

#UKPHC21

# DEEP RETROFIT TOWARDS ENERPHIT IN SOCIAL HOUSING

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# Scotland & Holyrood – The Policy Landscape

- Energy Efficiency Standard for Social Housing (ESSH) - **EPC B Rating for all Social Housing** by 2032 – no exemptions
- Heat in Buildings Strategy (HiBS) - **One Million Heat Pumps (40%)** installed by 2030
- Fuel Poverty Legislation 2019 and that no more than **5% of Households** in Fuel Poverty by 2040
- Scotland to be **Net Zero by 2045** with a 75% reduction in GHG by 2030

# Social Housing & Climate Change

- Around 18% of UK emissions are a direct result of how we heat our homes.
- How do we transition housing to become zero carbon, at the same time reduce fuel poverty ?
- How do we manage the transition to the electrification of heat in a way that is sustainable for our tenants ?

# Our Homes the Type – Old, leaky & inefficient

- **Older and less energy efficient** homes than in Europe
- **Higher Proportion Flats** than the rest of the UK
- Proportion of **private landlords** smaller than UK as a whole
- Legacy of Mixed Tenure from the **Right to Buy (RtB)** making investment complex and challenging

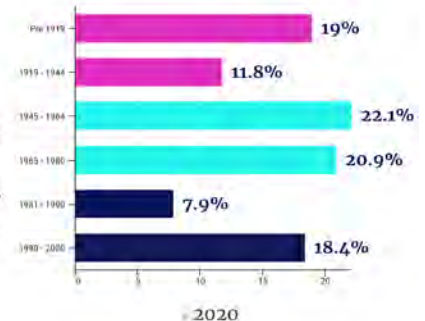
## Tenure of Scottish Housing

Over 600,000 homes are managed within the social housing sector making up 25.5% of the overall Scottish housing stock



## Age of Scottish Housing Stock

There are around 2.46 million homes in the Scotland and over 30% of them were built before the 1944 so are getting on for 80 in terms of their age. Only 18% of our housing stock was built from 1990 onwards the vast majority, 82%, being built to very different standards, with different processes and materials than we would use today.



# Our Homes the Cost – Society, Health & The Economy



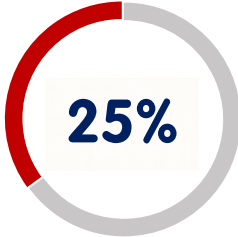
### Energy Costs

Households in Scotland will spend upwards of **£25 billion** heating their homes to 2030



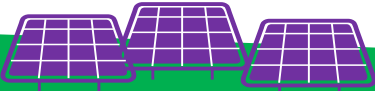
### Average Bill

The average household spend across all homes in Scotland is around **£1250** on energy - possibly **£1700 and £2200** within social housing



### Fuel Poverty

Figures from the SHCS show that over 25% or around **600,000** households living in fuel poverty



# What we need to consider in Social Housing

- Higher proportion of **single households, and of older households**, on fixed and limited incomes putting them at risk of fuel poverty.
- Tenants tend to be at home more often, therefore **require more heat** and a higher heat. DLG estimate **63%** of tenants in receipt of LHA
- The cost of electricity is around three to four times the price of gas. However, already around **37%** of tenants currently in **fuel poverty**.
- **So the question is gas sustainable never mind the transition to the electrification of heat for social housing tenants ?**



# The Question(s)

*What is a sustainable social housing product, from a retrofit and energy perspective ?*

*How can we future proof decisions now that ensure that sustainability in 2030 ?*

*What is a Just Transition ?*



## Fabric First Approach

# Reduced Energy demand towards Zero Emissions Buildings (REdZEB)

## EnerPHit as a key principle



Around 80% of the homes that will be in use in 2050 have already been built and there is now a clear link between the Built Environment & Climate Change



There is a need to reduce energy demand within our social housing stock in order to transition to a net zero society in a way that ensures a "just transition"



So that we can lower fuel bills, reduce carbon emissions address poverty and improve the health of the occupants



This can only be done through a focus on fabric improvement, mitigation of thermal bridges increased air tightness and introducing mechanical ventilation.



Only this this approach will allow the transition to either renewables and ensuring that tenants are protected from increased energy costs.





# The Renfrewshire Model

- Investment of over **£100 million** over the coming four years to upgrade our homes to EESSH and Net Zero Standards
- **Commitment to EnerPHit** in at Board Level for over 2,000 homes
- Move away from D&B to Architecturally led design solutions to deliver **Regeneration and EnerPHit** works over the next four years
- Both **PAS 2035** and **RICS Accredited Retrofit Coordinators** at the heart of delivery of works



# The Renfrewshire Model - EnerPHit

## *Housing Led Regeneration and Renewal Programme for Renfrewshire*

*“The investment in retained stock in these 8 priority areas will contribute to the achievement of the EESSH2 standard, and where practical the use of innovative construction technologies for **whole house retrofit** will be considered to achieve EnerPHit standards. Given the range of property types, the design of the fabric improvements will necessarily be tailored to each property type. The long term benefit of this investment will provide tenants with significantly reduced energy bills and reduced future maintenance costs to the HRA.”*



Renfrewshire  
Council

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To: Council  
On: 17 December 2020

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Report by: Chief Executive, Director of Communities, Housing and Planning Services and Director of Finance and Resources

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Heading: Housing-led Regeneration and Renewal Programme for Renfrewshire

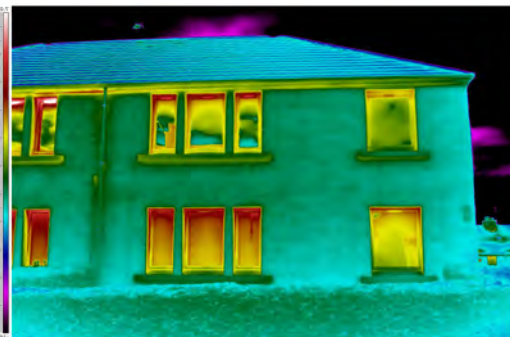
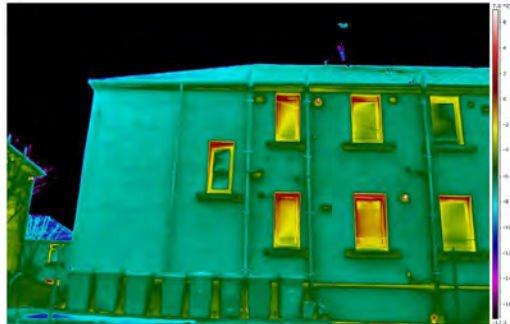
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### 1. Summary

- 1.1 This report outlines ambitious proposals for a major programme of investment in housing-led regeneration and renewal in Renfrewshire that will not only significantly enhance the Council's housing stock but will also contribute to the wider transformation of Renfrewshire as a place, and will be central to the economic and social recovery of Renfrewshire. The investment programme will bring forward additional investment of at least £100 million over the next ten years to deliver modern, high quality, energy efficient, affordable housing. The programme has been developed by a team led by Housing and drawn from across the Council including senior officers from Regeneration, Children's Services, Environment and Infrastructure, Finance, Policy and Commissioning and the Health and Social Care Partnership.



# Measuring Success



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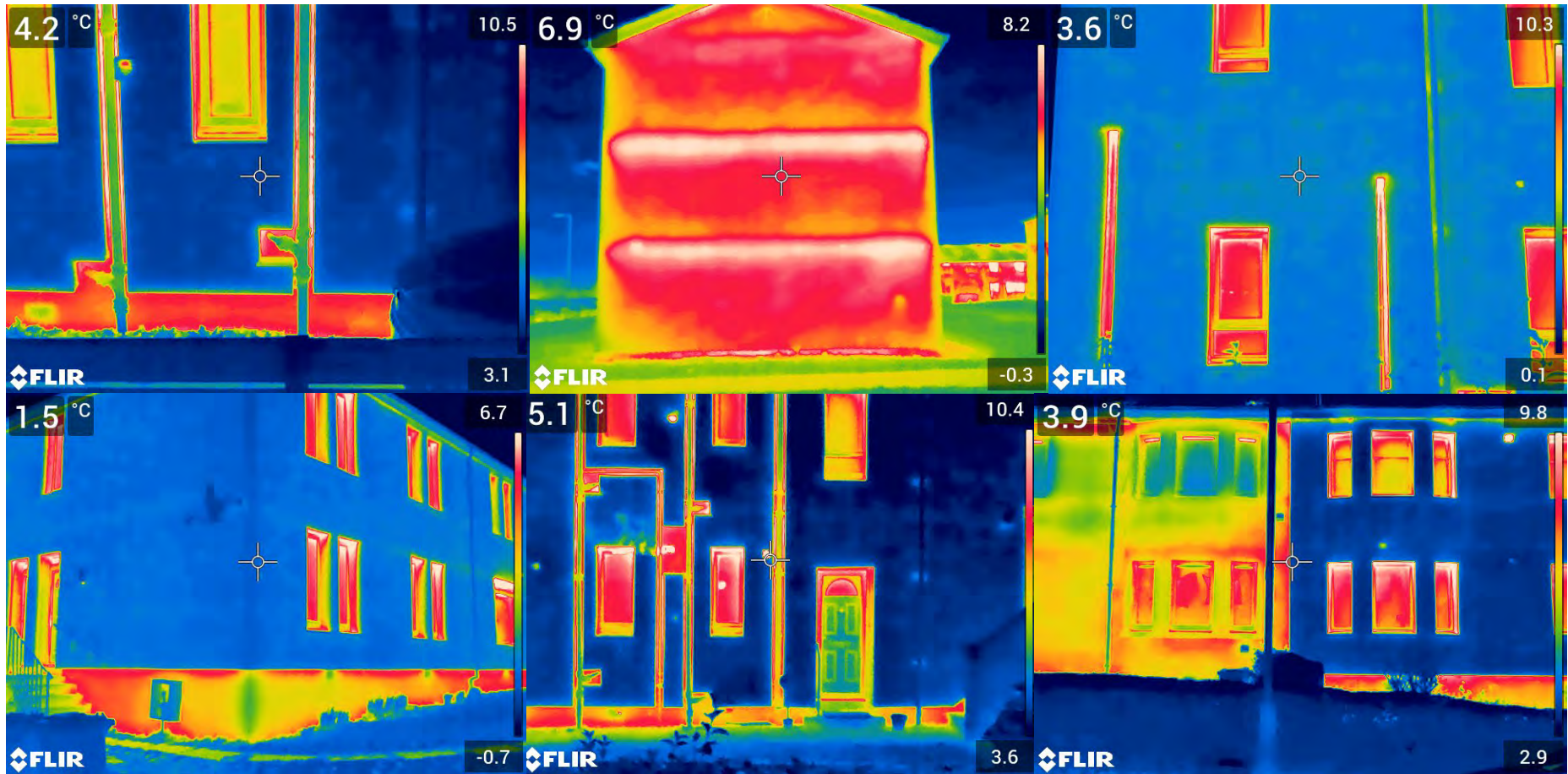
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# The Cost ? Or the Worth of Deep Retrofit ?

## Environment & Climate

*By bringing energy consumption down within our existing homes, and therefore emissions, we can start to address our climate change objectives; on the road to being a Zero Carbon society by 2045*

## Poverty & Society

*By reducing energy consumption through a "fabric first" deep retrofit process we have a chance to make a meaningful impact on poverty and fuel poverty, putting more money in householders' pockets.*



## Sustainable Economy

*Significantly more contractors, with higher and more sophisticated skills will be required to carry out the works that we need, within our homes, to meet our climate change objectives and mitigate fuel poverty.*

## Health & Wellbeing

*Warmer, healthier homes that are better ventilated and easier to heat will have a positive impact on the health and wellbeing of residents living in them.*

# Our Horizons – The Opportunity



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*If not us, then who ?*

*If not now, then when ?*

