

# Domestic and Council Building Retrofit

Environment Forum –  
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# What is retrofit?

Changes to a building which:

- Improve energy efficiency
- Decarbonise heat
- Increase renewables / offsetting.

Fabric (in and out) – doors, windows, walls, roofs

Heating – source and controls

Energy generation – solar panels, heat pumps.

Can involve one, some or many (“deep retrofit”).

# Retrofit is Challenging... But Worth It!

- Type of building including heritage status
- Tenure of building
- Range of approaches and quality of installations
- Cost of delivery and compulsion to deliver
- Measuring success including quality
- Capacity of sector and skills gap.

## Benefits:

- Buildings vast majority of Council's emissions
  - Housing 38% of Enfield's borough emissions
  - Healthier and wealthier households.
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# Retrofit in the Council's Climate Action Plan

The Council will be a **carbon neutral organisation by 2030** and Enfield will be a **carbon neutral borough by 2040**

Number of actions supporting retrofit such as:

- Increase private rented property SAP / EPC
- Targeting fuel-poor households
- Low carbon Council housing plan with target of SAP 86 / EPC B
- Lower carbon Council buildings and schools
- Securing funding.

# Retrofit London

Green recovery / good growth housing retrofit programme looking to achieve EPC B or equivalent by 2030; also net zero scenario.

Current strands of work:

- Assessment of all housing and retrofit need
- Development of action plan
- Preparing for delivery and monitoring.

Huge opportunity for delivering retrofit at scale.

Commercial to follow.

# Green Homes Grant – Voucher Scheme

- £2 billion government scheme providing home improvement voucher direct to customer
- Primary Measures (at least one required): Building fabric insulation (e.g Loft, Wall, Floor) and / or Low carbon heat (e.g. Heat pump and Solar Thermal)
- Secondary Measures including glazing & door replacement, draught proofing, hot water insulation and heating controls.
- 8% of target 600,000 households have taken up:
  - Administration and management
  - Availability of suppliers.

# Edmonton Council Housing Pilots – Different Routes, Same Destination

36 individual homes

Whole homes retrofit via the Energiesprong model, with major fabric improvements and related quality control.

£3.3m Social Housing Decarbonisation Fund Demonstrator (tbc) and Council funding

Delivery by Dec 2021



# Edmonton Council Housing Pilots – Different Routes, Same Destination

22 storey residential  
block

Integrated programme of  
new cladding, fire safety  
works, environmental  
improvements, lower  
carbon heat sources.

£12m in Council funding

On site from Nov 2021





# Outcomes and Challenges

## Outcomes:

- Reduced running costs and improved health
- Testing of approach to highlight practical challenges with delivery and support scaling up
- Identification of retrofit archetypes to inform future supply chain and funding bids.


## Challenges:

- Securing investment
  - Delivery including having residents in situ
  - Timescales and sector capacity.
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# Energetik

Network expansion including into neighbouring boroughs – increases reach.

Retrofit pilot:

- Providing around 20 existing properties with connections to the Energetik network
  - First there are up to 11 social housing properties
  - Affordable and reliable connections to existing residents could be a significant step towards decarbonising heat sources.
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# Corporate Buildings Including Schools

There is a long term programme of investment in corporate retrofit via the Re:fit framework with future tranches:


- Corporate buildings
- Fusion leisure centres
- Maintained schools.

Also looking at opportunities for school retrofit linked to ongoing capital programme.

# Public Sector Decarbonisation Scheme

- Carbon emissions from corporate buildings make up vast majority of Council's direct emissions – need to cut these to net zero by 2030.
  - Main route is through decarbonising buildings – energy efficiency (monitoring and material improvements) and low carbon heat sources.
  - Government has made £1bn available across the public sector – Enfield secured nearly £3.8m in grant funding.
  - Delivery deadline 30 September 2021.
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# Programme

- Main investment at Civic Centre.
  - 9 other potential locations in submission including Morson Road, Edmonton Centre and Dugdale / Thomas Hardy House.
  - Will deliver a range of heat pumps, solar panels, double glazing, insulation, light and heat controls.
  - Predicted carbon savings of around 670 tCO<sub>2</sub>e per year – about 3% of corporate total.
  - Investment proposal developed and moving into delivery.
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# Offsetting and Renewables

- Continuing to restore woodland in the north of the borough
- Additional investment in street trees as part of ongoing capital programme
- Looking at approach to renewables in the community and on commercial sites including the role the Council can play
- Already supporting Solar Together, a group buying scheme for panels:  
<https://solartogether.co.uk/enfield/home>

# Conservation and Heritage

- Retrofit means changes to a building's fabric and potentially external additions.
- Hidden assets need to be identified.
- Consistent standards and processes reduce costs and complexity.
- Possible need for different approaches and skills to deliver changes to heritage assets.
- Availability and prioritisation of funding.
- Climate action is a global, national, regional, local and individual priority – how do we deliver two different types of conservation?

# Priorities for 2021

- Delivery of existing projects
  - Council Housing Asset Management Sustainability Strategy implementation
  - Development of a pipeline of corporate retrofit projects including in schools
  - Retrofit London programme delivery starting in autumn
  - Lobbying Government for funding and powers ahead of COP26 and the Comprehensive Spending Review – both later in the year
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# Questions?

