

# HAMPSTEAD NEIGHBOURHOOD FORUM AGM 2024

Update on Forum activities

AGM business: minutes, accounts  
and election of committee

Any other business

Workshop on retrofitting



# FORUM IN 2023/4

## **Revision of Neighbourhood Plan:**

- \* New policies on sustainable design to promote retrofitting and energy-saving**
- \* Revised biodiversity policies**
- \* New policies on considerate construction**
- \* Guidance on strategic sites**

## **Consultation**

- \* Carried out survey of opinions on draft revision**
- \* Distributed leaflet to every household**
- \* Publicised in Ham&High and elsewhere**

## **Next steps**

- \* Amendments to draft**
- \* Submission to Camden, public consultation**
- \* Submission to independent examiner**
- \* Referendum**

# Accounts 2023 – Context and Forecast

## 2016-2019 – Developing the Plan

- Average Annual cost of £3,700 (mainly consultancy) supported by grants from **Locality** and **PWRA**

## 2020 onwards – Monitoring the Plan, preparing for renewal

- Recurring spend of £300 to £500 (website costs, subscriptions.) met from generous local support
- Specific appeal for the **Air Quality Project** (2021/2022) –£2,952 cost covered by:
  - Appeal funding of £2,425
  - Transfer of £527 from general funds

## Estimates to Renew the Plan in 2024:

Recurring spend (website, room hire, subscriptions)	£800	Funded by local support
Renewal Costs (Basic Conditions Statement, Healthcheck, Graphic Design, Maps, Publicity)	£12,000	Funded principally by grants from Locality (first grant of £8,331 received).

# Accounts 2023 – General Fund

Income and (Expenditure)	2023	2022
<i>1<sup>st</sup> January – funds brought forward</i>	£1001.58	£1686.40
Donations to support the Forum	£150	£90
Website Cost (reduced by prepayment in 2022)	(£46.75)	(£228.15)
Subscription to London Forum	(£19)	(£19)
Banking Costs (Smartpay Terminal Renewal)	(£34.80)	
Transfer to Air Quality Study Appeal		(£527.67)
<i>31<sup>st</sup> December - funds carried forward</i>	£1051.03	£1001.58

## Notes

1. Closing balance represented by cash of £1051.03 held in the Forum's bank account.
2. Accounts prepared on a cash basis.



# COMMITTEE NOMINEES

Carissa Bub

David Castle

Stefano Filippi

Oliver Froment

Janine Griffis

Vicki Harding

Andrew Haslam-Jones

Andrea Lally Kukrika

Sean Lask

Alex Nicoll

Glen Robinson

Katharina Schauer

Stephen Taylor

Clyde Whittaker

Guy Wingate

## Ex-officio members

Cllr Marcus Boyland (Gospel Oak)

Cllr Linda Chung (Hampstead Town)

Cllr Jenny Mulholland (Gospel Oak)

Cllr Andrew Parkinson (Frognal)

Cllr Lorraine Revah (Gospel Oak)

Cllr Gio Spinella (Frognal)

Cllr Stephen Stark (Hampstead Town)

**ANY  
OTHER  
BUSINESS?**

**THANK  
YOU**

### **Hampstead Neighbourhood Forum**

Committee – David Castle, Oliver Froment, Janine Griffis, Andrew Haslam-Jones, Vicki Harding, Sean Lask, Alex Nicoll, Glen Robinson, Katharina Schauer, Nicola Sinclair, Stephen Taylor, Clyde Whittaker, Guy Wingate, and all our local councillors and advisers.



**HAMPSTEAD  
NEIGHBOURHOOD FORUM**

# SUSTAINABLE BUILDINGS WORKSHOP

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# SUSTAINABLE BUILDINGS WORKSHOP

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## **Chair:**

**Janine Griffis**

## **Speakers:**

**Andrea Lally Kukrika**  
*Forum committee member*

**Katharina Schauer**  
*Forum committee member and Secretary*

**Maggie Tapa**  
*Sustainability Officer, Camden*

**Ian Preston**  
*Retrofit Coordinator, Ecofurb*



# RETROFIT OF A HAMPSTEAD VICTORIAN HOUSE TO PASSIVHAUS STANDARD

ANDREA LALLY KUKRIKA

**Hampstead  
Neighbourhood Forum  
Sustainability Workshop  
March 12, 2024**

# Victorian Houses

Brick + lime mortar + lime plaster

Breathable: continuous cycle of wet brick drying out => getting wet => drying out

Draughty

No cavities in the walls for inserting insulation

Single pane windows

Modern life: for 6 months per year, gas boilers in Hampstead emit particulates and green house gases

## **Implications:**

1) Internal and external air quality (NO<sub>x</sub> and SO<sub>x</sub> emissions)

2) The climate crisis (CO<sub>2</sub>)

- The average UK gas boiler emits more CO<sub>2</sub>-equivalent emissions in a year than taking seven transatlantic flights (Source: Nesta)
- Heating and cooking currently account for around a fifth of the UK's carbon emissions (Source: HM government, Provisional 2022 greenhouse gas emissions)

# OUR HOUSE THE SOUTH HILL PARK CONSERVATION AREA

Refurbishment: 2 years; 25-30% additional cost

- Existing building: minimal insulation, poor thermal performance, high operational energy demand
- Refurbished building: highly energy-efficient EnerPHit Classic Standard A
- 75% reduction in operational energy demands compared to the average UK building stock
- The Whole Life Carbon of the refurbishment is 332 kgCO<sub>2</sub>e/m<sup>2</sup> (excluding operational energy) meeting the RIBA 2030 Embodied Carbon targets for a domestic building
- Using a direct electric heating system with renewable energy generation via PV rather than a gas boiler (without PV) results in a reduction of 76% in total lifetime CO<sub>2</sub> emissions



# THE PROCESS

**Our house became a demonstration project: luckily a successful one!**

RIBA could not recommend an architect with experience in eco-retrofits so the following companies formed a team:

Guy Stansfeld Architects /318 Studio

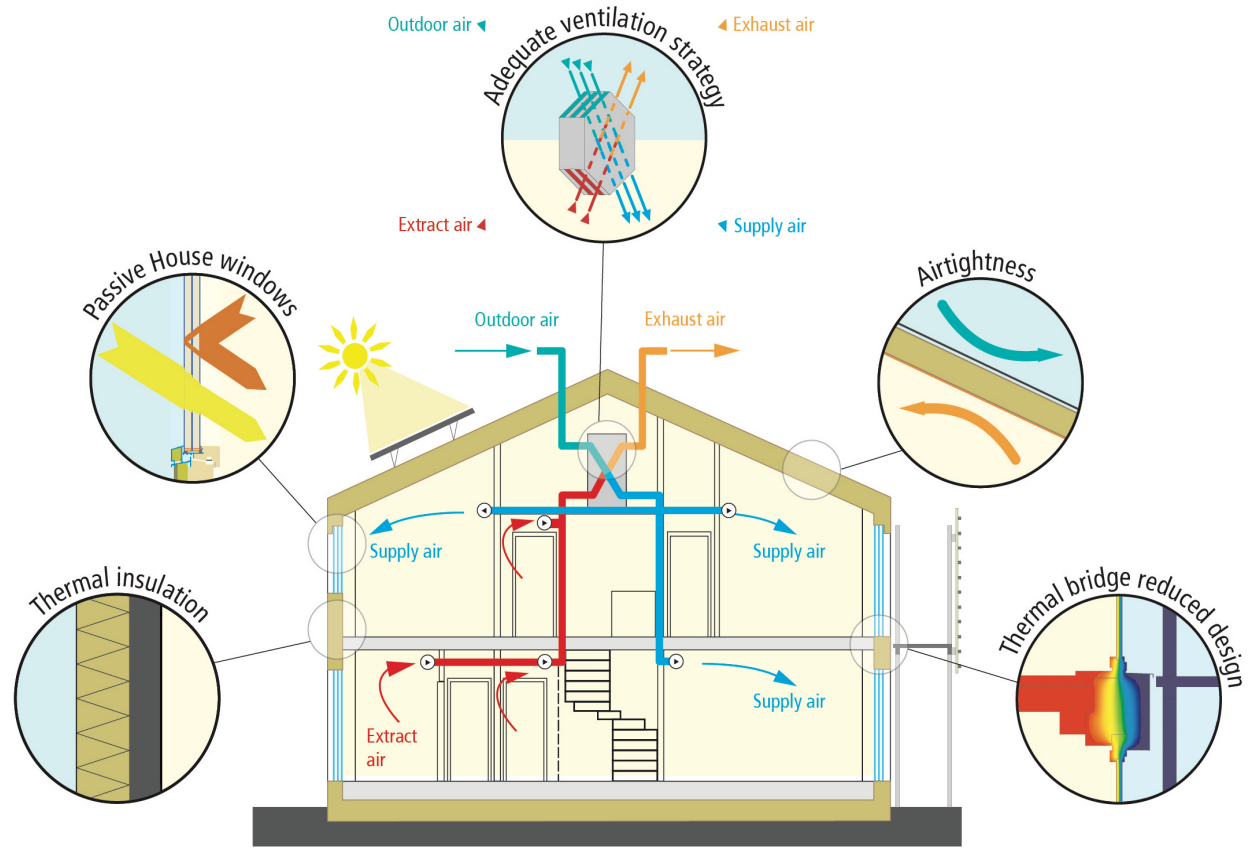
Ecospheric, a Passive House consultancy that supports planners, architects and developers in designing and delivering eco developments

OLF - builders willing to attempt their first Victorian retrofit to EnerPhit standard

The house passed all the Passivhaus tests as stipulated



# WHAT IS A PASSIVE HOUSE?



# SUMMARY OF WORKS DONE

1. Insulation: wood fibre
  - Between floors and all external walls
2. Windows: triple-glazed Bewiso windows from Austria helps to achieve **airtightness** throughout the house
3. Heating: infrared embedded in walls (no radiators in the house)
  - 100% electric heating
4. Power: 100% electricity whole house
  - 5.8kWp PV (photovoltaic) system on roof
5. MVHR system provides ventilation, efficient redistribution of warm and cold air and filtering of pollutants
6. Other: rainwater butt; Mixergy water tank; green roof on rear extension

Katharina Schauer

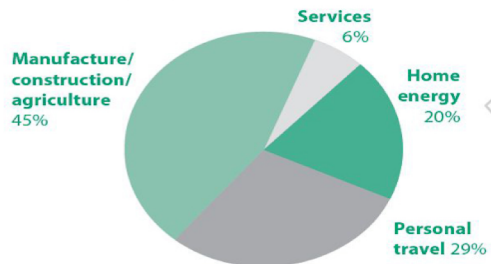
# THE CHALLENGE – CO<sub>2</sub> EMISSIONS

In Camden, **over 25%** of borough carbon dioxide (CO<sub>2</sub>) emissions result from heating and powering homes.

## CO<sub>2</sub> emissions in the UK

11.6 tonnes per person

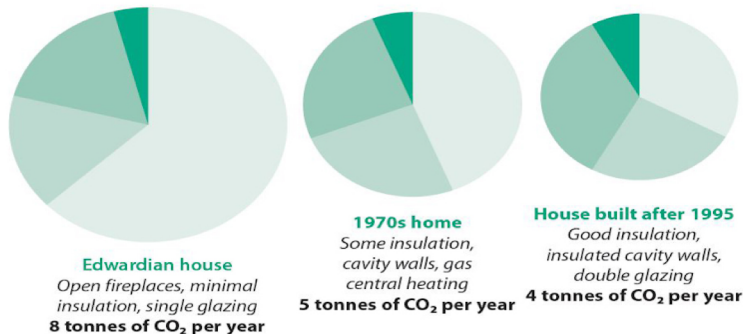
Includes international transport emissions and imported goods, but not other greenhouse gases such as methane and nitrous oxide



Source: Best Foot Forward

## Typical home energy use in types of family homes

Space heating    Lighting and appliances  
Hot water    Cooking



Source: Energy Saving Trust, Domestic Energy Primer

# THE CASE FOR SUSTAINABLE BUILDINGS

SUSTAINABLE BUILDINGS ARE **FUTURE PROOFED, HEALTHIER, CHEAPER TO RUN, MORE COMFORTABLE PLACES TO LIVE**



**Lower Utility Bills**

Sustainable buildings are **energy efficient**, produce **green energy** and use **less water**



**Reduced Maintenance**

Sustainable buildings have **longer useful lives** and cost less to run and maintain



**Improved Comfort**

Sustainable buildings deliver pleasantly **warm**, and **draught free** properties



**Healthier Internal Environment**

Sustainable buildings improve **air quality** and **reduce noise pollution**



**Combat Climate Change**

Sustainable buildings help **reduce greenhouse gas emissions**: our actions matter!



**Increased Resilience**

Sustainable buildings are **resilient** to heat stress, flood risk, extreme weather

# SUSTAINABLE RETROFIT

**Procure a consultant** to build a thermal model: this reveals exactly how much energy is required to heat and run the existing building and what impact each intervention will have on the overall performance

## Common solutions:

- Insulation: walls, roofs, floor
- Mechanical ventilation and heat recovery (MVHR)
- Double or triple glazed windows
- PV (photovoltaic) system
- Air or ground source heat pump
- Embodied carbon considerations
- Water butts and water saving appliances
- LED lighting
- Limit hard surfaces – reduce flooding/good for biodiversity

# WHOLE BUILDING APPROACH

Information

## Energy efficient



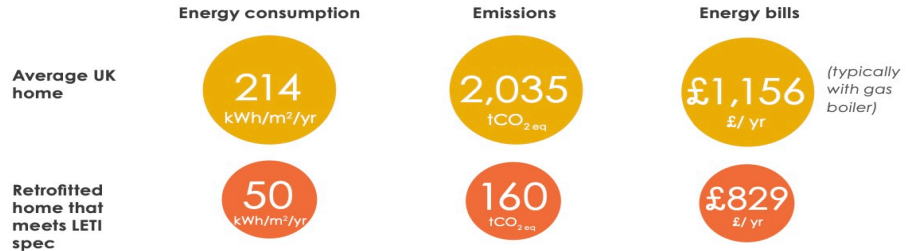
**Best practice retrofit will reduce peak heat demand, enabling homes to shift to zero carbon electric heating.**

Our peak gas demand for heating and hot water is currently 170GW on the coldest day. However, our electricity grid can only provide 60GW now and perhaps 95GW in 2050. We need to reduce demand significantly to achieve the shift to clean electricity.



**Improving energy efficiency is key to reducing bills, especially as electricity is more expensive than gas.**

Over **3.3M** UK households live in fuel poverty, that's **11%** of all homes.



## Water efficient



**Retrofit is an opportunity to reduce water consumption and the CO<sub>2</sub> emissions associated with supplying and heating water.**

By 2030, the UK will suffer **annual water shortages** in many areas<sup>1,14</sup>.

Average UK home

Water use

142 l/person/day

2030 RIBA climate challenge

<75 l/person/day

<https://www.leti.uk>

<https://aecb.net>

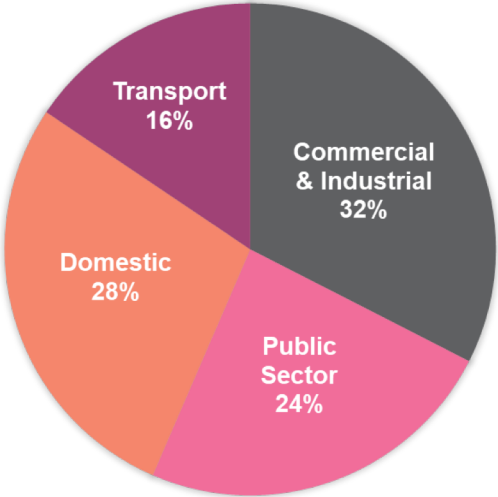
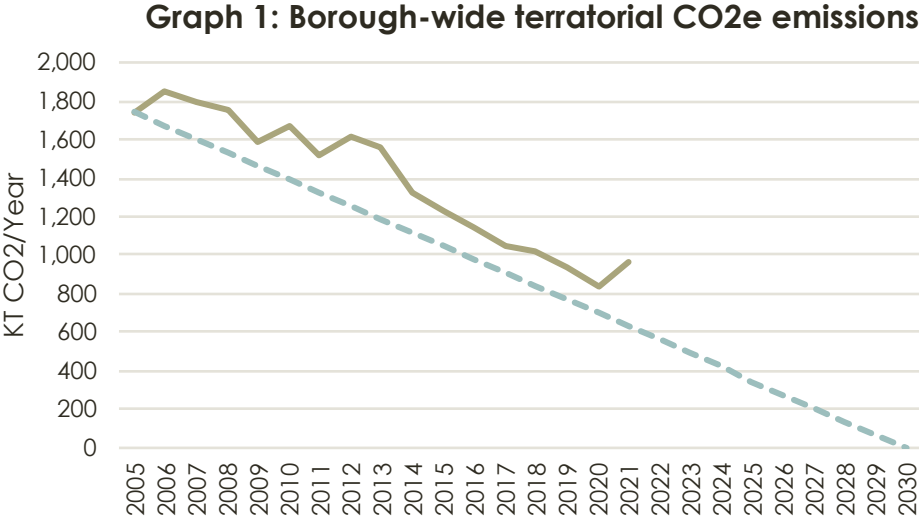
# GETTING STARTED WITH HOME RETROFIT: GRANT FUNDING & PLANNING ADVICE

Maggie Tapa  
Sustainability Officer  
London Borough of Camden



# DOMESTIC EMISSIONS IN CAMDEN

CO2 emissions have reduced by 45% since 2005



**2020 – Borough-wide CO2 emissions (BEIS) based on fuel consumption**

# TACKLING DOMESTIC EMISSIONS

Camden Climate Action Plan:

People, Places, **Buildings** and Organisations

Two ways to reduce household emissions:

- Behaviour change
- Home retrofit / installing energy efficiency improvements

Improving household energy efficiency reduces carbon emissions, energy bills and improves the thermal comfort of your home.



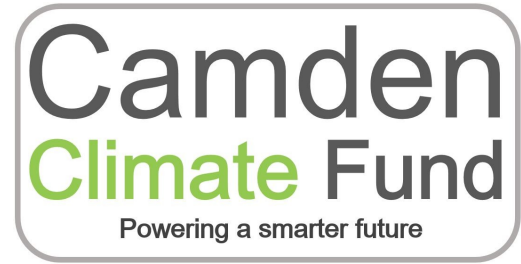
**Buildings** - Camden's buildings will be energy efficient, comfortable and fit-for-purpose for a zero carbon future.





# CAMDEN CLIMATE FUND

The Camden *Climate* fund has been set up to help residents reduce bills and cut their carbon emissions



There are four streams available: Household, Business, Community Energy & Climate Action

Household grants are available to provide match-funding (to cover up to 50% of the costs) to support homeowners to retrofit their homes

- Maximum grant available: **£5,000**

Funding is available for energy efficiency improvements or renewable energy installations: e.g internal wall insulation, loft insulation or Solar PV

- Grants are available year round

# APPLYING FOR A GRANT

## Eligibility

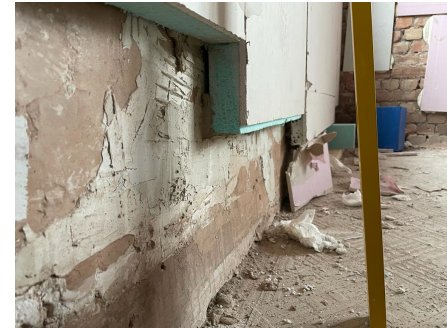
Household grants are open to:

- Homeowners
- Landlords
- Private tenants
- Council leaseholders

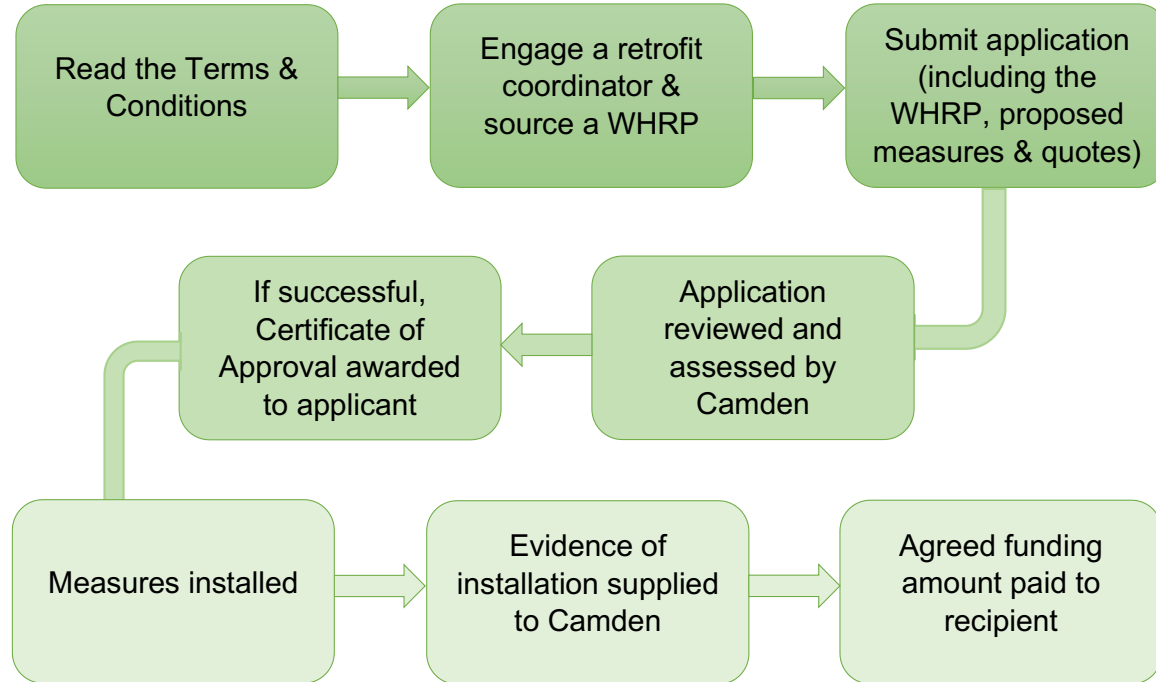


## Eligible works

- Before applying, you will need to source a Whole House Retrofit plan
- Any works recommended in this plan will be considered for funding



# CAMDEN CLIMATE FUND APPLICATION PROCESS



VISIT THE CAMDEN CLIMATE FUND WEBPAGES FOR  
MORE INFORMATION  
[HTTPS://WWW.CAMDEN.GOV.UK/CAMDENCLIMATEFUN  
D](https://www.camden.gov.uk/camdenclimatefund)

OR SEND AN EMAIL TO  
[CAMDENCLIMATEFUND@CAMDEN.GOV.UK](mailto:CAMDENCLIMATEFUND@CAMDEN.GOV.UK)



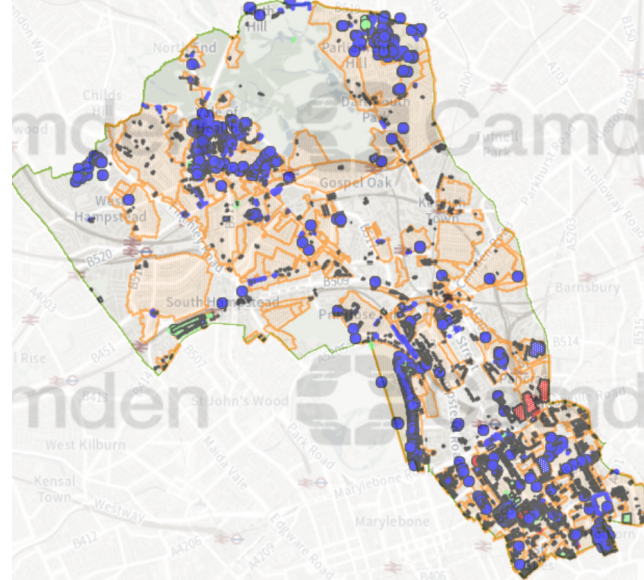
# PLANNING CONSIDERATIONS

Conservation areas ensure the historic character and appearance of the area is maintained

**Conservation areas:** areas of significant historic & architectural interest

**'Article 4':** removes permitted development rights to avoid adverse impacts

**Listed buildings:** special protection for individual designated heritage assets

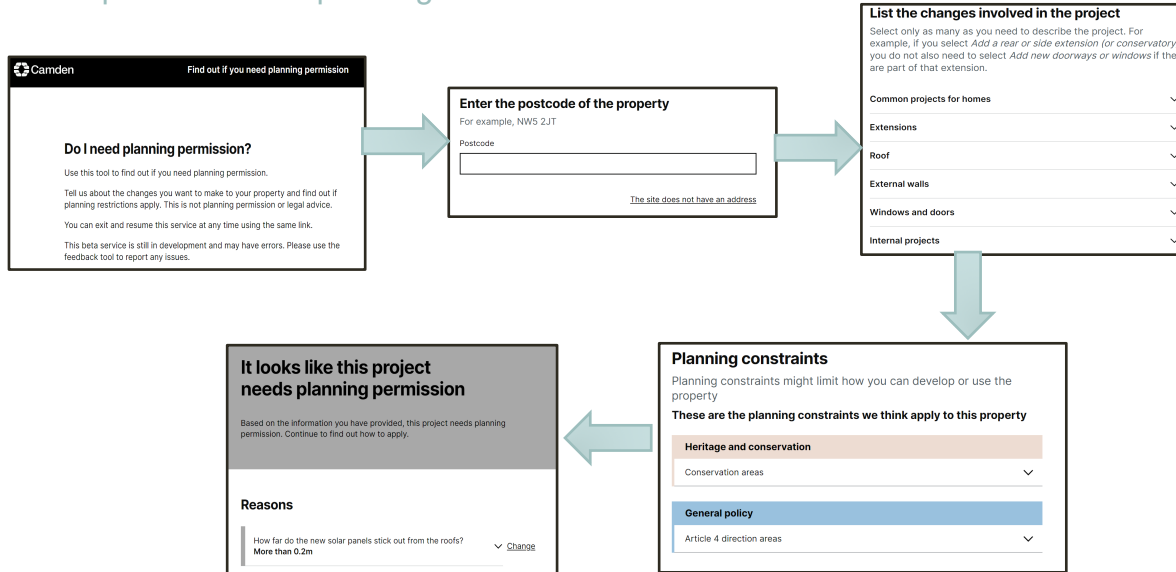


You can check the status of your home on the council webpages

<https://www.camden.gov.uk/conservation-areas>

# NEW CAMDEN PLANNING TOOL

## Bespoke advice on planning



<https://planningservices.camden.gov.uk/find-out-if-you-need-planning-permission>

## Steps involved for submitting a planning application

# USER JOURNEY — PLANNING

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### Awareness & Exploration

Access Council website, Camden Local Plan 2017, Camden Planning Guidance (CPG), Conservation Area Appraisals, Neighbourhood Plans.

Use search engines (Google, Bing Maps) to identify similar extensions on aerial views.

Use Camden website to search for other planning records at your property and neighbouring ones.

Check what are the Local Area Requirements for your submission.

If you are a leaseholder you will need permission from your freeholder to proceed with your works.

1

### Pre-application advice

If you are unclear what design approach would suit your building, you should consider pre-application advice & engaging a qualified professional. Include sketches and drawings in your submission. A fee is required for this pre-application service.

2

### Engagement

If you have not already, before you submit your application, you should discuss this with your neighbours. This would ensure they are aware of your proposal.

3

### Submission

Access a digital platform such as Planning Portal, iApply, etc. Create an account or sign in if you already have one.

4

### Complete submission

Complete application form and upload all the information and drawings relevant to your proposal on the digital platform.

Double check Local Area Requirements to ensure a valid application.

5

### Review, pay and submit

Review the application information and make sure you have included all that is required .

Pay the required fee and submit.

6

### Follow-up

Now your application is with the Council.

An Officer will notify you about validation and assessment of your proposal.

7

### Decision

If your application is granted consent you need to check if any conditions or Section 106 Obligations have to be discharged before you start work. You should also review the listed informatives on the notice.

If refused you have the right to appeal the decision. More information about the appeal process here.

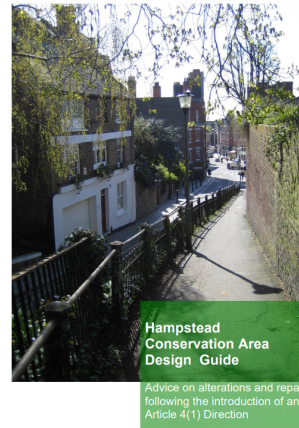
# FURTHER INFORMATION & SUPPORT

All available on the Camden website



## Home Improvement Guidance

<https://www.camden.gov.uk/documents/20142/4823269/Home+Improvements+CPG+Jan+2021.pdf>



## Hampstead Conservation Area Design Guide

<https://www.camden.gov.uk/documents/20142/4842163/Hampstead+Conservation+Area+Design+Guide.pdf/98bdecd1-f4dc-933e-e2af-546ff9b76b28>



## Energy efficiency planning guidance for conservation areas

<https://www.camden.gov.uk/planning-policy-documents>





THANK YOU

[Maggie.tapa@camden.gov.uk](mailto:Maggie.tapa@camden.gov.uk)



# GETTING STARTED ON YOUR RETROFIT JOURNEY

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Community Climate Action Day, 2 March 2024

# ECO FURB

The Low Carbon Home Service

# WHAT IS 'WHOLE-HOUSE' RETROFIT?

An approach to the installation of measures that considers the requirements of the entire home or building

Occupancy comfort, health & wellbeing

Fabric first

Interfaces between measures

Avoiding unintended consequences

Ventilation





**IAN PRESTON, RETROFIT  
COORDINATOR**

**ECO FURB**  
The Low Carbon Home Service



# ECOFURB PROCESS

Survey home

Model home

- National Framework (RdSAP+)

Analyse potential energy efficiency measures (EEMs)

Recommendations in Ecofurb **Whole House Plan**

Client discussion

Installer referrals (RetrofitWorks Co-op)

Optional Building Performance Requirements

# WHOLE HOUSE PLAN

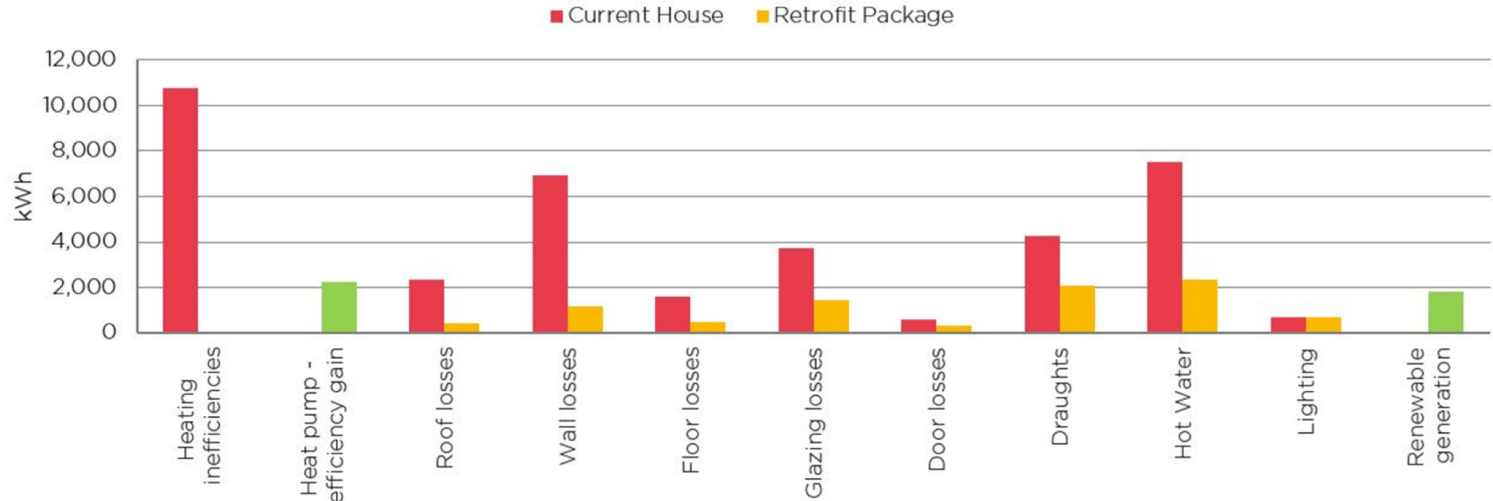
## 7. What you can achieve

Below are the projected energy performance improvements for your home, based on our evaluation:



Comparison	Energy Rating	Fuel Bills	tCO <sub>2</sub>
Before	33 F	£3,850	7.15
After	82 B	£1,130	0.35

Your potential energy use after your retrofit







# REFERRAL MEASURES

New doors and windows

Suspended timber floor insulation

Loft insulation

Flat roof insulation

External Wall Insulation (EWI)

Internal Wall Insulation (IWI)

Cavity Wall Insulation (CWI)

Solar panels (PV) and battery storage

Heat pumps

Ventilation upgrades



# FINDING INSTALLERS

TrustMark – the Government endorsed quality scheme for work carried out in or around your home

Microgeneration Certification Scheme (MCS) - certifies low-carbon energy technologies and contractors - [mcs-certified.com](http://mcs-certified.com)



[www.trustmark.org.uk](http://www.trustmark.org.uk)





| **COFURB**

The Low Carbon Home Service

