

Wiltshire Council

Environment Select Committee

13th July 2022

Retrofitting of energy improvement works of current council housing

Executive summary

This report provides a summary of the first year of the Housing energy efficiency programme (HEEP).

Proposal

That the committee:

Note and comment on the progress made in implementing the HEEP.

Reason for proposal

The HEEP is a 10 year programme to retrofit the Council's housing stock so as to achieve an average EPC B rating.

Author: Richard Hamer – Contracts manager – Strategic assets.

Contact details: Richard.hamer@witlshire.gov.uk

Background

1. The Council has committed an additional £50m over 10 years to invest into their housing stock to bring all Wiltshire Council housing stock up to a minimum EPC B. In addition to this the Council was successful in a bid under the LAD Ph 1B Green Homes Grant (GHG) of a further £546,500 to invest in the worst performing properties.

Main considerations for the committee

Three questions shall be answered at the request of the Environment Select Committee:

1. Progress to date (and against any targets)
2. Lessons learnt so far
3. Plans for next 12 months

1. Appendix A contains a presentation setting out the rationale and progress on the HEEP programme. To date we have been undertaking the properties under the Green Homes Grant. This is due to end on 31st June 2022. The aim of the works was to carry out the installation of energy efficiency measures into poor performing homes.

To date 90 out of 100 properties have been completed following installation of 210 measures. These measures include, cavity and loft insulation, solar voltaic panels (PV), air source heat pumps (ASHP) and intelligent hot water cylinders (HWC).

These works have been carried out under PAS2035. This Publicly Available Standard is the governance around how such Retrofit projects should be delivered.

2. The PAS2035 the programme delivery process is an evolved one, so from a delivery point of view there are few lessons learnt. Having said that there have been challenges and set-backs with the contractors' accreditations to carry out the works, material shortages and long lead-in times and the general national explosion of these works vs an industry wide shortage in competent contractors.
3. Moving forward the programme will be ramping up delivery to achieve circa 500 homes each year. We have already delivered the first tranche which was the GHG eligible properties. The next area of rollout will be to homes which have previously had an Air Source Heat Pumps installed, but without the upgrades to insulation, Hot Water Cylinders and Photo voltaic panels.

The principals of PAS 2035 will be employed in future delivery of these works, which starts with having a Retrofit Assessment carried out to the property which realises the energy demands of the property and upgrade measures. We have already carried out the Retrofit Assessments for the next 800 properties.

Background papers

None

Appendices

Appendix A – HEEP presentation