

‘Retrofit South East’ ERDF project



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Camco
SF Energy Invest Conference
9th June 2011



Retrofit South East

- Aim: “To transform small community of social housing in Petersfield, and use as a catalyst for an innovative programme of research, skills development, dissemination & awareness raising in South East of England”
- Lead partner Radian Group
 - Award winning housing group with 17,000 homes
- Project team Camco, Parity Projects & GESB
 - Innovators in low carbon retrofit



ERDF funding

- First HA to make use of 4% ERDF structural funding for retrofit of social housing in 2009.
- £421,000 grant secured for programme of research to build low carbon retrofit capacity.



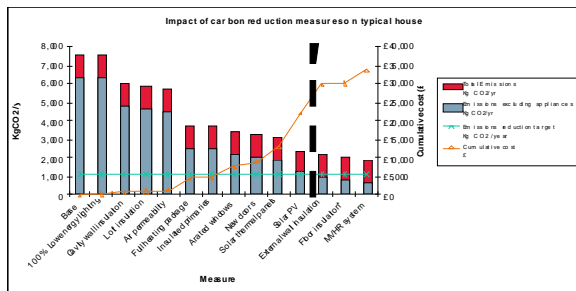
How to kick-start retrofit?



Key Ingredients



Exemplars



Performance data



Finance



Skills in supply chain



Policy & decision makers

Retrofit South East

- Borough Grove 'exemplar
- Research & monitoring
- Map of exemplars in South East
- Network of Retrofit Pioneers
- Regional Benefits Report
- Skills & business assistance to 85 SMEs
- Finance model development



‘Retrofit South East’ project centrepiece (13 homes) Solar street community + show home



Environmental strategy

- C77 - C88 post retrofit regulated CO₂ emission reductions
- Best practice water efficiency and site waste practices

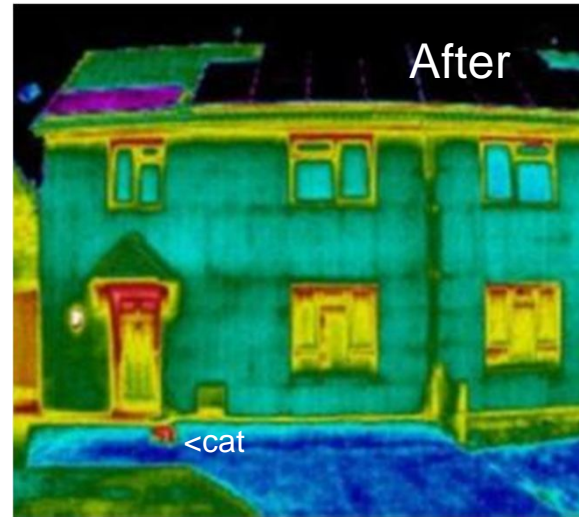
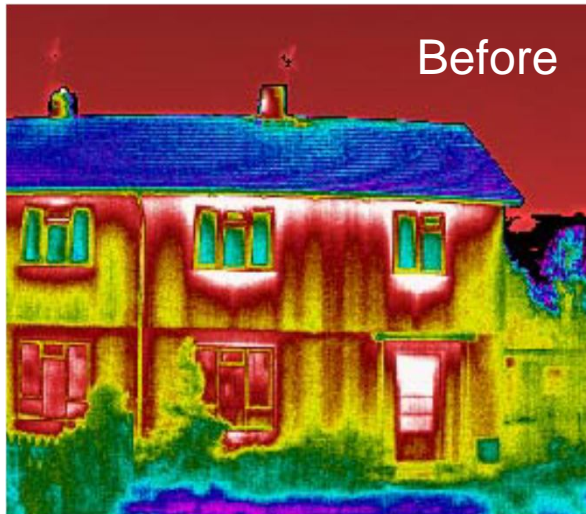


How C88 was achieved, Show home full SAP modelling



Scenario	SAP 2005 Rating	EPC / SAP Band	Annual Regulated CO2 Emissions kgCO2/yr	Approx cost of measure £	Percentage Reduction in Regulated CO2 Emissions %
Baseline as extg (Gas)	49	E	5,868	-	-
+ 100mm Phenolic foam EW Insulation	69	C	3,461	10,500	41%
+ Double loft insulation to 300mm thick	70	C	3,284	250	44%
+ 50mm vertical floor raft edge insulation	71	C	3,219	1,750	45%
+ A-energy rated windows and doors	73	C	2,792	6,000	52%
+ Improved air tightness & heat recovery ventilation	74	C	2,650	3,000	55%
+ New 'A' rated boiler & cylinder plus controls	80	C	1,965	4,500	67%
+ 100% low -e lighting	81	B	1,923	250	67%
+ 2.1 kWp solar PV	91	B	972	9,250	83%
+ Solar thermal 3msq	92	A	816	5,000	86%
+ 20mm aerogel ground floor insulation	93	A	692	5,500	88%
Sum of all measures	93	A	692	£46,000	88%

Continuity of insulation & air tightness

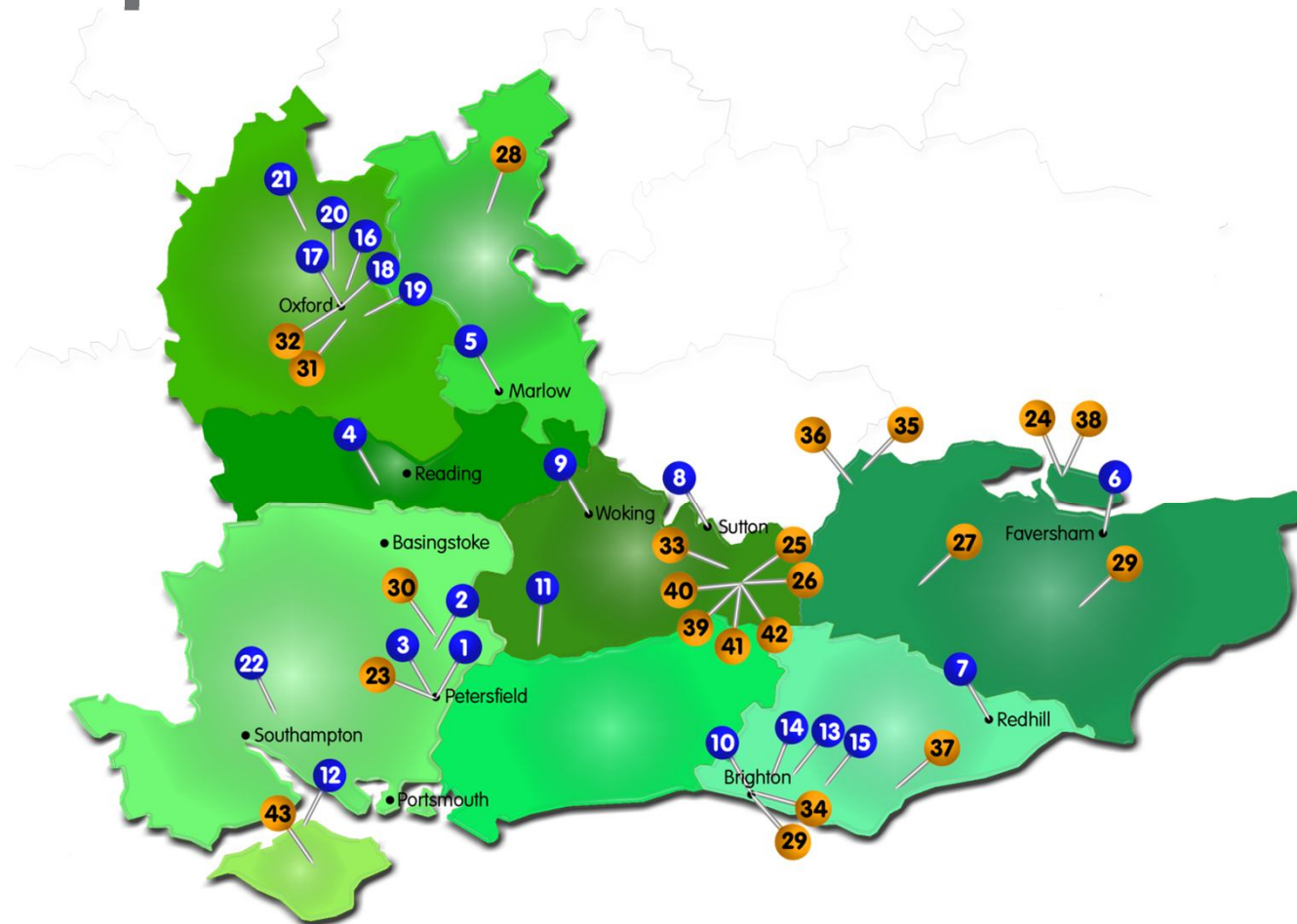


Working with residents

- FT community liaison officer, on site drop in office
- Decant process 10-12 weeks
- Energy efficiency training and 1:1 home visits



Exemplars - South East

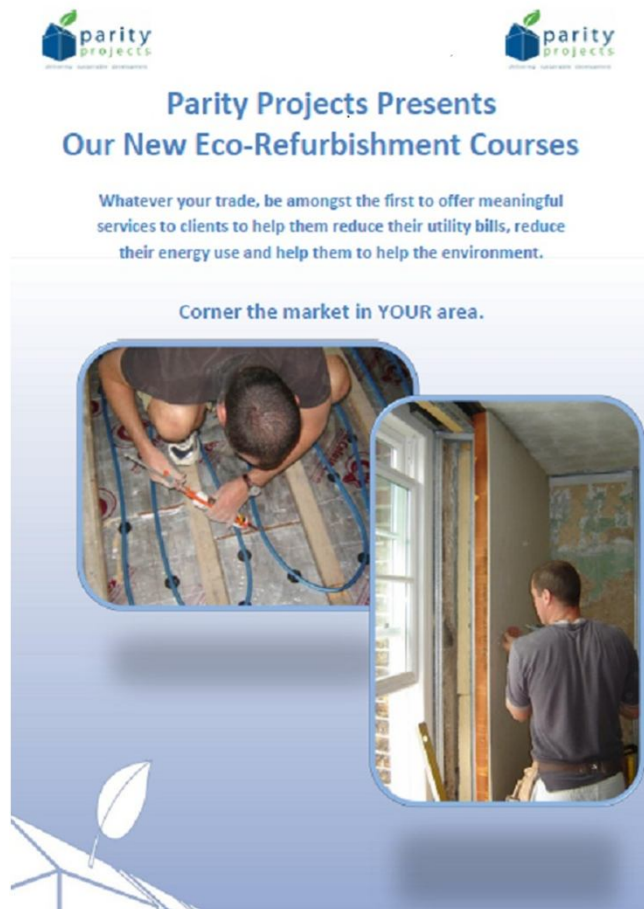


Skills & Competitiveness



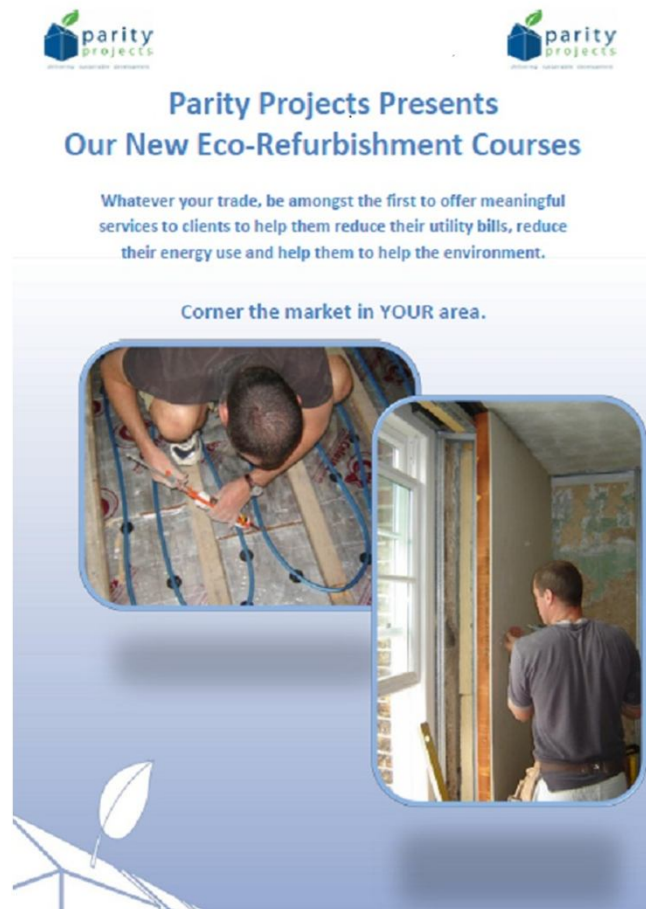
- Emerging retrofit market needs new skills
- New opportunities for business
- How to boost competitiveness of South East SMEs?

Skills & Competitiveness



- Business Assistance offered to 85 SMEs
- 150 individuals
- Range of 8 modules available including:
 - Business case
 - General techniques
 - Solid wall insulation
 - Water efficiency

Skills & Competitiveness



“Excellent & informative”

“I was made aware of things I hadn't even thought about - an eye opener”

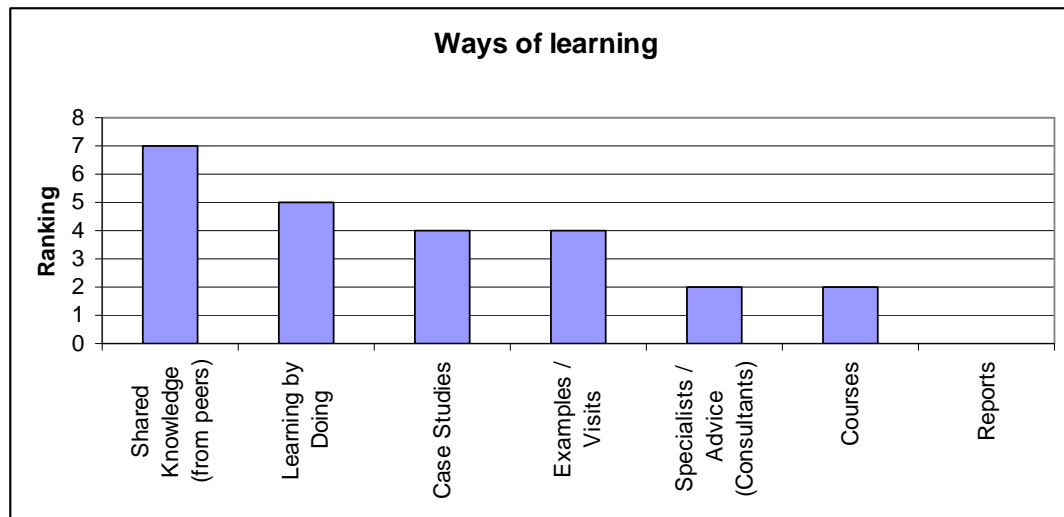
“Relevant information & use to me and to potential customers”

“Definitely recommended from plasterers to politicians”

“Very, very useful!”

Refurbishment Pioneers Network

- Aim to share learning & experience of best practice in social housing – more effective than reading reports



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Refurbishment Pioneers Network



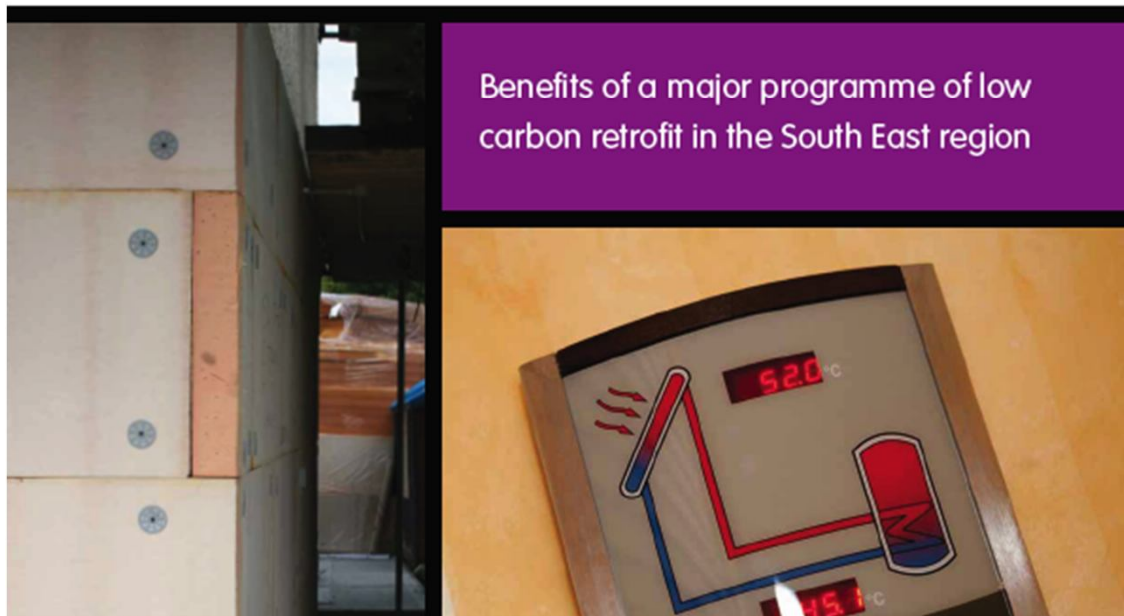
- Radian Group
- Raven Housing Trust
- Sentinal Housing
- Town & Country Housing
- Eastleigh Borough Council
- Portsmouth County Council
- Sovereign Housing
- Basingstoke Borough Council
- Bracknell Forest Council
- Merlin Housing Society
- Brighton & Hove Council
- Gosport Borough Council
- Southampton City Council
- Guinness Trust

Policy & Decision Makers

The Benefits of Eco-Retrofit in the South East

November 2010

Report
launched in
November
2010



Policy & Decision Makers



Regional Finance Model Stakeholders Meeting,
March 2010

Finance

- Conceptual model for mainstreaming eco-retrofit in South East
- Draws on successful experience in Europe
- 'Regional revolving retrofit guarantee fund'



Revolving retrofit guarantee fund

- Economically efficient
 - Leverage 1:20
- De risks investment
 - Lower interest rates
 - Softer security requirements
- Affordable & sustainable
 - Link to 60% CO₂ reduction



‘Retrofit South East’ phase 1&2



RETROFIT South East		 where people flourish
Refurbishment of 13 existing homes to exemplar Energy Efficiency Standard		
	All enquiries to: Drum Housing Association, Drum Court, The Spax, Petersfield GU22 3NG Telephone: 01730 403200 Freephone: 08001 722549 Email: reforma.refurbishment@radian.co.uk Web: www.radian.co.uk	
		
Radian is working in partnership with:     and its house contractors: 		
Turning yesterday's houses into the homes of tomorrow		



Thank you!



www.radian.co.uk/retrofit/casestudy.php

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