

Introduction to ‘Energy efficiency the guide’ for England

Introduction

Managed housing encompasses all housing that is owned and managed by someone other than the occupant, ie local authority, housing association and private rented housing.

There is plenty of scope for improving the energy efficiency of managed housing. There is also increased awareness among landlords of the need to improve energy efficiency in order to address the issues of climate change, affordable warmth and sustainable development.

The guide offers web-based guidance on energy efficiency in managed housing. It is structured around 15 key action areas, plus the housing energy management matrix and this introduction. Each chapter refers to further, more detailed guidance including publications and websites.

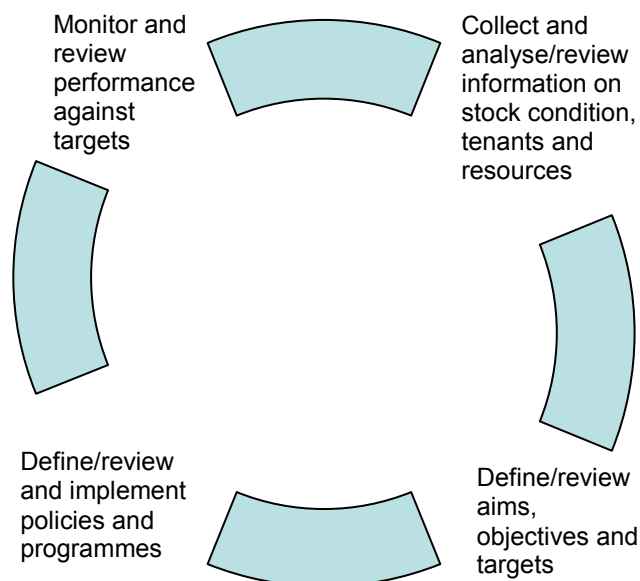
The purpose of the guide

The guide aims to provide all of the information needed by a landlord to develop an energy efficiency strategy and implement it. The purpose is to:

- Promote and support improvements in the energy efficiency of managed housing leading to a reduction in greenhouse gas emissions and a reduction in the incidence of fuel poverty.
- Promote the ownership of programmes to improve energy efficiency by senior management, housing managers and other non-technical staff.
- Provide technical staff in housing management organisations with up to date guidance on techniques for promoting and improving energy efficiency in collaboration with partner organisations and tenants.
- Provide up to date information on sources of funding, assistance and further guidance.

The guide focuses on how to approach energy efficiency as part of a housing strategy and associated annual works programmes. Your organisation may already be well advanced with this but the individual chapters of this guide should enable you to check that your existing practice is up to date or to extend your strategy into new areas.

It is important to remember that integrating energy efficiency into housing activity is an ongoing cyclical process.





The context of the guide

In 2004, managed housing in England consisted of 7,722,000 dwellings, around 31 per cent of the housing stock¹.

The average energy efficiency of public sector and housing association stock is better than that of the owner occupied sector and much better than the average energy efficiency of private rented sector housing. It demonstrates that some public sector landlords are already adopting a strategic approach to organising energy efficiency programmes, accessing funding support and obtaining bulk discount prices from contractors.

Despite the relative success of improvements in the social housing sector in the last 10 to 15 years, there remains plenty of scope for further action. There is also an increasing awareness of the need to improve energy efficiency to address the issues of climate change, affordable warmth and sustainable development.

In Great Britain energy use in the managed housing sector produces approximately 33.4 million tonnes of carbon dioxide emissions per year (9.1 million tonnes of carbon)². In England around 200,000 households in the managed housing sector are in fuel poverty³. Therefore, the managed housing sector has an important role to play in achieving the Government's target of reducing carbon emissions by 60 per cent by 2050 and ensuring that every home is adequately and affordably heated.

Improved energy efficiency can contribute to a number of other national and local strategies and standards:

- The UK Fuel Poverty Strategy aims to eradicate fuel poverty from England by 2016.
- Local authority Home Energy Conservation Act 1995 (HECA) strategies.
- The Decent Homes standard.
- The UK Climate Change Programme.

A summary of the legislative and policy background to energy efficiency in managed housing is included in the 'Housing energy strategy' chapter of [Energy efficiency the guide](#)⁴.

Who should read this guide?

This guide was developed as a single, comprehensive source of information for housing management organisations. This includes:

- Senior management and housing managers in local housing authorities and other public sector housing organisations, housing associations and other registered social landlords (RSLs).
- Energy officers and housing maintenance and improvement teams in local housing authorities, Tenant Management Organisations, Arms Length Management Organisations (ALMOs), Community Housing Mutuels, housing associations and RSLs.
- Private landlords and their technical staff.
- Professional consultants working with housing management organisations on housing strategy, stock transfers, funding acquisition, specification of new housing or improvements, tenant consultation and advice programmes.
- Managers and technical staff of other organisations involved in the promotion of energy efficiency in managed housing.

¹ Domestic energy fact file 2006 – Building Research Establishment: www.bre.co.uk/filelibrary/rpts/eng_fact_file/TenureFactFile2006.pdf.

² Domestic energy fact file 2006 – Building Research Establishment: www.bre.co.uk/filelibrary/rpts/eng_fact_file/TenureFactFile2006.pdf.

³ The UK Fuel Poverty Strategy – Fourth annual progress report (2006):

www.defra.gov.uk/environment/climatechange/uk/household/fuelpoverty/pdf/fuelpovstrat-annrpt4.pdf.

⁴ www.energysavingtrust.org.uk/housingbuildings/localauthorities/theguide.

What is covered in the guide

Each chapter gives an introduction to the topic area and refers to further, more detailed guidance including publications and websites.

The following table summarises the topics covered by the guide:

Topic	Audience	Applicability	Scope
Introduction	All users	All users	Introduces the guide and explains its use and context for use.
Housing energy strategies	Senior managers, key decision-makers, asset managers	Local authorities, registered social landlords and large private landlords	Explains the importance of developing a strategic approach to housing energy efficiency and the steps to creating a strategy.
Housing stock assessment	Senior managers, key decision-makers, asset managers, technical officers	Local authorities, registered social landlords and large private landlords	Outlines the need to assess your housing stock and current techniques.
Delivering affordable warmth	Senior managers, key decision-makers, asset managers, technical officers	All housing sectors	Explores how improved energy efficiency contributes to affordable warmth and reduces fuel poverty.
Housing energy management matrix	Senior managers, key decision-makers, technical officers	All housing sectors	A practical tool to help you assess the current energy efficiency levels of your stock, set targets and monitor progress.
Energy training for staff	Key decision-makers, housing managers, technical officers, training officers	Local authorities, registered social landlords and large private landlords	Recommends ways of training staff within your organisation to provide advice on energy efficiency.
Energy advice for tenants	Key decision-makers, housing managers, technical officers, training officers	Local authorities, registered social landlords and large private landlords	Outlines the importance of providing effective energy advice and ideas for developing your own advice programme.
Integrating energy efficiency	Key decision-makers, asset managers, technical officers	Local authorities, registered social landlords and large private landlords	Contains practical information on how energy efficiency programmes can fit with maintenance and repair activities.



Integrating renewable energy technology	Key decision-makers, asset managers, technical officers	All housing sectors	Surveys the most common renewable technologies and assesses their suitability for different housing types and locations.
Community heating and combined heat and power (CHP)	Key decision-makers, asset managers, technical officers	Local authorities, registered social landlords and large private landlords	An introduction to the economic, environmental, social and technical drivers behind community heating and CHP.
Sources of funding for energy efficiency	Senior managers and key decision-makers	All housing sectors	A review of the major funding programmes currently available that support energy efficiency and renewable energy technologies.
Large scale voluntary transfer (LSVT)	Senior managers and key decision makers	Local authorities	Demonstrates how energy efficiency can be integrated into stock transfer and the key issues faced by local authorities and receiving landlords.
Arms length management organisations (ALMOs)	Senior managers and key decision makers	Local authorities	Demonstrates how energy efficiency can be integrated into the formation of an ALMO and the key issues faced by local authorities and ALMO management.
Hard to Treat Homes	Key decision makers, asset managers, technical officers	All housing sectors	Identifies the issues associated with hard to treat homes, improvement measures that can be applied to them and related planning and building control issues.
Energy Efficiency Commitment (EEC)	Key decision-makers, asset managers, technical officers	All housing sectors	Explains how your organisation can obtain funding from EEC 2005-8.
Decent homes standard	Key decision-makers, asset managers, technical officers	Local authorities and registered social landlords	Focuses on how housing management organisations can fulfil the energy efficiency requirements of the decent homes standard.
Dealing with condensation dampness and mould	Technical officers	All housing sectors	Designed to help technical staff to identify different types of dampness and condensation problems and to implement appropriate solutions.

Endorsement

The Energy Saving Trust developed 'Energy efficiency the guide' with the support of the Energy Efficiency Partnership for Homes' Managed Housing Group. The Housing Corporation, National Housing Federation and Places for People have endorsed the guide.