

F&HDC – Housing Carbon Reduction Approach

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Climate and Ecological Emergency

Working Group 16 February 23



Housing Service Vision

'To create an excellent housing service - one that is digitally enabled, easy to do business with, and where tenants (customers) are at the heart of everything we do.'

- **3,397** council managed homes, 18% of stock Independent Living (Sheltered Housing)
- **October 2020** housing landlord service came back in-house from East Kent Housing ALMO
- Focus on **performance**, building a new landlord service, H&S compliance and investing in our assets, as well as tenant engagement/ satisfaction.



CREATING TOMORROW TOGETHER CORPORATE ACTION PLAN 2021-2030

Service Ambitions: – 1. *Positive Community Leadership* - 2. *A Thriving Environment* - 3. *A Vibrant Economy*
4. *Quality Homes and Infrastructure*

Asset Management Strategy 2022 - 2027

Purpose of the Asset Management Strategy: -

- Supports the Corporate Plan and Council's ambitions
- Framework for decision making on the existing and future housing stock
- Provides priorities for future works programmes / improvements
- Informs 30-year HRA Business Plan & Budgets.

HOUSING ASSET MANAGEMENT STRATEGY

Folkestone & Hythe District Council
2022- 2027



Objective 1 *Ensure the housing **stock** is safe and well maintained.*

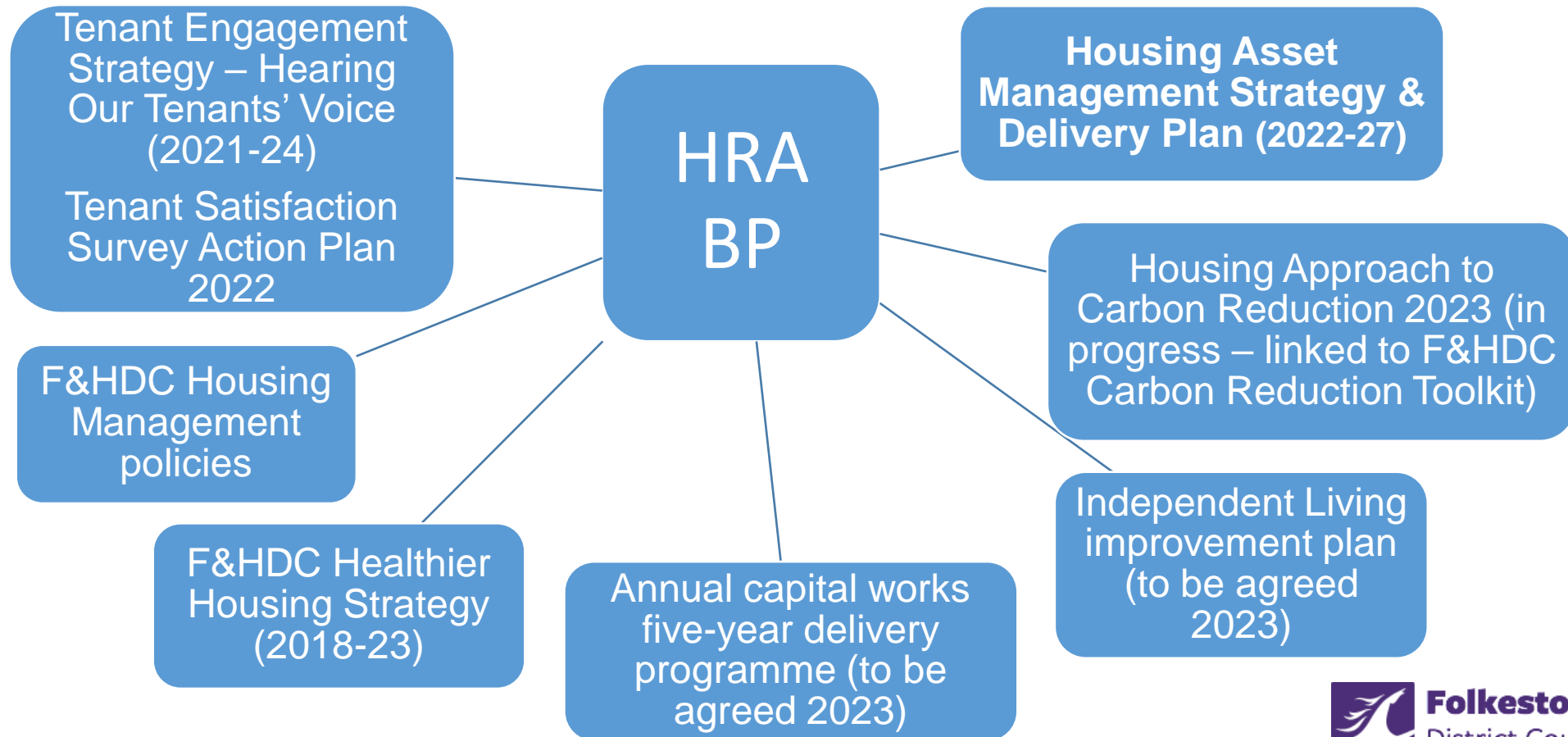
Objective 2 *Develop a social housing portfolio that is **fit for purpose**, meeting the needs of current and future generations of tenants and their families.*

Objective 3 *Improve the **energy efficiency** of the housing stock and the ways of working that **reduce carbon emissions** and levels of fuel poverty by achieving at a minimum **EPC rating of 'C' by 2030** and aiming to achieve 'net zero carbon in use (NZC)' by 2050 for all of its housing stock.*

Objective 4 *Developing **skills** and supporting the **local economy**.*

HRA Business Plan

Documents that underpin the HRA Business Plan and inform our priorities for funding from the HRA - delivering the vision in the context of wider council priorities: -



HRA Business Plan – Order of Priorities...

1. Compliance / Tenant H&S and wellbeing incl. meeting Regulator of Social Housing new legislation
2. Housing management, repairs and maintenance of existing stock
3. Decent Homes - Capital Improvements / Investment
4. Decarbonisation / Retrofitting
5. New Build / Acquisitions



Housing Carbon Reduction Approach 2023-2030

Context

- F&HDC Carbon Action Plan & Carbon Reduction Toolkit (2022)
- Main focus of next 5-7 years – *‘all properties to EPC ‘C’ by 2030’*
- Informs 30-year HRA Business Plan & Budgets



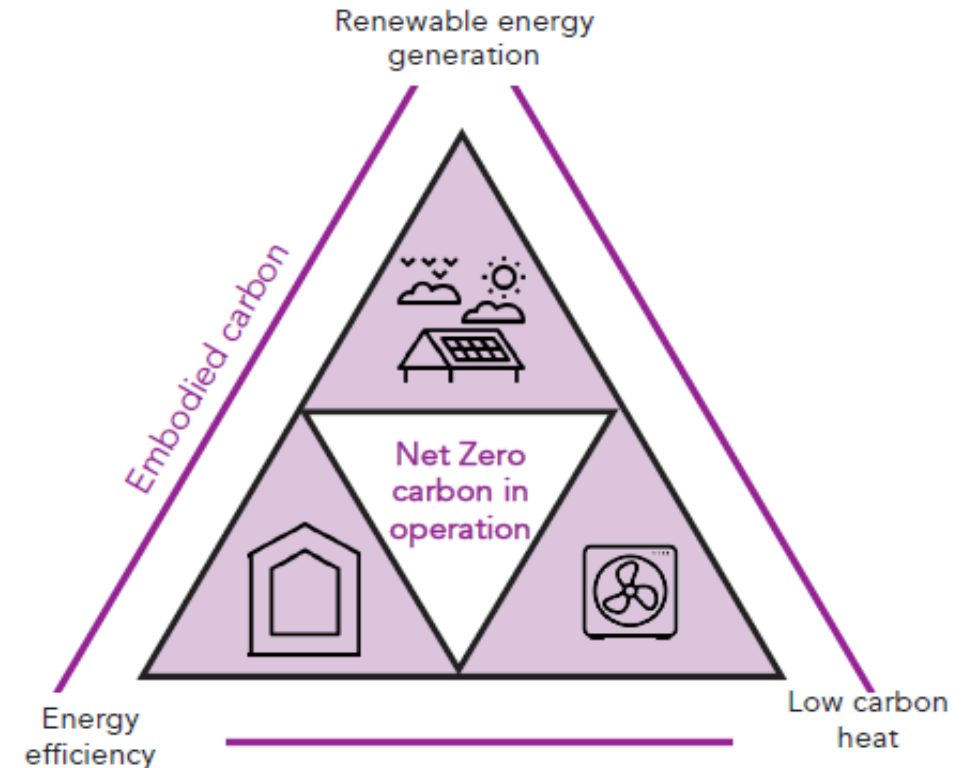
This plan has considered the following key factors when agreeing our approach to carbon reduction measures:

- *Current knowledge of the housing stock (2021 stock condition survey)*
- *Future expectations for social housing*
- *Demographics - the increasing population of older tenants, along with the expectations and changing needs of current and future tenants.*

Housing Carbon Reduction

What will our approach document will cover:

- Achieving EPC 'C' by 2030– Retrofitting existing housing stock
- NZC 'in use' by 2050
- Retrofit principles
- Housing Operations helping to reduce energy usage
- Achieving Net zero carbon ready – new build homes
- General approaches to reducing carbon emissions
- Active Behavioural Change – Smart Tech. / Housing Online
- Involving Tenants and Stakeholders



Social Housing Decarbonisation Fund

The Social Housing Decarbonisation Fund (SHDF) - £3.8bn government commitment over a 10-year period to improve the energy performance of social rented homes.

- **Wave 1** bid Council awarded £2M Govt grant with match funding of £900K to improve the energy efficiency of 109 of our worst performing homes (up to EPC 'C') – along with Ross House (fabric first)– flagship zero carbon retrofit scheme – 16 apartments.
- **Wave 2** bid submitted for 2023-25 to improve energy efficiency of a further 300 homes – Grant could be £5.1M (across 2 years) with match funding from the HRA needed.
- But *'what if we don't receive Wave 2 SHDF bid?'* – still circa 1000 homes to bring up to EPC 'C' by 2030
- New retrofit technology lifespans – untested/ future technology?



Our Approach to Retrofitting



'Fabric first' -
roof, walls,
windows etc. of
homes are as
energy efficient
as possible.



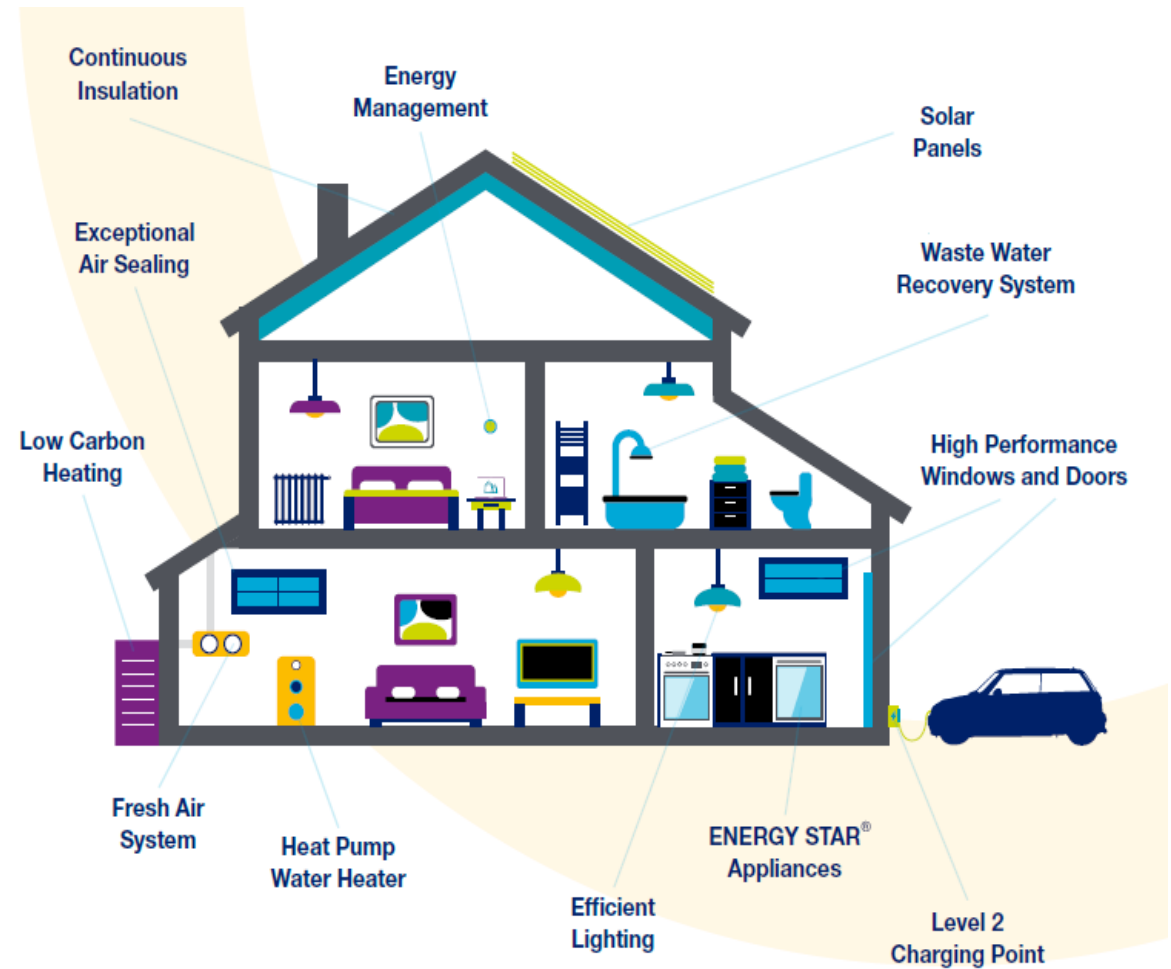
'Worst first' -
tackle properties
with the lowest
EPC rating first.



'Least regrets' -
coordination of
planned
maintenance work
and/ or being an
early adopter of
new initiatives,
e.g. the
installation of heat
pumps.

Achieving net zero carbon – new build homes

- Council has an ambitious new build target
- Recent amendments to Building regs, part L and part F – higher energy efficiency
- Homes should be NZC ready
- Councils Net Zero Toolkit includes a 60 page section on new build - communicates how new developments that are consistent with climate change objectives can be designed and constructed to higher environmental standards



Q&As Discussion