

Home Energy Conservation Act Reporting April 2021- March 2023

The Home Energy Conservation Act 1995 (HECA) requires local authorities (LAs) in England to submit regular reports to the Department for Energy Security and Net Zero on measures adopted to improve energy efficiency in local homes.

Note: Where a HECA question requires the selection of an option/s the selected option/s is highlighted in strong font/green.

Name of local Authority: Tonbridge and Malling

Type of Local Authority: Borough Council

Headline and Overview Questions

Q1. Does your Local Authority have a current strategy on carbon reduction and/or energy efficiency for domestic properties?

Yes

Q2. If yes, please provide a link.

<https://www.tmbc.gov.uk/climate-change/work-tackle-climate-change>

Q3. If no, are you planning to develop one, and in what timeframe?

Not applicable

Q4. In the last 2 years, what has been the cost (or estimated cost) of your energy efficiency and/or carbon reduction initiatives, schemes and services? Please consider the total cost of running and administering the scheme(s). Please input 0 if no schemes or initiatives has been implemented.

Estimated running cost of energy efficiency and/or carbon reduction initiatives:

Not available for Social Housing Decarbonisation Funding Demonstrator (SHDFD), Social Housing Decarbonisation Funding Wave 1 (SHDF Wave 1), Local Authority Delivery 2 (LAD2).

Tonbridge and Malling Borough Council (TMBC) Warm Homes Assistance £2,010.87.

Household Support Fund 3 Boiler repair and replacement scheme £500.32.

Grant spend:

SHDFD grant allocated to consortia TMBC, Fenland District Council (lead) and Clarion Housing Group: £4.548,000.

Additional 50% match funding providing provided by Clarion Housing Group.

A total of 60 social housing homes retrofitted in TMBC area.

SHDF Wave 1 grant allocated to consortia TMBC, Fenland District Council (lead), London Borough of Merton and Clarion Housing Group: £5.2m.
Additional 50% match funding provided by Clarion Housing Group.
A total of 181 social housing homes retrofitted in TMBC.

Local Authority Delivery 2 funding Greater Southeast Net Zero Hub (GSENZH) led consortia: £7,781.41.
A total of 2 homes receiving retrofit energy efficiency measures in TMBC area.

TMBC Warm Homes Assistance: £44,318.14.
A total of 9 homes receiving heating or insulation measure.

Housing Support Funding 3 Boiler repair and replacement scheme: £9,858.60.
A total of 2 homes receiving a boiler repair/replacement measure.

Q5. Which, if any, of the following outcomes have been achieved through your energy efficiency and/or carbon initiatives, schemes and services? Please select all that apply.

- **Energy savings**
- **Carbon savings**
- Job Carbon
- Increased business competitiveness
- **Alleviation of fuel poverty**
- **Improved health outcomes**
- None of the above
- **Other - please specify.**

Our SHDFD scheme created a number of PAS 2035 designated retrofit roles during the life of the project which rolled forward to SHDF Wave 1 project. The scheme also contributed to development of new job skills amongst the Clarion Housing appointed contractor team.

Consumer Advice and Information

Q6. Do you provide or promote any advisory services to consumers on how to save energy?

- Yes

Q7. If yes, please select all that apply;

- **Local Authority website**
- Local advisory service
- **'Find ways to save energy in your home' (formerly Simple Energy Advice) gov.uk website**

- 'Find ways to save energy in the home' gov.uk phoneline
- Leaflets
- **Social media**
- **Other- please specify**

Our Housing Option and Improvement Teams also signpost to energy advice, for example Green Doctors.

Local Retrofit Supply Chain

Q8. Have you conducted any assessment or analysis to understand the existing capacity in your local supply chain to support the decarbonisation of buildings by 2050?

- No

Q9. If you answered yes to question 8, please summarise any specific bottlenecks (or provide a link if this information has been published).

Not applicable

Q10. Which, if any, of the following actions are you taking to upskill and/or grow your local retrofit installer supply chain? Please select all that apply

- Supporting training provision at local training providers.
- Supporting FE colleges to improve facilities or train trainers or otherwise enable better delivery of retrofit training.
- Providing installer networking opportunities or other business support for growing companies.
- Careers advice or similar involving local businesses doing schools outreach to encourage young people into the sector.
- None of the above
- Other (please state)

Q11. Do you provide advice for your residents and small businesses about how to pick an installer business or how to avoid being mis-sold inappropriate improvements?

Yes – our website provides a link to consumer guidance which can help with **buying green heating and insulation products**

Kent County Council provide advice to businesses - <https://lowcarbonkent.com/>

Q12. Has there been any Trading Standards activity against energy efficiency or home retrofit businesses in your area due to mis-selling or otherwise poorly advising consumers about retrofit measures?

- Yes – there has been action taken on a regular basis
- Yes- but rarely
- No – resourcing constraints have curtailed potential activity

- **No – we are not aware of any issues**

Q13. *If you received funding under Local Authority Delivery, Home Upgrade Grant or Social Housing Decarbonisation Fund, did availability of PAS 2030:2019 or MCS certified and Trustmark registered supply chain affect your ability to deliver?*

- No

Q14. *If you answered yes to question 13 please can you tell us, which parts of the supply chain were particularly affected (please select all that apply)?*

Not applicable

Q15. *If you answered yes to question 13 please can you tell us, what actions did you take to overcome those barriers (please select all that apply)?*

Not applicable

Social Housing Decarbonisation

Q16. *Did you apply to the Social Housing Decarbonisation Fund (SHDF) Wave 2.1?*

- Yes, and successful in securing funding
- Yes, and not successful in securing funding
- **No**
- Don't know

Q17. *Which, if any, of the following motivated you to apply for SHDF Wave 2.1? Please select all that apply.*

Not applicable

Q18. *Which, if any, of the following barriers prevented you from applying to SHDF Wave 2.1?*

- Application window too short
- Too much information needed at application
- Don't own enough stock
- Not enough capability
- Too Costly
- Retrofit work is not a priority
- Not enough information
- Don't know

Other please tell us what prevented you from applying- TMBC do not own social housing stock.

Q19. *Have you carried out/planned to carry out any retrofit work in absence of SHDF funding?*

- Yes
- **No**
- Don't know

Q20. *If yes, how is this funded/how would this be funded?*

Not applicable

Q21. *If no, what is/are the main reason(s) for not planning to carry out any retrofit work?*

Please select all that apply.

- Lack of funding
- Lack of internal resource
- Lack of capacity
- Lack of technical support
- Retrofit work is not a priority
- **Other** - TMBC does not own social housing stock
- Don't know

Q22. *How many of your social housing partners are you aware applied for the SHDF?*

Not known.

Domestic Private Rented Sector (PRS) Minimum Energy Efficiency Standards (MEES) Regulations

Q23. *Do you enforce the PRS MEES Regulations in domestic tenancies?*

Yes

Q24. *Do you use the PRS MEES Exemption Register?*

Yes

Q25. *Are you aware of the PRS MEES draft toolkit for supporting local authorities?*

- **Yes, and I've used it**
- Yes, but I haven't used it
- No

Q26. In the past 2 years, how many domestic private rented properties have you engaged with in respect to enforcement of the PRS MEES Regulations?

- Please enter the amount /estimated amount.

157

Q27. In the past 2 years, how many domestic private rented properties have you found to be non-compliant?

- Please enter the amount /estimated amount.

73

Q28. In the last 2 years, how many non-compliant properties have been improved to EPC Band E after you have engaged with them?

- Please enter the amount /estimated amount.

42

Q29. How many compliance notices have you issued in the past 2 years for non-compliance of the PRS MEES Regulations?

- Please enter the amount /estimated amount.

22

Green Home Finance

Q30. What programmes, if any, do you have to promote domestic energy efficiency improvements for those who are able to pay? Please provide links to any relevant online materials.

Solar Together Kent [Help to save energy – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/help-to-save-energy)

Q31. Do you take any steps to raise awareness of the availability of private financing options (such as green mortgages) to fund retrofit works?

- Yes
- No, but we have plans to do this in the future
- **No**

Please include links to any relevant online materials.

Q32. Do you refer homeowners interested in energy efficiency to retail lenders offering green finance products?

- Yes
- No, but we have plans to do this in the future
- **No**

Fuel Poverty

Q33. Does your Local Authority have a Fuel Poverty Strategy?

- No

Q34 How do you identify fuel poor households? Please select all that apply and provide additional information if possible.

- **Used local data sets on energy efficiency/housing**
- Used local data sets on household income
- **Campaigns to encourage potential households to reach out**
- **Other** - local housing stock modelling data set (BRE) provides an indication of which homes are likely to be occupied by low income/fuel poor household.

Q35. What actions are you taking to reduce fuel poverty in your area? Please select all that apply and provide additional information if possible.

- **Delivery of government wide schemes such as the Home Upgrade Grant or Social Housing Decarbonisation Fund.**
- **Actions to increase financial support to low income or vulnerable households.**
- **Other**

TMBC Warm Homes Assistance scheme, Household Support Funded Boiler repair/replacement scheme

Q36. Does fuel poverty interlink with your local authority's overall Carbon Reduction Strategy?

- Yes

If yes, please can you explain how it does this?

There are additional benefits to residents improving their homes, including reduced energy consumption and therefore lower bills, improved thermal comfort and improved wellbeing.

[Climate change strategy 2020 to 2030 – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tonbridgeandmalling.gov.uk/carbon-reduction)

Local Authority Delivery

Q37. If your local authority did not apply for funding from the Local Authority Delivery scheme, please indicate which barrier(s) prevented you from applying.

- lack of capability
- lack of capability
- lack of awareness
- **other** – member of Greater Southeast Net Zero Hub consortia

Q38. Does your local authority have access to good quality housing data for on-gas properties?

- Yes

Q39. If no, please specify what is lacking.

N/A

Home Upgrade Grant

Q40. If your local authority did not apply for funding from the Home Upgrade Grant, please indicate which barrier(s) prevented you from applying.

- lack of capability
- lack of capability
- lack of awareness
- other – member of Greater Southeast Net Zero Hub consortia

Q41. Does your local authority have access to good quality housing data for off-gas properties?

- Yes

Q42. If no, please specify what is lacking

N/A

The Energy Company Obligation (ECO)

Q43. Did your local authority have a published Statement of Intent (Sol) for ECO flexibility eligibility under ECO3, during 2022?

- Yes

Please answer the following questions to help us to understand LA Flex delivery in more detail during the course of 2022:

Q44. How many declarations were issued for low-income vulnerable households during ECO3? 0

Q45. How many declarations were issued for Fuel Poor households under ECO3? 0

Q46. How many declarations were issued for in-fill under ECO3? 0

Q47. What was the highest income cap published in your Sol?

Households not in receipt of income related benefit with an annual income of less than:

- £20,000 – one or two adult household (18 years and over), **OR**
- £30,000 - one or two adult (18 years and over) and child/ren household

after paying for rent and mortgage will be identified as 'low income.'

Q48. If you have used an income over £30k gross, what reason did you give?

Not applicable

Q49. Did you charge for declarations to be signed?

- No

Q 50. If so, please state how much and how you decided on this figure.

Q51. ECO4 commenced in July 2022, has your local authority published a Statement of Intent (Sol) for ECO flexibility eligibility under ECO4?

- No

Q52. If 'No' are there any specific barriers preventing you, from publishing and participating in the scheme?

There were delays in ECO4 guidance and templates being published. The council had to allocate all available human resource to meet the additional burdens of focussing on our HUG 2 schemes. We are aiming to pursue ECO 4 Flex as soon as possible.

Q53a. Do you directly engage with energy suppliers either for ECO Flex (or other domestic energy efficiency schemes)?

- Yes

54b. If yes, please provide the name of the scheme and indicate whether this is an LA, Supplier, DESNZ or other organisational run scheme (please specify)

Home Upgrade Grant – local authority and GSEZHZ run schemes.

Q55. Which route(s) do you envisage submitting referrals through under ECO4 Flex? Select all that apply.

Not applicable

Smart Metering

The following questions refer to smart metering advice. Please provide any additional details where possible.

Q56a. Do you provide smart metering advice when implementing energy efficiency improvements (including through grant schemes such as the Energy Company Obligation and the Home Upgrade Grant) in residential accommodation?

- No

Q57b. If no, please explain why not, and what plans will be put in place to implement this.

With the conflicting information and issues identified regarding the rollout of smart metering the Housing Improvement Team does not feel confident to give advice on this matter.

We plan to provide an energy advice leaflet for the team to share with residents when signposting where to find energy advice and information regarding smart meters.

Q58a. Do you encourage landlords to promote smart meter uptake, e.g., landlord licencing schemes.

- Yes

Q59b. If no, please explain why not, and what plans will be put in place to implement this.

Q60a. Do you arrange for smart meters to be installed by energy suppliers in vacant social housing premises?

No -TMBC do not own social housing stock.