

Item

## Energy efficiency improvements to Council dwellings 2020/21

**To:**

Councillor Richard Johnson, Executive Councillor for Housing  
Housing Scrutiny Committee 24<sup>th</sup> September 2020

**Report by:**

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**Wards affected:**

Arbury

Key Decision

### 1. Executive Summary

As part of a programme of energy efficiency improvements to the Council's housing stock it is planned to install external wall insulation and solar panels to Council properties in the Arbury ward.

### 2. Recommendations

The Executive Councillor is recommended to:

Approve the use of the EEM solid wall insulation framework to directly call off and award contract(s) to Cornerstone (East Anglia) Limited to carry out energy efficiency improvements to Council dwellings.

- Phase 1 - Seventy properties in 20/21
- Phase 2 - Seventy properties in 21/22

### 3. Background

The Council's housing asset management strategy sets out objectives to improve the energy efficiency performance of the existing housing stock and to start to investigate costs and ways of achieving this in 2020/21.

#### Improving energy efficiency ratings

Currently we rely on the results of Energy Performance Certificate (EPC) surveys to assess the energy performance of the housing stock.

In May 2020 we completed a review of our EPC ratings. We have used existing stock data to assume ratings where an actual EPC has not been produced. The results are as follows:

<b>EPC rating (including assumed ratings)</b>	<b>Number of properties</b>
A	8
B	396
C	4761
D	1897
E	129
F	10
G	2

#### 3.1 Solid Wall properties and external wall insulation

The Council has around 1300 properties that were built with solid walls; many of these have an EPC rating of "D."

In 20/21 we are planning to add external wall insulation to around seventy "D"-rated, solid wall houses in the Bateson Road, Akeman Street and Darwin Drive area. Adding external wall insulation is expected to increase the energy rating to a "C." The estimated cost of this work is around £850,000.

Analysis of EPC results has shown that it would be possible to increase the EPC rating of many of these properties to a "B" by adding a up to 2kWp solar photo-voltaic panel installation to the roof of the houses. The estimated cost is £4,500 per property, giving an estimated cost of £313,000.

Further detailed design work is required to verify if all these proposed installations are all feasible due to orientation of the roof and other practical factors.

These measures would increase the energy efficiency of some of our older semi-detached houses built in 1934 to the same energy efficiency band as one of the Council's new build properties.

These properties were re-roofed 30 years ago so the remaining life of the roof will equal the life of any solar panels fitted.

If any other energy efficiency measures are identified (such as loft insulation, draft proofing, replacement external doors) it is proposed that this work will be carried out at the same time.

Subject to the successful delivery of these works in 20/21, a second phase of this work is planned to an additional seventy properties in 2021/22.

### **3.2 Estimated cost (based on seventy properties)**

	<b>Estimated cost of work</b>
External wall insulation	£850,000
Photo-voltaic panels	£315,000
Other measures	£140,000
Total	£1,305,000
Contingency	£150,000
<b>TOTAL</b>	<b>£1,455,000</b>

Estimated costs include cost of works, contractor's costs, design costs and contingency up to September 2020.

The actual contract sum will be agreed following the completion of the design process.

## **4. Implications**

### **a) Financial Implications**

A budget for the energy efficiency works is already included in the housing capital investment plan.

### **b) Staffing Implications**

The work will be managed by the Estates and Facilities surveying team.

The Council's legal team will provide contract advice.

### **c) Equality and Poverty Implications**

An Equality Impact Assessment is not required – this project is replacement / installation work only.

The works will improve the energy efficiency of Council houses and should result in lower heating and electricity bills for tenants.

### **d) Environmental Implications**

The Council's climate change rating tool has been completed to assess the environmental implications of this proposal.

The assessment is that there is positive net overall impact.

There is a positive impact from the installation of external wall insulation and PV panels.

### **e) Procurement Implications**

The work will be procured via a framework contract provided by EEM. EEM is a not-for-profit procurement consortium set up to drive cost and efficiency savings in the public sector.

EEM has framework contracts available including a solid wall insulation framework with national coverage. This allows for a direct call off of the appointed contractor, Cornerstone East Anglia Limited.

Rates for external wall insulation work have been tendered when the framework was established. The prices for the solar PV panels and any

other measures will be market tested by the contractor during the design period to ensure value for money.

f) **Community Safety Implications**

N/a

## **5. Consultation and communication considerations**

All residents affected by the work will be contacted and informed about the proposed work and the potential energy and financial savings.

A planning application will be required as the work will result in a rendered finish being applied to existing brick-built houses.

Party Wall notices may be required where Council properties adjoin freehold properties.

## **6. Background papers**

None

## **7. Appendices**

None

## **8. Inspection of papers**

To inspect the background papers or if you have a query on the report please contact Will Barfield, Asset Manager

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