

Reduce Carbon footprint in privately rented sector (e.g. Heslington, Hull Road, Fishergate)"

Housing – what have we been doing ?

General

Private Sector Stock Condition Survey 2008: Provides the evidence base, specific issues found were:

- that the private rented sector was worse than other tenures and
- certain wards were less energy efficient and
- had higher incidence of fuel poverty (Hull Road and Fishergate)

Action

Work closely with the York Energy Partnership to deliver measures and independent free impartial advice.

Measures

Range of Grants: Historically have provided a range of grants for the private sector (homeowners and private rented sector) through the Yorkshire Energy Partnership to improve energy efficiency.

1593 number of grants provided (loft and/or cavity wall insulation and in some limited cases) – since 2006 to the private sector including homeowners.

Specific to Private rented sector

86 Affordable Warmth grants were provided

5 in Fishergate

33 in Hull Road Ward

1 in Heslington

Specific to the three areas

Area based Approach: All residents in the Fishergate and Hull Road Ward were offered free loft and cavity wall insulation to improve the energy efficiency and impartial advice. Approximately 20% uptake.

253 households benefitted from loft and/or cavity wall insulation in Fishergate.

242 households benefitted from loft and/or cavity wall insulation in Hull Road Ward.

Funding came from both Regional Housing Board Private Sector Renewal Funding and our own capital programme. This funding is no longer available.

One Community Energy Savings Programme (CESP) eligible area in the Hull Road Ward – Whole House approach/across tenure. We used the whole approach and fully surveyed private sector homes in the area. We are now drawing down funding for the scheme to install a range of energy efficiency measures/ renewable technology and encouraging behaviour change. (see information sheet).

Some lessons have already been learnt for example which may be useful for future work such as the green deal:

- Occupiers often do not have the technical information to fully take advantage of what is on offer. We have compared information gathered through the completion of Home Energy Check form by the resident and the full survey by technical officer and there are some significant discrepancies.
- Dealing with the “hard to treat” properties – blocks of properties needing external solid wall insulation - need to consider street scene/ conservation issues etc not pepper potting.
- Ensuring that residents consider a hierarchy of measures – free impartial advice key to this
- Tackling behaviour change (up to 25% of carbon savings) – it won't happen over night there needs to be clear consistent messages being given for a long period of time using different medium.

Landlord newsletter: Quarterly newsletter produced which is sent electronically to more than 400 landlord and letting agents – specific items on renewable technology and proposed changes to the legislation. (see landlord newsletter).

Landlord conference: Annual conference – focus on providing helping Landlords and letting agents to use the Energy Performance Certificates and renewable technology.

Website information: information provided both for tenants and for landlords on a wide range of issues including energy efficiency.

Houses in Multiple Occupation Licence Conditions: All 3 Storey with 5 or more unrelated occupants require a HMO licence by law (approximately 20% of the stock) . As part of the relicensing provisions and the initial HMO Licence provisions the prospective licence holder must provide a copy of the Energy performance certificate. A licence condition can be imposed to ensure that the low cost measures are installed (e.g. loft and cavity wall insulation)

Code of Practice: Information provided to help landlords and letting agents of shared student properties to meet both the legal standards and standards which have been determined in partnership as being good practise. The code is renewed annually in partnership with the colleges of further education, statutory stakeholders (North Yorkshire Fire and Rescue Service/Safer York Partnership), Student Unions, York Residential Landlord Association and independent Landlords. Information on energy efficiency measures included. Feedback from the group is that students are a group of tenants who are very aware of environmental issues and actively seek out properties which are more energy efficiency using the energy performance certificates. (see Code of practice)

Other

- Work closely with the other councils of the Leeds City Region on the **Domestic Energy Efficiency Programme** – aim is reduce carbon emissions and tackle fuel poverty through a Whole house approach and behavioural change. Currently focused on CESP and CERT schemes.
- **Training:** City of York Council staff have completed training to be fully qualified domestic energy assessors
- Currently carrying out preliminary work on an Accreditation Scheme for landlords key focus will be on “Green Landlords”.

Future focus

will be:

1. Completing the CESP area
2. maximising Carbon Emission Reduction Target (CERT) for all residents
3. preparing residents including landlords/letting agents and tenants for the new opportunities Green Deal including Energy Company Obligation (ECO .) – Awaiting the consultation document, due sometime very soon.
4. Renewable technology
5. Implementing the Energy Act 2011

We know that there are significant challenges ahead and our focus will be to provide members with information.