

# HECA REPORT 2017

## THE LEGISLATIVE FRAMEWORK

Using powers under section 5(1)(b) the Home Energy Conservation Act the Secretary of State for Energy and Climate Change required all English authorities to prepare reports by 31 March 2015 setting out the energy conservation measures that the authority considered practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area.

Using its powers under section 3(2)(a) of the Act the Secretary of State, having received reports duly prepared in accordance with the Act, expects to request that English authorities provide progress reports on progress made in implementing the measures set out in the further report at 2 yearly intervals after submission of the further report (by 31 March 2017, 31 March 2019 etc.) up to and including 31 March 2027.

## HASTINGS

Hastings is an urban town on the south coast of England, surrounded on all land bound sides by the neighbouring district of Rother. Housing issues that are common to many of the coastal towns in the region are acutely felt in Hastings. In the main these issues relate to:

- The poor supply of affordable housing suitable for a range of needs and consequential issues of homelessness.
- The relatively large and poor conditioned private housing sector.
- A large disparity between house prices and income ratios, that makes access to home ownership difficult for those on modest incomes, even in a housing market downturn.

Hastings is one of the most disadvantaged boroughs in the South East. It ranks 20th out of all 326 local authorities for local concentration of multiple deprivation. 30% of LSOAs are in the most deprived decile for IMD 2015 and two are among the most deprived 1% of LSOAs, in Baird (rank 89 out of 32,844) and Tressell (rank 227) wards.

However, the town is experiencing something of a revival. Tourism is growing, with a particular focus on special events, and high quality and out of season staying visitors; its efforts to broaden the economic base seem to be working. Hastings is in the process of implementing major regeneration programmes which are having a significant impact. Some of the key achievements include:

- The £14m renovation of Hastings Pier was completed in April 2016

- The opening of The Source skate/BMX park in February 2016, the largest underground slate park in the world, attracting visitors from around the world (it hosted a world championship level competition in September 2016)
- A very successful cultural programme ROOT1066, and a series of community-led events, to mark the 950th anniversary of the Battle of Hastings in October 2016, which attracted national and international publicity
- The £113m Bexhill – Hastings Link Road, opened in December 2015 which unlocked new land for up to 1,300 new homes and 50,000 m2 of employment space (5,000+ jobs) in North Bexhill.
- The creation of a modern industrial park (Enviro21 – 9,000 m2) and plans for others which include North Queensway Innovation Park – development of a 13 acre site in north-west Hastings; and the North-east Bexhill site.
- Lacuna Place and a Creative Media and Innovation Centre providing over 18,000 m2 of high quality business space in Hastings. Hastings Priory Quarter has a capacity for 1,700 new jobs and to date has attracted investment from SAGA and Medica creating over 400 additional private sector jobs.
- Considerable investment to improve poor educational performance in Hastings, including the establishment of two major Academies to address the long term performance.
- Jerwood Gallery and the Stade Open Space – gallery opened in March 2012. Programming on the Stade currently attracts c.35,000 participants per year.
- A successful range of recent Regional Growth, Coastal Communities Fund and European funded projects supporting the regeneration of our seafront (£500k); and growth of the creative industry (£2.5m); and carbon reduction initiatives (£1m).
- In 2016 the local Clinical Commissioning Group, in partnership with the Council introduced an ambitious programme to address the most deprived areas of the borough.
- Two EU Interreg funded projects addressing carbon reduction in the domestic sector (Climate Active Neighbourhoods – EU Interreg North West Europe and Sustainable Houses in Inclusive Neighbourhoods – EU Interreg 2 Seas) have recently commenced.

## SUMMARY

The following report sets out the energy conservation actions being or proposed to be taken by Hastings Borough Council that it considers practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in its area.

## HASTINGS BOROUGH COUNCIL HECA ACTION PLAN 2017

<b>(i) Local energy efficiency ambitions and priorities</b>	
	<p>The Council priorities for 2017/18 to 2019/20 are set out in the Corporate Plan. This is complemented by The Councils Housing Strategy, its Anti-Poverty Strategy, Environmental &amp; Climate Change Action Plan and the Local Plan.</p> <p>In particular our vision for Hastings includes the ambition for warm, comfortable and affordable homes being available to all. We also see Hastings as being a green town where industries, structures and practices help to reduce our carbon footprint.</p> <p>Like many other local authorities we are looking at the way we deliver our services in light of public expenditure reductions. We are seeking to create an increasingly enterprising culture throughout the organisation which will include opportunities for involvement in the energy market and other low carbon initiatives.</p>

	<p>Through the well-established East Sussex Energy Partnership many home energy schemes to tackle fuel poverty, affordable warmth and energy efficiency have been delivered in recent years. We are a key partner in this group and host the East Sussex County Council funded fuel poverty officer whose role it is to deliver affordable warmth outcomes for the whole of East Sussex. There is commitment to continue this work and to work in partnership to tackle and reduce the effects of fuel poverty through energy efficiency measures where possible.</p> <p>Our Housing Strategy (2016 – 2019) recognises that the number of households in fuel poverty in Hastings is amongst the highest in the South East and as such endorses reducing fuel poverty and increasing energy efficiency for residents as a key action to support economic regeneration. In particular we are committed to utilising all the statutory enforcement powers in the private rented sector to help tackle fuel poverty through inadequate heating and excess heat loss where this poses a risk to health.</p> <p>We are the lead UK partner in the EU Interreg 2 seas - Sustainable Houses in Inclusive Neighbourhoods (SHINE) programme which aims to enable all EU partners to achieve carbon dioxide emission reduction targets through implementation of technologies to improve energy efficiency in the home, encourage behavioural change to reduce energy consumption and build community resilience to climate change.</p> <p>Alongside the SHINE project we are also a sub-partner to the local housing association, AmicusHorizon, in the EU Interreg North West Europe – Climate Active Neighbourhoods (CAN) programme. With our considerable experience of delivery of EU Interreg programmes the we are supporting AmicusHorizon and other UK partners in their first Interreg funded programme to reduce energy consumption and alleviate fuel poverty in public and private sector housing in a particular neighbourhood of the town.</p>
<p><b>ii) Measures we are taking to take advantage of financial assistance and other benefits offered from central Government initiatives, to help result in significant energy efficiency improvements in our residential accommodation</b></p>	
<p>Fuel Poverty</p>	<p>In the last five years an average of over 300 more people each year in East Sussex have died in the winter period compared with the rest of the year, with nearly a third of these deaths believed to occur because of the impact of cold temperatures in the home on vulnerable people. As a result of this Fuel Poverty is now the principle focus of the East Sussex Energy Partnership.</p> <p>Partners of ESEP include Public Health (East Sussex County Council – chair), Hastings and Rother Clinical Commissioning Group and Eastbourne, Hailsham and Seaford Clinical Commissioning Group, district and borough councils, nominated voluntary and community sector partners including Citizens Advice East Sussex, community energy organisations and NEA.</p> <p>The East Sussex Energy Partnership’s (ESEP) primary function is to provide a forum where partners can work together to ensure a consistent and coordinated approach to the delivery of interventions to tackle health and wellbeing issues related to cold homes, particularly for vulnerable groups, and other related issues.</p> <p>The partnership has three main funding streams:</p> <ul style="list-style-type: none"> <li>• East Sussex County Council Public Health budget: £325,000 for both 2016/17 and 2017/18</li> </ul>

- National Energy Action Warm & Healthy Homes Fund: £478,500 (November 2015 to March 2017)
- Healthy Inequalities funding through the Hastings & Rother Clinical Commissioning Group: £ 481,000 (November 2016 to March 2018)

The principal delivery mechanism for ESEP in combatting fuel poverty is the East Sussex Winter Home Check service. This provides vulnerable households with a preventative and cold weather service comprising full home assessment and advice on how best to keep their home warm; small preventative works such as improving insulation, repairing or replacing boilers; emergency temporary heating; and advice on financial help with heating costs. The service tackles fuel poverty by protecting individuals and communities from the effects of living in a cold home through a combination of measures including:

- Energy efficiency improvements to the home
- More efficient use of energy
- Income maximisation

We have accessed the Energy Company Obligation (ECO) affordable warmth scheme as part of joint work through the East Sussex Energy Partnership (ESEP) fuel poverty reduction programme.

An ECO boiler replacement scheme has been coordinated for the East Sussex Energy Partnership by the Winter Home Check service. In the winter between October 2014 and March 2015 a total of £ 10,302 ECO Contribution has been utilised to address the needs of households in fuel poverty. The service coordinated and installed 9 ECO boiler replacements.

In that winter between October 2014 and March 2015 396 beneficiaries accessed the winter homes check service and 769 separate interventions were provided, with an average equipment cost per intervention of £ 61.06 funded through the program offered by ESEP partners.

We are using our experience of ECO and the success of the winter homes check program to make the most of the opportunity offered to local councils by ECO Flex. With the release of ECO2t funds and the opportunities for local authorities to engage in the new ECO flexible approach to eligibility it is hoped that the Winter Home Check service will be able to successfully support the installation of more energy efficiency measures in homes during 2017/18.

Hastings together with our neighbouring local authorities in East Sussex are currently exploring the opportunities and processes that would be required to identify households that would benefit from energy efficiency improvements under the ECO flexible eligibility arrangements. These developments could enable us to reach additional households deemed in need but that do not meet the stricter eligibility criteria. The average top-up required for ECO funded boiler replacement in Sussex has previously been in the region of £ 1,000 and therefore additional funding sources must be sought by the Winter Home Check Service in order to be able to proceed. We hope that the level of top-up funding required in future could be lower due to the different nature of ECO2t funding and that more households could be fully funded or nearly fully funded – however we anticipate there will still be a need for some level of top-up.

As a key partner in the East Sussex Energy Partnership we undertook to host the East Sussex County Council funded East Sussex Fuel Poverty Coordinator in 2015. Whilst this is a shared resource across East Sussex their activity is based on need and therefore much of their work is

done in Hastings.

The primary role of the Fuel Poverty Coordinator is to coordinate the East Sussex fuel poverty reduction programme. This programme aims to protect individuals and communities from the effects of living in a cold home. It provides practical advice and support to vulnerable people about how to stay warm and well during the winter, and where to get further specialist help.

The fuel poverty reduction programme includes the following five work streams:

- Train health, housing and social care professionals and voluntary and community sector workers to help people whose homes maybe too cold for their health and wellbeing;
- Raise awareness among professionals and the public about how to keep warm at home;
- Identify vulnerable people who live in a cold home and refer for help;
- Provide vulnerable people with information and advice in order to maximise income; and
- Offer a Winter Home Check service to provide a home assessment, advice and works for eligible vulnerable people.

As part of the East Sussex fuel poverty reduction programme in 2016 we achieved the following outputs:

1. Train health, housing and social care professionals and VCS workers to help people whose homes maybe too cold for their health and wellbeing;
  - Over 1000 people were trained or attended information sessions on fuel poverty and health
2. Raise awareness among professionals and the public about how to keep warm at home;
  - Sessions were delivered in hospitals, GP surgeries, adult social care teams and voluntary and community sector organisations.
  - Widespread communications activity was delivered to provide 'keep warm and well' advice and promote local services.
3. Identify vulnerable people who live in a cold home and refer for help;
  - Over 1000 households were identified and referred.
4. Provide vulnerable people with information and advice (e.g. in order to maximise income);
  - Over 750 people were given energy saving advice and made forward referrals/signposted people to other advice services.
5. Offer a Winter Home Check service to provide a home assessment, advice and works for eligible vulnerable people
  - Over 600 Winter Home Check visits took place and over 1000 small measures and over 100 major measures installed.

The positive achievements and outcomes of the Winter Home Check were presented at the Annual Public Health England conference in 2016. Benefits to vulnerable local people include:

- Over 1000 minor measures installed, such as draught proofing, door/window repair, boiler and heating service/repair, installation of thermostatic radiator valves (TRVs), chimney balloons, hot water tank jackets, radiator foils, insulating curtains and energy saving light bulbs.
- Over 100 major measures installed, including replacement boilers and central heating systems.
- The rate of receipt of the service over two times higher in targeted LSOAs than non-

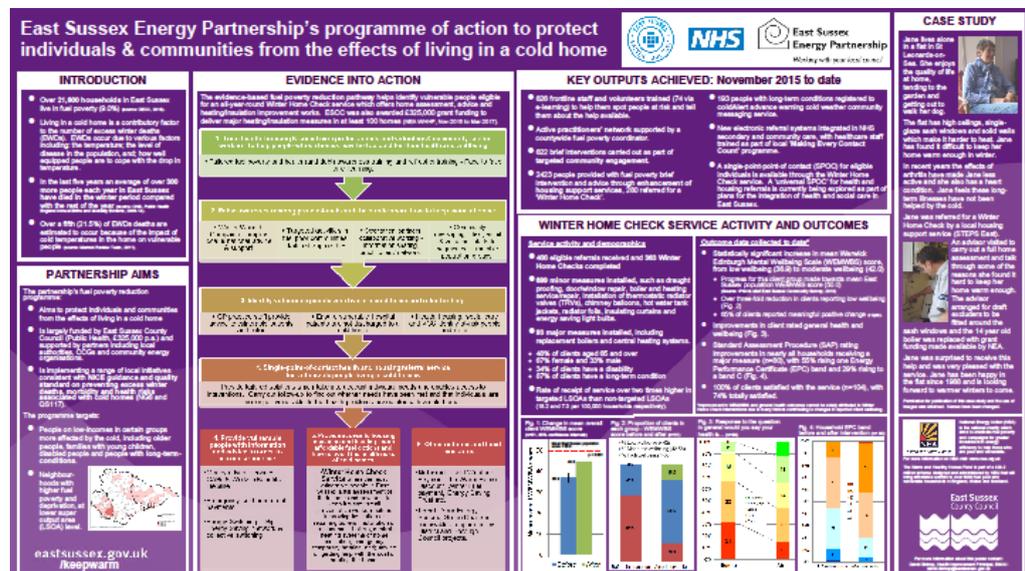
targeted LSOAs (18.2 and 7.3 per 100,000 households respectively).

- The service has achieved statistically significant increase in mean Warwick Edinburgh Mental Wellbeing Scale (WEMWBS) score\*(NB improvement in WEMWBS and general health outcomes cannot be solely attributed to Winter Home Check interventions due to many factors contributing to changes in reported client wellbeing), from low wellbeing (36.9) to moderate wellbeing (42.0). Progress for this client group has been made towards mean East Sussex population WEMWBS score (50.0) (Source: IPSOS Mori East Sussex Community Survey, 2016)
- Over three-fold reduction in clients reporting low wellbeing
- 65% of clients reported meaningful positive change (>3pts)
- Improvements in client rated general health and wellbeing.
- Standard Assessment Procedure (SAP) rating improvements in nearly all households receiving a major measure, with 55% rising one Energy Performance Certificate (EPC) band and 29% rising to a band C.
- 100% of clients satisfied with the service, with 74% totally satisfied.

Client demographics:

- 48% of clients aged 65 and over
- 67% female and 33% male
- 34% of clients have a disability
- 87% of clients have a long-term condition

This information was presented to the national Public Health England conference in September 2016 through the following poster.



In 2017 we will meet or exceed the outputs achieved in 2016. The Winter Home Check Service has a target to deliver at least 650 home visits.

The service carried out Winter Home Check visits in over 600 homes during 2017 and has a target to reach 650 households in 2017. In 2015 ESEP and ESCC were fortunate to have been awarded funds as part of NEA's Warm & Health Homes Fund programme which enabled the Winter Home Check service to install major measures in 140 vulnerable households and small measures in over 150 different households over an 18 month period. This activity contributed to the establishment of a further 18-month pilot scheme to tackle fuel poverty in six deprived areas of Hastings and Rother funded by NHS Hastings and Rother CCG. The new project in

Hastings and Rother builds on work that was achieved through the Winter Home Check Service, and funding provided by NEA through the Warm and Healthy Homes Fund, and will enable the Winter Home Check Service to provide 148 households with major measures to vulnerable residents in the six target wards.

The fuel poverty coordinator has delivered a range of training and information sessions, including Making Every Contact Count sessions and training of general practice staff participating in Hasting & Rother CCG's locally commissioned services to identify and then refer vulnerable patients living in a cold home to local services. The fuel poverty coordinator also facilitates a fuel poverty practitioners network or to share information and best practice.

In 2015/16 the fuel poverty coordinator provided training to 626 frontline staff and volunteers to help them spot people at risk of fuel poverty and how to help them alleviate it. Following the success of this training in 2016/17 East Sussex County Council commissioned us to deliver 7 face-to-face training sessions in Eastbourne (x2), Hastings (x2), Rother, Wealden and Lewes. A total of 109 practitioners attended this training in autumn 2016. Since establishing the post 1043 front line staff have received face to face fuel poverty training.

Due to the stated need in Hastings a large proportion of winter homes check is delivered in Hastings; our targeting approach has yielded nearly 700 referrals from the Hastings region.

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**Hastings December 2015 - April 2017**

<b>Referrals by East Sussex boroughs</b>	<b>No.</b>	<b>%</b>
<b>Eastbourne</b>	230	14.94%
<b>Hastings</b>	<b>687</b>	<b>44.64%</b>
<b>Lewes</b>	159	10.33%
<b>Rother</b>	235	15.27%
<b>Wealden</b>	181	11.76%
<b>Other ineligible (Brighton &amp; Hove)</b>	47	3.05%

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**Hastings December 2015 - April 2017**

<b>Advice:</b>	<b>No.</b>	<b>%</b>
<b>Energy Advice</b>	348	78%
<b>Fuel switching advice</b>	348	78%
<b>Major Measures:</b>		
<b>New central heating system</b>	21	22%
<b>Replacement boiler</b>	62	65%
<b>Storage heaters</b>	11	12%
<b>Minor Measures</b>		
<b>Households receiving 1-2 measures</b>	396	89%
<b>Households receiving 3 -4 measures</b>	42	9%
<b>Households receiving 5 or more measures</b>	7	2%

In March 2016 East Sussex County Council commissioned us to develop the East Sussex Energy Partnerships fuel poverty reduction programme information and communications offer in order to help raise awareness among professionals and the public about advice, services and support on how to keep warm at home. The *Keep Warm and Well in East Sussex* website went

	<p>live in February 2017 – <a href="http://www.warmeastsussex.org.uk">www.warmeastsussex.org.uk</a></p> <p>The delivery partner for the Winter Homes Check service is a local energy firm in Hastings so this project has additional benefit to the town providing employment and training on energy efficiency measures. More information on the winter homes check is available on the <a href="http://warmeastsussex.org.uk">warmeastsussex.org.uk</a> website.</p>
Boilers and Heat Pumps	<p>Our Building Control function has been delivered throughout the past three years by Rother District Council as part of an innovative shared service. This service is to be enlarged in 2017 as we have merged the Hastings and Rother Building Control Partnership with a similar partnership delivering building control for Wealden District Council and Eastbourne Borough Council to form the East Sussex Building Control Partnership.</p>
Smart Meters	<p>One of our main contributions to the EU Interreg SHINE project is the assessment of smart meters and how they are able to help residents save energy without the need for other action. The project will test and evaluate different types of meters across the 2 seas areas including weather compensator heating controls, meters which switch electrical appliances on if the cost of electricity is low, etc.</p> <p>We believe that smart meters will pave the way for a transformation in the way energy is supplied and used. They have the potential to generate more energy conscious consumers, by encouraging people to better manage and reduce their energy consumption. Also energy retailers will be able to offer a wider and more tailored range of services to their customers. In particular the Interreg NWE programme is interested in the behaviour change that can be brought about through smart metering and we will be facilitating a community led approach to this.</p>
Minimum Energy Efficiency Standards in the Private Rented Sector	<p>We are a proactive interventionist Council and make best use of all the housing enforcement powers available to us to improve energy efficiency and the provision of adequate heating. In particular we operate a selective licensing scheme in 7 wards in the borough. One of the conditions of licence is that landlords must provide us with a valid EPC for the property. In addition to this we are presently consulting on an additional houses in multiple occupation licensing scheme which goes one step further and proposes that should landlords want a licence for a full 5 year term they will need to show that their property has a minimum EPC rating of E.</p> <p>We have started an innovative enforcement partnership with Trading Standards on the enforcement of Energy Performance Certificates. Working in a two-tier local government environment means that EPC enforcement at the County Council cannot be simply delegated to Officers of the Borough Council. However, we have sought to overcome this and now we are the eyes for Trading Standards routing out landlords that don't have EPC's, giving Trading Standards colleagues the evidence required to issue FPN's on EPCs.</p> <p>With such a large private rented sector in parts of the town we are committed to working with landlords to ensure they meet minimum energy efficiency requirements. As part of the SHINE project we have formed a focus group of local landlords to investigate and report on the barriers to achieving more energy efficient dwellings.</p>
<p><b>iii) Measures we have developed to implement energy efficiency improvements cost-effectively in residential accommodation by using area based / street by street roll out involving local communities and</b></p>	

partnerships.	
Healthy Housing – Places	<p>Last year we secured health funding via the Hastings and Rother Clinical Commissioning Group (HRCCG) Health Inequalities fund to develop a pilot project with a local GP practice to examine work around health referrals (possibly prescriptions) to the winter homes check (see above) where GPs encounter individuals and families suffering from health related effects from damp, mould and cold as a result of a lack of heating and energy efficiency measures and/or fuel poverty.</p> <p>Part of the health inequalities funding for the Council has also been dedicated to reducing fuel poverty in the most deprived areas of the town. Using the winter homes check service we have developed a funding agreement to allow the winter homes check provider to deliver more major retrofit measures such as new boilers and cavity wall insulation. The proposal is to provide in the region of £ 600,000 of investment throughout 2017/18.</p> <p>We are in the process of commissioning a full academic study of the outcomes of the ‘major measures’ element of the HRCCG funded programme.</p>
SHINE	<p>As previously detailed we are the lead UK partner in the Interreg 2 Seas SHINE programme. Along with partners in the UK, Belgium, France and the Netherlands we are looking to “accelerate the hesitant process of the participating regions on the adoption of energy efficient and renewable technologies in the retrofitting of residential dwellings”. The delivery of SHINE is centred on a participation process and a ‘bottom up’ approach as such we are focussed on tackling the barriers for owners and tenants to renovating their homes.</p> <p>The total investment in SHINE is € 7 million with € 2 million of this being specifically delivered in the Hastings area. Full details of the SHINE project are available on the Interreg website at <a href="http://www.interreg2seas.eu/en/Shine">www.interreg2seas.eu/en/Shine</a></p> 
CAN	<p>Our local registered provider, AmicusHorizon, is a primary partner in the Interreg North West Europe CAN programme. With our experience of delivery of EU funded Interreg programmes and our shared commitment to reduce greenhouse emissions from the domestic housing sector we were invited to be a sub partner in the project to support AmicusHorizon. The project involves partners in the UK, France, Germany, Netherlands and Belgium and seeks to significantly reduce greenhouse gas emissions in the programme area using a ‘neighbourhood approach’.</p> <p>The total investment in CAN is € 7.8 million with € 1.2 million of this being specifically delivered in the Hastings area. Full details of the CAN project are available on the Interreg website at <a href="http://www.nweurope.eu/projects/project-search/climate-active-neighbourhoods-can/">www.nweurope.eu/projects/project-search/climate-active-neighbourhoods-can/</a></p> 
Cold Alert	<p>The coldAlert service is part-funded by East Sussex County Council Public Health. It provides an</p>

advance cold weather warning service to older people, very young children and people with serious medical conditions who are particularly vulnerable to the effects of cold weather. The service uses text, voicemail, e-mail, web services and a smartphone app to notify vulnerable people of cold weather (at a level 2 or above) and deliver prevention messages and signposting.

At 31 January 2017 there were 508 people registered for coldAlert in East Sussex, an increase of 315 registered users between 1 November 2016 and 31 January 2017.

Further information is provided in the interim report embedded below:



coldAlert Interim Report 2016-17.pdf

**iv) Time frame for delivery and national and local partners**

Action	Timing
We will continue to work in partnership with a diverse and broad range of partners to tackle climate change, fuel poverty and improve energy efficiency within the boroughs homes.	Ongoing
Continue to be a lead player in the East Sussex Energy Partnership	Ongoing
Delivery of the Interreg CAN and SHINE outputs for Hastings	CAN – October 2019 SHINE – August 2020
Undertake a thermal heat loss survey of the borough	March 2018
Reduce carbon emissions and adapt to climate change – to this end we aim to contribute 95 tons of CO2 savings per year through housing activities.	Ongoing
Use enforcement action to drive energy efficiency improvements in the private rented sector.	Ongoing
Continue to provide relevant energy efficiency, fuel poverty, renewable technology information, links and advice on our website.	Ongoing
Support the Sussex Energy Tariff development through Your Energy Sussex	Ongoing

On behalf of Hastings Borough Council

Signed:

Date: 31 March 2017

Name: Andrew Palmer Position: Assistant Director Housing and the Built Environment