



# SOLAR PANEL POLICY

# DOCUMENT CONTROL

<b>Document Reference / Version Number</b>	<b>Version 1 - August 2017</b>
<b>Title of Document</b>	<b>Solar Panel Policy</b>
<b>Authors Name(s)</b>	<b>Mark Fisher</b>
<b>Authors Job Title(s)</b>	<b>Repairs &amp; Maintenance Manager</b>
<b>Directorate(s)</b>	<b>Customer</b>
<b>Document Status</b>	<b>Final</b>
<b>Supersedes (Version &amp; Date)</b>	<b>N/A</b>
<b>Approved By</b>	<b>EMT and electronically by Director of Customer Services</b>
<b>Date of Approval</b>	<b>27<sup>th</sup> July 2017 and 4<sup>th</sup> August 2017</b>
<b>Publication / Issue Date</b>	<b>August 2017</b>
<b>Date of Annual Review</b>	<b>July 2018</b>
<b>Changes Made at Last Review</b>	<b>N/A</b>
<b>Full Review Date</b>	<b>July 2020</b>
<b>Distribution</b>	<b>Website and Intranet</b>

Rochdale Boroughwide Housing Limited is a charitable community benefit society.

FCA register number 31452R.

Registered Office: Sandbrook House, Sandbrook Way, Rochdale OL11 1RY.

Registered as a provider of social housing. HCA register number: 4607



# CONTENTS

Section	Page
<b>Introduction</b>	<b>4</b>
<b>Context</b>	<b>4</b>
<b>Methodology</b>	<b>4</b>
<b>Aims and Objectives</b>	<b>4</b>
<b>Scope</b>	<b>4</b>
<b>Policy Guidance</b>	<b>5</b>
<b>Equality &amp; Diversity</b>	<b>5</b>
<b>Monitoring</b>	<b>5</b>
<b>Review</b>	<b>6</b>
<b>Thematic Links with other SPSS Documents</b>	<b>6</b>

## **1. Introduction**

- 1.1 This policy sets out RBH's position with regard to solar panels fitted to RBH homes and RBH's response to requests from RBH tenants wishing to install solar panels to the roof of their RBH rented home and RBH's commitment to supporting environmental sustainability via RBH's Asset Management and Development Strategy and Sustainability Policy

## **2. Context**

- 2.1 Solar panels fitted to south-east to south-west facing roofs have previously been an attractive renewable energy option for reducing electricity bills for homeowners and landlords. Occasionally RBH receive requests from individual RBH tenants seeking permission to install solar panels to their RBH rented home. The frequency of such requests has in recent years reduced as government policy has changed, reducing both the 'feed-in tariff' and 'export tariff' making the installation less attractive to investors supporting solar projects. This in turn has significantly reduced the solar industry and supply chain.

## **3. Methodology**

- 3.1 The Head of Strategic Regeneration and RBH's Home Quality Surveyor have been consulted in the development of this policy and links to existing policies have been referred to in the development of this report.

## **4. Aims and Objectives**

- 4.1 This policy aims to provide a fair and consistent approach to requests from RBH customers wishing to install solar panels to their RBH home.
- 4.2 This policy also outlines RBH's commitment to increasing environmental sustainability within its homes and helping tackle fuel poverty.

## **5. Scope**

- 5.1 This policy will apply to all RBH owned homes where a request to install solar panels may be received.

## **6. Policy Guidance**

- 6.1 Requests from individual tenants to install solar panels to RBH homes will always be refused where this involves a lease arrangement on the grounds that RBH are not prepared to agree to a fixed period of lease for the roof surface of the home to which the solar panel(s) will be installed.
- 6.2 Requests from individual tenants to install solar panels which do not involve a roof leasing arrangement will be considered on an individual basis. Any arrangement would only be approved where the tenant agrees to full responsibility for the ownership and maintenance of the panels. Upon termination of the tenancy all solar panels installed must be removed and all associated costs in returning the roof and internal fixtures to the original condition and all associated costs borne by the tenant
- 6.3 As has been done previously, RBH will consider proposals from external agencies such as Energy Providers who have a model to install a large scale solar project.
- 6.4 RBH will provide help and advice to customers in maximising fuel efficiency within their RBH home and continue to replace components such as boilers, doors and windows with products that offer high levels of energy efficiency and insulation and will help to reduce the running costs of the home.
- 6.5 RBH will continue to consider environmentally sustainable options for new developments in line with RBH's Development Strategy to help reduce fuel costs for RBH customers. All new homes developed will meet the requirements of building regulations and any grant funding conditions. RBH's preferred approach to sustainability is a 'Fabric First Approach' i.e. to make the fabric of the home as efficient as possible, with renewable technology only used when a higher level of sustainability needs to be met (Ref. Development Strategy 2016-2021, Section 8)

## **7. Equality & Diversity**

- 7.1 An Equality Impact Assessment has been undertaken in the development of this policy.

## **8. Monitoring**

- 8.1 This policy will be monitored by RBH's Homes Panel annually.

## **9. Review**

- 9.1 All RBH strategies, policies, service standards and procedures are reviewed on a regular basis in order to ensure that they are fit for purpose and comply with all relevant and statutory regulations.
- 9.2 This policy will be subject to a desktop review annually in order to ensure its continued appropriateness and formally reviewed and submitted to the appropriate 'approving body' at least once every three years.

## **10. Thematic Links with other SPSS Documents**

- Asset Management Strategy
- Development Strategy
- Sustainability Policy
- Repairs Policy