

## APPENDIX B – TENDRING DISTRICT COUNCIL SPECIFICS & ACTION PLAN

Tendring District Council recognises the vital part that decent, fuel efficient housing plays in people living healthy and happy lives.

Community Leadership is at the heart of our Corporate Plan with Health and Housing being one of the priority areas.

74% of households across the district are owner occupiers, with 18% living in private rented accommodation and 8% of households renting from Registered Social Landlords. (Source – <http://www.ons.gov.uk/ons/datasets-and-tables/index.html>)

Section 3 of the Housing Act 2004 requires the Local Authority to keep the housing conditions in its area under review with a view to identifying any action that may need to be taken by them under any provisions of the Act.

A survey was commissioned by Tendring District Council in 2015 to comply with this legal requirement.

The Key Findings of the *Dwelling Level Housing Stock Modelling* are:

Of the 66,932 dwellings in the District, 21% have Category 1 hazards. 11% of the Category 1 hazards are for Excess Cold and 9% are fall related hazards. 6% are in disrepair (measured using Decent Home Standard criteria). (Source – Dwelling level housing stock modelling, Building Research Establishment 2015)

22% of dwellings have Category 1 hazards, equivalent to 13,198 dwellings, usually through lack of investment and adequate maintenance. These hazards are assessed using the Housing Health and Safety Rating System introduced by the Housing Act 2004. The categorisation of hazards is determined by a risk assessment of the effect of a defect on the health and safety of the occupant. The Council has a duty to deal with category 1 hazards and a discretionary power to deal with category 2 hazards. The overall aim of the system is to ensure that the Council can deal with risks from hazards to health and safety in dwellings by requiring them to be reduced to no worse than the average risk for a property of a certain age and type.

The estimated cost to remedy all of the Category 1 hazards is £49million. If these hazards are mitigated then the total ongoing annual savings to society are estimated to be £5.9 million, including £2.3 million of annual savings to the NHS. (Source – A Quantitative Health Impact Assessment: The cost of private sector housing and prospective housing interventions in Tendring, Building Research Establishment 2015)

This and the previous Home Energy Conservation Act report for 2015 are available here <http://www.tendringdc.gov.uk/housing/housing-options-advice/private-rented-or-owned-housing/grants/energy-efficiency>

**Action & Background Information**

**Details & Timeframe**

**Department**

**Social Rented Programme**

Heating Upgrades to Local Authority Stock 2013 - 2017

Building Services

Tendring District Council has a retained stock of 3278 social rented properties, managed directly by the Council. Within the annual capital and planned maintenance programmes, heating and insulation installations and upgrades have contributed to achieving Decent Homes and Decent Homes Plus standards. Overall, the stock is in good condition. Within the Council stock there are in the region of 250 dwellings of non-traditional construction such as Wimpey No-Fines, Airey, Unity and

<u>Installation</u>	<u>Number Completed</u>	<u>Cost</u>
Condensing boiler installation and system upgrades	358	£1,259,215.40
Fuel Switches (Electric to Gas)	26	£84,947.55
Electric Heating Upgrades	1	£1017.52
Renewable Heating Upgrade- Air Source Heat Pump	54	£438,953.15
<b>Total</b>	<b>439</b>	<b>£1,784,413.35</b>

A successful RHPP2 Funding grant was applied for and was awarded for the sum of £152,330.00 to contribute towards the renewable heating that has been carried out. .

Parallel to this the Council has a continuing programme of boiler upgrades and heating replacements.

<p><b>Cornish. Again, these are well maintained and some have had new cladding in the past</b></p>	<p>Where feasible, renewable heating upgrades (in the form of Air Source) will continue to be considered where replacements are required in electrically heated properties post 2017.</p>	
<p><b><u>Tenancy Engagement</u></b></p>	<p>Through regular tenant forums the tenancy management team continue to promote energy efficiency advice and refer tenants to Building Services where repairs or upgrades are felt necessary.</p> <p>A leaflet for Tendring District Council tenants is being planned for publication in 2017 which will advise people how to save energy, use their heating systems properly and who to contact for further help with energy bills.</p>	<p><b>Tenancy Management</b></p>
<p><b><u>Community Engagement</u></b></p>	<p>Energy efficiency and fuel poverty advice is provided informally via engagement with external partners and charities at regular open days and forums, our website and through posters and leaflets at our receptions.</p> <p>Tendring has previously promoted the Essex Big Energy Switch and will continue to do so through the website, leafleting, posters and directly to customers through contact with staff.</p> <p>Training of front line and advisory staff is ongoing with regard spotting fuel poverty, providing energy efficiency advice as well as practical training on reading meters and dealing with energy companies.</p> <p>Customers are advised to contact Aran Services – a partner through the Essex Energy Partnership – for advice regarding eligibility for free insulation where applicable. Referral pathways will be reviewed in liaison with the Essex Energy Partnership and future availability of ECO2 funding etc.</p>	<p><b>Tenancy Management/Older Persons Team/Private Sector housing</b></p>
<p><b><u>Private Sector Enforcement</u></b></p>	<p>Between April 2015 and January 2017 over 1000 inspections were carried out by our Private Sector Housing team of privately rented, housing association or owner occupied properties. All staff including those primarily involved in Disabled Facilities Grants are</p>	<p><b>Private Sector Housing (enforcement team)/ IT Services</b></p>

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fully trained in enforcement under The Housing Act 2004 and all properties are inspected to this standard. Those properties with any category 1 hazards are dealt with as per our enforcement policy.

To enable data collection for specific numbers of those properties brought out of fuel poverty and/or with excess cold hazard removed is being investigated. In conjunction with IT services it is planned that reporting possibilities for this and other case details will be in place by April 2018

**Financial Assistance Policy**

The new policy has been written to include energy efficiency and fuel poverty reduction measures as much as possible.

**Private Sector Housing (grants and loans team)**

**A revised financial assistance policy was published in March 2015 as required by The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 and sets out Tendring District Council's aim to help the most vulnerable living in private accommodation needing repairs and adaptations.**

For both discretionary loans and mandatory Disabled facilities Grants this authority will require "A" rated appliances and upgrades to controls where heating is being replaced, newly installed or moved for adaptations. Over 200 disabled adaptations are provided every year to private occupiers and many of these involve a change of heating control or location and upgrades to new efficient combi boilers are often installed to allow for the removal of airing cupboards to give space for bathing areas. Due to the nature of these adaptations a precise number of works including home energy measures or improvements has not been possible to record. This is something that is being investigated along with other details to enable better data capture.

The discretionary loans are available to eligible homeowners to bring properties up to the Decent Home Standard and remove category 1 hazards as rated under the Housing Act 2004 and this funding will continue to be available using previously given loan repayments.

Between April 2015 and January 2017 a total of £107,500 was spent on discretionary grants and loans to improve properties.

In 2015/2016 this authority provided the funding to bring 8 long term properties in Jaywick (the most deprived ward in England) up to the decent homes standard including the installation of heating and insulation and these properties are now tenanted.

Since April 2015 10 discretionary loans have been completed to bring owner occupier properties to the decent home standard and have enabled vulnerable occupants to live

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in energy efficient, warm homes.

This financial assistance is ongoing and the policy is to be reviewed every 3 years.

**Planning Policy**  
**In July 2016 the Council published the Tendring District Local Plan Preferred Options Consultation Document.**

In regard to the issues of domestic energy consumption and fuel poverty initiatives, the consultation plan included the following policies which will have related effects :

**Planning Services**

Policy SPL 3 Sustainable Design. This includes that new development must meet certain criteria, including: d) the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change”. This might include, for example, higher insulation standards and use of passive solar gain design, which would reduce energy use.

Policy PPL 5 Water Conservation, Drainage and Sewerage. The promotion of greywater re-use and rainwater capture and use can reduce household expenditure on water usage and disposal.

Policy PPL 11 Renewable Energy Generation. This includes that “Proposals for new development [including housing] should consider the potential for renewable energy generation ..... and should include renewable energy installations, or be designed to facilitate the retro-fitting of renewable energy installations”. This would include solar (power and hot water) to new-build dwellings which would help to reduce domestic energy consumption and reduce or prevent fuel poverty. The proposed policy is worded to encourage such provision but also aims to ensure that, if not, the opportunity for such renewable energy generation is not missed; it would not be possible to require developers to provide installations as this could affect viability and deliverability.

Representations received are in the process of being considered and proposed changes to the plan are being made for Local Plan Committee Members’ consideration before the Plan’s Publication stage.

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