

Housing Committee	Agenda Item
	Brighton & Hove City Council

Appendix 1: PRIORITISATION OF PROPERTIES FOR INSTALL

This appendix sets out the proposed approach to ensure an equitable distribution of solar PV systems amongst tenants. It is a process by which properties are firstly deemed technically feasible and then prioritised.

Technical **feasibility** criteria

The following must all be true for a house or bungalow to be considered technically feasible for installation:

Reason for exclusion	Justification	Notes
Property is not a house or bungalow	Unsuitable for solar PV system	SOLARISE project aims to benefit tenants within blocks.
Property does not have an East, South or West-facing roof	Yield from solar panels facing North not cost effective in terms of generation potential	Very few houses only have a North facing roof (i.e. most will also have a south facing roof).
Needs reroofing	Not cost effective to remove panels for reroofing in medium-term	Could install solar PV when reroofing occurs as part of re-roofing programme (not currently part of the reroofing specification) or as part of a future solar PV programme
Structural issues with the roof	Unsuitable for solar PV system	Unlikely that there is a cost-effective resolution to this but potential to re-visit if structural issues are addressed
UKPN reject grid connection application due to capacity constraints in the area*	Unsuitable for solar PV system	In due course, UKPN will upgrade the distribution network in an area, at which point installs can recommence locally. Practically the entire city is classed as having 'limited capacity' and so this is a risk across all areas

note that as there is a cost to make a grid connection application, this will not be known until **after the prioritisation and tenant engagement work has been conducted.*

Technically feasible properties will then be prioritised based on a range of measures that indicate that the occupant is more likely to be paying higher energy bills or struggling to pay their energy bills but based on property type and area rather than specific householder eligibility:

	Priority	Justification
1.	Property's current EPC is D or worse	Fuel bills likely to be higher than majority of the Council Housing stock. This can be revised (i.e. to EPC C) once most Eligible D and E properties are completed
2.	Property has electric heating	Fuel bills likely to be higher than properties heated with gas, and potential for greater benefit from the generated electricity
3.	Priority for properties in an LSOA within the city's top 29 for Indices of Deprivation	Tenants at greater risk of fuel poverty

No prioritisation will be based on:

- Roof orientation, height or shading...all of which impact on:
- System performance
- Location (aside from fuel poor areas)

Note: We have not proposed a more specific targeting approach based on individual eligibility of householders i.e. in receipt of certain benefits due to the potential for labelling those households via the solar PV install. The above property based approach also ensures that the property itself is future-proofed for reducing fuel bills for future occupants in addition to existing occupants.