



ISLINGTON

ENVIRONMENT AND REGENERATION SCRUTINY COMMITTEE

4 February 2021

SECOND DESPATCH

Please find enclosed the following items:

Item 1 Scrutiny Review - Presentations Net Zero Carbon Emission - Themes - Planning 1 - 20
for Zero Carbon and Sustainable & Affordable Energy

Enquiries to : Ola Adeoye
Tel : 020 7527 3044
Email : democracy@islington.gov.uk



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Planning for Zero Carbon



Context

Planning plays an important role in ensuring that developments minimise their contributions towards climate change as well as adapt to and be more resilient to its impacts.

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Islington has implemented ambitious and robust planning policies over recent years to minimise the contribution of development to climate change.



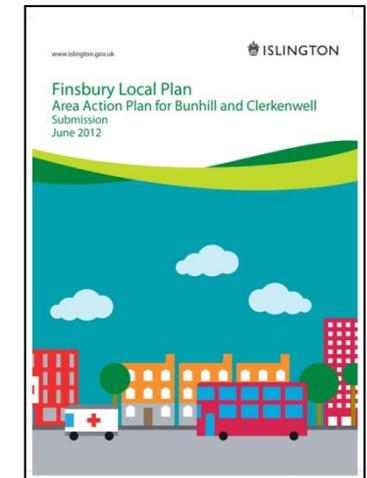
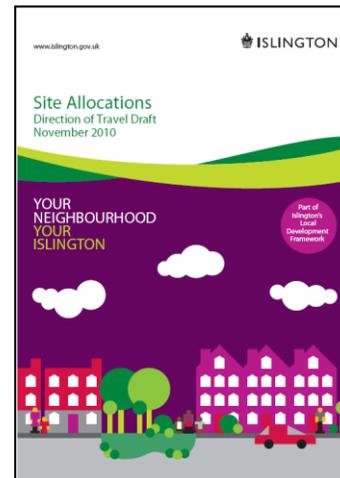
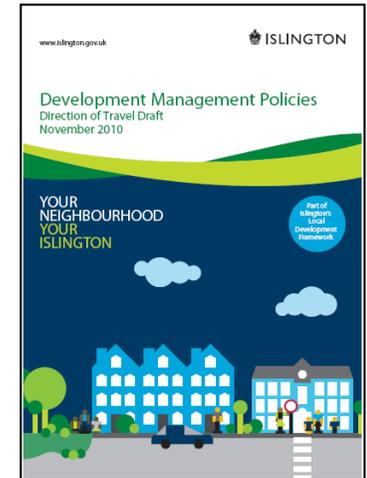
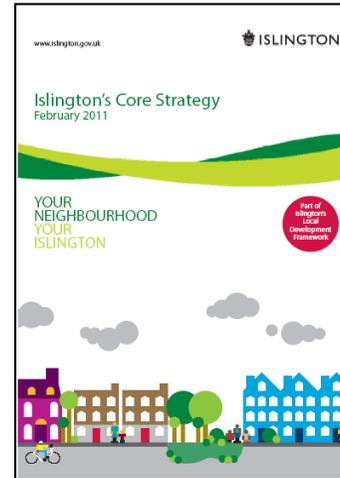
What we have done – current Local Plan

- Developments required to minimise their carbon emissions on site, including through energy efficiency.
- One of the first to councils to require Carbon Offset payments as part of net zero approach, which is then used to fund projects that reduce carbon emissions.
- Planning policies to promote and develop decentralised energy networks.
- One of the first to implement a car free policy for all new development.

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New Local Plan

Approach to net zero emissions

- Commits the council to ensuring all buildings in Islington will be net zero carbon by 2050, consistent with the London Plan.
- The Council has declared a climate and environment emergency and will strive to achieve net zero carbon by 2030, ahead of the formal 2050 target.
- Planning policy plays a critically important role as part of moving towards net zero carbon emissions from buildings in the borough. Planning is, however, only part of meeting the net zero carbon target.
- The council's planning policies can only reduce carbon emissions through the design and construction of new and refurbished buildings that require planning permission.
- The ambitious planning policies in the Local Plan must be accompanied by a range of other interventions – as set out in the councils net zero carbon strategy.

Trajectory to net zero

- Achieving net zero carbon from all buildings in Islington will require significant retrofitting of the existing building stock to ensure that it meets the highest possible energy efficiency standards.
- Decarbonisation of the electricity grid and a move away from gas boilers is also required.
- This is outside the current scope of the planning system and would require significant changes to national policy and legislation.

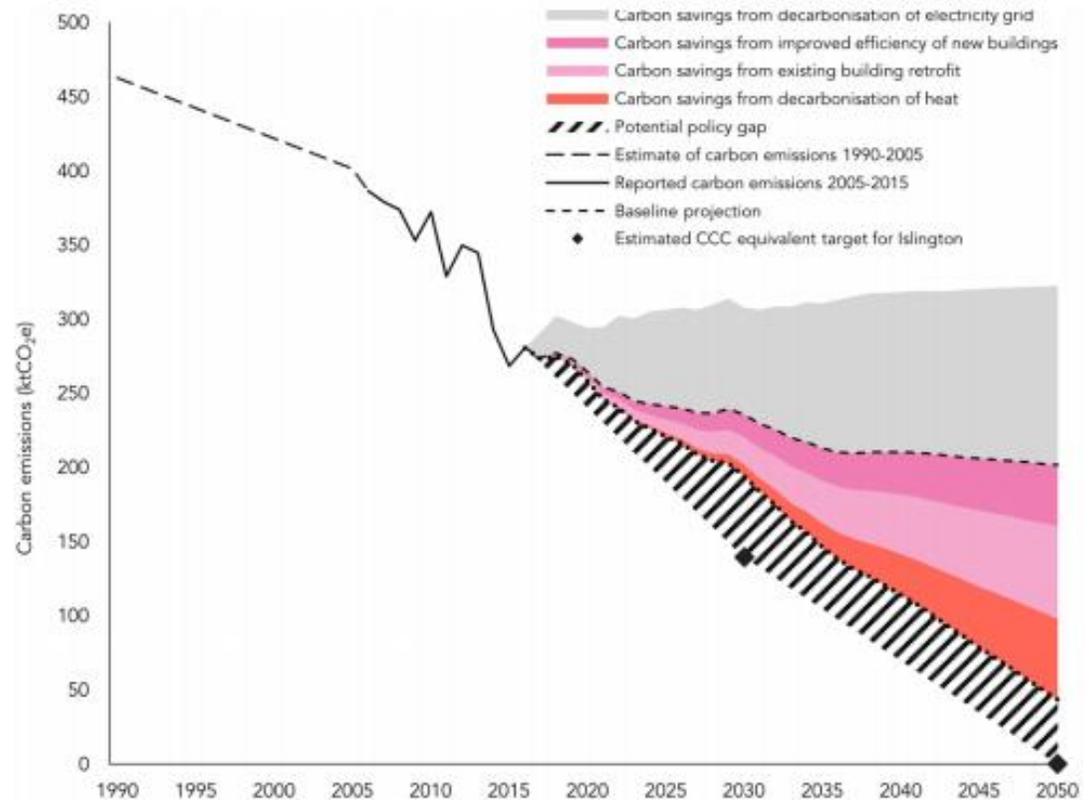


Figure 1.05 – Estimated carbon emissions from dwellings 1990-2050 in the London Borough of Islington showing the projected impact of potential policy

Source: Islington Energy Evidence Base, Etude, 2017

New Local Plan: Approach to net zero for new development

- All developments of 1 unit or more must be net zero carbon – achieving minimum on-site reductions through clear targets and providing offset contributions where zero carbon cannot be fully achieved on-site.
 - Ensure development proposals reduce energy demand through energy efficiency, before reducing emissions through low-carbon energy sources and renewables (consistent with the London Plan energy hierarchy).
- Page 6 Approach requires compliance with Fabric Energy Efficiency Standard (FEES) – this will ensure the design of more energy efficient residential buildings that minimise emissions by reducing energy demand as far as possible.
- Major development proposals should calculate and demonstrate actions to reduce whole life-cycle carbon emissions – this captures not only a building’s operational emissions from energy consumption, but also captures its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials, and construction), emissions associated with maintenance and eventual material disposal.



New Local Plan: Energy infrastructure

- Selection of heat sources in line with policy will ensure developments prioritise low and zero carbon heating options to contribute towards decarbonisation of heat and reduction in emissions.
- Major developments required to have Communal low temperature heating system.
- Heat sources for communal systems selected in accordance with heating hierarchy.
- Connection to heat networks prioritised

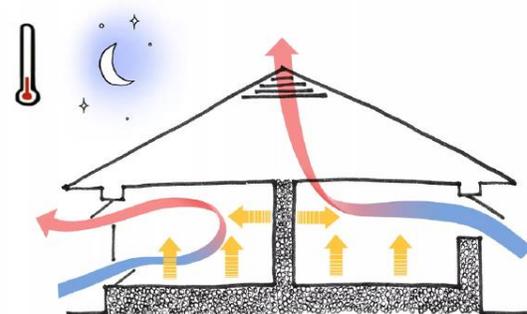


(Bunhill Heat Pump)

New Local Plan: other climate change policies

The zero carbon and energy policies are supported by other policies which are important in building climate resilience. This includes:

- Policies on thermal comfort – so new buildings are designed to be well insulated and ventilated, manage heat risk and have passive design measures (avoiding energy intensive measures such as air conditioning)
- Policies to protect and enhance green infrastructure and maximise biodiversity benefits.
- An integrated approach to water management (sustainable drainage, water efficiency, water quality and biodiversity considered holistically).
- A requirement for site specific flood risk assessments on certain developments.
- Continuing commitment to reducing car use and promoting walking and cycling



Source: Good Homes Alliance



Islington SUDs example.
Source: Edie

There is a commitment to delivering a Net Zero Carbon Supplementary Planning Document in the Local Plan and Zero Carbon Strategy. This will assist with the implementation of policy and provide practical guidance. The indicative timings for this are set out below:

- Preliminary work with partners, and commissioning additional technical evidence if considered necessary (spring 2021).
- Preliminary public consultation on the scoping paper and key issues, and drafting of the SPD (early 2022).
- Formal public consultation on the full draft (spring/summer (2022)).
- Revising the SPD draft in response to comments received during the consultation, and then formal adoption by the Executive (end of 2022).
- Will learn from ongoing work with Housing Associations to retrofit energy efficiency measures to street properties.

Planning reform

- Currently undergoing an unprecedented period of planning reform.
- Significant increase in permitted development rights mean planning permission is not required and planning policies cannot be applied.
- Further significant permitted development rights proposed.
- This will erode ability to achieve net zero and further increase costs of retrofit.
- Due to the deregulation of planning controls the Government is placing greater reliance on building control to secure energy efficiency measures.



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Net Zero Carbon 2030 Strategy Sustainable & Affordable Energy Workstream

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Keith Townsend
Corporate Director

Environment & Regeneration
Scrutiny Committee

4 February 2021



Agenda

- Recap of Scrutiny Work Programme
- The Strategy at a Glance
- Sustainable & Affordable Energy Workstream: Scope
- Deliverables
- Funding Applications
- Questions

Scrutiny Work Programme

- **4 February 2021 - Planning priorities and Sustainable & Affordable Energy**
- **8 March 2021 – The Green Economy (provisional) and Transport, Sustainable and affordable energy generation and supply priorities**
- **27 April 2021 - Residential buildings, Commercial & Industrial buildings and Infrastructure and The Natural Environment and Waste Reduction and Recycling priorities**



The Strategy at a Glance

Residential buildings, Commercial & Industrial buildings and Infrastructure

Improve the energy efficiency and reduce the level of carbon emissions of all buildings and infrastructure



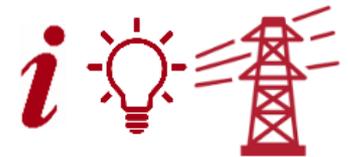
Transport

Reduce emissions in the borough from transport.



Sustainable and affordable energy generation and supply

Increase local generation of renewable heat and electricity, increase the update of affordable and renewable energy tariffs and mitigate fuel poverty.



The Green Economy and Planning

Deliver on our net zero carbon target whilst assuring the economic success and vitality of our borough by working closely with the 18,800 businesses in the borough, most of them small or micro-sized.



The Natural Environment and Waste Reduction and Recycling

Integrate our ongoing activities in recycling and reducing waste and managing our natural environment



Additional workstreams

Engaging, Empowering and Partnership

Although the council has a leading role in delivering carbon emissions in Islington, we cannot deliver on the net zero carbon target on our own.

We will work closely with residents and local businesses and community groups to enable and encourage them to help our borough achieve net zero. This will include working with stakeholders to address their emissions related to aviation and consumption, even though these two sectors are not included in the overall emissions figures.

Finance & Investment

To achieve the ambitious change set out in the strategy requires long term financial resources. The council is fully committed to delivering a net zero Islington and will continue to invest significantly in these outcomes, but will require other sources of finance to deliver the strategy in full.

We will work closely with our partners, in the borough, London and at a national level to identify and maximise funding sources, advocating for adequate and sustained funding from central government. We will also look to innovative green financing mechanisms to provide value for money in the investments we make in net zero carbon initiatives.



Sustainable & Affordable Energy: Scope



- **Clean energy with a particular focus on waste heat and solar**
 - **All buildings in Islington residential and commercial**
 - **All residents of Islington with a particular focus on those in fuel poverty**
-
- This workstream will enable zero carbon and low cost heat supply and electricity generation for as many residential and commercial buildings as is technically and economically viable.
 - We will achieve this by:
 - Developing heat and energy networks that can deliver zero carbon heat to buildings and eliminate the need for gas boilers
 - Increasing the capacity for solar energy and other low carbon generation in the borough
 - Continuing and building on our current fuel poverty reduction schemes
 - Working with Central Government, Local Authorities and other LBI directorates to change policies

Sustainable & Affordable Energy: Deliverables



P3.1 Energy Networks

- Complete the GreenSCIES design project
- Develop other smart energy networks
- Add new connections to the Bunhill heat network and seek ways in which we can connect with other networks
- Look at how the Bunhill Heat Network can be made a zero emissions network
- Connect our communally-heated buildings to district heat networks where possible.

P3.2 Maximise solar power generation

- LBI Sites
- Non LBI Sites

P3.4 Purchase any remaining electricity needs from renewable sources

- Councils corporate buildings (direct)
- Council buys energy on behalf of (indirect)
- Self supply through out of borough renewable generation

P3.5 Support residents in fuel poverty, Improving energy efficiency and maximizing incomes of Islington residents in or at risk of fuel poverty

- Processes in place to support residents to access the Warm Home Discount and Water Sure schemes for energy and water discounts.
- Secure ECO and Warmer Homes funding for heating and insulation measures for as long it is available.

Sustainable & Affordable Energy: Funding Applications



Name of Scheme	Funding	Purpose	Status
Green Homes Grant – Local Authority Delivery (GHG – LAD) Round 1	£537k grant funding + c.£100k match funding from HRA	Implement energy efficiency measures in social housing stock. Available to private landlords, PFI properties and Housing Associations	In progress. To be completed by March 2021
GHG – LAD Round 2	Min £500k, no upper limit 66% grant funding + 33% match funding from landlord	Implement energy efficiency measures in social housing stock. Available to private landlords, PFI properties and Housing Associations	Dates to be announced in early 2021
Low Carbon Skills fund	£25k 100% grant funding	To cover the costs of developing feasibility studies and submit project proposals to the PSDF	On Hold Application submitted
Public Sector Decarbonisation Fund (PSDF)	£100k - £300k 100% grant funding	Install energy efficiency measures in public sector buildings, aimed to decarbonise heat	Program on hold due to oversubscription We will submit a bid as soon as it is available
ReFit	£1m - £3m 0% loan Savings guaranteed	To install energy efficiency measures on corporate buildings.	Scoping. No deadlines for the program. Will progress business case and application in Q1 2021

What we will deliver over the next 12 – 18 months

- Develop and agree funding and delivery route for the GreenSCIES project
- Switch the council and partners to electricity supplies generated through renewable sources of energy
- Identify options to secure more cost effective and energy efficient solutions for residents
- Develop scope and action plan of the *Renewable Power For London* workstream as part of the London Climate change Programme

Thank you and questions

Keith Townsend

(Corporate Director Environment & Regeneration)

Francis Ugboma

(Head of Energy Services)

