



**Brighton & Hove
City Council**

**Retrofitting Social Housing to be more
Energy Efficient**

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The problem?

Creating a Carbon Neutral Strategic Action Plan: creating a comprehensive approach to improving the sustainability of existing social housing

Fuel poverty, leaky homes

LAs having to compete against each other for limited amounts of central government funding

Short timeframes for bidding and delivery

The current position in Brighton & Hove

2018 declaration of climate emergency

The council has historically invested in its housing stock as part of the Decent Homes programme.

There has been significant investment in upgrading gas boilers to A rated appliances (99% of stock are A-rated)

Over 400 solar PV systems are installed across the stock.

Incremental improvements to the average SAP ratings of its properties (Average SAP rating 68.2 March 2022).

Planning within BHCC

Updated Asset Management Strategy being developed in the current financial year (2022/23)

HRA Energy Plan

Energy modelling software

Prioritisation of worst-performing properties

Tenant engagement

Pilots
have
shown
the
need
to

Help residents with forward-planning for any disruption

Help them understand smart heating and the role their home plays

Reassure residents given past examples of retrofit projects (cavity walls) going badly wrong

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Increase energy efficiency and reduce fuel costs through

- tailored energy advice and support
- small measures within properties
- long-term behavioural change
- targeted prevention work identified in our Cost-of-Living Crisis Action Plan

... and
more
widely:

Work with other authorities
to bring about system
change

Scale up - using our Housing
procurement tools to
disrupt current system

Existing long term spend
already in the system

Skills and the green
economy

7 Councils
in Sussex
collectively
spend:

Capital programme 2018/19
£100m per year

To 2030 we will spend circa
£ 1 billion on repairing and
maintaining our 40,000 homes

This is just Council owned
housing – not including the
additional 23,374 HA's

The Experts



University of Brighton



CLEAR FUTURES



University of
Chester

gleeds

AECOM



ELEMENTA



Value Optimised Retrofit



parity
projects

iOpt.

HOMES **FIRST**

What Is Our Approach?

Analysis

- stock case studies (archetypes)
- realistic solution modelling and mapping
- product, material and carbon mapping

Investment options

- existing £100m capital budget v budget for large-scale retrofit v carbon savings

Mobilisation

- delivery models
- internal and supply chain capacity
- new business opportunities
- training & education

Analysis

Lots of similarities across social housing stock

In-depth assessment of 10 housing archetypes

Assessment of the impact/cost of applying a menu of decarbonisation measures

Scenarios modelled across stock to provide evidence of carbon impact, household fuel costs and implementation cost



Retrofit
interventions

Low – lighting, windows and doors

Medium – external wall insulation, suspended floor insulation, roof insulation between rafters, ASHPs, solar PV, mechanical ventilation

Deep – more of the same



Potential benefits of joint working



Setting new standards for materials and work practices across the sub-regional area

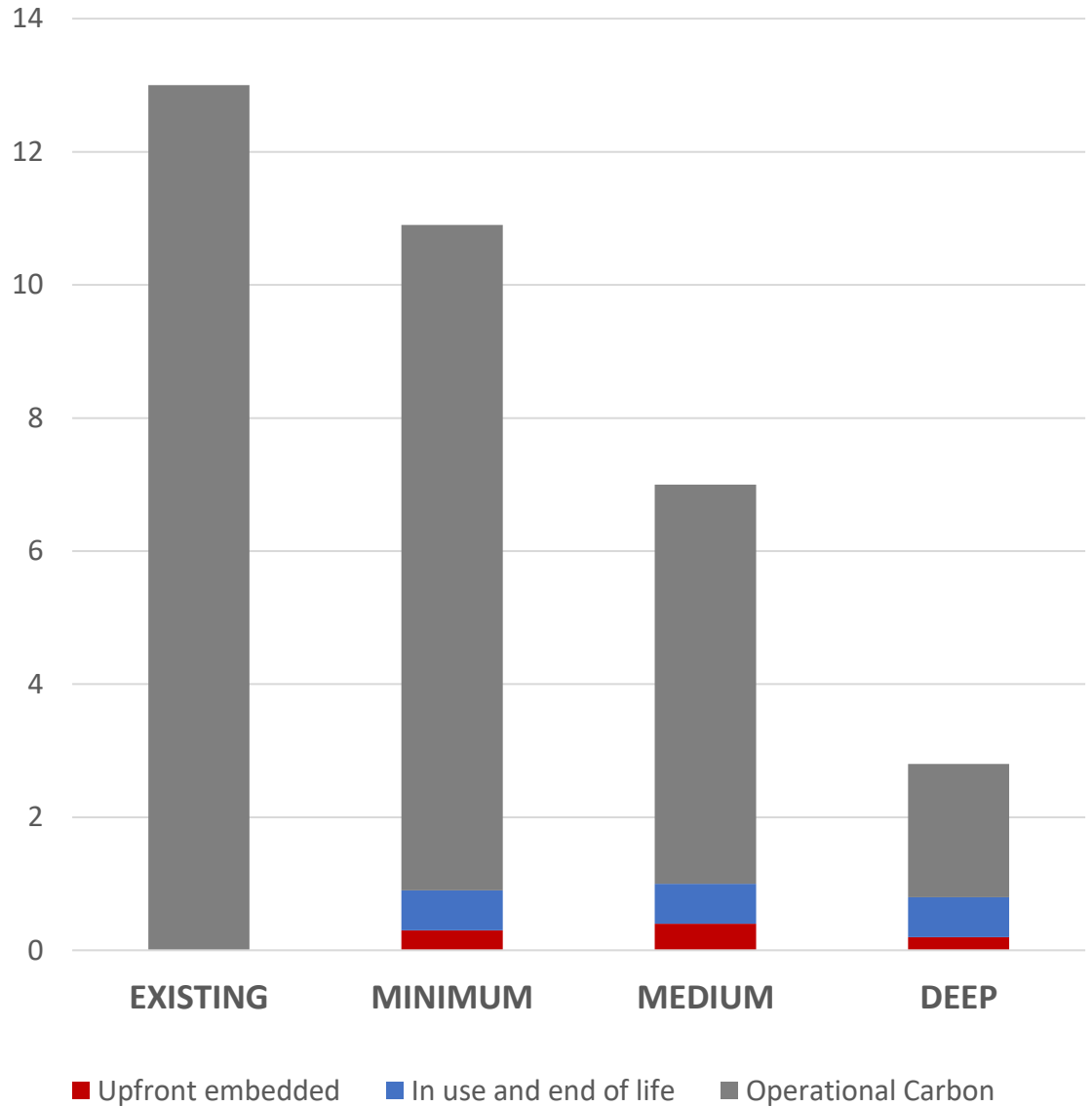


Providing certainty to allow for the longer-term development of skills and economic benefits



The potential for creating a trusted brand and products that can also be accessed by the private housing sector

Indicative findings - Whole Life Carbon





Trade offs

Clear trade off between cost to landlord and reduction in tenant's energy costs, carbon reduction

Work being carried out to scenarios that balance these 3 key metrics

Costs can come down if procurement is coordinated



Current status

Retrofit Taskforce partners are reviewing available central government funding to support the delivery of work aligned to the above plan.

Possible joint bid for current and any future rounds of central government funding



Other
developments

- Warmer Homes scheme (non-social housing)
 - Zero carbon new homes policy
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