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EXISTING HOMES AND CLIMATE CHANGE

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Housing and Regeneration

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The Scottish Government's Purpose

- Focus the Government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth.

- Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can enjoy a better quality of life too.

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National Performance Framework : High Level Targets

- To reduce emissions over the period to 2011
- To reduce emissions by 80 per cent by 2050

- Carbon Impact Assessment

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Towards zero carbon new homes

- Scottish building regulations already set most demanding energy standards in UK
- International Expert Panel produced *The Sullivan Report – A Low Carbon Building Standards Strategy for Scotland*
- Sullivan sets a route map towards the goal of net zero carbon new buildings by 2016/17
- Work is underway to review energy standards and assess potential impacts
- Planning advice issued on reducing emissions

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Why do we need to reduce carbon emissions from existing housing ?

- Consultation on Scotland's Climate Change Bill now complete
- 80% reduction in emissions by 2050
- Our homes produce significant proportion of emissions – 31% (by end-user); 16% (by source)
- Existing houses still the majority in 2050
- Other benefits : Warm comfortable homes; fuel poverty; lower fuel bills

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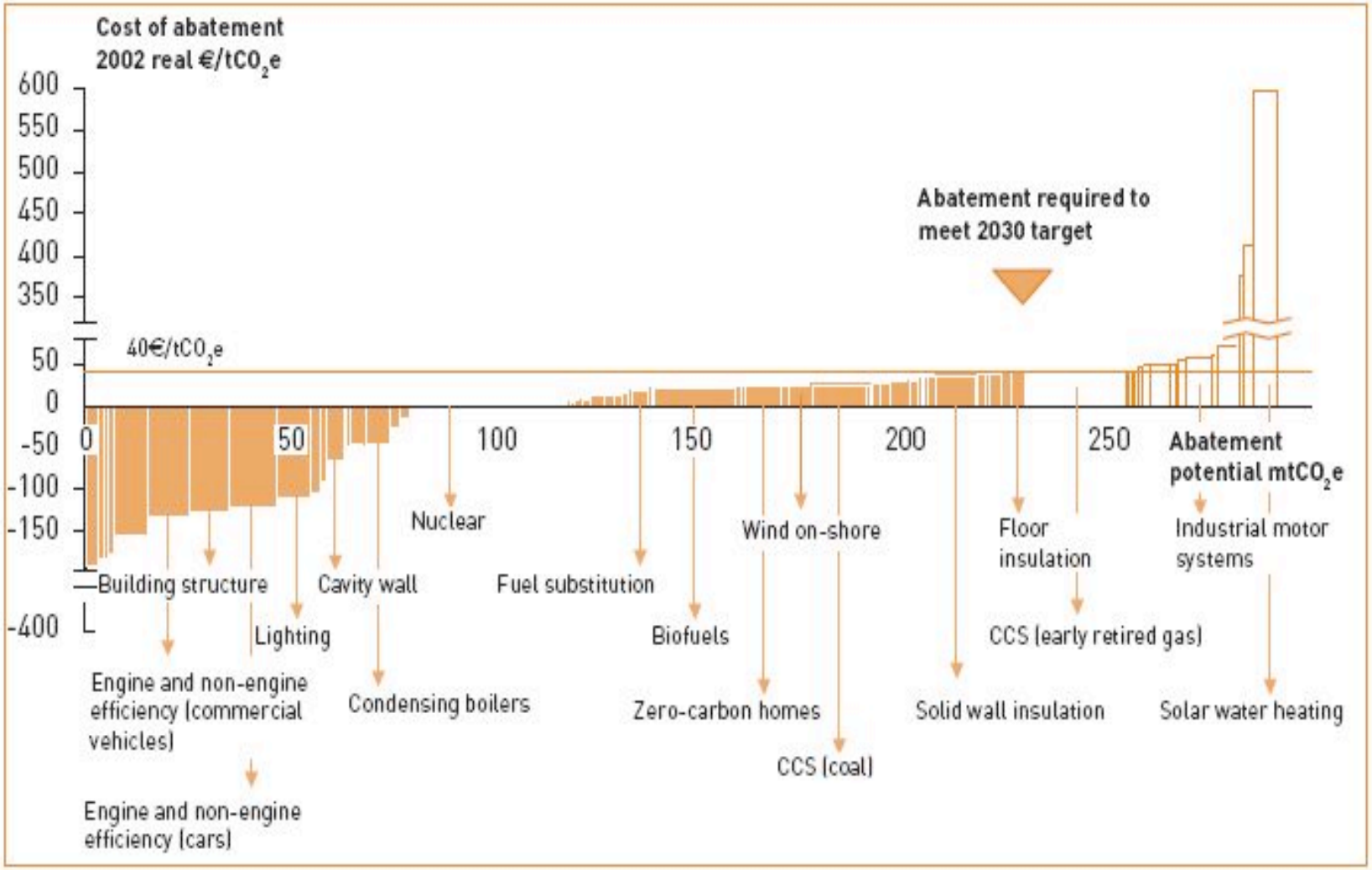

Source: McKinsey UK cost curve; team analysis

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Where are we now ?

- Public recognise climate change as an issue – but many still not convinced of need for personal action ?
- Public more concerned about shortage of affordable housing, credit crunch, fuel poverty
- Growing awareness of importance of housing emissions
- Initial stakeholder focus on new build shifting to existing homes
- Recognition of need for cost-effective measures

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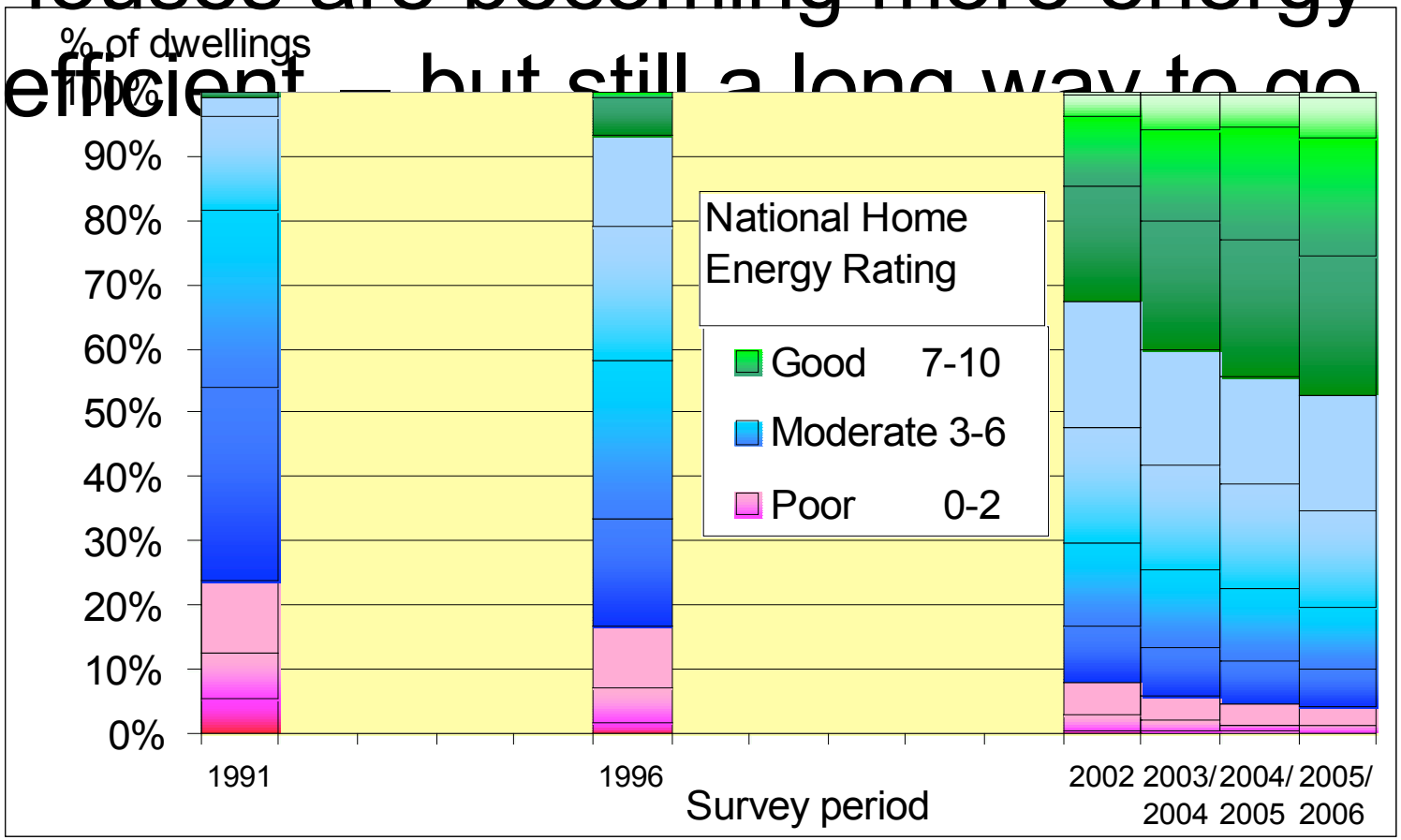
Houses are becoming more energy efficient – but still a long way to go



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Diverse housing stock – range of challenges

- Best energy standards in the social sector
- Poorest in the private rented sector : spilt incentive effect, often short term occupancy
- Around 650,000 (28%) houses are “hard to treat” – eg, stone walls, off the gas grid
- Properties of traditional construction
- Shared ownership of common parts
- Huge variations in terms of costs/complexity – also interest & ability of owners to undertake improvement work
- Behavioural issues – displacement activity

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Challenge and opportunity

- 1m homes have lofts with less than 100mm insulation (current standard is 270mm)
- 640,000 homes have unfilled cavity walls
- Most of the 500,000 solid walled homes have no wall insulation

Source : Energy Saving Trust

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Why aren't owners doing this anyway ?

- Housing energy efficiency has been increasing; fuel prices will make a difference
- Lack of/misleading information
- Too long a pay-back period
- The hassle factor

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What are the main options?

- Encourage landlords, owners (and communities) to use their own financial and other resources to improve energy performance (information, assistance)
- Give them money to do this (grants)
- Give them part of the cost (loans, discounts, tax incentives)
- Make them to do it (eg planning requirements, building standards)

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Current programmes - information / assistance

- Advice / support to home owners and business – c. £10m/annum
- 4 June : Launch of one stop shop advice centres offering free and impartial advice on energy efficiency, sustainable transport and renewables
- To be expanded to include water advice next year.
- From Autumn, Home Help Service providing face to face support, assistance with planning, etc.
- Access your local centre on freephone 0800 512 012 or visit the Energy Savings Trust website

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Current programmes - grants, discounts, tax incentives

- Fuel poverty – Central Heating Programme and Warm Deal (insulation) - £45m/annum
- Fuel Poverty Forum
- Triple funding for microgeneration - £13.5m/year
- CERT – could be worth up to £80m /year in investment in energy efficiency improvements in Scotland
- Landlord Energy Saving Allowance, VAT

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Current programmes – standards, regulation, monitoring

- Scottish Housing Quality Standard : target to upgrade social housing by 2015, including energy efficiency
- HECA : Home Energy Conservation Act
- Building standards apply to new homes, renovations, extensions

CERT – Carbon Emission Reduction Target

- Former Energy Efficiency Commitment
- Obligation placed on energy suppliers
- Scottish CERT Strategy Steering Group : Chaired by Stewart Maxwell MSP, Minister for Communities and Sport
- Scope for significant increase in CERT investment in Scotland
- Enhanced flexibility compared to EEC
- Could save 14 million tonnes of carbon (lifetime)

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Examples of CERT Discounts

Measure	Cost	CERT cost
Cavity wall	£393	£198
Loft insulation (DIY)	£128	£100
Solid wall insulation	£3,291	£1,184
Double glazing	£1,470	£924

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Energy Report

- Home Report, from 1 December 2008: include condition survey, property questionnaire and Energy Report
- Better information at time of critical investment opportunity
- Green mortgages
- EPCs in rented property from January 2009

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Climate Challenge Fund

- Climate Challenge Fund - £17m – to support community action on climate change
- Launched by Richard Lochhead MSP, Cabinet Secretary at Easter Findhorn conference
- Other community / neighbourhood schemes: eg, Scottish Sustainable Communities Initiative; Scottish Community and Householder Renewables Initiative (SCHRI)

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Adapting and managing climate change risk

- Climate change is already happening – need to manage this risk
- For example, more severe weather events, flooding
- Issues for design, quality, maintenance and location of homes
- Opportunity to integrate with response to climate change mitigation

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The Climate Challenge Fund (CCF) is funded by the Scottish Government in partnership with the Scottish Greens. Development support for funding applications and post application support is provided by Keep Scotland Beautiful. Call KSB now on **01786 471333** or email ccf@ksbscotland.org.uk.

www.itsourfuture.co.uk/climate_challenge_fund/apply.html

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