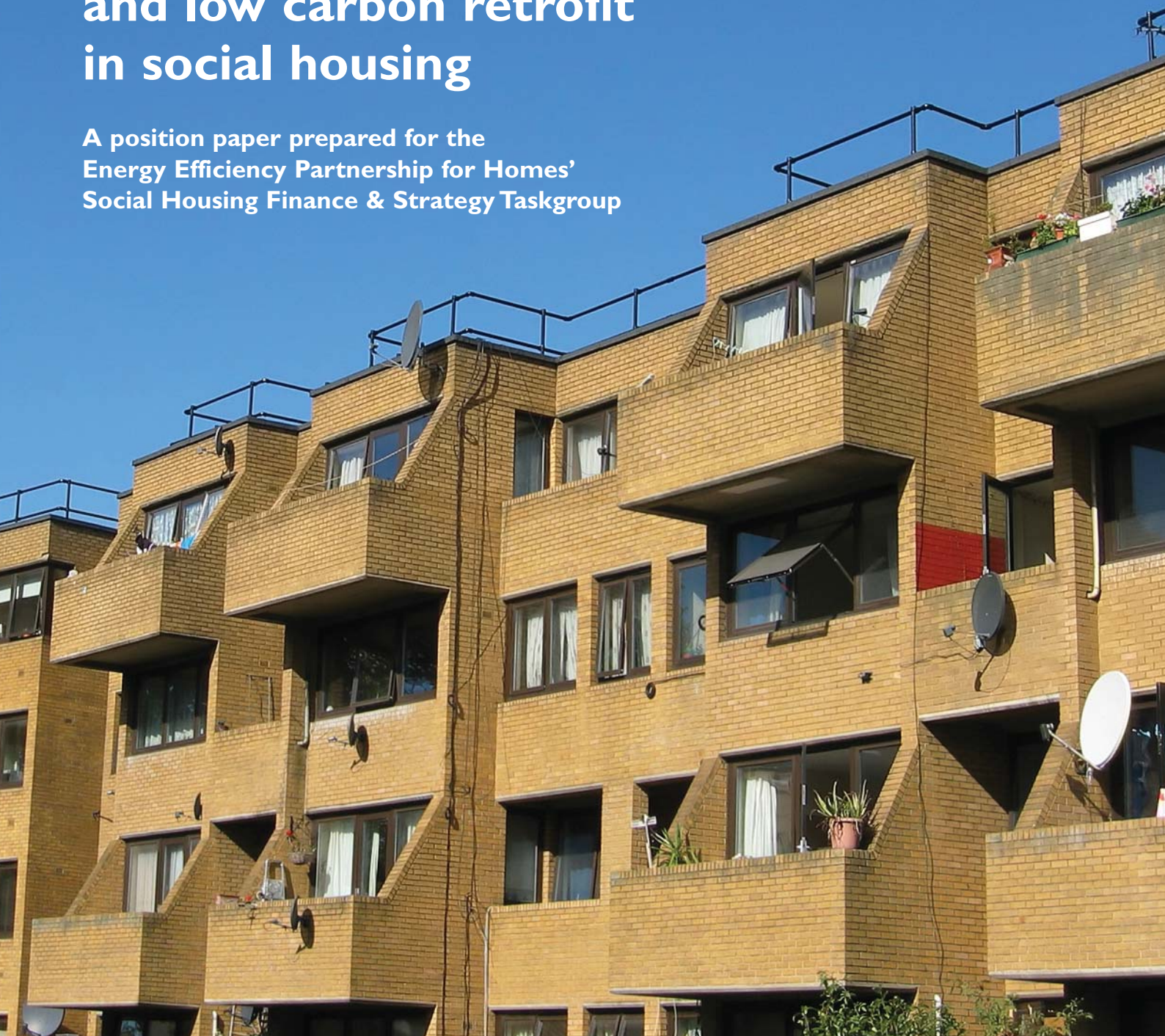


The future financing of energy efficiency and low carbon retrofit in social housing

A position paper prepared for the
Energy Efficiency Partnership for Homes'
Social Housing Finance & Strategy Taskgroup



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Research undertaken and report prepared by:
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Introduction

The UK is committed to an ambitious long-term statutory target to reduce carbon emissions by 80% by 2050 from 1990 levels. Accounting for over a quarter of all carbon emissions in the UK, the UK's housing stock – including social housing – is one of the most significant and cost-effective sectors from which these emissions savings can be made. The need to rebuild energy security is also recognised as a key priority.

According to the Committee on Climate Change's October 2009 progress report¹, a new policy is required to address the range of barriers to energy efficiency improvement (lack of information, hassle factor, lack of willingness to implement measures, etc.).

The Conservative/Liberal Democrat Coalition Programme highlights a 'Green Deal', which will encourage home energy efficiency improvements paid for by savings from energy bills.² The previous Government's Household Energy Management Strategy, as well as the Conservatives' green paper on housing, recognised the need for a framework for systematically improving the energy efficiency of geographical areas (e.g. entire streets and estates), leading in turn to options for combating fuel poverty.

These ambitions will require a step-change in activity. Both Government and the social housing sector have to rise to the challenge together. The sector is enthusiastic and willing to deliver significant energy and carbon savings. Furthermore, in rising to the challenge, there is also potential for the sector to build industry and supply-chain capacity for large-scale retrofit.

This paper looks at the issue of how these measures will be financed in the social housing sector. It briefly

sets out the current – and planned – policy terrain for achieving emissions reductions in the sector. It then goes on to outline the barriers and opportunities presented by this landscape, and sets out a number of strategic options for improving the financing of low carbon retrofit in social housing.

The core of the argument is contained in the section on **opportunities** (p.5) such as pooling multiple funding sources, developing sustainable income streams, and the potential central role of the sector in developing community green deal partnerships. Potential ways forward are outlined in the section on **strategic options** (p.7).

Whilst the focus of the paper is on financing retrofit for existing social housing, it has implications for the whole of the housing sector.

Broad principles for delivery

Recognising that social housing can deliver in a Green Deal in any sector, **maximum flexibility** is needed on delivery and deliverables – including the agents and in which sectors.

The shortest route from funding to delivery is the most effective and this should be reflected in the regulatory framework.

Robust financial and regulatory encouragement is essential. The **deliverables and the funding need to be determined** in an "encouraging regulation" framework, and the sector will be able to follow through. This would also ensure it is more than simply a social programme.

Legislation is urgently required to support the development of schemes such as PAYS.

¹ Committee on Climate Change, Meeting Carbon Budgets – the need for a step change: progress report to Parliament, October 2009.
<http://hmccc.s3.amazonaws.com/21667%20CCC%20Report%20AW%20WEB.pdf>

² The Coalition: our programme for government
http://www.direct.gov.uk/prod_consum_dg/groups/dg_digitalassets/@dg/@en/documents/digitalasset/dg_187876.pdf

Proposals should not be tenure specific or exclude others from delivering. Whatever is developed should allow new entrants to deliver (e.g. community groups, large commercial organisations etc.) There is a risk that if delivery is limited to registered social landlords or local authorities, then energy efficiency would become a single supply chain or also a ‘social programme’ that would not encourage other sectors.

The **role of the supplier obligation** is critical. As it stands, it does not lend itself to larger and more complex measures and by its nature it excludes the possible leveraging in of other programmes such as Decent Homes.

Any detailed criteria or stipulation included in a Green Deal runs the risk of unforeseen consequences (e.g. CERT and the “over 70s” category has now become overly complicated through “super priority groups”). The main approach should focus on deliverables and funding mechanisms, not detailed operation.

The social housing sector should not be seen as only delivering part of a Green Deal – it can **facilitate its development and long term growth**, in particular by developing:

- The financing mechanisms (PAYS, FIT, ESCOs).
- Enabling a **diversity** of energy efficiency and renewables/generation solutions (e.g. focusing on emissions reductions at local scale in partnership with community schemes, social enterprises/third sector bodies; tailoring options based on demographics or building type).
- Creating a retrofit offer on the basis of demographics, consumer demand, geography and property type.
- The way any fund works (Green Bank, SO etc.)
- The legal aspects (contracts etc.)
- The regulatory framework (how savings are measured, what works are or are not acceptable, who can register to do works).
- Both the technologies and the supply chain.

This approach would develop the much-needed multi £billion new retrofit market, lever in new private financing, and would not require additional public financing. This would apply in any sector, not only social housing, and could form the basis for a much bigger Green Deal going forward.

Background

This paper has been developed by and for Energy Efficiency Partnership for Homes’ (EEPH) Social Housing Finance & Strategy Taskgroup.

The Taskgroup was established in late 2009 to map the various policies and initiatives in relation to the social housing sector; to assess their strategic implications and to set out options for improving the financing of low carbon retrofit.

The Taskgroup is made up of key social housing sector stakeholders, including representatives of the sector itself, agencies that work with the sector and government officials responsible for setting the framework within which they work. See Annex A for a list of Taskgroup members.

The project has been supported by Places for People and part funded through the EU FRESH project.³

The paper itself is based on the findings of a workshop held with the Taskgroup on 12 February 2010. These findings have then been developed and refined through further contributions from Taskgroup members.

Note that the views represented in this paper are not necessarily those of the individual members of the Taskgroup and that the specific proposals in the paper were developed by the Taskgroup’s non-government members.

3 <http://www.fresh-project.eu/>

The Low Carbon Retrofit Challenge

The UK Government has set a target of reducing emissions from the home by 29% by 2020. It believes that the social housing sector has the potential to make a big contribution to achieving this target, both through reducing carbon emissions from the sector's homes and in developing the supply chain necessary to deliver domestic emissions reductions more widely.

Achieving these goals will require a significant increase in the speed, scale and scope of retrofit activity. Most activity to date has focused on basic, cost-effective measures such as energy efficient light bulbs and loft and cavity wall insulation.

Going forward, households will require a full energy makeover – or eco-upgrades – involving the installation of the full range of insulation and other energy efficiency measures available – including more advanced measures such as solid wall insulation – together with microgeneration technologies wherever appropriate.

Estimates vary as to the costs per household of funding these eco-upgrades. What is certain, however, is that the costs will be substantially higher than the costs of present activity. Adair Turner, Chair of the Committee on Climate Change, estimates that the costs per household will be between £10,000 and £15,000.⁴ Other estimates are even higher. The Existing Homes Alliance, for instance, estimates that the costs of treating individual homes with a whole house retrofit package range from £12,000 to £40,000.⁵

This will require considerable investment in improving the housing stock. The Committee on Climate Change, for example, cites a range of estimates for annual investment for a ten-year low-carbon refurbishment programme, ranging from £5 billion to £15 billion.⁶

The Social Housing Stock

The social housing stock is already some of the most efficient in the UK. The 2008-09 English House Condition Survey, for example, found that social sector homes were more energy efficient than those in the private sector. They have also seen the greatest improvement since 1996 with the average SAP rating increasing from 47 to 59.⁷

Nevertheless, the sector recognises that far more will need to be done in order to meet the UK Government's carbon emissions reduction targets.

The Policy Landscape

There is currently a large array of policy initiatives, schemes, funding and finance mechanisms and research projects that have a potential impact on low carbon retrofit in the social housing sector. The Taskgroup has mapped out many of these to help inform the thinking behind this paper. A result of this mapping can be found in a separate paper on the EEPH's website⁸.

In the section below we briefly outline a few policies that are particularly significant for low carbon retrofit in the social housing sector.

The present picture

Until 2012, the main policy mechanism for improving the energy efficiency of the housing stock will continue to be the Carbon Emissions Reduction Target (CERT), an obligation placed on energy suppliers to reduce carbon emissions generated by the domestic sector. This was introduced in 2008, replacing the Energy Efficiency Commitment.

Running alongside CERT, the Community Energy Saving Programme (CESP) (running from 2009-2012) aims to deliver significant energy efficiency treatments to 90,000 homes in low-income areas. It promotes a 'whole house' approach to energy saving, and will be rolled out through a house-by-house, street-by-street

4 Guardian, 10th November 2009. Available at: <http://www.guardian.co.uk/environment/2009/nov/10/energy-efficiency-homes-cost-watchdog>

5 The Existing Homes Alliance, The Existing Homes Alliance 2010 Manifesto, February 2010.

6 Committee on Climate Change, Meeting Carbon Budgets – the need for a step change: progress report to Parliament, October 2009.

7 CLG, English House Condition Survey 2008-09: Headline Report, February 2010.

8 This mapping paper can be found at: http://www.eeph.org.uk/uploads/documents/partnership/SHFandSTG_MappingDocument1.pdf

approach by community-based partnerships, some of which are expected to include social housing providers as major partners.

Other relevant schemes that address household energy efficiency include:

- The Warm Front scheme targeted at pensioners and those on qualifying disability or income related benefits, to provide heating and insulation measures which could reduce fuel bills;
- Decent Homes, a programme to improve the standard of social housing (including energy efficiency); and
- The Social Housing Energy Saving Programme, which provides £83.8m of additional funding to help social landlords insulate hard to treat cavity walls that would not otherwise be filled under the Decent Homes programme; and
- Salix Finance established by the Carbon Trust to finance and technical support including grants of £250-£500K to work with the public sector to reduce carbon emissions by investing in energy saving measures.

The future policy landscape

The Conservative/Liberal Democrat Coalition Programme highlights a 'Green Deal', which will encourage home energy efficiency improvements paid for by savings from energy bills.⁹ The previous Government's Household Energy Management Strategy as well as the Conservative's Green Paper on housing highlighted the urgent need for householders to be able to access finance for energy saving technology. Costs could be recovered automatically through the household energy bill over a period up to 25 years – but with a payback period, in terms of reduced fuel consumption, substantially shorter. This would mean that the household would benefit immediately from lower fuel bills.

A number of recent or planned policies are also significant to the financing of low carbon retrofit in the social housing sector.

These include:

- £4 million for the piloting of Pay As You Save (PAYS) schemes in Birmingham, Sunderland, the London Borough of Sutton and Stroud;
- Feed-in tariffs (FITs) which will enable householders, communities and businesses to receive payments – 'clean energy cashback' – for the electricity that they generate from small-scale on-site electricity generation, launched on 1 April 2010; and similarly
- A Renewable Heat Incentive (RHI) which would enable individuals, communities and others to claim payments for the renewable heat that they produce is expected to be launched in April 2011.

European funding opportunities

There are also significant European funding opportunities. For example:

- European Investment Bank (EIB). The not-for-profit European Union's financing arm lent about €71bn last year and will fund energy efficiency projects on a 50% basis either directly or through an intermediary. EIB funding requires project quality, acceptable credit profile and minimum loan size
- European Regional Development Fund. Up to 4% of the member states' allocation can be directed to energy efficient retrofit and the use of renewable energy in existing homes. This is worth approximately £100 million in England
- Joint European Support for Sustainable Investment in City Areas (JESSICA) offers the managing authorities of Structural Funds programmes the possibility to take advantage of outside expertise and to have greater access to loan capital for the purpose of promoting urban development, including loans for social housing where appropriate
- The European Commission, together with E2B Associations (an international non-for-profit industrial association) has launched a new Public-Private Partnership, Energy-efficient Buildings, for the construction sector to contribute towards a more green and sustainable economy.

⁹ The Coalition: our programme for government http://www.direct.gov.uk/prod_consum_dg/groups/dg_digitalassets/@dg/@en/documents/digitalasset/dg_187876.pdf

- To facilitate the mobilisation of funds for investments in sustainable energy at local level, the European Commission and the European Investment Bank have established the ELENA technical assistance facility (European Local ENergy Assistance),

More details of European funding opportunities can be found in the mapping paper mentioned previously on p.3.

Opportunities and barriers

So what does this all mean for future financing of low carbon retrofit in the social housing sector?

Opportunities

Taskgroup members have identified a number of significant strategic and financial opportunities for improving the take up of low carbon retrofit measures in the social housing sector:

1. Considerable investment is needed in the UK's energy infrastructure over the next few years in order to ensure secure and sustainable energy supplies, bringing with it **increased energy prices**. This bolsters the financial business case for taking action on low carbon retrofit, making energy efficiency measures and renewable energy technologies more cost-effective.
2. A **longer-term policy framework** would provide social housing providers with the opportunity to review their **asset management plans** to identify sequential improvement opportunities that could be financed through a supplier obligation.
3. This will be further supported by Government **reform of Housing Revenue Accounts**. The reforms should enable local authority landlords to develop longer term strategic and asset management plans based on a self-funding system at individual local authority level. Among other things this allows a more rational and long-term approach to planning improvement works to stock.
4. The Enhanced Capital Allowance (ECA) scheme for energy-saving technologies. The scheme allows businesses to claim 100% first-year capital allowances on their spending on qualifying

equipment. This can provide a cash flow boost and an incentive to invest in energy-saving equipment which normally carries a price premium when compared to less efficient alternatives. The scheme is managed by the Carbon Trust and is a potential opportunity for housing associations.

5. Opportunities to **pool multiple funding sources** (e.g. wider regeneration funding, European funding, FITs, RHI, "PAYS-type" funding schemes, an energy company obligation (pending clarification of the role of energy companies in terms of supporting the reduction of CO₂ emissions) and to develop new **business opportunities** through the development of longer-term, sustainable income streams that could be harnessed through FITs, the RHI, PAYS and through the creation of Energy Service Companies (ESCOs). Total Place partnerships, being trialled by the Treasury, provide opportunities for new pooling of investment in area-based partnerships with health and local authorities.
6. Social landlords could have a central role in developing **community green deal partnerships** to reduce emissions. This would enable local action targeted at lower income households, across all tenures, and developed by partnerships offering support to social tenants; owner-occupiers and PRS tenants, packaging all relevant incentives and grants available (FIT; RHI; Warm Front; Landlords Energy Saving Allowance; CERT/future supplier obligation (if adopted)). A guaranteed 100% subsidy would be needed to cover the cost of additional standard measures like loft and cavity wall, and more costly solid wall measures.

This approach would offer the opportunity to further a number of policy aims, including the **transfer of power and responsibility to local communities**. The partnerships themselves could develop their own arrangements and identify roles. Within this, social landlords can offer scale and integration economies to reduce unit costs and use their existing in-house capacity or contracting chains to offer an installer service, or collaborate in setting up **Local Enterprise Partnerships** to develop new local skills (apprenticeships) and supply chains focussing on green refurbishment and energy supply.

This approach could work well with proposals to establish low-cost financing from a new Green Investment Bank, to provide upfront finance. Using this capital, social landlords in collaboration with others could work as both a delivery and financing mechanism for the wider community, using their borrowing powers.

7. Pending clarification of the role of energy companies in terms of supporting the reduction of CO₂ emissions, there may be **an opportunity to enable social housing providers to advantage of funding in new and different ways and tackle a wider range of measures** e.g. through tackling undercrofts, floors, flat roofs and mixed tenure blocks.
8. The Select Committee Report “Beyond Decent Homes”¹⁰ considered that **standards should be set for the energy efficiency of social housing stock** and that such a standard should be part of an updated decent homes standard. It was recommended that this energy efficiency standard should be formulated as the replacement of the thermal comfort criterion (this led to a “Warm Homes Standard” being proposed in the previous Government’s Household Energy Management Strategy). Such a standard, if formulated, would provide the opportunity to introduce a range of energy saving measures in homes, for example improved heating controls.
9. Broad **cross-party consensus** on climate change and energy issues, as well as a concern that the general election brings with it a degree of uncertainty about the sustainability of recent policy announcements.

Barriers

Taskgroup members also highlighted a number of significant barriers:

1. The **‘low hanging fruit’** – simple, more cost-effective measures – **is rapidly diminishing** in the social housing sector. Focusing on more advanced

measures will be more of challenge and more costly. More disruptive measures are likely to lead to **issues about gaining access to residents’ homes**.

2. In addition, **the supply chain** for delivering more advanced measures is not yet in place.
3. There is **no mechanism that will allow Social housing providers to recoup the upfront costs of retrofit** through recovering part or all of the financial savings that those measures create for occupiers. As it stands, social housing providers can only recover income through rent where rents are below capped levels; service chargeable items are restricted and don’t include recovering capital invested in improvements.
4. Despite the new business opportunities presented by the new policy framework (see Opportunity 5), there are as yet **no clear business models** for social housing providers to follow to take advantage of these, and for attracting finance more generally.
5. Linked to this, there is unlikely to be significant new public investment in retrofit, combined with **uncertainty by social housing providers about whether they can access private finance** unless they can prove there is a clear profit to be made.
6. **Significant variance of information about the social housing stock condition combined with reservations about current tools for measuring carbon reductions** (e.g. EPCs, SAP). Some social housing providers will have larger data sets per property e.g. RDSAP data compared to NHER Level 0; and less reliance on extrapolation at stock level i.e. more of the total stock data is based on real survey data. Reservations about how to measure carbon reduction are based on a lack of consensus about what to measure.
7. **A lack of understanding and capacity** within the sector about how to engage with the supplier obligation effectively.
8. The continued **emphasis on energy suppliers** as delivery agents. The interests and business objectives of the energy suppliers determine the measures that can be installed.

¹⁰ Beyond Decent Homes, Fourth Report of Session 2009–10 (8th March 2010) <http://www.publications.parliament.uk/pa/cm200910/cmselect/cmcomloc/60/60i.pdf>

Strategic options for improving future finance of low carbon retrofit

Taskgroup members identified a number of strategic options for improving finance for the take up on energy efficiency measures and low carbon technologies in the social housing sector:

- Carbon Investment Funds
- An energy company obligation ‘topslice’
- Social housing rents reform
- New business models: taking advantage of PAYS, FITs
- Carbon Reduction Packages

Carbon Investment Funds

Analysis suggests that before they undertake large scale investment in energy saving measures in housing, investors need to access capital at below market rates, and to be able to see long term returns (20 years plus).¹¹ The key issues to the large-scale roll out of low carbon retrofit are the cost of capital (below market rates) and for long term returns (20 years plus). This is critical for new funding mechanisms including “PAYS-type” finance schemes, Feed In Tariffs, Renewable Heat Incentive and the provision of energy services.

Pending clarification of the role of energy companies in terms of supporting the reduction of CO₂ emissions, a Carbon Investment Fund could be established, for example as a function of the **Green Investment Bank** proposed in the Coalition Programme. This could deliver these two key elements by providing a pool of capital from which low rate loans could be made for the installation of carbon saving measures. There are two options:

1. Energy company managed funds
2. National fund(s) created out of existing public funding, combined with contributions from energy companies and other private sector sources

The only obligation on energy companies is to reduce carbon. This cannot be directed by government, so whatever option is chosen, contributions would have to be optional for suppliers. The funds would be established on the basis that the energy supplier contribution would be fixed for an agreed period of time potentially up to 2020, rather than being revised on an ad hoc basis. With either option the supplier can claim the carbon credits.

The first option is simply a revised version of the existing supplier obligation, but with new regulation of the fund management and the carbon reduction outputs. Any organisation then ‘bids’ in to the fund using the new funding mechanisms such as PAYS plus any other funding (for example some of their asset management investment).

The second option is more ambitious and sets up a single or range of national funds that then allows existing or planned public funding to also to go in to the fund – including Warm Front, and potentially Winter Fuel Payments. Furthermore, funding from other sources, such as Allowable Solutions¹², could also contribute to the fund. Again anyone could bid in to it using whatever funding they want to bring.

Any organisation (for example supermarkets, social housing providers, community groups, charities, etc) could bid competitively to the Carbon Investment Fund(s) to install carbon saving measures in homes.

They could then use mechanisms such as a PAYS scheme, green mortgages, community investment funds, at lower interest rates because of the Carbon Investment Fund capital which would drag down the overall rate and de-risk the funds they raise themselves.

Investment from the fund would be targeted so that from 2012 to 2015 every home that is occupied by people over 65 is improved (approximately 3 million homes) – regardless of tenure. This would create the

¹¹ Forthcoming EEPH research “New Finance Mechanisms for Housing” will look at this issue in more detail.

¹² Part of the 2016 zero carbon homes standard, Allowable Solutions is an ‘offset’ payment made for dealing with any remaining carbon emissions from a development off-site.

supply chain needed and importantly would not just focus on social housing, which would risk it being (like Decent Homes) unable to translate to all tenures. It would then be rolled-out to all homes.

An energy company obligation ‘topslice’

Linked to the proposal above for a Carbon Investment Fund, under this proposal the new energy company obligation would include a requirement that a certain percentage of the obligation monies would be set aside and made available to other actors – including social housing providers – to invest in low carbon retrofit.

Decentralisation of energy market

Creating a more supportive environment for the development of ESCOs and decentralised energy systems in the UK. A regulatory framework would be put in place to build on the incentives provided by the FITs and RHI, to ensure that locally supplied energy and ESCOs offered real financial advantages for generators and users.

Encouraging greater collaboration

If ESCOs are not sufficiently pro-active or incentivised towards local energy distribution and generation, then there is still scope for the social housing sector to look outwards and actively seek opportunities to collaborate. Innovative energy solutions could be identified or more sophisticated asset management models developed to better assess and integrate opportunities on fabric and energy. If social landlords could propose effective options to ESCOs, this could catalyze greater local action.

Social housing rents reform

Social housing providers charge rents in relation to the regulatory rent restructuring formula. As highlighted in Barrier 2, in reality this means that they are not able to pass on the cost of improvements carried out to the building fabric through the rental charge. This means that any costs of works are fully borne by the landlord and the benefits of lower fuel bills are enjoyed by the tenant and not shared: effectively the Pay as You Save model is not viable.

For those social housing providers who are not charging their ‘target rent’, there is possible room for a slight increase, if the Energy Saving Measures (ESMs) carried out are deemed as having increased the value of the property (by RICS external valuation). However, many landlords are already charging target rent, and there is no evidence to prove that ESMs increase the value of the property.

The proposal therefore is that the Government should commission a thorough review of rental formulas in the social housing sector. The review should look at ways to enable landlords to share some of the costs of low carbon retrofit through an increased rent which would provide additional revenue against which further borrowing could be secured, while the tenant benefits from lower fuel bills.

The review would need to cover a number of issues, including what new powers social housing providers might need. This might cover: the ability to raise rents where these will clearly be offset by lower fuel bills (including a methodology to determine what is equitable for social housing providers and their tenants); the ability to levy service charges related to energy services provided by an ESCO; the ability of social housing providers or their agents to recover loan repayments as a supplement to rent. An option might be an ESCO co-owned by a landlord charging & billing for energy consumption directly, so the service charge would cease to be a problem. It would also be important to consult and seek ideas from tenant organisations about such moves as tenants could view them with deep suspicion.

New business models: making PAYS, FITs, RHI and ESCOs work

This paper highlights – in Opportunity 5 – that new mechanisms such as PAYS, FITs and RHI offer new business opportunities for social housing providers. These mechanisms could provide income streams for social housing providers which could in turn be invested into energy efficiency measures. However, as Barrier 3 points out, little work has been done to develop effective business models to take advantage of these.

This would entail a combination of:

1. Resolving any legal and technical issues with PAYS, FITs and RHI
2. The development of viable and replicable business models for social housing providers
3. Capacity-building and engagement with social housing providers

On the first, Taskgroup members have highlighted a number of legal and technical issues that will prevent them taking full advantage of PAYS, FITs and RHI mechanisms.

The social housing sector would need to work with Government to ensure that these are addressed. This would involve working through key issues, particularly around how social housing providers can recover income. With PAYS, for example, solutions might include reforms so that payments could be added as a service chargeable item for social housing or a new universal multi-tenure mechanism that allows social housing providers to recover capital expenditure.

On the second, the social housing sector needs to work with others to identify and develop the most viable and replicable business models for creating income streams using PAYS, FITs and RHI. This would be about building on existing work and ideas, such as Birmingham City Council's PAYS work, 'rent-a-roof' options using FITs and so on.

Thirdly, and closely linked to this, real engagement with the social housing sector – backed up by guidance and capacity-building – will be required from Government, the Energy Saving Trust and other stakeholders to help them steer through the bureaucracy, legal and technical issues of developing and using these new business models.

Carbon Improvement Packages

Under this proposal, social housing providers would be able to 'roll up' carbon emissions savings from energy efficiency improvements, so that the carbon savings were bankable. Pending clarification of the role of

energy companies in terms of supporting the reduction of CO₂ emissions, there could be potential for the banked carbon savings to be sold as credits to energy companies, and could also be open to others to buy.

This would require a mechanism to determine the value of the carbon savings, but savings would almost certainly have to be made through fabric measures, as behavioural measures would be more difficult to quantify. A potential future standard for energy efficiency in homes (see above reference to the "Beyond Decent Homes" Select Committee Report) could be used for this, for instance, whereby social housing providers could quantify and sell the value of getting a certain number of homes up to this standard.

The Government would need to set specific requirements in the new energy company obligation to permit energy companies to buy these Carbon Improvement Packages, and score them accordingly.

The Government would also need to work with the social housing sector to address the issues around variance in the information of the social housing stock condition (Barrier 5), so that data and measurement was consistent and credible.

A coherent voice for the social housing sector

Finally, at the 12 February workshop, Taskgroup members identified the need for the social housing sector to have a coherent voice in the policy-making process around energy and climate change.

This would involve key stakeholders such as the National Housing Federation and the Chartered Institute for Housing coming together to discuss the ideas in this paper, and to increase the profile of the social housing sector generally within Government by developing a unified voice on key issues. Joint discussions are now planned to follow this proposal up.

Annex A. Social Housing Finance & Strategy Taskgroup

Membership	
Name	Organisation
Nicholas Doyle (Chair)	Places for People
Arnout Andrews	Camco
Mark Brown	Energy Efficiency Partnership for Homes
Matthew Bush	Metropolitan Housing Partnership
Robin Caven	Homes and Communities Agency
Casey Cole	Fontenergy
Steven Daniels	Department for Energy and Climate Change
Andrew Dench	Tenant Services Authority
Brooke Flanagan	Energy Saving Trust
Ruth Heller	Department for Energy and Climate Change
Alison Mathias	Homes and Communities Agency
Dafydd Morriss	Energy Efficiency Partnership for Homes
Stephen Penlington	Communities and Local Government
Olivia Powis	National Housing Federation
Duncan Price	Camco
Steve Primarolo	The Housing Finance Corporation
Christoph Sinn	Chartered Institute for Housing
David Weatherall	Energy Saving Trust
Nic Wedlake	Peabody

Notes

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