

SHIFT



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Driving
sustainability
in housing



Vision: “for all homes to encourage sustainable living”

We deliver SHIFT services:

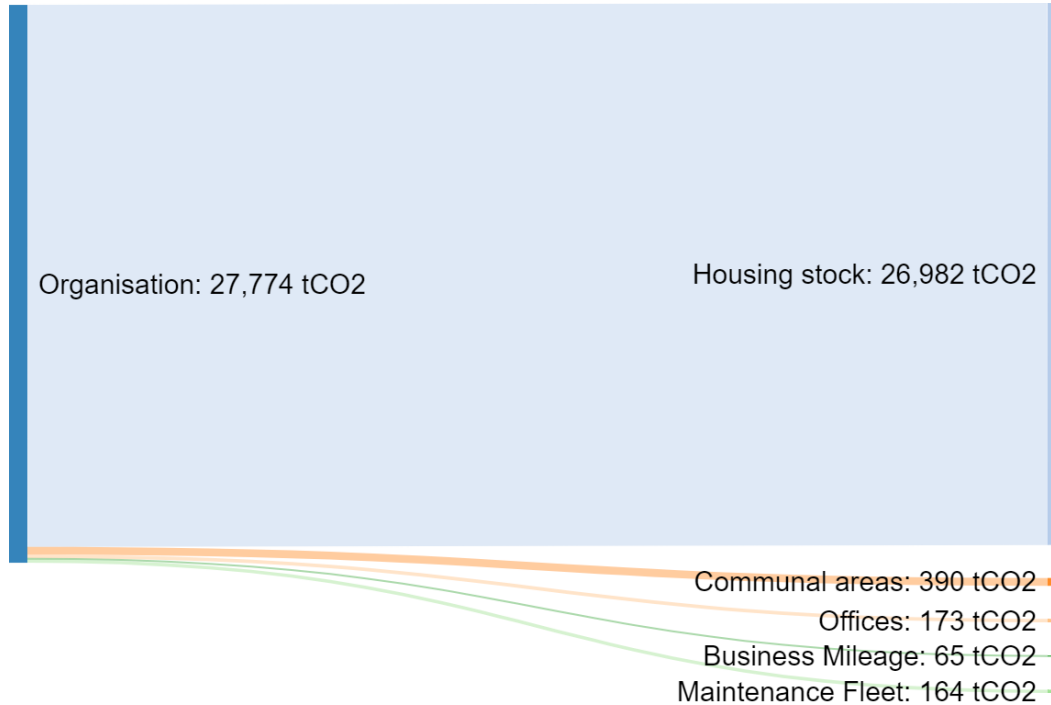
- SHIFT environmental reporting, benchmarking and accreditation
- Related consultancy, SECR, ESG, POE, zero carbon roadmapping
- Mainly social housing, but also councils, developers and the odd millionaire!



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Split of carbon emissions – typical HA



Excludes embodied energy
and sub-contractor emissions



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Net zero strategy principles

- Broad overview of the roadmap
- Major issues



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Timelines	Actions
2021 - 2030	<ul style="list-style-type: none"> • Develop plans for EPC C and net zero • Have a vision of what homes look like in 2050 • Engage residents • Run trials on new heating systems, PV, EWI • Consider micro-gen • Lobby – new build EPC A, funding mechanisms
2031 - 2040	<ul style="list-style-type: none"> • Much larger roll outs of retrofits • Use triggers approach/component upgrade • No gas boilers after 2033 • Lobby – clarity of electric/gas pricing
2041 - 2050	<ul style="list-style-type: none"> • Continue and complete work • Lobby – horizon scan, electricity demand, offsets

Roadmap

NB – lots of other environmental issues to take into account concurrently



Issues

- SAP – looks here to stay
- EPC C – insulation, poss renewables such as PV
- Hard to treat – costs
- Heating system – H2, gas, electric
- Planning – conservation – more lobbying needed
- Monitor progress – equivalent to avg SAP 85 by 2050 (incl 29 years of new build!)
- “Average” concept in PAS2035 and Sustainable Warmth Strategy (ish)



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Tools

May not want to do all improvements:

- Solid floor
- Solar thermal
- Wind turbine!

In general fabric is good, PV is over rewarded & ASHP rarely recommended

3. Continue down the page to the section titled "How to improve this property's energy performance".

4. A list of recommendations will be provided and are in priority order.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to B (82).

▶ [What is an energy rating?](#)



Recommendation 1: Internal or external wall insulation

Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £186

Potential rating after carrying out recommendation 1 66 | D

Through actioning recommendation 1, this property is likely to have an improved SAP rating from 59 to 66 (EPC D).

Recommendation 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £45

Potential rating after carrying out recommendations 1 and 2 68 | D

By adding recommendation 1, together with recommendation 2, to the property, the SAP rating will improve from 59 to 68 (EPC D).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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