

Onward

Retrofit in housing

Bronwen Rapley, Chief Executive, Onward Homes

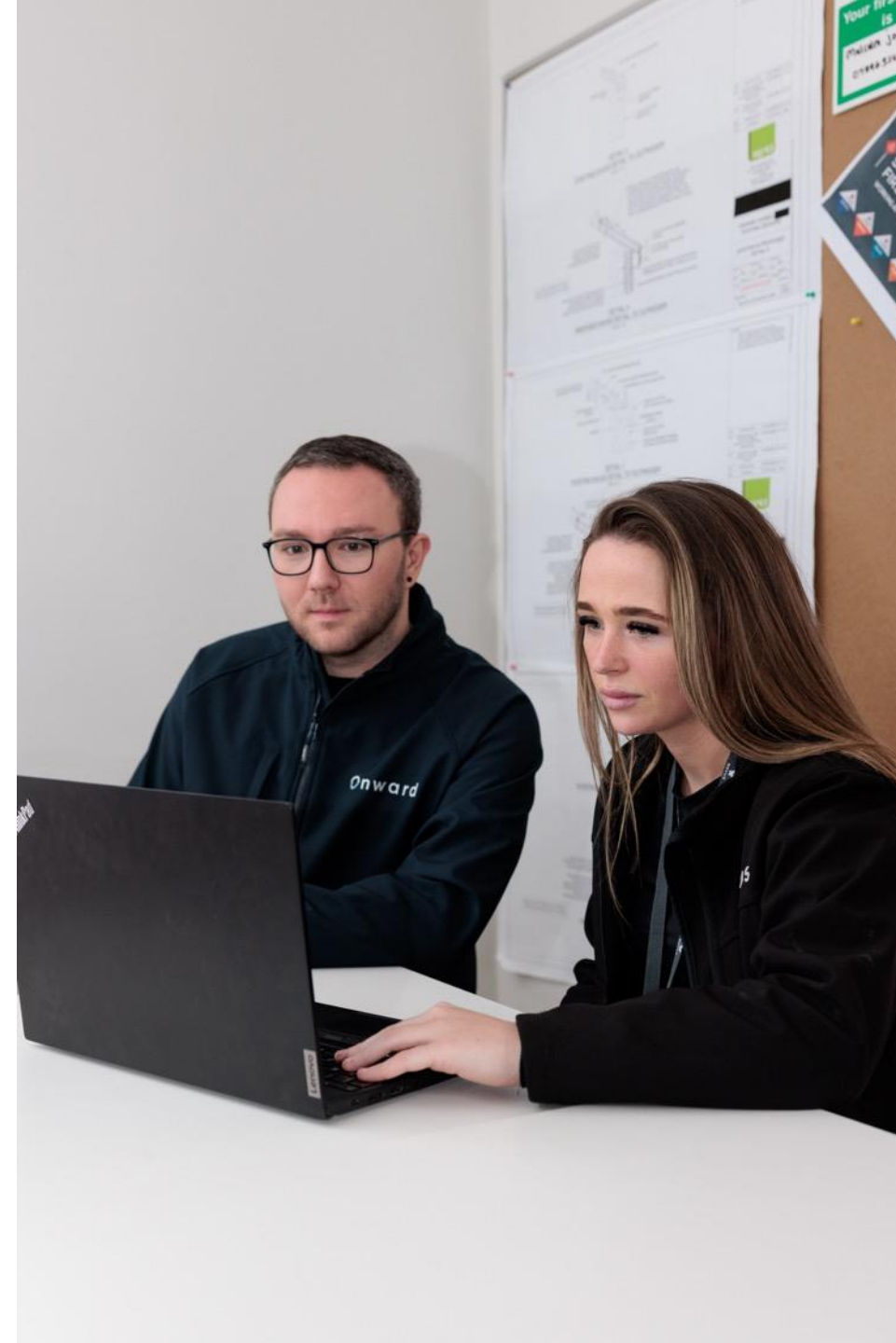
The Challenges - Practical

- All rented homes to reach minimum EPC C rating by 2030
- Onward owns or manages 35,000 homes across north west
- Approx 4,700 homes are currently EPC D-G
- Not all are viable for retrofit
- Shortage of skills and supply chain in north west
- Customer buy-in essential

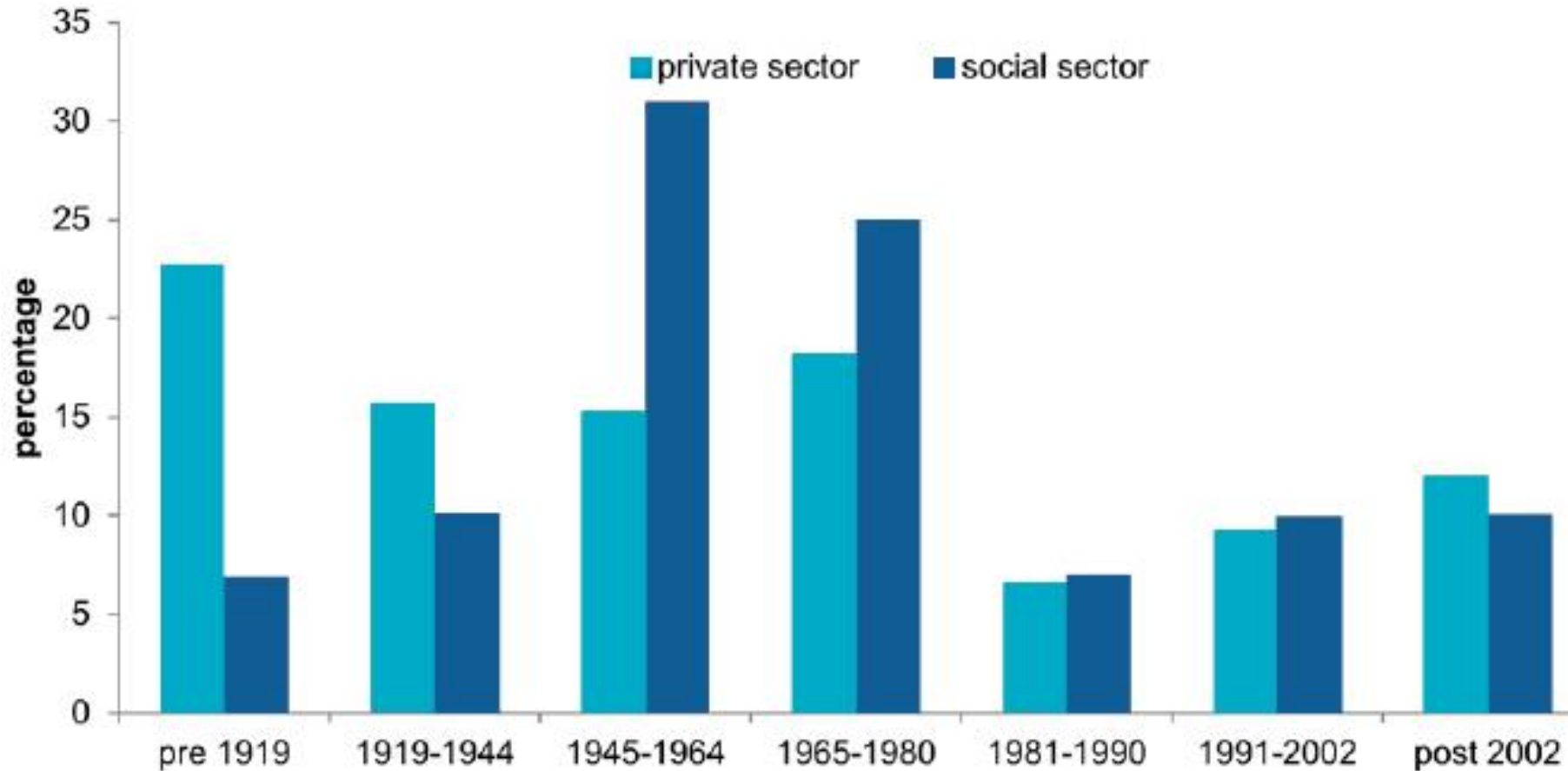


The Challenges - Financial

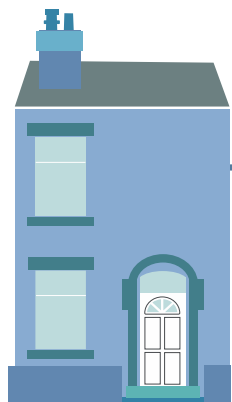
- Rent settlement: CPI+1% only for 5 of the last 10 years
- No funding for major repairs and improvements
- No long-term funding commitment for retrofit
- Increased and increasing regulation and legislation
- Housing funding focused on new build and home ownership
- 5,000 new homes by 2030 plus retrofit programme



Percentage of occupied dwellings in each age grouping in the private and social sectors



Result: Not enough social housing and a disproportionate amount of ageing, poorly insulated stock across sector



Total planned investment in
existing homes by 2030

£42 million

132

Total homes
retrofit complete

705

Total homes
retrofit funding secured

TOTAL GRANT FUNDING SECURED

£8.2m

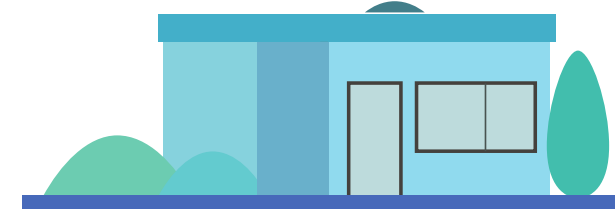
TOTAL MATCH FUNDING COMMITTED

£20.18m

SHDF Wave 1 - Murdishaw

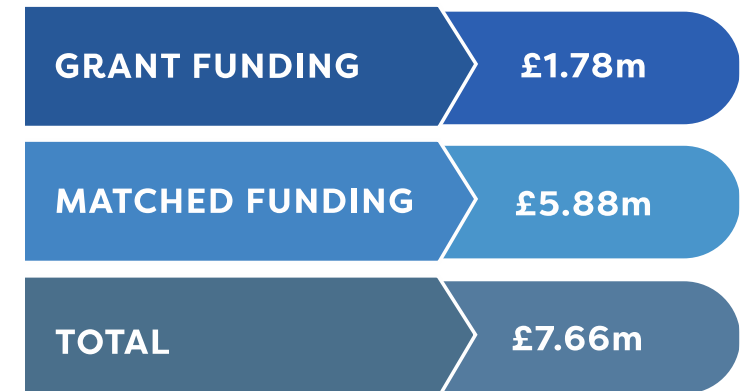
- Onward's Murdishaw bungalows were built rapidly in 1974 as part of the Runcorn new town development
- Due to economical methods of construction, the bungalows had a poor efficiency rating of EPC D
- 132 bungalows were identified for improvements
- Fabric first approach adopted working with decarbonisation and regeneration specialist Equans
- 528 measures applied (inc. roofs, windows, doors, external & internal insulation and ventilation systems)
- Local community involved throughout process 2021-23

Social Housing
Decarbonisation
Fund Wave 1



Murdishaw, Halton

132
HOMES



SHDF Wave 1 - Murdishaw



SHDF Wave 1 - Murdishaw

“

It was lovely to be involved in the project...
I am happy with the final product. I've found
my home is warmer, quieter and more comfortable.
You couldn't ask for more.

Ralph, Murdishaw resident

”

**2024
WINNER**



**NORTHERN
HOUSING AWARDS**

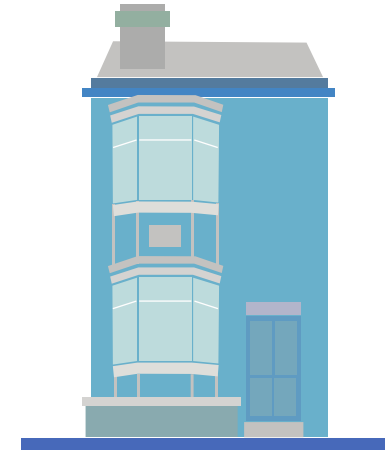
www.northernhousingawards.co.uk

23 May 2024

SHDF Wave 2.1 in Kirkdale

- Improvements to 400 terraced and end-terrace homes in the Kirkdale and County & Warbreck areas of Liverpool
- Property upgrades include:
 - wall insulation systems and loft insulation
 - window and door replacements
 - underfloor insulation
- Novus Property Solution identified as contractor partner based on clear specialism and commitment to social value
- Customers in the pilot for this project are already reporting that their homes are warmer, quieter and more comfortable
- Regular customer consultations, responsive neighbourhood improvements as part of wider social investment

Social Housing
Decarbonisation
Fund Wave 2



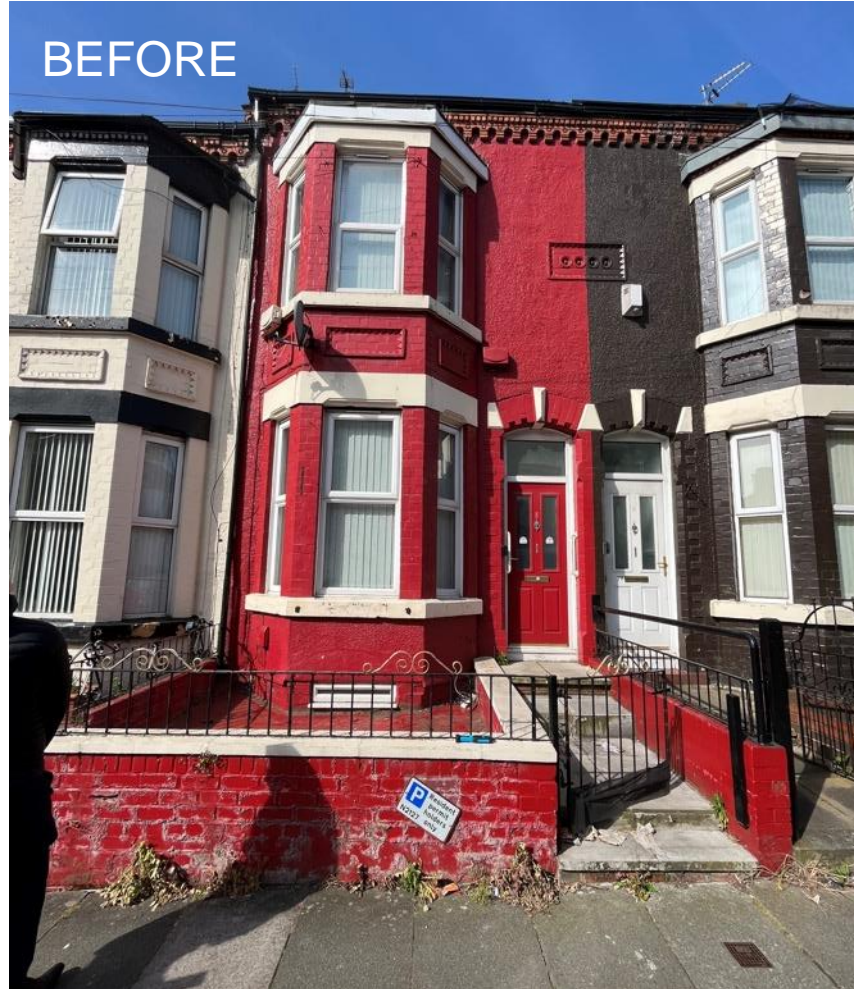
Kirkdale, Liverpool

400
HOMES



GRANT FUNDING	£4.48m
MATCHED FUNDING	£10.86m
TOTAL	£15.34m

SHDF Wave 2 - Kirkdale



SHDF Wave 2 - Kirkdale



SHDF Wave 2 - Oldham

- 47 properties
- Positive Input Ventilation (PIV) systems
- New extractor fans in bathrooms and kitchens
- Upgraded loft insulation
- New double-glazed windows and doors
- External Wall Insulation (EWI) to the rear walls
- Internal Wall Insulation (IWI) to the front walls

SHDF Wave 2 - Hyndburn

- 126 properties
- EWI
- Loft insulation
- Cavity wall insulation
- New extractor fans in bathrooms and kitchens
- Positive Internal Ventilation (PIV) units in loft spaces
- New rendered finish to outhouse walls

Future scoping

- Potential to extend some existing programmes
- Next funding wave expected to run until to March 2028
- Ambitious approach needed to tackle c. 4,700 homes by 2030

Lessons learned

- Focus resources on 'oven ready' projects that can be mobilised efficiently
- Seek customer buy-in from the outset to maintain momentum through delivery
- Don't try to do too much at once!
 - Combining e.g. bathroom and kitchen works may cause significant disruption
- Do co-ordinate other complementary programmes of planned works
 - E.g. external painting in tandem with internal remediation
- Every home is different – no 'one size fits all' solution.

Onward

Thank you.

Thursday 4th July 2024