

Energy Efficiency in the Home Scrutiny 5th December 2011



Walsall Council

Reasons for retrofit

- 27% of carbon emissions come from the housing sector (Source - Energy Saving Trust “Low Carbon Futures”)
- 85% of current stock will still exist in 2050
 - Currently 23 million homes in England
 - Existing homes estimated in England in 2050 is 19.5 million
 - Currently 108,000 homes in Walsall
 - Existing homes estimated in Walsall in 2050 is 92,000
- Tackles Fuel Poverty
- Improves Health and Well Being
- Successive Government Policy – Energy Act 2011
- Current funding specifically for retrofit



Current Projects in Walsall

- Community Energy Saving Programme (CESP)
- Carbon Emissions Reduction Targets (CERT)
 - Loft insulation
 - Cavity Wall Insulation
 - External wall insulation
- Health Through Warmth (HTW)
- Black Country Partnership



Investment in Retrofit

CESP –

2 projects completed (Blakenall & Jones House)

5 projects proposed

Total proposed investment (inc. spend to date) £7,683,500

Regional Housing Pot Investment £100,000

Council Contribution £1,295,000

Total properties to be improved 1,425

CERT - Ongoing initiative

Total investment £1,552,000

No Council contribution needed

Total properties to be improved 708

Potential retrofit investment 2010-2012 : **£9,235,500**

85% levered in from utility companies



Benefits to Borough

- Financial – Tackling Fuel Poverty
- Health and Well Being
- Carbon Reductions
- Improves Fabric and Value Homes
- In some cases there is a Visual Improvement (makes neighbourhood look better)



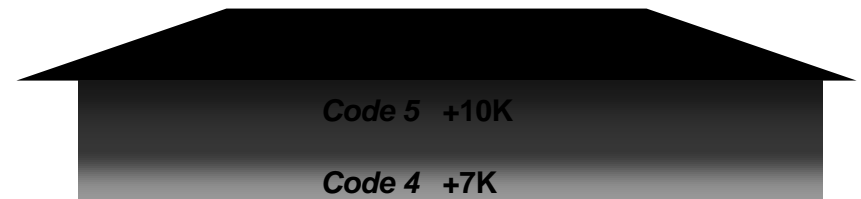
Retrofit

- Jobs – opportunities for retrofitters and manufacturers if a large scale housing retrofit programme is viable, across the Black Country for example
- Skills – potential market for retrofitters – include upskill existing trades.
- Walsall college / Accord have developed new retrofit qualification



New Build energy efficiency

- Projected costs range widely – source CLG, HAs
- CSH 3 Uplift £1k - £5k
- CSH 4 Uplift £7k - £9k
- CSH 5 Uplift £17k - £25k
- CSH 6 Uplift £28k - £40k
- Average retrofit cost £10k



Build cost 100K



New Build energy efficiency

- House builders keen to build to minimum standards, primarily due to cost, but also to keep the build simple
- Costs will become more viable in the long term as products more commonplace.
- Timber framed construction (Accord units) are Code 4 as standard, and can achieve Code 5 and 6 for less
- Long term cost / benefits – estimated £300 saving per year at Code 4 – dependent on the user



New Build energy efficiency

- Welsh assembly target – 55% reduction in Co2 from New Build by 2013
- Job opportunities – potential expansion of timber frame manufacturing business ('Local Homes')

