

# Update: Climate Change Strategy 2024-2029

Housing Services – April 2026



**DARLINGTON**  
Borough Council

# Aims of the Strategy:

- Achieve net zero carbon across our housing stock by 2050.
- Reach the national requirement of meeting a minimum Energy Performance Certificate (EPC) rating of C throughout all homes by 2030.
- Apply a 'fabric first' approach to retrofit works to upgrade the energy efficiency of our homes.
- Foster an environment of reduced carbon emissions and energy consumption to improve the comfort and health of our tenants in their homes and the wider community of Darlington.



# Actions taken 2025/26: Retrofit

- We continued work on the government's **Social Housing Decarbonisation Fund (SHDF)** Wave 2.1.
- Government secured funding of £1.36m alongside DBC's matched contribution of £1.62m enabled us to roll out retrofit works to 119 homes. This work was completed in August 2025.
- Measures applied to each home varied depending on property type but included; external wall insulation, cavity wall insulation, roof extensions, loft insulation, upgrades to doors, and low energy lighting as required.



# SHDF 2.1 Works (Before Vs After)



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# Actions taken 2025/26: Retrofit Continued

- We were successful in our bid for Warm Homes: Social Housing Fund (WHSHF). We have secured over £3.5m funding, which will be supported by DBC Matched funding of over £11.6m - **A total scheme worth over £15m**
- This will see 680 homes upgraded by our contractor REGEN with works, such as external wall insulation, cavity wall insulation, upgrades to doors and windows, and roof extensions as required.



# Actions taken 2025/26: Retrofit Continued

- We have commissioned almost 3,000 new Stock Condition surveys and EPC's which gives us a clear picture of our stock.
- This will give us a further insight into which homes are performing well and which need further energy work interventions.
- Alongside bidding for funding, we have committed over £13m over the lifetime of the MTFP for energy efficiency works.
- We have seen an increase in 240 properties reaching EPC C



# Actions taken 2025/26: New Build Homes

- Our new build properties are built to a standard of EPC B. EPC assessments at Sherborne Close on the houses, 2 homes achieved an EPC A with the remaining 4 plots being only 1 point short of this.
- As part of new building regulations, we will include Solar PV and ASHPs to properties as standard.
- We will also install EV chargers (either individual or communal) to houses and apartments in line with new building regulations.
- We are constantly working with contractors to implement the newest energy efficiency innovations into our housing projects.



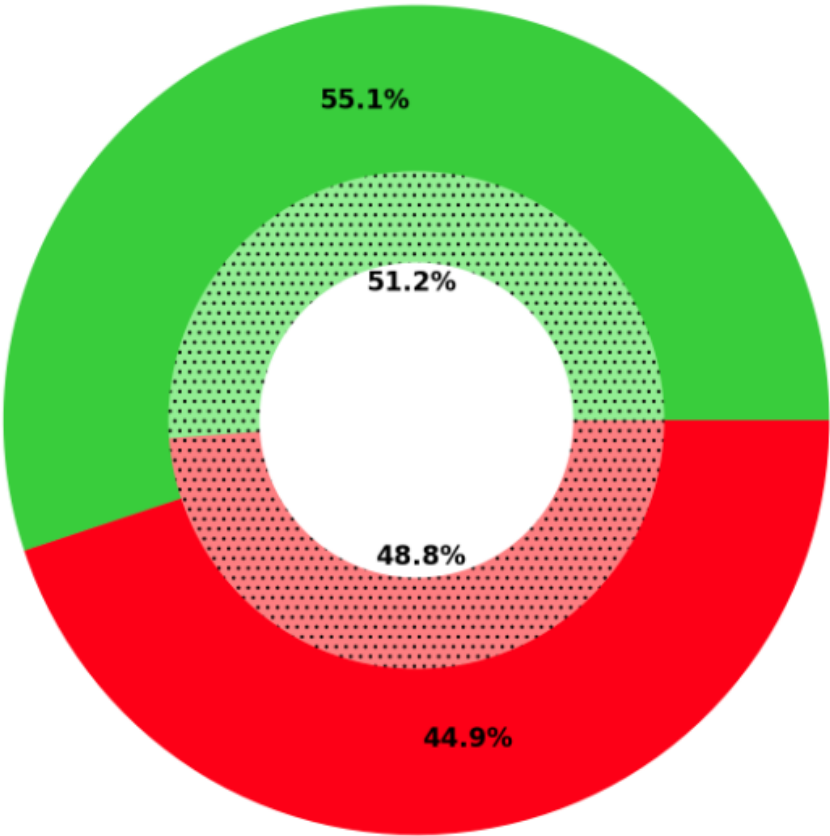
# Planned and Responsive Maintenance

- All our flats are having energy efficient fire doors installed.
- All our properties now have double glazed windows. Our contractors, *Anglian*, recycle the old windows that comes out of our properties and use this recycled material as a base for the trims that go back onto our new double-glazed windows.
- Loft insulation is upgraded as part of our roofing programme.
- Through inspections, we sometimes identify energy measures required in homes. We carry out these improvements on an ad hoc basis.
- Our inspection and building repairs team apply a technology called thermal plastering to our homes. Thermal plastering minimises heat loss in the winter and slows down heat gain in the summer. Therefore, reliance on high-energy usage systems like heating and air conditioning decreases. This decreases heating bills by up to 15% and reduces carbon emissions.
- Each year, 240 energy efficient boilers are being installed through planned maintenance. Around 110 energy efficient boilers are being installed through responsive repairs and voids.



We now have 55% of our properties at EPC C or above.

|             | 2025  |       | Jan-26 |       |
|-------------|-------|-------|--------|-------|
| EPC Band    | %     | Total | %      | Total |
| Band A      | 0.06  | 3     | 0.06   | 3     |
| Band B      | 2.04  | 109   | 4.76   | 257   |
| Band C      | 49.07 | 2625  | 50.29  | 2717  |
| Band D      | 43.09 | 2305  | 42.25  | 2283  |
| Band E      | 2.02  | 108   | 2.05   | 111   |
| Band F      | 0.06  | 3     | 0.06   | 3     |
| No EPC data | 3.66  | 196   | 0.54   | 29    |
| Grand Total | 100   | 5349  | 100    | 5403  |



Outer Circle / Solid Colour – This Year  
Inner Circle / Dotted – Last Year  
Green are EPC C or above  
Red are Below EPC C



- From Jan 2025 to Jan 2026, an increase of 240 homes have reached EPC C or above.
- With planned projects we expect to reach EPC C or above for;
  - Warm Homes project - 680 homes
  - Planned Major works – 620 homes
- This will bring 79% of our homes to EPC C or above
- We currently have c.1000 properties which are high-scoring EPC Ds, so will only require minor works to get them to EPC C.
- This will cover the remaining 21% of homes we need to get to EPC C to achieve 100% by 2030.



# Plans for 2026/27

- Delivery of Warm Homes Social Housing Fund (2025-2028).
- Review the governments new Warm Homes plan.
- Review our updated Stock condition data and changes to EPC with RdSAP 10 implementation.
- This data will give us a clearer picture of what we need to do on our homes to reach EPC C by 2030.



# Plans for 2026/27: Biodiversity

- We continue to champion the Council's **Tree and Woodland Strategy** by including trees, wildflower meadows, and other green spaces in our programmes to encourage a biodiverse Darlington.
- Our landscape plan for Neasham Road reflects how the importance of biodiversity is upheld in Housing projects.



# What's on the horizon.....

- In January, the government published its plan to deliver a decade of renewal for social and affordable housing.
- Key areas include;
  1. Decent home Standard – Effective from 2035
  2. Minimum Energy Efficiency Standards
    - By April 2030 EPC C must be in place
    - By April 2039 must achieve EPC C based on a second reformed metric
- We will be reviewing what these changes will mean and refreshing the action plan to support implementation of these changes.



Thank you.