



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

**Environment Select Committee Report**

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**RBKC Carbon Net Zero 2030**  
The Essential Step to Carbon Zero

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**23 March 2022**

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 Councillor Max Chauhan  
 Councillor Walaa Idris  
 Councillor Pat Mason  
 Councillor Portia Thaxter  
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## Foreword

Firstly, thank you to all Environment Select Committee, (ESC), Members and support officers as listed opposite for their contributions to this report.

ESC, in its role as a 'critical friend' to the Leadership Team and senior officers welcomes the response across the Council to the commitment in January 2020 to achieving carbon net zero for the Council operations by 2030 and the whole Borough by 2040 as the essential steps thereafter to carbon zero, in alignment with UK international commitments.

After two years of the 10 year programme, although ingrained in policies across the Council such as the Green Plan and the Local Plan, the implementation has only just begun in practice. The Aether report in 2021 had a key role in identifying buildings, which had previously not been addressed in detail, as 90% of the RBKC 2030 job — 57% in social housing alone. A £100m addition to the Housing Revenue Account (HRA) and £40m plus for other measures have been flagged for detail review in the Medium Term Financial Strategy (MTFS) update this summer and survey work on schools, for example, has only just begun. Thanks to the Audit and Transparency Committee these risks are now on the Corporate Register. On the other hand, excellent progress has been made on the Lancaster West Estate as an exemplar project; centralised procurement governance is addressing carbon in all new and historical projects, such as the refuse collection contract renewal, ensuring electric vehicles are introduced when cost-effective.

This report sets out our key findings and recommendations, and provides a more detailed breakdown of what we found in each key area of inquiry. The inquiry by the select committee has focused on the main emitting areas: buildings and energy, and transport. But it has also considered the crucial, cross-cutting areas of procurement and finance. Most of the report's references are hyperlinked for easy access online.

The urgency and the scale of the task should be emphasised to every officer and councillor, in every strategy, in every action plan. The pace of delivery should improve. Above all, the select committee sees the need for the pace and cadence of delivery to quicken further to reach 2030. The foundations have been laid; now it is time to build on them.



**Councillor Will Pascall**  
**Chair of the Environment Select Committee**

## Executive Summary

**Inquiry subject** Progress towards achieving net zero emissions across all Council operations and services by 2030.

**Methodology** Members discussed reports with Lead Members and officers at select committee on 3 February 2021, 30 April 2021 and 2 February 2022.

**Conclusion** To date the Council has made progress in cutting emissions and has developed the foundations for further reductions, including an evidence base and a strategic plan. There has been the start of fabric-first retrofitting and improvements to systems in pilot areas of Council-owned housing, which if rolled out at scale would greatly reduce energy consumption. The key role of procurement has been identified and has already achieved a limited decarbonisation of Council transportation services.

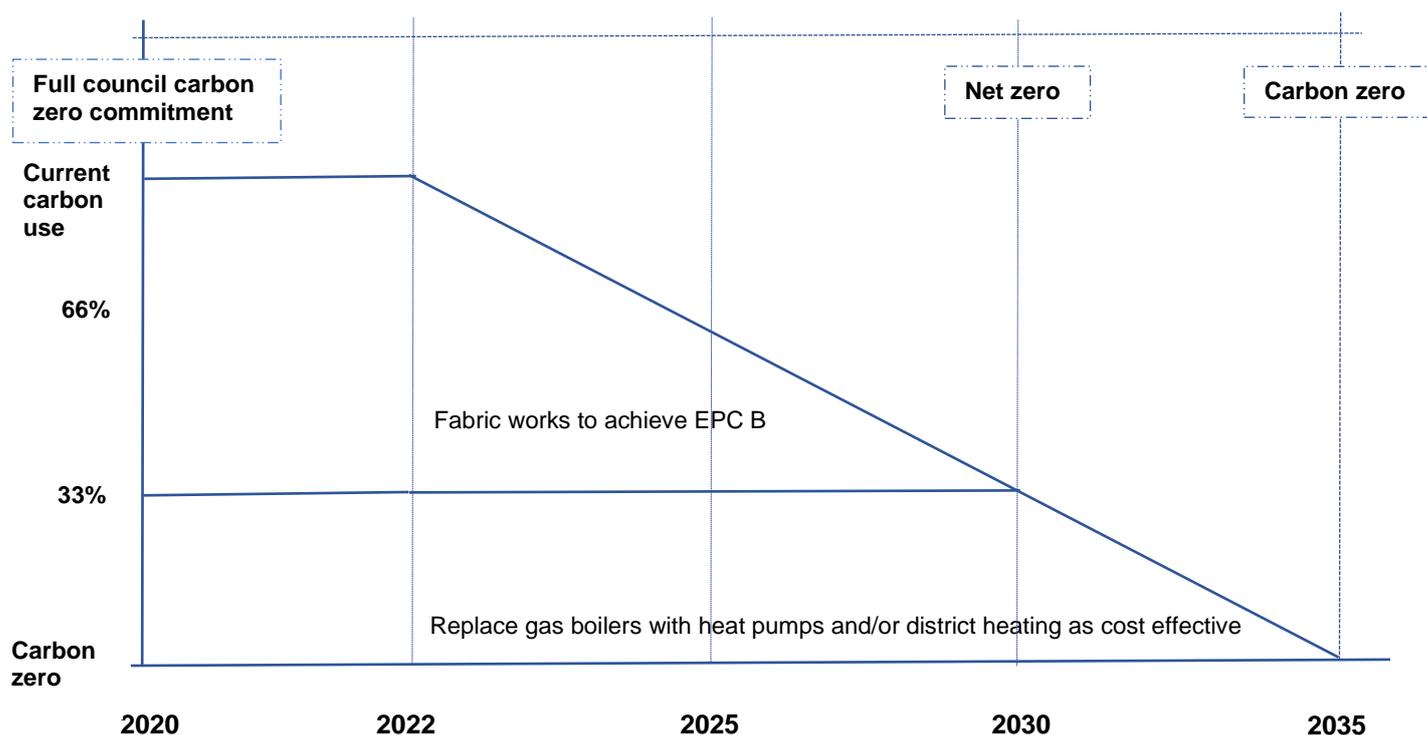
The Council has a clear approach: emissions will be reduced to as close to carbon zero as possible by 2030 and any residual emissions will be balanced with offsetting. So, the net effect will therefore be zero. However, for the commitment to be implemented successfully there remains the considerable challenge of implementation at scale and the acceleration of improvement works across buildings.

In addition, achieving carbon net zero will be a very substantial expenditure commitment and there will need to be further decisions in the future about resource allocation, budgeting and fund raising to fund improvements, particularly to Council housing. The scale of this challenge is acknowledged by the Council and it has been identified as a corporate risk.

## Recommendations

1. Focus on thermal upgrading the Council housing stock to Energy Performance Certificate (EPC) B by 2030 as this also improves resilience to fuel poverty.
2. Delay the installation of heat pumps unless cost effective or subsidised and powered by carbon zero electricity. National policy is for the whole national grid to be carbon zero by 2035.
3. Work on Budget and Housing Revenue Account (HRA) funding review should be prioritised for the Medium Term Financial Strategy (MTFS) summer 2022 review.
4. Progress 2030 net zero offset provision hypothecated to achieve carbon zero.
5. Consult on how to use double glazing in Conservation Areas that cover 70% of the borough and develop conditional guidance.
6. Responsible Procurement section to be added to all Key and Executive Decision Reports and real-world exemplars developed for full Council roll out.
7. Maintain Scrutiny’s and the Audit and Transparency Committee’s Risk Register alignment.

### Carbon Net Zero 2030: The Essential Step to Carbon Zero



## Chapter 1: Net Zero 2030

1. On 22 January 2020 the Royal Borough of Kensington and Chelsea declared a climate emergency, and committed to becoming a net zero local authority by 2030 and a net zero borough by 2040 after a motion agreed at Full Council. Full Council agreed this commitment voluntarily in response to the scale and pace of climate change, and the Administration and future Administrations are now committed to delivering the net zero 2030 objective.
2. The Council is part of a national effort. An estimated 38% of local authorities have similar targets to decarbonise their services and operations, and areas.<sup>1</sup> The government's new national strategy recognised that the involvement of local authorities is crucial to deliver the many key aspects of decarbonisation.<sup>2</sup> Furthermore, the Glasgow Climate Pact acknowledged the important role of local communities in tackling climate change and highlighted the need for action at a local and national governmental level.<sup>3</sup>
3. The objective of net zero means the Council will maximise the reduction and removal of emissions of the main greenhouse gases to as close to zero as possible. This will be mainly carbon dioxide, but also methane, and nitrous oxide. However, it will not achieve the reduction of emissions to actual zero. This means it will need to offset the remaining emissions in 2030. A policy on offsetting will be progressed at a later stage. This balancing of any residual emissions by offsetting is also known as carbon neutral. It is different from the carbon zero definition which would require the removal of all emissions.
4. The Council has established a baseline assessment of emissions. The evidence base is set out in the Carbon Neutral Pathways Report, developed by an independent consortium of Aether, CAG and SE2.<sup>4</sup> The report set out that in 2018/19 the Council's own in-house emissions were 25.5 ktCO<sub>2</sub>e (kilotonnes of carbon dioxide equivalent). The assessment shows that Council's own buildings, including Council-owned housing, and community schools make up around 90% of in-house emissions. About 57% of these emissions are from Council-owned housing, 19% from operational buildings, and 9% from schools. This is largely as a result of electricity and gas consumption. Transport, including waste transportation, the council's grey fleet and other business travel by council staff, are estimated to be responsible for around 5% of in-house emissions. The breakdown is set out in Figure 1.<sup>5</sup>

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<sup>1</sup> [Local Government and Net Zero in England](#) (National Audit Office, 2021) p7

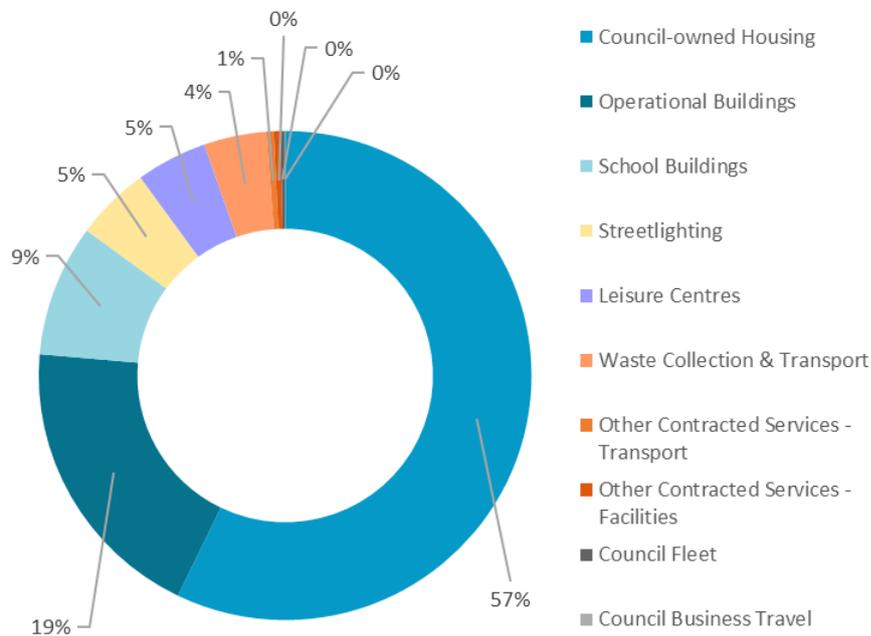
<sup>2</sup> [Net Zero Strategy: Build Back Greener](#) (Department of Business, Energy and Industrial Strategy, 2021) pp.263-4

<sup>3</sup> [Glasgow Climate Pact](#), 13 November 2021

<sup>4</sup> [Progress Report on Achieving the Council Carbon Net Zero 2030 Commitment](#) (Environment Select Committee, 2 February 2022)

<sup>5</sup> [Proposals for Progression of Carbon Neutral Works in Schools](#), (Environment Select Committee, 20 April 2021); Climate Emergency Action Plan p6

**Figure 1: Estimated Kilotonnes of Carbon Dioxide Equivalent (ktCO2e)  
Emissions for the Local Authority in 2018/19**



**Source: Carbon Neutral Pathways Report**

5. The scope of Council emissions has been clearly delineated. As set out in the Climate Emergency Action Plan 2022-2027 the scope includes the consumption of purchased electricity, or other sources of grid-generated energy, supplied to the Council’s housing and operational buildings. For transportation it includes the collection of residential and commercial waste. These include commissioned services which are not in the direct operational control of the Council.<sup>6</sup> The evidence base in the Carbon Neutral Pathways Report has also been used to develop strategy and actions in the Climate Emergency Action Plan 2022-2027. The action plan was published for consultation in December 2021, and the decision by the Leadership Team to adopt the action plan was agreed on 16 March 2022.
  
6. The Council has already made progress in reducing emissions. The Carbon Neutral Pathways Report established that in 2019/20 carbon emissions from the Council’s operations and services had decreased by 52% compared to 2007/08. However, an evaluation of the direction of travel in the last decade as a radical reduction needs to be treated with a degree of caution because emissions from Council-owned housing were not included in the 2007/08 measurement.<sup>7</sup>

<sup>6</sup> [Progress Report on Achieving the Council Carbon Net Zero 2030 Commitment](#) (Environment Select Committee, 2 February 2022)

<sup>7</sup> [Climate Emergency Action Plan 2022-2027](#) (Royal Borough of Kensington and Chelsea, 2021) p9, Environment Select Committee 2 February 2022, minutes

## Chapter 2: Buildings

### Council housing

7. Council housing is the single biggest source of RBKC Council emissions. There are approximately 9,345 Council-owned homes in the borough and the housing stock makes up 14.6 ktCO<sub>2</sub>e kilotonnes of carbon dioxide equivalent of the 2018/19 assessment. This modelling in the Carbon Neutral Pathways Report was based on the Carbon Reduction Options for Housing Managers (CROHM), a software platform to assess energy and carbon emissions.<sup>8</sup>
8. Evidence presented to the select committee on 20 April 2021 and 2 February 2022 makes clear that the real challenge in delivering net zero is in a fabric-first retrofitting of existing homes followed by improved systems to maximise energy-efficiency and cut energy consumption. There is already an investment programme of works in Council housing which is installing fabric-first improvements, and cost effective systems. Insulation is being improved by an extensive programme to upgrade walls, roofs, doors and windows over the next six years. In terms of systems, there is an upgrade of communal boilers; significant investment over the next four years in communal heating and hot water systems. The development of smart technology is being used in the programme for communal lighting replacement, moving to Light Emitting Diode (LED) panels and lighting with security and energy saving mechanisms. At present there is a target of achieving a minimum Energy Performance Certificate (EPC) rating of C.
9. The Lancaster West Estate is being transformed into an exemplar of a zero carbon estate by an estate-wide refurbishment and development of a low-carbon heat network by 2030. Members of the Environment Select Committee visited the estate in autumn 2021 to review progress and speak with representatives from the Lancaster West Residents' Association. There was also information provided about the new Notting Dale Heat Network. A summary of the visit, setting out the information gathered, is in the appendix.
10. The Council has a Housing Management Sustainability and Fuel Poverty Strategy to reduce the housing stock's carbon emissions, and support tenants and leaseholders to cut their carbon footprint and mitigate the impact of fuel poverty.<sup>9</sup> This will help to deliver net zero 2030 and social objectives.

### Net zero finance

11. The select committee heard evidence on 2 February 2022 that considerable resources will be required to make all Council homes net zero. Retrofitting on the Lancaster West Estate is funded from an external grant of £19.4m.

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<sup>8</sup> [The Financial Implications of Achieving Carbon Neutrality and Delivering the Climate Emergency Response](#) (Environment Select Committee, 20 April 2021)

<sup>9</sup> [Achieving Carbon Neutrality Within the Council Owned Housing Stock by 2030](#), (Environment Select Committee 20 April 2021); [Progress Report on Achieving the Council Carbon Net Zero 2030 Commitment](#) (Environment Select Committee, 2 February 2022)

However, most of the remaining required improvement works to the rest of the Council housing stock will need to be funded largely through the Housing Revenue Account (HRA). The cost was modelled at around £96m in the Carbon Neutral Pathways Report, which included fabric-first measures and system improvements such as air source heat pumps. However, the £96m is possibly an underestimate as further works could be identified in future.<sup>10</sup> Furthermore, while net zero funding is built into the HRA Business Plan it is still short of the total estimated cost. To help address this funding gap and mitigate budget risks the Council could consider installing heat pumps after 2030, shifting resources into a higher level of (Energy Performance Certificate B) fabric improvements which would also improve fuel poverty resilience. This may also reduce the budget gap to 2030 by up to £20m, according to select committee analysis. In addition, it is expected that by 2035 the national energy grid will have achieved decarbonisation.

12. **Recommendation 1: Focus on thermal upgrading the Council housing stock to Energy Performance Certificate (EPC) B by 2030 as this also improves resilience to fuel poverty.**
13. **Recommendation 2: Delay the installation of heat pumps unless cost effective or subsidised and powered by carbon zero electricity. National policy is for the whole national grid to be carbon zero by 2035.**
14. A Funding and Investment Strategy is being developed to complement the Climate Emergency Action Plan 2022-2027. This will identify any existing budgets that will form part of the overall funding requirements across the organisation.<sup>11</sup> This will need to consider any budgeting for offset provision from 2030. This will feed into the Medium Term Financial Strategy (MTFS) review in summer 2022.
15. **Recommendation 3: Work on Budget and Housing Revenue Account (HRA) funding review should be prioritised for the Medium Term Financial Strategy (MTFS) summer 2022 review.**
16. **Recommendation 4: Progress 2030 net zero offset provision hypothecated to achieve carbon zero.**

### **Community schools**

17. Schools account for about 9% of the Council's in-house emissions. There has been progress in improving energy performance which has been improved because of rebuilding and refurbishment, and LED energy efficient lighting.<sup>12</sup> A programme of retrofitting is also planned to start this year. The

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<sup>10</sup> [Progress Report on Achieving the Council Carbon Net Zero 2030](#) Commitment (Environment Select Committee, 2 February 2022); [Housing Revenue Account Business Plan](#) (Full Council, 2 March 2022) 14.8. 14.0

<sup>11</sup> [Our Business Plan 2022-23](#) (Overview and Scrutiny Committee, 9 March 2022) p41; [Revenue Budget, Capital Programme and Council Tax](#) (Full Council, 2 March 2022) para 9.9

<sup>12</sup> [Proposals for Progression of Carbon Neutral Works in Schools](#), (Environment Select Committee, 20 April 2021)

select committee heard evidence on 2 February 2022 that the New Local Plan Review Draft Policies document is proposing a policy on sustainable retrofitting and guidance will be produced in relation to energy efficiency and windows, including the use of double glazing, in listed buildings and buildings within conservation areas.<sup>13</sup> This would enable further energy improvements particularly in older schools with inefficient sash windows in conservation areas.<sup>14</sup> It will also help to deliver the 2040 net zero commitment in the wider borough.

18. **Recommendation 5: Consult on how to use double glazing in Conservation Areas that cover 70% of the borough and develop conditional guidance.**

**Operational buildings**

19. The Council's estate of operational buildings produces about 19% of in-house emissions. There has been progress to date such as the boiler and combined heat plant project at Kensington Town Hall, and further retrofitting of other buildings is planned. However, emissions could also be cut by the reduction of energy consumption through improved efficiency of office appliances, switching to LED lighting, and shifting buildings towards renewables as an energy source.<sup>15</sup> However, the national grid is outside the Council's operational scope, and it will only be carbon zero by 2035, which may leave residual emissions to be offset.

## Chapter 3: Transport

20. Transportation is a small component of in-house emissions. The 2018/19 baseline assessment showed that transportation is responsible for around just 5% of the local authority's own carbon emissions. Streetlighting accounts for around 5% of the total of emissions, and while it may not technically be a form of transport, it is intrinsically linked to the road network.
21. Replacing all vehicles with internal combustion engines (ICEs) with electric vehicles (EVs) would have a dramatic effect on transport emissions. Evidence presented to the select committee on 2 February 2022 shows that the Council is planning to transition the waste collection fleet of 76 heavy goods vehicles (HGVs) to fully electric in stages between 2024 and 2029. There are also approximately 126 cars and light commercial vehicles, including the housing repairs fleet. Of these 12 are pure electric, and 21 are plug-in hybrids. A limited decarbonisation has already been achieved.

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<sup>13</sup> [New Local Plan Review Draft Policies](#) (RBKC, February 2022) pp.99-101

<sup>14</sup> [Advice for Conservation Areas](#) (Environment Select Committee, 20 April 2021)

<sup>15</sup> [Progress Report on Achieving the Council Carbon Net Zero 2030 Commitment](#) (Environment Select Committee, 2 February 2022)

22. Reductions can also be achieved by through behaviour change among Council staff such as encouraging staff to adopt active transport modes or to bike by default, and requiring zero emission or hybrid vehicles as a default for taxis or courier delivery vehicles.<sup>16</sup> Private car use is known to have declined in Greater London in the last decade, contrary to the increase seen nationally, from 41% of transport mode use in 2009 to 37% in recent years.<sup>17</sup> Furthermore, as a result of the Covid 19 pandemic this long-term trend can be expected to accelerate as Council staff work part-time from home.

### **Electric Vehicles**

23. Electric vehicles currently form a very small proportion of the overall private vehicle fleet on UK roads – probably around 1% of all traffic nationally but the rate of that growth is expected to accelerate.<sup>18</sup> Battery prices, a large part of the current total cost of electric vehicles, have fallen almost 80% since 2010.<sup>19</sup> In terms of the Council's transport, the select committee heard evidence on 2 February 2022 that there are 24 electric charging points installed at 4 operational buildings including at Kensington Town Hall, Tavistock Depot, Holland Park Nursery, and Pembroke Road. To prepare for an upgrade at Pembroke Road a special charging point to allow a full trial of an electric waste collection vehicle has been installed. This trial will allow testing of vehicle performance and the data collected by the vehicle will enable the Council to calculate the EV infrastructure needed by waste fleet operations in the future.

## **Chapter 4: Sustainable Procurement**

### **The hidden importance of procurement**

24. The select committee heard evidence on 3 February 2021 that commissioning, and contract management are the means by which the Council secures and manages the provision of many vital services that residents and businesses rely on. In many cases, it will be possible for Council services to achieve a considerable degree of decarbonisation within the life of an existing contract. The select committee is of the view that where possible, the Council should now be aiming to ensure that carbon reduction is contractually 'baked into' future service provision from the outset.
25. The select committee on 2 February 2022, heard that there is a procurement process starting for a new fleet provider and this process includes the requirement of prospective suppliers to provide suitable electric vehicle options for key vehicle types. Once the new contract is in place the existing

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<sup>16</sup> [Climate Emergency Action Plan](#), (Royal Borough of Kensington and Chelsea, 2021), p12

<sup>17</sup> [Travel in London Report 12](#) (Transport for London, 2019)

<sup>18</sup> [Department for Transport data release](#), December 2020

<sup>19</sup> [Decarbonising Transport: Setting the Challenge](#) (Department for Transport, 2020)

fleet will be replaced in tranches dictated by lease periods.<sup>20</sup> The select committee welcomes this as a positive example of sustainable procurement. The procurement and commissioning stages represent a critical opportunity to achieve a genuine step change in the environmental sustainability of a service.

### **Embedding sustainable procurement**

26. The select committee heard that the Strategic Procurement Team has developed a pipeline of contract exercises anticipated for the next two years, spanning both new and existing contracts. This pipeline will enable officers to identify upcoming procurement and commissioning exercises that are likely to have significant implications for the council's emissions. In addition to that mapping exercise, Council officers will develop a framework for assessing potential decarbonisation implications at the early stages of procurement and commissioning exercises. In cases where that initial assessment appears to show significant opportunities for decarbonisation, officers will formally assess the carbon implications at the options appraisal stage.
27. Officers in the Strategic Procurement Team will establish a central record to record commitments in all contract awards. This data can be reported to internal governance boards responsible for oversight of the 2030 commitment and can be used for tracking and monitoring. It includes data on
  - achievement of targets for carbon reduction
  - commitments secured through new contracts or renegotiation of existing contracts
  - delivery of existing commitments
  - actions taken where commitments are not being delivered
  - case studies demonstrating the positive impact of benefits for residents and businesses.
28. At present key decision reports and executive decision reports do not contain any section heading for capturing discussion of procurement considerations. The select committee heard evidence on 3 February 2021 that decision reports should include a 'section for Responsible Procurement implications'.<sup>21</sup> Achieving the 2030 deadline for carbon neutrality will require a profound shift in virtually every Council service, so it is right that full

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<sup>20</sup> [Progress Report on Achieving the Council Carbon Net Zero 2030 Commitment](#) (Environment Select Committee, 2 February 2022)

<sup>21</sup> [Embedding Consideration of Responsible Procurement Policies into Commissioning and Procurement Practice](#) (Report of the Director of Audit, Fraud, Risk and Insurance, Environment Select Committee, 3 February 2021)

consideration be given to any potential impact on emissions when procuring and commissioning services and when key decisions on services are made.

29. Procurement, commissioning, and contract management are fundamental to the progress of the Council's work towards the 2030 deadline. Decarbonisation must be embedded into the procurement process.
30. **Recommendation 6: Responsible Procurement section to be added to all Key and Executive Decision Reports and real-world exemplars developed for full Council roll out.**
31. Future procurement decisions and budget will clearly be a very major contributor to the overall 2030 commitment, and the select committee suggests that these areas should continue to be reviewed in terms of corporate risk.
32. **Recommendation 7: Maintain Scrutiny's and the Audit and Transparency Committee's Risk Register alignment.**

## 5. Appendices

### Briefings

33. Over the course of our review, the select committee took evidence from Council officers and Lead Members, in both written and verbal format. We also considered existing written material, including housing reports and studies, and datasets from national and local government sources. Members of the Environment Select Committee have attended several meetings and private briefings with Council officers and Lead Members, including:
- meetings of the Environmental Sustainability Strategic Board
  - a meeting with officers to discuss the Environmental Sustainability Strategy
  - a meeting with officers and the Lead Member to discuss the revised Green Plan
  - a meeting with officers to discuss the Greening SPD
  - a meeting with officers to discuss the new contract for waste collection and recycling in the borough
  - a meeting with officers to discuss the decarbonisation of the Lancaster West estate
  - a meeting with officers to discuss transport decarbonisation
  - a meeting with officers to discuss procurement.

### Reports

34. The Select Committee reviewed Council policy documents and briefings, including:
- the [Air Quality Action Plan](#)
  - the [Housing Sustainability and Fuel Poverty Strategy](#)
  - the development of the Environmental Sustainability Strategy (later renamed the [Green Plan](#))
  - the development of the [Greening Supplementary Planning Document](#)
  - the new Parks and Landscape Services Contract Tender
  - the [Biodiversity Action Plan](#)
  - trialling e-scooters in the borough
  - draft [Climate Emergency Action Plan 2022-2027](#)
  - transport decarbonisation in the borough.

35. The Select Committee has also considered reports and evidence produced by external organisations, including the Carbon Neutral Pathway produced by the independent consortium of Aether, CAG and SE2

### **Joint meetings with the Housing Safety and Healthy Homes Working Group**

36. On Monday 18 January 2021, members of the Environment Select Committee and members of the Housing Safety and Healthy Homes Working Group (on behalf of the Housing and Communities Select Committee) held a private meeting with Council officers to question them on the role that Council housing stock will play in meeting the Council's commitment to achieve carbon neutrality by 2030. This also considered how the fabric first policy helps to reduce fuel poverty, make homes warmer and improve health resilience for the vulnerable in particular.

### **Select Committee recommendations and meetings**

37. Since the review started the select committee has discussed a number of reports at its meetings in 2020-2021 and 2021-2022 which are cited throughout this report. All these reports are in the public domain and available through the Environment Select Committee webpages on the [council's website](#). These reports include the recommendations made.

### **Select committee visit to Lancaster West Estate**

38. Members of the Select Committee visited the Lancaster West Estate on Friday 6 October 2021, spending the afternoon meeting officers from the Lancaster West Neighbourhood Team and the chair and vice-chair of the Lancaster West Residents' Association at Baseline Studios in Whitchurch Road. Members also toured the estate speaking with residents, and were shown examples of energy-efficient internal refurbishments in unoccupied housing. The central objective of the Lancaster West sustainability strategy is to achieve carbon neutrality for the estate by 2030, which is part of a wider commitment for Lancaster West to become a model 21st century housing estate.
39. Members were informed that there are 795 properties on the estate, built from the 1930s up to the 1980s, which will benefit from deep retrofitting. The fundamental principle is to take a fabric first approach because improving the fabric of the buildings will have the biggest effect on reducing demand for heat and therefore the use of energy. Secondly, the improvement programme is aiming to decarbonise the supply of heating and hot water through the development of a new low-carbon heat network that will shift towards a zero-carbon energy supply by 2030.
40. It is estimated that around 75.5% of the housing stock on the Lancaster West Estate have had an Energy Performance Certificate (EPC) of D or below, and data suggests that at least 10% of estate households are currently at risk of fuel poverty. So far, works as part of the retrofitting of the properties in some blocks have included the installation of new energy-

efficient appliances and LED lighting, as well as pilots of triple glazed windows and high-quality A1 non-combustible insulation in walls, roofs, and floors. Mechanical ventilation and heat recovery units will be installed in homes to help regulate heat and improve ventilation. In 22% of properties, new heating systems have already been installed. This includes the operation of smart thermostats, improvements to pipework and installation of radiators which allow for accurate temperature control of the heating.

41. As part of the commitment to generate a clean and green energy supply for the estate, there is now the development of the Notting Dale Heat Network, which is being set up with a £1.116 million Heat Network Investments Project grant from the Department of Business, Energy and Industrial Strategy (BEIS). It will power up to 2,000 properties on the Lancaster West Estate but also in the local area by 2030. Properties will be connected with 100% renewable heat supply from an air source heat pump and electric boiler.
42. Select committee members were briefed about the estate's first low-energy home on Verity Close, which is being led as a pilot for the estate. Members did not go inside the house Verity Close but discussed the project and visited the outside of the site as part of a walkabout on the estate, in which they also viewed unoccupied properties.
43. At Verity Close improvements have been done internally and externally and are interdependent so that they work together to maximise energy efficiency and minimise heat loss, while also improving resident comfort, saving money on bills. External improvements to optimise energy performance include the installation on the roof of solar panels which convert sunlight into electrical energy, reducing the property's dependency on the national grid, as well as the installation of an electric vehicle charging point. Members also noted there were triple-glazed windows have been put in to cut heat loss and draughts inside the home, and to also improve the energy performance of the house, and lessons were learned about retrofitting glazing.
44. In terms of internal improvements to optimise energy performance of the property these include Light Emitting Diode (LED) lights which have a working life of up to 30 years, reducing energy use compared to halogen bulbs, and the upgrading of doors to FD30 fire-rated doors in the rooms of the house and an FD60 front door to stem heat loss through draughts. Internal wall insulation has been an important part of improvements to the fabric of the building. This includes applying plaster boarding, rated as A1 non-combustible, internally to the external walls, to reduce heat loss through the walls. There has also been the installation an air source heat pump and mechanical ventilation heat recovery as part of the energy supply to the Verity Close house.
45. It was also highlighted to members that as well as the shift to carbon neutrality for the estate there are also wider environmental and sustainability projects which are aiming to improve the quality of life for residents and maximise environmental improvements. This includes a green wall which was the first developed on any council estate in London, as well as community gardening projects.