

SECTION 105 CONSULTATION ON
THE PROPOSED PROJECT TO REDUCE
CARBON EMISSIONS AND ENERGY
BILLS FOR SECURE TENANTS OF
THE FOLLOWING ESTATE:

MYATT'S FIELD SOUTH ESTATE

Consultation Period:

10 December 2021 – 28 January 2022

HOUSING ACT 1985

SECTION 105 CONSULTATION

Consultation on the proposed project to reduce carbon emissions and energy bills for secure tenants on the following estate:

Myatt's Field South Estate, SW9 6NU

Consultation period: 10 December 2021 – 28 January 2022

Lambeth council has declared a climate emergency and committed to reaching Net Zero carbon emissions on its own estate by 2030. Energy use in homes is responsible for the vast majority of the council's emissions and 42% of Lambeth borough's total emissions. Therefore, if we want to achieve Net Zero by 2030, the energy efficiency of our homes must improve, and we must transition away from the use of natural gas (a fossil fuel which produces carbon dioxide when burnt).

We recently held Lambeth's Citizens' Assembly on the Climate Crisis, to come together and work towards a consensus on how we reduce the borough's carbon emissions. One of the key recommendations that came out of the citizens' assembly was a borough-wide retrofit strategy (retrofit is the all-encompassing term for retrospectively improving the energy efficiency of buildings and reducing their carbon emissions).

The Myatt's Field South Estate has been chosen as the first estate in the borough to benefit from a retrofit project and will result in Net Zero carbon homes.

Fortunately, retrofitting our homes has lots of other benefits for residents, aside from simply reducing carbon emissions. These include:

- ✎ Reducing energy bills for residents
- ✎ Improving health and wellbeing through reduced damp and mould issues
- ✎ Improving internal air quality via the removal of gas combustion and better ventilation
- ✎ Creating more comfortable homes that are warmer and less draughty in the winter, and cooler in the summer
- ✎ Reducing fire risk through the removal of gas
- ✎ Improving resilience to a changing climate

Your home has been identified as suitable to take part in this project. However, before moving ahead with any changes, we want your views on these proposals.

YOU CAN HAVE YOUR SAY BY

- ✎ Completing the questionnaire attached and returning it in the free post envelope enclosed.
- ✎ Completing the questionnaire online at <https://www.surveymonkey.co.uk/r/Myatts105>
- ✎ If you have any other questions regarding the Retrofit project at Myatt's Field Estate, please contact Andrea Omo-Kivie Capital Works (NNZRA) Project Officer on AOMO-Kivie@lambeth.gov.uk or by calling 020 7926 7062.
- ✎ If you have any questions regarding Lambeth's net zero carbon emissions by 2030 target, please contact the Climate Change and Sustainability Team on XDESSustainability@lambeth.gov.uk



**All feedback must be received by
midnight on 28 January 2022**

The enclosed provides further details about the proposal.

What to expect

The proposed works planned for your home is likely to comprise of the following.

External:

- ✎ Installation of an insulated exterior wall structure to the surface of your existing walls.
- ✎ Removal of your existing windows and doors and replacing them with high-energy performance windows and doors.
- ✎ Removal of existing roof surfaces and replacing them with an insulated roof structure with integrated solar panels to generate electricity.
- ✎ Fitting a new electrically powered Air Source Heat Pump and ventilation system. The Air Source Heat Pump will be connected to your existing central heating and hot water system.
- ✎ Radiators will be replaced with low surface temperature radiators to provide designed outputs.
- ✎ The Solar panels on your roof will contribute towards electrical power for your heating, hot water lighting and electricity use.

Internal:

- ✎ Disconnection of your gas meter and removing all gas appliances, including your boiler, hob and oven and replacing them with electrical appliances.
- ✎ Installation of a new ventilation system connected to each room.
- ✎ Replacing your heating system with a new low carbon, electric powered Air Source Heat Pump.
- ✎ Connection of electrical cables from the solar panels to the meter and consumer unit.
- ✎ Connection of the new heating system to your existing pipework and new low surface temperature radiators.

This project will also involve:

- ✎ The introduction of a weekly comfort charge, designed around savings on energy costs.
- ✎ On-going monitoring by the Council of the energy system in your home to guarantee its performance during the Performance Guarantee Agreement term of 10 Years.



Wall insulation system being added to some homes in Nottingham



Roof solar panels

Our main objective is for these works to insulate your home to very high standards and airtightness, which will mean that your home will be warm and draught-free.

As your gas services will be removed, all your heating and hot water will be powered by electricity. This means that you will only have one remaining energy supplier for the supply of any electricity that is not generated by the solar panels on your roof.

Solar panels turn light energy from the sun into electricity which can be used to contribute towards and reduce electricity bills. If you currently have a gas cooker or hob you will be provided with a new energy efficient electric cooker and hob as part of this project. The cooker will be yours and you will be responsible for any on-going maintenance/repair and replacement of this appliance.

The new systems installed in your property will be easy to use and you will receive an explanation and a manual on how to operate the new equipment.

Most of the building works are external and are designed to allow you to remain in your home throughout. There will be some disruption when your gas boiler is removed and new low surface temperature radiators are installed, but every effort will be made to keep disruption to a minimum. The works may take up to four weeks per property to complete. We will confirm exactly what needs to be done at each stage and give you plenty of notice for you to make any necessary plans before the works start.

You will be expected to remove any personal belongings including furniture which might obstruct any of the proposed works and to ensure that the contractor has access to all areas where work will take place. You will be advised on the order in which works will be scheduled and how long each stage will take. All work areas will be left neat, tidy and clean at the end of each working day.



Energiesprong have pioneered this zero-carbon retrofit system on more than 7,000 homes in Holland and around 50 homes across England in Nottingham, Devon and Essex over the last two years. Here are some examples of completed projects.



Comfort Plan

In addition to living in a warmer home, residents should benefit from reduced energy bills from your electricity supplier and being part of the necessary transition to a more environmentally friendly way of living.

When the work is completed, in addition to your electricity bill, you will receive a Comfort Plan Charge. This charge will cover the management of equipment and services to provide you with and keep your home at a comfortable temperature all year round, provide a volume of hot water each day and provide an amount of electricity to use to power your home each day. These services will help you reduce your carbon footprint and contribute towards Lambeth's carbon emissions target by 2030.

To take part in this project you will need to sign a comfort plan agreement and agree to its terms and conditions.

This means:

- 🌿 As your home will be well insulated and you are able to generate some of your electricity from the solar panels, your electricity bill and Comfort Plan Charge combined will not be any more than you are currently paying for your energy usage.
- 🌿 The Comfort Plan Charge will be based on 12 months energy billing information. Once this information is provided, we will be able to provide you with a calculation of your comfort plan cost.
- 🌿 A confirmed price will be available once the contractor has completed the design for the property, following which we will engage with each resident.

To ensure that your home delivers the energy that you are paying for through the Comfort Plan Charge, your home will be monitored by sensors which will record the performance of the system installed and compliance with the comfort plan charge. If there is a problem this will be picked up remotely and arrangements will be made to rectify.



The council would like to hear your views.

Under Section 105 of the Housing Act 1985, the council has a legal obligation to consult with its secure tenants on these proposals. The council will consider any comments made about the proposal before a final decision is made.