



Seven Rivers Community Improvement Scheme

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Community Energy Savings Programme in Preston



APSE Best Renewable Energy & Energy Efficiency Scheme 2013



Seven Rivers Estate



April 2012



Seven Rivers Estate



Facts

- 104 flats spread over 7 low rise blocks
- Situated in the lowest 10% most deprived areas (IMD)
- Built in the early 1970's
- Privately owned
- Predominantly private rented
~ 70+%
- All residents on low incomes/benefits and almost all living in fuel poverty
- Freehold owned by the Managing Agent, Homestead



Seven Rivers Estate



Why Seven Rivers?

- The Private Sector Housing Section received high number of requests for grant assistance to improve living conditions
- High numbers of complaints from private tenants regarding excess cold, damp and mould growth.
- Assistance from the Council had been limited due to the construction of the buildings
- Residents living in fuel poverty
- Located in a CESP qualifying area (Fishwick Ward)
- Off the gas network so renewable technologies could be investigated

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Energy Efficiency – Pre CESP

- Wimpey no fines construction, bison flooring and concrete internal walls = 'U' value 3.53
- Mainly single glazed 'E' rated energy inefficient windows
- Electric storage heaters – bills ranging from £800 to £1450 per year. Consumption of around 1.4 MW of energy per day

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CESP Scheme

- Feasibility study carried out with the consent of the Managing Agent
- Measures identified including
 - Biomass District Heating
 - External Wall Insulation
 - 'A' Rated windows
 - Loft Insulation
- £2m funding secured from SSE to fully fund the above measures



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Consultation

- A consultation event was held for the residents to present the scheme to them
- It became clear that energy efficiency, warmer homes and lower bills was not a big priority for residents
- Security and anti-social behaviour were the biggest issues
- Residents did not want a CESP scheme to go ahead unless security measures were installed.

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Problems

- The flats had become a meeting point for local youths to gather and cause a nuisance
- Windows and doors were regularly smashed to gain access to the interior of the blocks
- Loft hatches were broken into so youths could run amok in the loft space and break TV aerials etc
- Wheelie bins were regularly set on fire
- Many problematic tenants were dumping rubbish & fly tipping
- Drug dealers living in the flats
- Anti-social behaviour both within and from outside/unwanted visitors

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The Solution

The main Contractor, Regain Energy Services, agreed with the Managing Agent to take the Renewable Heat Incentive (RHI) from the Biomass Boiler and in exchange pay for the upfront costs to install the security and safety measures that the residents were demanding and the estate was in desperate need of.

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Despite one of the wettest summers on record in 2012 the CESP Scheme started and was completed by January 2013

CESP Outcomes

- A Twin Boiler Biomass District Heating System was installed
- Conventional heating radiators were installed with local TRV controls in each flat
- Energy Bills have fallen to around a third of what they were approx. £300-£450 pa
- 12500 tonnes carbon savings over the lifetime of the boilers

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Regain Energy Systems currently maintain the boilers, order the wood pellets and take delivery of the materials



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- A Rockwool external cladding system was installed enhancing the thermal, acoustic, weather protection and aesthetic appearance providing a through wall 'u' value of 0.27
- The 'E' rated windows have all been replaced with 'A' rated energy efficiency ones
- Loft Insulation fitted



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Additional Measures Installed

- Electronic security gates on 3 entry points to the parking areas
- High security doors to all blocks at ground floor level with key pad entry
- A new Satellite TV System installed



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- Permanent office accommodation for Community Police Officers to be based on site
- Car Park re-surfacing and security lighting
- Secure loft hatches fitted



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- Concrete repairs on stairs and walkways
- Repairs/re-spraying to all metalwork on balconies, stairwells and walkways
- New landscaped areas



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One Year On!!



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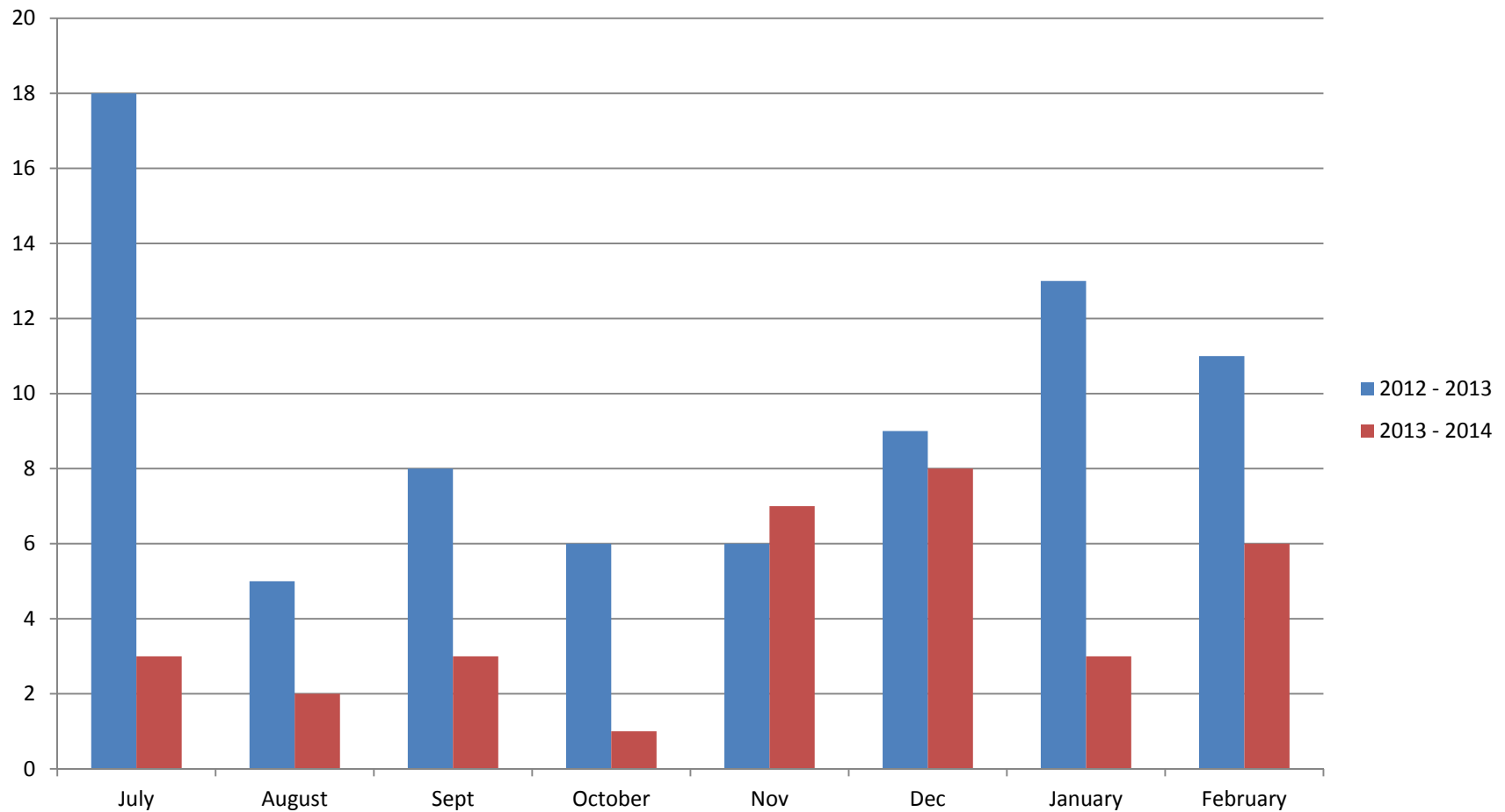


- Residents are now paying approximately a third of their pre-CESP energy bills – which does mean that the majority of residents have been taken out of fuel poverty
- Property values have increased
- Residents are taking more pride in their environment –fly tipping, rubbish reduced etc
- Crime Reduction

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Crime Statistics



Seven Rivers



Crime statistics for Samuel Street

- July 2012 – February 2013 there were 76 ASB incidents reported.
- July 2013 – February 2014 there were 27 ASB incidents reported.

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- In the last year a multi-agency initiative between Preston City Council, Police and Lancashire Fire & Rescue has commenced to raise standards in the area.

Housing Standards Action

- Intensive period of proactive inspection activity
- 66 of the 72 rented properties have now been inspected
- 10 were identified as small HMO's, all in the same ownership and were all in the process of being brought up to standard

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- Only 7 flats met current Housing Standards
- The remainder all failed to meet fire safety standards in purpose built flats
- 61% of flats had no working smoke detection
- All those not up to standard have been issued with a schedule of work
- On completion of the specified work flats will be accredited for 1 year as meeting PCC Accredited Lettings Scheme Standards

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Association of Residential Management Agents - ARMA Q Award 2013

The ARMA Q Award is given to a member whose Management skills have led to a material and demonstrable improvement to the lives of leaseholders in the block they manage.



ECO & Green Deal Cash Back



Ribbleton External Wall Insulation Scheme

- 92 properties in an area of mixed tenure
- External wall Insulation plus loft insulation and boiler replacements (where eligible)
- 4000 tonnes of carbon savings
- A combination of ECO, GD Cash Back and Customer contribution
- Aesthetic uplift for the area – delighted residents

ECO & Green Deal Cash Back



Before



After



Thank you and any questions?

For further information

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