

# Workshop 1d:

More for less: How 'better' retrofit can mitigate the loss of funding streams

Speaker: Richard Griffiths, Parity Projects

Chaired by: Jon Cross, Hexagon HA

Room: Charlecote Room



National Housing Maintenance Forum

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# MORE FOR LESS: RETROFIT WITHOUT ECO

**Richard Griffiths, Parity Projects**



[www.parityprojects.com](http://www.parityprojects.com)

# Who we are

- We are **award-winning** experts in providing services to the retrofit industry
- Core activity is working with **both household and housing managers** to plan and design effective retrofit
- Our **integrated approach** to also includes
- project management, training and strategic consultancy.
- Company culture of **independence, rigorous analysis and client-specific solutions**



# Our recent CV

- Individual “**Masterplan**” assessment of over 800+ homes
- “**CROHM**” **stock assessments** covering 700,000+ properties
- **Training** 100s of SMEs on retrofit theory & practice
- Member of various Gov’t working groups including Green Deal and the Green Construction Board



# ECO had us all chasing the money...





# Now all but gone, but retrofit drivers remain

- Duty to tackle fuel poverty
- Internal / public SAP targets
- Reduce CO<sub>2</sub> emissions
- Improve / protect asset values
- Protect rental income

**Without ECO funding,  
can we still deliver  
retrofit at scale?...**



# Better Retrofit: Proper Planning

Under ECO, planning was often reactive. We must now be proactive.

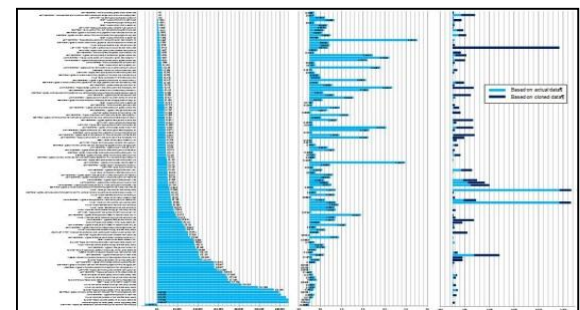
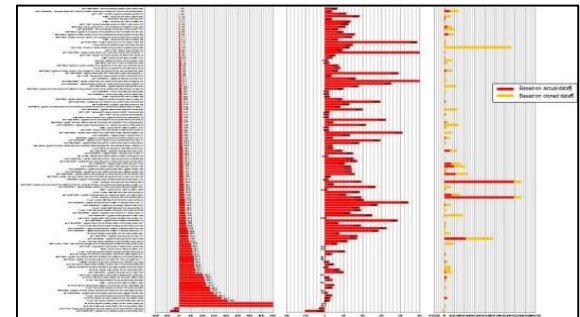
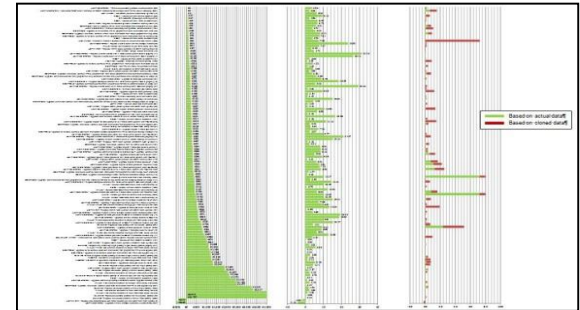
- What are your organisation's long- and short-term objectives?
- What's your stock's current performance?
- What have you already tried and what have you learned?
- What are the most cost-effective measures?
- What synergies are there with wider investment and asset management programmes
- What are your budgets?...
- And, finally... *what role can grants/subsidies play?*



# CROHM Stock Assessment

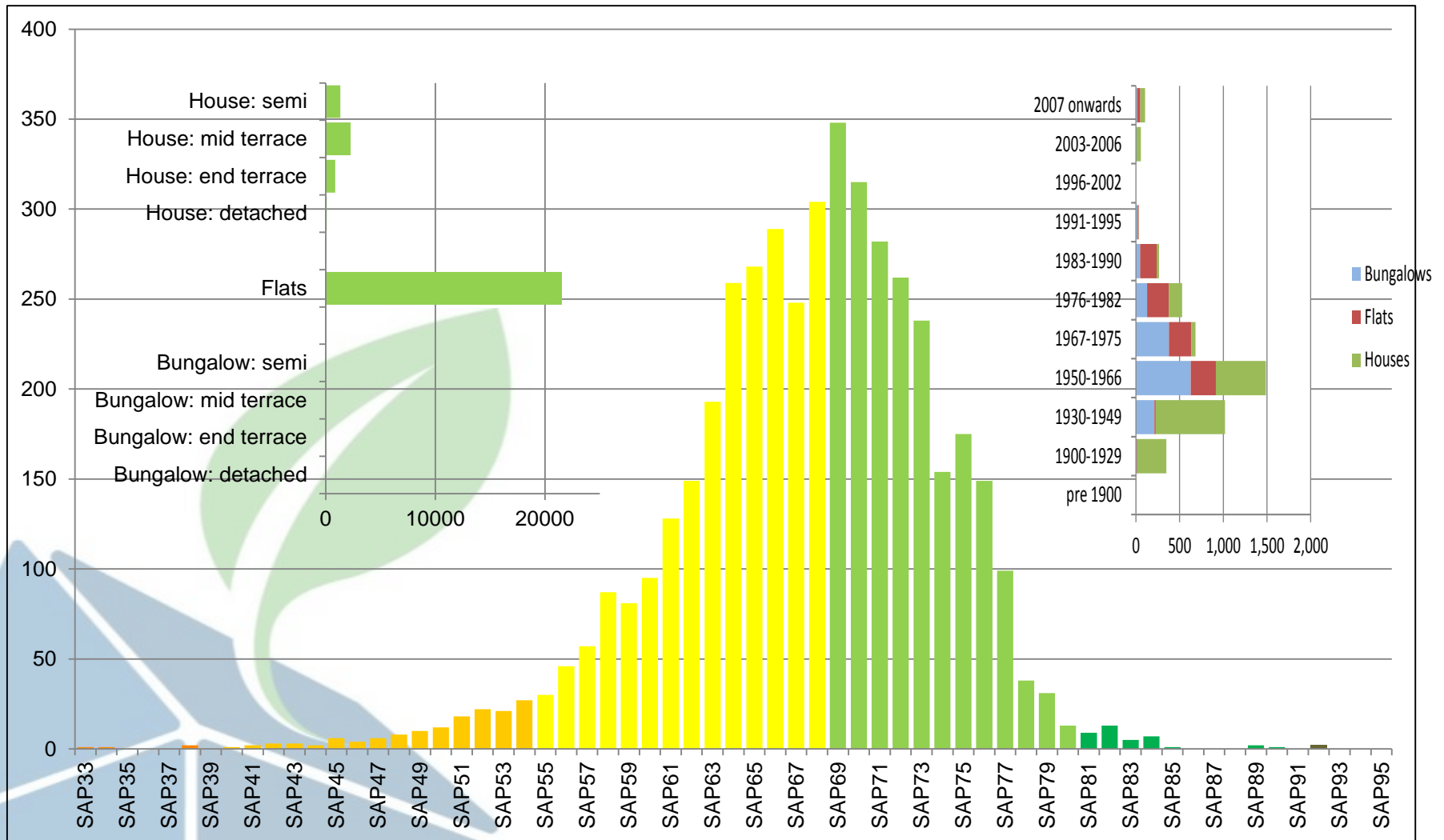
BREDEM-based, uses real data, your installation prices.

- Detailed baseline assessment
- Cost-effect analysis scenarios
  - Reduced fuel poverty risk
  - Minimum/average SAP targets
  - Organisational standards
  - Etc...
- Integration with existing programmes
- Contribution of funding schemes

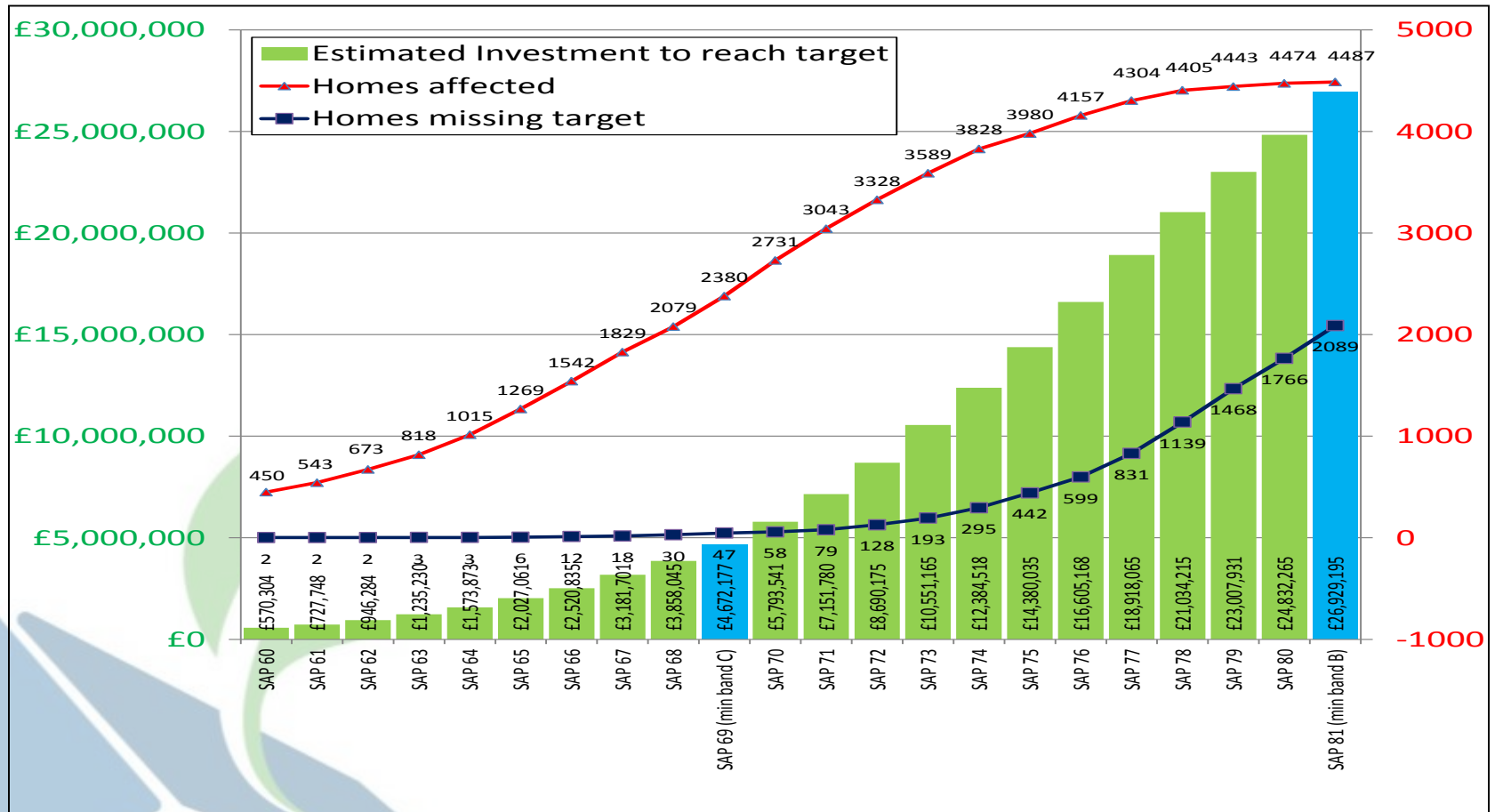




# Where you are now...



# Where you want to be...



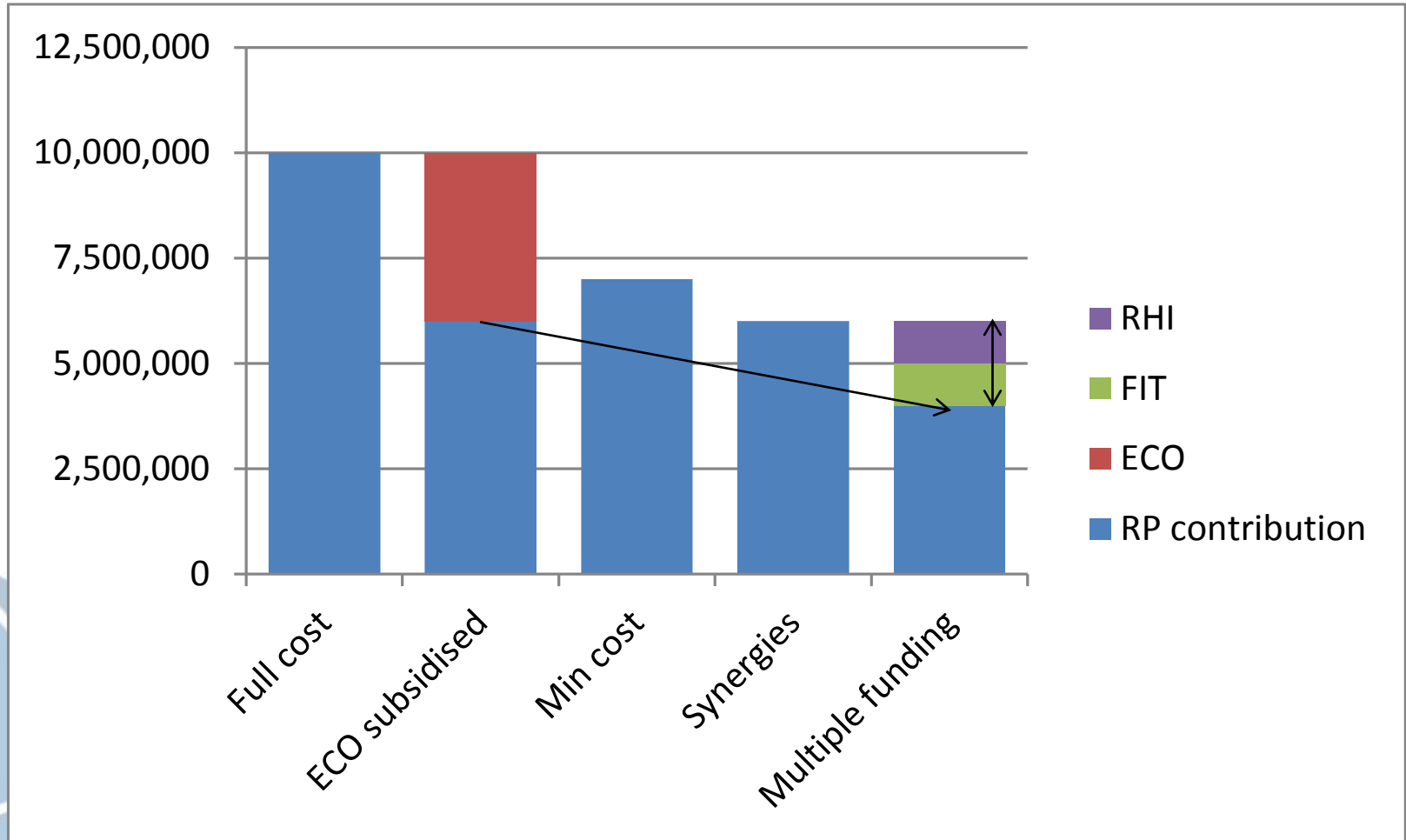
...minimise the total cost

# Identify synergies with wider plans...





# ....All helps fill the funding gap...



## Which means...



- Longer term planning
- Reduced dependence on grant schemes

**= retrofit as business as usual, and a more sustainable retrofit industry**

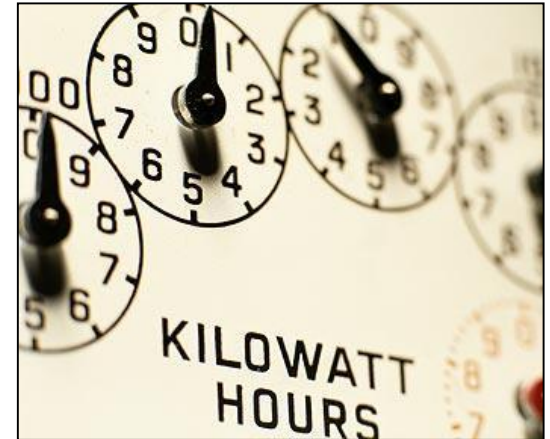


**And when the next grant scheme comes along...**



# Other Features of “Better Retrofit”

- Proper planning
- Good data
- Tenant engagement
- Careful procurement and management
- Monitoring and evaluation



# Summary

- Retrofit still a high priority for many RPs
- “Loss” of ECO requires care and creativity to deliver at scale
- Our experiences since early 2014 show this is happening
- Long-term, this may be a good thing for the industry
- But proper planning is only the start of “Better Retrofit”

# Thank you

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