



Together we can make
Islington net zero carbon
by 2030



ISLINGTON


Environment and Regeneration Scrutiny Committee

Net Zero Carbon Programme
Residential Homes

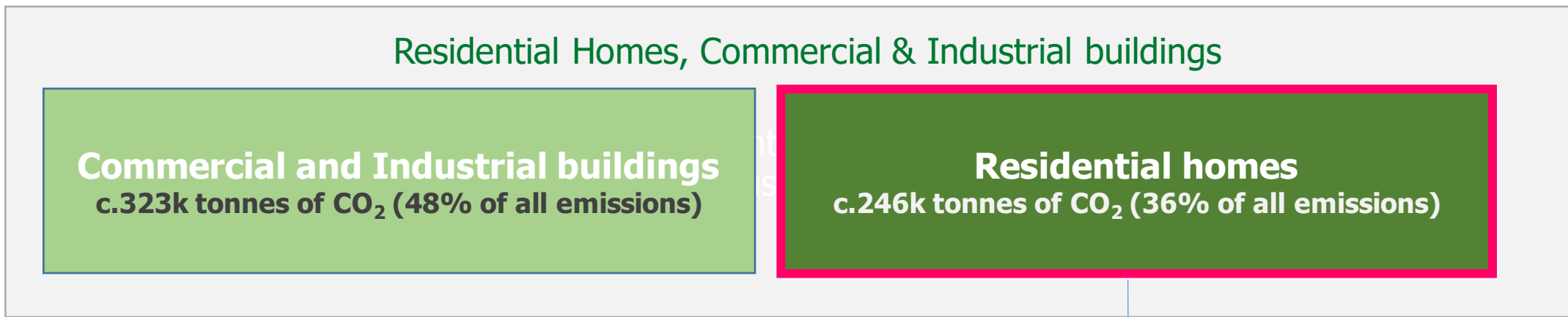
July 2021



Sections

- 1. Scope** – What we are focusing on today
 - 2. The challenge** – What we are trying to address
 - 3. Our objectives** – How we will address the challenge
 - 4. Deliverables** – What we have achieved so far, and what we want to achieve in the next 12 months
 - 5. Empowering, engaging and influencing others to achieve Net Zero**
 - 6. Other opportunities**
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1. Scope



2. The challenge

Reducing carbon emissions from residential buildings which consist of:

- **172,324** tonnes from gas (70%),
- **72,434** tonnes from electricity (29%)
- **1,726** tonnes from 'other' fuels (1%)

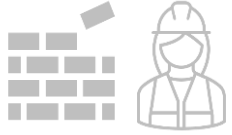
Mitigating fuel poverty:

- **Lower** energy efficiency of a home drives increase in fuel cost
- Approximately **9,300** Islington households in fuel poverty (2017 data)

3. Our objectives

To **reduce** carbon emissions from our buildings, we will have to:

- Replace communal gas heating with **low carbon alternatives** where feasible
- Maximise energy efficiency of buildings through **insulation and retrofit** of fittings
- **Change the technical standards** that we use to design and construct new building
- Encourage **behaviour change** from, and **provide support** to owners of residential homes to reduce carbon emissions from their properties



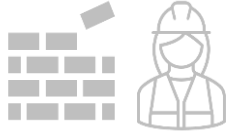
4. Deliverables - New build council homes

Key priority:

- Change the technical standards that we use to design and construct new building

What we have achieved so far:

- Completed a **comprehensive review** of how our new build programme can meet the net zero carbon target
- Developed a **decarbonising new homes strategy** with agreed implementation plan
- **Introduced new measures** to ensure that development plans, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and improved carbon absorption



Deliverables - New build council homes

What we want to achieve in the next 12 months

- Develop a **design compliance process to ensure net zero carbon strategy** is being incorporated throughout all stages of build development
- **Produce technical specifications** for incorporation into Islington's new homes design requirements
- Implement a post-construction **building performance data management strategy**
- Better support occupants of new homes to ensure they **understand new, unfamiliar systems,** and to **promote/encourage greater energy efficiency**



Deliverables - Existing council housing stock

Key priorities:

- Replace gas heating with low carbon alternatives where feasible
- Retrofit all domestic buildings to an average level of EPC B, where feasible

What we have achieved so far

Worked with **University College London** to complete an analysis of retrofitting and energy change options for existing council housing stock. The work sets out:

- A summary **overview of existing and future technologies** in the net zero market
- How technologies can help deliver the required emission reductions alongside the **benefits and drawbacks of different options**
- The **strategic level of opportunities and costs** associated with taking different routes toward net zero carbon

Work assists the **formation of the council strategy** to ensure council homes support the delivery of the council wide 2030 net zero carbon target



Deliverables - Existing council housing stock

What we want to achieve in the next 12 months

- Feasibility study into delivering a **large-scale trial of low carbon heating solution at a pilot estate**
- Commission appraisal of building elements (e.g. lighting, heating pipework insulation, lifts) to determine **most effective areas for retrofit investment**
- Purchase **a building stock model** that identifies the most feasible improvements to residential properties to eliminate emissions
- **Ongoing feasibility studies** for minimising the carbon footprint of our larger housing estates



Deliverables – Privately owned homes

Our emerging offer for privately owned homes



Funding support for eligible private property owners



Support for able to pay private property owners



Access to borrowing/Loan schemes



Compliance and enforcement



Deliverables – Privately owned homes

Our activity in this area includes:

- **Delivery of Green Homes Grant** – Local Authority Delivery (LAD) 1 and successful application for LAD 2
- **ECO Flex scheme** to identify eligible households to qualify for grants under the Warmer Homes schemes.
- Development of a realistic **offer for able to pay private occupiers**
- Loan schemes
- Working with landlords of privately rented homes to ensure that their **properties are compliant with Minimum Energy Efficiency Standards**
- Investigating the possibility of setting a **higher energy efficiency standard** for licenced privately rented housing
- Delivery of a landlord awareness/engagement programme

5. Empowering, engaging and influencing others to achieve Net Zero

4% of the borough's carbon emissions are generated by the council

9% are generated by the council and boilers in its housing stock

91% are generated by other activity

Residents, businesses, community groups and borough partner organisations must all play their part, with the **council leading by example**

Our priority activities for engaging and influencing

- Stakeholder engagement plan with a priority focus on residential homes and commercial businesses
- Islington climate emergency festival
- London Council climate change programme (Retrofit Programme)
- COP 26 opportunities

6. Other opportunities

- Green jobs and skills (e.g. retrofitting)
- GreenSCIES and Bunhill Two (e.g. connection opportunities)
- Greening the Borough
- Adoption of the new local plan