

Retrofit Challenge

De-carbonising social housing – a lever for system change

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The
problem
we are
looking to
fix

Zero carbon by 2030

Maximise local green energy generation

Use low carbon materials

Minimises future maintenance and repair

Scalable & replicable

Reduce fuel poverty

Work within a limited budget

How to benefit private owned sector as well



Concept:

Using our Housing procurement tools to disrupt current system and drive climate innovation at scale

Existing long term spend already in the system

Decarbonisation, skill and green economy

Works in collaboration as a small authority to bring about system change

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 Local Expert Taskforce

University of Brighton

Clear Sustainable Futures – Council JV with
Robertson & AECOM

Industry experts

Elementa – whole life carbon measurement

Heating & Renewables Manufacturers

Local SMEs

Other Local Authorities

What Is Our Approach?



Analysis

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



Investment options

existing £100m R&M
budget v budget⁺ v
carbon savings



Mobilisation

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

Analysis for far

- Lots of similarities amongst housing stock
- Deep assessment of 10 main types of housing
- Assesses impact/cost of applying menu of decarbonisation
- Scenarios modelled across stock to provide evidence of carbon impact, household fuel costs and implementation cost



Creating local markets

Clear evidence to support best spend strategy to decarbonise

Able to set new standards (materials/work practices) across regions

Supply chain incentives to react to new climate change standards

Certainty allows longer term skills development and economic benefits

Creates trusted brand and products for privately owned sector



This year

April – initial results from
Local Expert Taskforce

April – June - scope delivery
models, costings and
programme

April – Take to Govt via the
SHDF bid process

July – Taskforce
recommendations

July+ - Gear up to delivery

Summary

Approach allows LA to *disrupt* a significant element of construction sector to drive faster adoption of climate change practices

Able to base funding bids on solid evidence

Control/certainty = ability to link to skills, incentivise development of new green tech and reduce fuel costs

*1.6m council and 2.6m housing association homes in the UK