



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Royal Borough of Kensington and Chelsea Home Energy Conservation Act Report 2013

Introduction

The Home Energy Conservation Act 1995 (HECA) requires local authorities to report to Government by 31 March 2013 on practical actions underway to improve household energy efficiency in their area. Progress reports are to be submitted at two yearly intervals up to March 2027.

This report provides a snapshot of housing and demographics in the borough, outlines the current trends in domestic energy use, and goes on to detail current and planned activity to improve household energy efficiency.

A profile of Kensington and Chelsea

With a population of around 160,000¹, Kensington and Chelsea is one of the most densely populated boroughs in the country².

Around 19 per cent of residents are under the age of 20 and around 12 per cent are over 65³. Over the next 20 years, the population is expected to get older but it is still projected that the vast majority of residents will be of working age, between 20 and 50. The older population is more likely to be living in the far south⁴. Over 45 per cent of households in the borough are single person households⁵.

Unemployment is lower than the London and national average⁶ but household income varies considerably – Kensington and Chelsea contains some of the wealthiest neighbourhoods in the country as well as some of the most deprived. Statistics show that North Kensington and parts of Earl's Court and South Chelsea face complex combinations of problems such as low incomes, relatively high unemployment and poor health.

¹ ONS Neighbourhood Statistics, 2011

² The Royal Borough of Kensington and Chelsea Community Strategy 2008 - 2018, p7

³ Census 2011 - December Release Summary, RBKC

⁴ The RBKC Core Strategy, 2010, p28

⁵ ONS Neighbourhood Statistics, 2011

⁶ ONS Neighbourhood Statistics, 2011

Housing

Much of the built form in Kensington and Chelsea is Georgian, Victorian and Edwardian, sitting alongside a number of twentieth century estate developments. Around 80 per cent of homes are flats⁷. Around 75 per cent of private dwellings were built before 1919⁸ which means they are more likely to be in disrepair, lack modern facilities and be difficult to heat.

The table below shows the different housing tenures as percentage of all dwellings.

	Kensington and Chelsea	London	England & Wales
Social rented	24.6	24.1	17.6
Owner occupied	36.5	49.5	64.3
Private rented	35.8	25.0	16.7

Social housing context

The Council's own housing stock is managed by the Kensington and Chelsea Tenant Management Organisation (KCTMO). There are over 50 different Registered Social Landlords (RSLs) active in the borough but the majority of properties are owned by just 12. Properties in the social housing sector are mainly smaller units and (particularly the Council's stock) in large purpose built estates including some high tower blocks built post war⁹. A number of the Council's own housing estates are in significant need of improvement as stock is ageing and maintenance costs are high¹⁰.

Private housing context

The private housing sector consists largely of wealthy homeowners in high value properties and one of the largest private rented sectors in London. Many of the least energy efficient homes in the borough are in the private rented sector¹¹.

⁷ Census 2011 - December Release Summary, RBKC

⁸ Information supplied to JD

⁹ GD Report September 2012, p5

¹⁰ Royal Borough of Kensington and Chelsea Draft Housing Strategy

¹¹ GD Report September 2012, p5

Current performance and trends in energy use

The table below shows the baseline figures related to energy use for 2010.

	Kensington and Chelsea	London	England
Households in fuel poverty	10%	10.8%	16.4 ¹²
Domestic emissions per capita (tonnes)	2.4	2.1	2.4 ¹³
Average SAP rating in the private sector	60 ¹⁴		52.9 ¹⁵
Average SAP rating in the social sector	68.4 ¹⁶		62.4 ¹⁷

Fuel poverty

In 2010 7,753 or 10 per cent of all households in Kensington and Chelsea were fuel poor, this figure has reduced from 11.4 per cent in 2009 and is slightly below the London average rate of 10.8 per cent of households¹⁸.

Energy consumption and carbon emissions

Energy consumption in housing accounts for 29 per cent of the borough's total carbon emissions. In 2010, emissions from homes were 2.4 tonnes per capita, compared to 2.1 tonnes on average for London. This figure has stayed fairly steady since 2005¹⁹.

The average SAP rating for Kensington and Chelsea's private sector is 60 (Band D), above both the London and national average. Worryingly however it is predicted that over seven per cent of Kensington and Chelsea's private sector stock has SAP ratings of below 30 (Bands F or G). Minimum energy standards to be introduced from 2018 will prohibit landlords letting these properties.

¹² DECC Trends in Fuel Poverty 2012

¹³ UK figure

¹⁴ ONS Neighbourhood Statistics, 2011

¹⁵ English housing survey 2010

¹⁶ Based on responses from 24 local RSLs

¹⁷ English housing survey 2010

¹⁸ Sub regional Fuel Poverty data 2009 and 2010, DECC

¹⁹ Sub regional per capita emissions 2005-2010, DECC

Challenges and opportunities

There are a number of challenges to improving the energy efficiency of the housing stock in Kensington and Chelsea. Around 75 per cent of the private sector dwellings (owner occupied and privately rented) were built before 1919²⁰ and 97 per cent of these dwellings are of solid wall construction making them difficult to heat and more expensive to insulate. Planning constraints also limit the measures that can be adopted as conservation areas cover more than 70 per cent of the borough. For these reasons, take up of previous energy efficiency programmes has been low.

However, there are a number of positive elements to build upon. Partnership working across the Council, health and third sectors is well established and effective. Local housing associations are active and engaged with energy efficiency programmes, the Council has recently begun to work more closely with housing associations to make the most of current funding opportunities. Additionally, with such a high proportion of private rental properties in the area, the new minimum energy efficiency standards to be introduced will be a key driver in the coming years.

The table below sets out the Council's energy efficiency ambitions and planned activity to help achieve these aims over the coming years.

²⁰ Amended by JD

ACTION	EXAMPLE	TIMING (Where relevant)
<p>i) Local energy efficiency ambitions and priorities</p>	<p>The Royal Borough of Kensington and Chelsea is committed to improving the energy efficiency of local housing, as reflected in a number of key documents:</p> <p>Through its Climate Change Strategy the Council aims to make a difference on three levels:</p> <ul style="list-style-type: none"> • In the operation of its own estate. Corporate CO₂ targets aim at a reduction of 20 per cent by 2014, 30 per cent by 2016 and a final target of a 40 per cent reduction by 2020 from a baseline date of 2008. • In delivering services. • In stimulating behavioural change amongst businesses, residents and partner organisations in the community. <p>Strategic objectives outlined in the Core Strategy include:</p> <ul style="list-style-type: none"> • Our strategic objective to have a diversity of housing is that, at a local level, it will cater for a variety of housing needs of borough residents, and is built for adaptability and to a high quality (CO6). • Our strategic objective to respect environmental limits is to contribute to the mitigation of, and adaption to, climate change, significantly reduce carbon dioxide emissions, maintain low and further reduce car use, carefully manage flood risk and waste, protect and attract biodiversity, improve air quality, and reduce and control noise within the borough (CO7). <p>The Royal Borough's Community Strategy outlines a set of specific aims and objectives across eight themes, these aims include:</p> <ul style="list-style-type: none"> • Promote energy efficiency, recycling, waste minimisation and the reduction of pollution. • Tackle the causes of climate change that arise from the activities of those living and working in the borough. • Improve the quality of housing across all tenures. • Improve the energy efficiency of dwellings and encourage sustainable development. 	

<p>The Housing Strategy states that the Council will work with KCTMO and Registered Social Landlords to:</p> <ul style="list-style-type: none"> • Promote and support greener housing across the Royal Borough. • Seek to improve homes to a higher standard, recognising the importance of seeking reasonable alterations to the existing building stock to mitigate the causes of and adapt to the effects likely to occur due to climate change. 	
<p>ii) Measures that take advantage of financial assistance and other benefits offered from central government initiatives</p>	
<p>Green Deal and ECO</p>	<p>The Council is currently working to identify its preferred approach to delivering the Green Deal and ECO. The ECO Carbon Saving Community Obligation presents significant opportunities, particularly in the north of the borough, where there are 17 designated areas eligible for financial support for energy efficiency improvements.</p> <p>Corporate approach to Green Deal and ECO</p> <p>A Green Deal report was submitted to Councillors for decision in September 2012; it will soon be progressed to senior management. The report recommends that:</p> <ul style="list-style-type: none"> • The Council communicates a consistent message to the community which outlines that the Council is looking favourably at the Green Deal • The Council builds awareness across departments and amongst residents of the possibilities and benefits of home insulation and better energy efficiency through resident engagement • Council departments understand and consider already how to become Green Deal friendly, with particular focus on planning policy and guidance • The initial focus is on the identification of ECO opportunities for social housing, including the Council's housing stock, with local partners • The Council monitors work being done at a regional level, in particular by the GLA, to understand what regional models and frameworks become available to help the Royal Borough deliver a locally suitable Green Deal.

<p>ACTIONS</p> <p>Get approval for a Council-wide approach to Green Deal promotion and communication.</p> <p>Development of a communications plan to build awareness of Green Deal across the Council.</p> <p>Development of a communications plan to build awareness of Green Deal to residents. Working with Hammersmith and Fulham and Westminster to provide leaflets and tailored information for our residents.</p> <p>Publish a Greener Housing Guide</p>	<p>Autumn 2013</p> <p>Ongoing</p> <p>May 2013</p> <p>Autumn 2013</p>
<p>Green Deal Pioneer Places funding</p> <p>The Royal Borough of Kensington and Chelsea is part of a West London sub-regional partnership that has secured funding through DECC's Green Deal Pioneer Places scheme.</p> <p>The project has a three-part approach intended to generate demand for the Green Deal now and in the future by:</p> <ul style="list-style-type: none"> • Providing Green Deal assessments for cluster initiatives using existing partnerships to identify significant retrofitting opportunities. Green Deal assessments for non-domestic buildings will support the development of a retrofit package for negotiation with Green Deal providers. • Deploying a "catalyst" fund to create exemplar retrofit projects in domestic and non-domestic buildings. • Establishing an information hub through the development of case studies of exemplar schemes. <p>The project aims to deliver up to 60 Green Deal assessments in Kensington and Chelsea with the potential for Green Deal plans and retrofits but the main outcome of the project is to provide</p>	

	<p>vital information on the types of works being identified in the borough's stock. This will allow us to target and promote Green Deal more effectively in the future.</p> <p>ACTIONS Follow up Green Deal assessments provided to try to identify opportunities for area based retrofit projects. Produce case studies and other material to share experiences of the exemplar retrofit projects funded.</p> <p>Work with neighbouring authorities and local organisations to develop a Green Deal information hub.</p>	<p>From May 2013</p> <p>From May 2013</p> <p>From May 2013</p>
	<p>Working with RSLs The Council has begun to engage with local RSLs on their approach to the Green Deal and ECO. A roundtable event was held in February 2013 to explore opportunities for coordination and collaboration to ensure the best outcome for Kensington and Chelsea residents.</p> <p>Local RSLs are taking a variety of approaches to Green Deal and ECO and many indicated that they were still exploring their options at this early stage. Some are advising tenants against Green Deal and will not allow Green Deal works in their properties, some have provided Green Deal marketing information to tenants, and one is considering options around becoming a Green Deal Provider.</p> <p>Most are concentrating on ECO funding for hard to treat properties or in CSCO areas.</p> <p>ACTIONS Continue to work with housing associations to identify and take advantage of opportunities for collaboration (see section iii below).</p>	<p>Ongoing</p>

Fuel poverty	The Council has a number of schemes in place to tackle fuel poverty in the borough.	
	<p>Healthy Homes</p> <p>The Healthy Homes initiative was launched in 2009 to provide a single referral point for support and advice on fuel poverty for residents and partner organisations in Kensington and Chelsea. The initiative is steered by a partnership including NHS Kensington and Chelsea, the Royal Borough of Kensington and Chelsea and a number of third sector organisations, notably Age UK, Citizens Advice and Nucleus Legal Advice Centre. Healthy Homes provides advice and grants to residents, it is primarily targeted at older people, families with young children, BME communities and people on low incomes.</p>	
	<p>ACTIONS</p> <p>To continue with the promotion of Healthy Homes within front line services in the borough, in particular through health and social care. To continue targeting vulnerable groups such as the elderly but to build on recent progress working with families with young children.</p>	Ongoing
	<p>To strengthen the links with third sector organisations and help to develop and promote resources within them to help tackle fuel poverty.</p>	Ongoing
	<p>To work closely with NHS Kensington and Chelsea to identify cost effective ways of improving residents health and comfort and reducing the costs to the health service of cold related illness.</p>	Ongoing
	<p>Fuel poverty in the private rented sector</p> <p>Through the West London sub-regional partnership the Council has secured funding from DECC for heating improvements for vulnerable residents in private accommodation. Qualifying residents have now been referred into the scheme and works should be complete by the end of April.</p>	

	<p>ACTIONS</p> <p>Targeted mail outs identified a large number of elderly residents in private rented accommodation that could benefit from further assistance. Some who could not benefit from the DECC scheme have been referred into other existing heating schemes. We will be using information gained from this experience to target other vulnerable groups in the borough.</p>	Ongoing
	<p>Fuel poverty amongst families with young children</p> <p>In late 2012 funding was secured through the Department of Health's Warm Homes Healthy People scheme to tackle fuel poverty amongst families with young children. As well as funding heating repairs, a CAB advisor focussing on debt and tariff advice for families has been employed.</p> <p>ACTIONS</p> <p>The scheme has been well received and we are finally making progress in targeting young families. We will be studying the outcomes of the project on completion and it is likely that we will be working to try to promote a similar scheme next winter. We have also made a number of useful contacts within the children's centres and the health visitors who are based there and we will be hoping to build on these.</p>	Ongoing
<p>Zero Carbon Homes</p>	<p>The Government intends for all new homes to be zero carbon by 2016 with a progressive tightening of the energy efficiency building regulations leading up to that time.</p> <p>The Council is currently reviewing the planning policies which relate to new building and environmental standards. The Council expects these policies to be considered by an independent inspector towards the end of 2013 and adopted in 2014.</p> <p>The draft planning policy states that all new buildings and extensions of 800sq.m or more of residential development or 1,000sq.m or more of non-residential should achieve the following standards:</p>	2013 - 2016

	<p>Residential Development: should meet Code for Sustainable Homes Level 4</p> <p>Non Residential Development: should meet BREEAM “very good” with 60 per cent of the un-weighted credits available in the energy, water and material sections.</p>	
Energy Performance Certificates (EPCs)	The Council has purchased EPC data which will be used to target fuel poverty and Green Deal activity. The data has been entered into the Council’s mapping system and we will be exploring ways of using this to identify areas of the borough that would benefit most from energy efficiency programmes.	Ongoing
Minimum standards in the private rental sector	<p>The Energy Bill 2011 places an obligation on landlords to raise the energy rating of their properties or face fines. They can meet or discharge this obligation by implementing a Green Deal package of works and the Council plans to encourage and assist landlords to achieve this.</p> <p><i>Energy Efficiency, Fuel Poverty and Environmental Health - Information and advice for private sector landlords</i> was produced in late 2012 by the Private Sector Housing Team to provide information and advice to landlords on how and why they should try to improve the conditions of their properties.</p> <p>ACTIONS</p> <p>Update <i>Energy Efficiency, Fuel Poverty and Environmental Health</i> to include information on Green Deal and ECO.</p> <p>Create promotional material for tenants to ensure that they are aware of what they can do to make their properties more energy efficient and what their landlord’s obligations are.</p>	<p>2013</p> <p>2013</p>

iii) Measures developed to implement street by street approaches		
	<p>Coordinating ECO funding in CSCO areas CSCO areas in the north of the borough represent a real opportunity to coordinate ECO funding. A number of local RSLs have indicated that they are open to cooperation and the Council is providing strategic support to help achieve this.</p> <p>ACTIONS The Council is currently mapping CSCO areas to show where social housing is and who it's owned by.</p> <p>The Council is looking at ways to reduce the barriers identified by the registered providers to energy efficiency works in the borough such as planning and parking.</p> <p>Improving the Council's own stock The Council and KCTMO are currently working together to agree an investment standard for their housing stock, and this will include assessing possible energy efficiency and thermal insulation works and the cost of these works. KCTMO is also exploring what funding can be accessed through energy companies to help finance works to improve the energy efficiency of the stock.</p>	<p>May 2013</p> <p>Ongoing</p> <p>Ongoing</p>
iv) Time frame for delivery and national partners		
	<p>Working with our Tri-borough partners Hammersmith and Fulham and Westminster City Council This is an ongoing process and its full impacts are not known at the moment. We are currently in the process of integrating the Environmental Health functions of Kensington and Chelsea and Hammersmith and Fulham where the management of HECA will sit under a single officer. Good practice and learning will be adopted for future initiatives and, where practical, these will be developed and rolled out across both boroughs.</p>	<p>Ongoing</p>

	<p>Work with the health and third sectors</p> <p>Through delivery of Healthy Homes, the Council has developed strong relationships with local partners including NHS Kensington and Chelsea and a number of third sector organisations, notably Age UK, Citizens Advice and Nucleus Legal Advice Centre. The Council will seek to continue working with these groups in the future to ensure a coordinated response to tackling fuel poverty in the borough. We will also aim to develop closer links with public health now that this function has been integrated into the Local Authority.</p>	Ongoing
	<p>Work with RSLs</p> <p>The Council is engaging with RSLs to create a communication network between the Council and RSL energy officers to allow a two way exchange of information and the formation of partnerships.</p> <p>As outlined above, this work has already provided a picture of how ECO and Green Deal is likely to be accessed in the borough and provided an opportunity to coordinate activity in CSCO areas. Building on the outcomes of this, the Council will seek to identify further opportunities to tap into ECO and identify areas where RSLs may benefit from working with the Council or in partnership with each other.</p>	Ongoing

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