



Decarbonisation Retrofit

Delivering Net Zero Solutions

Part of  axis CLC group

Retrofit Energy Efficiency Measures

Axis' decarbonisation service provides retrofitting solutions that allow property owners to meet the Government's EPC and heat output targets, via PAS 2035/2038 and MCS compliant installations.

We combine fabric-first thermal performance measures with innovative low-carbon and renewable-energy generating technology, to help reduce carbon emissions, save costs, and secure energy supply.

**204 properties completed
for Lewisham Park Towers
SHDF Wave 2.1 project.**

A tall building under construction, covered in scaffolding, against a clear sky. The building is partially obscured by a railing in the foreground.

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Decarbonisation Expertise

Axis' decarbonisation division delivers Energy Efficiency Measures (EEMs), whilst unlocking the full potential of your decarbonisation investment.

Our expertise goes beyond certificates; from the specialist roles to decades

of technical experience it's woven into the very fabric of our organisation.

Here are some of the roles and skills that make us your trusted partner in decarbonisation retrofit:

Project Management Team

With a wealth of experience, they navigate the complexities of EEM projects, ensuring seamless co-ordination, timely delivery, and budget adherence. From inception to completion, they're the ones ensuring your vision transforms into reality.

Retrofit Coordinators

These qualified experts specialise in synchronising the various moving parts of your project. They translate your goals into actionable plans, ensuring compliance with regulations and grant requirements, while optimising energy savings and resident comfort, taking into account occupant lifestyles.

Technical Specialists

Delving deep into the intricacies of EEM technology, our technical specialists ensure every system is optimised for peak performance. They analyse data, troubleshoot issues, and constantly refine our approach to maximise energy savings and minimise environmental impact.

Skilled Tradespeople

Our skilled labour force is the backbone of our operations. From certified insulation installers to meticulous air source heat pump specialists, we have a diversified team of experts, each bringing their unique skills to your project.

Together, the experts in our divisions provide holistic retrofit solutions that deliver tangible results.



A Qualified Retrofit Partner

Planning a decarbonisation retrofit project, navigating funding avenues, complex EEM technologies, and evolving building regulations is only possible with a qualified contractor.

Axis' approved scheme accreditations and skilled tradesperson certifications are testament of our commitment

to leadership, quality standards and innovation in decarbonisation retrofit – mitigating risks for landlords and ensuring the success of your Net Zero goals.

Our qualifications are evidence of the expertise and reliability that Axis bring to your decarbonisation retrofit project.

Decarbonisation Centre of Excellence

Our Axis CLC Decarbonisation Centre of Excellence provides leadership, best practices, research, support, and training for decarbonisation services.

We can provide an unparalleled level of support to our clients, especially those in the public sector, facing urgent targets to reach Net Zero.

Anyone working with Axis or CLC has access to:

- Expert advice
- Qualified and knowledgeable people
- Robust and reliable supply chain
- The very latest in decarbonisation technology and solutions
- Continuous learning derived from our extensive project experience



Paul Rogers, Head of Decarbonisation, leads our Centre of Excellence.

Paul's deep understanding of quality assurance and regulatory frameworks is bolstered by his leadership in various industry bodies.

He has previously served as National Decarbonisation Manager for CLC; Chairperson of the Innovation Working Group for the National Home Decarbonisation Group (NHDG), and as Head of Compliance & External Relations at TrustMark, the government-endorsed quality scheme that oversees standards for retrofit work, including PAS 2035 compliance.

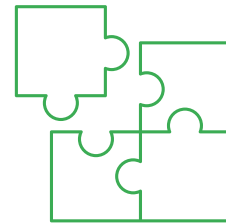
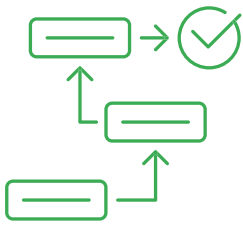
He is also a valued member of the NHMF Service Provider Forum, championing innovation in housing maintenance.

Working with a contractor equipped with the right approved scheme accreditations ensures that the retrofit process aligns seamlessly with regulatory frameworks, funding requirements and building control.



Navigating the Decarbonisation Journey

Our comprehensive suite of services is tailored to meet the unique needs of each decarbonisation project. Our dedicated retrofit division has the expertise and experience to help you navigate every step (below), from funding application assistance to design and installation – we ensure an efficient and successful retrofit journey.



Planning & Resident Participation

We translate your goals into a tailored roadmap, assessing building needs, benchmarking current performance, identifying optimal EEMs and crafting a strategic execution plan.

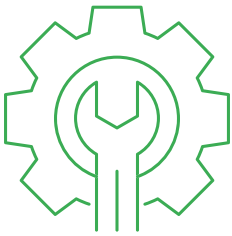
Funding Application Assistance

We can provide the technical expertise and input to help you make a compelling case for funding by grouping archetypes, identifying dwellings for improvement, setting an energy performance standard and classifying eligibility of households.

EEM System Design

Our engineers meticulously design bespoke EEM systems, ensuring every component seamlessly integrates for optimal energy savings and resident comfort. We focus on practicality and appropriateness of solution, tailored to each property.

Creating a future where sustainability meets innovation



Installation

From insulation to the equipment installation, our certified workforce and specialist supply chain partners bring expertise to every installation, ensuring precision and efficiency in transforming your property into an energy-efficient healthy home.

Optimisation

We don't just install and leave. Our commitment extends to monitoring and optimising your EEMs, fine-tuning every aspect for maximum efficiency, performance and long-term energy savings.

Measurement & Reporting

We provide golden thread data, as well as detailed reports on energy consumption, cost savings, and environmental impact, keeping you informed and empowered.

Energy Efficiency Measures (EEMs)

Our M&E and retrofit teams (often working alongside our planned works and full asset management divisions) ensure the safe and timely completion of any retrofit project from concept to survey to the final installation of all the following EEMs.

Energy audits and surveys

- Ventilation/air tightness
- Building envelope
- Drone roof surveys/
Thermal imaging



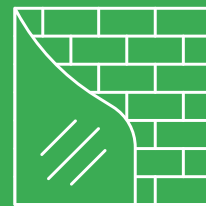
Renewable energy installations

- Solar Photovoltaic (PV) panels
- Air Source Heat Pumps
- Ground Source Heat Pumps
- Water Source Heat Pumps
- EV charging points
- EESS Batteries



Fabric first improvements

- Insulation – external wall/cavity wall/loft
- Recladding
- Windows and doors replacements
- Roof replacement
- HVAC systems



Low carbon heating systems

- Heating Distribution Network
- Boilers – biomass and gas and hydrogen-ready
- Heat Interface Units
- Thermostatic Radiator Valves
- Infra red central heating



Water efficiency

- Low flow water and rainwater capture systems
- Boosted water systems



Smart building technologies

- Building Management System (BMS)
- Smart /controls with cloud-based connectivity
- New plantrooms
- Energy efficient lighting
- LED light installations/ Motion sensors



Decarbonisation Frameworks



Heating Services
(Domestic heating, commercial/
communal heating, and Microgeneration
appliances and installations)



Property Improvements and
Decarbonisation Works



Heating, Renewables and Electrical
Building Improvements



Decarbonisation works and retrofit
consultancy services



Asset Safety and Compliance
Refurbishment and Modernisation
(Electrical and Environmental Works)
Retrofit and Decarbonisation (N9)



Major Works (EEMs including changes to
building fabric and mechanical services,
Retrofit, Waste management including
recycling plants)

Axis' decarbonisation approved scheme accreditations, processes, experience and delivery strength has been pre-vetted and approved by these nationally recognised procurement frameworks, making our service more accessible to organisations of all sizes.



Planned Investment (Building envelope and communal spaces/retrofit and decarbonisation)

Electrical Safety



Cladding Remediation



**Procure
Partnerships**
FRAMEWORK

Decarbonisation and Retrofit



Decarbonisation & Retrofit Solution DPS
Domestic and Commercial Heating Solutions

Compliance Solution



External Cladding and Remediation Works



**South East
Consortium**

Zero Carbon and Renewable Services

Electrical Works and Heating

Water Hygiene

Energy-Efficient Homes



66 social homes, 92 residents, North London

Services

- Full retrofit assessment
- Thermal bridging/ventilation surveys
- External and Cavity Wall insulation
- Roof replacement systems
- Loft insulation
- Window replacements

Benefits

- Improved insulation
- Reduced utility bills
- Raised EPC level

Axis will be completing insulation works for Peabody as part of their second wave of Social Housing Decarbonisation Fund work



Watch the video



View the
Case Study
and video

New District Heat Network



Three blocks of flats, Brentwood, Essex

Services

- Full strip out of original heating system
- Design and installation new plantrooms
- Heating Distribution Network (HDN)
- Heat Interface Units (HIUs) in 96 flats
- Building Management System (BMS)
- Gas and hydrogen-ready boilers



Benefits

- Independent control of heating and hot water
- Reduced bills
- Familiar technology
- Reduced carbon emissions

All three properties house vulnerable residents (a mix of sheltered and general needs accommodation). We installed new LST (Low Surface Temperature) radiators which minimise the risk of burns and a temporary central boiler house to ensure constant hot water during the works



Watch the video



View the Case Study and video

Images: Installation of new Heating Distribution pipework running along the roof line and dropping down to each flat feeding the Heat Interface Units (HIUs)

Whole House Energy Efficiency



500+ retrofitted properties in Exeter

Services

- Window and door replacement
- Solar PV installation
- Loft and Cavity Wall insulation
- Renewal of boiler controls
- Brickwork repairs and repointing
- Roof renewal and roofline work
- Fencing renewal
- External decorations



Benefits

- Futureproofing and reducing maintenance costs
- EPC ratings of Band A/B
- Reduced energy bills for resident
- Enhanced appearance of properties

CLC are helping residents save on fuel bills and reduced Exeter City Council's carbon footprint, helping them achieve their target of becoming a carbon neutral city by 2030. Bills for residents were reduced by 33% during the first year of SHDF funded works



Watch the video



View the Case Study and video

Energy Efficient Decarbonisation



Properties in Cardiff improving SAP scores to 70+ (EPC C)



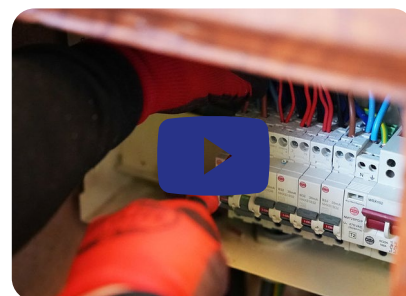
Services

- Loft insulation
- Roof replacements
- Solar PV
- EESS (Batteries)
- Ventilation
- IoT Environmental Monitoring Systems

Benefits

- Properties in line with government standards of housing
- Reduced bills
- Lower carbon footprint
- Reduced chance of mould from improved ventilation

CCHA tasked CLC with completing decarbonisation and retrofit works following the Optimised RetroFit Programme (ORP), funded by the Welsh Government



Watch the video



**View the
Case Study
and video**

New Energy-Efficient Heating System



24 units in three occupied buildings, Kingston, Surrey

Services

- Air Source Heat Pumps (ASHP)
- Water Source Heat Pump (WSHP)
- Solar Photovoltaic (PV) panels
- Metered Heat Interface Units (MHIU)
- Heating Distribution Network (HDN)
- Building Management System (BMS)
- Windows and doors



Benefits

- 18% - reduced carbon emissions
- from £14,000 to £7,000 - reduced annual running costs
- EPC raised from E to C/B
- Increased thermal efficiency and air tightness

Axis' Mechanical and Electrical Division partnered with Butler and Young Associates (specialist independent mechanical and electrical consulting engineers) and TDK Mechanical Services to deliver this project



Watch the video

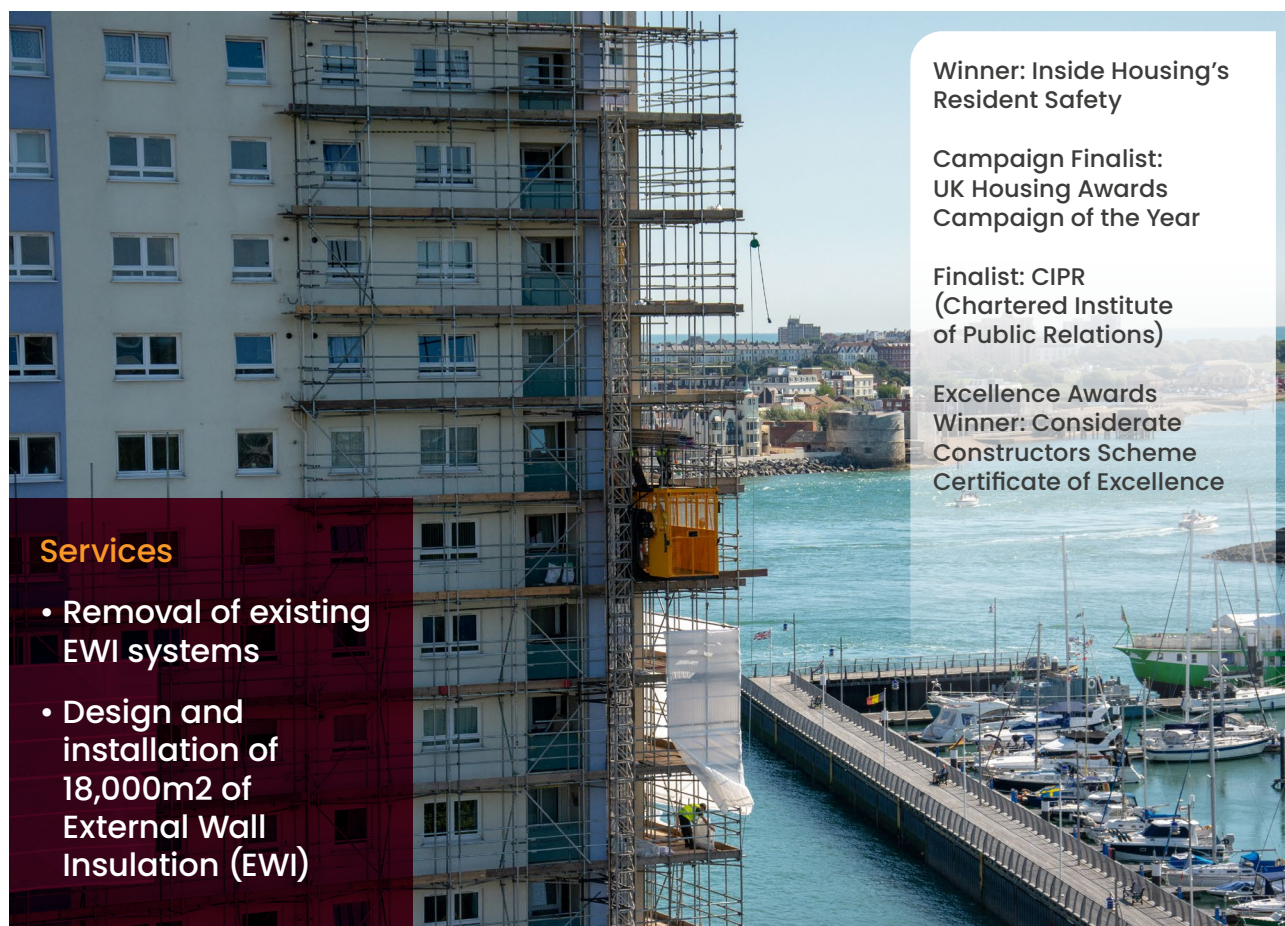


View the Case Study and video

Re-cladding 18,000 sq m



Five high-rise blocks housing 440 families Gosport, Hampshire



Services

- Removal of existing EWI systems
- Design and installation of 18,000m² of External Wall Insulation (EWI)

Winner: Inside Housing's Resident Safety

Campaign Finalist:
UK Housing Awards
Campaign of the Year

Finalist: CIPR
(Chartered Institute
of Public Relations)

Excellence Awards
Winner: Considerate
Constructors Scheme
Certificate of Excellence

Benefits

- Safe homes
- Thermal insulation and weather-proofing
- Maintenance-free envelope
- Aesthetically sympathetic design

Axis worked in partnership with The Hyde Group and their Employer's Agent Pelling's LLP, and also with Frankham Consultancy Group to deliver this award-winning project



**View the
Case Study**

Pilot Retrofit Conversion



Conservation reinstatement of Victorian property – from flats to house



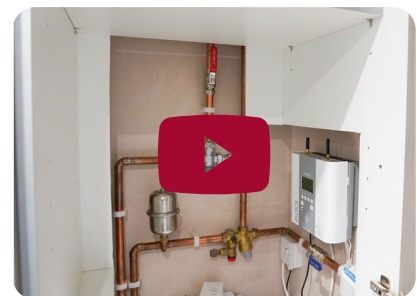
Services

- Infrared central heating system
- Solar Photovoltaic (PV) panels
- Inverter and storage battery
- Smart vents
- New windows, doors, insulation

Benefits

- 50% reduction in heat loss
- EPC D raised to EPC C

Westminster City Council received funding under the Social Housing Decarbonisation Fund for this project and are planning to retrofit 560 homes under SHDF Wave 2



Watch the video



**View the
Case Study
and video**



To successfully complete the project, we needed specific skills from Axis, primarily under the PAS:2035 retrofit standard.

We needed a retrofit assessment, 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 – as well as the actual installation which I was incredibly impressed by”

Anthony Jones, Head of Sustainability,
Westminster City Council



Reasons to Work with Axis

We focus on a whole-house fabric first retrofit approach, coordinating upgrades to multiple building elements (walls, windows, roofs heating systems) for maximum energy efficiency and value.

Our data-focused approach starts with modelling retrofit options to deliver the maximum energy savings and carbon reduction impact, factoring for the building's construction, occupancy and use.

More than thirty years of planned maintenance and capital works experience encompass the compliance and regulatory expertise to ensure projects meet all decarbonisation funding and regulatory standards.

Plus, we use everything we've learned from working in over 350,000 homes per year to bring a resident-focused approach to all our projects.

Maximum Eco Impact

- **Maximum eco impact:**
We go beyond simply meeting EPC targets; we meticulously select and install EEMs optimised for long-term energy savings, CO² reduction, and minimal environmental footprint.
- **Guaranteed expertise:**
PAS 2030 and PAS 2035 attest to our deep understanding of retrofit planning, execution, and quality assurance.
- **Grant optimisation:**
We navigate the funding landscape with ease, maximising your access to available financial support.
- **Compliance confidence:**
Our adherence to building regulations and industry standards safeguards your project from delays and penalties.
- **Resident comfort and safety:**
Accredited training and rigorous quality control measures ensure installations are done right, every time.



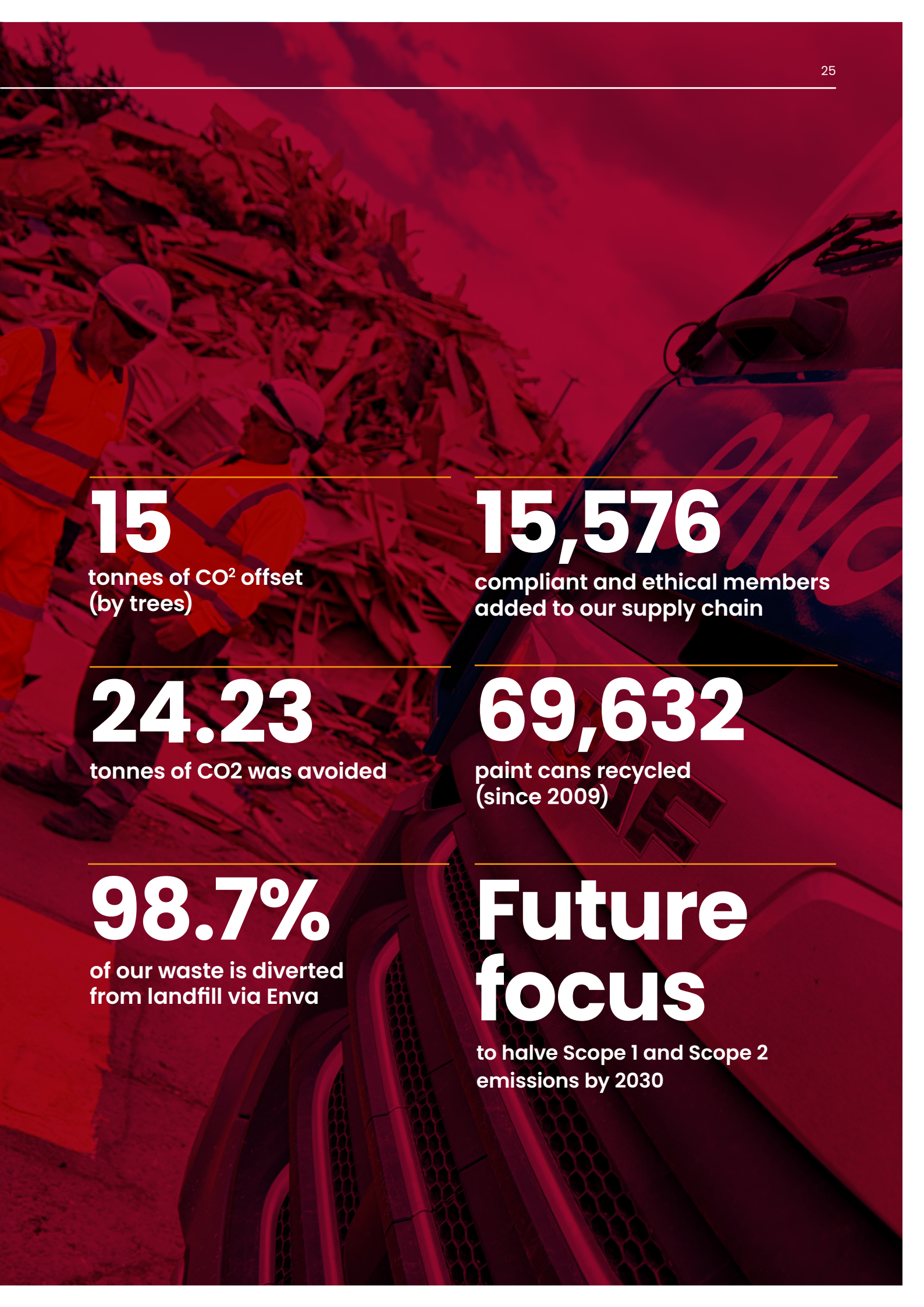
Creating a Sustainable Future

As you have seen in this brochure, Axis works with our clients to achieve their Net Zero goals, through our delivery of retrofit Energy Efficiency Measures.

And, working with our supply chain, we are also changing our behaviours to achieve our own goals specifically in Biodiversity, Waste Reduction, Carbon Reduction, Awareness and Procurement.



- As a Planet Mark-certified business we demonstrate our commitment to driving continuous positive change to meet our sustainability goals
- Our partner Enva helps us remove items from our waste streams and identify more circular economies
- Our partner Emitwise helps us measure and map out our carbon footprint
- With Ecologi, we have planted a tree for every Axis employee offsetting 15 tonnes of CO²
- Our fleet will be fully electrified by 2030
- Our BSI ISO 14001:2015 accreditation demonstrates our continued improvement of our environmental management system
- Our PAS: 2060 certification demonstrates our commitment to decarbonisation, offsetting and our journey to Net Zero.
- Our sustainability champions rigorously assess material choices, prioritise recyclable solutions and proactively seek ways to minimise environmental footprint.



15

tonnes of CO² offset
(by trees)

15,576

compliant and ethical members
added to our supply chain

24.23

tonnes of CO₂ was avoided

69,632

paint cans recycled
(since 2009)

98.7%

of our waste is diverted
from landfill via Enviro

Future focus

to halve Scope 1 and Scope 2
emissions by 2030

Net Zero Emissions by 2050 – Funding Support

Axis is PAS 2030 certified, PAS 2035/2038 compliant, MCS and TrustMark registered, making us ready for the delivery of the Warm Homes: Social Housing Fund (WH:SHF) Wave 3.

We provide the expertise to help social housing landlords undertake your WH:SHF Wave 3 bid applications, for both Strategic Partnership and Challenge Fund routes. From stock surveys, assessments and funding support to the design and installation of TrustMark, MCS and PAS 2030-compliant measures, our teams will guide you through the whole process.

The aim of the PAS 2038 is to improve the energy efficiency of existing non-domestic buildings. Non-domestic buildings include commercial properties, public sector buildings including schools and hospitals, leisure centres, industrial, and multi-residential spaces such as hotels and student accommodation.

As with PAS 2035, it is anticipated that government schemes will require retrofit professionals to follow PAS 2038 in order to access funding. Non-domestic buildings that are domestic in size (less than 500 square meters) and have a construction type and building services you would typically find in a domestic property can opt to follow PAS 2035.



**Create
Warmer
Homes**



**Improve
Energy
Efficiency**



**Tackle
Fuel
Poverty**



**Support
Green
Jobs**



**Develop
Retrofit
Sector**

Warm Homes: Social Housing Fund (WH:SHF) Wave 3

WH:SHF Wave 3 aims to enhance the energy efficiency of social housing, reducing greenhouse gas emissions and addressing fuel poverty.

Wave 3 focuses on retrofitting older housing stock to meet higher energy performance standards.

Through insulation, double glazing, and energy-efficient heating systems, and renewable energy installations like solar panels, projects must achieve a minimum Energy Performance Certificate (EPC) rating of C.

2021	£179m	Wave 1 Social Housing Decarbonisation Fund	Funding for social housing landlords to install energy efficiency and low carbon heating measures.
2022	£800m + client contribution £1.6bn	Wave 2.1 Social Housing Decarbonisation Fund	Funding to bring social housing properties up to a minimum EPC rating of C.
2022	£75.5m + client contribution £1.6bn	Wave 2.2 Social Housing Decarbonisation Fund	Funding to bring social housing properties up to a minimum EPC rating of C.
2022	£1bn pa	Energy Company Obligation (ECO4)	Requires energy suppliers to fund the installation of energy efficiency measures in qualifying households (with an energy rating between D and G).
2023	£32m	Heat Network Efficiency Scheme (HNES)	Supports programmes of improvements to existing district heating or communal heating projects.
2024	£1.29bn + client contribution £2.58bn	Warm Homes: Social Housing Fund Wave 3	Funding for social housing providers to insulate social homes, improve energy efficiency and upgrade heating systems.
2024	£1bn TBC	Public Sector Decarbonisation Scheme (PSDS)	Grants for public sector bodies to fund heat decarbonisation and energy efficiency measures. Phase 4 runs from 2025/2026 to 2027/2028 and supports more public buildings such as schools and hospitals to cut their emissions.



Axis' Approved Scheme Accreditations



Building Engineering Services Association (BESA)

Axis holds BESA Compliance Certification for Heating and Hot Water demonstrating our competence and compliance with the highest technical, commercial and health and safety standards.

BESA was formerly known as HVCA Heating and Ventilating Contractors' Association and is the UK's leading trade association for the building services sector.



Cavity Wall Insulation Self Certification Scheme (CWISC)

CWISC has assessed Axis as competent to self-certify that our Cavity Wall Insulation has been installed to meet the requirements of Regulations 4 and 7 of the Building Regulations 2010.

CWISC is operated by The Installation Assurance Authority in association with the British Board of Agreement and has been approved by the Department of Levelling Up Communities and Housing.



Elmhurst Energy/Stroma

Many of Axis's retrofit team are Elmhurst/Stroma accredited.

Elmhurst is the UK's largest independent provider of energy assessment, retrofit and property professional training, software and accreditation including, from 1 October 2023, all Stroma Certification. Qualifications provided include Retrofit Co-ordinator, Retrofit Assessor plus competency schemes in air tightness and ventilation.



Gas Safe Register

Axis is on the Gas Safe Register, demonstrating our competence in matters of gas safety.

Gas Safe Register is the only official gas registration body of gas businesses and engineers in the United Kingdom, Isle of Man, Jersey and Guernsey. By law all gas businesses must be on the Gas Safe Register.



Home Insulation & Energy Systems Quality Assured Contractors Scheme (HIES)

Our HIES accreditation offers consumer protection covering the installation of EEMs.

HIES is a Consumer Code that provides protection for homeowners when using a Microgeneration Certificate Scheme (MCS) member for their home energy or renewable energy installations.



Ideal Heating Expert Academy

Ideal Heating Expert Academy training qualifies us to install and work on Air Source Heat Pumps.

Ideal Heating's Expert Academy courses help installers provide the highest standards of service to customers and are funded by the Heat Training Grant Scheme.



Installation Assurance Authority (IAA)

Axis is fully accredited for the design and installation for Air Source Heat Pumps (ASHP). This follows endorsement by IAA for the Microgeneration Certificate Scheme (MCS).

The IAA framework ensures that insulation work is carried out to the highest standards.



Institution of Gas Engineers and Managers (IGEM)

Axis' membership of IGEM demonstrates our commitment to delivering excellent service to customers, fostering employees' professional development, and helping the industry engineer a sustainable gas future.

IGEM is the professional engineering institution for gas ensuring high professional and technical standards.



ISO 14001:2015 Environmental Management System

Our ISO 14001:2015 accreditation demonstrates our continued improvement of our environmental management system at Axis particularly in: environmental performance; fulfilment of compliance obligations and achievement of environmental objectives as we and our clients aim for Net Zero by 2050.

ISO 14001 is an internationally agreed standard that sets out the requirements for an environmental management system. It helps organizations improve their environmental performance through more efficient use of resources and reduction of waste.



ISO 9001 - Quality Management System

Our ISO 9001 accreditation demonstrates our commitment to enhancing the quality of our products and services, aligning them with our customers' expectations.

The globally acclaimed ISO 9001 standard embeds process optimization, customer-centricity and ongoing improvement to create a culture of continuous development and excellence.



Microgeneration Certificate Scheme (MCS)

Being a member of the MCS allows us to apply for government grants for Microgeneration Technologies.

MCS certification is a quality and safety scheme for scale renewable energy technologies including Solar Photovoltaic (PV) and thermal panels.



National Home Decarbonisation Group (NHDG)

Membership of the NHDG demonstrates our capabilities to deliver large-scale, high-quality energy efficiency retrofit installations in a PAS-compliant manner to all tenures of UK housing.



National Inspection Council for Electrical Installation Contracting (NICEIC)

Our NICEIC certification confirms to our customers that their installation is safe and meets the relevant Regulations and Standards.

NICEIC supports safe installation and maintenance in the electrical and wider building services sector.



Office for Zero Emission Vehicles (OZEV)

Axis is OZEV-approved to install electric vehicle charge points and apply for the Electric Vehicle Homecharge Scheme (EVHS) grant on behalf of our clients.

OZEV works across the UK government to support the transition to Zero Emission Vehicles (ZEVs).



OFTEC (Oil Firing Technical Association)

Our OFTEC-registered installers guarantee to householders that their heating is safe and efficient and that our work is carried out to meet compliancy and best practice standards.

OFTEC's United Kingdom Accreditation Service (UKAS) shows technicians' commitment to completing work that meets regulations and industry best practice.



PAS 2030

Axis' fully-qualified Retrofit Co-ordinators undertake government funded retrofit under PAS 2030: 2019: the certification shows they have installed EEMs to required specifications in accordance with TrustMark standards.



PAS 2035

Axis Retrofit team is fully qualified under PAS 2035 compliancy standard to conduct whole-house retrofit works.

PAS 2035 offers an end-to-end framework for the application of energy retrofit measures to existing buildings in the UK and provides best practices for their implementation. PAS 2035 takes into account technical and occupancy comfort and lifestyle requirements – ‘whole building’ or ‘whole house’ energy retrofits of existing domestic dwellings.



PAS 2060

PAS 2060 certification demonstrates our commitment to decarbonisation, offsetting and our journey to Net Zero.



Retrofit Academy

Our Retrofit team’s qualifications from the Retrofit Academy include Level 5 Diploma in Retrofit Co-ordination & Risk Management providing knowledge and skills needed to become a Retrofit Co-ordinator; a crucial new role required by the PAS 2035 standards.



Solid Wall Insulation Guarantee Agency (SWIGA)

Axis’ SWIGA accreditation guarantees our competency in installing solid wall insulation. As a SWIGA-accredited installer member our projects are carried out in accordance with the SWIGA Quality Framework.



Trustmark

To demonstrate our commitment to quality work and high levels of customer service, our Retrofit team and our supply chain are vetted by Trustmark.

Trustmark is the only UK Government-endorsed quality scheme for improvements carried out in and around the home.

For further information, please
contact any of our Business
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