



London Borough of Enfield

Report Title	Pilots Retrofitting Council Housing for Energy Efficiency
Report to	Environment and Climate Action Scrutiny Panel
Date of Meeting	18 th April 2024
Cabinet Member	Cllr George Savva
Executive Director / Director	Joanne Drew, Hannah Ashley Fraser, Andrew Cotton
Report Author	Rafe Bertram
Ward(s) affected	All
Classification	Part 1 Public
Reason for exemption	N/A

Purpose of Report

To update the Environment and Climate Action Scrutiny Panel on the pilot projects that we have been doing to retrofit our Council Housing to increase its energy efficiency, reduce residents' bills and reduce carbon emissions.

Main Considerations for the Panel

1. To note the work that on these pilots that have been done.
2. To note the key issues and challenges that we have learnt from these pilot projects
 - Cost primarily the key issue in the time of high interest rates and inflation within the construction industry. The funding for the construction of the works to the 10 homes was £456k from central government, £821k from Enfield Council
 - Managing expectations with residents as numbers of homes in scheme reduced
 - The whole house approached work well regarding quality, time, disruption and resident satisfaction.

3. To input into the further ideas for the direction for the next projects.
Current ideas are:
 - Reduce cost by:
 - i. Focussing on properties that are externally rendered
 - ii. Value engineering of installation – e.g. ventilation system
 - iii. Increase Scale, but maintain similar typology of homes
 - iv. Divide works into insulation measures, heating measures and Solar Panel measures so they can happen at different times and integrate with decent homes works.
 - v. Coordinate with works done to meet Decent Homes targets
 - vi. Apply for external funding – eg SHDF
 - Manage expectations:
 - i. Only engage with residents when sure of process to avoid disappointment
4. To note that this pilot project from a central part to our recent and successful £3.5m application to the Department of Energy Security and Net Zero's Social Housing Decarbonisation Fund (SHDF)

Background and Options

5. The project is part of the Retrofit Accelerator Housing Innovation Partnership. We received funded consultancy support from Turner & Townsend and EnergieSprong UK.
6. This was stage 2 of a 4 stage process. Its aim is to reach ways to deliver an affordable, scalable, low disruption, resident friendly, high impact way of increasing the warmth of our homes, reducing resident's bill, reducing carbon emissions by retrofitting all council homes in the borough.

Relevance to Council Plans and Strategies

7. The Council Plan 2023-2026 'Investing in Enfield' has this project feeds into these three priorities:
 - Clean and Green places
 - More and Better homes
 - An economy that works for everyone
8. It also relates very closely to 'Climate Conscious' - one of its key Principles. In the Priorities and Actions of the More and Better homes, the need to Deliver low carbon, and climate-resilient new-build homes and facilitate retrofitting of existing homes is directed.

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Appendices

Presentation - Pilots Retrofitting Council Housing for Energy Efficiency
Latest case study of the project from the Mayor of London

Background Papers

None

Departmental reference number, if relevant: