Ionic street	E01007295	Wirral 027D	Rock Ferry	28.8%	49.7%	47.3%	35%	2.22%	13.45%
Southdale road	E01007296	Wirral 027E	Rock Ferry	28.6%	42.4%	41.1%	18%	4.12%	24.82%
Leeswood road	E01007300	Wirral 019D	Upton	20.4%	36.8%	35.8%	38%	21.72%	22.60%
Sports and community centre	E01007303	Wirral 025D	Upton	20.4%	44.2%	43.3%	56%	15.08%	12.67%
Upton convent	E01007304	Wirral 025E	Upton	22.3%	49.4%	47.1%	46%	17.46%	20.21%