

Housing Services Strategy on Energy Efficiency

1. Introduction.

- 1.1 This strategy looks at both the Council's housing stock and the private sector housing stock. During 2005 a separate House Condition Survey was conducted to examine the condition of private sector dwellings and publicly rented dwellings (Housing Association) within the District.
- 1.2 This Energy Efficiency Strategy relates to the provision of energy efficiency advice and works to Council owned properties within the Epping Forest District, with the aim of satisfying the requirements of the Warm Homes and Energy Conservation Act 2000.
- 1.3 The strategy works within National Frameworks: Government Aims and Legislature which applies to all housing authorities, namely: -
 - (a) The Home Energy Conservation Act 1995 (HECA)
 - a. To prepare, publish and submit energy conservation measures.
 - (b) Warm Homes and Energy Conservation Act 2000.
 - a. To produce a strategy, which describes the households to which it applies.
 - b. To specify a comprehensive package of measures for ensuring the efficient use of energy, such as the installation of appropriate equipment or insulation.
 - c. Specify interim objectives and target dates for objectives to be achieved.
 - d. Ensure that as far as reasonably practicable persons do not live in fuel poverty.
 - (c) The UK Fuel Poverty Strategy 2001
 - a. Removes vulnerable households from fuel poverty.
 - (d) Best Value in Housing and Sustainability.
 - a. The main indicators are the number of local authority dwellings receiving renovation work.
 - b. Improvements in the average SAP rating of local authority owned dwellings.
 - (e) The Building Regulations.
 - a. Part L Conservation of Fuel and Power.
 - (f) The Decent Homes Standard and Targets.
 - (g) The Housing Act 2004.
 - a. Housing Health and Safety Rating Scheme.
 - (h) The Home Information Pack (HIP).
 - a. Levels of thermal insulation.
 - b. Types and efficiency of the heating system, including controls.
 - c. Ventilation of the property.

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- 1.4 This strategy does not cover energy efficiency in relation to business use or Private Sector Housing.

2. Aims and Objectives.

- 2.1 There are around 51,555 homes within the District across all tenures with: -
- Epping Forest District Council providing 6,679 homes (approximately 13% of all accommodation).
 - Epping Forest District Council manage 906 leasehold properties.
 - There are 1,260 publicly rented homes (Housing Association, approximately 2.5% of all accommodation).
 - And there are 42,710 private sector homes (approximately 83% of all accommodation).
- 2.2 The Council is mindful of the requirements of the Home Energy Conservation Act 1995 and has been seeking ways to reduce energy consumption, particularly in relation to home use, and has been actively working towards the achievement of HECA and decent homes targets.
- 2.3 This document outlines the achievements to date in the energy efficiency of Epping Forest District Council properties and outline its plans for the future, in delivering a cost efficient service, with the key aims to: -
- Significantly reduce the total amount of household energy consumption.
 - Reduce levels of carbon dioxide (CO²) emissions.
 - Increase awareness of the key issues and options available to tenants to sustain the improvements achieved in reducing energy consumption.
 - Amend, rewrite and deliver current HECA objectives predominantly within public sector homes.
 - Increase the average SAP rating of Council housing stock to 69 by the end of 2008-09.
- 2.4 In order to deliver the above aims, the Council will: -
- Continually seek opportunities to develop partnerships to improve the energy efficiency of its housing stock.
 - Collect detailed data through the use of energy efficiency surveys to monitor and undertake an annual assessment of SAP ratings of Council properties to ensure energy efficiency programmes are working towards the targets set.
 - Support the objectives of the fuel poverty strategy by activity targeting properties with poor levels of thermal comfort.
 - Deliver periodical marketing campaigns to raise awareness of energy efficiency.
 - Continue with the installation of energy efficient heating systems in Council properties under the replacement and welfare heating programmes.
 - Continue with the installation of PVCu double-glazing to Council properties.
 - Continue with the installation of energy efficient composite, front entrance doors to Council properties.
 - Carry out insulation measures to Council properties to increase the energy efficiency of the property.

3. Energy Efficiency Improvement Programmes.

- 3.1 Energy efficiency improvements for the Council's own stock are secured through a programme of ongoing capital investment, largely based around the installation of appropriate equipment and the insulation needs required to ensure that all properties will reach the Decent Homes Standard by 2010.
- 3.2 Over the five-year period 2006-2011, the Council has committed the following expenditure on energy efficiency works programmes: -
- Heating improvements £3,524,000.
 - Welfare Heating £ 250,000.
 - Ventilation improvements £ 200,000.
 - PVCu windows and doors £ 790,000.
 - Insulation improvements £1,100,000
- 3.3 This level of investment, totalling £5,864,000, will ensure that all Council properties will meet the thermal comfort and the heating criteria contained within the Decent Homes Standard by 2010.

4. Future Energy Efficiency Improvement Programmes.

- 4.1 In addition to the energy efficiency improvements currently being carried out, the Council will actively seek additional opportunities through partnered energy supplies to reduce the energy consumption of Council properties.
- 4.2 Ongoing awareness and consideration of installing new technologies such as: -
- Installing low-emissivity coated glazing.
 - Fitting low energy lights.
 - Installing Photovoltaic panels to provide electricity (solar panels).
 - Installing wind turbines to provide electricity.
 - Programmes for installing internal or external insulation to properties with solid walls.
 - Ground source heat pumps to provide heating and hot water.

5. Decent Homes Standard

- 5.1 The Decent Homes Standard was first announced in July 2000, with a view to ensuring all social housing meets a decent standard by 2010. This meant that all Council houses were to be assessed using the four separate criteria, one being that they 'provide a reasonable degree of thermal comfort'.
- 5.2 In order to achieve the Decent Homes Standard, a Council property must provide a reasonable degree of thermal comfort and have both: -
- Efficient heating, and
 - effective insulation.
- 5.3 Efficient heating is defined as: -
- Any programmable gas or oil central heating or,
 - Electric storage heaters or,
 - Warm air systems or,
 - Under-floor systems or,
 - Programmable LPG/solid fuel central heating or,
 - Similarly efficient heating systems i.e. electric boilers.
- 5.4 Levels of insulation required under the Decent Homes Standard vary, depending upon the efficiency of the heating provided: -
- For programmable gas/oil central heating – cavity wall insulation (if there are cavity walls that can be insulated effectively) or at least 50mm of loft insulation (if there is a loft) and
 - For dwellings heated by electric storage heaters/LPG/programmable solid fuel central heating – cavity wall insulation (if there are cavity walls that can be insulated effectively) and at least 200mm of loft insulation (if there is a loft).
- 5.5 Table 1 below shows the number of Council properties that failed the Decent Homes Standard, using the base year 2001, where 1,627 properties failed. The number of Council properties that currently fail the Decent Homes Standards, shown as *Current Failures is 350 properties. This is a reduction of 1,277 properties that have been made decent since 2001.
- 5.6 The number of Council properties that will potentially be non-decent by 2010 is 1,247 properties if the Council does not maintain its current programme of planned improvements.
- 5.7 It should be noted that the number of properties that fail the Decent Homes as a result of the thermal comfort criteria is 119, and it remains constant at 119 properties, due to the fact the life cycle of the loft or cavity wall insulation is the same as the life of the dwelling. However the number of properties that currently fail the Decent Homes Standard under the heating criteria is 131, with the figure increasing to 606 properties, which fail now or will potentially fail by 2010.

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	Base Year Failures 2001 (Business Plan)		*Current Failures 2007/08		All Current and Potential Failures 2010	
	No.	£	No.	£	No.	£
Fails Decent Homes	1627		350		1247	
Stock	7088		6624		6624	
Non-Decent homes as a % of total stock	22.95%		5.28%		18.83%	
Min. Fitness Standard	8	8,000	0	-	0	-
Key Building Components	688	1,140,100	488	1,326,000	1797	4,731,700
Walls	6	1,500	55	137,500	201	£502,500
Roof Cover	28	56,000	53	106,000	338	£676,000
Chimneys	1	400	7	2,800	15	£6,000
Heating	210	462,000	131	353,700	606	£1,636,200
Electrics	443	620,200	242	726,000	637	£1,911,000
Modern Facilities	1180	1,657,100	235	614,000	744	1,636,000
Kitchens	513	923,400	72	288,000	74	£296,000
Bathrooms	667	733,700	163	326,000	670	£1,340,000
Thermal Comfort	459	573,750	119	119,000	119	119,000
TOTALS	2,327	3,378,950	842	2,059,000	2,660	6,486,700

Table 1

6. Insulation Improvements.

6.1 The properties selected for carrying out energy efficiency works are based around the external repairs and re-decorating programme. Officers carry out initial energy efficiency surveys identifying properties, which require at least one energy efficiency improvement. By carrying out the energy efficiency works programme, co-ordinated with the external repairs programme, it ensures value for money is achieved, especially on properties where access scaffolding is required to carry out cavity wall insulation. When the insulation works have been completed, the external repairs and re-decorating programme is carried out, utilising the same access scaffolding. The benefits of this co-ordinated works programming include: -

- a) Cost savings to the Council and any leasehold occupier in the property of having access scaffolding erected on separate occasions.
- b) Cavity wall insulation is damaging to the external walls and unsightly in appearance. By carrying out the external repairs and re-decorating programme on completion of the cavity wall insulation any damage to the external walls can be repaired and made good.
- c) Savings in officer's time in monitoring and inspecting the works are achieved as a result of centralising the works programmes.
- d) Minimising the disruption to tenants.

6.2 The Council has entered into a 3-year partnering agreement (reviewed annually thereafter) with British Gas, under the Here to Help Programme (HELP), to provide and manage a fully integrated approach to the installation of energy efficiency measures. British Gas, as part of their Energy Efficiency Commitment (EEC), claims any energy efficiency savings achieved by installing the insulation measures carried out.

6.3 Within the agreement, it is incumbent on the Council to meet the following requirements when selecting properties for inclusion on the British Gas, HELP programme: -

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- a) The energy efficiency works programme is based around properties, which have been identified by the initial energy efficiency survey as in need of at least one energy efficiency measure. These include: -
 - o cavity wall insulation,
 - o loft insulation up to 250mm thickness,
 - o pipe and tank insulation,
 - o low energy light bulbs,
 - o hot water cylinder jackets,
 - o thermostatic radiator valves
 - o and draught proofing.
- b) Housing Assets staff undertakes the initial energy efficiency survey identifying at least one of the energy efficiency measure listed above.
- c) Approximately 80% of the households must be in receipt of a means-tested benefit.
- d) The Council must demonstrate that it has sufficient budget allocation to fulfil the measures identified at the survey stage.

6.4 In return the Council will achieve the following benefits: -

- a) Grant funding from British Gas (depending on the overall energy savings achieved by the insulation measures carried out) of up to 50% of the cost of the work.
- b) British Gas will manage the whole programme of works, which will be a saving in staff resources.
- c) British Gas has extensive experience in managing and undertaking energy efficiency surveys.
- d) British Gas will liaise with Council tenants and advise tenants in writing of any appointments.
- e) On properties where energy efficiency measures are carried out, British Gas will provide a comprehensive energy survey for inclusion on the Councils NHER Pro-base database.
- f) British Gas works with Charity Partners who can provide additional services and products to tenants who qualify for the service, to enhance the tenants' quality of life.
- g) British Gas will also donate £5.00 for each property that has energy efficiency work carried out to a Community Fund to be spent on a local project.

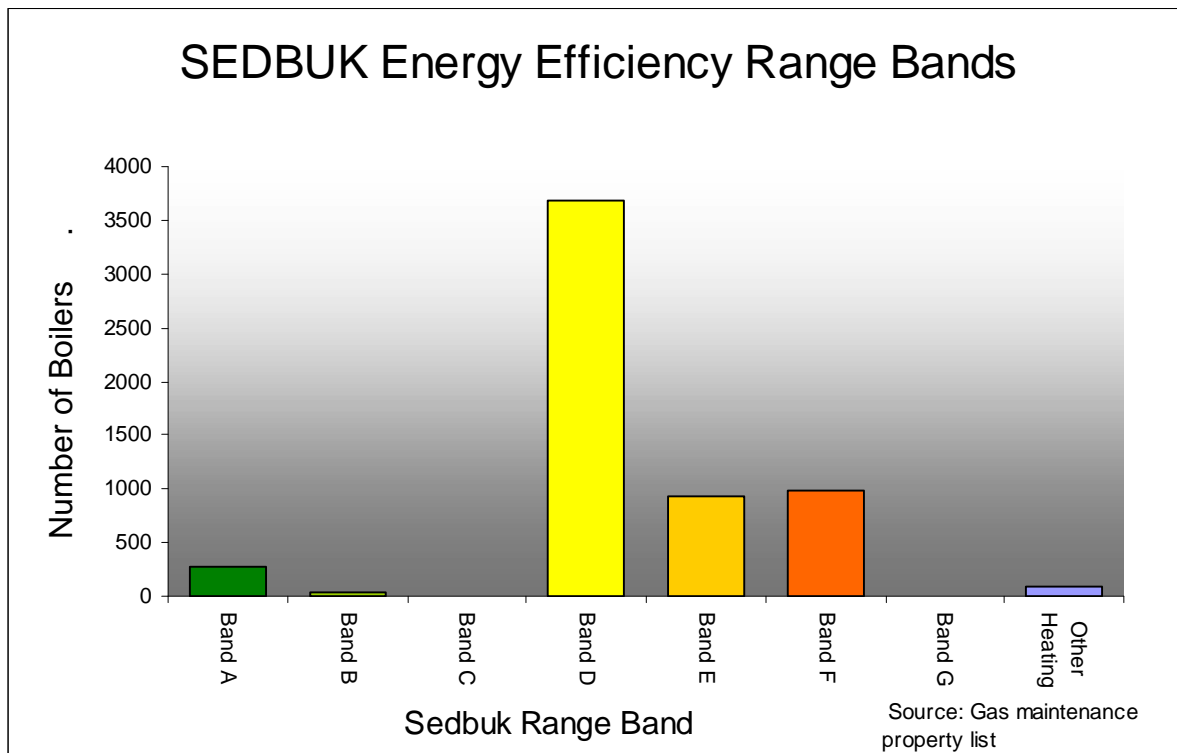
6.5 The installation of the energy efficiency measures is currently carried out by the Millfold Group Ltd who have provided competitive rates through a robust tendering process undertaken by British Gas, with due regard to the legislative and regulatory requirements of both the Council and British Gas. The work is then carried out to the specifications contained in a Schedule of Rates. The programme commenced December 2006.

7. Energy Efficient Heating Systems.

- 7.1 Where new heating systems are being installed, the Council takes the opportunity to increase the energy efficiency of the dwelling by installing energy efficient boilers. In accordance with the guidance within the Decent Homes legislation, the Council only installs only those boilers that are 'A' – 'C' rated in the Seasonal Efficiency of Domestic Boilers in the UK (SEDBUK) efficiency bands, which ranges from 'A' being the most efficient to 'G' being the least efficient.

8. Profile of Boiler Installations.

- 8.1 The Council currently maintain around 6,014 central heating installations with over 90% of Council properties benefiting from connection to the national gas network. Graph 1 below shows the energy efficiency rating of the boilers currently installed and maintained in Council properties.



Graph 1.

- 8.2 It is clear that the majority of boilers are band 'D' rated appliances, which represent around 61% of the total, with band 'E' rated appliances accounting for 15% and band 'F' rated appliances accounting for 16%. No band 'G' rated appliances are installed.
- 8.3 The priorities for renewing and replacing central heating boilers must be based on achieving best value (i.e. renewing the oldest boilers first), and increasing the energy efficiency of the property (i.e. reducing energy consumption costs for residents).

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- 8.4 The criteria for identifying properties to be included on the replacement heating system programme is based on: -
- The replacement of back boilers, which are amongst the oldest installed (rated in band 'F').
 - The replacement of warm air units, which are inefficient and can aggravate any poor health conditions of the occupiers, a number of these installations are replaced annually under the welfare heating programme (rated in band 'F').
 - Other heating, where properties may have all electric heating or individual gas fire/fires installed.
- 8.5 As part of the energy efficiency monitoring, the SEDBUK rating database is updated and any improvements reviewed on an annual basis.

9. Energy Efficient Properties.

- 9.1 Under the new energy efficiency rating system a similar banding system to SEDBUK will form part of the home information packs (HIP) being launched by the Government in June 2007. Essentially the energy efficiency rating of a property using SAP rating bands of the individual property will be on an 'A+' to 'G' banded scale see table 2 below, with 'A+' rated properties being the most energy efficient, (with lower energy costs) and 'G' rated properties being the least efficient, (with higher energy costs).

Energy Efficiency Rating	
Band	SAP Rating
Very energy efficient - lower running costs	
A+	101-120
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Not energy efficient - higher running costs	
UK 2005	

Table 2.

10. Thermal Comfort Assessments.

- 10.1 The energy efficiency rating of a property is normally assessed by reference to one of two ratings either the Standard Assessment Procedure (SAP) Rating or the National Home Energy Rating (NHER).

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- 10.2 A SAP rating reflects the notional cost/m² of providing energy for heating and domestic hot water in a dwelling – the lower the energy cost, the higher the SAP rating. The Government's Standard Assessment Procedure for Energy Rating of Dwellings 2001 edition, ranges from 0 -120.

Energy Efficiency Rating							
Band	SAP Rating	Current EFDC Rating	Current Social Sector Rating	Current Private Sector Rating	New Home Built Today	Base-line Detached Property	EFDC Target
Very energy efficient - lower running costs							
A+	101-120						
A	92-100						
B	81-91				B		
C	69-80				C		C
D	55-68	D	D				
E	39-54			E			
F	21-38					F	
G	1-20						
Not energy efficient - higher running costs							
UK 2005							

Table 3

- 10.3 Table 3 above, shows the current and the target SAP rating band for properties included on the Councils NHER database, which compares well with the current social sector SAP rating band and is an improvement on the current private sector SAP rating band. It also shows a comparison with a new home built today to current Part L regulations, which would be between bands 'B' and 'C'. A baseline figure for a detached property would be a SAP rating of around 38, which would place it between bands 'F' and 'E'.
- 10.4 The NHER is assessed between a score of between 0 and 10. During 2005/6, two members of staff from Housing Assets undertook and completed NHER training and are now qualified to collect energy efficiency data, enter it on the NHER software and produce, on behalf of the Council, NHER certificates on individual properties.
- 10.5 A new round of consultation has been launched to boost the use of Energy Performance Certificates (EPC) to help promote energy efficiency awareness on all properties being sold or let. The EPC will form part of the Home Information Pack due for introduction from June 2007. Unlike the packs, which are voluntary the EPC will be mandatory to comply with European Directive, Article 7 of the Energy Performance of Buildings directive. An EPC will provide an 'A' to 'G' rating of the home for sale and contain specific advice on the practical steps on which energy efficiency measures can be installed in the property, which will save on energy bills.

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11. Monitoring Thermal Comfort Improvements.

11.1 The Council undertook an energy audit of 708 of its properties, (around 10% of the total housing stock), as part of the Stock Condition Survey in 2001. The energy data obtained was loaded into the Council's, National Home Energy Rating (NHER) software programme, which then calculates the NHER of individual properties and average calculations on all the properties included on the database. The NHER software not only calculates the overall rating, but also provides the following information: -

- NHER
- SAP ratings
- Annual running costs
- Annual CO² emissions
- Annual energy use
- Year on year improvements
- BEFI Building Fabric Index

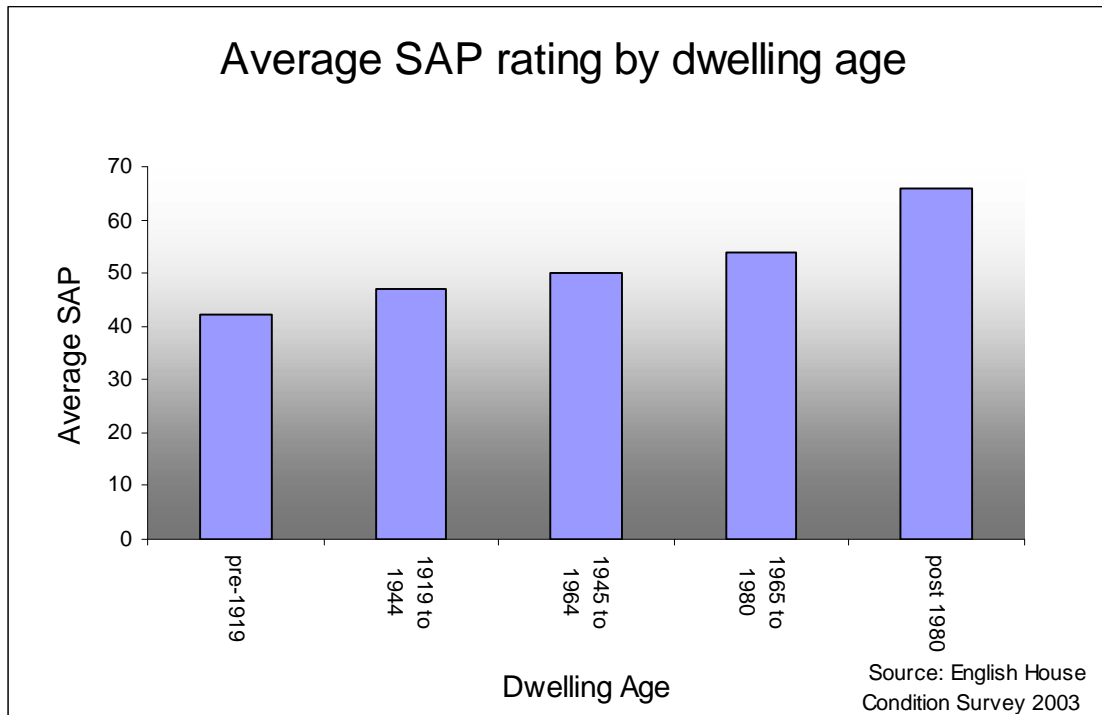
11.2 Since 2001, Officers have continued surveying and collecting energy efficiency data on its housing stock. In April 2007, the number of properties included on the NHER database was 3,538, (around 53.4% of the total housing stock).

11.3 The target is to complete energy efficiency surveys on all Council properties and input the results onto the NHER database by 2010. This will give an accurate rating, rather than using cloned data. The number of properties surveyed will be recorded and monitored on an annual basis.

12. Council Stock Profile.

12.1 Gaph 2 below illustrates the average SAP ratings in relation to a dwellings age. It can be seen that, the newer the property, the higher its energy efficiency.

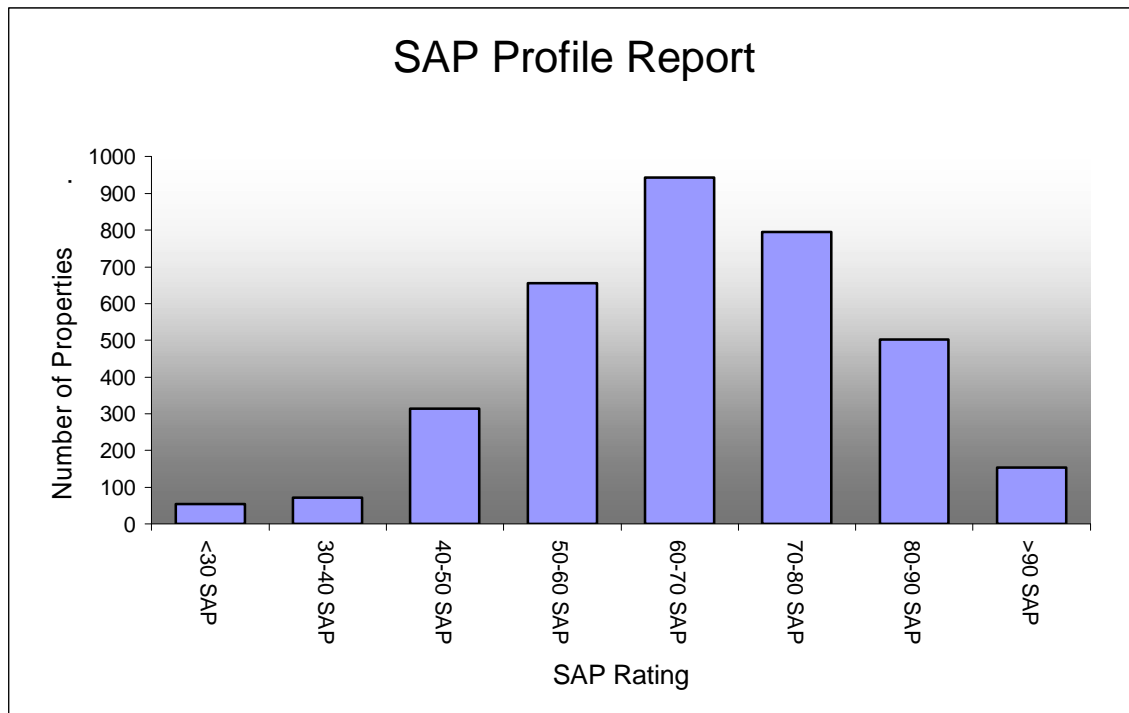
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Graph 2.

- 12.2 The Council has an ageing stock profile, with the majority of the Council's housing stock built between 1945-1980 which, when built had average baseline SAP ratings of 50, and 54 respectively. The Council does not have any new built properties, which would show significant improvements in the average SAP rating of the Council's housing stock, due to the changes in the Building Regulations Part L.
- 12.3 Older properties constructed prior to World War II, were built with solid walls. If these properties are located in rural areas and are not served by the national gas network, this can result in properties with poor energy ratings.
- 12.4 As part of this strategy all properties with low SAP ratings need to be identified. To achieve this, Officers will carry out an initial survey, with an overview of the energy efficiency measures that are available that can be installed on the property. While taking into account the benefits of any energy efficiency measures carried out, an assessment of the cost of the measures and the relevant payback times is carried out.
- 12.5 Graph 3 below illustrates the number of Council properties within each of the SAP rating bands. The properties in the low SAP rating bands represent the Council housing stock at most risk of fuel poverty.

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Graph 3.

13. Fuel Poverty Strategy.

- 13.1 A Fuel Poverty Strategy is due for publication in May 2007. The Fuel Poverty Strategy goes into far more detail on the causes of fuel poverty and the definitions of hard to heat properties than will be covered in this Energy Efficiency Strategy briefly.
- 13.2 A household experiencing fuel poverty is defined as one that needs to spend more than 10% of their household income to achieve a satisfactory standard of heating. The main factors affecting fuel poverty are: income levels, the energy efficiency and size of properties, householders' awareness of energy efficiency and fuel payment options, and fuel price. Fuel poverty results in the deterioration of the health of the householder and the condition of the property. It can also lead to householders falling into debt. The Government has produced the UK Fuel Poverty Strategy, which sets out measures and activities designed to eradicate fuel poverty.
- 13.3 This Energy Efficiency Strategy concentrates on the benefits of existing and future energy efficiency measures when they are carried out on Council properties.

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14. Potential Energy Efficiency Improvement Measures.

14.1 Table 4 below assesses the potential improvements in energy efficiency if certain measures are carried out. The Council has in the past been focusing on the promotion of installing low energy light bulbs, cavity wall insulation, loft insulation top-ups and the installation of efficient heating systems. It is clear that these measures will give the greatest improvement in energy efficiency and are the most cost effective with the shortest pay back times.

Energy Efficiency Improvements							
	Energy Efficiency Improvement	SAP Rating	SAP Improvement	Approximate Cost (£)	Annual energy saving (£)	Payback time (Years)	SAP rating band
1	Base building	35					F
2	Low energy lights (60% cut in energy used)	39	4	50.00	46.00	1.1	E
3	Increase loft insulation to 300mm	45	6	150.00	73.00	2.1	E
4	Cavity wall insulation	51	6	300.00	100.00	3.0	E
5	Boiler changed to grade "A" rated (83% efficiency)	55	4	1,500.00	52.00	28.8	D
6	Install double-glazing to all windows (U-value 2.0)	57	2	6,000.00	75.00	80.0	D
7	Internal or external insulation 50mm.	60	3	1,000.00	39.00	25.6	D
8	Ground floor insulation 150mm	63	3	2,000.00	48.00	41.7	D
9	Solar water heating	65	2	1,500.00	24.00	62.5	D
10	Photovoltaics (1.5kWp)	71	6	7,500.00	75.00	100.0	C
CUMULATIVE TOTALS		71	36	20,000.00	532.00	344.8	C

Table 4

14.2 Table 4 above assumes a base building, say a house has a SAP rating of 35, which puts the property in the 'F' SAP rating band (see table 3 above); it is quite easy to get that property to an 'E' band, all you have to do install low energy light bulbs.

14.3 Loft insulation and cavity wall insulation make considerable improvements to the energy efficiency of the property with minimal payback times in terms of energy consumption. After measures 2, 3 and 4 the cost of other improvements begin to become expensive and with a payback of over 25 years, it does not initially, make the improvement cost effective. However, if the existing element has reached the end of its life and needs replacing, then it is more cost effective to do so to a high standard in terms of energy efficiency.

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15. NHER SAP Results.

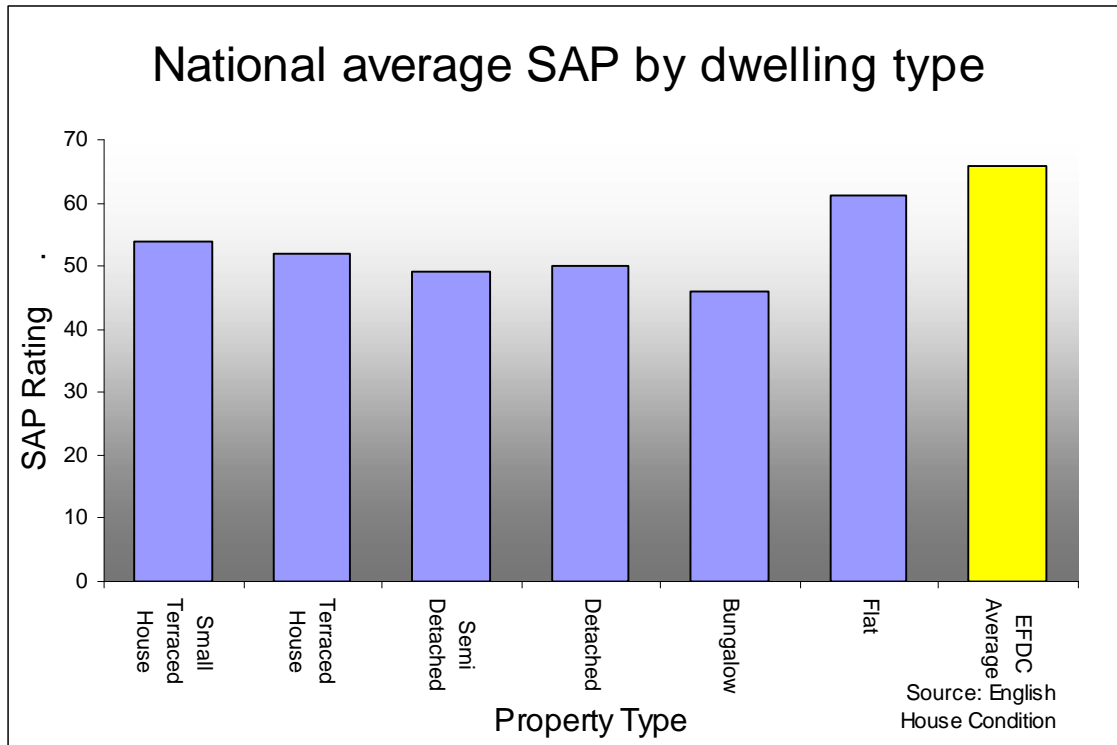
- 15.1 A number of key targets and areas for performance monitoring were identified in the 2001 Strategy. One of the key targets was to achieve an average 66 SAP points for all Council properties by the end of 2006.
- 15.2 SAP ratings are also monitored as a Best Value Performance Indicator and comparisons on the results are made between other Councils.
- 15.3 The NHER SAP profile shows that in 2006 the Council achieved an average of 66 SAP points. By comparison, table 5 below shows the Council's average SAP rating compared with the national average.

Energy Efficiency (average SAP rating)								
	Owner occupied	Private rented	All private	Local Authority	RSL	All social housing	Average all dwellings	EFDC average
1996	45.5	39.0	47.7	46.4	53.9	48.1	45.4	N/A
2001	49.6	41.1	48.9	52.0	60.5	54.9	50.1	50.0
2003	50.4	47.4	50.0	55.0	61.2	57.5	51.4	59.0
2006	No figures available							66.0
2010	EFDC target SAP rating							68.0
English House Condition Survey 2003								

Table 5

- 15.4 The English House Condition Report 2003 published by Office of the Deputy Prime Minister contains a breakdown of the average SAP ratings by tenure. Table 5 above shows a steady increase in average SAP ratings year on year by all property tenure types. The table also shows there has been a greater improvement in the energy efficiency of the social sector housing than the private sector since 1996. This figure is expected to rise continually as more energy efficiency improvements are carried out each year.
- 15.5 In 2003, social sector housing has an average of 57 SAP points compared to an average of 66 SAP points achieved by Epping Forest District Council, some 9 SAP points up.
- 15.6 The English House Condition Report 2003 also contains a breakdown of the average SAP ratings by property type. Graph 4 below shows that the Council's average of 66 SAP points is higher when compared with the national average of any property type.

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Graph 4

- 15.7 It will become increasingly difficult to increase the average of 66 SAP points in the future, as any additional energy efficiency measures, which will need to be installed on the properties to increase the SAP points, are expensive to undertake and require higher ongoing maintenance.
- 15.8 To achieve the Council's target for the average rating of 69 SAP points by the end of 2010, the Council must concentrate on energy efficiency improvements to bungalows, detached, or semi-detached dwellings.

16. Key Targets and Performance Monitoring.

- 16.1 Key targets and performance monitoring is to include:-
- a) To achieve the Decent Homes Standard for all Council properties by 2010.
 - b) Identify hard to heat properties and carry out additional insulation measures to improve the energy efficiency of the property.
 - c) To explore alternative Energy Efficiency Improvements to older rural properties where no mains gas is available (see section 4 for options).
 - d) To survey all properties for energy efficiency and included the results in the NHER database to maintain the programme.
 - e) Achieve an average SAP rating of 69 for all Council properties by the end of 2010.
 - f) To provide information on energy efficiency measures for inclusion in HECA performance targets on an annual basis.

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Key Targets, Monitoring and Future Developments

Action	Lead Officer	Timescale	Resource Implications
To achieve the Decent Homes Standard by 2010	Housing Assets Manager.	To review annually as part of the Business Plan process.	Adequate scope within the HRA Capital Programme for the investment required.
Monitor the SAP rating of the Council's stock on an annual basis	Housing Assets Manager.	Annually in readiness for annual updates to the R & M Business Plan and Housing Strategy	Within existing budgets.
Continue with updating the Stock Condition Surveys	Housing Assets Manager.	Ongoing.	Within existing budgets.
Completion of Energy Efficiency Surveys and undertake energy audit on any hard to heat properties.	Housing Assets Manager.	End 2008.	Within existing budgets
Seek grant funding on renewable energy sources under Energy Efficiency Commitment III	Housing Assets Manager	End 2008.	Within existing budgets
Seek alternative Energy Efficiency Improvements to older rural properties where no mains gas is available.	Housing Assets Manager	End 2008.	Within existing budgets

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Relationship with other Documents

This strategy works within the *Council Plan* accords with its *Best Value Performance Plan*, which sets out annually the Council's intentions for the delivery and development of its services, giving information on past performance and how the Council plans to improve services on a continuing basis.

This Strategy forms part of the authority's overall approach to strategic housing, set out in the *Housing Strategy*.

The Strategy also complements the *Housing Revenue Account (HRA) Business Plan* and the associated *Repairs and Maintenance Business Plan*.

The Best Value Service Review of Housing Services (February 2004) gives details of the rigorous review of Housing Services, including all functions within the Housing Assets Section.

The Council has adopted a *Housing Charter*, which sets out in simple, clear and precise terms its general approach to all its housing services.

The Strategy complements the *Private Sector Housing Strategy 2002-2005*, which details the Council's approach to improving and regulating existing private sector properties.

The Strategy also refers to the *Grants Policy 2003*, which sets out how the Council will allocate grant funding to the private sector.

Client Consultation, Information and Involvement

Epping Forest Tenants and Leaseholders Federation is involved in the planning and delivery of services and is kept informed on performance and general issues relating to energy efficiency. Consultation on all housing policy matters prior to consideration by the Portfolio Holder and Cabinet, is carried out with interested groups.

The key features of this Strategy are also contained within the current HRA Business Plan and the Housing Strategy, both of which were subject to wide consultation with tenants and other local interest groups prior to approval.

Reviewing the Strategy

This Strategy will be reviewed in 3-years (2010)