

Warm Homes Statement for the Development of the Local Housing Strategy 2016-2021

Housing Development Section

April 2016

North Lanarkshire Council
Local Housing Strategy 2016-2021
Warm Homes Statement

1. Introduction

- 1.1 The Housing (Scotland) Act 2001 places a statutory duty on Scottish Ministers ‘to ensure, so far as reasonably practicable, that people are not living in fuel poverty in Scotland by November 2016’. The Council’s strategic role, local knowledge and local action are making an important contribution achieving this priority at a national and local level and play a vital role in ensuring that people live in warm dry homes which they can afford to heat.
- 1.2 North Lanarkshire Council have committed to developing and implementing a Warm Homes Statement as part of our Local Housing Strategy (LHS) 2016-2021 to ensure, “so far as reasonably practicable that persons do not live in fuel poverty” across North Lanarkshire.
- 1.3 The LHS has an important role to play in planning how to tackle fuel poverty and reduce emissions and energy consumption from housing as well as setting out how the Council will help local householders to benefit from eligible fuel poverty and energy efficiency programmes to improve the energy efficiency of their property and their health and wellbeing.

2. Aims

- 2.1 North Lanarkshire Council’s Warm Homes Statement aims to quantify the level of fuel poverty at a local level within North Lanarkshire and take account of national fuel poverty priorities and targets in order to ‘eradicate fuel poverty as far as is reasonably practicable during the lifetime of the 2016-2021 LHS.
- 2.2 This will be done by defining the extent, location and nature of fuel poverty across all tenures in North Lanarkshire and providing an explanation of the contributing factors that influence levels of fuel poverty locally and associated health and wellbeing risks associated with lack of heating. The Statement will highlight the root causes of fuel poverty across North Lanarkshire and if appropriate, how these differ from national trends.
- 2.3 The Warm Homes Statement sets out robust fuel poverty outcomes and targets with indicators to measure progress. Furthermore the aim is to establish how housing contributes to climate change by considering house condition, characteristics of stock, local levels of energy efficiency and scope for improvement.
- 2.4 An Action Plan has been developed to take account of priorities for reducing energy costs in homes across North Lanarkshire, including:
- Reduce, where possible, domestic energy bills for people living in North Lanarkshire
 - Improve energy efficiency of homes

- Develop alternative domestic energy choices in North Lanarkshire, such as renewables
 - Help people who cannot afford to heat their homes comfortably
 - Contribute to reducing household greenhouse gas emissions
- 2.5 There is commitment to maximise uptake of support to householders and property owners by reducing energy bills and improve energy efficiency of their homes. It considers how to accelerate the rate of improvement in the owner-occupied and private-rented sectors as well as maintaining rates of improvement in the social sector.
- 2.6 The Warm Homes Statement sets out key actions and provides details of significant programmes which will be used to meet fuel poverty and climate change targets and outcomes. This includes how Home Energy Efficiency Programme Scotland: Area Based Schemes (HEEPS) funding will be used and what the Council hope can be achieved from same.
- 2.7 In addition to all of the above this Statement provides an opportunity to set out the implications for housing of plans for major energy infrastructure, such as district heating and identifies future climate impacts on housing, the vulnerability of different groups to climate risks, and sets out and prioritises what needs to be done to manage climate risks.
- 2.8 It is important to demonstrate a clear understanding of the links between fuel poverty and energy efficiency and other policy areas, such as climate change and to demonstrate how tackling fuel poverty will assist in addressing local issues with BTS housing across North Lanarkshire.

3. National Policy Context

- 3.1 The Kyoto Agreement 2005-2012 (United Nations Framework Convention on Climate Change) was the first international agreement to reduce carbon dioxide and other greenhouse gas emissions. This led to Scottish Government introducing legislation and policies to encourage the reduction of domestic carbon emissions, including:
- Climate Change (Scotland) Act 2009
 - Housing (Scotland) Act 2001
 - Housing (Scotland) Act 2006
 - Housing (Scotland) Act 2010
 - Homes Fit for the 21st Century (2011)
 - Energy Efficiency Action Plan (2010)
 - Energy Efficiency Standard for Social Housing
 - Sustainable Housing Strategy (2013)
- 3.2 The Scottish Government 2020 vision, as detailed in 'Homes Fit for the 21st Century' is to 'By November 2016, as far as is seasonably practicable, nobody will be living in fuel poverty in Scotland and by December 2020, improved design and greater energy efficiency in housing will have made a contribution

to Scotland's commitments to reduce our energy consumption by 12% and our greenhouse gas emissions by 42%.

- 3.3 Furthermore the 'Sustainable Housing Strategy' strategic vision for Scotland is for warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a successful low carbon economy across Scotland.
- 3.4 This is supported by the Energy Efficiency Standard for Social Housing which continues to require social landlords to improve on the energy efficiency components of the Scottish Housing Quality Standard to create warmer homes that consume less energy and therefore contribute to reducing the number of fuel poor households.
- 3.5 The Statement will contribute to delivering the following Scottish Government National Outcomes:
- We live in well-designed, sustainable places where we are able to access the amenities and services we need
 - We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others
 - We value and enjoy our built and natural environmental and protect and enhance it for future generations
 - We reduce the local and global environmental impact of our consumption and production
- 3.6 In addition to the overall National Outcomes, the Warm Homes Statement aims to assist in meeting some of the high-level National Health and Wellbeing Outcomes. The statement contributes to improving the health and social care outcomes for households across North Lanarkshire through provision of information and advice in relation to energy efficiency measures, fuel costs and income maximisation.

The Warm Homes Statement will assist and support households to achieve the following outcomes:

- People are able to look after and improve their own health and wellbeing and live in good health for longer
- People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
- Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services
- Health and social care services contribute to reducing health inequalities
- People using health and social care services are safe from harm

4. Local Policy Context

4.1 In 2007, North Lanarkshire Council signed Scotland's Climate Change Declaration which made provisions for the Council to respond effectively to the implications of climate change. North Lanarkshire Council responded to this through the Single Outcome Agreement by committing to:

- Improve the quality and energy efficiency of homes, which contributes to meeting the climate change target
- Improve energy efficiency and reduce CO2 emissions

4.3 Policy and Resources Committee approved the Low Carbon Strategy 2015-2018 which replaces the Corporate Energy Strategy and the Council's Carbon Management Plan. The strategy focuses on improving energy efficiency, investing in renewable energy technologies and improving low carbon travel and transport. The Strategy highlights that 'A Warm Welcome: A Brighter Future' will assist to deliver these three core objectives through investment in domestic properties.

4.4 Furthermore 'A Warm Welcome: A Brighter Future' Action Plan vision is to meet the energy needs of residents in North Lanarkshire by improving the energy efficiency of homes and developing solutions to allow them to heat their homes at a reasonable cost, this will be achieved by meeting the following outcomes:

- Increase the domestic use of Renewable Energy Technologies and contribute to meeting the climate change target
- Households can afford to heat their homes to a suitable level
- Improve the information we provide, helping to reduce our residents energy bills

4.5 Through the Local Housing Strategy and Performance Plan, Enterprise and Housing Resources directly contribute to the Fuel Poverty and Climate agendas. The Strategic Housing Outcomes within the current Local Housing Strategy 2011-2016 that contribute to delivering the outcomes outlined above are:

- All people at risk of experiencing fuel poverty have a warm and affordable home
- The quality and energy efficiency of homes across all tenures is improved and this contributes to meeting the climate change target

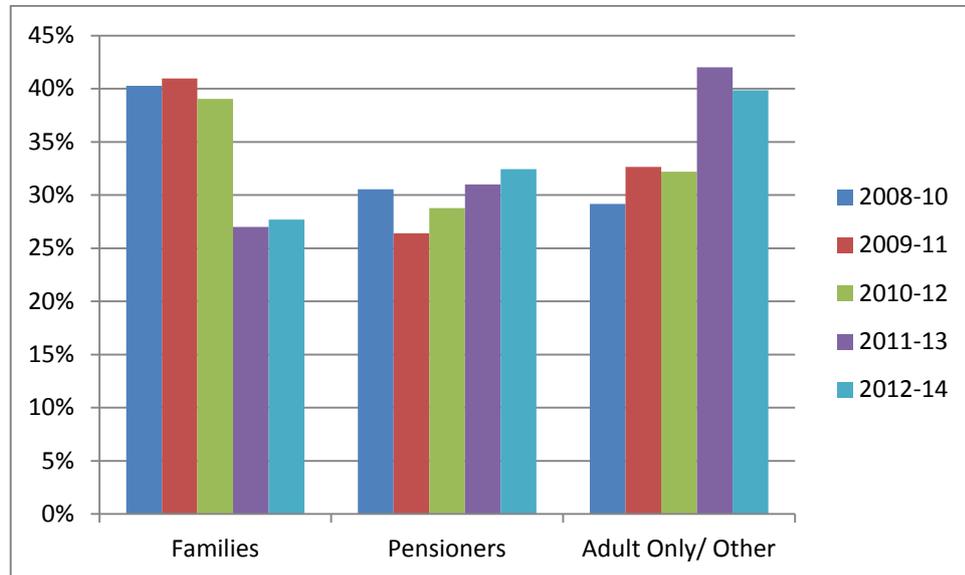
5. Fuel Poverty Evidence for North Lanarkshire

5.1 Demographics

5.1.1 North Lanarkshire Council is the fourth largest local authority in Scotland with an estimated 148,000 households. The greatest proportion of households are adult only which make up 40% of all households, with Pensioners (32%) making up a further significant proportion. This is not surprising given the

'ageing population trend across Scotland. Graph 1 below shows the change in household types across North Lanarkshire from 2008-2014.

Graph 1: Change in profile of household types in North Lanarkshire



Source: Scottish House Condition Survey – (2012-14), Scottish Government

*2011-13 and 2012-14 Recording Fields differ from previous years – changed from 'Other' to 'Adult Only'

5.1.2 The characteristics that increase the risk of living in fuel poverty in North Lanarkshire include:

- Single person and single parent households
- Older and retired households
- Economic inactivity

5.1.3 This indicates that due to North Lanarkshire's ageing population it is likely that the number of fuel poor households is likely to increase in the short term due to the increase in elderly population. Pensioners account for the highest proportion of households in fuel poverty (41% of all households in North Lanarkshire) with single person households accounting for 40% and families 16%.

5.1.4 The tenure distribution of households affected by fuel poverty across North Lanarkshire indicates that a greater proportion of social rented tenants (35%) are fuel poor in comparison to owner occupiers (31%), however, a greater proportion of owners (8%) than social rented tenants (1%) are in extreme fuel poverty. This generally indicates that there is a relationship between fuel poverty, wider poverty and low incomes as the social rented sector has higher levels of energy efficiency than other tenures.

5.1.5 Overall it is estimated that over 50,000 households are in some form of fuel poverty across North Lanarkshire, on average paying £1,213 each year for their domestic energy bills and of these 6% are deemed to be in extreme fuel poverty paying 20% of their household income on domestic energy bills.

5.2 Deprivation

- 5.2.1 Deprivation can also be evidenced as a contributing factor for fuel poverty. Evidence of wider poverty can be seen within the Scottish Index of Multiple Deprivation 2012 statistics (SIMD 2012). North Lanarkshire is ranked sixth out of Scotland's 32 local authorities within SIMD 2012. This is due to a high proportion of datazones being within the most deprived 15% and has increased from 2004 records. SIMD 2012 indicates 100 (10.2%) of the 976 datazones in the 15% most deprived datazones in Scotland were found in North Lanarkshire, compared to 89 (9.1%) in 2009, 84 (8.6%) in 2006 and 103 (10.6%) in 2004.
- 5.2.3 Deprivation is made up of seven indicators including income, employment, health, education, housing, access and crime. Income is one of the main drivers which places a household into fuel poverty, 21.1% of North Lanarkshire datazones were in the 15% most income deprived across Scotland.
- 5.2.4 Of the 418 datazones in North Lanarkshire 23 fall within the 5% most deprived and account for 7% of Scotland's most deprived. There is an estimated 17,349 people living within these 23 datazones. The number of North Lanarkshire datazones within the 5% most deprived has increased year on year from 2004.

Table 1: No of North Lanarkshire Datazones within '5% most deprived'

Year	No of North Lanarkshire Datazones within '5% most deprived'
2004	9
2006	17
2006	21
2012	23

Source: <http://simd.scotland.gov.uk/publication-2012>

- 5.2.5 This would indicate that households within these datazones are at greater risk of fuel poverty due to lower income levels.

5.3 Health and Wellbeing

- 5.3.1 Households experiencing fuel poverty are more likely to be living in homes without affordable healthy heating which can impact on both physical and mental health as well as their social circumstances. Examples of this include:
- Financial problems leading to depression and anxiety
 - Unable to heat property to comfortable level causing respiratory infections, increased blood pressure and drop in body temperature

- Poor quality of life as unable to socialise at home or take part in activities
- Competing priorities such as food, clothing and other essentials
- Poor attendance at school or work due to physical or mental health
- Lack of essential maintenance to property causing dampness and condensation

5.3.2 It is important to understand that respiratory and circulatory problems contribute significantly towards increased deaths during winter and as such fuel poverty and a households inability to heat their home sufficiently can be viewed as a contributing factor. Age UK, Winter Wrapped Up, September 2013 suggested that in colder weather older persons and households with someone who has a long term illness are more vulnerable to ill health such as chest infections, heart attacks and stroke.

5.3.3 The Scottish House Condition Survey (2012-2014) indicates that 49% of dwellings in North Lanarkshire contain someone with a long term illness/disability in comparison to 36% across whole of Scotland.

5.3.4 This is combined with evidence that older persons (65+) appear to be more susceptible to winter death than younger adults and children across North Lanarkshire. Table 2 shows that the 75-84 age group have the greatest increase in deaths during winter periods and during the coldest winters (2007/08 and 2009/10) when there was a marked increase in mortalities in North Lanarkshire.

Table 2: Seasonal increase in mortality during winter (North Lanarkshire) (000s)

Year	All ages	0-64	65-74	75-84	85+
2003-04	240	30	30	90	90
2004-05	150	30	30	60	30
2005-06	140	40	30	60	10
2006-07	100	-20	50	50	30
2007-08	150	-10	40	100	30
2008-09	230	40	50	110	30
2009-10	280	80	50	120	40
2010-11	180	50	50	30	50

2011-12	120	40	-10	40	50
2012-13	190	20	40	70	60

Source: General Register Office for Scotland, July 2014

5.3.5 The evidence suggests that less mobile households such as elderly people and those with disability or illness tend to use more domestic energy due to their lifestyles: they are at home for longer periods and therefore require heating for prolonged periods of time within their home. This group of vulnerable households are more likely to have fixed incomes and could be reliant on supporting benefits which makes them more susceptible to fuel poverty as they try and heat their homes to a comfortable level to avoid health risks associated with lack of heating in the home such as:

- Arthritis and rheumatism
- Chronic bronchitis or emphysema
- Heart disease and stroke
- Pneumonia and hypothermia
- Colds and flu

5.3.6 Other health risks associated with fuel poverty include falls and accidents, mobility problems, slow recovery from illness and worsening long term health conditions in winter. North Lanarkshire has the highest proportion (49%) of households with long term illness or disability across Scotland. The significant investment in energy efficiency should therefore contribute to an associated reduction in health costs, however, despite significant investment in Council stock to ensure it is energy efficient, households remain in fuel poverty. This would suggest that income and households characteristics play a vital role in determining a household's ability to bring themselves out of fuel poverty.

5.3.7 By considering health and wellbeing within the context of fuel poverty the Council are contributing to achieving National Outcomes such as:

- We live longer, healthier lives
- We have tackled the significant inequalities in Scottish society
- Our public services are high quality, continually improving, efficient and responsive to local people's needs
- We have improved the life choices for children, young people and families at risk
- Our Children have the best start in life and are ready to succeed

5.4 Homelessness and Temporary Accommodation

- 5.4.1 The introduction of Energy Meters within Temporary Accommodation has had an impact on homeless households energy costs as this property type is generally on a higher than average energy tariff. The higher tariff is placed on such properties by Energy Companies to reduce risks associated with non payment. Furthermore, there are often transition issues when the property becomes vacant and is then occupied by another household, this includes issues in relation to continuation of supply.
- 5.4.2 Energy caps are also often an issue for households within temporary accommodation. Energy usage of households on low incomes is often capped by energy companies to a level that is believed to be affordable to them rather than at a level that would keep their home at a consistently healthy temperature.
- 5.4.2 There is anecdotal evidence from the Council's Property Services to indicate that many properties, including a high proportion of temporary accommodation units, have been subject to meter tampering and energy theft. Tampering with gas or electricity meters can lead to explosions, fires and sometimes death. It prevents the device from recording the correct energy usage and therefore the meter is undercharged which may at the time save the household in energy costs but puts their lives at risk and has a knock on effect to other households who are then faced with higher energy tariffs.

5.5 Poverty and Income

5.5.1 The Scottish House Condition Survey Local Authority Report 2012-2014 (SHCS) provides an indication of income levels across North Lanarkshire by property age, property type and household type. Table 2 shows that the mean household income for North Lanarkshire is £22,400, this figure should be used with caution as the sample size for the SHCS is relatively small, however, the survey provides a method to directly consider income, fuel poverty and extreme fuel poverty within the same dataset. Table 3 provides a breakdown of Fuel Poverty and Extreme Fuel Poverty.

Table 3: Mean Incomes, North Lanarkshire

Mean Household Income	Average Income by Dwelling Characteristics						Average Income by Household Attributes					
	Age of Dwelling		House or Flat		Number of Bedrooms		Tenure			Household Type		
	Pre-1945	Post 1945	House	Flat	1 or 2	3+	Owner-occupied	Social Housing	Private Rented	Families	Pensioners	Adult Only
£22,400	£20,500	£23,400	£26,400	£16,500	£17,700	£28,100	£27,000	£17,100	*	£28,900	£17,400	£21,500

Source: Scottish House Condition Survey 2012-2014 Local Authority Analysis

5.5.2 The SHCS indicates that 34% of households across North Lanarkshire are fuel poor with 6% of these being extremely fuel poor. The proportion of households in fuel poverty living in pre-1945 properties is higher than any other property type and households most likely to be in fuel poverty are pensioners and those living in social rented housing. The average energy costs per annum for this dataset across North Lanarkshire is £1,213.

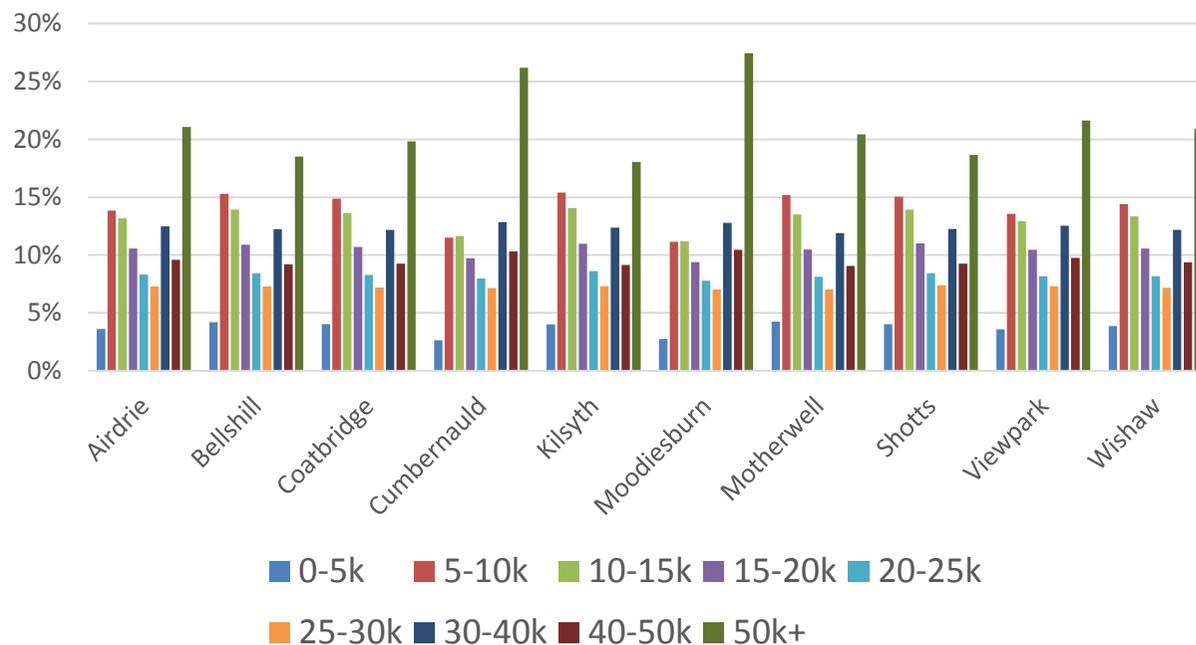
Table 4: Fuel Poverty and Extreme Fuel Poverty

	Fuel Poverty by Dwelling Characteristics							Fuel Poverty by Household Attributes					
	% of LA	Age of Dwelling		House or Flat		Number of Bedrooms		Tenure			Household Type		
		Pre-1945	Post 1945	House	Flat	1 or 2	3+	Owner-occupied	Social Housing	Private Rented	Families	Pensioners	Adult Only
Fuel Poverty	34%	46%	31%	31%	39%	35%	33%	31%	35%	*	16%	41%	40%
Extreme Fuel Poverty	6%	7%	6%	5%	8%	4%	8%	8%	1%	*	2%	5%	9%

5.5.3 The percentage of households in fuel poverty and extreme fuel poverty is below the National average according to SHCS. The dataset indicates 35% of households across Scotland are fuel poor with a sub-set of 10% extremely fuel poor.

5.5.4 The CACI Paycheck data for North Lanarkshire (2012) indicates a median household income of £25,337. The majority (41%) of households in North Lanarkshire have an annual household income less than £20,000 with 37% having incomes between £21,000 and £49,000 and 22% having incomes greater than £50,000. Graph 2 below shows the income profiles of households across North Lanarkshire by income bands.

Graph 2: Income Profiles by Local Housing Market Area



Source: Arneil Johnstone Affordability Analysis, 2015

5.5.5 Table 5 below shows how much household income each income band would need to spend to be considered fuel poor.

Table 5: Energy Costs = 10%% of Income Band

Income Band	Fuel Costs required to be considered in Fuel Poverty
£0-5k	>£500
£5-10k	>£500<£1,000
£10-15k	>£1,000<£1,500
£15-20k	>£1,500<£2,000
£20-25k	>£2,000<£2,500
£25-30k	>£2,500<£3,000
£30-40k	>£3,000<£4,000
£40-50k	>£4,000<£5,000
£50k+	>£5,000

Source: NLC Area Profiles 2015

5.5.6 The North Lanarkshire All Tenure House Condition Report 2009 provides baseline data in relation to energy costs and fuel poverty. This source indicates that the average annual energy costs across North Lanarkshire at that time were just under £600 per household with households in the Cumbernauld Local Housing Market Area (LHMA) spending most on energy costs across the authority.

Table 6: Average Annual Domestic Energy Costs per household

LHMA	Average running costs per annum
Airdrie	£603
Bellshill	£532
Coatbridge	£580
Cumbernauld	£644
Kilsyth	£545
Moodiesburn	£573
Motherwell	£611
Shotts	£609
Viewpark	£606
Wishaw	£602
North Lanarkshire	£599

Source: North Lanarkshire All Tenure House condition Report 2009, p67

5.5.7 Average running costs do not show if individual households operate their heating to match their income, households may be opting to not heat their home to a reasonable level in anticipation of the financial costs. The 2009 Report indicated there were 21,089 households across North Lanarkshire in fuel poverty Shotts (24%) and Coatbridge (21%) having the highest proportion of all households in fuel poverty.

5.5.8 Local data relating to income and expenditure is notoriously difficult to collect, however, to provide a clearer understanding of this theory 'Income and Expenditure' analysis of Council tenants in arrears who have taken part in Arrears Interviews between 2004 and 2014 has been undertaken. This analysis has provided evidence to show that income and energy use are the key drivers in households becoming fuel poor. Table 6 below provides a breakdown of average energy costs by heating type. From this analysis it appears that households with open coal heating are spending more on energy costs than any other heating type and households with Electric Wet Radiators are spending the least. Across this dataset the majority of households (54%) have Gas Radiators and of those in fuel poverty their average energy costs are £1,585.

Table 7: Average Energy Costs by Heating Type

Heating Type	Average Energy Costs
Electric Storage	£1,255
Electric Storage (Lease)	£1,050
Electric Warm Air	£1,144
Electric Wet Radiators	£1,040
Electric Wet Radiators (Lease)	£1,536
Gas Radiators	£1,585
Gas Radiators (Lease)	£1,592
Gas Warm Air	£1,401
Open Coal	£1,690
Solid Fuel	£1,613
Average All Heating Types	£1,390

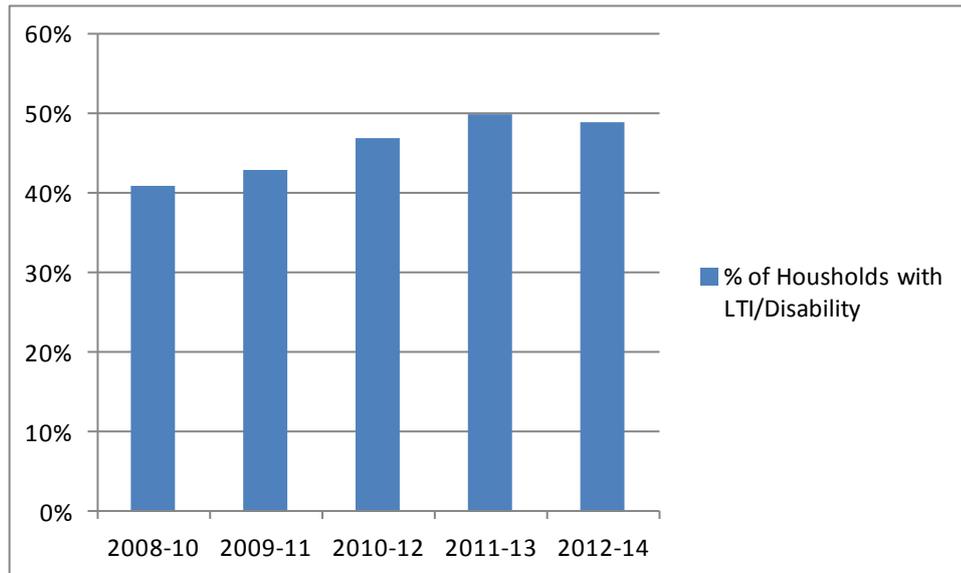
Source: North Lanarkshire Council Arrears Interview Analysis, 2015

5.5.9 The highest energy costs from this dataset appear to be from households living in specialist housing, which are around double the Gas Radiators average energy costs. This is more than likely due to households living in specialist and sheltered housing being at home for longer periods of time. The households in fuel poverty with least energy costs appear to be Towers. Furthermore from the households completing arrears interviews it would appear that 2 and 3 bedroom property households are most likely to be households who experience fuel poverty.

5.5.10 It is likely that there are many vulnerable groups within this dataset, some of whom will find their incomes affected by recent welfare reforms, which will have an impact on their ability to heat their home adequately. The Under Occupation Penalty for households receiving assistance with housing costs affects around 7,000 social rented households across North Lanarkshire.

5.5.11 Graph 3 highlights the number of households across North Lanarkshire with long term illnesses or disabilities, it shows that the number of households affected has increased between 2011-2013, these households are less mobile and tend to have a higher domestic energy consumption due to their lifestyle and requirement to keep their home at a comfortable level for health needs. It is likely that such households will have fixed incomes and are possibly reliant on supporting benefits.

Graph 3: Change in Number of Households with Long Term Illness/Disability (000s)



Source: Scottish House Condition Survey (2012-2014), Scottish Government

6. Stock Condition and Characteristics

6.1 Social Housing Stock Profile

6.1.1 There are approximately 151,000 occupied dwellings within North Lanarkshire, with Council stock making up just under a quarter of same. In terms of stock quality social landlords are required to meet certain standards such as the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (ESSH) to ensure all social rented housing stock has a good standard of energy efficiency and all newbuild social housing is required to achieve silver sustainability standard. Table 8 below provides a breakdown of North Lanarkshire Council stock by age and property type.

Table 8: North Lanarkshire Council Stock, 31 March 2015

House Type	No of properties	Pre 1919	1919 - 1944	1945 - 1964	1965 - 1982	1983 - 2009	Post 2009
NORTH							
4 in a block	1,181		979	132	29	5	36
Flat	985	1	97	325	524	38	

House	1,931	4	143	682	981	10	111
Maisonette	205			112	93		
Total	4,302	5	1,219	1,251	1,627	53	147
CENTRAL							
4 in a block	3,795		2,833	121	781	4	56
Flat	2,621		126	1,117	1,197	181	
High Rise	1,607			45	1,562		
House	4,260	3	356	2,588	1,196	86	31
Maisonette	364			130	233	1	
Total	12,647	3	3,315	4,001	4,969	272	87
SOUTH							
4 in a block	4,157	18	3,591	517	14	5	12
Flat	3,335	6	187	1,085	1,923	134	
High Rise	2,473			136	2,337		
House	9,147	170	1,727	4,588	2,591	25	46
Maisonette	773			356	409	8	
Total	19,885	194	5,505	6,682	7,274	172	58
Grand Total	36,834	202	10,039	11,934	13,870	497	292

Source: NLC statistics

- 6.1.2 The breakdown highlights that 28% of the stock is now in excess of 70 years old, which suggests that substantial investment will be required as building elements go beyond their useful life. Flats comprise 58% of the stock with the majority of these being 4 in a blocks (25% of the housing stock).
- 6.1.3 The latest Scottish Housing Regulator Performance Tables¹ indicate the Scottish Housing Quality Standard pass rate (2014) for social housing within North Lanarkshire is 90.1%, with the Council pass rate at 90.0%. The Council can confirm that the SHQS pass rate (2015) is 100%, with the general condition of North Lanarkshire Council's stock being good. There has been £15.6m investment by North Lanarkshire Council to meet the SHQS and further planned investment of £8.6m to meet EESSH. The significant investment to improve energy efficiency combined with income maximisation, advice and assistance and ability for households to obtain competitive energy tariffs through 'It Pays to Switch' will assist in reducing the number of fuel poor households, to date, around 2,000 households have registered over the successive campaigns delivered to date.
- 6.1.4 Energy efficiency is made up of five elements including loft, cavity wall and pipe insulation, NHER rating and efficient heating. A property will fail the SHQS if there is no cavity wall or pipe insulation or if the loft insulation is less than 100mm. A property will also fail if doesn't meet the NHER of level 5 which can be attributed to factors such as heating type, insulation and construction type. In order to pass SHQS in relation to efficient heating a property must have a

¹ <https://www.scotishhousingregulator.gov.uk/publications/performance-tables-scottish-housing-quality-standard>

central heating system powered from a central source. Failure on any of these elements results in the property failing the SHQS.

6.1.5 Table 9 below shows a breakdown of Council stock by heating type.

Heating Type	Percentage of Stock
Coal Warm Air	0.02%
Electric Storage Heaters	14.98%
Electric Underfloor	0.00%
Electric Warm Air	0.13%
Electric Wet Radiators	0.86%
Gas Radiators	73.96%
Gas Warm Air	4.47%
Open Coal	0.03%
Solid Fuel	4.11%
Unknown	1.45%
Total	100.00%

6.1.6 In order to consider social stock quality in more detail it is important to consider SHQS compliance of RSLs operating in North Lanarkshire. The Scottish Housing Regulator APSR 2012/13 indicated that 85% of RSL stock was SHQS compliant at that time across North Lanarkshire. Four RSLs who have substantial amounts of stock within North Lanarkshire were assessed in more detail and it was notable that the majority of stock from these four landlords was built post 1982, with only Sanctuary Cumbernauld having a significant proportion of stock built 1965-1982. It has been assumed that the overall stock for these RSLs is representative of their stock in North Lanarkshire. The RSLs assessed were Clyde Valley Housing Association, Sanctuary Cumbernauld Housing Association, Lanarkshire Housing Association and Wishaw and District Housing Association. Table 10 below provides a summary of SHQS failures for these four RSLs within North Lanarkshire. It is notable that the RSLs with relatively younger stock have significantly higher proportions of stock, almost 100% meeting SHQS whilst almost half of Sanctuary Cumbernauld Housing Association fails.

Table 10: RSL SHQS Failures North Lanarkshire

RSL	% Stock Failing SHQS 2012/13	% Stock Failing SHQS 2013/14
Lanarkshire Housing Association	1.6%	-
Clyde Valley Housing Association	5.8%	-
Wishaw & District Housing Association	0%	-
Sanctuary Cumbernauld Housing Association	59%	45%

Source: Scottish Housing Regulator APSR 2012/13 & 2013/14

6.2 Private Sector Stock Profile

- 6.2.1 Tenure estimates suggest there are 91,172 owner occupied and 14,895 private rented properties within North Lanarkshire. The Scottish House Condition Survey 2012-14 estimates that around 58,000 of private sector properties have some form of wall insulation (65%). 7% of owner occupied properties have loft insulation less than 100mm and 1% have an energy efficiency rating of F or G. Around 18% of owner occupied properties in North Lanarkshire are pre 1945 dwellings and 19% are flatted. The majority of owner occupied properties appear to be 3+ bedrooms accounting for 62% of stock of that size and 41% of owner occupied households contained one or more long term sick or disabled person.
- 6.2.2 11% of owner occupied properties are off the gas grid compared with only 4% of social dwellings, with 99% having full central heating systems.
- 6.2.3 The private sector appears to be behind in terms of energy efficiency improvements despite initiatives available to owners such as Green Deal and 'It Pays to Switch'. The aim is to therefore encourage owners and private landlords to take action to assist themselves out of fuel poverty by provision of advice and assistance and financial inclusion.

6.3 Energy Efficiency of Stock

- 6.3.1 Local information indicates that the average NHER in North Lanarkshire is 7.6 with average SAP of 75.6 (rating), this means that North Lanarkshire is within the top ten local authorities in terms of NHER performance.
- 6.3.2 The proportion of homes with full heating systems in North Lanarkshire is 99%, which is 3% above the Scottish average. This means there are around 1,500 households across North Lanarkshire with either partial or no heating system installed. In addition the Council have identified 741 council dwellings with electric heating and 66 with coal heating where the Council have planned heating replacements with natural gas supply. Most areas within North Lanarkshire have a natural gas supply, however, there are around 600 postcodes across North Lanarkshire that do not have access to a natural gas supply. Council stock accounts for just under 4,000 such dwellings with the majority being located in the Motherwell Local Housing Market Area (LHMA). The Council spends around £300,000 per annum on energy efficiency measures on Council stock and £7.5m per annum on hearing replacement and boiler renewal/servicing and maintenance. During 2015/16 £1m was directed at targeting specific energy efficiency measures such as fuel changes and external wall insulation etc.
- 6.3.3 Other stock characteristics that can be associated with fuel poverty include dampness and condensation. The Scottish House Condition Survey 2012-14 indicates that North Lanarkshire has one of the lowest instances of condensation (5% of properties compared 10% for the Scottish average). Likewise around 3% of properties in North Lanarkshire have damp compared to 4% across Scotland.

6.3.4 Stock characteristics are important in determining how energy efficient a home is, the more efficient a property is then less heat is lost and in turn the property will cost less to heat. Characteristics that affect energy efficiency include:

- Insulation (cavity wall or solid wall, loft, floor, hot water cylinder and pipes)
- Draught proofing (around windows, internal and external doors)
- Efficient heating and hot water systems and controls
- Lighting (low energy light bulbs)
- Energy efficient appliances and using them effectively

6.3.5 North Lanarkshire appears to perform favourably in comparison to the whole of Scotland in relation to poor energy efficiency by dwelling characteristics with 1% of all dwellings across the authority having an F or G rating compared to 4% for Scotland. This may be due to North Lanarkshire having a smaller proportion of properties built before 1945, being off the gas grid and with less than 100mm loft insulation and a greater proportion of properties with full central heating systems. It is widely recognised that better energy efficiency improves life circumstances yet North Lanarkshire has a significantly higher proportion of households with one or more person who is long term disabled or sick compared to the whole of Scotland.

7. Quantifying Fuel Poverty in North Lanarkshire

7.1 National Evidence

7.1.1 The Scottish House Condition Survey 2014 indicates that there are 50,000 (34%) households in fuel poverty across North Lanarkshire with just under 9,000 of these (6%) in extreme fuel poverty. This is slightly lower than the Scottish average. North Lanarkshire is ranked 11th in terms of local authorities across Scotland in relation to fuel poverty.

Table 11: Number of Households in Fuel Poverty in Scotland

	Not Fuel Poor				Fuel Poor				Extreme Fuel Poor			
	2013		2014		2013		2014		2013		2014	
	000s	%	000s	%	000s	%	000s	%	000s	%	000s	%
North Lanarkshire	76	52	101	60	60	41	51	34	10	7	9	6
Scotland	1,288	54	1,397	55	859	36	889	35	238	10	254	10

Source: Scottish Housing Condition Survey (2011–13 and 2012-14)

7.1.2 Across Scotland the greatest proportion of households in fuel poverty are pensioners (51%). Within North Lanarkshire the profile of fuel poverty is similar to Scotland with 'Pensioners' accounting for highest proportion followed by adults then families.

7.1.3 In terms of domestic energy costs Table 12 below shows energy costs for households in fuel poverty compared with household income. This shows that annual household income is not a means of calculating the potential numbers of households affected by fuel poverty or fuel poverty running costs as it indicates fuel poor households spend on average £1,246 per annum on energy bills which is less than Scotland overall £1,424.

Table 12: Average Modelled Fuel Poverty Spend and Income

	Fuel Poverty Annual Running Costs		Annual Total Household Income	
	Mean	Median	Mean	Median
North Lanarkshire	£1,246	£1,130	£21,891	£17,576
Scotland	£1,424	£1,190	£24,919	£20,190

Source: Adhoc Request, SHCS (2011-13), Scottish Government August 2015

7.2 Local Evidence

7.2.1 According to The Department of Energy and Climate Change Statistics the average electricity bill in North Lanarkshire is just under £600 per annum and the average gas bill is just over £700 per annum, with average incomes in the region of £22,500 for households in the private sector and £15,300 for households in the public sector. This means that on average households in the private and public sectors are spending 5.7% and 8.4% respectively of their income on energy costs.

7.2.2 The amount of money households spend on their rent or mortgage impacts on whether a household falls into fuel poverty, the average local authority weekly rent in Scotland 2015/16 is £65.99 for Councils and £74.00 for RSLs, in comparison to North Lanarkshire where Council rents 2015/16 are £57.49. This suggests that Council rent levels within North Lanarkshire are not only comparable with the rest of Scotland but are also affordable. However, households across North Lanarkshire have been significantly impacted with the effects of recent Welfare Reforms with the Under Occupation Penalty affecting around 80,000 households across Scotland, 8.5% of which are within North Lanarkshire. The Council have various mitigation measures in place including provision of Discretionary Housing Payment and Income Maximisation Services, however customer engagement with Services are crucial to ensure assistance can be provided.

7.2.3 Furthermore Scottish Government's Local Authority Housing Bulletin (June 2015) showed the average sale price for a house in North Lanarkshire was £109,942 which is 59% less than the Scottish average of £173,830, suggesting owner occupation in North Lanarkshire is also more affordable than the rest of Scotland as a whole.

7.2.4 In 2014/15 the Council monitored private rents across all property sizes, the analysis shows that Council rents are considerably more affordable than private rents. Furthermore the Local Housing Allowance for North Lanarkshire was sufficient to cover Council rents but fell considerably short for private rents

across all property sizes. This suggests that households on lower incomes living within the private sector will have less disposable income making them more vulnerable to fuel poverty. Table 12 below provides a comparison between private sector rents, Council rents and LHA rates for North Lanarkshire 1 April 2014 – 31 March 2015.

Table 12: Private Rented Sector Cost Comparison 2014/15

Sector	Studio/Shared	1 Bed	2 Bed	3 Bed	4 Bed
Average PRS	£313.98	£377.06	£460.20	£535.07	£807.56
Average NLC	£255.02	£350.00	£425.01	£495.00	£722.54
LHA Rate	£255.02	£350.00	£425.01	£495.00	£722.54

Source: NLC Private Rental Monitoring 2014/15, Rightmove

7.2.5 Most areas within North Lanarkshire have a natural gas supply, however, there are around 600 postcodes within the authority without one. This information enabled the Council to identify Council properties that did not have a local natural gas supply by Local Housing Market Area (LHMA, it was found that the majority of properties are located in the Motherwell and Coatbridge areas.

Table 13: Council Dwellings with no natural gas supply (off grid)

LHMA	No of Properties		
	No Natural Gas Supply	Electric heating could be changed to gas	Coal heating could be changed to gas
Airdrie	656	90	11
Bellshill		126	6
Coatbridge	963	73	8
Cumbernauld	1	44	1
Kilsyth	34	36	12
Moodiesburn	1	16	8
Motherwell	1,884	182	5
Shotts		38	4
Viewpark		16	2
Wishaw	138	120	9
North Lanarkshire	3,677	741	66

Source: HSMS, North Lanarkshire Council and XServe Off Gas Postcodes 2014

7.2.6 Furthermore this exercise identified 741 Council dwellings with electric heating and 66 using coal that have the potential to be changed to natural gas.

7.2.7 Around 64% of all council tenants receive some form of benefits and are therefore potentially subject to the most recent Welfare Reforms, including Under Occupancy Charges. All households subject to the Reforms received an Interview with a Council Sustainability Officer during 2013/14 in order to try and mitigate the effects and to provide income maximisation advice to assist

households. During this process information was collected on income and energy costs and the Council is therefore able to determine at a very local level, for this particularly vulnerable group the level of fuel poverty experienced. Furthermore the analysis carried out can determine the heating type and energy measures in place within the dwellings of those households who were interviewed and provides clear evidence that household behaviours, such as period of time spent at home and household income are the driving factors in determining if a household is in fuel poverty. Table 14 provides a breakdown of households by LHMA who are in fuel poverty and Table 15 shows the same households by heating type.

Table 14: Households Interviewed as a result of being affected by Welfare Reforms (2013/14) who are in Fuel Poverty

LHMA	Households Identified as being in Fuel Poverty	Total Households Interviewed	% of Households interviewed experiencing Fuel Poverty	As % of all Council Stock
Airdrie	788	1345	58.59%	12.33%
Bellshill	321	498	64.46%	7.84%
Coatbridge	107	289	37.02%	1.65%
Cumbernauld	147	314	46.82%	11.01%
Moodiesburn	44	107	41.12%	3.20%
Motherwell	130	387	33.59%	2.15%
Shotts	72	216	33.33%	3.65%
Viewpark	223	365	61.10%	13.57%
Wishaw	104	238	43.70%	1.77%
North Lanarkshire	1936	3759	51.50%	5.33%

Source: Sustainability Team Records (2013/14)

7.2.8 Households with gas central heating appear to make up the greatest proportion of fuel poor households from the households interviewed, this is not surprising considering 78% of Council dwellings have gas central heating. What this does tell us is that income and household behaviours are the most significant contributing factors in determining fuel poverty within this client group.

Table 15: Heating Type of Households Interviewed as a result of being affected by Welfare Reforms (2013/14) and who were identified as being in Fuel Poverty

LHMA	Coal	Electric	Gas	Unknown	Total
Airdrie		4	1	3,797	3,802
Bellshill	2	26	52	1,313	1,393
Coatbridge		7	1	1,180	1,188
Cumbernauld	1	13	23	858	895
Moodiesburn			1	288	289
Motherwell		22	33	1,085	1,140
Shotts	1		18	449	468
Viewpark	2		48	824	874
Wishaw	3	10	23	1,068	1,104

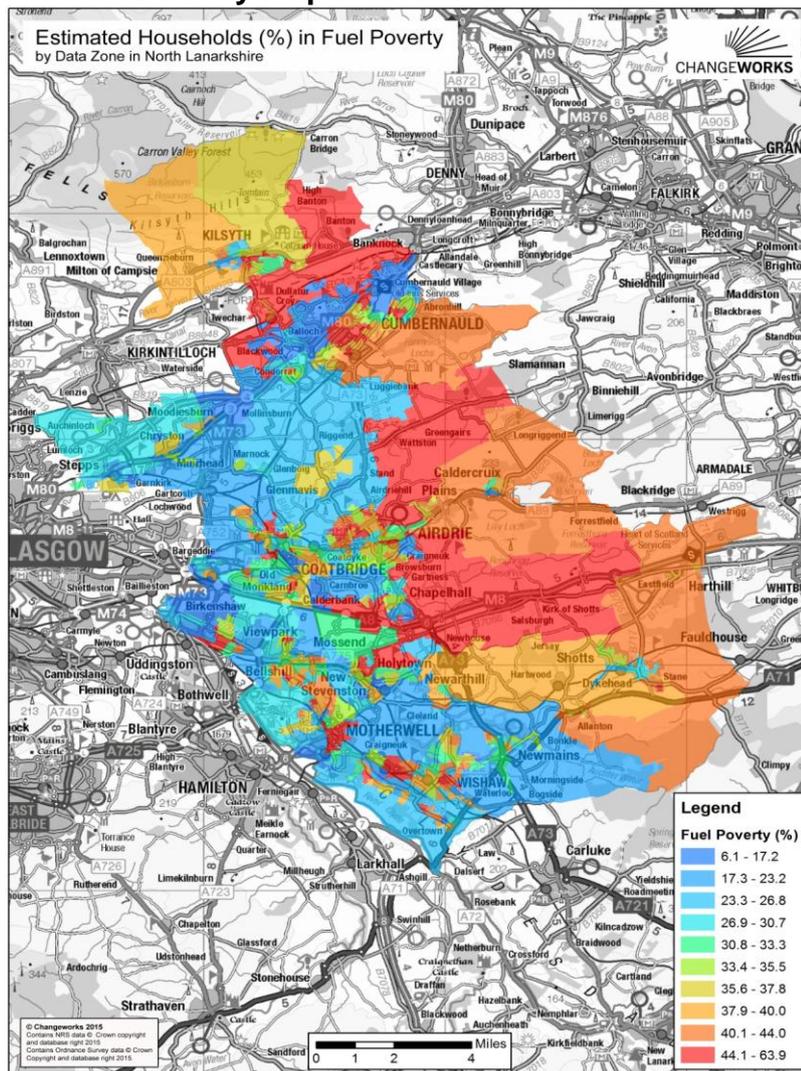
North Lanarkshire	9	82	200	10,862	11,153
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Source: Sustainability Team Records (2013/14)

7.2.9 From the 11,153 households interviewed, all dwellings now meet the SHQS as at 1 April 2015 and the following energy measures are in place:

7.2.10 Figure 1 below shows the estimated fuel poverty by way of a 10 point quantile rainbow gradient. Here the lowest 10% ranked fuel poverty density in North Lanarkshire are shown by dark blue and the highest 10% ranked fuel poverty are shown by dark red.

Figure 1: Fuel Poverty Map for North Lanarkshire



Source: Changeworks July 2015

7.2.11 It is clear from this map that fuel poverty is spread across the authority, however, the map would indicate that there is a greater prevalence of fuel poverty towards the eastern boundaries of the authority although there are small pockets of deep red spread throughout all LHMA's.

8. Tackling Fuel Poverty in North Lanarkshire

8.1 Resources

8.1.1 There is significant work ongoing within North Lanarkshire to tack fuel poverty and North Lanrkshire's Warm Homes Statement builds on existing national schemes and adds where possible local schemes to offer households experiencing fuel poverty a package of support and assistance to address the three main drivers that cause fuel poverty namely income, energy prices and energy measures.

8.1.2 The work undertaken to tackle fuel poverty helps to address national outcomes identified at 3.5 above.

8.1.3 The Council through its own resources and maximising Scottish Government and UK Government funding ensures installation of energy efficiency measures to tackle both fuel poverty and energy efficiency. Table 16 provides a breakdown of funding for energy measures across the authority to the current financial year (2015/16)

Table 16: Funding for Energy Measures across North Lanarkshire (2013-2016)

Source of funding	£
HEEPS Area Based Scheme 1 (2013/14)	3,177,730
HEEPS Area Based Scheme 2 (2014/15)	2,907,100
HEEPS Area Based Scheme 3 (2015/16)	2,986,000
Green Homes Cash Back (2013/14)	513,000
Energy Company Obligation (leverage)	2,845,311

Source: A Warm Welcome: A Brighter Future (2015)

8.1.4 Social Landlords are required to continue to ensure their housing stock meets SHQS beyond 31 March 2015, with the new Energy Efficiency Standard for Social Housing (ESSH) replacing one of the five energy efficiency elements within the SHQS. ESSH introduces minimum energy ratings for stock depending on type and heating and landlords are expected to use reasonable measures to improve ratings of their stock through:

- Double or secondary glazing
- Heating controls
- Storage heating
- Solid wall insulation
- Loft insulation top up
- Floor insulation
- Condensing boilers
- Compact fluorescent lighting

8.1.5 During the current Local Housing Strategy 2011-2016 the Council has invested heavily on measures to improve the energy efficiency of its own stock and continues to invest with over £300,000 set aside each financial year to undertake energy efficiency works. A further £7.5 million per annum is invested in heating replacement and boiler renewal as well as servicing and maintenance of heating systems to ensure they operate effectively. It is estimated around £8.6m will be required to meet EESH requirements.

8.2 Income Maximisation

8.2.1 The Energy Unit assist all households across all tenures to improve the energy efficiency of their home, reduce domestic carbon emissions and contribute to reducing fuel poverty in North Lanarkshire. The team assist households by providing advice and facilitating energy efficiency measures (such as loft insulation, cavity wall insulation, external wall insulation, replacement heating controls, boiler replacement, LED lighting and internal wall insulation). As at 31 March 2015 the team generated a total income of £11.56m for North Lanarkshire and completed a significant number of Eco measures (97.1 measures per 1,000 population) exceeding Scotland (62.7) and UK (49.4). The Energy Unit have enabled just over £0.06m savings through low energy demand lighting replacement within Sheltered Housing Complexes which is a reduction of 143 tonnes in carbon emissions over the next ten years.

8.2.2 The Council's Sustainability and Financial Inclusion Teams provide information, advice and assistance to households to improve their financial position by making appropriate referrals to other Services and agencies as required, completing Benefit and Tax Credit checks and requesting visits from the Energy Unit to anyone identified as being in potential fuel poverty. The Teams have resulted in households across North Lanarkshire financial inclusion and additional incomes for households assisted.

8.2.3 The Winter Fuel Payment is an allowance which is paid to elderly households to assist with fuel costs in winter, certain conditions apply but the allowance provides additional income for this particular group who are vulnerable to fuel poverty, with a higher payment being made to those over 80. This benefit is paid automatically to eligible households by Department of Working Pensions.

8.2.4 Cold weather payments help people who are in receipt of certain benefits with their additional heating costs during winter. A payment is made for each seven day period of very cold weather between 1 November and 31 March, a network of weather stations covering the whole of Great Britain gathers temperature information and payments are then made when the local temperature is recorded as, or forecast to be, zero degrees Celsius or below over seven consecutive days.

8.3 Energy Prices

8.3.1 The focus of 'It Pays to Switch' campaign is to save residents of North Lanarkshire money through enabling them to heat their homes to a comfortable level. There are significant challenges in North Lanarkshire, with an estimated 60,000 households living in fuel poverty and 23 datazones within North Lanarkshire falling within the 5% most deprived. Given many vulnerable households are unlikely to switch energy supplier by themselves, 'It Pays to Switch' aims to make it easier by providing the necessary assistance to secure better value. The process is an active drive to compare different energy company prices in order to change to the supplier with the lowest price, in this case is also supported by bulk purchasing to achieve a reduction in the cost of energy bills. The target for the initial campaign was 1,000 registrations, which has been significantly exceeded already, showing that with the right assistance households are willing to switch energy suppliers to reduce their energy costs. It is estimated that households will save on average around £221 per annum on their energy bills and North Lanarkshire as a whole will potentially save just over £300,000 of savings. Participation from vulnerable households over 75 years of age was significant at 7.% and it is anticipated that 'It Pays to Switch' will also indirectly contribute to a reduction in winter mortality rates by enabling more affordable heating for vulnerable households.

8.3.2 The Community & Renewable Energy Scheme is delivered by Local Energy Scotland and aims to support local/community renewable energy ownership by providing financial support through grants and loans for 'start ups', community buildings and planning process. The Infrastructure and Innovation Fund is part of the scheme and provides grants to tackle grid capacity issues, energy storage and network management, links local energy demand with local renewable supply and tackles issues within communities with limited electricity networks. North Lanarkshire are signed up to the Start and Grow and Making Enterprise Happen initiatives which provide up to £500,000 unsecured investment to purchase or redevelop an asset. To date 6 schemes across North Lanarkshire have benefited from a total of £1.9m funding through Community Building Grants, Start Up Grants and Pre Planning Loans.

8.3.3 Feed in Tariff and Renewable Heat Incentive guarantees a minimum payment to households for all electricity generated, including electricity exported to the grid from householders and communities who generate their own electricity from renewable or low carbon sources such as solar electricity panels or wind turbines.

8.4 Energy Measures

8.4.1 The Council has successfully accessed government resources to fund energy projects in the past including insulation programmes for home owners and tenants through Green Homes Cashback. This Scottish Government scheme offers social landlords a grant to undertake wall energy efficiency measures. As at 30th June 2014 420 properties were assisted with undertaking 897 measures at a cost of just over £0.5m. The measures undertaken to improve

energy efficiency and assist in alleviating fuel poverty include installation of new heating controls, LED light bulbs and condensing boilers.

- 8.4.2 The Council are in the process of developing a District Heating Scheme (DHS) within Muirhouse, Motherwell to provide affordable heating to 851 homes within eight Tower blocks. Once operational it is anticipated the DHS will save households money on their annual energy costs.
- 8.4.3 The Council embarked on LED lighting replacements in Sheltered Housing Complexes across North Lanarkshire 2014/15. This has resulted in anticipated savings over a ten year period of £0.06m and 143 tonnes in carbon emissions. The replacement programme provides environmental and financial benefits as well as enhancing the surroundings for residents within the complexes.
- 8.4.4 Furthermore the Council continue to provide Capital Investment towards improving the energy efficiency of our own stock to enable us to meet the EESSH requirements. Table 17 below provides an indication of the impact of improved energy measures in terms of ratings. In March 2015 the Council achieved 100% SHQS for Council stock and 91% tenant satisfaction rate with stock condition.

Table 17: Change in Energy Ratings v Measure

Measure	NHER	SAP	EPC Rating
Cavity Wall Insulation to Virgin Cavity	>1.8	>9	D to C
Loft Insulation	>1.9	>10	D to C
Top up from 100mm to 270mm+	>1.2	>1	=C

Source: A Warm Welcome, A Brighter Future: A Review of the Evidence (2015)

- 8.4.5 As at 31 March 2015 the Council have provided Solid Wall Insulation to 781 properties (691/781 within the private sector) through Green Deal. The project focused on delivering energy efficiency measures through installation of a new wall insulation system which improves energy efficiency and thermal performance of properties with in areas that had been identified as in need. It is anticipated that these measures will mean residents benefit from reduced energy costs, improved quality of life and potentially be assisted out of fuel poverty.
- 8.4.6 The Home Energy Efficiency Programmes for Scotland: Area Based Scheme's (HEEPS:ABS) key objective is to improve the energy efficiency of Scotland's homes by targeting the most fuel poor areas first. North Lanarkshire selected areas within the top 25% SIMD areas where there are high percentages of non-traditional house types and where despite continued capital investment in social housing there has been little in the way of energy efficiency improvements to ex local authority private stock due to owners indicating that it was cost prohibitive. Works for all three identified projects is estimated to be within the region of £3.9m with HEEPS:ABS funding being sought for £2.9m, ECO £0.37m, Owners Funding £0.6m and Council contribution of £0.3m. This

will assist 419 households in total with 373 being in the private sector and 46 social rented sector.

8.4.7 The three areas identified were:

- **Abronhill, Cumbernauld (External Wall Insulation)** Working with other social landlords within the area it was agreed that in 2015/16 a bid was prepared to cover their stock in this area also. The aim is to target HEEPS:ABS funding at private owners where investment is being carried out to social housing stock as part of Capital Programme Investment to ensure the whole area, across all tenures benefits. The projects aim to assist households out of fuel poverty and protect others from falling into it. The works, combined with energy advice will help to reduce energy costs and ensure households have a better understanding of how to control energy use. There are in excess of 2,000 properties in this area of 'Wimpey No Fines' solid wall house type. Wall insulation works were delivered in the area through HEEPS:ABS 2013/14 and 2014/15 funding. It is anticipated that a further 152 properties will be assisted 2015/16 during the first phase of this work.
- **Old Monkland, Coatbridge (External Wall Insulation)** The area represents in excess of 250 non-traditional construction properties and is an area of high poverty. It is anticipated 166 properties will be assisted during the first phase being delivered 2015/16.
- **Airbles Street, Motherwell (Hard to treat Cavity Wall Insulation)** The project focuses on the removal and replacement of cavity wall insulation across 24 properties.

8.4.8 The Energy Company Obligation – Carbon Savings Communities Obligation enables local authorities to tackle fuel poverty through providing insulation measures to some of the most deprived areas and is linked to the Scottish Index of Multiple Deprivation.

8.4.9 The Warm Homes Fund provides grants for developing studies, option appraisal and other strategic work and loans for implementation of renewable energy projects.

8.4.10 Home Insulation Scheme is a Scottish Government funded and local authority endorsed scheme delivered by the Energy Saving Trust. It is an area based initiative to offer residents energy saving audit, advice and measures by calling door to door at their home.

8.4.11 From 2009, buildings when constructed, sold or rented require an Energy Performance Certificate (EPC) to give the property an Energy Rating. Information is also provided on how to improve this rating and an approximate cost for heating the property which is potentially useful for owners/tenants when making the decision on whether a property is affordable or not. The EPC is based on how energy efficiency a property is and fuel costs (SAP) and effect a property has on the environment in terms of carbon dioxide emissions. Potential ratings are based on the effect of undertaking all measures listed

within the recommendation report. In North Lanarkshire the average SAP rating is 75.6, indicating that the average property in North Lanarkshire is performs above the Scottish average in terms of energy efficiency.

- 8.4.12 The Scottish Government Boiler Scrappage Scheme is also available to assist households in North Lanarkshire to replace poorly performing boilers with new energy efficient models. Households can upgrade their boilers with a £400 voucher towards costs meant households reduced their heating costs which in turn helps address fuel poverty.

9. Key Issues impacting on Fuel Poverty across North Lanarkshire

- 9.1 The Council have facilitated a number of stakeholder consultation events covering a wide range of themes, including stock condition and fuel poverty, over the past nine months to identify the key issues and challenges to be addressed through our new Local Housing Strategy 2016-2021. The consultation has taken place with a variety of stakeholders including:

- North Lanarkshire Tenants and Residents Conference, November 2014
- Local Housing Strategy Stakeholder Event at our annual Tenants Conference, November 2014
- North Lanarkshire Citizens Panel Focus Groups, March 2015
- North Lanarkshire Private Landlord Forum, May 2015
- Local 'Pop-up' Events, June/July 2015
- Glasgow and Clyde Valley Local Housing Strategy Group, July 2015
- Fuel Poverty and Stock Condition Thematic Consultation Workshop, August 2015
- Registered Social Landlord Housing Forum, September 2015

- 9.2 The key issues and priorities identified through our Consultation and research of the evidence are:

Fuel Poverty

- We need to continue to target and align existing programmes to ensure a better understanding of stock condition across all tenures which will subsequently mean an improved position to maximise funding streams such as HEEPS:ABS
- Our Energy Team continue to refer households to other support services through the North Lanarkshire Information Advice Forum such as the Financial Inclusion Team, the Sustainability Team
- We have a clear focus on the private sector through delivery of effective HEEPS Area Based Schemes with the ongoing aim to improve the levels of engagement from home owners
- North Lanarkshire has a high proportion of vulnerable households including those with long term illness and disability as well as an ageing population indicating that fuel poverty is likely to increase due to increased energy consumption, despite significant investment in energy measures within social rented stock

- Increasing fuel prices have contributed to increasing numbers of households in fuel poverty, however, it is hoped a general reduction in domestic energy providers coupled with 'It Pays to Switch' will alleviate the scale of those at risk of fuel poverty
- The 'Big Switch' campaign (rebranded in March 2016 to 'It Pays to Switch') has been very successful and our Energy Team will continue to identify, register and sign up households most at risk of fuel poverty and provide necessary assistance to do so, including targeted publicity within areas affected by deprivation
- Operational staff and partner agencies have identified that many households are not aware of or educated on how to make effective use of their heating system or how to access information in relation to improving the energy efficiency of their home and there is a clear opportunity to provide further advice in such areas

Climate Change

- A flexible approach going forward will be necessary to ensure homes can adapt to changing climate and be sustainable for the future
- Increasing temperatures will have an impact on the future design of homes and it will be important to future proof design to meet these requirements
- We will continue to investigate work into the use of district heating systems, particularly through the use of biomass plants as a means of affordable heat whilst delivering overall carbon reductions within North Lanarkshire
- Climate Ready Clyde indicate an increase in rainfall and incidences of adverse weather will impact on infrastructure such as roofs, gutters, drain pipes and water run offs which has potential to lead to damp and condensation issues
- There is a need to identify potential areas where properties could be susceptible to flooding and where sewerage systems would be unable to cope, although this would only be achievable through partnership working with Scottish Government and Scottish Water
- Private sector disrepair is more significant than in the social rented sector and improvements in this sector in relation to energy measures are progressing at a much slower pace which has a resulting impact on the condition and energy efficiency of properties within the private sector. Although in its early stages of development, it is hoped the forthcoming Regulation of Energy Efficiency of Private Sector (REEPS) will help to address this issue
- There are various funding streams available to home owners and households in receipt of particular benefits to help them improve the energy efficiency of their homes. Home Energy Scotland provides information and advice on these and they are actively promoted by the Energy Team
- Over 78% of Council stock is EESSH compliant, however, additional resources and uptake within the private sector of measures to improve carbon emissions will be required

- We will continue to participate in the refreshed Sustainability Climate Change Group with a view to contributing to meeting the Council's Climate Change Declaration

9.3 What we are doing:

- Continuing to invest in our stock to maintain 100% SHQS and meet 2020 EESSH targets
- Promoting income maximisation and other support services across all tenures
- Encouraging owners to participate in programmes that will improve energy efficiency of their homes
- Providing energy information and advice across all tenures
- All new build affordable homes meet minimum energy efficiency standards and the council is now building to the 'Silver' sustainability standard for energy efficiency
- Implement a district heating scheme within the Muirhouse Tower area
- We are fully signed up to Scotland's Climate Change Declaration and have been since 2007
- Assisting in delivery of the Council's Low Carbon Strategy 2015-2018
- Assisting in delivery of the Council's Sustainable Development Statement and Action Plan

9.4 The strategic directions required to reduce fuel poverty as far as reasonably possible are:

- Continue to achieve 100% SHQS and EESSH requirements within Council stock
- Continue to promote income maximisation services across all tenures and particularly to vulnerable groups
- Continue to develop and implement energy efficiency programmes that encourage private owners to improve the energy efficiency of their homes
- Continue to develop and improve energy advice and assistance across all tenures through Energy Unit and undertake an audit of assistance provided to date to enable development of an 'Energy Assistance Package' which should be made available to the public
- Ensure all newbuild affordable homes meet minimum energy efficiency standards and consider feasibility of developing renewable energy solutions for newbuild affordable housing

10. Consultation

10.1 The Council have carried out considerable consultation with the tenants and residents of North Lanarkshire and our wider stakeholders and partners, including:

- Tenants Conference, November 2014
- Young Person Service User Consultation, February 2015
- Youth Housing LHS Stakeholder, February 2015

- Citizens Panel March, 2015
- Empty Homes and Private Sector LHS Stakeholder, May 2015
- Private Landlord Forum, May 2015
- Homelessness & Support LHS Stakeholder, July 2015
- Local pop-up events within First Stop Shops, July 2015
- Glasgow, Clyde Valley & Ayrshires Local Housing Strategy Group, July 2015
- Fuel Poverty & Stock Condition LHS Stakeholder Event, August 2015
- Co-Production Group, ongoing

10.2 It is clear from feedback from all of the events, ensuring as far as reasonably possible, that residents of North Lanarkshire are able to live in affordable warmth within their homes is a key priority for all stakeholders.

10.3 The Action Plan for addressing key issues and tackling fuel poverty in North Lanarkshire has been developed to take account of the priorities identified through the consultation process.

11. Action Plan for Addressing Key Issues and Tackling Fuel Poverty in North Lanarkshire

11.1 The purpose of North Lanarkshire's Warm Homes Statement is to provide a strategic framework to reduce fuel poverty across North Lanarkshire and a method for implementing 'A Warm Welcome: A Brighter Future' with our partners. This Action Plan outlines the activities required to respond to the key issues identified and identifies responsibility and resources required to take actions forward. Estimated timescales for delivery are also included and will be updated annually through the Local Housing Strategy annual review. The actions provide realistic and achievable contributions to achieving Scottish Government National Outcomes, North Lanarkshire Council Single Outcome Agreement Outcomes and the new Local Housing Strategy 2016-2020 Outcomes.

National Outcomes

- We live in well designed, sustainable places where we are able to access the amenities and services we need
- We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others
- We value and enjoy our built and natural environment and protect and enhance it for future generations
- We reduce the local and global environmental impact of our consumption and production

National Health and Wellbeing Outcomes (actions making a direct contribution indicated with *)

- People are able to look after and improve their own health and wellbeing and live in good health for longer
- People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
- Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services
- Health and social care services contribute to reducing health inequalities
- People using health and social care services are safe from harm

Local Outcomes

Health and Wellbeing

- Improve the quality of housing and build new housing for rent
- Improve mental health and wellbeing
- Older people and people with disabilities are able to live as safely and independently as possible in the community, and have control over their care and support

Regeneration

- Improve the quality and energy efficiency of homes, which contributes to meeting the climate change target
- Improve energy efficiency and reduce CO2 emissions

Service and People First

- Improve access to Council Services

Local Housing Strategy 2016-2020 Thematic Outcome

- All Households receive advice and assistance in relation to energy efficiency to alleviate fuel poverty as far as reasonably possible

A Warm Welcome, A Brighter Future (Energy Unit Work Plan for Reducing Energy Costs for households in North Lanarkshire) Outcomes

- Households can afford to heat their homes to a suitable level
- Increase the domestic use of Renewable Energy Technologies and contribute to meeting the climate change target
- Improve the information we provide, helping to reduce residents energy bills

LHS Priority 5 Indicators: Tackle Fuel Poverty and contribute to meeting Climate Change Target			
Indicator	Frequency	Baseline 2015	Target
% of Council properties meeting EESSH	Annual	78.5%	100%
% of RSL Stock that is EESSH compliant	Annual	TBC	100%
No of Households provided with Energy Advice/Information	Annual	370	Accumulative Increase
Number of Smart Home Technology installations	Annual	-	Increase
Number of households in fuel poverty	Annual	50,000	Decrease
Number of households in extreme fuel poverty	Annual	9,000	Decrease
Number of households registering for 'It Pays to Switch'	Annual	1,782	Increase
No of private sector properties where measures installed	Annual	373	Increase

LHS Strategic Housing Outcome 5 Action Plan: Tackle Fuel Poverty and contribute to meeting Climate Change Target					
Strategic Action	Baseline 2015	Milestone	Target	Timescale	Service/ Partner
Develop and implement technologies to help people reduce energy consumption in their homes	-	<ul style="list-style-type: none"> • Trial of suitable technologies being progresses • More independent living for elderly residents 	Complete N/A	2021	HP
Agree strategy for future delivery of alternative heating options within council stock subject to available resources	-	<ul style="list-style-type: none"> • Strategy developed 	Complete	2016/17	HP
Continue to mitigate impacts of climate change in relation to housing by improving energy efficiency of homes, meeting EESSH requirements and meeting improved building standards	78.5% Council stock % RSL stock TBC 100%	<ul style="list-style-type: none"> • Council stock meeting EESSH • RSL stock meeting EESSH • All Council newbuild units to meet Silver energy efficiency standards 	100% 100% 100%	2021	HP/Partner RSLs
Effectively target available funding to improve the energy efficiency of homes	457 Measures installed in Council stock 376 Installed via HEEPS:ABS	<ul style="list-style-type: none"> • Reduction in social rented households within Scottish House Condition Survey in fuel poverty • When funding secures develop energy programmes • Reduction in private sector households within Scottish House Condition Survey in fuel poverty • When funding secured develop energy programmes 	NLC full budget spend Full HEEPS:ABS spend	Annual	All
Continue to implement collective switching framework for North Lanarkshire residents	2,174 households registered	<ul style="list-style-type: none"> • No of 'It Pays to Switch' campaigns completed 	Accumulative increase	Annual	HP

LHS Strategic Housing Outcome 5 Action Plan: Tackle Fuel Poverty and contribute to meeting Climate Change Target

Strategic Action	Baseline 2015	Milestone	Target	Timescale	Service/ Partner
	(completed) 1,187 households switched £290 average annual saving per households/£344,995 accumulative anticipated saving		Accumulative increase Saving to households/accumulative increase in anticipated saving		