

Housing Carbon Challenge Group Action Plan V7 08/07/08 HH Corporate Initiatives, Community Housing

Purpose: By working together, to create and implement an action plan for improving the environmental performance of all housing in or owned by the city, to levels which meet or improve on national targets.

Objective a) To raise environmental standards for new housing to Level 6 of the Code for Sustainable Homes by 2016				
Proposed Action	Tasks	Lead	Priority	Comments
1. Include policy in Core Strategy of LDF.	1. Briefs for individual sites to promote Level 3 2011, Level 4 2012, Level 6 2016.	P		PUSH planning policy for sustainable development. LDF refers to Code for Sustainable Homes, but until 2010 adoption of Core Strategy, planning policies based on Local Plan and persuasion, (except for Southsea Town Centre Action Plan).
2. Investigate opportunities to raise requirements above required levels as part of terms of disposal for city council land.	1. Set out implications for corporate disposal appraisals, including LAHM sites. 2. Explore test cases with cost: benefit analysis.	LAHM/ AM LAHM/ CH		Disposals will require corporate appraisal. HA's developing many good practice examples and are keen to pilot in city. Need to look at whole life costs.
3. Encourage approaches tailored to <u>end user</u>, based on actual case studies.	1. Examine experience so far with new technology etc and end user in partnership with LAHM and HA's. 2. Maintain contact with English Partnerships Carbon Challenge Initiative and disseminate learning	CH CH		Lessons from e.g. Hillsley Road and other sites to be considered by Housing CC Group. Replacement/longer terms costs of technology? EP scheme now able to share developing practice from initial national bids, including management approaches.

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Proposed Action	Tasks	Lead	Priority	Comments
4. Disseminate information about housing sustainability and Code to staff, residents and developers	<ol style="list-style-type: none"> 1. Undertake training needs analysis for housing-related services and develop training plan, including visits, courses and Code assessor training. 2. Produce simple guide to Code. 3. Create resource on housing sustainability for staff. 4. Make links to Greener Offices Project. 5. Make links to Green and Keen resident training. 6. Investigate assistance needs of builders/developers. 	<p>CH</p> <p>CH</p> <p>CH</p> <p>CH</p> <p>CH</p>		<p>HA's providing free seminars etc. Links to EP. Building Control Officers could help planning staff and provide service to developers. Building Control could help with in-house training. HH to discuss.</p> <p>HH to discuss with Learning and Development.</p> <p>HH to discuss with Building Cont and Regen.</p>
5. Maintain up-to-date resource on local, regional and national targets relating to housing sustainability.	<ol style="list-style-type: none"> 1. Undertake research on relevant targets. 2. Insert of intranet, PCC website. 	<p>CH</p> <p>CH</p>		<p>Need to understand relationship between other targets and sustainability targets. Action plan to be cross-checked to ensure all actions needed are covered.</p>

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Objective b) Raise environmental standards for existing housing				
Proposed Action	Tasks	Lead	Priority	Comments
1. Make recommendations on targets for existing homes and assess implications	1. Review latest research e.g. Stock Condition Survey and identify other research needs. Develop database with SAP ratings.	CH		Government working on standards at present. Possibility of basing one on ECO Homes assessment for an existing home? Take minimum SAP Levels for all properties as a starting point. SAP vs EPC. What incentives are there to achieve Band A? Timescale? Link to PCC Scoping Study. Link to National indicator 106. Implications if standards too low and raising standards too costly.
	2. Set minimum levels for private housing.	CH		
	3. Set minimum acceptable levels for PCC own stock and assess implications for LAHM stock.	LAHM		
	4. Develop monitoring arrangements for city carbon reduction related to the above.	SU		
2. Develop a strategy for improvements	1. Identify lessons and implications from fuel poverty research and links to health and make recommendations on action.	CH		CE investigating fuel poverty measurements. Possible links between different tenures in redevelopment schemes. Do Void Officers etc need training?
	2. Identify opportunities for partnership schemes to target needy areas and make recommendations.	CH		
	3. Review voids process.	LAHM		

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Proposed Action	Tasks	Lead	Priority	Comments
<p>3. Consolidate thermal mapping proposals</p>	<p>1. Make sure practical advice included if released to public so there can be a purpose in it. 2. Look at links with GIS.</p>	<p>CH/SU CH/SU</p>		
<p>4. Maximise take-up of Home improvement opportunities (see also C5)</p>	<p>1. Review incentives for homeowners e.g. council tax reductions. 2. Review mechanisms for providing advice and “signposting” including Helpdesk and agencies. 3. Produce communications plan and implement. 4. Assess monitoring implications. 5. Link to Green and Keen training and other opportunities for engaging community more widely. 6. Work with LAHM tenants on existing housing, e.g. through Green and Keen group, Buckland Neighbourhood Mgt. 7. Prepare feasibilities e.g. Zero Carbon Street for consideration.</p>	<p>CH CH CH CH CH CH</p>		<p>Include consideration of minority groups, those who are hard to reach and literacy issues etc.</p> <p>HH to discuss with BM/NS</p>

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Objective c) To deliver and promote high quality design in old and new homes, combined with exceptional environmental performance.				
Proposed Action	Tasks	Lead	Priority	Comments
1. Create a reference source that makes links between various design policies (e.g. Designed for Life) and gives cost effective sustainable practical improvement/refurbishment examples.	1. Review housing design policies through LDF Core Strategy and monitor implementation. 2. Develop range of typical improvement solutions which address sustainability and good design.	P CH/P		<ul style="list-style-type: none"> ◆ New Homes. Existing policy (DCI) in City Plan requires high quality design. ◆ Older Housing: Relate sustainable solutions to sustainable design. ◆ Many refurbishments have standard range of options. ◆ Could help take-up of private homes improvement.
2. Assess experience of other Local Authorities in terms of insisting on high quality design and make recommendations.	1. Maintain links with other housing and planning services.	CH/P		<ul style="list-style-type: none"> ◆ Make links with design groups such as Solent Centre for Architecture. ◆ Link with other housing interest groups. ◆ Look at issues connected with flexible design for flexible use.
3. Assess experience from EP Carbon Challenge bids so far		CH		
4. Identify a range of housing schemes in Portsmouth demonstrating various options and ensure they are well-		CH		A central, updated resource of exemplars in the area would make it easier to share knowledge.

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publicised.				
5. Keep residents abreast of up-to-date technical information.	1. Investigate advice options, including centres.	CH		Link to i) and vi).
	2. Extend “Green and Keen” housing sustainability training.	CH		
6. Assess implications of climatic extremes on design and make recommendations.	1. Ensure houses resilient to potential flooding – Planning Flood Risk Appraisal.	P		e.g. 40°C summers, flooding, heavy rainfall.
	2. Create design signposting resource.	CH		National indicator 188 (Local Indicator LAA)
7. Promote sustainable housing landscapes and place shaping.	1. Create a “signposting” resource.	CH		e.g. green roofs/walls, sustainable drainage systems, biodiversity
	2. Consider supplementary planning docs.	P		
8. Develop design competitions and awards as part of council leadership.	1. Community Housing sustainability award scheme to be investigated.	CH		Discuss with Green and Keen residents.
	2. Design competition options to be investigated and implications including funding and approvals.	CH		e.g. with University. Link to English Partnerships schemes.

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Objective d) To identify opportunities for micro-generation and other innovative approaches to energy use.				
Proposed Action	Tasks	Lead	Priority	Comments
1. Develop and implement a programme of PCC microgeneration exemplars.	1. Identify suitable existing and proposed LAHM properties. 2. Identify funding opportunities. 3. Go through LAHM Planned Maintenance programme and undertake feasibilities. 4. Implement, monitor and assess future applicability.	LAHM LAHM LAHM LAHM		♦ e.g. with large roof areas or high energy use e.g. sheltered blocks, high rise, for solar thermal/p.v./wind etc power. ♦ Is there anywhere tides could be used.
2. Set planning policy requirement for renewable energy in LDF Core Strategy.	1. Look into planning policy implications of asking for 20% renewables instead of 10%.	P		
3. Develop and publicise a cross sector range of exemplar projects.	1. Set up database of housing microgeneration pilots in partnership with all sectors and publish on website etc.	CH		
4. Develop partnership schemes Public-Private- RSL including energy supply companies, District Heating and CHP.	1. Identify opportunities for greater use of CHP and district heating.	All		PUSH feasibility into setting up ESCO. Opportunities for funding? Biomass? Council Energy Officer could help, but recruitment issues.
5. Promote “passive” schemes (see also f2)	1. Support trials on LAHM and HA housing schemes	CH/ LAHM		

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Proposed Action	Tasks	Lead	Priority	Comments
6. Encourage carbon reduction	1. Look into planning policy implications of requiring carbon reduction	P		<ul style="list-style-type: none"> ◆ How is it measured? ◆ Carbon offsetting ◆ Carbon management programme with Carbon Trust for council buildings. ◆ Climate Change Strategy.
7. Encourage PCC to take leadership role for housing.	<ul style="list-style-type: none"> ◆ Disseminate information to Members etc. ◆ Organise housing visits and seminars. ◆ Publicise achievements/successes 	<p>CH</p> <p>CH</p> <p>CH/SU</p>		<ul style="list-style-type: none"> ◆ Look at other Local Authorities' experience. ◆ Housing Carbon Challenge Group approved in principle.

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Objective e) To drive down construction and supply chain costs through economies of scale.				
Proposed Action	Tasks	Lead	Priority	Comments
1. Review PCC housing procurement decisions and make recommendations.		LAHM		<ul style="list-style-type: none"> ◆ e.g. UPVC. ◆ Get information from PUSH. ◆ Needs to be linked to recommendations for private housing. ◆ Look at whole lifecycle sustainability.
2. Investigate opportunities for partnership/club working, sustainable purchasing consortiums e.g. One Planet Products.		LAHM/ CM		EU website for eco-purchasing. HH to speak to DP re impact of PUSH purchasing policy.
3. Look at opportunities and incentives e.g. bulk purchase of "A" rated appliances for those in most need e.g. LAHM tenants.		LAHM/ CH		<ul style="list-style-type: none"> ◆ Second-hand electrical goods often very high energy. ◆ Could charge higher rents if on benefits.
4. Run a zero waste new housing construction site as an example of waste management.	<ol style="list-style-type: none"> 1. Find out if other developers HA's etc are trying this locally. 2. Identify LAHM site. 	CH LAHM		Other LA's experience.

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Objective f) To incorporate lifestyle features that cut emissions within the community, through good design that encourages behavioural changes in the use of electrical appliances such as televisions and computers, and include changes in transport, waste collection and food delivery.				
Proposed Action	Tasks	Lead	Priority	Comments
1. Emphasise the positive aspects of bringing new lifestyle choices to a wider group of people.	1. Develop “Green and Keen” resident training. 2. Explore possibilities of linking to other resident champion schemes. 3. Get endorsements from residents and publicise them.	CH CH CH/SU		Possible links to PCC Green Champions?
2. Create recommendations on keeping technology straightforward to use e.g. passive design. (see also a3)		CH		
3. Identify opportunities for recycling on housing sites.	1. Discuss with Green and Keen residents. 2. Investigate issues around communal storage etc. 3. Pilot a recycling scheme for an area of flats.	CH CH CH		e.g. material banks in partnership, demolition and waste materials recycled/reused on site, reduction of packaging. ♦ Start with LAHM site. ♦ Link to resident training project include composting.
4. Reduce need to travel by locating new housing near shops and other facilities.	1. Promote through LDF.	P		

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Proposed Action	Tasks	Lead	Priority	Comments
5. Investigate issues connecting food with housing and travel.	1. Undertake initial audit and develop project proposal.	CH		<ul style="list-style-type: none"> ◆ Also health implications. ◆ Linkages with HIDS.
6. Investigate issues connecting poverty with efficient appliances, soft furnishing etc.	1. Look into PCC disposing of inefficient household appliances free if better ones bought. 2. Look into recycling and reuse opportunities in city and ensure publicised.	CH/ LAHM SU		<ul style="list-style-type: none"> ◆ “A” rated appliances may be expensive to buy. Need incentives. ◆ Some residents unable to afford curtains, carpets etc which assist with energy saving.
7. Investigate Cultural issues in home water and energy use and produce guidance.	1. Speak to representatives of BME groups etc and explore issues.	CH		e.g. bath’s vs showers. Separate washing facilities.
8. Support setting up of residents advice groups etc through Green and Keen training to bring forward other issues.		CH		

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Objective g) To ensure that affordable and low cost homes are included, especially for families				
Proposed Action	Tasks	Lead	Priority	Comments
1. Work closely with HA's, learn from them and disseminate lessons.		CH		
2. Look at space standards and implications of high density		CH/P		1. All sizes of units to be considered, houses and flats. 2. Mix of houses/flats, space standards nos of bedrooms etc to be considered as part of Local Development Framework. (NB makes input)
3. Support sustainability justifications in Options Appraisals		LAHM/ AM		
4. Look into environmental credentials of off-site construction	1. Undertake study of Cumberland Gate site.	CH		Some local examples becoming available. Is post-occupation adaptation an issue?

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Objective h) To do the above whilst meeting agreed benchmarks which encourage urban and housing design quality, community engagement, access for the elderly and people with disabilities, good public spaces, sound delivery arrangements and long-term management.				
Proposed Action	Tasks	Lead	Priority	Comments
1. Assess work and evaluate lessons e.g. agree benchmarks, look at post occupancy evaluations.	1. Audit main relevant benchmarks and produce guidance for housing.	CH		Include delivery and management issues. Keep in contact with current approaches to place-shaping, sustainable communities etc.
2. Make comprehensible links with other work e.g. PUSH, sustainable communities etc.		CH/P		<ul style="list-style-type: none"> ◆ “English Partnership” toolkits. ◆ “Transition Towns” (e.g. Bristol, “EcoTowns”)
3. Consider use of appropriate development checklists, emphasising quality.	1. Audit checklists already in existence. 2. Assess pros and cons of use.	CH/P		<ul style="list-style-type: none"> ◆ Check who uses which sustainability criteria/checklists etc across PCC and in PUSH region. ◆ Could be co-ordinated national recommendations e.g. “Designed for Life”.
4. Investigate innovative residential access and travel options and publicise.	1. Produce sustainable access and travel plans for John Pounds and Cumberland Gate sites as pilots. 2. Support carclubs and monitor success. 3. Monitor use of residential access plans on new developments of over 50 houses.	CH CH/P P		<ul style="list-style-type: none"> ◆ Assess lessons from Gunwharf. ◆ Cumberland Gate site – monitor progress. ◆ Assess lessons from other Local Authorities.

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	4. Investigate innovative parking schemes	P/CH		
5. Assess issues for location of housing sites from a community sustainability viewpoint.	1. Pilot community infrastructure guides for John Pounds and Cumberland Gate sites and facilitate appropriate linkages. 2. Assess and disseminate lessons for other new housing areas in city.	CH CH		Important in place shaping.
6. Promote good design and long-term management for housing, including external areas.	1. Keep abreast of current developments re management and development trusts. 2. Investigate issues connected with management of external areas and good practice from city and elsewhere and make recommendations.	CH CH/P		<ul style="list-style-type: none"> ◆ EP initiative looking at management trusts. ◆ Important in place shaping. ◆ Helps to address climate extremes. ◆ Implications for design briefs/Section 106 Agreements. ◆ Link to Green and Keen Residents.

Key Lead: Representatives from services on Core Housing Carbon Challenge Group – Community Housing (CH) Local Authority Housing Management (LAHM) Planning (P) Strategy Unit (SU) Asset Management (AM). Individuals identified