

CHP Cranston

A community driven approach



Anna Eagar

A Community Approach to CHP

The key methodology

- Do not assume that you know what people want!!
- Review what each of the constituents parts of the “partnership” need want
- Find out what key issues are for each
- Do not assume you can prevail upon people of very limited financial means to consider 2050 when they may not have money for the electric now.

A Community Approach to CHP

- The history of the CHP project on Cranston begins with the work done by the Shoreditch Trust New Deal for Community, its Community Representatives and their technical experts.



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- The initial discussion was driven by the Housing Task Group of the NDC for a report on how heating and hot water on estates could be delivered.
- Many Estates had district systems that had been installed in the 1950's, 60's and 70's.
- They were at the end of their working life and were failing.
- The HTG members wanted to know what the alternatives were and their costs and benefits.
- The report discussed modernising the district system of an estate and adding a CHP plant.
- It showed how an area of Denmark. Odense had been transformed by its city wide CHP plant. It also looked at what the impacts of individual boiler systems would be.

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- The Chair of the NDC Board, Carole Young, also sat on the HTG and was Chair of her TRA on Cranston Estate.
- Carole became the CHP champion.
- For her it delivered; background heat that meant that elders fearful of large bills wouldn't suffer from cold, that youngsters could do their home work in comfortable bedrooms, that families could afford to heat their homes
- and that if possible the electricity could either be used locally or be sold to the electricity companies producing a revenue stream for Shoreditch and or Hackney.
- Carole was much less keen on individual heating systems. She had been a community activist in Hackney for over 30 years and had seen tenants and leaseholders being unable to afford their heating and

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- The Trust and our consultants, also discussed how much less CO₂ would be produced.
- *To be honest this was pretty far down residents' concerns.*
- Resident priorities were;
 - Affordable heating, reliable heating, controllable heating. Issues about climate change were important BUT not pre-eminent.

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- A review of all the Estates in the Shoreditch NDC area was carried out via a desk top study of where CHP could deliver affordable heat at competitive prices
- Cranston and Estate of 215 homes was shown to be an excellent starting point
- We then followed that initial review up with an Net Present Value calculation.

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- The NPV measured how much an individual installation in each home would be, as opposed to a renewed district system with CHP). William Orchard Assoc. also advised what the savings would be on CO₂ and whilst being clear on what resident's priorities were, we also began the conversation with residents regarding the well being of the planet and their children, and grand children's future in a warming world. We also discussed the likelihood that utility prices would begin to rise as North Sea Oil and gas became less plentiful.

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- The residents of Cranston Estate, led by their Chair Carole Young, had been involved in the technical exploration along with LB Hackney (both as owner of the freehold, landlord and maintainers of the property).
- The residents through their involvement in the process began to actively campaign for the CHP project. Residents of the estate attended specially convened meetings as well as CHP being a regular agenda item on their TRA agenda.



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- The TRA sent a delegation of in excess of 20 people to both the Housing Task Group (which scrutinised reports on housing related matters for the Shoreditch Trust Board) and the subsequent Shoreditch Trust Board. They argued that the CHP project should go ahead on their estate. The Board approved the report unanimously.



Carole Young (centre in red) with Shoreditch residents

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- Even when the Board had approved the CHP proposal residents continued to be actively involved in moving forward the work.
- The Partnership; Shoreditch Trust, Hackney Homes, LB Hackney and Cranston Tenant Management Organisation have successfully completed phase 1 - the new distribution mains.
- Hackney Homes have a programme to install the individually controlled systems within each home. We are all now working on the funding for the Combined Heat and Power engine.
- The Partnership has now expanded to include the GLA and LDA.

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- Thus we identified what peoples' and organisations' concerns were and ensured that we had done the work to enable reasonable responses.
- We ensured that affordability; reliability and a level of background heating were ensured for residents and that each home has control of its heating.
- For LBH, NPV showed value for money
- For Climate Change, we showed drop in CO2
- For energy security, we deliver electricity generation
- For the future, by maintaining a district system we enable energy to be generated via gasification/ anaerobic digestion
- The system can be extended
- The system can be part of a neighbourhood network



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