



Workshop 1d:

Managing off grid properties: How fuel switching and heat pump technologies provide a solution

Speaker: Kate Solomon, wales and West HA
 Chaired by: Andrew Burke
 Room: Charlecote Room



National Housing Maintenance Forum



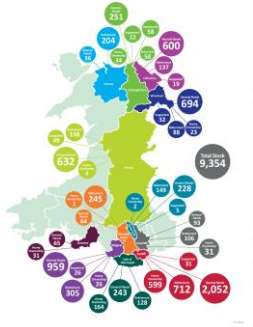
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“Managing off grid properties: How Fuel Switching provides a solution”


Kate Solomon




Where we operate

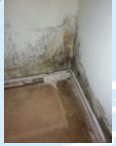

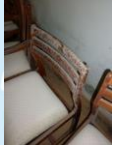



- 9,354 homes – spanning 12 local authorities, from North Wales to Vale of Glamorgan.
- Providing housing for general needs, retirement, extra care facilities.





Tackling Fuel Poverty

- Off grid properties with poor SAP Ratings;
- Residents unable to heat their homes and problems associated with this.
- The right solution for 1500 electrically heated properties.

Tackling Fuel Poverty


- Upgrade electric storage heaters;
- Panel heaters, liquid filled radiators;
- Stylish, ease of installation, more control;
- Cost of energy;
- Gas v Electric debate!

Fuel Switching


- Prioritisation of homes with SAP rating of under 70;
- Predominantly post 1970's build; double glazed, cavity wall insulation, loft top ups already completed;
- Cost of mains gas installation previously prohibitive – FPV scheme to the rescue!




Fuel Switching


- Who is eligible?
- How do we get the funding?
- How much will it cost?
- How do I get from A to B??







Fuel Switching

- Help is at hand!!
- British Gas / PH Jones
- Warm Wales
- Wales and West Utilities





Scheme One Completed



- Scheme one – conversion of 24 flats;
- Second pilot consisted of approximately 40 flats over three schemes successfully.

" I am delighted with my new heating, as it is easy to use, and I've got more control over it."



Fuel Switching – Lessons Learned

- The problems with mini tendering ..
- Timescales;
- Consistent standard of workmanship;
- Working with vulnerable people.



Fuel Switching - Lessons learned

- Early involvement with WWU ...



.... Thankfully not one of our sites!!

- Managing North Wales from South Wales



Fuel Switching Made Easy!!

- LHC Framework
- Work being completed to required standards;
- Competitive pricing with rebate!
- Cost and time saved on procurement process.





Working with British Gas and PH Jones

- Dedicated contracts and installation team to cover all fuel switch properties in Wales;
- Ensures consistent installation standard;
- Price certainty;
- Issuing of Fuel Poverty Vouchers.



Providing long term savings

- A switch from electricity to gas for a two bedroom flat is estimated to save up to £300 a year on energy bills.
- Many of our residents were paying on average £50-£60 per week for electricity and were living in damp homes with excessive condensation. Today they are enjoying the benefits of a more flexible and economic heating system.



Future Planning

- All our properties have a SAP rating of 70 and above.
- Over 500 homes already fuel switch which could potentially save up to 18,837 tonnes of CO₂ over the lifetime of the installations—equivalent of taking 5,402 passenger vehicles off the roads for one year
- We intend to complete the programme by 2015.