

LBTH Net Zero Carbon & Retro Fit

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Challenges within Sector



- London wide Housing investment gap
- LBTH typical London Borough investment gap 280M to meet Zero Carbon
- Housing Sector – Fabric First Approach
- Limited Grant Funding available
- Critical FRA / Safety Work Prioritised
- Financial Strategy to invest
- White Paper – Social Housing



Challenges LBTH Housing Stock



- Predominantly Estate blocks
- Stock requires fabric / insulation improvements
- 21,454 Homes – 11,560 tenanted 9,894 leasehold
- Individual Gas 9,384 homes / 60 Communal Heating Systems
- 1300 in Conservation areas plus Grade 1 and 2 listed
- Average SAP 64.85 against London average of 66
- 89% EPC Band D or above



Strategy- Carbon Reduction



- Agreed MTFS Strategic financial Plan to invest
- Focus on Resident Safety and Efficient Heating
- Risk Team Investment - D&M / Fire Safety / Fabric First
- Fabric First Approach – Improve Insulation
- New Homes – Renewable Energy / Reduce gas boilers
- LBTH Carbon Assessment 2021 to inform Capital Investment
- Invest in Asset data and information to inform 5 year plan
- Phase 1 Fabric First / Phase 2 Heating



LBTH Approach to Retro-Fit



- HRA Funding for Capital Investment incorporates plans Retro-Fit
- Capital Investment Focus on Fabric to ensure buildings can accommodate Alternative Heating Systems
- Risk Team – Prioritise opportunities for investment for energy efficiency
- Communication with residents for high-cost capital investment (Spend to Save) Change for residents
- Identifying improvements to street properties



LBTH Carbon Zero – New Homes



- Energy efficiency goals embedded into design
- Strong focus on reduced heating costs
- Fabric first and low carbon heating
- On site energy generation where feasible
- Economically viable to build and manage through use of whole lifecosts analysis
- Post occupancy evaluation of performance



What are we doing?



- Completed Carbon Assessment 2021
- Planning for Change for Residents
- Heat Network Optimisation Study 2024
- Pilot of Bio solar Roof
- Exploring Heat Controls Strategy
- Exploring improved accurate data
- Pilot Projects Renewable Energy / Roof Insulation



Next steps



- Develop investment plan (based upon long term financial planning) starting with fabric first approach
- Development of pipeline of pilot projects
- Identifying funding opportunities for capital investment
- 2024 Evaluation of our 60 heat networks in context of Government policy i.e. zoning
- Build internal skillsets and contract resources for the use of renewable technologies



Longer Term Plans



- Implementing stock disposal decisions for marginal buildings based on NPV options appraisals
- Technical targeted evaluation of assets to determine options for hard to treat assets
- Applying for funding opportunities for capital investment
- Informed decisions for replacement of Heat Networks
- Continue to align with London Housing Action Plan



Slides For Reference



- Following slides for information only



Retrofit London Housing Action Plan



- Shared plan with other London Boroughs with aim to:
 - Overcome procurement hurdles
 - Deliver projects at scale and economically
 - Build skills in local community
 - Grow green economy
 - Reduce emissions from journeys
 - Low carbon development
 - Meet SAP Band B by 2030
 - Develop London Delivery Model



Savills Carbon Assessment 2021



- Existing emissions 27,700 tonnes pa
- Possible to reduce to 4200 tonnes by 2050.
- Reduce average heating costs from £844 to £415 (figures from 2020/21)
- Est. gross cost of £280-350 million which includes £50 million to hit Band C by 2030.
- Strategic Plan 5 year plan
 - (Phase 1)>Planning
 - (Phase 2)>Fabric improvements
 - (Phase 3)>Heating Replacement



Local & National Drivers for Carbon Zero



- Clean Fuel Poverty Strategy – commitment to SAP 69 for fuel poor homes by 2030
- June 2019 commitment to net zero for UK by 2050
- LBTH March 2019 Climate emergency declaration
- LBTH Carbon Plan March 2020 – retrofit to all Council stock by 2030
- UK Heat & Buildings Strategy 2021:
 - Enabling fabric first approach to assist transition to low carbon heating
 - No more gas boilers from 2035
 - Hydrogen decision by 2026

