



# Pilot Retrofit Conversion & Refurbishment

Westminster City Council, Fourth Avenue, London W10

## Highlights

Axis' Projects Division undertook a Pilot Retrofit Conversion and Refurbishment scheme for Westminster City Council who received funding under the Social Housing Decarbonisation Fund for this project and are planning to retrofit 560 homes under SHDF Wave 2.

Our Refurbishment works included demolition and installation of new internal walls and flooring. We created four new bedrooms and a family kitchen.

Our Retrofit works including the installation of PV panels, ventilation, infra-red central heating systems, double glazing and insulation.

We created a home that is not only comfortable and spacious but will be also economical and sustainable for our client and the residents.

The Victorian house – which previously comprised two flats – is on Fourth Avenue, London W10 in the Queens Park conservation area. Whilst thoroughly modernising the property, which was originally converted into flats in the 1980s, our team carefully restored original period features including the front door and the railings.

## Benefits

- 50% reduction in heat loss
- EPC D raised to EPC C
- Spacious family home with four bedrooms and family kitchen that is stylish, practical, comfortable and sustainable



## Specifications

### Retrofit Works

- New infra-red central heating system
- Roof PV panels, inverter and storage battery
- New smart vents/air bricks
- New powder coated aluminium double glazed back door
- Replacement rear extension timber windows with double glazed aluminium windows
- Secondary glazing to existing timber sash windows
- M&E works include full electric rewire, removal/disconnection of gas

### Refurbishment Works

- Brick work and repointing
- Painting and decorating
- Timber work and fencing
- Landscaping
- Roof repairs
- Internal walls – demolition and reposition with plasterboard fitted with mineral fibre quilt insulation + new timber skirting boards

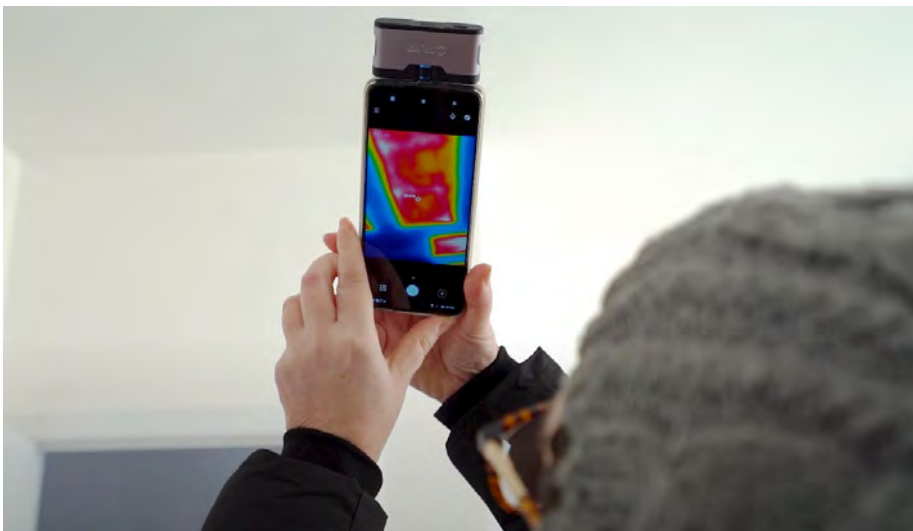
- Adding/repositioning doorways, doors, frames, lintels and new RSJs
- Removal of two chimney breasts and radiators
- Underground drainage works
- Full re-plaster
- Creation of ground floor kitchen/dining and living space
- Creation of four double bedrooms on first floor and a family bathroom
- Installation of new kitchen and ground floor wet room
- Installation of new softwood flooring to ground floor hallway
- Fully carpeted
- New white goods, cooker, washing machine, fridge/freezer

£230,000 value  
4 months duration



/// To successfully complete the project, we needed specific skills from Axis, primarily under the PAS 2035 retrofit standard. We needed a retrofit assessment and retrofit co-ordination to ensure that the works are done to the standard, and then the retrofit installation and the retrofit design skills as part of the installation. We were very pleased to have all that with Axis. This project has gone fantastically. I have been so surprised and amazed by the speed of delivery (four months) and the quick responses between Axis and Westminster. We have really worked well together, from the retrofit assessment – deciding what works we need to do to complete the best sustainability measures – to the actual installation which I was incredibly impressed by. ///

Anthony Jones, Head of Sustainability,  
Westminster City Council



Thermal imaging of infra-red central heating





### Axis and Retrofit

Axis' many fully-qualified Retrofit Co-ordinators can undertake government-funded retrofit works under PAS 2030: 2019. By gaining PAS 2030: 2019 certification, Axis' retrofit installers demonstrate that they have installed Energy Efficiency Measures which meet the required specifications, and in accordance with TrustMark standards.

Axis Retrofit team is fully qualified under PAS 2035 compliancy standard to conduct whole-house retrofit works. PAS 2035:19 emanated from the Each Home Counts independent review and takes into account technical and occupancy comfort and lifestyle requirements – 'whole building' or 'whole house' energy retrofits of existing domestic dwellings.



### Contact

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