



**Stirling's
Local Housing Strategy
2012**

Section 2

**House Condition, Energy
Efficiency & Fuel Poverty**

Consultation Report

April 2012

Consultation on Stirling's Local Housing Strategy 2012

This Consultation Report is one of five that are being produced as a contribution to the development of Stirling's Local Housing Strategy 2012.

The full list of Consultation Reports is as follows:-

1. The Need & Demand for Housing
2. House Condition, Energy Efficiency & Fuel Poverty
3. Viable & Sustainable Communities
4. Homelessness
5. Particular Housing Needs

The Consultation Reports are available on the Council's [LHS webpage](#)

This consultation report was discussed on 19 April 2012 with the Council's partners at Stirling's Strategic Housing Forum.

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House Condition, Energy Efficiency & Fuel Poverty

Background

While the condition of the housing stock has always been of importance to Councils in order to improve the health, welfare and happiness of the population, the major driving forces today are climate change, the need to address fuel poverty and the need to improve conditions in the private rented sector.

Scottish Government has underlined the importance of improving house condition, tackling climate change and addressing fuel poverty and has launched a range of initiatives discussed below. All of these issues tend to be more problematic and difficult to tackle in the Council's rural sub areas (Stirling Rural and National Park).

In relation to the Council and RSL Sectors, Scottish Government is seeking to ensure that all houses meeting the Scottish Housing Quality Standard by 2015. In this way, the provision of modern facilities, disrepair and energy inefficiency are being addressed.

In relation to the Private Sector, Scottish Government's policy is to generate a cultural change in attitudes which promotes owners' responsibility and seeks to:-

- Make owners more aware of their repair and maintenance responsibilities, and more proactive in carrying them out;
- Support owners to invest more to ensure their homes have a sustainable future;
- Use public money to support owners' repairs and maintenance only where strictly necessary and;
- Use the wide range of flexible powers to take effective enforcement action where necessary.

Stirling Council's initiatives in the Private Sector will be delivered through the Scheme of Assistance and will contribute to achieving local outcomes set out in the Single Outcome Agreement.

This Consultation Report focuses on:-

- House Condition
- Energy Efficiency and Climate Change
- Fuel Poverty

The Appendices are:-

2.1 : Outcomes relevant to House Condition, Energy Efficiency & Fuel Poverty

2.2 The Repairing Standard

2.3 Energy Saving Funding and Initiatives

House Condition

This part of the Consultation Report looks at various measures of the condition of Stirling's housing stock and identifies the actions that the Council and its partners have been taking and are planning to take to improve conditions.

Measures of house condition

Although no housing stock condition survey has been carried out since transfer of the Council's housing stock was under discussion in 2005/6, there is a range of information available including:-

- Scottish Housing Quality Standard (SHQS)
- The Scottish House Condition Survey
- Houses in 'serious' disrepair
- Overcrowding
- Houses below the Tolerable Standard
- Closing Orders/Demolition Orders

Scottish Housing Quality Standard (SHQS) The Scottish Government set a target that all Council and Housing Association houses should meet the SHQS by 2015 which means they should be:-

- Compliant with the Tolerable Standard
- Free from serious disrepair
- Energy efficient
- Provided with modern facilities and services,
- Healthy, safe and secure

One of the Council's Single Outcome Agreement indicators (SC14) is the % of the housing stock meeting the SHQS (see adjacent column). All the Council and RSL stock is on course to meet the SHQS by 2015.

The Scottish House Condition Survey (SCHS)¹ is a rolling sample survey of the Scottish housing stock which provides a range of useful information for local authorities. The Stirling headlines from the 2008 - 2010 report are provided in the adjacent column.

Scottish House Condition Survey : Stirling Results

In Stirling, SHCS data is based on a housing stock of 38,000, of which 29,000 are in the private sector and 9,000 in the public sector.

SHQS : At present 56% of Stirling's houses fail the Scottish Housing Quality Standard¹ (Scotland 62%). By sector the percentages are private sector 58% and public sector 50%.

Dampness Condensation : 6,000 of Stirling households (16%) have dampness and/or condensation present in their dwelling

Disrepair : The level of disrepair generally in the Stirling housing stock (85%) is higher than the Scotland average (79%). 15,000 of these houses (39%) are deemed to be in urgent disrepair (private sector 44%; public sector 26%).

Repair work : 17,000 (46%) of households are doing work to dwelling (Scotland 41%). Expenditure averages £2,200 per dwelling (Scotland £2,000).

Energy efficiency : NHER 1000 public sector homes and 10000 private sector homes are 1 to 5. 8000 public sector homes and 19000 private homes are 6-10

Central heating : 95% of the housing stock has full central heating, 3 % has partial central heating and 2% has other forms of heating.

Insulation : The percentage of the housing stock with no insulation was 2%; less than 100mm - 10%, 100 to 200mm- 48% and 200mm+ - 23%.

Fuel poverty : 10,000 households are deemed to be fuel poor, of which 3,000 are deemed to be extremely fuel poor Families 13%, Pensioners 52%, other 16%.

¹ [Scottish House Condition Survey - Local Authority Report 2008-2010](#)

Housing in 'Serious' Disrepair : Stirling's 2011 HNDA² used as an estimate of poor condition the 2,000 houses found to be in 'serious' disrepair by the Scottish House Condition Survey³. It is estimated that 21%⁴ of these properties will be in the social rented sector (420) and their repairs should be carried out situ by their landlord (the Council or an RSL). This means that 1,580 of the identified serious disrepair will be in the private sector (79%). Of this it is estimated⁵ that for 50% of properties (790) there will be in-situ solutions. This means that there are not in-situ solutions for 890 of the 2000 houses considered to be in serious disrepair.

Overcrowding : The HNDA looked at various statistics⁶ for overcrowding and concluded that just under 1,000 of Stirling's households were overcrowded.

Housing Below the Tolerable Standard (BTS) : The most recent available statistics for the number of dwellings failing the Tolerable Standard was for 2007 when there were 521 BTS properties, of which 520 were in the private sector. As no Council based investment has been targeted at these houses in recent years, this figure is likely to continue to be representative of conditions in the private sector.

Closing Orders/Demolition Orders : There is a total of 256 properties in the council area which have a closing order (137), a demolition order (96) or an improvement order (23). Some of these date back decades. Work is presently underway to survey the properties and to bring the register up to date.

Responding to the statistics : Some of these figures, particularly those from the SHCS, simply suggest a level of disrepair but do not identify specific properties. Those figures which are based on known properties tend to be out of date.

Generally the statistics do indicate a level of disrepair which requires the Council to take action. Given the differing legal and financial frameworks of social rented housing and private sector housing, the responses to disrepair in the different sectors have to be looked at separately.

Taking Action in Stirling's social rented sector

Council's housing stock : In 2011, 56% of the council housing stock in Stirling was estimated not to meet the SHQS. However, because this figure is based on old survey work, it is thought to be an underestimate. In 2012/13, two surveyors will be undertaking additional survey work (the stock data base completion programme) to gauge compliance with the Scottish Housing Quality Standard. The survey results will drive the long term capital

²The HNDA is the Housing Need and Demand Analysis which can be found at [HNDA](#)

³ *In serious disrepair* (for which unpublished information was used in the HNDA) is defined differently in the SHCS from *in need of urgent repair*

⁴ This has been revised upwards from 10% on the basis of further analysis of SHCS data which suggests that 21% of those properties with a 'serious disrepair' will be located in the public sector.

⁵ According to the SHCS, 50% of private sector owners in Stirling could potentially 'self resolve' as they 'intend to do work to the dwelling'.

⁶ Comparative statistics were drawn from the 2001 Census, the Scottish House Condition Survey, the number of waiting list applicants that were overcrowded and a 2007 survey commissioned by the Council. See [Triangulation Report](#)

investment programme and will provide opportunities to identify neighbouring private properties that are showing signs of disrepair.

The Council plans to continue to direct Council housing investment at delivering a long term improvement programme which ensures that all Council housing meets the SHQS by 2015. The Council's approach is set out in its Standard Delivery Plan⁷. The SDP describes the investment needs of the housing stock and the programming of works in relation to anticipated resources. A particular objective of the SDP is to help people out of fuel poverty by improving the energy efficiency of their homes (see below).

The Council's capital expenditure on its housing stock in 2012/13 is planned to be £8.7m⁸. £5.7m will be spent on internal works such as aids and adaptations, kitchens, bathrooms and central heating and £2.1m on windows, doors, render, roofs and loft insulation. With partner agencies, the Council has masterplans to regenerate Cornton, Cultenhove & Raploch by raising the standards of housing and contributing a strategic approach to delivering good quality, low cost, affordable, energy efficient housing.

RSL housing stock : Each of the three local housing associations is on course to meet the SHQS by 2015.

- **Rural Stirling HA** : In 2011, only 7 houses acquired from the Forestry Commission failed the SHQS. In 2010/11 RSHA spent £123k on projects including replacement kitchens & external doors. A further £31k was spent on cyclical maintenance items such as external redecoration, gas and smoke detector servicing and electrical inspections.
- **Forth HA** : Although nearly 200 houses failed the standard in 2011, the Association has a planned programme of stock improvements designed to ensure that all its homes will meet the SHQS by 2015. An annual planned works programme of approximately £600k is designed to upgrade homes. In recent years this has concentrated on upgrading of loft & cavity wall insulation and on a programme to replace electric storage heating with gas central heating. This programme is expected to continue for the next two years alongside a kitchen replacement programme which is due to commence in 2013.
- **Paragon HA** : Over recent years Paragon HA has been spending £200k pa on its 164 houses, only one of which failed the SHQS in 2011. In 2011/12 a sanitary ware project is being carried out and over the next 5 years there are plans to provide replacement heating, reroofing and renewed external finishes.

Taking Action in Stirling's Private Sector

No figures are available locally but, according to the 2007/10 Scottish House Condition Survey, across Scotland 59% of owner occupied properties and 67% of private rented dwellings fail SHQS⁹.

⁷ Stirling Council Standard Delivery Plan, August 2007.

⁸ Housing Capital Investment Programme 2012/13, Housing & Customer Service Committee, 16 February 2012

⁹ Consultation on a Strategy for the Private Rented Sector, April 2012. The Scotland figure of 59% in owner occupied properties compares to 69% for the Council sector and 53% for the RSL sector.

The Council has a range of powers which make it possible both to encourage home owners to improve conditions through the Scheme of Assistance or, where home owners are not responding, to use enforcement powers.

The Scheme of Assistance

Section 72 of the Housing (Scotland) Act 2006 introduced a requirement for Councils to develop and publish a Scheme of Assistance to improve the condition of homes in the private sector. Stirling's Scheme of Assistance was approved in March 2011 and details the financial assistance and advice services that the Council can provide to home owners and private sector tenants. These are:-

- major disabled adaptations
- minor adaptations for the over 60's
- other forms of grant assistance
- practical advice and assistance to home owners in the repair and maintenance of their properties.

The Scheme of Assistance also sets out the new statutory enforcement powers (described below). These are available to the Council where private sector homes become sub standard and pose a risk to the occupants, adjacent proprietors and the general public.

Until 2010, Scottish Government provided the Council with Private Sector Housing Grant to support private sector housing activity. Scottish Government removed the grant in April 2010 and the available funds are now reducing each year. As a result of these financial pressures, it is important to ensure that resources are targeted at those most in need of financial support and to major disabled adaptations. The Council has decided¹⁰ to allocate financial assistance to the following:-

- **Disabled adaptations** Grant assistance for major disabled adaptations to a clients home where the cost of the works will exceed £1k., Grant assistance covers the cost of structural works and the provision of permanent specialist equipment. Grant assistance is also available towards the cost of curved stairlifts. Re-usable equipment such as straight stair lifts, tracking hoists etc are currently provided free of charge by the Council's Social Care Service. Grant assistance is not available for a ground floor extension to an applicant's property for living accommodation. Grant assistance for an extension to the existing property will only be considered where it is required to provide ground floor wash facilities where these cannot be accommodated within the existing ground floor layout of the property. Applicants are entitled to a minimum grant of 80% towards the cost of "eligible works". Applicants in receipt of certain state benefits will be passported to a 100% grant.
- **Care & repair** The Council's Care & Repair Scheme provides means tested financial assistance for home owners and private sector tenants over the age of 60 for minor adaptations and risk prevention works up to a value of £1k. Applicants who have been

¹⁰ Scheme of Assistance, Stirling Council 17 March 2011

assessed as having disposable income above the threshold are required to contribute towards the cost of chargeable "Care at Home" services provided by the Council. Other chargeable services include housework, shopping, laundry and access to the MECS Service

- **Mixed tenure properties** : Grant assistance can be made available to support low income owners in mixed tenure properties where the Council needs to carry out envelope repairs and improvements to ensure that their housing stock complies with the Scottish Housing Quality Standard. Grant assistance will be offered on the basis of a 50% grant. A grant of 100% will be available to those in receipt of certain benefits. For people not in receipt of these benefits and subject to a financial assessment, a grant greater than 50% may be available. The maximum grant will be 100% of the cost or £12,500, whichever is the lower figure.
- **Lead Pipes** : Although there is no longer a statutory obligation for the Council to provide grant assistance to home owners for the replacement of private mains lead supply pipes to domestic properties, the Council can provide discretionary grants.
- **Private water supplies** : There are approximately 66 private water supplies within the Stirling Council area that serve approximately 752 properties. Grants of up to £800 per property are available through Environmental Health for the improvement of the water quality of the supply where a risk assessment has identified a need for improvement.
- **Other Discretionary Grants** The Council has the right to award discretionary grants for any works relating to meeting the needs of disabled home owners and repair & improvement works.

Expenditure in 2012/13 : The following sums have been allocated for 2012/13

- £400k to fund Disabled Adaptation grants
- £75k to fund the Care & Repair Service
- £100k for buildings in mixed tenure buildings and lead replacement grants

Information and Advice : Because repair and improvement grants are no longer available, it is home owners themselves who have to fund the maintenance of their homes. To assist home owners the Council offers a free information and advice service about a range of repair & improvement works, energy saving measures, the Council's statutory enforcement powers and options available to finance repairs & maintenance.

Enforcement powers

The Housing (Scotland) Act 2006 supplements other statutory but discretionary powers already available to local authorities to either force property owners to take action to remedy defects with their property or allow the local authority to carry out work and recharge the owners. Existing enforcement powers, including the Building (Scotland) Act 2003 and the Housing (Scotland) Act 1987, can be used to address problems with dangerous buildings, emergency repairs, nuisance defects and closure orders.

The Housing (Scotland) Act 2006 created new statutory powers to ensure that property owners take action to remedy defects with their property. These are:-

- Declaration of Housing Renewal Areas
- Work Notices
- Maintenance Orders
- Demolition Notices

To date the Council has not needed to use these powers. It is planned, however, to submit a report to the Council during 2012 in order to clarify the Council's approach to the use of these new powers. This will be deeply influenced by the availability of the resources required to fund any works carried out and to organise the works required.

- **Housing Renewal Areas** : Where a significant number of houses in an area are sub-standard and / or are adversely affecting the amenity of an area, the Council may declare a Housing Renewal Area in order to bring houses up to standard and thereafter be maintained to a reasonable state of repair. This is achieved by issuing Work Notices or Demolition Notices.

The policy and criteria for designating Housing Renewal Areas is in the process of being developed by the Council.

- **Under the Scheme of Assistance**, the Council is required to provide assistance but there is no requirement to provide financial assistance. In practice, this means that the Council would offer practical advice and assistance to help owners bring their properties up to standard. The Council could offer loans or discretionary grants and/ or could use enforcement powers by way of work notices and maintenance plans.
- **Work Notice** Where the Council is satisfied that a house is sub-standard ¹¹and having failed to gain the co-operation of the owner, the Council may serve a Work Notice on the owner requiring them to carry out the works specified in the Work Notice. Failure to comply permits the Council to carry out the works and impose a Repayment Charge.
- **Maintenance Order** Where the Council considers that a house is not being maintained to a reasonable standard or the benefits of a Work Notice would be lost, the Council may serve a Maintenance Order. A Maintenance Order requires the owner to prepare a Maintenance Plan which will ensure the house is brought up to a reasonable standard. The Maintenance Order will specify the date by which the owner must submit the Maintenance Plan and the period of time that the Maintenance Plan is to cover and that can be up to five years.
- **Demolition Notice** Where a Housing Renewal Area has been declared, the Council can identify and designate a house for demolition because it is in a state of serious disrepair. The Council will thereafter issue the owner/s with a Demolition Notice in order that the Council can implement the Housing Renewal Action Plan.

¹¹ A house is sub-standard if it is below the Tolerable Standard or in a serious state of disrepair, and in need of repair and is likely to deteriorate rapidly or damage other premises if nothing is done to repair it.

Taking action in the Private Rented Sector

The Council acknowledges that the private rented sector, which accommodates some 14% of Stirling's households, plays an important role in meeting housing needs in the Stirling Council area. The role of the sector has been highlighted by the Scottish Government in its Section 32A regulations¹² which enable Councils (in certain circumstances) to fulfil their duties to homeless people by securing accommodation for them in the private rented sector.

The Council is conscious, however, that the quality of repairs and maintenance in the sector is sometimes inadequate. Standards are slowly being improved by the introduction of the Repairing Standard for all registered landlords (see Appendices) and the Council is seeking to ensure that all private landlords are registered, as the law requires. There are additional standards that Houses in Multiple Occupation have to meet (see Appendices).

In order to improve the quality of housing provided in the private rented sector, the Council plans:-

- to use legislation relating to private sector leasing and HMOs in order to collate data about the physical condition of town centre tenements which cause concern
- to promote the landlord accreditation scheme operated by Landlord Accreditation Scotland¹³
- to keep landlords informed about the availability of grants and other incentives to improve the energy-efficiency of their properties; this includes access to the Universal Home Insulation Scheme and the Boiler Scrappage Scheme.
- to advise landlords of opportunities to undertake training which will help improve standards and relationships with tenants.
- to use HMO legislation and private sector leasing to gain access to properties in town centre tenements in order to collate data about physical condition.
- to use all its powers under the Scheme of Assistance (advice & information, incentives and enforcement) to improve conditions in the sector.

¹² Section 32A of the Housing (Scotland) Act 1987

¹³ The Landlord Accreditation Scotland is a voluntary scheme by which landlords and letting agents can assure tenants that the tenancy arrangements they have adhere to the high standards outlined in the Scottish Core Standards for Accredited Landlords.

Climate Change & Energy Efficiency

Role of the LHS : In 2011 Scottish Government published guidance on addressing Climate Change in Local Housing Strategies (LHS)¹⁴. The LHS is seen as having an important role to play in planning how to reduce emissions and energy consumption from housing, and in setting out how the council will assist local householders. The three watch words are

- mitigation (reducing harmful emission);
- adaptation (adjusting behaviour) and
- sustainability (review impact over long term)

The Council is seeking sustainable ways to adjust behaviour in order to limit harm and to reduce harmful emissions. Through Stirling's LHS the Council will:-

- Seek to reduce harmful emissions from the existing housing stock. This is where the most impact is likely to be achieved.
- Seek to ensure low-carbon emissions in new housing. This will be achieved by the implementation of national Planning legislation and guidance, local Planning policies and adherence to the new Building Regulations.

More research and development still needs to be undertaken, however, in order to enable the Council to respond more fully to the challenge of climate change. This is addressed below.

Background : An estimated 25% of all carbon emissions derive from houses, therefore measures to improve domestic energy efficiency in both new and existing stock will be crucial in meeting climate change objectives, as well as making houses more comfortable, cheaper to heat and helping to tackle fuel poverty.

In 2009 domestic gas consumption in Stirling was 15% higher than the Scotland average and electricity consumption 12% higher. The better news is that while domestic electricity consumption increased by 3% between 2004 and 2009 in Stirling (Scotland 5%), domestic gas consumption dropped by 20% in both Stirling and Scotland.¹⁵

In recent times Stirling has reduced its per capita domestic CO₂ emissions by 13% from 3.0 tonnes in 2005 to 2.6 in 2009 (Scotland 2.8 to 2.5).¹⁶

Stirling's Single Outcome Agreement seeks to achieve the following outcomes:

- A commitment to sustainable development in our communities and across all the partners' activities
- A reduced eco-footprint for the Stirling area
- A sustained reduction in local carbon emissions

¹⁴ Supplementary Guidance on Addressing Climate Change in Local Housing Strategies, Scottish Government, March 2011

¹⁵ Regional & local electricity consumption statistics, 2010, Department of Energy & Climate Change

¹⁶ Local and Regional CO₂ Emissions Estimates for 2005-2009, AEA September 2011

It is acknowledged that major housing landlords like Stirling Council and local RSLs need to do all they can to improve the energy efficiency of the housing stock in its area. They also need to address issues of fuel poverty

Legislation : Prior to 2009 the agenda was set by the Home Energy Conservation Act (HECA) 1995. Since 2009 in Scotland, the Climate Change (Scotland) Act 2009 has been central in that it:-

- created a statutory framework for reducing greenhouse gas emissions; set mandatory emissions reduction targets for 2020 and 2050,
- required Scottish Ministers to set annual emissions and energy efficiency targets and
- included measures relating to adaptation, energy efficiency and waste reduction

Section 44 of the Act places duties on public bodies relating to climate change. The duties require that a public body must, in exercising its functions, act:

- in the way best calculated to contribute to delivery of the Act's emission reduction targets
- in the way best calculated to deliver any statutory adaptation programme
- in a way that it considers most sustainable

The Scottish Government's 2010 Energy Efficiency Action Plan introduced a target to reduce energy consumption in Scotland by 12% to 2020. It has been estimated that this may cost £16 billion plus¹⁷

Existing Measures : Measures that the government has introduced in recent years in order to tackle climate change include the following (for further information, see Appendices):-

- Home Insulation Scheme (HIS) and Universal Home Insulation Scheme (UHIS)
- Energy Assistance Package (EAP)
- Carbon Emission Reduction Target funding (CERT)
- Community Energy Saving Programme (CESP)
- Feed-in tariffs
- Local/ community renewable schemes
- Green Deal and the Energy Company Obligation
- Council Tax discount scheme¹⁸

Progress in Stirling

Data from the Scottish House Condition Survey presents an estimate of progress but tends to lag behind the actual improvements being achieved. The most recent SHCS statistics are as follows:-

¹⁷ Economy, Energy & Tourism Committee Report on Fuel Poverty, Scottish Parliament, February 2012

¹⁸ Section 65 of the Climate Change (Scotland) Act 2009

- **Energy efficiency** : 11% of public sector homes and 34% private sector homes have an NHER energy efficiency rating of 1 to 5. 89% of public sector homes and 66% of private homes have an NHER energy efficiency rating of 6-10.

Table 2.1 : Energy efficiency in the housing stock

| NHER Rating | 1 to 5 | 6 to 10 |
|----------------|--------|---------|
| Public Sector | 1,000 | 8,000 |
| Private Sector | 10,000 | 19,000 |

- **Central heating** : 95% of the housing stock has full central heating, 3% has partial central heating and 2% has other forms of heating.
- **Insulation** : While the recommended level of loft insulation is 270mm (the Council's standard is 300mm), 77% of the housing stock has no insulation or less than 200m. This suggests that, while progress has been made, there is still a long way to go.

Table 2.2 : Depth of Insulation in the housing stock

| Depth of insulation | % of housing stock |
|---------------------|--------------------|
| No insulation | 2% |
| Less than 100mm | 10% |
| 100 to 200mm | 48% |
| 200mm and over | 23% |

Energy efficiency rating, energy consumption and CO2 emissions Information available from HEED¹⁹ suggests that the current mean energy rating amongst the 20% of Stirling's housing stock that has an EPC is 60.7 and the potential is 64.7. In Stirling's rural areas, however, the current mean energy rating is a full 10 points lower than the Council average. Based on the energy consumption and emissions data available for those houses that have EPCs, it is estimated that Stirling's housing stock (all tenures) has an energy consumption of 11,795,000 Kw/m² and CO2 emissions of 184,500 T/yr.

The Energy Savings Trust has made recommendations that could save £2.8m per annum in just under 30,000 houses in the Stirling Council area. The recommendation that involves the largest number of houses is the provision of low energy lighting (over 6,000). The installation solar PV panels and condensing boilers also involve high numbers of houses and the biggest savings.

Stirling's Recent Achievements

Participation in national insulation schemes : In recent years, the Council has been particularly proactive in improving energy efficiency and has attracted significant funding to the area. Through the Home Insulation Scheme, Stirling Council has covered its whole housing stock, securing 21% of the total number of houses across Scotland that were included in the scheme. This is in spite of having only 1.6% of the housing stock.

¹⁹ Homes Energy Efficiency Database www.energysavingtrust.org.uk

All this activity has led to a significant improvement in the energy efficiency of the housing stock across all tenures. The Universal Home Insulation Scheme is presently being delivered to the council's most deprived areas.

Table 2.3 : Progress on Insulation of Stirling's Private sector housing stock

| Private sector stock | Years | Households visited | Households engaged with | Expenditure |
|----------------------------------|--------------|--------------------|-------------------------|---|
| Home Insulation Scheme | 2008 to 2010 | 38,365 | 8,698 | £2,500k (estimate) |
| Universal Home Insulation Scheme | 2010/11 | 2,431 | 811 | Total £394k, including <ul style="list-style-type: none"> • Government grant £269k • Utility company funds £125k |
| | 2011/12 | 10,000 (planned) | 2,500 (planned) | Total £598k, including <ul style="list-style-type: none"> • Government grant £360k • Utility company funds £238k |
| | 2012/13 | 10,000 (planned) | 2,500 (planned) | Total £578k, including <ul style="list-style-type: none"> • Government grant £340k • Utility company funds £238k |

Gas Network Areas 5,201 of the Council's houses now have gas or access to gas in the street; of these 1,305 have an up to date EPC with an average SAP rating of 69 (ranging from 24 to 94). Some ratings are low either because the property has an electric system or because it is hard to treat or cannot have cavity wall insulation. There is an outstanding 375 council houses in areas with no access to the national gas network; of these 86 have an up to date EPC with an average SAP rating of 53 (ranging from 1 to 85). The Council is working to extend the gas network where this is feasible.

Council Tax discount scheme The Council provides council tax discounts for the installation of renewable energy or measures which improve the energy efficiency of the home, usually loft or cavity-wall insulation. The discount is a one off rebate of £50 which is paid by the supplier. By the end of 2011/12, just one rebate had been processed.

Climate Challenge Fund Between 2008 and 2012, the Climate Challenge Fund provided funding of over £1m (2.7% of the funds available) to 12 community based projects in Fintry, Strathblane, Raploch, Fallin, Callander, Dunblane, Killin and the National Park. Most of the projects were looking at reducing consumption and emissions but some were looking at power generation through wind turbines or hydro schemes. One was recycling bikes, encouraging people away from the use of vehicles.

An additional £10.3m is to be made available each year from 2012/13 to 2014/15. The Council is actively encouraging local communities to bid for this funding.

Action across All Sectors

New Build :The Council will ensure the use of sustainable and renewable technology in new build houses in all sectors.

Free, impartial advice: In order to maximise the energy efficiency of all properties, for owner occupiers, landlords and their tenants, the Council is committed to:-

- The provision of free, impartial advice on energy saving measures and initiatives available through energy suppliers
- The provision of advice on the Energy Assistance Package that can lead to free loft and cavity wall insulation and free central heating;
- The provision of sign posting for a benefits check to maximise their entitlement to energy saving initiatives including the Energy Assistance Package
- Carrying out property inspections to offer advice on energy saving measures. This would include producing an Energy Performance Certificate to show the occupant the current energy rating of their property and the rating after the installation of energy saving measures.

Flooding : The increased likelihood of flooding is one effect of climate change that has to be addressed. The Council will continue to work with its partners in the Strategic Housing Forum and Private Rented Sector Forum to raise awareness of the risk from floods, the measures that can be taken to minimise the number of people affected by floods and the joint working that would be required in the event of a flood.

Training : In order to encourage improvements in energy efficiency the Council will consider organising training courses on Saving Money on Domestic Energy

Developing the strategy : In developing its strategy, the Council will work with Partners to review approaches to reducing emissions, looking at the factors which influence domestic energy consumption such as the local climate particularly in the rural areas, the characteristics of the housing stock, the off gas areas, etc. The potential of the following to assist the development of the strategy will be considered:-

- Scotland's Climate Change Adaptation Framework²⁰ and its Sector Action Plans
- The Local Footprints Service²¹
- Working with local communities to promote district heating systems, micro generation and community renewables.



Data : In order to add to the data available from the Scottish House Condition Survey (SHCS), the Council will access the Housing Energy Efficiency Database (HEED) for additional information about the energy efficiency of the housing stock.

Action in the Social Housing Sector

Scottish Housing Quality Standard (SHQS) One criterion for meeting the SHQS is that all Council and housing association houses should be energy efficient. To achieve this, homes must have effective insulation and an energy efficient heating system which enables the house to reach an energy rating of at least NHER 5 where gas is available and NHER 6 where

²⁰ Scotland's Climate Change Adaptation Framework, Scottish Government, 2009

²¹ Local Footprints is a joint project between WWF Scotland and the Sustainable Scotland Network, with funding and support from Eco Schools Scotland, the Improvement Service, the Scottish Government and Scottish Power.

gas is unavailable. The Scottish Government is planning a new regulated standard beyond 2015 in order to achieve a further reduction in emissions²². Once the 2015 target has been achieved the Council will set more demanding targets.

Council housing

The Council's approach to meeting the SHQS is set out in their Standard Delivery Plan (SDP). The SDP describes the investment needs of the housing stock and the programming of works in relation to anticipated resources - *Our approach to improving energy efficiency will focus on installing high levels of insulation. In off-gas areas, we will seek to expand the gas infrastructure, install heating systems which use renewable technology and encourage people that have refused the installation of gas in the past to reconsider. We will also work to maximise income from national energy efficiency initiatives so that our limited resources can go further.*

The Council's capital expenditure on its housing stock in 2012/13 is to be £8.7m²³. Of this £2.1m is to be spent on measures that should improve thermal efficiency including windows, doors, render, roofs and loft insulation.

Particularly difficult houses in which to improve thermal efficiency are those of a 'No Fines' construction, where the only feasible solution is external cladding which can be expensive if applied to all external walls; this is due to the need to refix or replace gutters and downpipes.

Insulation : 79 units still require cavity wall insulation. A further 220 are being surveyed to establish whether cavity wall insulation has already been installed. It is planned that all 299 properties will be insulated in 2012. 250 top floor flats require their loft insulation to be topped up to 300mm. These properties and an additional 74 top floor flats where access has been a problem will be tackled in 2012. The Council has no data on the current depth of loft insulation in 503 top floor flats but aims to have these all surveyed and topped up by December 2012.

Renewables : The 2012/13 budget also includes expenditure of £0.7m on renewable technologies including photovoltaic panels. This is the first phase of a three year investment of £2.5m. This expenditure embraces a solar energy pilot scheme for 16 homes in Stirling. The pilot will test the effectiveness of solar panels in achieving energy savings and income generation from Feed-in and Export Tariffs.

In 2009 the Council undertook a pilot using air source heat pumps. Unfortunately this did not prove particularly attractive to tenants and has not been replicated, although with advances in technology air source heat pumps (with remote monitoring) are once again being considered in off gas areas where solar PV may not be feasible.

Non-Gas Network Areas There is an outstanding 375 council houses that are located in areas with no access to the national gas network; of these 86 have an up to date EPC with an average SAP rating of 53 (ranging from 1 to 85). The remaining houses will be appraised to

²² Further requirements are currently under development as part of the Energy Efficiency Action Plan and include a possible carbon emissions standard

²³ Housing Capital Investment Programme 2012/13, Housing & Customer Service Committee, 16 February 2012

assess the renewable options (including district heating opportunities). At present the main focus is on the village of Deanston where it is hoped to work cooperatively with the local housing association and a private developer. The Council's solar PV programme can assist properties with no access to the gas network; to date 12 have been completed; all resulting in a SAP rating of 70+.

Demolition : While demolition has been a feature of the regeneration areas due to the low demand for some of the housing available, future demolition will only be considered following a detailed options appraisal in terms of emission reductions and lifetime energy consumption.

Heating Instructions : The Council will ensure that its tenants know how to use their heating wisely.

Registered Social Landlords

The three local RSLs have all taken measures to improve the thermal efficiency of their housing stock and to reduce consumption. They will all meet the SHQS by 2015.

Forth HA : In 2010 the whole stock received top up loft insulation to exceed the current minimum standards. A programme of cavity wall insulation is currently underway, which should see all suitable properties insulated within 2 years. This work attracted grant funding from the energy suppliers.

Following tenant consultation, Forth HA has completed two fuel-switch contracts in developments which previously had electric storage heating; they now have gas central heating. This will benefit tenants through reduced heating costs and greater controllability. These contracts attracted CERT funding from the energy suppliers which reduced the capital costs of installation. The Association is now consulting tenants in a number of other areas that have electric storage heating with a view to switching to gas central heating.

Paragon HA : There is an on-going programme of insulation in partnership with Carillion Energy Services, All properties have been visited and, where required and access available, insulation measures have been carried out. 5 exhaust air systems have been installed in houses in Aberfoyle.

Rural Stirling HA : Thermal solar panels have been fitted to 25 new homes in order to heat hot-water and photovoltaic panels have been fitted to 16 existing homes in order to reduce electricity and help reduce tenants' bills. Plans to fit PV panels to more homes have been thwarted by the UK Government's decision to reduce the feed in tariff which is now not enough to make installations worthwhile, although that might change in future if the costs of PV panels fall. Through its Energy Advice Project, the Energy Savings Trust delivered advice at home to 111 (24%) of RSHA's tenants. Data gathered during the project will inform future decisions about the replacement of heating systems. RSHA is currently developing procedures for mainstreaming energy advice within its normal housing service.

Stirling University

Through its major residences redevelopment project, Stirling University hopes that its new accommodation will have a BREEAM²⁴ *Excellent* environmental performance rating and will cut carbon emissions by 15% in the new accommodation.

Action in Private Sector Housing

Across Scotland, 8% of the total dwellings in the private rented sector have a poor NHER rating (0 - 2). This compares to 1% in the social rented sector and 3% in the owner-occupier sector²⁵. The Energy Act 2011 provides powers to set minimum standards within the private rented sector, although it seems unlikely that this power will be used in Scotland before 2015²⁶.

Scottish Housing Quality Standard (SHQS) : The SHQS is not enforceable in the private rented or owner occupied sectors.

The Council will continue to encourage owners in the private housing sector to improve the energy efficiency of their homes and to reduce consumption. This will be encouraged through the Council's action on unfit housing that was discussed above as part of the Council's Scheme of Assistance.

Grant aid : The Council will consider making improved energy efficiency a condition of grant funding.

Enforcement powers : The Council will consider issuing and, where necessary, enforcing Maintenance Orders, Maintenance Plans and Work Notices which include energy efficiency work

Boiler scrappage scheme: The Council will encourage home owners to make use of the boiler scrappage scheme (see Appendices)

Insulation programmes : The Council will continue to maximise funding through the Universal Home Insulation Scheme and any additional funding available in the future for both public and private sectors

Climate Challenge Fund : The Council is actively encouraging local communities to bid for the additional funding to be made available between 2012/13 and 2014/15.

Private Rented Sector : In order to encourage improvements in the Private Rented Sector, the Council will consider:-

- Carrying out improvements needed to achieve the Repairing Standard, at the request of the Private Rented Panel where landlord fails to do so
- Enforcing requirements on landlords to produce Energy Performance Certificates for prospective tenants
- Encouraging registered landlords to make use of the boiler scrappage scheme

²⁴ Building Research Establishment Environmental Assessment Method

²⁵ Scottish House Condition Survey (2010)

²⁶ <http://www.scotland.gov.uk/Publications/2011/03/22093051/0>

Fuel Poverty

To be in 'fuel poverty' means to live in a home which can't be kept warm at a reasonable cost. The official definition is that a household is considered to be in 'fuel poverty' if, in order to maintain a satisfactory heating regime, it is required to spend more than 10% of its income on all household fuel costs.

The Scottish Government's aim is to eradicate fuel poverty as far as reasonably practicable²⁷ by 2016 and improve energy efficiency across all tenures. In 2008 in Stirling the Scottish House Condition Survey estimated that 8,000 households (27%) were fuel poor; the incidence of fuel poverty being higher in the rural areas than in urban areas. By 2010 that had increased to 10,000 households, of which 3,000 were deemed to be extremely fuel poor, including 13% of families and 52% of pensioners.

The three main factors that influence the incidence of fuel poverty are fuel prices, the income of the household; and the household's energy efficiency. Locally there is little control over fuel prices²⁸ or income although, by providing advice and support in relation to tariffs, benefits and income maximisation, it has been shown to be possible to assist people out of fuel poverty. The greatest impact locally, however, can be in relation to energy efficiency.

Households in dwellings with lower energy efficiency are more likely to be fuel poor, 58% of people living in dwellings rated 'poor' are living in fuel poverty compared with 40% of those in dwellings rated 'moderate' and 20% of those rated 'good'²⁹

There are a number of reasons why fuel poverty is high in the Stirling Council area, particularly in Stirling Rural and the National Park:-

- There is limited fuel choice - Many parts of the Stirling Council area do not have access to a mains gas supply which is considered to be the most cost effective means of heating. In these areas, households tend to be reliant on more expensive fuels such as electricity and oil.
- Fuel costs tend to be higher in rural areas
- The climate here is harsher than in most of the rest of the UK
- In rural areas incomes tend to be lower and the cost of living higher.
- Many houses are 'hard to heat / hard to treat' and the options for improving their thermal efficiency are limited.
- High prevalence of types of households more at risk of fuel poverty such as people in the private rented sector; those living in rural areas and older people. Other vulnerable households that tend to have greater heating needs and lower incomes include single parent families, disabled households and those 'under-occupying' housing

²⁷ The term "reasonably practicable" recognises that there are some contributing factors that we have little influence over such as fuel prices

²⁸ House of Commons Committee on Energy and Climate Change have suggested that prices 'rise like a rocket and fall like a feather'

²⁹ Economy, Energy & Tourism Committee Report on Fuel Poverty, Scottish Parliament 22 Feb 2012

The Council's response Stirling Council takes seriously the issue of fuel poverty. A Fuel Poverty Strategy was developed in 2004 and HECA³⁰ progress reports were produced regularly up to 2008 when Scottish Government decided that reporting on these issues would be channelled through the Local Housing Strategy. One of the local outcomes of the Council's Single Outcome Agreement³¹ is 'maximised income and minimised poverty (including fuel poverty)'.

The objectives³² of Stirling's Fuel Poverty Strategy are:-

1. To raise public awareness of energy efficiency and fuel poverty
2. To raise awareness of fuel poverty amongst key partners and other agencies
3. To increase take-up of grants and benefits
4. To maximise the income of residents
5. To ensure access to competitively priced fuel supplies
6. To educate householders in best practice regarding energy use
7. To ensure the housing stock is capable of delivering affordable warmth

In implementing the Fuel Poverty Strategy, the Council has taken a range of actions:-

Working with Partners : The Council is a core member of the Central Fuel Forum which brings together the Councils, RSLs and advice agencies in the Forth Valley with the Energy Saving Scotland advice network and power companies

Energy Assistance Package (EAP) : The Council promotes the EAP which enables people to cut their fuel bills and make their homes warmer (see Appendices). Some home owners will qualify for extra income, discounted energy rates, free insulation or a new central heating system. EAP is not available to public sector tenants. An interactive Home Energy Check is available online.

Energy efficiency Mentioned above are the many other initiatives that the Council is taking to improve the energy efficiency of the housing stock in order to reduce fuel bills and cut emissions.

Extending gas supplies : The Council is working with the gas suppliers to extend gas supplies.

Care and Repair : Through the Council's Care & Repair service for owner occupiers and private tenants, the Council identifies vulnerable households that might benefit from advice and assistance in order to improve energy efficiency and tackle fuel poverty.

Income maximisation and tariff support : Fuel poverty can be caused and exacerbated by the existence of outstanding debts, a failure to claim all the benefits available or a lack of knowledge of the range of tariffs available. For that reason, the Council and partner advice agencies provide income maximisation and debt counselling services, and advice and support on working with energy supply companies.

³⁰ Home Energy Conservation Act 1955

³¹ Council's Single Outcome Agreement 2008 - 11

³² Stirling's Fuel Poverty Strategy 2004 - 2009

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The Council works closely with the Energy Saving Scotland Advice Centre (ESSAC) which provides free advice on energy efficiency and helps people in fuel poverty access grants from the Scottish Government and energy supply companies. The Council is seeking to improve referral mechanisms to ensure that households at risk of fuel poverty are able to access energy efficiency advice and/or benefits advice.

Through the Central Fuel Forum, the Council will also be seeking to ensure that everyone can access affordable credit services. The Council will also be seeking improvements in the fuel tariffs offered by suppliers.

Proposed Outcomes, Actions and Indicators

Outcomes

Outcome 1 : Improved housing conditions, particularly in older properties

Outcome 2 : The improved energy efficiency of the housing stock

Outcome 3 : A reduction in fuel poverty

Actions

House Condition

1. Undertake further survey work to complete the Council stock condition data base
2. Address disrepair by working with private owners to improve & repair their properties; working, in particular, with private landlords to secure improvements in the sector
3. Keep the Scheme of Assistance under review to ensure the best use resources
4. Develop packages of financial advice and assistance for home owners wanting to repair and improve their properties
5. Develop a policy and criteria for identifying Housing Renewal Areas and tackling outstanding BTS properties
6. Develop a training and advice programme for private sector landlords
7. Work with private sector landlords in order to improve information about stock condition, particularly in relation to Energy Performance Certificates

Energy Efficiency

8. Improve energy efficiency of housing stock to reduce energy demand & carbon emissions.
9. Improve the thermal efficiency of the Council housing stock by 2015 to an NHER rating of 5 for gas installations and NHER 6 for non gas installations. More demanding targets will be set for beyond 2015.
10. Support benefit and home energy advice and the take up of benefits and grants to increase energy efficiency
11. Maximise uptake of grants which assist the improvement of energy efficiency but make grant conditional on levels of insulation & other home energy measures
12. Increase the use of sustainable and renewable technology in new build housing
13. Develop and support community projects promoting energy efficiency & energy conservation
14. Give greater promotion to the Council Tax Discount Scheme
15. Improve energy efficiency in the public sector through continued Scottish Housing Quality Standard activity and Scottish Government funding

16. Improve energy efficiency in the private sector through the Green Deal and support to voluntary organisations developing small-scale renewable projects
17. Maximise take up of the Energy Assistance Package via local campaigns

Fuel Poverty

18. Help people out of fuel poverty by improved energy efficiency, income maximisation and advice on tariffs
19. Develop triggers and referral mechanisms for households to access energy efficiency and benefits advice.
20. Continue to participate in the Central Fuel Forum
21. Through Care and Repair, further develop the targeting of vulnerable households for energy advice & assistance
22. Work with local advice agencies to develop a 'one-stop shop' approach to independent advice and referral services, particularly in relation to fuel poverty.³³
23. Through the Council's existing mailings, provide energy efficiency information to landlords and those on welfare benefits.

³³ Economy, Energy and Tourism Committee Report on Fuel Poverty, Scottish Parliament 22 Feb 2012

Outcomes relevant to House Condition, Energy Efficiency & Fuel Poverty

Stirling Single Outcome Agreement³⁴

In relation to house condition, energy efficiency & fuel poverty, Stirling's Single Outcome Agreement identifies the following outcomes:-

- A commitment to sustainable development in our communities and across all the partners' activities
- A reduced eco-footprint for the Stirling area
- A sustained reduction in local carbon emission
- High quality physical environments, both built and natural
- Maximised income and minimised poverty (including fuel poverty)

Scottish Social Housing Charter³⁵

In relation to house condition, the Scottish Social Housing Charter identifies the following outcomes

4: Quality of Housing : Social landlords manage their businesses so that tenants' homes, as a minimum, meet the Scottish Housing Quality Standard (SHQS) by April 2015, and continue to meet it thereafter and are always clean, tidy and in a good state of repair when they are allocated.

5: Repairs, maintenance and improvements : Social landlords manage their businesses so that tenants' homes are well maintained, with repairs and improvements carried out when required, and tenants are given reasonable choices about when work is done.

³⁴ Council's Single Outcome Agreement 2008 - 11

³⁵ <http://housingcharter.scotland.gov.uk/media/34241/the%20scottish%20social%20housing%20charter.pdf>

The Repairing Standard³⁶

Any private rented property must meet the Tolerable Standard and the more recently introduced Repairing Standard which includes the following:

- the house is wind and water tight and in all other respects reasonably fit for human habitation;
- the structure and exterior of the house (including drains, gutters and external pipes) are in a reasonable state of repair and in proper working order;
- the installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order;
- any fixtures, fittings and appliances provided by the landlord under the tenancy are in a reasonable state of repair and in proper working order;
- any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed; and
- the house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire

An HMO must meet required physical standards³⁷

- Rooms must meet minimum size standards.
- There must be adequate kitchen and bathroom facilities, and hot and cold water supplies.
- Adequate heating, lighting and ventilation must be provided.
- There must be appropriate fire safety measures. This includes providing smoke alarms, making sure doors are suitable to stop fire spreading, and making sure escape routes are safe.
- Gas and electrical appliances supplied by the landlord must be safe.
- There should be secure locks to prevent intruders and theft.

³⁶ Introduced by the Housing (Scotland) Act 2006 s13: 1

³⁷ The Civic Government (Scotland) Act 1982 (Licensing of Houses in Multiple Occupation) Order 2000

Energy Saving Funding and Initiatives

Incentives

Council Tax discount scheme³⁸ : Local authorities are required to provide council tax discounts for the installation of renewable energy or measures which improve the energy efficiency of the home, usually loft or cavity-wall insulation. The discounts are usually small and one off, usually around the minimum of £50.

Boiler Scrappage Scheme : The installation of an efficient heating system is one effective way of reducing your household energy bills and CO2 emissions. There are currently an estimated 250,000 homes in Scotland that have boilers of the least efficient type (efficiency of less than 70%). The Scheme offers owner occupiers and private landlords a voucher entitling them to a £400 subsidy from the Scottish Government towards the cost of upgrading inefficient boilers (efficiency of less than 70%).

Funding for Energy Efficiency

Carbon Emissions Reduction Target (CERT) : CERT is statutory obligation on the six largest energy suppliers to deliver energy efficiency improvements in housing. Funding is available for various measures including insulation, heating upgrades and renewables. Funding under CERT will be available until December 2012.

Community Energy Saving Programme (CESP) : CESP is a £350 million programme that will target households in designated areas of deprivation across Great Britain. CESP will promote a whole-house approach to energy efficiency and will be funded by the energy suppliers and generators.

Green Deal and Energy Company Obligation : The Green Deal will be introduced in October 2012 and will allow householders and businesses to install energy efficiency measures, including heating upgrades, microgeneration and light fittings & controls, at no up-front cost> The improvements will be paid for with savings made on fuel bills. The Green Deal will be backed up by the new Energy Company Obligation (ECO) which will replace the existing CERT and CESP programmes.

Eaga Partnership Charitable Trust: The aim of this fund is the relief of fuel poverty and the promotion of energy efficiency. Priority will be given to projects which focus on fuel poverty and health, hard to heat homes and rural fuel poverty. Applications are based on merit and there is no minimum or maximum limit to the grant.

Scottish Power Energy People Trust: The Trust can provide funds for not-for-profit organisations who work with vulnerable people and those in fuel poverty. Funding is available for energy efficiency measures and advice. Local authorities and housing associations can apply for funding of up to £100,000.

³⁸ Section 65 of the Climate Change (Scotland) Act 2009

Pilkington Energy Efficiency Trust (PEET) : PEET will consider funding, or co-funding, research projects whose successful completion is likely to result in the more efficient use of energy in new or existing buildings. Such projects should therefore be aimed at producing results which are replicable, practicable and economic.

Health Care Trust: Health authorities are sometimes willing to invest in energy efficiency measures in the homes of the fuel poor. It is often more cost effective for health authorities to invest in reducing ill health rather than to spend money on treating the health problems.

Scottish Government Energy Assistance Package : In April 2009 the Scottish Government launched the Energy Assistance Package, which is designed to give assistance to householders at risk of fuel poverty. The package involves

- energy saving advice (Stage 1);
- income maximisation referral & energy cost reduction referral (Stage 2);
- insulation referral (Stage 3);
- other CERT scheme referrals (Stage 4)

Tenants in social housing are not eligible for Energy Assistance Package funding, although some funding has been allocated to local authorities and RSLs under the Social Sector Stage 3 stream.

SGN Assisted Connections : SGN's Assisted Connections scheme offers free or significantly reduced price connections to the gas grid to potential customers in existing housing who are in fuel poverty.

Funding for Renewable Energy and District Heating

Feed-in-Tariffs : Individuals, local authorities, community groups and other organisations who install low carbon electricity generating technologies up to 5MW are eligible to receive Feed-in-Tariffs. The introduction of Feed-in-Tariffs aims to incentivise the installation of small scale, low carbon electricity generating technologies. Each installation qualifies for a payment for each kW they produce and a further payment for each kW exported to the grid.

Renewable Heat Incentive : Support for renewable heating technologies such as solar thermal, biomass boilers and heat pumps is available for householders (through the RHI premium payment) and for non-domestic installations including district heating (through RHI tariffs) are available by applying for accreditation from Ofgem. RHI tariffs for domestic properties will be introduced in 2012. Householders can also apply for the Renewable Heat Premium Payment toward the cost of renewable heat technologies

Green Energy Fund - EDF : Funding is provided to cover the costs associated with the installation of small-scale renewable technology. A wide range of technologies and it is open to non profit or charitable organisations and/or organisations involved in education and/or work at the community level.

Funding for Community Projects

E.ON Sustainable Energy Fund : Made up of two parts the E.ON Sustainable Energy Fund consists of webs based resources and funding. Funding for energy efficiency, micro-generation and other low carbon measures is available to community groups and not for profit organisations. Joint proposals with local authorities will also be considered.

Scottish Power - Green Energy Trust : Supports renewable energy projects across the UK and aims to promote education in the community on renewable energy generation. The Trust can provide up to 50 per cent of project costs up to a maximum of £25,000.

The EnergyShare Fund : Registered community groups can apply for up to £100,000 from the energyshare fund for projects which have the objective of saving or generating energy locally. Successful groups will be chosen based on the number of supporters who sign up to their project page on the energyshare website.

Big Lottery Fund : Grants are available to organisations in the public and private sectors. This funding supports a range of measures and proposals are welcomed. Big lottery fund offers a large number of programmes - a search function on their website can help to identify the most relevant funding.