

These co-owners did it, when will you?



Telford Road, fully-funded retrofit of two mixed-tenure blocks

Edinburgh (Drylaw), SCOTLAND

Year of construction: 1950s	Number of units: 12	Construction type: No-fines concrete	Current retrofit status: Complete	Tenureship: Part owned by a housing association, part privately owned	Building listed: No
---------------------------------------	-------------------------------	--	---	---	-------------------------------

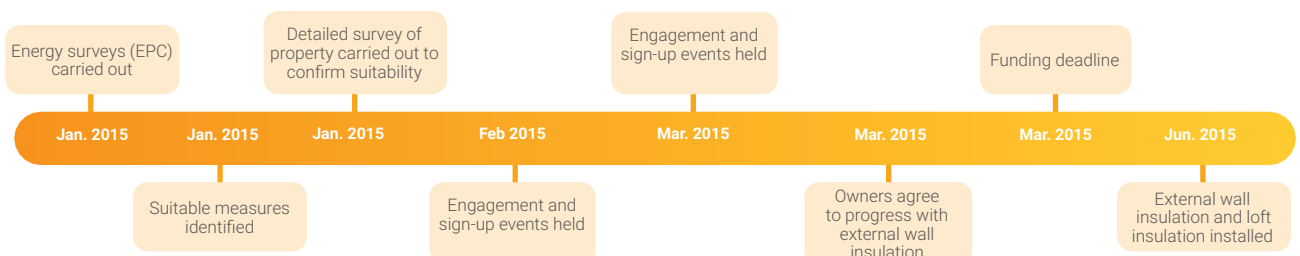
Most important results

The main measure installed was external wall insulation across two blocks of flats. Both blocks were mixed tenure, a combination of social rented, private rented and owner-occupied properties. All the retrofit measures for this project were fully funded, and residents did not have to contribute. Changeworks acted as an intermediary throughout the process, and led the funding application.

Key figures

- + Fuel bill savings of 28%
- + CO2 savings of 33%
- + Total cost was £90,005(€123,526) which equates to £7,500(€10,294) per household

Key dates



Advice to others

The success of this project is attributed to the full-funding of measures and a trusted independent intermediary.

Engaging all owners with retrofit was very time intensive. It required dedicated resources and engagement through a variety of means. Letters were important in demonstrating official backing of the project, but also residents needed opportunities to raise questions.

EPCs were useful in identifying recommended measures for households. However, they have a number of limitations:

- + they are not user-friendly or easy-to-understand
- + do not contain recommendations on communal areas
- + provide insufficient information on the suitability of measures in certain property types

Retrofitting focus

- + The key measure installed was external wall insulation (EWI)
- + This was mostly due to the availability of funding from Scottish Government, the local authority and housing association which covered the full cost
- + EWI was also selected for the major impact on reducing fuel bills for residents
- + Funding was also available for loft insulation

Main reasons for retrofitting

Motivations for participants were generally focussed on reducing energy costs as a result of increased building energy efficiency, and improved property appearance (through installing external wall insulation). Residents were not asked to contribute financially to the measures and so the cost of the measures was not a factor in their motivations.



Who started the process

- + Changeworks initiated the process and were a key driver throughout, channelling funding to the project and assigning the installer
- + Residents expressed interest in being involved in the project initially
- + Changeworks acted as a liaison between all parties and engaged with residents

How were decisions taken

- + There is no management body for the blocks
- + As EWI is a communal measure, all residents in each block had to give approval for the external wall insulation to go ahead
- + Decision-making was kept at a property-by-property level rather than facilitating a communal decision for each block. However, this may have been required if one of the residents involved had opted-out of the external wall insulation as this would have impacted the whole block
- + Getting agreement was straightforward, mainly as there was no cost to the residents for the measure and effective engagement communicating its benefits
- + The ease of this decision-making process was due to the existence of an organisation taking a project management role; without this, co-ordinating sign-up of the residents would have been a lot more challenging

Main challenges

Before retrofit

Blocks feature protruding balconies which could have caused problems with external cladding

Residents were initially hostile with regards to the external wall insulation project due to a previous scheme nearby which had fallen through due to funding restrictions.

For this project the funding was specifically assigned to properties in this area and could not be diverted elsewhere. Once this was communicated to the residents along with the benefits of the measures and lack of financial contribution required, confidence was established in the project

During retrofitting

A number of the households were vulnerable, either due to a low income or health issues. The type of householders ranged but included elderly people.

Participants who were initially sceptical of the measures changed their position as more of their neighbours engaged with the project.



How was it financed

There were three sources of funding for the measures.

The measure was mainly funded through an area-based scheme, Home Energy Efficiency Programmes Scotland Area Based Schemes (HEEPS:ABS). This is a Scottish Government national retrofit initiative to tackle fuel poverty and increase energy efficiency in homes in deprived areas.

Additional funding was provided by Manor Estates Housing Association for their properties and through the Energy Company Obligation (ECO), another funding stream, for private housing. ECO is a UK Government scheme.

Financing EWI was straightforward thanks to the Scottish Government drive to improve the energy efficiency of properties in Scotland through the mechanisms of HEEPS:ABS and ECO. The insulation installer was assigned through a robust framework devised and implemented by Changeworks.

The gross cost for the wall insulation was £90,005 (€123,526) which equates to £7,500 (€10,294) per household.

One property had the additional measure of a loft insulation top up at the gross cost of £382 (€524). The measures were subsidised by ECO and HEEPS-ABS funding. These subsidies covered all costs for the nine privately owned properties that each received £490 (€672) and £7,010 (€10,294) in ECO and HEEPS-ABS funding respectively.

The three properties owned by Manor Estates each received £490 (€672) in ECO funding. As they were not privately owned, they did not qualify for HEEPS-ABS funding. The net cost per property was £7,001 (€9,621) or £22,501 (€30,882) for all three properties.

Main successes

- + The main success of this project was that all measures were installed with no cost to the residents
- + Encouraging all residents to sign up to this was critical for the project's success and this was achieved by a range of communications through letters, events and doorstep engagement
- + After the work was completed all properties had an increased SAP rating.
- + The three social properties now comply with the Energy Efficiency Standard for Social Housing (EESH)
- + Fuel bill savings of 28%
- + CO2 savings of 33%

Any question?



Ian Smith, Head of Consultancy, Changeworks

+44 (0) 131 538 7949

ismith@changeworks.org.uk

Information



Changeworks: www.changeworks.org.uk

Other case studies: www.lowenergyapartments.eu/case-studies

You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries. The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

www.nweurope.eu/ace-retrofitting



This case study has been drafted by

