

Scrutiny Panel – July 2024

Retrofit report



Background

- The Climate Change Action Plan adopted by Cabinet in 2021 sets a target to retrofit the Council Housing stock to an average EPC B by 2035.
- Cabinet adopted the Council Housing Energy Action Plan in January 2023. This plan sets out the strategy to retrofit our council housing stock – based on Publicly Available Standard (PAS) 2035 and PAS2030 principles.
- The MTFS approved in March 2024 includes a £42m carbon budget within the HRA over the next 5 years
- £3.8bn of government funding is currently available through the Social Housing Decarbonisation Fund (SHDF) up until 2029 to improve the energy performance of social rented homes

Haringey SHDF Wave 2.2 project - Retrofit for Haringey 01



- 289 properties within the project
- 212 on Coldfall estate N10 and 77 reserve properties in N17
- £1.76m grant funding awarded
- Majority solid brick, 2- 3 bedroom terraced properties
- Pepper-potted with freeholders

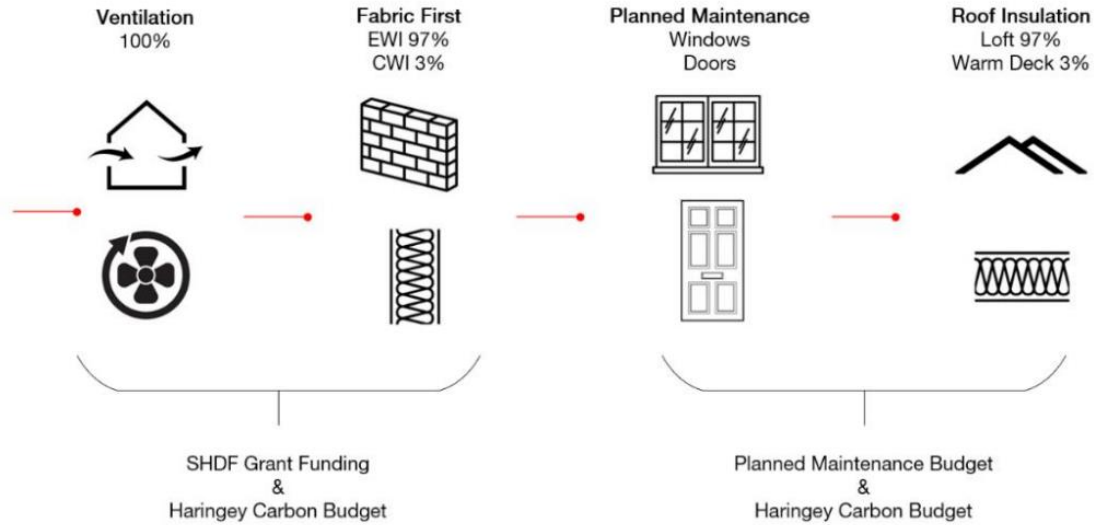
SHDF Wave 2.2



- Improve the energy performance of homes to Energy Performance Certificate (EPC) Band C, to take homes out of fuel poverty, and deliver progress towards the UK's commitment to Net Zero by 2050.
- Applicants must improve their social homes through a fabric first approach.
- In addition to the above EPC improvements, consideration should be given to improving properties to a space heating demand level of 90 kwh/m²/year.
- Grant funding must be spent by 31 March 2025. Projects may opt to deliver until 31 March 2026, where only co-funding is used in the final 12 months of delivery.

173 homes Coldfall estate	Cost Estimate	SHDF Funding	Match Funding
Value of Works	£5,811,429	£1,494,266	£4,317,163
Admin and Ancillary	£582,105	£263,695	£318,410
Total Cost	£6,393,534	£1,757,961	£4,635,573

Proposed Retrofit Measures



Eligible Properties in SHDF Wave 2.2 (Phase 1)	173
Properties held in reserve / Additional (Phase 2)	77
100% self-funded properties (P1)	39
Total	289

Project Progress

Milestone	Date
Cabinet Approval of Multi-Disciplinary Consultancy (& Retrofit Designer) services	November 2023
SHDF Wave 2.2 application submitted	January 2024
Award of Contract for Retrofit Co-Ordinator Services	February 2024
SHDF WAVE 2.2 funding award accepted by Council – in line with the delegation approved within the Cabinet Paper “Council Housing Energy Action Plan” in January 2023.	March 2024
Resident engagement, surveys and retrofit assessments commence	April 2024

Timeline to Delivery

