



'Greening' our homes, our services and the neighbourhood

OUR SUSTAINABILITY STRATEGY



BARNSBURY
HOUSING ASSOCIATION

Global warming is already with us but the very serious damage it is doing is only now being widely recognised and better understood. There is very little evidence of the world-wide, concerted action needed to slow it. We are part of the problem.

Household heating is a massive contributor to global warming so we, like all landlords, have been called on to pull our weight.

Our new *sustainability strategy*, agreed with our board last month, has given us tough new targets. It also builds on progress we have made over the past three years.

First we measured our carbon footprint. By a huge margin, at 97%, we found the biggest source of our greenhouse gas emissions is fuel used to heat and power our homes.

Then we had our homes' energy performance scored. Our newest homes all scored B and 46% were C so meet the government's 2030 target. But nearly half are D or lower.

Better insulating our homes will both cut emissions and, of most value to our tenants, make them considerably cheaper to heat.

But almost all are in older buildings and listed or in conservation areas. They are part of Islington's cherished heritage and rightly protected.

Insulating them will demand skill and a willingness to try new ideas. We are now testing these and better known methods on a flat in one of our 200-year-old buildings.

Putting into practice lessons learned from this and our other work with specialists will follow, but only after we first agree with our tenants how best to minimise the risk to them of dirt, noise and disruption. That conversation comes next.

We are encouraged to see other housing associations following our lead. We all strive to provide good homes for modest budgets. Rising fuel prices have given this work a new urgency but it is a chance too for us to help our overheating planet.

Sustainability means making sure our housing service thrives and our homes better support our tenants' health and wellbeing and that of our planet.



In our 2018 tenants' survey more than one in three tenants told us they were finding it increasingly hard to pay their heating bills.

In the last six months alone, the cost of both gas and electricity has risen hugely. Demand for the energy vouchers our housing team gives to tenants who are genuinely struggling is through the roof – and rising.

Even following our energy saving tips, some tell us the choice now is between eating or heating. By better insulating the fabric of our buildings we can help protect them from further price hikes.

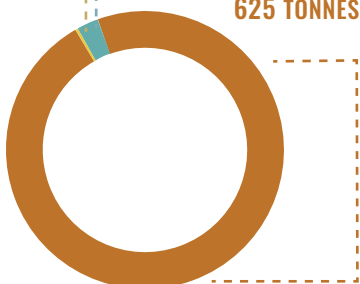
Our strategic approach to a more sustainable service is driven by this but also a real determination to 'green' both our homes and services. Our strategy identifies the likely challenges and pitfalls but also shows us what else we might achieve. In short, it raises our game.

2018 CO₂ FOOTPRINT

OFFICE & OPERATION
3.5 TONNES

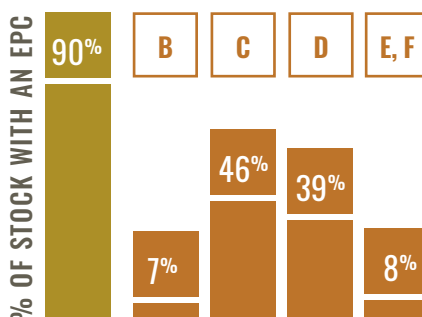
POWER TO SHARED AREAS
15 TONNES

OUR HOMES
625 TONNES



ENERGY PERFORMANCE

Heating an E-rated home costs twice as much as one C-rated and four times that of a B-rated home.



GUIDING PRINCIPLES

We will be a leading voice for *Net Zero Carbon* in the social housing sector, recognised for our specialist expertise in making 'heritage' homes energy efficient.

Our models for 'retrofitting' older homes will balance conservation with sustainability, tackling fuel poverty and making for a more comfortable and affordable home.

Not one property will be sold off to avoid the cost to us of retrofitting.

We will follow closely tests on new technology now being developed that we may be able to use or adapt.

We will aim to bring early benefits from this work to tenants in the worst performing homes.

We will collaborate and/or team up with other organisations where this will help us reach Net Zero Carbon.

We will engage throughout with our tenants to find solutions that work for them and for our homes.

Shared responsibility:
Our asset management team will take the lead on this work but we expect all of our staff to make sustainability part and parcel of their job.

This is a summary of the main points of our sustainability strategy. You can download a copy of the full strategy from our website at www.barnsbury.org or call us on ☎ 020 7704 2324.

The short version: key points of our sustainability strategy

WHAT WE WILL DO

Our aim is to bring carbon emissions from our homes and our services down as low as possible.

Our goal is Net Zero Carbon.

HOW WE WILL DO IT

We will make our homes more energy efficient by:

- * assessing all the hardest to heat homes by autumn 2022
- * coming up with an affordable model for 'retrofitting' our older Barnsbury Street homes that also works with similar properties by September 2022
- * using pilot schemes to test this model on other heritage buildings, and using these to support an important bid for funding to raise all homes to C or higher

Our 'retrofitting' model should be a useful tool for other social landlords with heritage properties

- * having by 2024 costed plans for works to our other properties so all are 'heat pump ready' by 2035
- * securing 'quick wins' by March 2023 using our Green Lettings and the BHA 'Home Standard' to upgrade homes that fall empty before they are relet
- * having energy efficiency built in as standard for repairs and pre-planned works by summer 2023
- * form partnerships to encourage energy saving at home, supported by an advice service for residents.



We will 'green' estate services by:

- * overhauling rubbish and recycling facilities by 2024
- * finding ways to introduce energy sourced from renewables
- * better bike storage and electric vehicle charging points
- * having by March 2024 a plan for biodiversity and better, greener shared spaces for each estate and building.

HOW WE WILL PAY FOR IT

We believe the total cost will be roughly £7 million, offset in part by grants. We will draw up a fully costed and timetabled plan for each and every building we own.

We are looking at all possible funding options, including government money now being made available. Where sensible we will team up with others to add weight to our bids.

We will have to foot part of the bill but are in a strong position to borrow at favourable rates, further enhanced by our taking a strategic approach to this work.

HOW CAN WE MAKE A DIFFERENCE?

Despite our small size we are very well placed to help lead the social housing sector towards Net Zero Carbon:

with **retrofitting solutions** for heritage homes that balance conservation with sustainability and reducing fuel stress

paving the way for **smaller housing associations** through

the G320 and National Housing Federation

pushing the agenda in Islington, where we are acting as a **test bed for innovative projects and collaborative working models** with the council.

