

Retrofit Challenge
De-carbonising social housing – a
lever for system change
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Ian Fitzpatrick

Deputy Chief Executive
Deputy Chief Executive Lewes District Council & Eastbourne
Borough Council

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 Experts



University of Brighton



CLEAR FUTURES



University of
Chester

gleeds

AECOM



ELEMENTA



parity
projects

iOpt.

HOMES FIRST

Modelling & Building Assessments

MINIMUM



Lighting replacement



Window replacement



Door replacement

MEDIUM



Lighting replacement



Window replacement



Door replacement



External wall insulation



Suspended floor insulation



Roof insulation between rafters in loft



Solar PV



Heating system replacement



Mechanical extract ventilation system

DEEP



Lighting replacement



Window replacement



Door replacement



External wall insulation



Suspended floor insulation



Roof insulation between rafters or in loft



Solar PV



Heating system replacement



Mechanical ventilation with heat recovery system

path of retrofit and corresponding strategies

Trade off's

Clear trade off between cost to landlord and benefit to tenant/carbon reduction

Work being carried out to scenarios that balance the 3 key metrics

Costs can come down if procurement is coordinated

Sustainability Initiatives - Solarbourne and Beyond



Eastbourne Borough Council initiative to install solar photovoltaic (SPV) panels on council-owned homes and buildings:

- 2012 – pioneer council, rolled out Phase 1 of SPV
- 2015 – rolled out Phase 2
- 2017 – set up Clear Sustainable Futures
- 1.1MW of power generated

Lewes District Council completed similar SPV programme in 2016/17

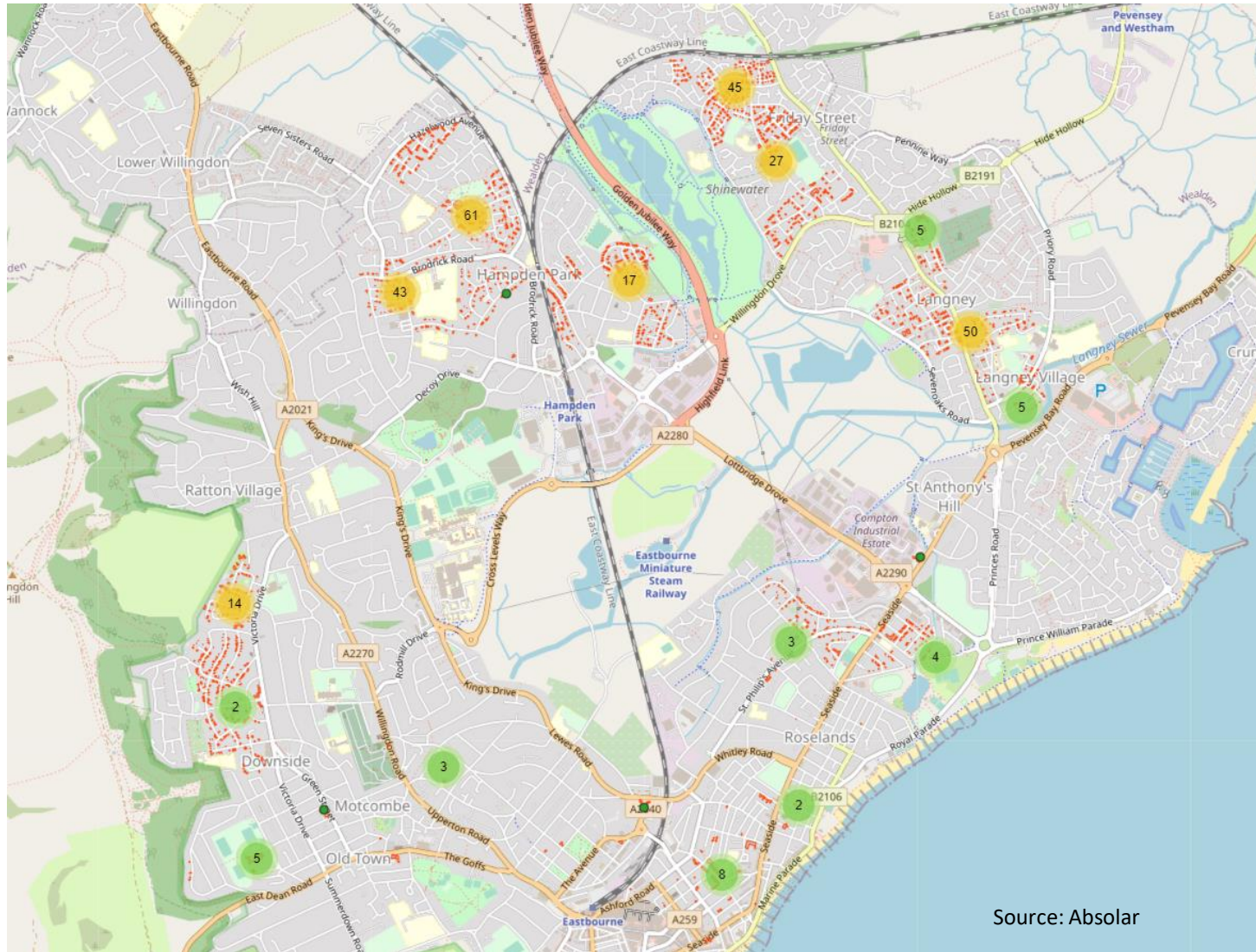
Generating Feed In Tariffs income and tenant power – helping with the cost of living challenges

solarBOURNE
Eastbourne Solar Energy



www.solarbourne.com

Social Housing Additional Potential



Source: Absolar



EAST
SUSSEX
COLLEGE
TRAINING HUB



Working towards a carbon neutral future.





Social Housing Retrofit Programme Outcomes



Summary and next steps

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