PSH Retrofit and Net Zero

LiH July 2023

Strategic Housing Context and PSH

Hackney

Hackney Summary

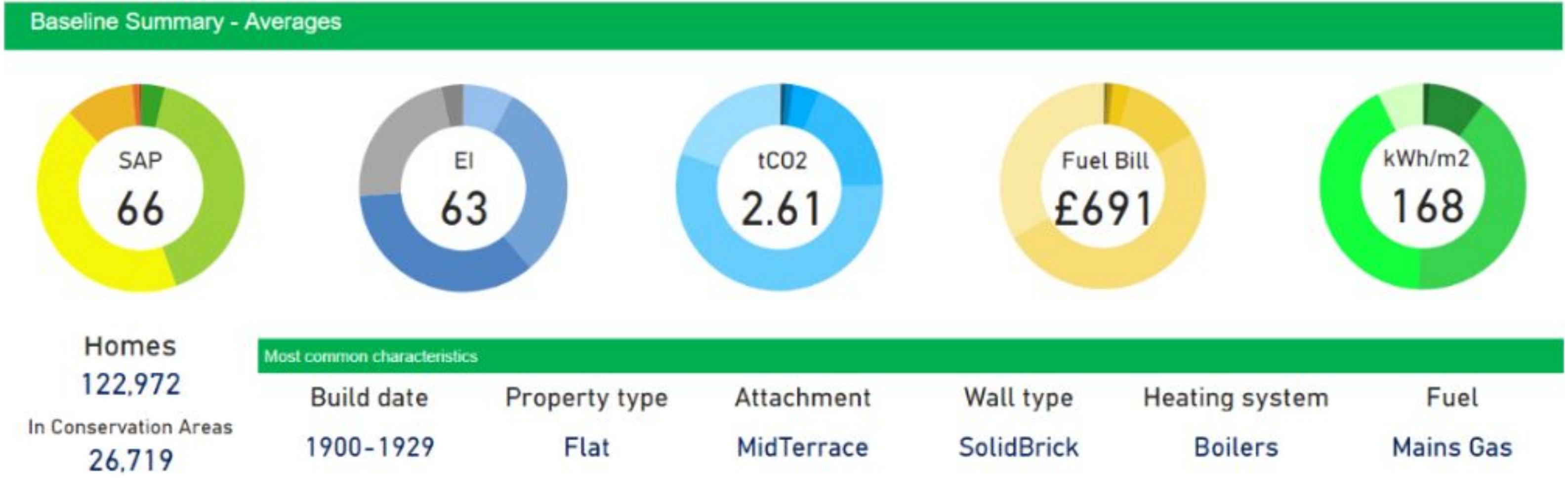
1 BASELINE SUMMARY

2 PATHWAYS SUMMARY

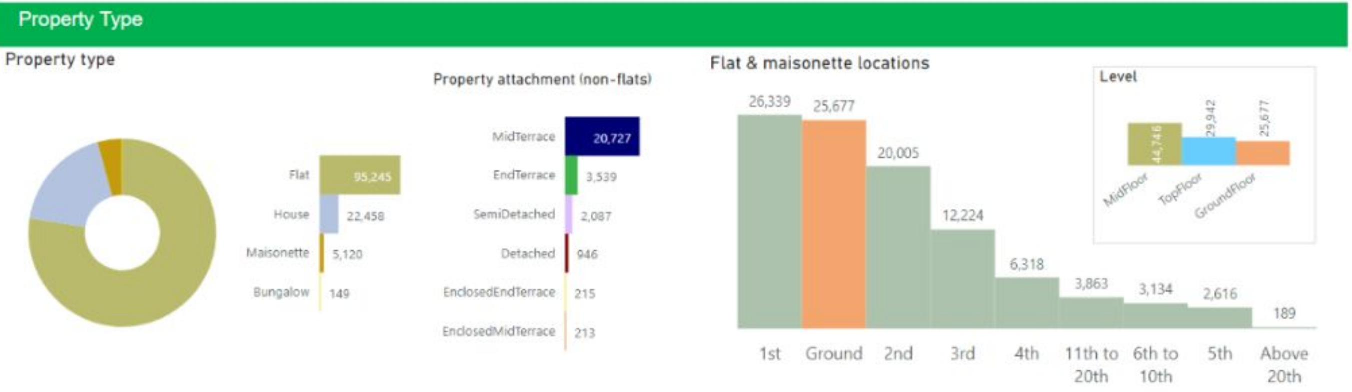
3 MEASURES SUMMARY

1. Baseline Summary

This section replicates some of the charts in the main pan-London report but filtered just to show the results for Hackney.

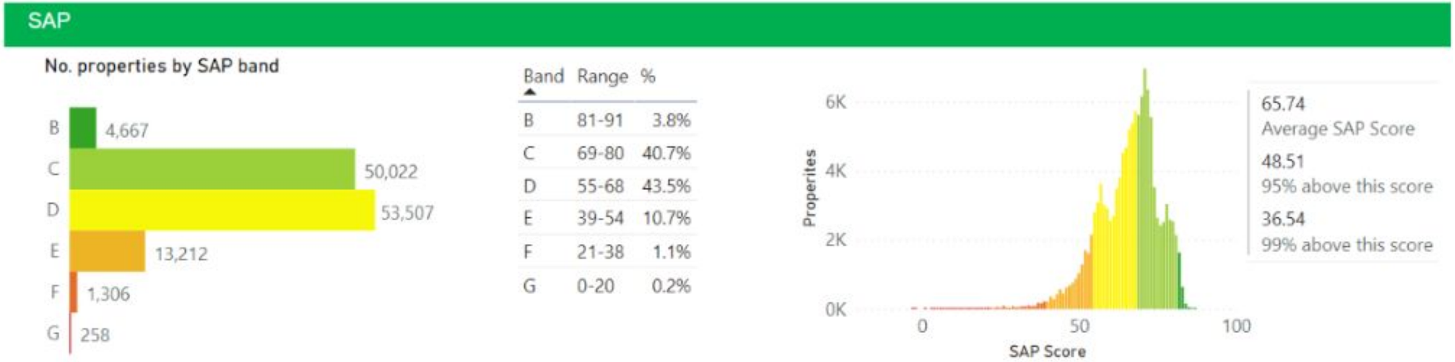


Around 22% of properties are in Conservation Areas compared to 17% average across London.



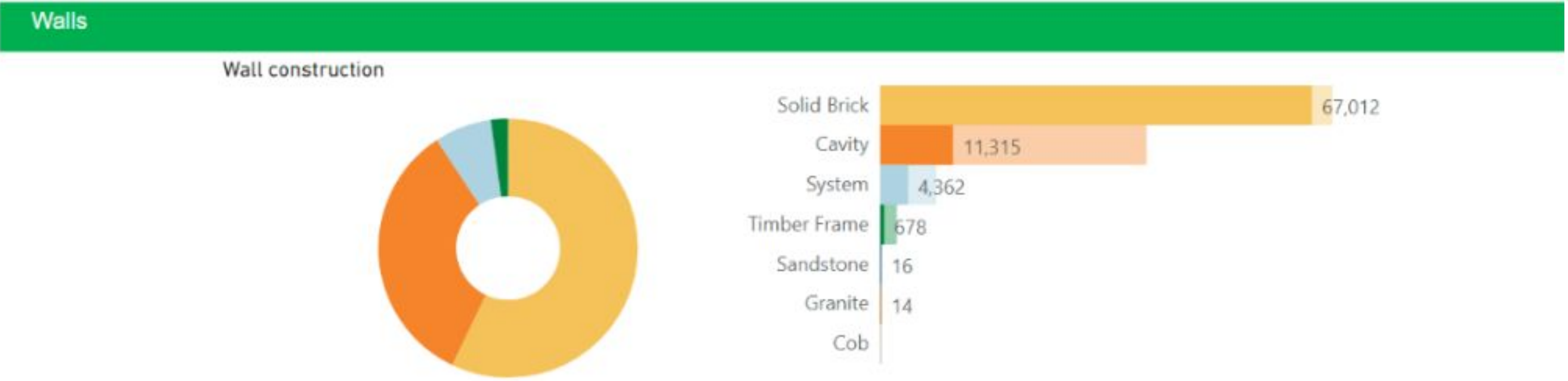
Flats are by far the most common property type with houses second.

Terraces make up the vast majority of houses.

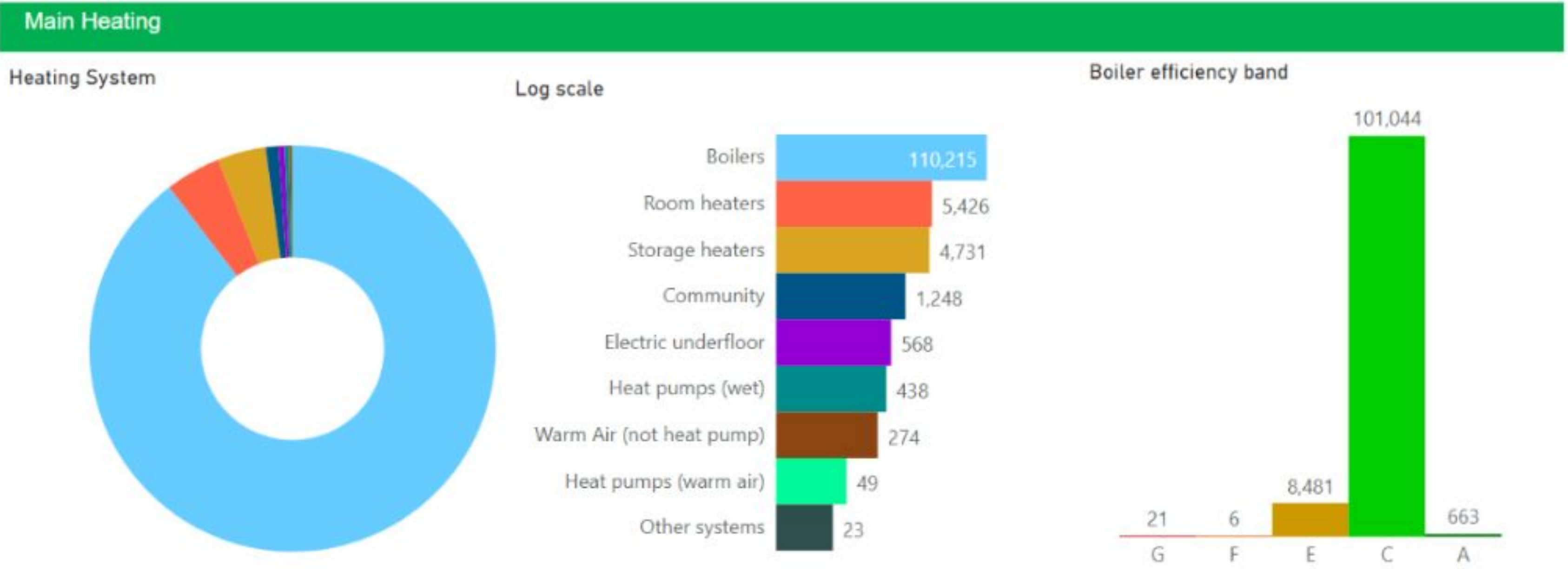


Around 1.3% of properties (1,564 properties) are F or G rated.

This compares to 1.9% across London.



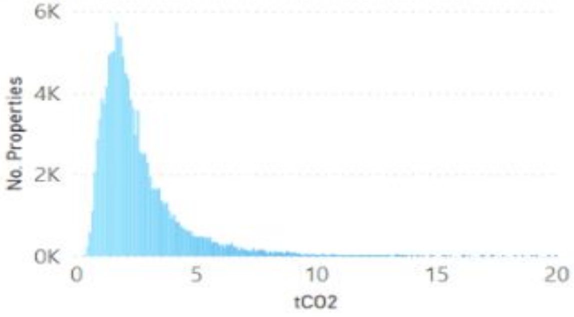
Solid walls are the most common, and most are uninsulated. Nearly three-quarters of the cavity walls are insulated. The bar chart numbers show those that remain uninsulated and the dark shading shows the proportion uninsulated.



Individual boilers are 90% of the heating systems present.

CO2

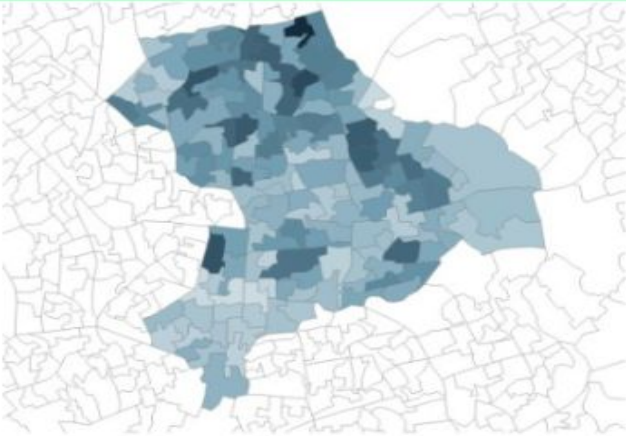
CO2 profile



2.61
Average tCO2 in 2019

2.38
Average tCO2 in 2038

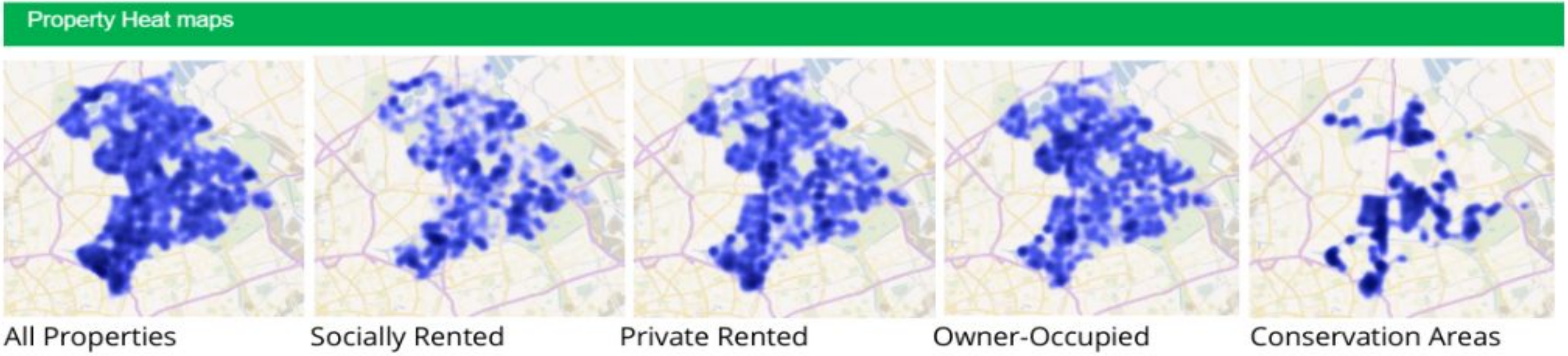
6.05
Figure 95% are below



Min	Average	Max
2.06	3.07	5.10

As a comparison, the average tCO2 in 2019 figure for all of London is 3.28 tonnes.

The highest CO_2 is coming from the North of the Borough, and a few other hotspots.



Social housing is spread throughout the borough. Conservation Areas cover a large proportion of the borough, particularly the South and East.

2. Pathways Summary

This section shows the results of the two Pathways for the properties in Hackney. The Interim Targets Pathway aims for 30% of the properties for Net Zero.

	Pathway 1: Interim Target	Pathway 2: Net Zero
Summary		
Properties affected	106,459	122,968
Total investment	£1,326,440,000	£2,746,000,000
Average investment	£10,800	£22,300
SAP		
Final average SAP	79	83
Average SAP improvement	12.8	17.7
CO2		
Final average tCO2 (2019)	1.38	0.49
Average tCO2 improvement	1.22	2.12
Final average tCO2 (BEIS 2038)	1.20	0.09

The Net Zero Pathway first aims for fabric efficiency and then aims to reduce CO_2 emissions to zero using the grid carbon intensity expected in 2038.

3. Measures Summary

A summary of the cost and number of Measures identified in each Pathway by high level category.

Interim Target Pathway

Net Zero Pathway

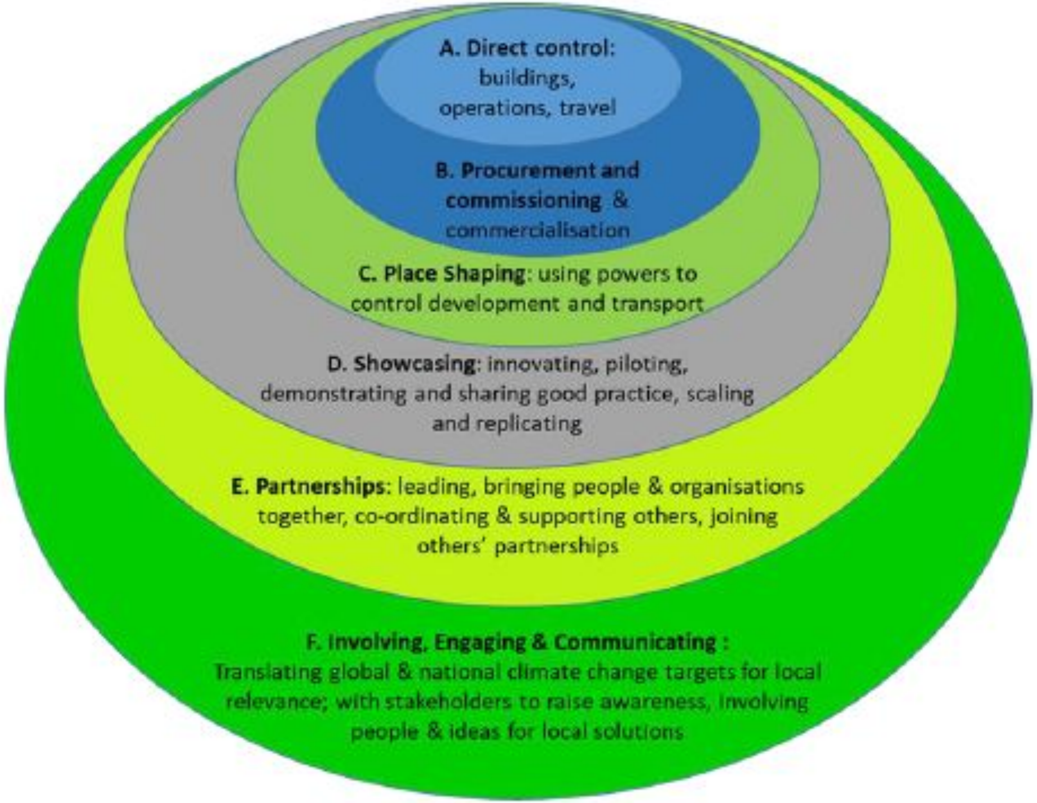
Hackney

PSH - Key Topics

- Multiple Owners
- Different incentives between owners and occupiers
- Transient population - younger and mobile
- Older, complicated properties
- Energy efficiency and fuel poverty - complex relationship
- Regulation
- Housing Market and Values
- Tenure loss?

Hackney

Hackney


A. Direct control:
buildings,
operations, travel
B. Procurement and
commissioning &
commercialisation
C. Place Shaping: using powers to
control development and transport
D. Showcasing: innovating, piloting,
demonstrating and sharing good practice, scaling
and replicating
E. Partnerships: leading, bringing people & organisations
together, co-ordinating & supporting others, joining
others' partnerships
F. Involving, Engaging & Communicating :
Translating global & national climate change targets for local
relevance; with stakeholders to raise awareness, involving
people & ideas for local solutions

Hackney

Finance Considerations

- Front loading market support - build on social and public building approach
- Energy performance standards for all building types
- Green loans, grants, transition funds, advice
- MEES, enforcement in PRS

Next Steps / Key Questions

- Housing Strategy and PSH Strategy
- Data and SCS
- Action
- Funding
- Standards, measures, targets
- Partnerships