

# Decarbonising F&HDC Social Housing stock

Update on social housing decarbonisation fund

30 Aug 2022

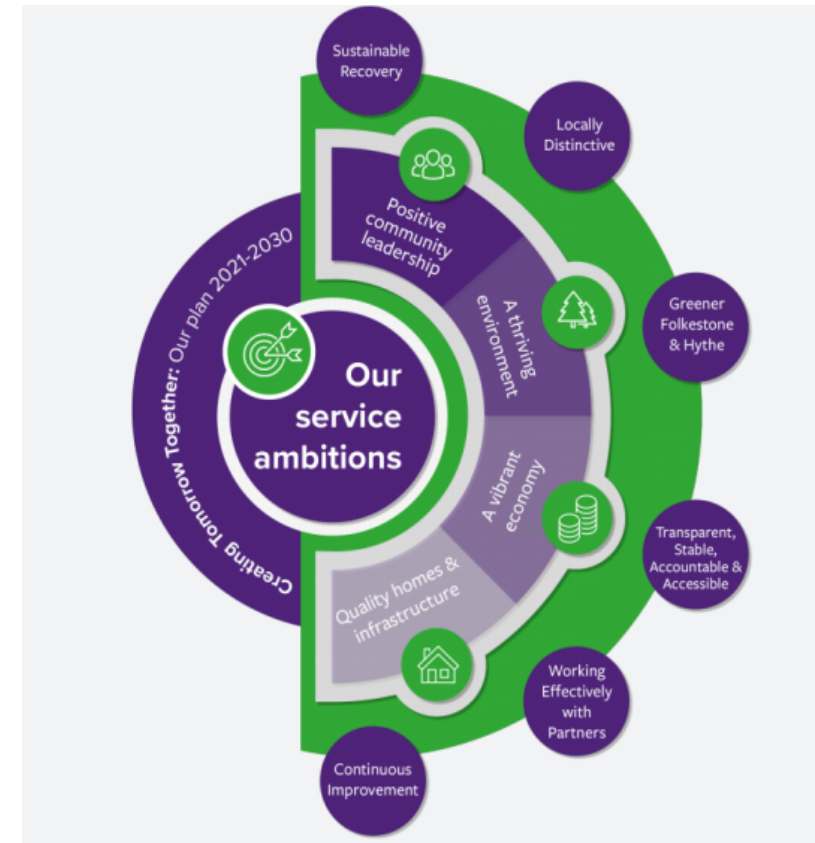
# Social Housing Decarbonisation Fund

## Addresses the corporate service ambition of quality homes

- £2m grant from Dept of Business, Energy and Industrial Strategy (BEIS) – social housing decarbonisation fund (SHDF); supported by
- £1m from F&HDC funds.
- 15% of capital to support admin and resources costs

## FHDC Delivery targets

- 125 homes – to EPC Band C with fabric measures – ready for low carbon heating
- Programme period 1st July, 2022 – 31st March 2023
- New parallel, mandatory PAS2035 process tailoring works to individual homes
- Reduce: average energy use from c150kWh/m<sup>2</sup>/pa to 90kWh/m<sup>2</sup>/pa; remove condensation & damp
- Prepare for low carbon heating installation later



## Estimated Saving on heating fuel use from more efficient 125 homes:

- 254 tonnes CO<sub>2</sub> per annum,
- 919,000 kWh heating energy per annum

## Heating type by home

- 62 oil/lpg; & 53 inefficient electricity

# Wave 1

- **Resources in place**

- Lead: Andy Blaszkowicz
- Internal Team: Roy Catling, Martin Kerslake, Sian Wise, Susan Thompson, Thomas Sebastien, Sam Brewerton
- Team Advisors: Nicola Murton, Ade Agboola, Mirko Rhados
- External: PAS2035 Assessor, Designer & Coordinator, Installer

- **Status**

- Procurement of 3 installers plus PAS2035 in progress, direct award through Fusion21; Current PAS assessments 'at risk' by Vinci
- Ross House as the demonstrator – final site planning visit
- Tenant engagement: pilot of 50 sites; 18 complete, 32 appointments made
- Tenant knowledge share: pack & RLO ready
- Preparing wider communications plan through media, website and CI-Lab



## Key delivery risks identified

- Procurement and delivery by 31/3/23
- Delivery resource overload
- New contract terms for installers
- Materials and labour cost escalation

## Delivery Oversight

- Installer contracts formation, delays
- Independent PAS Co-Ordinator procured
- Tenant engagement plan (100% acceptance)
- Ross House design completed

# Wave 2 – Next steps 2022

**Outline criteria issued by BEIS** – detailed confirmation expected in 19<sup>th</sup> Sept 22 for 8 weeks

## Some significant changes from wave 1

- 50% matched funding requirement
- Additional resources available for digitization
- Wider pool of homes (incl: sheltered, EPC Band D homes)
- 2-year project, scale is important
- Fabric-led, but low carbon heating may be included

## F&HDC – next actions

- Initial targets c800 homes - refinement in progress
- Initial grant bid c£10.0m PLUS £ 10.0m matched funds
- Considering Multiple Installers (resilience)
- Engaged with BEIS bid support team

## Preparing

- Sept 2022 Cabinet paper, led by Housing
- Considering potential 'at risk' PAS2035 Design, pre award



## Bid Summary

- **c£20m bid value includes Administration at 15%**
- **Re-procure 3 installers and PAS network**
- **Encourage local contractors to obtain Trustmark**
- **Store materials locally**

## Bid Strategy

- Use the new stock condition and EPC survey
- Use the resources & experience from wave 1
- Include renewable heating systems
- Recognise scale and mass-impact



Any Questions

Thank you