

# Retrofit London Programme



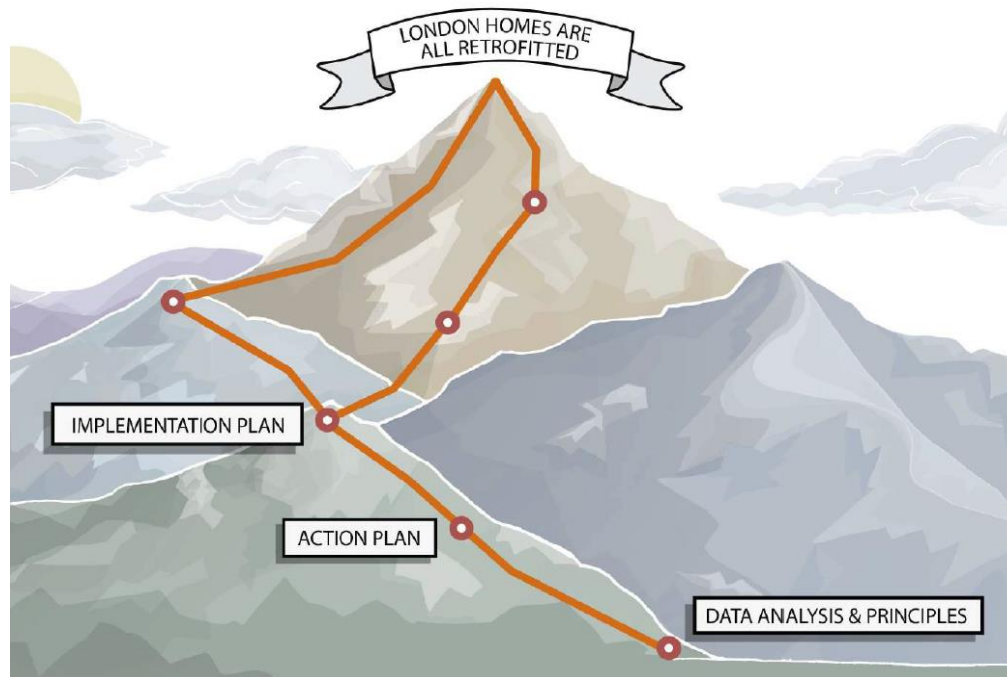
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# Objective and programme

Retrofit (with fabric improvements, heat decarbonisation and renewable energy) all domestic buildings to an average level of EPC B (or equivalent) by 2030.



# How did it all start?

Strong leadership and a coordinated approach:

- Joint Statement on Climate Change (December 2019), agreed by London Councils' Transport and Environment Committee (TEC) and the London Environment Directors' Network (LEDNet).
- London Housing Directors stepped up to undertake background work which formed the core brief.
- Regional groups and organisations (including the GLA) recognised retrofit as a strategic priority so jointly funded the development of the programme.

# Scaling the peak

Data analysis looked at two pathways:

**EPC B average interim target**

**Net zero as a final target**

Total investment

**£49bn**

**£98bn**

Average investment per home

**£13,000**

**£26,000**

Total carbon reduction in tonnes of CO2

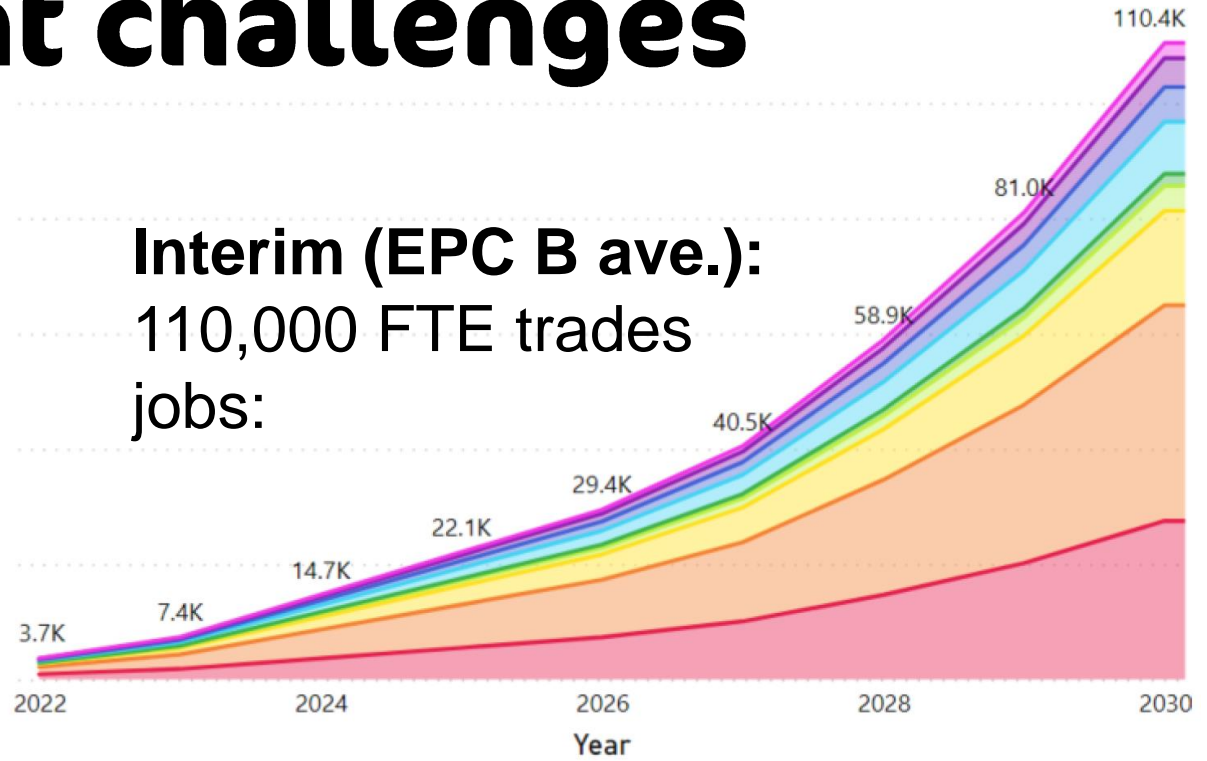
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**10.5m**

# Significant challenges

Skills and employment a huge challenge and massive opportunity!

**Interim (EPC B ave.):**  
110,000 FTE trades jobs:



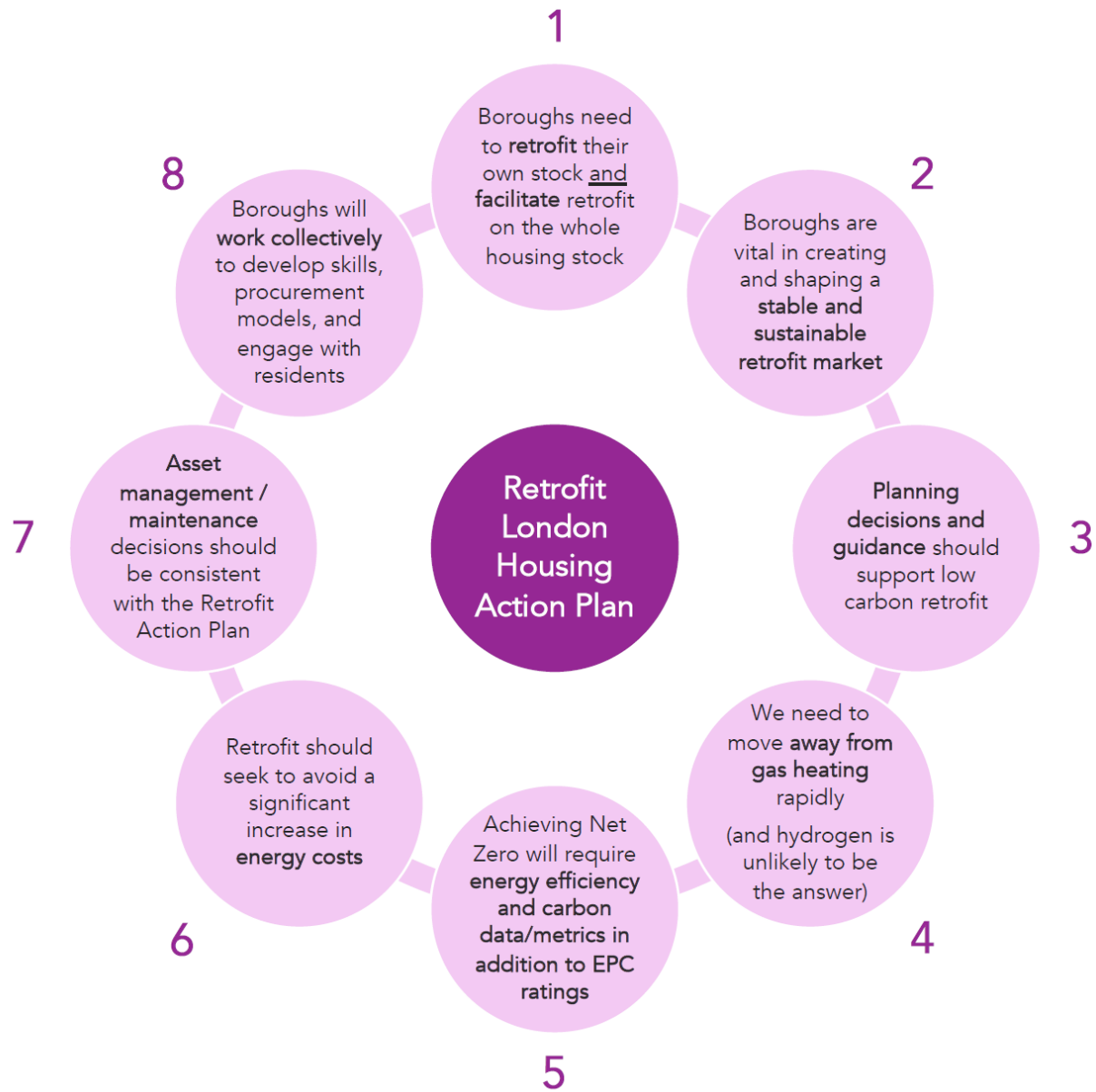
**Net zero: 196,000 FTE trades jobs:**

	General Builders	Insulation Specialists	Plasters & Renderers	Window Fitters	Carpenters	Electricians	Heating Engineers	Renewable Heat Specialists	Retrofit Coordinators
No. FTE at the peak	49,433	66,602	30,592	4,286	1,769	17,084	5,996	16,366	4,223

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# Principles



# The Action Plan

## Retrofit measures and plans

1. Fabric
2. Ventilation
3. Electrify heat
4. Smart controls
5. Solar energy
6. Retrofit plan for every house

## Costs, funding and finance

1. Establish costs and business case
2. Maximise capital for Council stock
3. Retrofit finance task force
4. Private investment for private properties

## Delivery models, skills and supply chain

1. Maintenance programmes
2. Large scale procurement
3. Planning as an enabler
4. Develop retrofit skills
5. Reporting and monitoring

## Engagement, take up and lobbying

1. Social housing engagement
2. Private sector engagement
3. Lobby Government
4. Implement the Action Plan together!

**Retrofit London is of a scale  
that makes it a nationally  
important infrastructure project  
so how do we implement it?**



# The Implementation Plan

## Data

Collection and dissemination

Monitoring and reporting

## Market making

Procurement

Skills, supply and value chain

Products and specifications

## Funding and finance

Developing the Business Case

Finance for retrofit task force

## Technical Solutions

Planning and building control

Design and costs guidance

Options for designs and products

## Crosscutting

Governance including Delivery Approach

Risks and Issues

Communications

# Under the hood

Each area has delivery focused tasks covering next 3 years:

2.3.1	<b>Review current maintenance programmes and identify retrofit opportunities</b>	<b>Q1 22/23</b>	<b>Q1 25/26</b>
2.3.2	London local authorities to develop an action plan for their own stock	Q1 22/23	Q3 22/23
2.3.3	Liaise with other registered social landlords (e.g., G15) to coordinate actions on retrofit	Q1 22/23	Q1 25/26
2.3.4	Collaborate on finance and funding	Q3 22/23	Q3 22/23
2.3.5	Coordinate applications for government funding	Q4 22/23	Q1 25/26

# Programme Next Steps

- Final drafting of Implementation Plan.
- Implementation Plan sign off.
- Project management function established.
- Start working through tasks with potential early priorities including:
  - Establish groups to look at finance and skills
  - Lobby for more support, guidance and funding
  - Review of evidence on wall insulation
  - Set out approach to data
  - Social landlord liaison.

# What can boroughs do with their own housing stock?

- Work collaboratively, including with Registered Providers in multi landlord places, by sharing data on property needs and existing investment plans and by looking to align programme delivery.
- Build market confidence by developing a retrofit plan, including clear targets, and mapping retrofit opportunities across tenures.
- Consider how the council's Direct Labour Organisation can gear up to respond.
- Programme low energy retrofit as part of their ongoing maintenance programmes.

# What else can boroughs do?

- Act as ambassadors for retrofit in private homes by engaging with residents and private landlords to take-up retrofit.
- Support retrofit in policy and local planning ensuring council schemes are exemplars.
- Collectively procure and deliver retrofit at scale including enabling home owners to access solutions.
- Work with local educational institutions and trades to promote development of skills and careers in retrofit.

# Thank You

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