

Hard to Treat Retrofit Lessons learned in South Gloucestershire

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Climate and Nature Emergency Manager

Project Background

- SGC budget commitment of £120K funding put in place in December 2022.
- Focus on property architypes representative of Bromford's stock.
- To achieve levels of performance comparable with Energiesprong or EnerpHit.
- Focus on 'on gas' homes.
- To test out challenges of 'off gassing', i.e. moving away from grid connected gas to electrical forms of heating.
- To capture learning...good and bad to inform future decisions.
- No resistive heating (including infrared panels).
- Nudging towards ASHP, MVHR, EWI and PV.
- On site Q1 - 2025
- Disclaimer!!!



Candidate property types



Homes that have 'evolved'!

RETROFIT ASSESSMENT REPORT RIDGE

Bromford.

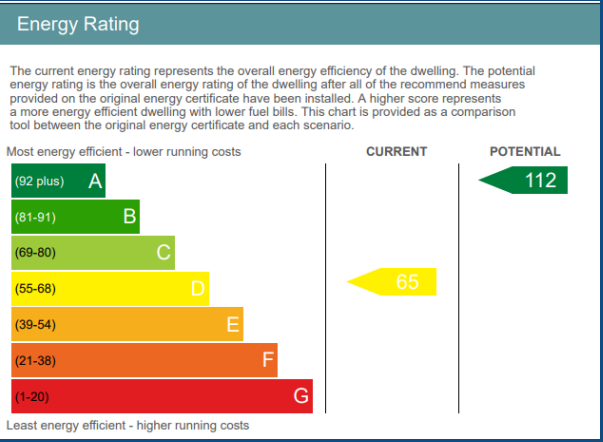
RETROFIT PILOT PROJECT
RIDGE
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5023344 – Retrofit Pilot Project - Phase 1 - Retrofit Assessment Report
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What have we learned so far?

- Choosing the properties takes time.
- Moving beyond EPC C and embedding non gas solutions in on gas areas.
- Working with tenants and understanding their needs and concerns.
- Aligning with existing programmes of works.
- Choosing a standard and specification that we could afford, biggest bangs for bucks!
- Choosing the technologies
- Limited contractor interest to carry out the work
- Estimated costs up to £135k per property (depending on solutions chosen).
- Does it challenge the balance between retrofit and rebuild when other factors are included? New focus on the counterfactual of demolition and rebuild?
- And finally, how much weight to give to adaptation and resilience to extreme heat events?



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