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The Challenges and Benefits to landlords and tenants of Going Green



Housing Solutions

- Own, manage and maintain more than 6,000 homes.
- House more than 9,000 people
- We have:
 - pioneered environmentally friendly homes
 - set new standards for extra care schemes, care homes and supported housing
- Offer an award winning repairs and maintenance service
- Aim to make a real difference to the lives of our residents



“A household is defined as being fuel poor if it has to spend 10 per cent or more of its income on paying to keep the home adequately warm”

Our customers

- Only 30% of customers are in employment
- 14% live on an income of less than £99 a week
- More than 50% receive housing benefit
- A quarter are pensioners
- Culture of benefit dependency means many suffer from fuel poverty

Our customers

- Wholesale price of gas up 25% this year
 - loss of energy from Libya
 - Japanese using more gas post tsunami
- Prediction that energy prices would rise by 15% this year is now a reality
- The £1,000 plus annual energy bill is on the horizon



Our customers

73 per cent of our customers say
that their top household priority is
greater energy efficiency
to reduce fuel bills

Carbon footprint

- Baseline carbon footprint is 15,000 tonnes
- 97% is emitted from the housing stock
- Average SAP rating for homes is 73
- Focus on improving energy efficiency of homes to cut fuel poverty



The Government's green deal

- Householders offered energy efficiency improvements at nil up-front cost
- Cost recouped through energy bills
- Options – microgeneration, heat pumps, micro hydro, solar photovoltaic, ground source etc
- Unaffordable for our customers



The challenge for landlords

- No commercial return on green investment for social landlords
- A range of solutions – one size will not fit all
- Education and management of expectations
- Housing sector needs to exploit its power to bulk buy energy



The challenge for landlords

- Resident apathy
- Danger of energy savings being eroded by more energy consuming appliances
- Need easy to use systems that produce tangible benefits
- Lessons learnt from pioneering Integer homes



Our green deal

- Three core areas
 - Modernising homes
 - Microgeneration
 - Education, education, education!

Our green deal

- Improving energy efficiency through
 - Improved insulation
 - Improved doors
 - Fuel efficient boilers
- Achieved a £175 average reduction in annual energy bills last year
- Insulation for 1,000 lofts reduced carbon emissions by nearly 2% last year



Our green deal

- Generating energy by investing £2.4 million in solar photovoltaic panels
- Pilot programme for 104 homes and 19 blocks
- Reducing fuel poverty by cutting electricity costs for residents
- Self funding over 25 years through FIT
- Exploring geothermal options for hard to heat homes without a gas supply

Our green deal

- PV panels will be launched in the autumn with:
 - Roll-out of smart meter pilot programme for residents
 - Education programme
 - Energy workshops

Our green deal

- Financial incentives for staff to leave their cars at home
- Signed-up to the government's Bike to Work scheme
- Mileage allowance for cyclists
- Fuel efficient maintenance fleet
- Developing smart technology and sensors to reduce energy usage in offices



Our Green Commitment

- Environment

 - Reduce our carbon footprint

- Community

 - Reduce fuel poverty for residents

 - Educate and support our residents so they can play a part

- Workplace

 - Encourage staff to embrace our green agenda so that we make a real difference