The challenge of retrofit
John Stapleton, Head of External Affairs
Sustainable Homes

Mission: “For every home to encourage more sustainable lives”

- 160 landlords assessed on eco credentials using SHIFT
- 400 homes – monitoring energy use and impact of behaviour change with DECC and Oxford Uni
- Homes 50,000 - risk assessed for fuel poverty
  210,000 - energy efficient improvement strategies
  1,000,000 represented in Govt consultations
- Guide to the Green Deal for the HCA
- Training Fuel Poverty
  Energy Efficiency for Asset Managers
Total carbon emissions from housing

Target: 95% CO2 reduction by 2050

- Energy from renewable sources
- Zero carbon new homes savings
- 625,000 homes/year reduced by 90%
- Carbon emissions from UK homes

- 2014
- 2020
- 2026
- 2032
- 2038
- 2044
- 2050
Total carbon emissions from housing

Target: 95% CO2 reduction by 2050

Climate Change Act 2010
625,000 homes / year
95% less emissions

- Energy from renewable sources
- Zero carbon new homes savings
- 625,000 homes/year reduced by 90%
- Carbon emissions from UK homes
Some scary numbers

£126 billion

£28 billion

95%

13,000
Some great numbers

23m

26pc

£8bn
What doesn’t work...

FIT

ECO

RHI
Pyramid of Efficient Energy Implementation

RENEWABLE ENERGY
- solar PV, solar thermal

ENERGY EFFICIENCY
- efficient heating system, efficient appliances

ENERGY CONSERVATION
- good, efficient house fabric
1. Getting ‘the product’ right

- Whole street, cross-tenure
- ‘Zero-energy’
- Off-site manufacture
- Guaranteed performance
- Low disruption
- Making it attractive
- Target cost/unit
- Self-financing (?)
Until then...

“Each time you plan an improvement & renewal project – certainly before the scaffolding goes up – landlords should use opportunity to get more done in a cost effective way.

It may look like an expense now but social landlords are in it for the long game. If we are going to get to grips with energy efficiency and tackle fuel poverty, sooner or later we’re going to have to do this stuff anyway - so why not plan ahead?”

Robin Lawler, Chief Executive of Northwards
Knowing where to target...
2. Making the money stack up

- Increased asset values £
- Reduced arrears £
- Local jobs £
- Able to pay £
- Contributions from rent/savings made £
- Reduced hospital admissions £
- Government funding £
- Landlord investment £
- Local authority investment £
- ECO £
SHIFT

- Independent environmental assessment and accreditation standard
- Demonstrates environmental credentials to funders, partners and regulators
- Benchmarking specific to the housing sector
- Networking events
- Drives environmental performance
- Improves quality of life
SHIFT

- Absolute environmental targets – a pressing need
- Rigorous assessment

Saved 84,000 tonnes of CO2 by making homes energy efficient and encouraging residents to save energy...

Saved over 1.65 million cubic metres of water – that’s roughly 23.5 million baths...

...which also saves 1741 tonnes of carbon, the same as improving loft insulation to 300m in 2196 homes

Saved over 4700 tonnes of household waste going to landfill = 393,578 wheelie bins

In their offices they have diverted an extra 928 tonnes of extra waste from landfill = 77,333 wheelie bins
Thank you

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