

Plenary 3

Social Housing – Back to the future

Speakers: Paul Rogers, CLC Group

Tessa Barraclough, Riverside Group

Chaired by: Nicholas Doyle, Chirpy Heat

Room: Main Hall



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Retrofit Synergy: To reduce the complexity for delivery at scale.

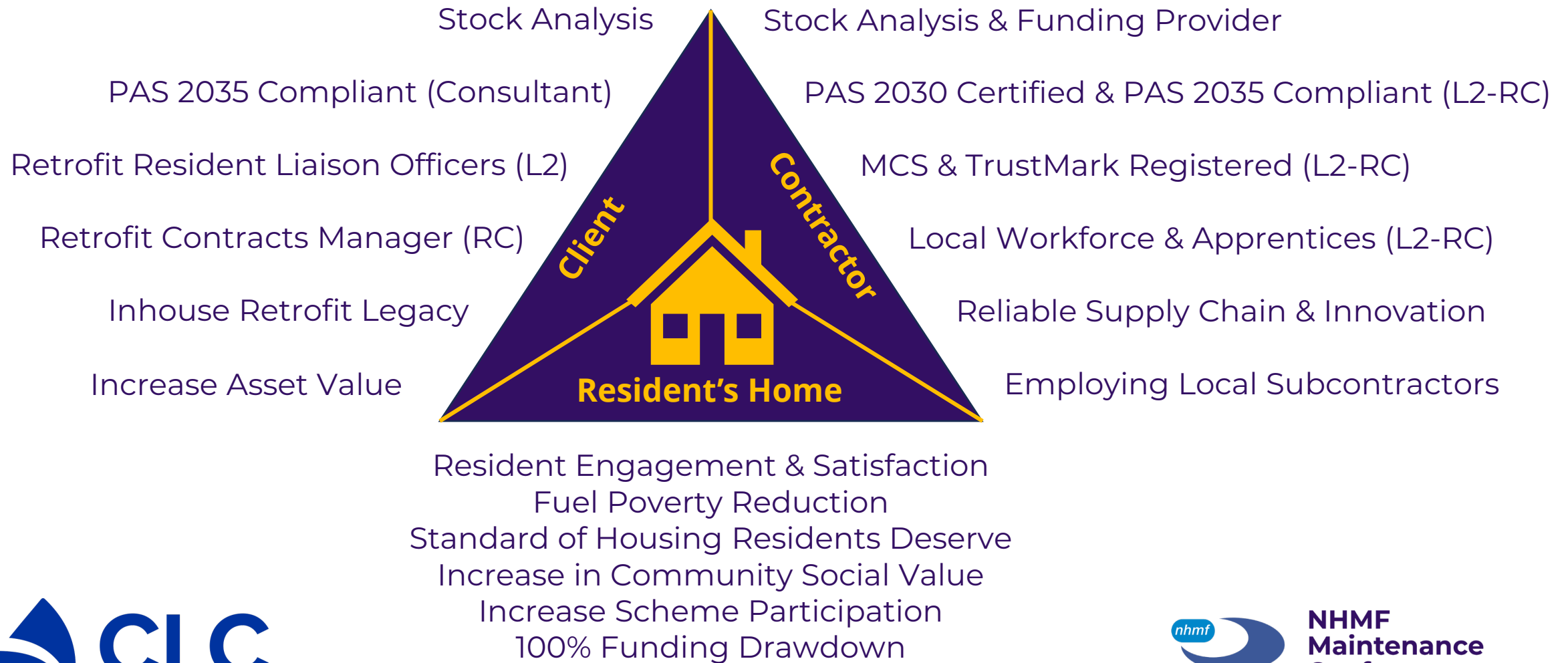
‘The combined* power of a group of things when they are working together that is greater than the total power achieved by each working separately, 2+2=5’. (*Unite for a common purpose)

‘Where Local Authority/Housing Association/Care Group₂ are working together with the contractor₂ to combine our power₁ and deliver exceptional retrofits₁’



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Combine our power!



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CLC Retrofit Synergy Wheel



Stage 1 – Client, Contractor & Resident

Stage 2 – Client, Contractor & Resident

Stage 3 – Client, Contractor & Resident

Stage 4 – Client, Contractor & Resident

Stage 5 – Client, Contractor & Resident

Stage 6 – Client, Contractor & Resident

Thank you.

Paul Rogers – CLC Group



See you at the
next conference!



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Challenges delivering Net Zero 2050

Tessa Barraclough,
Interim Director of Asset Strategy and Delivery



Housing Sector Issues

- Housing under media spotlight
- Increasing damp and mould cases
- Competing priorities
- Rents regulated
- Business plan challenges
- Investment in existing properties vs provision of new
- Proportion of EPC D+



Political Landscape

- Moving target dates
- Unknown consequences for non-compliance
- EPC band C ?
- Political direction uncertain
- No certainty in funding criteria and availability
- Timescales for submission/award/works



Assessment Coordination and Evaluation

- SHDF
- Riverside as funder and client hold the Retrofit Coordination function to give protection.
- Split Teams MACE -> LACE

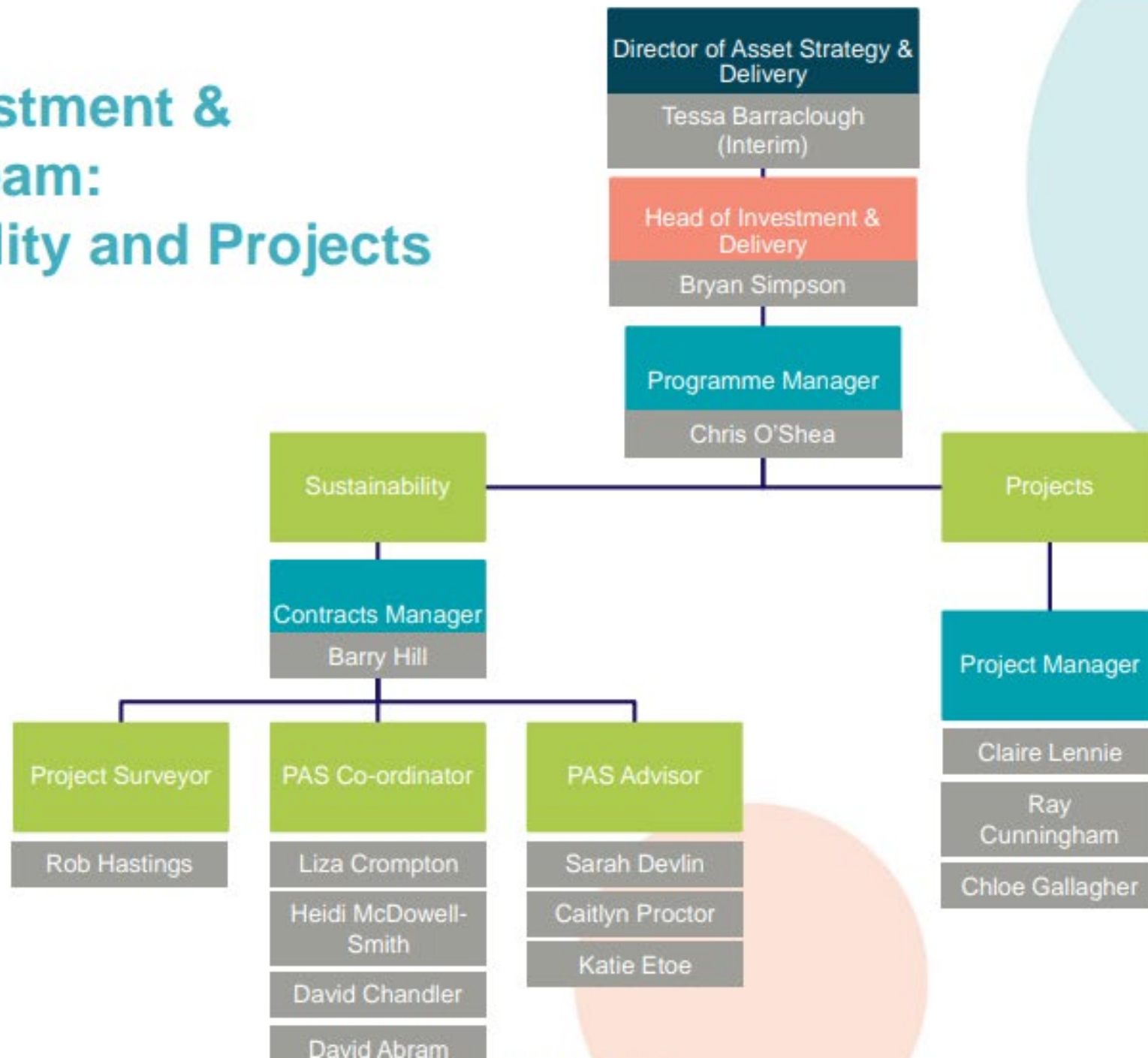
Riverside
<ul style="list-style-type: none">• Landlord• Client• RC• Evaluation• Advisor

Constructive Thinking
<ul style="list-style-type: none">• Assessment• RC• PAS 2035 Mentor / audit• Design review

Wates / Equans
<ul style="list-style-type: none">• Design Liability• Delivery• RLO• Planning



Asset Investment & Delivery Team: Sustainability and Projects



Future Delivery Models

ECO 4

- Turnkey
- Opacity
- Eligibility
- Planning for the unknown
- Contracting for the unknown JCT, MTC with amendments

Riverside

- Landlord
- Client
- Funding negotiation

Contractor

- PAS2035
- Funding
- Delivery
- Design

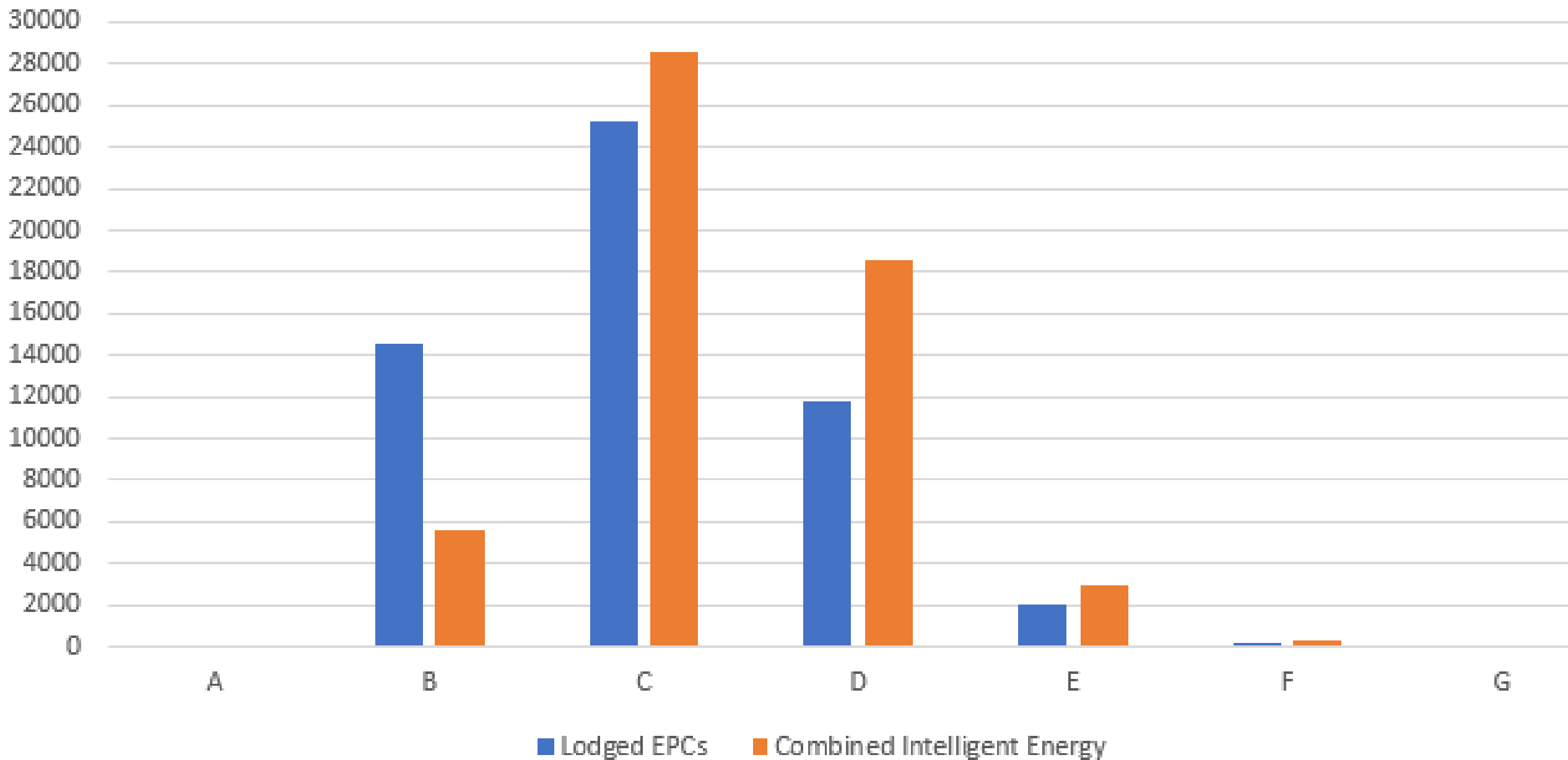


Finance

- Total cost of net zero
- Spiralling costs – 30% increase on bid
- Complexity of funding - caps, uplifts, quotas, changing criteria in each round or stream
- Short timescales for funding spend or claiming (additional budget remaining at end of round / FY)
- Innovative finance coming to the market - can Energy As A Service ever cover the cost of retrofit?
- Funding options- SHDF/ECO 4/credits



Lodged EPCs vs Intelligent Energy



Areas of opportunity

- Energy As A Service
- Maximising opportunities for data collection
- Performance contracting



Questions

- Are complex lease or financial agreements e.g. Rent a roof too hard for us to manage?
- How do we empower people to challenge information, assumptions and plans?
- How do we verify data making the most of new technologies?



Achieving Outcomes

- Setting targets and tracking
- When does regeneration trump retention?
- Considering embodied carbon and lifecycle assessments
- Cost and worth of guarantees that have been difficult to claim on
- Maintaining M&E equipment
- Maintaining homes in line with design intention
- Evaluating outcomes / results
- Performance based contracting



Engagement

- Convincing residents
- Access
- Retro fit works and inconvenience v outcomes
- Behavioural changes
- Gas still cheapest - how to protect residents from costs
- Fear of change and uncertainty of the unknown.
- Horror stories
- Remote monitoring- Big Brother



Supply Chain and Staff

- Technology solutions – risk of going too early and choosing wrong technologies or high cost as market immature
- Capacity confidence
- Procurement- specifications/knowledge and capacity
- Market capacity
- Skills / Specialism / Training / Qualifications
- Saturated market for products
- Retention of staff



Doing Things Right



- Lessons learnt from earlier retrofit :
 - Failed cavity wall insulation
 - Unintended consequences - damp and mould
 - Longevity of external wall insulation
 - Poor occupier understanding
- PAS2035 - the burden of doing it right - cost, time, skills, resource
 - Surveys
 - Designs
 - Fabric First approach
 - Ventilation

Technical & Programme Considerations

- Complex lease agreements e.g. Rent a Roof for solar PV
- Delivering the works at scale/pace
- Complexities-Owner occupiers/Listed buildings/overcrowding
- Technology uncertainty - Hydrogen, ASHP
- Quality and age of stock v Future Investment(NPV)



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