



Retrofit Energy Efficiency Measures

Peabody, north London

Highlights

In 2022, Peabody and Islington Council successfully bid for £785,000 in the first wave of the government's Social Housing Decarbonisation Fund established to retrofit homes with an EPC of D or lower and raise it to C or above.

The funding, plus a further £1,500,000 from Peabody, was used to improve the energy efficiency of 66 social homes (four blocks) in Tufnell Park, north London.

As Axis is qualified to undertake government-funded retrofit EEMs under PAS 2030: 2019, we were contracted to conduct the energy efficiency works which started with a full retrofit assessment and ventilation surveys to every dwelling.

Our enabling works included removing or extending all services (electric cables, gas pipes, sprinkler systems, BT or satellite cables, boiler flues, pressure-reducing valves and overflow pipes) and any railings, lighting and security gates away from the brick face of the buildings.

Specifications

- Decant and recant of residents
- Scaffolding
- Full surveys and assessment
- Enabling works
- Installation of External Wall Insulation
- Roof replacement and roof works
- Installation of cavity wall insulation
- Window replacements
- Replacing/increasing loft insulation

£3.5m value
17 months duration



Our fully qualified Retrofit team installed External Wall Insulation to three blocks and replaced the roofs at two blocks, also extending the gable ends on one to protrude the insulation.

We also installed cavity wall insulation and replaced the windows at two properties and either replaced completely or increased the loft insulation to three properties and addressed areas of cold bridging.

To ensure compliance we worked closely with building control, the fire brigade, architects and structural engineers.

Our residents

The properties (both social and sheltered housing) are home to 92 residents who will see, as a result of our works, better insulation and reduced utility bills.

During the works Axis teams of Resident Liaison Officers (RLOs) held face to face meetings and hand delivered letters to keep residents up to date on our progress. We decanted and rehoused some residents for the duration of the works as we had to isolate their gas supply and were not able to reconnect it until the insulation works were complete.





The next stage

This year (2023) Peabody secured £25m from the second wave of the government's Social Housing Decarbonisation Fund.

The grant, which Peabody is matching, allows them to retrofit a further 6,539 homes with an Energy Performance Certificate (EPC) rating of D or less. Following the success of our Retrofit Assessment work, we will be completing insulation works to a further 14,000 units for Peabody as part of their second wave of grant-funded work.

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