

# Combating Climate Change

*The power of local government*

The Merton Rule

Welsh Assembly

Oct 07



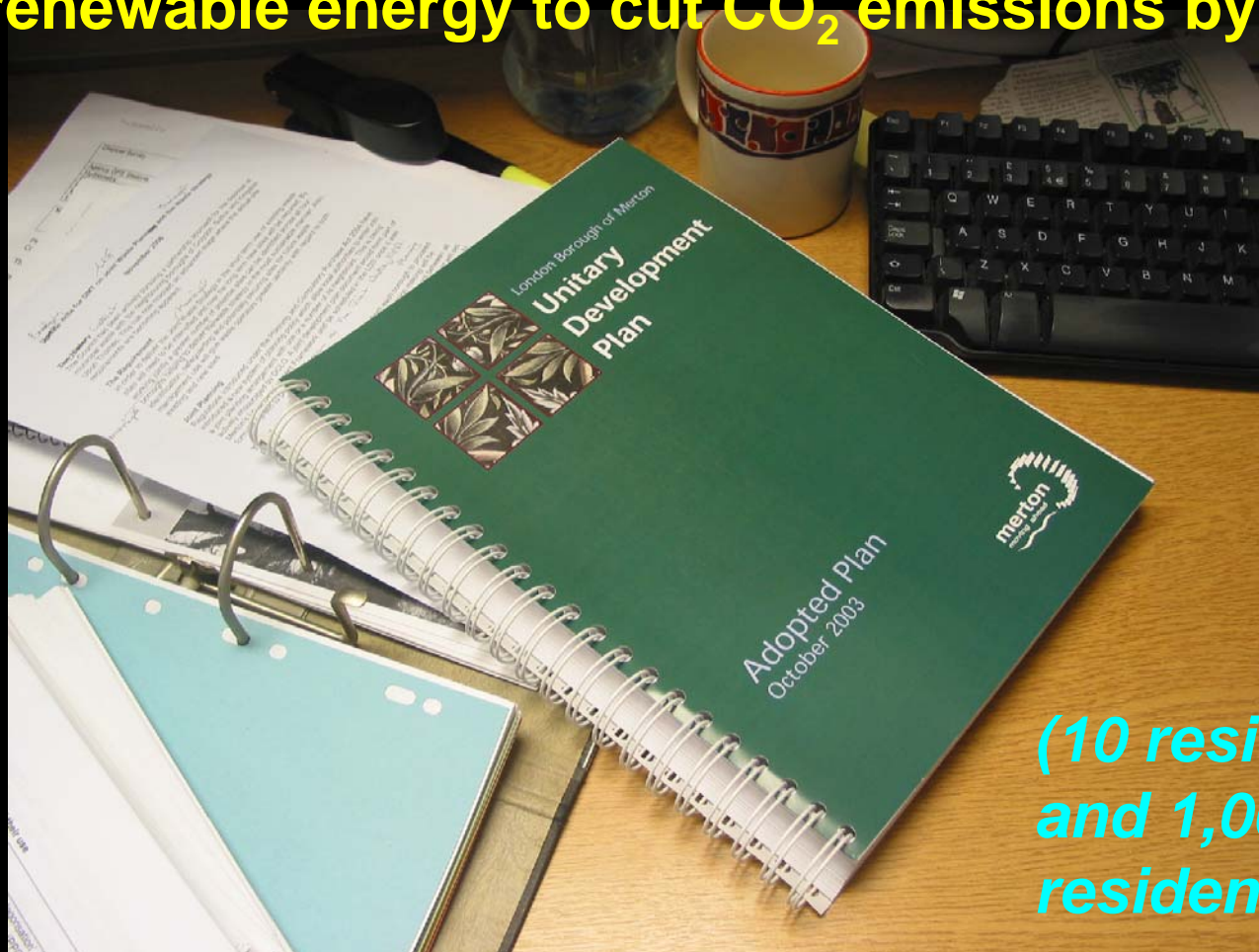
Steve Cardis  
LDF Team Leader  
London Borough of Merton



# The “MertonRule”

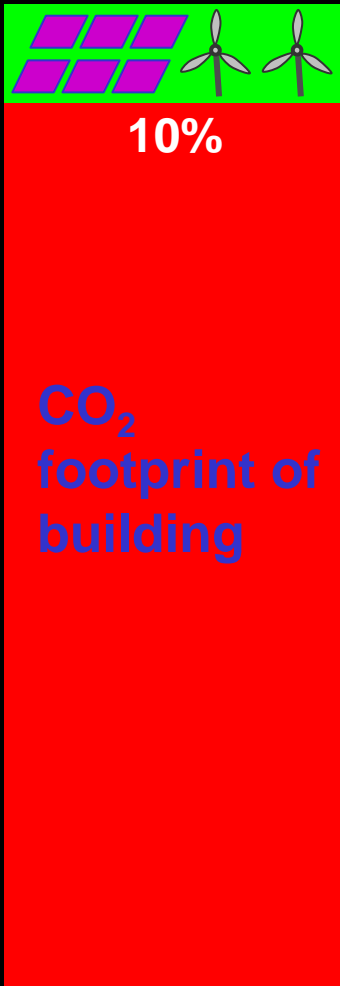
## The definition of a “MertonRule”

“The Council will require new development to use on-site renewable energy to cut CO<sub>2</sub> emissions by at least 10%”



*(10 residential units  
and 1,000 m<sup>2</sup> non-  
residential)*

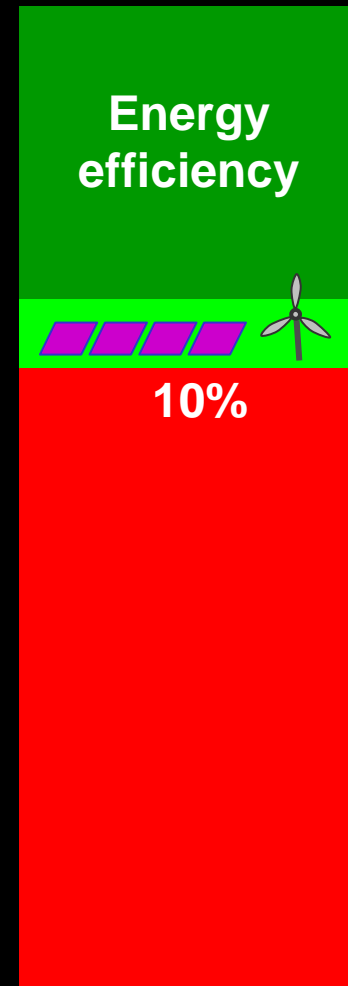
# Energy efficiency and the Merton Rule



**The Merton Rule is an energy efficiency policy.**

**The smaller the carbon footprint, the fewer renewables it takes to meet 10%**

**It is an incentive for developers to commission low-carbon buildings**

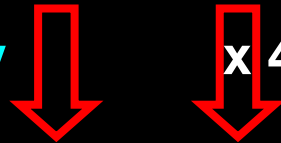


# Exponential growth in the RE industry

Average equipment  
needed in each  
borough annually

If every borough had a  
MertonRule

x 450 LPA



|   |       |       |           |         |              |
|---|-------|-------|-----------|---------|--------------|
| 8kW-15kW<br>Turbines                    | 25    | x 450 | 11,250    | £20,000 | £225,000,000 |
| kWp<br>PhotoVoliac                      | 200   | x 450 | 90,000    | £5,000  | £450,000,000 |
| CHP/Bio/GSH/Solar<br>= m2 Solar thermal | 2,500 | x 450 | 1,125,000 | £400    | £450,000,000 |

£1,125,000,000

This will create security for manufacturers and installers  
to invest in R&D and in establishing companies



## KNOWLEDGE TRANSFER

**Radical ideas like the Merton Rule  
never come from Central Government  
– they are local initiatives**

**Local initiatives  
drive innovation**

**Innovation is essential  
to develop the methods  
and techniques needed  
to meet the 2016 zero-  
carbon target.**

***“National Federation for Roofing Contractors  
Solar Training proves a huge success!” 28-Aug-07***

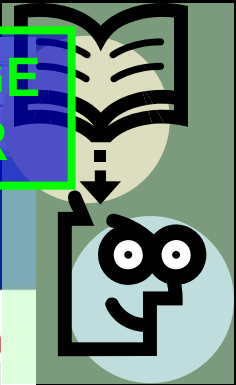
***<http://www.nfrc.co.uk/NewsDesk.aspx?id=240>***

***Joint installation training courses run by solar  
companies and the NFRC***



Address <http://www.mitsubishi-aircon.co.uk/?id=152762>

**KNOWLEDGE  
TRANSFER**



HOME Register Contacts Search Help Sitemap Login



- Products
- Services
- Partner Programme
- Tools & Resources
- Corporate

**Ground Source Heat Pumps**



**FREE**  
Renewable Energy  
Solutions Seminars



**Search**

Keyword

- Search Entire Website -

Go

**Login** [Forgotten Password?](#)

Remember details?  **Login**

- News Headlines**
- 15/08/2007 Green Stance Starts To Receive Acclaim
  - 01/08/2007 Thames Barrier Staff Help To Protect London In Comfort
  - 07/2007 New Energy Monitoring Panel Puts You In Control
  - 07/2007 New Catalogue Is Bigger, Better And Easier To Use
  - 07/2007 McDowalls Organise A Giant Lift In Smallbrook
  - 06/2007 Welcome To The Latest Source of Sustainable Energy - Air

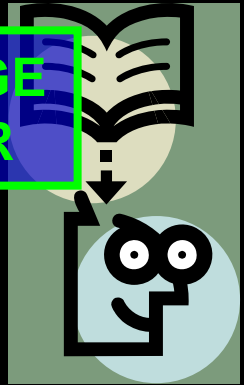
- Quick Links**
- Green Gateway Initiative
  - Technical Manual Search Facility
  - Training Programme
  - Partner Programme
  - Renewable Energy Solutions Seminars

**Mitsubishi  
training  
seminars –  
second year**





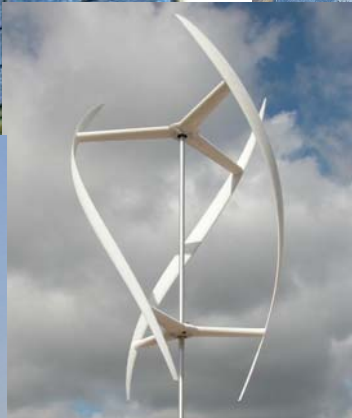
**KNOWLEDGE  
TRANSFER**



**Chartered Institute  
of Building Services  
Engineers seminar:**

**“Getting to 10%”**

# Implementing the MertonRule – Technologies





## CASE STUDIES

### **Fairview Homes 350 home development in Croydon**

Built to Eco-Homes excellent standard

81 solar thermal systems

40 kilowatts of photovoltaic panels

13 micro-turbines

**CO<sub>2</sub> reduction:**

15 tonnes from energy efficiency

35 tonnes from renewable energy

**Total CO<sub>2</sub> reduction 50 tonnes**



**Additional build cost is between 1.5% and 3.5% - never more**

### **Linden Homes**

60 unit development Leatherhead

120m<sup>2</sup> of evacuated tube solar thermal (Riomay).

**Total CO<sub>2</sub> reduction 10 tonnes**



## Rowan Road: English Partnerships - Merton

- 250 homes, doctors surgery and community centre
- Developer: Crest Nicholson
- Built to high thermal standard over and above Building Regulations
- Site wide district heat and power network
- CHP units to run on renewable energy biogas from pyrolysis plant
- 200m<sup>2</sup> of photovoltaic panels



### CO<sub>2</sub> reduction:

- 40 tonnes from energy efficiency
- 30 tonnes from biogas CHP
- 10 tonnes from PV

**Total CO<sub>2</sub> reduction of 80 tonnes = 80%**

## WHAT'S GOING ON WITH THE PPS ?

### **2006 – 1st draft of PPS (Climate Change) Para 22**

“In particular, planning authorities...should: Ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably *and/or from a decentralised, renewable or low-carbon, energy supply.*”

**PPS consultation results:  
50% for a national Merton Rule- – 6% against**

**2007 – 2nd draft PPS: Merton Rule requirement removed.**  
**Replaced by: Testing local approaches (para 27) *Planning authorities should: Focus on local development, or site specific opportunities, and avoid blanket requirements across extensive areas with a broad range of development proposals and circumstances.*”**

**DO WE BELIEVE DCLG WHEN THEY SAY IT IS ALL OK – AND WE WILL STILL BE ABLE TO ADOPT AND IMPLEMENT MERTON RULE STYLE POLICIES ?**

**.....NO.....WHY?**



**Press release after the final  
“Sounding Board” meeting**

**“The British Property Federation has today backed Government plans to scrap the Merton Rule because investing in inefficient onsite renewable energy sources is simply not the most best way to reduce carbon emissions.”**

**HOWEVER.....**

# Letter from Yvette Cooper to Friends of the Earth



Naomi Luhde-Thompson  
Friends of the Earth  
26-28 Underwood Street  
London  
N1 7JQ

Yvette Cooper MP  
Minister for Housing and Planning

Department for Communities and Local  
Government  
Eland House  
Bressenden Place  
London SW1E 5DU

Tel: 020 7944 8931  
Fax: 020 7944 8953  
E-Mail: [yvette.cooper@communities.gsi.gov.uk](mailto:yvette.cooper@communities.gsi.gov.uk)

[www.communities.gov.uk](http://www.communities.gov.uk)

Our Ref: YC/YC/026854/07

*Dear Ms. Luhde-Thompson*

*21 September 07*

## Local energy supply for new development and the 'Merton Rule'

Thank you for your e-mail of 31 August 2007 covering a joint statement on behalf of a range of organisations on this subject.

First, let me assure you the Merton Rule will not be scrapped, despite reports to the contrary. The Merton Rule has acted as a real incentive to provide local renewable energy and cut carbon emissions.

Our policy, building on PPS22, which we set out in our July Building a Greener Future policy statement is more ambitious about local renewable energy, not less.

Our target for all new homes to be zero-carbon by 2016 has set a world standard. We want to achieve a 25% reduction in carbon emissions from new homes by 2010, and nearly 50% by 2013 before reaching zero carbon in 2016. These reductions will be required by national binding building regulations. We will also want to achieve ambitious carbon reductions from new commercial buildings and we are currently working on setting a similar framework though the timing may vary.

This will only be possible with both higher levels of energy efficiency and much greater use of local renewable and low carbon energy. We will not achieve our zero carbon standard without the use of green energy.

As we gear up to our zero-carbon ambition, councils will be able to continue with and adopt new Merton Rules, although it is very important they are properly tested as part of development plan documents. Clearly Merton Rules must be well-founded to ensure they are achieving their ultimate aims - of cutting carbon.

We also believe they should also be sufficiently flexible to allow for off site as well as on site renewable technologies and councils should also consider wider local low carbon opportunities. The emphasis should be on minimising carbon emissions and maximising the scope for innovation. When there are clear carbon savings to be had from local energy supplies they should be included.

**Para 6 "councils will be able to continue with and adopt new Merton Rules,"**

**Para 8 after 2016 it will mean that, "Merton Rules are no longer needed (for new homes)" Which implies they will be till 2016**

**Para 9 the new PPS will, "support local strategies that include BOTH site (individual new buildings) (and area (meaning larger regeneration type schemes))...AND...**

**Merton-style rules."**

# QUESTIONS ?

**Steve Cardis**

**LDF Team Leader**

London Borough of Merton

Copyright LB of Merton – not to be used or copied without permission

Contact: [adrian.hewitt@merton.gov.uk](mailto:adrian.hewitt@merton.gov.uk)

