National Federation of ALMOs

championing better homes and communities

It's not easy being green

Creating greener homes and reducing fuel poverty

SUSTAINABLE HOMES

NFA Best Practice Briefing: Issue 09

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Why should ALMOs focus on energy?

Most ALMOs are working to raise their environmental performance and the best way of doing this is by becoming more energy efficient. By far the biggest impact can be achieved by improving the efficiency of the housing stock itself.

We know what is bad for the planet is also bad for people. Homes that are poorly heated, poorly insulated, and where heat is wasted put occupants at risk of fuel poverty. In 2014 there are estimated to be 2.3 million 'fuel poor' households in the UK. At the same time, more than three million families cut back on food to pay their fuel bills.[1] But to secure the full benefits of energy-efficient homes it is important to work with tenants to change behaviours around energy use, and not just do work to the properties.

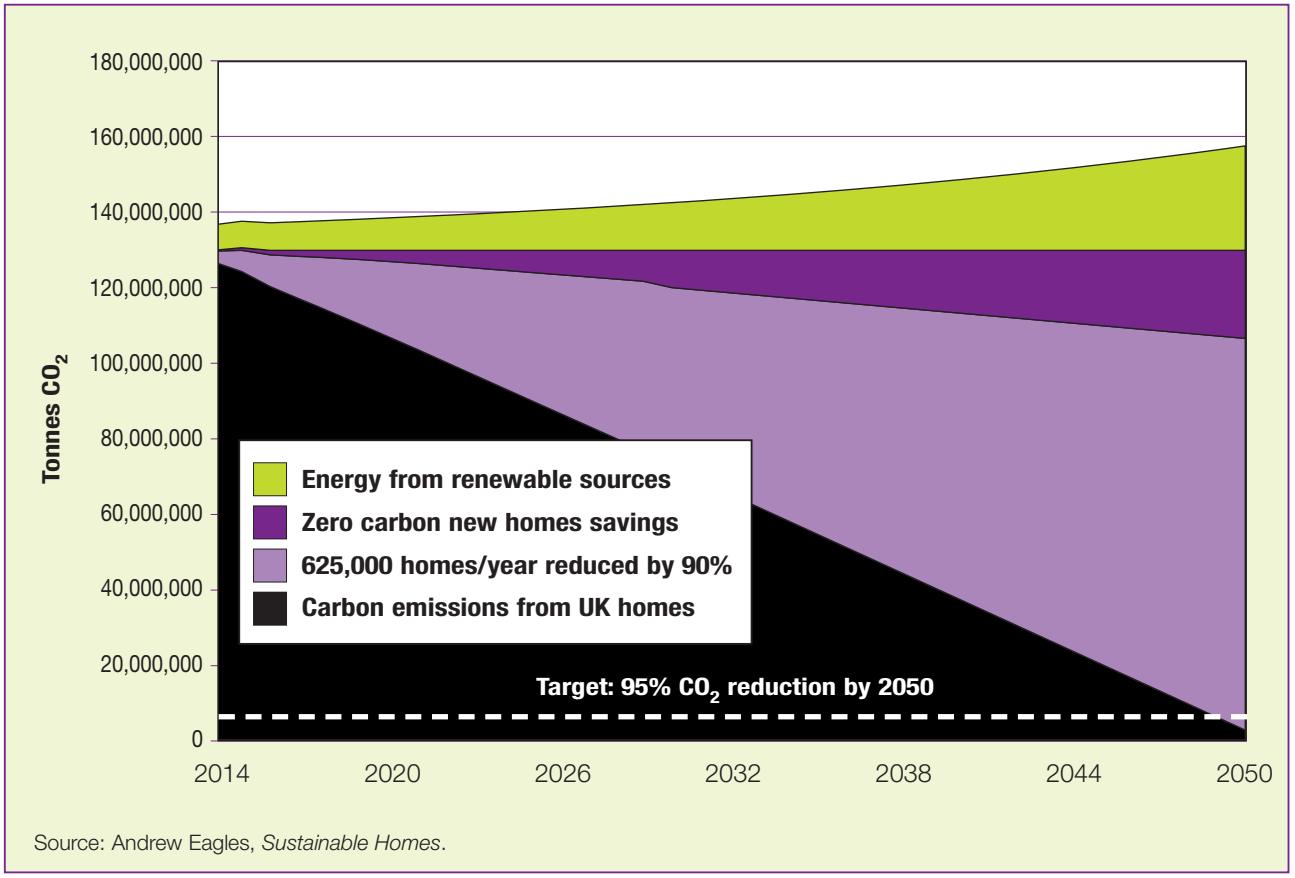
Many ALMOs are at the forefront in reducing carbon emissions and tackling fuel poverty. This briefing aims to help all ALMOs become greener, by learning from those leading in this work and sharing good practice.

What's the scale of the task?

The government's statutory target is to cut UK carbon emissions by 80% by 2050. Insulating the housing stock to a high standard has to be a key part of this, because housing contributes more than a quarter of Britain's total emissions, and more than half the heat losses from homes are from space heating.

Indeed the government's Carbon Plan aims to achieve 'near zero' carbon emissions from housing by 2050. To achieve these long-term targets, we have to insulate one more house to very high standards *every minute* across the UK. That's no less than 625,000 per year, as Figure 1 shows.

Figure 1: The retrofit challenge 2006-2050



Source: Andrew Eagles, *Sustainable Homes*.

1 DECC (2014) *Annual Fuel Poverty Statistics Report 2014*; The Children's Society (2014) *Behind Cold Doors: The chilling reality for children in poverty*.

Needless to say, at the present time the sector isn't achieving anything like the right pace or standards of change. For example, the Committee on Climate Change expected 130,000 solid wall homes to be insulated in 2013; less than 25,000 were actually done. The case for a national retrofit programme that would achieve government targets is set out by the UK Green Building Council in their report *A Housing Stock Fit for the Future*: www.ukgbc.org/resources/publication/housing-stock-fit-future-making-home-energy-efficiency-national-infrastructure

Many ALMOs have taken a lead by adopting strategies to help tackle climate change, deliver more energy-efficient housing or alleviate fuel poverty.

Wolverhampton Homes' Domestic Energy Reduction Strategy enables them to look at the wider benefits of energy saving measures in:

- economic growth, investment and jobs
- community benefits, reduced bills and fuel poverty
- reduced carbon emissions and reduced impact on climate change.

Northwards Housing has produced a 10-year Climate Change Action Plan 2010-20 which covers the housing stock and its offices.

How is energy efficiency measured?

The most commonly used measure is the Standard Assessment Procedure rating of the dwelling (SAP), which also forms the basis of Energy Performance Certificates (EPCs). SAP ratings are based on surveys of dwelling types that can be 'cloned' across the stock. Data can be improved over time so that the correct rating can be established with more confidence.

SAP is also used for statistical returns to DCLG, and runs on a scale from 1 (very poor) to 100 (zero energy costs). A score of over 100 is possible where a house is exporting more energy back to the grid than it is using.

EPC band ratings are based on a reduced version of the full SAP. They range from 'G' (very poor) to 'A' (highly efficient).

SAP – getting the right software

It is important that ALMOs are using similar SAP methodologies. HouseMark benchmarking currently accepts data from SAP 2005 and SAP 2009 as reasonably comparable. They do not, however, accept SAP 2001 and ALMOs still using this data should take steps to update as soon as they can. As SAP 2012 comes on stream, it makes sense for ALMOs to move to the latest methodology. Stock condition databases usually have a built-in calculation tool for SAP.

More information:

- Government SAP page: www.gov.uk/standard-assessment-procedure
- SAP 2009: www.bre.co.uk/sap2009/page.jsp?id=1642
- SAP 2012: www.bre.co.uk/sap2012/page.jsp?id=2759

There is a detailed guide to these and other measures of energy efficiency in the CIH practice briefing *Greening your housing stock*. www.cih.org/publication/display/vpathDCR/templatedata/cih/publication/data/Greening_your_Housing_Stock

How well do you know your stock?

With self-financing Housing Revenue Accounts, it is essential that ALMOs and their councils have effective asset management strategies, based on thorough knowledge of their stock, which:

- Identify investment needs
- Enable decisions to be made on the best ways of addressing needs, and
- Lead to an ongoing investment programme.

A key element of the strategy is the stock's energy efficiency including:

- The standards you aim to achieve
- Target dates set
- The costs of reaching the standards, and
- How the above feed into your investment programme.

There are a number of ways to check the energy efficiency of your homes:

- **Stock condition surveys** – can be expensive and time consuming but can provide useful information. If a survey is being undertaken for a different reason ensure that checks are undertaken of energy efficiency elements at the same time, such as wall types, boiler age and windows. Surveys of a representative sample of stock can be 'cloned' across homes with similar archetypes (see above).
- **Voids** – when homes are empty carry out an EPC inspection. This will inform the landlord and the prospective resident of the performance of that individual home and suggest other measures that could be undertaken. EPCs do not provide all the information needed for SAP but other sources of data, for example the boiler make and model, should be available on gas servicing certificates. Using all sources of data can reduce the need for surveys.
- **Modelling** – it is possible to assess the assumed energy use of homes, based on the information already held in the asset management system. There are useful elements to this. Some modelling can sense-check the data you have. This can be useful as a second check of the findings from EPCs. They can also check details like size of the home and orientation remotely which can help inform energy-saving options.

Guidance changes fairly regularly so it's important to keep up-to-date via the sources at the end of this Briefing.

Poole Housing Partnership has a part-time surveyor who gathers full stock condition information together with SAP ratings. The surveyor targets areas where there are gaps in the data held.

What targets do ALMOs need to meet and how do they affect their work?

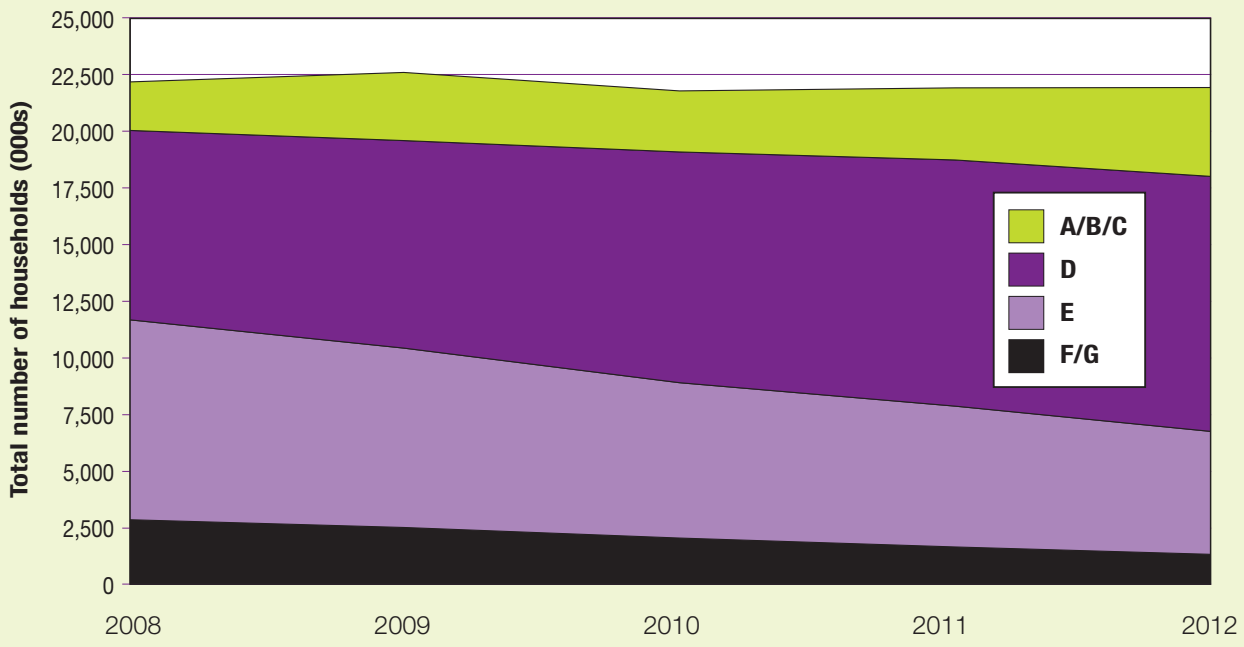
Of course all ALMOs need to ensure their stock meets the Decent Homes Standard – but this is far below the levels of energy efficiency needed to achieve the government's statutory target of cutting UK carbon emissions by 80% by 2050. While for new homes there is the planned 'zero carbon' standard and currently the Code for Sustainable Homes, there is no equivalent for the existing stock.

As part of the 2015 Election Manifesto the NFA has called for an ambitious energy-efficiency target to form part of the Decent Homes Standard for delivery by 2020:

- An average SAP rating of at least 70 (EPC band C) for the social housing stock
- No social housing with a SAP rating of less than 40 (lower than EPC band E).

As Figure 2 shows, homes with ratings of 'E' and below are falling quite steadily. In 2012, only 1% of social sector homes were in the worst categories 'F' or 'G'.

Figure 2: Recent progress in raising EPC ratings (all tenures)



Source: DCLG: English Housing Survey 2013; DECC: Fuel Poverty Report 2014.

There are powers (soon to be turned into regulations) to require privately let stock to achieve an EPC rating of at least E by 2018. There is also a separate target for as many fuel-poor households as possible to be in band E or above by 2020. An initial target can therefore be to ensure you have no stock with ratings of F or G.

The eventual fuel poverty target is to achieve band C by 2030. Beyond this, to meet the UK 2050 carbon reduction targets, all stock will have to be rated A or B. Landlords will have to set their own standards and targets based on this briefing and the other available guidance, which take account of the circumstances of your stock and the costs of retrofit work.

Gloucester City Homes has succeeded in raising the energy efficiency of its stock from an average rating of band D to band C saving tenants around £388,000 annually in heating costs.

Kirklees Neighbourhood Housing has an environmental policy backed by an annual environmental statement which records achievements against specific targets, including carbon reduction. KNH is on target to meet its commitment to reduce carbon emissions to its stock by 30% by 2020 (from a 2005 baseline). KNH has achieved an average SAP rating for its stock of 71, based on EPC data from approximately 25% of the stock.

Local authorities also have an obligation under the Home Energy Conservation Act 1995 (HECA) to report at two-yearly intervals on the measures they consider practicable, cost-effective and likely to result in significant improvement in the energy efficiency of residential accommodation in their area.

Gateshead set a target of reducing its carbon emissions from homes by 20% to 2020 and progress on this and other measures is reported in its HECA monitoring report: www.gateshead.gov.uk/Environment%20and%20Waste/energyconservation/Home-Energy-Conservation-Act.aspx

For a range of ways of benchmarking your performance look at the options set out in the CIH practice brief *Greening your Organisation*: www.cih.org/publication/display/vpathDCR/templatedata/cih/publication/data/Greening_Your_Organisation

It covers independent verification methods such as the Sustainable Homes Index for Tomorrow provided by Sustainable Homes.

How should energy efficiency be taken into account in investing in the stock?

Energy efficiency requirements impact on all aspects of what you do to the stock. For example, if you are reroofing you may need to allow for the future fitting of external wall insulation (see Gloucester example below). If you are replacing windows, what standards will you set and how will you tackle related issues such as cold-bridging? Are you factoring energy-efficiency costs into assessments of the net present value (NPV) of retaining and investing in particular stock?

In practice there are likely to be three levels of intervention:

- **Major retrofit** (sometimes called 'deep retrofit') to transform the energy efficiency of an estate or of group of houses so that it is usually at least 70% more energy efficient
- **Piecemeal retrofit** such as loft or cavity wall insulation (ideally as part of a phased programme to upgrade the stock's energy-efficiency as resources are available)
- **Other maintenance** where energy-efficiency needs to be taken into account, particularly heating repairs and replacements.

For every aspect of your maintenance work, you should ask whether it provides an opportunity for improving energy performance (see Figure 3).

Figure 3: 'Trigger points' for different retrofit opportunities

Key: Good opportunity / Possible opportunity	Opportunity														
Measures to consider	Moving in or out	Extending	Loft conversion	Adding a conservatory	New kitchen	New bathroom	Re-roofing	Re-plastering	Replacing windows	Re-wiring	Re-flooring	New heating	Replacement boiler	Replacement hot water cylinder	Re-rendering
Wall insulation	■	■	□	□	■	■	□	■	□	■	■	■	■		■
Roof insulation	■	■	■	□	□	□	■	■	■	■	□	■	■	■	■
Floor insulation	■	■		■	■	□				■	■	■	■		
Heating controls	■	■	■	■	■	■		□		□		■	■	■	
Cylinder/pipe insulation	■	■	■	□	■	■	■			□	■	■	■	■	
Airtightness improvements	■	■	■	■	■	■	■	■	■	■	■	■	■		■
Efficient ventilation	■	■	■	■	■	■	■	■	■	■	■	■	■		■
Windows	■	■	■	■	■	■	□	■	■			■	■	■	■
Low energy lighting	■	■	■	■	■	■	■	■	■	■	□	□	□	□	■
Energy efficient applicances	■	■		■	■	□		□		■	□				

Source: CIH: *Greening your housing stock*. With permission from the Energy Saving Trust.

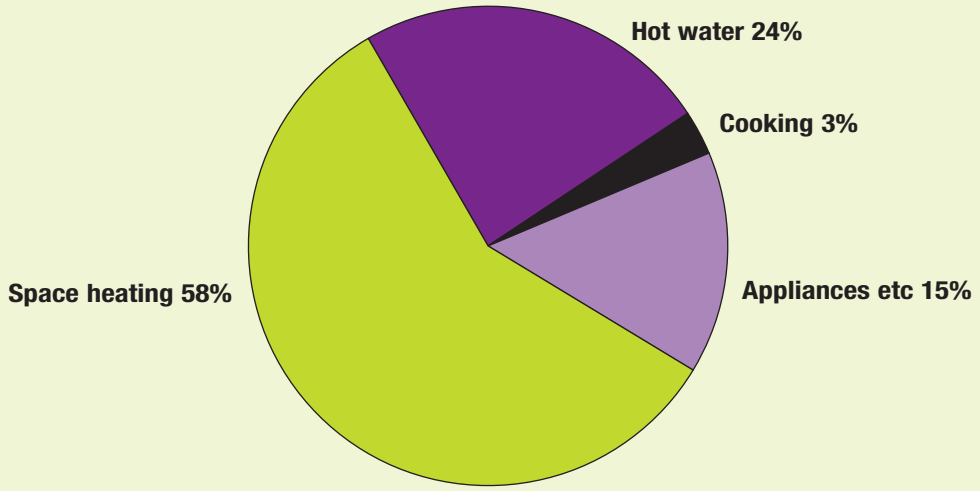
Whatever levels of intervention you plan (even day-to-day repairs), they need to fit into your strategy, so that you make the most of opportunities and avoid wasting money by undoing previous work. For example:

- If you are refitting bathrooms, have you taken into account whether later energy-efficiency improvements will require internal wall insulation, reducing the space available for fittings?
- Where major improvements are made to air tightness and insulation have you considered that with less air leaving the home this can increase condensation and mould?
- Have you remembered domestic water use? Heating hot water can account for over 25% of the energy used in the home and providing clean drinking water uses a lot of energy elsewhere. Saving water helps cut residents' water and fuel bills and reduces the home's 'carbon footprint'.

What should ALMOs focus on?

A starting point is to understand energy use in the home. Figure 4 shows how space and water heating together use more than 80% of the energy consumed. Reducing energy consumption through more efficient and better-controlled appliances, combined with reducing energy loss through the fabric of the dwelling, are high priorities.

Figure 4: Energy uses in the home



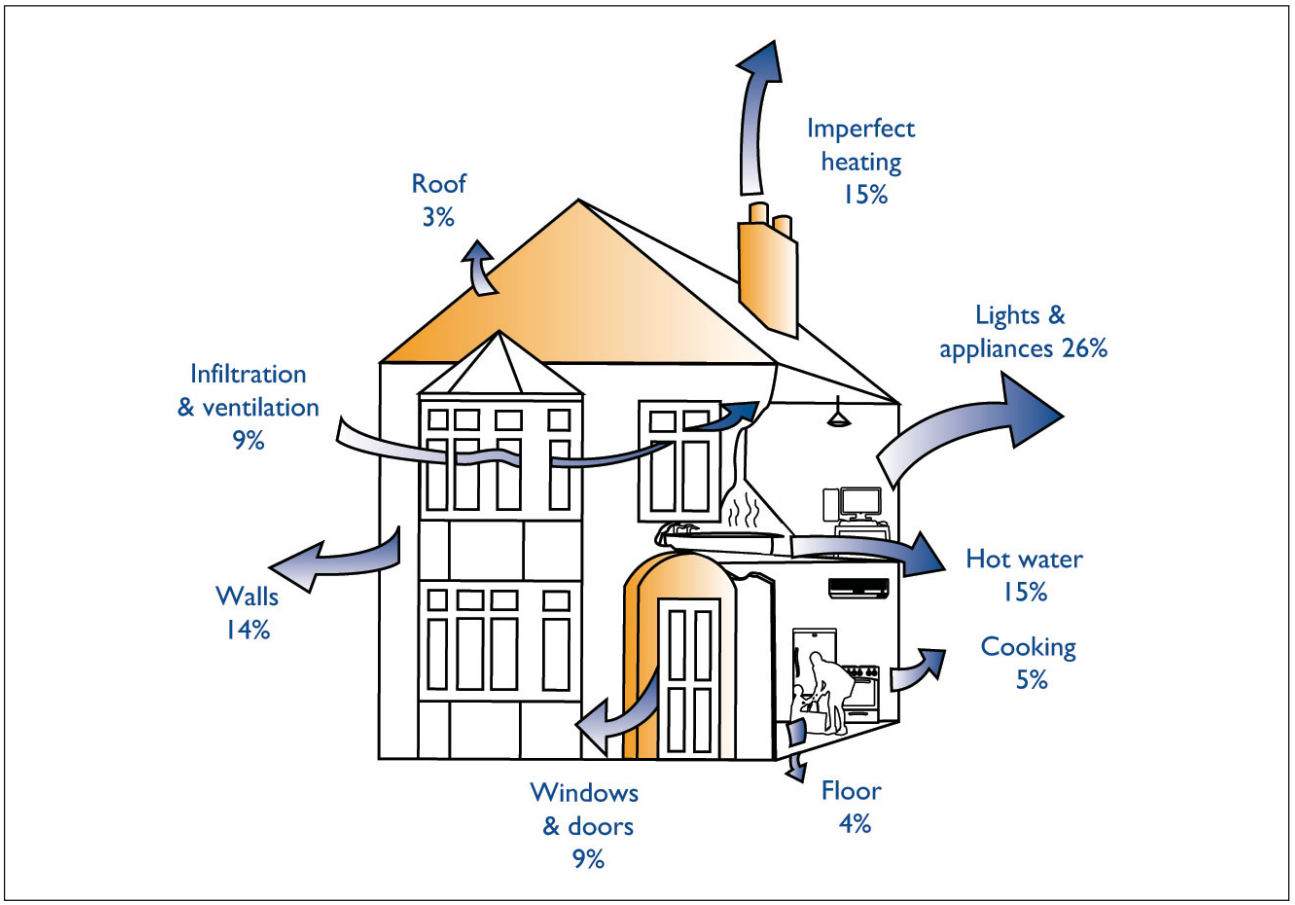
Source: www.carbondescent.org.uk

From this it is obvious that action depends on both the landlord and the resident: while the physical fabric and sources of energy can be as efficient as possible, the occupier needs to make proper use of them and be aware of energy use by household appliances and gadgets.

In addition, the fuel used to provide electricity is a further factor: there may be the opportunity to switch to low-carbon energy sources. In order to support work in this area the NFA 2015 Election manifesto is asking all political parties to consider encouraging social enterprise companies to be established locally which support residents in switching to alternative energy providers.

An important starting point for the landlord is the fabric of the dwelling, since this is usually entirely within the landlord's control. Figure 5 shows typical heat losses and hence emissions from an older, uninsulated house. The biggest source of emissions is space heating (54% of emissions). Of this percentage, 39% is due to heat losses through the fabric and 15% due to inefficient equipment and poor controls. The next biggest source is lighting and appliances (26%). Hot water (15%) and cooking (5%) are the remaining sources.

Figure 5: Typical sources of emissions in an older, uninsulated house



Source: *An Introduction to Low Carbon Domestic Refurbishment*. Construction Products Association (2010).

The landlord's principal aim should be to make the physical fabric as energy-efficient as possible, because:

- Minimising heat loss by having a well-insulated fabric means the need for space heating is reduced or even – in a hyper-efficient property – virtually eliminated
- With more efficient fabric it is less important to invest in highly efficient heating
- Good insulation is likely to be appreciated by tenants for its 'comfort value', because the house retains heat while they are out or during the night.

Work to the fabric means getting to grips with technical issues about materials, their thermal efficiency and the cost-effectiveness of different types of investment. For example, loft insulation repays its costs very quickly; other measures may be necessary to achieve high standards but have long repayment periods. Inevitably this means that some of the stock offers 'low-hanging fruit' such as loft or cavity wall insulation not yet installed (and where buildings are suitable). In contrast, both pre-1914 stock and 1960s tower blocks or similar non-traditional units may need more expensive solid wall insulation.

A range of guides are available and are referenced in the CIH practice briefing *Greening your housing stock*, which also has non-technical examples of typical retrofit works. Here are two that are particularly useful:

- EST has an in-depth guide to reducing emissions from social housing: www.energysavingtrust.org.uk/Publications2/Local-delivery/Existing-housing/Reducing-emissions-from-social-housing-Introduction-England
- Fusion 21 has a 20-page guide to solid wall insulation developed by John McCall Architects: www.viridisenergysaving.co.uk/uploadedfiles/documents/EWIguidance.pdf

Gloucester City Homes raised the EPC rating of 53 solid-wall homes in one area from 60 to 72. The scheme, funded from its capital programme, replaced the roofs, installed loft insulation and thermally-efficient windows and added 90mm of external wall insulation with a weather-proof render.

Kirklees Neighbourhood Housing has an 11-storey 1961 tower block which had costly electrical storage heaters. KNH decided to upgrade using a range of measures to achieve near Passivhaus standards. They included high insulation standards, high levels of air tightness and a mechanical ventilation and heat recovery system.

The result is that residents only rarely have to use their heating systems. Electricity for communal lighting and lifts is provided through solar PV. The scheme cost of £3.5m was funded mainly from the capital programme with some support from the European Regional Development Fund.

Solihull Community Housing has tackled high energy costs from electric storage heaters in 21 tower blocks, by installing a biomass heating system and external wall insulation. They have user-friendly meters so that residents can more easily monitor energy use. Funding was from ECO (see below).

Apart from the fabric, ALMOs will also want to consider methods of energy supply and control. These can range from basic measures like upgrading all boilers to A-rated ones, to installing smart meters and to alternative sources of renewable energy such as solar PV (which provides electricity), solar thermal (for hot water) and alternative heating systems such as heat pumps.

City West Homes is installing the Chop-Cloc device with all new boilers. This switches off the boiler for several minutes every hour, reducing fuel use and saving the resident money but with no perceptible change in temperature.

Poole Housing Partnership is using simple filtering technology on all new central heating installations to keep systems clean and sludge free, resulting in manufacturers' efficiency figures being largely maintained for the life of the boiler.

The **Carbon Saving Alliance** www.carbonsavingsalliance.co.uk/ has 39 social landlord members, including several ALMOs. It is looking to provide a landlord energy rate for social housing which is lower that the open market rate, investing surpluses in energy-efficiency measures across the stock. A pilot is planned for 2015 with the aim of being a 'Licence Lite' provider by 2017.

How do we assess value for money?

Three alternative methods are typically used to test value for money:

- **Payback period** – simply calculates the amount of time needed to recoup the original investment
- **Net present value (NPV)** – discounts the value of future savings as these are more uncertain
- **Internal rate of return** – assesses the return over a period of years where further spending is likely later.

There are tools to help the non-technical person understand the choices to be made and relative costs involved. For example, Sustainable Homes provides CROHM (Carbon Reduction Options for Housing Managers): www.sustainablehomes.co.uk/stock_carbon_assessment.aspx

Northwards Housing Group analysed the most cost-effective measures to reduce fuel poverty and the costs and measures to best reach their SAP targets, using the Sustainable Homes CROHM assessment tool. The report also outlined the measures that were less than £100 per SAP point or less than £500 per SAP point.

A warning needs to be sounded that there can be wide differences between expected fuel/CO_2 savings, tenants' perceptions of the savings and actual results. While initially you will need to make investment decisions based on forecast savings, once schemes are complete you should test tenant satisfaction levels. You should also monitor actual changes in fuel bills (before/after) in a sample of cases and compare the results with the original forecasts. Where they are below expectations, this may trigger action such as additional guidance to tenants on using new systems.

In some cases tenants need to know that although the home has been improved, bills may still go up (due to increases in energy tariffs). The rise though should be lower than what would have occurred without the improvements to the home.

Stockport Homes replaced electric storage heaters with a biomass district heating scheme in two tower blocks. They compared tenants' space and water heating bills before and after and found average savings of 55% over a period when energy prices nationally increased by 16%.

How do we finance energy-efficiency programmes?

This is a complicated area to cover as there has been a remarkable lack of continuity and certainty in funding arrangements. The main sources of funding available to local authorities and ALMOs at the time of publication are given in the table.

Figure 6: Funding sources

Source	Type of payment	Eligible works	Eligible properties
Energy Company Obligation (ECO) – Carbon Reduction Obligation (CERO)	Payment based on CO_2 savings achieved	Insulation of cavity walls, hard-to-treat cavity walls, lofts and solid walls, and district heating	Existing dwellings (not new build)
ECO – Carbon Savings Community Obligation (CSCO)	As above	Insulation and district heating, as above, plus windows	Low-income areas (currently the bottom 15% of areas in the Index of Multiple Deprivation); CSCO Rural uses 15% of the CSCO funding for those on qualifying benefits/tax credits in rural areas
Green Deal	Finance repaid through energy bill. Cashback deals available to LAs/ALMOs.	Insulation, heating, draught-proofing, double-glazing, renewable energy	All – for more details see below
European Investment Bank	Loans	No specific measures	All
Green Investment Bank	Loans, when linked to private finance	Heating	All
London Energy Efficiency Fund	Loans	Insulation and heating	London only
Renewable Heat Incentive (RHI)	Tariffs per kilowatt hour	Renewable heating systems	Existing dwellings (plus self-build)
Feed-In Tariff (FiT)	Tariffs based on power generated and exported	Solar PV and other renewable generation systems	All

Here are further details about some of the most popular schemes.

ECO

The Energy Company Obligation (ECO) is a £1.3 billion annual funding stream launched in 2013 which replaced the CERT (Carbon Emissions Reduction Target) and CESP (Community Energy Saving Programme) previously used by many councils. ECO was revised soon after it was launched to extend the timetable and in some respects reduce the obligations.

ECO is not a grant scheme, but a target placed on energy companies to deliver CO_2 savings or fuel bill savings. ECO is run by Ofgem and complements the Green Deal.

The energy companies are in competition: there is no single application process for funding, each looks to secure the most cost effective ways of delivering their ECO obligations. The availability of good data and a well-developed delivery programme are therefore critical. Energy suppliers can choose how they deliver their ECO targets, are likely to be keen to enter partnerships and will want to negotiate a commercial deal.

For further details see: www.ofgem.gov.uk/publications-and-updates/energy-companies-obligation-eco-measures

Nottingham City Homes has been working on a number of initiatives including:

- Attracting more than £10 million of CESP funding to address hard-to-treat homes in the most deprived areas. More than 2,600 solid wall properties, across both the social and private sector, are being insulated
- Cladding over 1,000 homes with ECO funding, including a negotiated competitive price for owner-occupiers on the estate
- Working with Nottingham Energy Partnership and Scottish and Southern to fit internal wall insulation
- Securing grants from E.ON to fit external wall insulation.

Green Deal

This is the government's flagship scheme for householders, where costs are recouped through fuel bills. LAs and ALMOs can engage with it in various ways, for example through Green Deal Communities funding to deliver Green Deal on a street-by-street basis, or through the Green Deal cashback arrangements.

For further details see:

- Green Deal Central (note this is a non-official website): www.greendealcentral.com/
- Green Deal social housing guide: www.gov.uk/government/publications/green-deal-a-guide-for-social-housing-providers
- Green Deal cashback: www.sustainablehomes.co.uk/blog/bid/204943/Did-you-know-social-landlords-can-get-Green-Deal-Cashback
- Green Deal community funding: www.greendealcentral.com/news/6-local-authorities-bag-20m-green-deal-community-funding/#.U6sprLEmX7M
- Green Deal Oversight and Registration Body: http://gdorb.decc.gov.uk/

Feed In Tariff

FiT encourages renewable electricity generation principally through solar PV panels or combined heat and power schemes. Although FiT tariffs have come down, so has the cost of installations and these can still make a reasonable return on the investment (through the FiT tariff) while providing tenants with free electricity for part of the day.

More information (note this is a non-official website): www.fitariffs.co.uk/

Poole Housing Partnership has addressed many of the insulation issues in its stock which is in the top quartile of energy efficiency. It is now prioritising renewable energy and associated technologies. It has installed solar PV on 1,500 homes covering one-third of the rented stock. The project was financed by prudential borrowing of £10m which produces an annual income of £1.2m from FiT (for between 20 and 25 years) and through earnings from exported electricity. Tenants benefit from significant electricity bill savings. PHP are now fitting smart immersion heater control systems to enable water heating at times of surplus solar electricity production. They are installing residents' monitoring systems to let residents know when there is spare electrical capacity that they can use for free.

RHI

RHI can fund renewable heating systems both for individual homes (e.g. heat pumps) and for estates through district heating schemes. RHI can also fund solutions to off-gas networks.

More information (note this is a non-official website): www.rhincentive.co.uk/

Berneslai Homes has a 'No More Gas' programme which aims eventually to remove gas heating from its stock. It is replacing boilers with air-source heat pumps – it is an accredited supplier and by the end of this year will have converted nearly 500 homes, funded partly from its capital programme and partly from the RHI.

Stockport Homes has installed district heating to 1,500 homes fed by biomass boilers. It is now receiving payments from the RHI and over 20 years expects to receive over £10m.

Community Energy

Community energy covers aspects of collective action to reduce, purchase, manage and generate energy, relying partly on the funding sources noted above. Some communities maybe interested in benefiting collectively from such schemes. Funding, case studies and guidance are available here: www.gov.uk/community-energy

Working with tenants and residents

Many energy efficiency schemes have not delivered forecast savings because of failure to engage with those who live in the houses and who have to understand and use the technology. For example, to achieve higher energy ratings you will need to make houses more air-tight and consider mechanical ventilation systems.

Occupants need to learn how to adapt to lower levels of ventilation – avoiding over-heating or resorting to opening windows unnecessarily. Also, if less energy is being used for heating then energy use by appliances becomes much more significant, and this depends on occupants' behaviour. For example, TVs in the UK consume more than £116m of electricity when left on standby.

Energy use varies enormously, as investigated by Sustainable Homes in this study: http://cdn2.hubspot.net/hub/63188/file-1082558786-pdf/docs/NES_report_final_-_public_version.pdf

Since 2010, Affinity Sutton have been running their FutureFit project which aims to learn about residents' fuel use and how to develop action programmes which take it into account: www.affinitysutton.com/en/about-us/environment-and-sustainability/futurefit/

There are also many examples of engaging with residents and tips for doing so in the CIH practice briefs (see below). Some people are training up residents to train others. This keeps the skills in the community and helps develop your residents.

Remember that you are investing significant sums in retrofitting your stock, so spending much smaller sums in engaging with the occupants to get the most out of their energy-efficient homes will be money well spent.

City West Homes have trained asset managers and frontline staff on fuel poverty. They also have a bespoke booklet on energy saving which they distribute. This provides clearly worded tips on saving energy in the home. They provide a quarterly newsletter to residents on energy savings and have actively engaged with almost 25% of their residents on energy efficiency, via one-to-one discussion, workshops or resident surveys.

Cornwall Housing's Energy Advisors are funded from the FiT received from solar PV installations, which is approaching £100k per year. The advisors help residents switch fuel from expensive electricity to gas, and provide other advice aimed at reducing fuel poverty.

How do I find out more and keep up-to-date?

Here are web-based sources of information and ways to keep up-to-date:

- The CIH practice briefs mentioned in the text can be downloaded free by CIH members at: www.cih.org/policy/display/vpathDCR//templatedata/cih/policy/data/practicebriefs
- The Energy Saving Trust has a range of useful publications here: www.energysavingtrust.org.uk
- Energy Efficiency Partnership for Buildings is at: http://eepb.org.uk/
- Sustainable Homes is at: www.sustainablehomes.co.uk
- Inside Housing's Sustainable Housing website: www.insidehousing.co.uk/eco
- The Department of Energy and Climate Change is at: www.gov.uk/government/organisations/department-of-energy-climate-change
- DECC publishes a *Guide to Financing Energy Efficiency in the Public Sector* which is currently being updated. See http://webarchive.nationalarchives.gov.uk/20130109092117/http:/decc.gov.uk/assets/decc/11/tackling-climate-change/saving-energy-co2/6922-a-guide-to-financing-energy-efficiency-in-the-publ.pdf
- DECC's fuel poverty strategy is here: www.gov.uk/government/consultations/cutting-the-cost-of-keeping-warm-a-new-fuel-poverty-strategy-for-england
- Stay informed about funding by registering for DECC updates here: www.gov.uk/government/email-signup/new?email_signup[feed]=https%3A%2F%2Fwww.gov.uk%2Fgovernment%2Forganisations%2Fdepartment-of-energy-climate-change.atom
- The GLA provides various resources including an up-to-date (March 2014) *Guide to Funding and Financing Opportunities*: www.london.gov.uk/priorities/environment/tackling-climate-change/energy-efficiency/re-new-home-energy-efficiency/implementing-renew-locally

SHIFT
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"ALMO's face unique challenges in working to improve the quality and sustainability of their stock, and being members of the SHIFT network has been a great help in doing this. I would absolutely encourage others to be part of this network of organisations improving their sustainability."

Steve Hale
Strategic Asset Manager,
Nottingham City Homes

"Energy prices are rising and we face challenging carbon reduction targets.

I'm delighted to see SHIFT members taking action to understand their environmental impacts, including energy use, through independent assessment – and then working to reduce them."

Greg Barker MP
Former Minister of State for Energy & Climate Change

"We joined SHIFT to assess our performance. Many of our ideas have come from being members. There's no point reinventing the wheel if you can find out from others what's worked. I would very much recommend SHIFT to others."

Tom Jarman
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