

# Warming Oxford: Opportunities and Challenges



Debbie Haynes  
Energy Efficiency Projects Officer  
Oxford City Council

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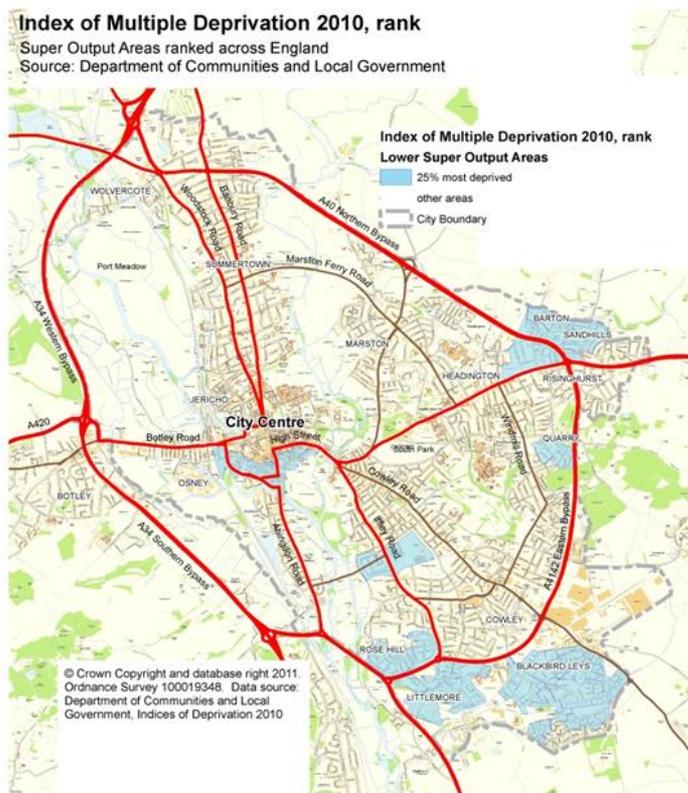
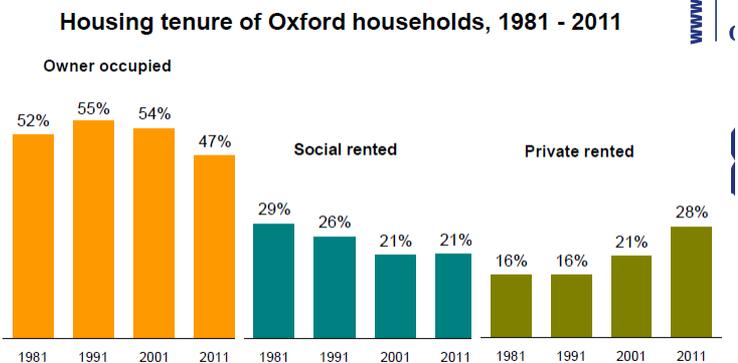
# Introduction

- **Oxford: Context**
- **Policy and objectives**
- **Oxford projects: ECO and Green Deal**
  - ❑ Warming Barton
  - ❑ Process and learning
- **Housing projects: ECO and Green Deal**
  - ❑ Last 18 months – process and issues
  - ❑ Learning and current focus
- **Final summary of learning**



# Oxford: context

- Broadly affluent with pockets of high deprivation
- Of 85 areas in Oxford, 12 are among the 20% most deprived areas in England.
- 49% of households rented in 2011, more than owned



# Oxford: fuel poverty



Low income high cost definition (2012)

- **55,330 households**
- **Est. 6,851 fuel poor households**
- **12.4 % of Oxford**

Hard to find where they are/not aligned with areas of deprivation, so:

- Requested support via Fuel Poverty Consultation on how we target these
- Looking at BRE stock modelling, census, benefits data and health data to consider how we can target



# Key policies

## Carbon Management Plan

- 5% year on year reduction for own estate

## Home Energy Conservation Act (HECA) report

- Includes all work on domestic energy
- Completed 31 March 2013
- Update March 2015

## Financial Inclusion Strategy (FIS)

- Fuel poverty projects
- Income maximisation
- Brings two together



# Key objectives of projects

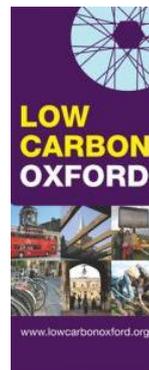
## Energy efficient housing stock

- Complete the basic measures
- Deal with the hard to treat
- Get more for your money
- Reduce energy bills of tenants



## Reduce carbon footprint of housing stock (in the city)

- Low Carbon Oxford - 40% carbon reduction by 2020 and 80% reduction by 2040
- Help Oxford fuel poor



# Warming Barton - Low Carbon Hub

- Deprived area
- Offered FREE energy assessments which might lead to potentially free retrofit measures
- Within 2 weeks 108 households recruited
- 58 assessments carried out - 841 actions recommended
- By time of second visit householders implemented low- and no-cost measures saving 5 tCO<sub>2</sub> and £1000 p/a between them
- 16 properties have had free external wall insulation
- 8 more due to be completed by February 2015



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**Before**



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**After**

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# Warming Barton: Funding and progress

- Initially promised full funding
- Assessments then ECO funding for external wall insulation.
- Worst performing (steel frame pre-fab units)
- 26 were finally included – only **part funded** by ECO
- Funding gap met by City Council and Low Carbon Hub.
- Dec 2013 & resulting reductions to ECO meant that funding was withdrawn
- 16 have received external wall insulation to date.
- Green Deal Home Improvement Fund means final 8 can hopefully be completed.



# ECO: barriers and issues

1. Market based approach – energy companies want get cheapest price per tonne
2. Process not sustained - government changed the targets
  - First houses = £100/tonne of ECO funding = half the cost.
  - ECO funding is currently around £25 to £30 per tonne – requires high contribution per household
  - This doesn't work in areas where householders on lower incomes
3. Hard to understand risks and mitigate
4. Companies going out of business – two+
5. Green Deal HIF was a better offer than ECO!?



# Council housing stock: ECO journey

- Delayed by poor data
- Understanding the market – complex and constantly changing
- Procurement hard – entered negotiations with single energy company under a Framework
- Reliance on single energy company is high risk
- Let down badly – wasted work, time, £s
- Small not seen as good!



# Council Housing Stock: One year on...

## Now

- Better data and surveying to support
- Sought advice from 'energy market' professionals
- Prepare projects (properties) to bring in funding

## External Wall Insulation programme

- Framework procurement process
- 50-60 properties
- On site end October/start November (finally!)
- 15x Green Deal Home Improvement Fund
- Significant construction project
- Asbestos, structural, associated works surveys



# Housing stock: One year on..

ECO funding

*Much less than one year previously!*

- 1.Cavity Wall insulation – 25% most deprived areas (CSCO areas)
- 2.All other cavity wall insulation - some
- 3.Loft insulation – none



# Preparing the housing stock data

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## Strategy & Surveys

- **Asset Management Strategy** – sets out our targets and aspirations (CEB December)
- **Energy No1 priority for tenants** – Oxford Standard survey

## Good data and planning is key:

- **Stock Conditions Survey**
- **Data modelling** – how much Council can save in terms of energy per £ spent.
- **Optimise external funding** as have projects prepared
- **Consider voids, reactive and planned maintenance**



# What did we learn?

## Knowledge is power

- ECO funding (and other) complex
- Need to understand buildings
- Good housing stock data is key for funding
- Funding changing all the time (GD HIF came out trumps)
- EWI isn't just EWI – consider associated works

## The devil is in the detail...

- Energy data/surveying required
- Find the carbon value of your project
- Be prepared for lots of surveying



# And finally...

- Funding is best when 'additional' to main budget not instead

