



GREEN HOME FESTIVAL

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Retrofit Explained: The Right Way to Deliver Retrofit

Who we are



greenhomefestival.co.uk

     [#GHF24](https://twitter.com/GHF24)

What we're here to talk about

1. The construction industry.
2. Retrofit.
3. How to bring the benefits of one to the other.
4. Examples of where we have seen this happen.

The characters



The Architect & other designers.



Clients



Surveyors



Manufacturers
greenhomefestival.co.uk



Contractors
& installers

The construction industry

A system and process understood by all.

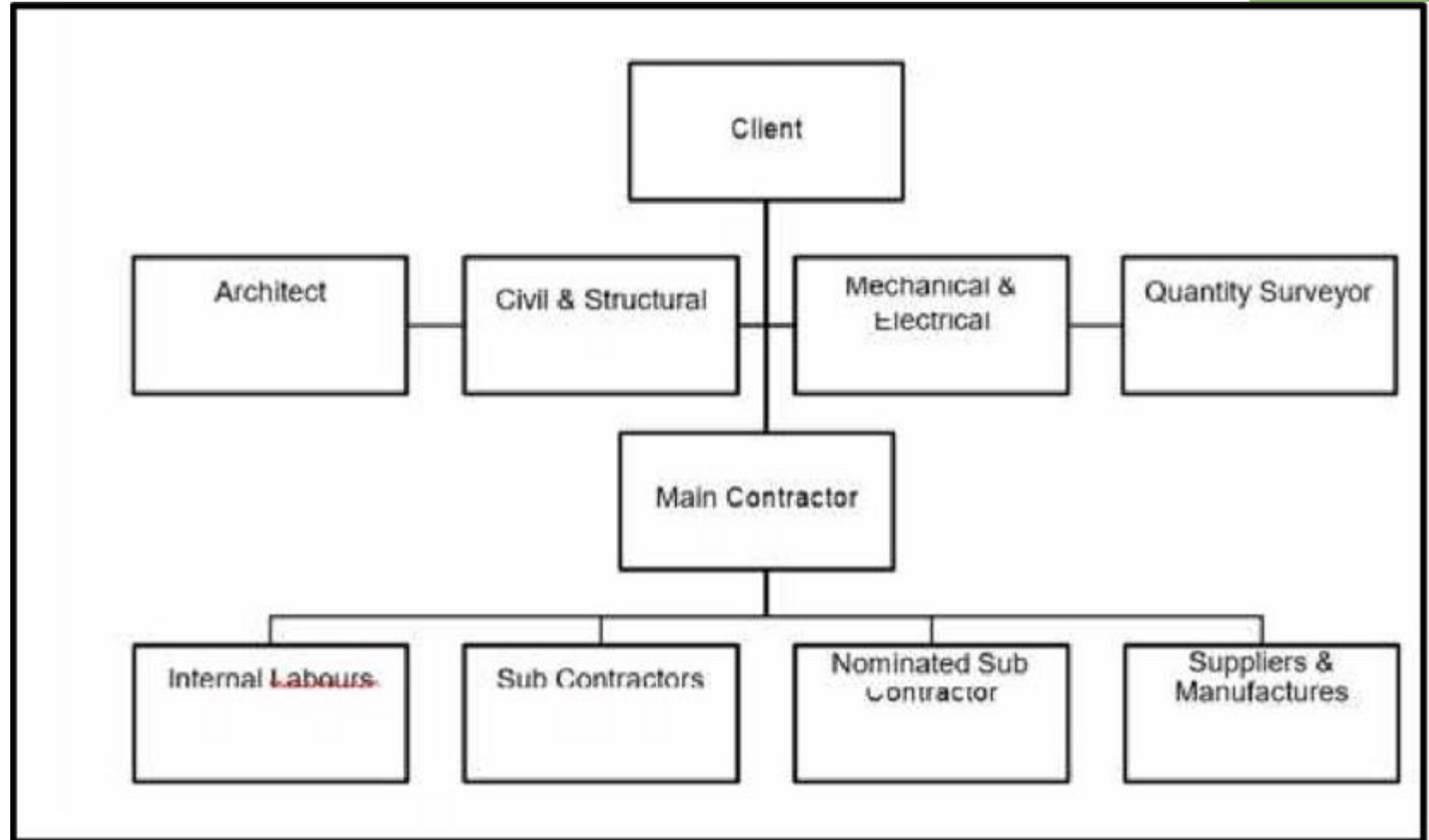
The RIBA Plan Of Works covers the full life cycle.

Obvious milestones and gateways, each stage builds on the last.



The construction industry

Everyone knows their role and how they connect together.



The construction industry

Checks and balances.

Each role connected to the other.

Clear responsibilities and roles.

Interdependent liabilities.



The construction industry

- Not perfect.
- Delivers billions of pounds of work every year.
- Manages change to our most expensive and important assets.
- Contains structures with checks and balances appropriate for the risk it manages.
- Is full of people who understand these structures and their place in them.

Retrofit

Retrofit is the introduction of new materials, products and technologies into an existing building to reduce the energy needed to occupy that building. Retrofit is not the same as renovation or refurbishment, which often make good, repair or aesthetically enhance a building without aiming to reduce its energy use.

Residential Retrofit: 20 Case Studies, published by RIBA Publishing, November 2013.

Retrofit

Example works

- Energy source
- Heat source
- Insulation
- Roof insulation
- Wall insulation
- Floor insulation
- Air permeability
- Low risk, low regret

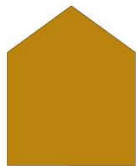


Retrofit



The Scottish Government
Riaghaltas na h-Alba

energy saving trust



Private, individual homes

sfha
Scottish Federation of Housing Associations

We are housing Scotland



local authority owned/housing association homes

Private rental

Retrofit



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

The characters



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Retrofit responses

STALL: Inactivity, no trust, avoidance

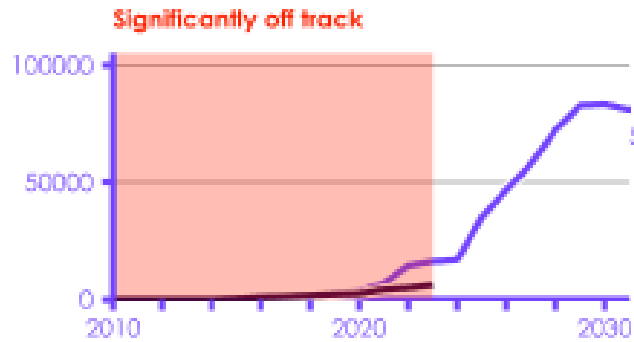
BACK AWAY: Give the funding back, move house

SUCCEED: Group together, use the RIBA Work Stages

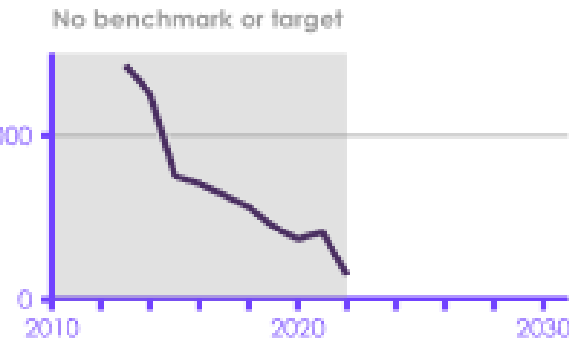
STALL

Inactivity, no trust, avoidance

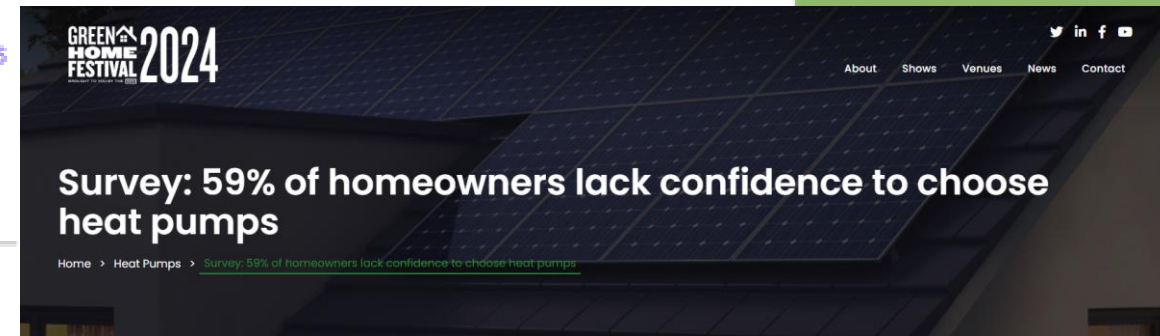
e) Domestic heat pump installations



f) Households receiving energy efficiency measures through Government-funded programmes (Scotland)



— Historical data
— CCC recommended path
— Scottish Government ambition



- Only three of the 14 key recommendations from the CCC's 2022 Scottish Progress Report scored 'good progress'. Two scored 'moderate progress', seven scored 'some but insufficient progress', and two made 'no progress' at all.

AVOID

- Guidance only - No actual **advice** – no survey, no specifications, no consents
- No handholder – no consultant, direct to contractor, design & build
- No budget for builder's work - expectations
- No warranty or indemnity – comfort
- No comprehensive quotes, things are missed.

“I’ll just give the funding back and move house.”

“I’ll wait until there’s more funding.”

“My boiler is on its last legs, and I can’t wait, so I’ll just replace it.”

SUCCEED

Group together – use the Construction Industry

- Give actual **advice**. Think holistically. Plan long term.
- Provide a **handholder** – a consultant, not a contractor.
- Budget for **everything** required.
- Have a structure to provide real **quality assurance**.
- Structured quotes, enabling **like for like** comparison.
- Employ **professional** main contractors.

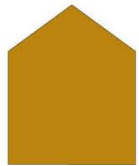
SUCCEED



The Scottish Government
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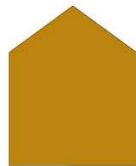
Private, individual homes



RIAS



RICS®



Communities of homes



Private rental

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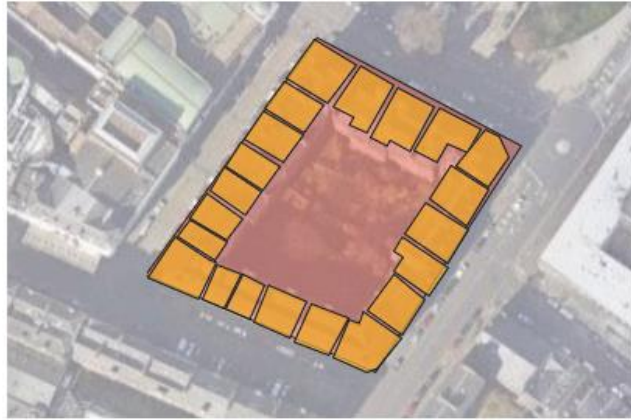
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SUCCEED

Group together – use the Construction Industry



perimeter block



Flatted street



semi detached



terraced street

SUCCEED

Group together – use the Construction Industry

Survey – understand what is there.

Assessment and design – based on holistic knowledge of the situation and phased over years.

Specification – before going to a contractor.

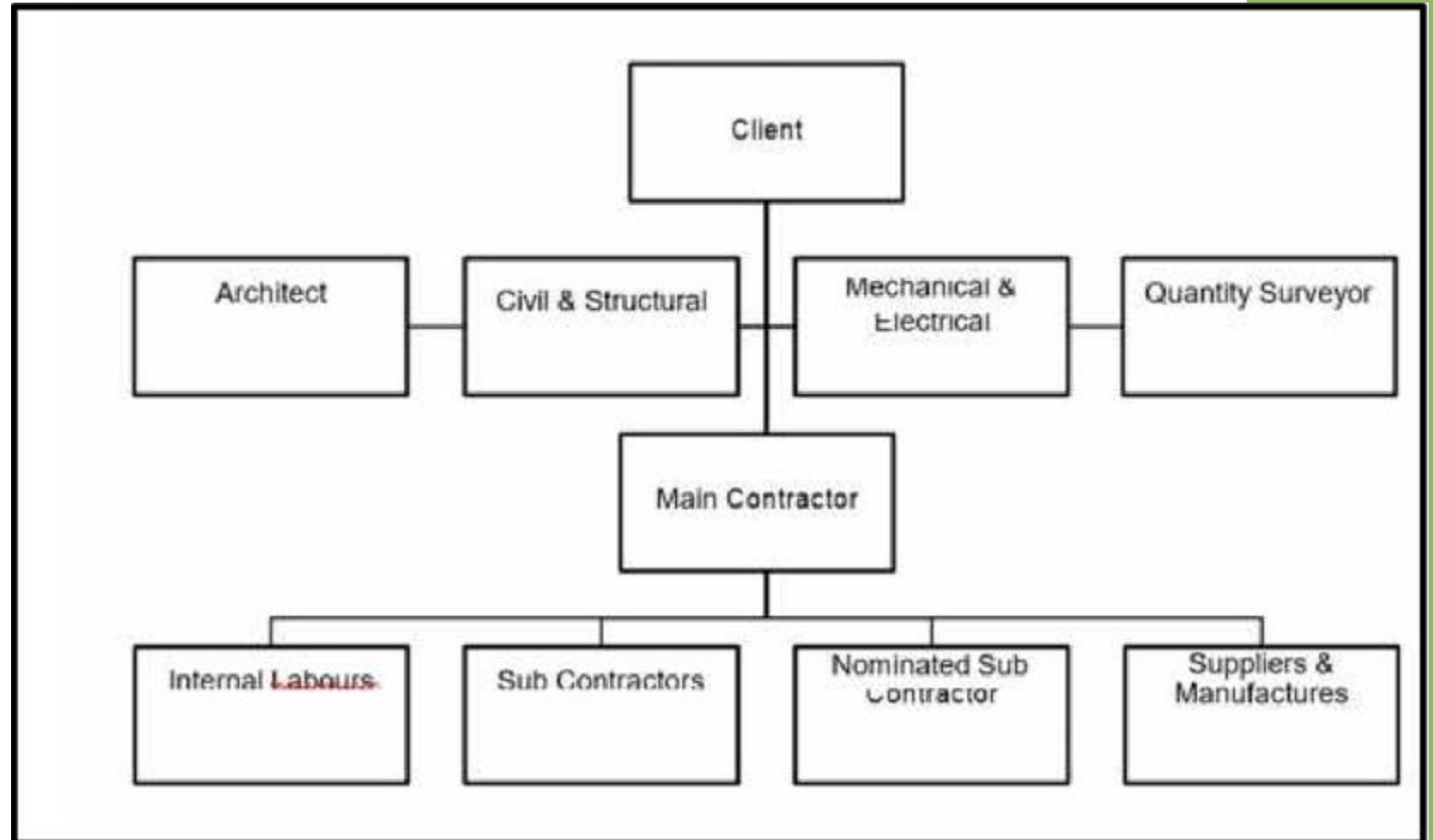
Contractual oversight during the works.



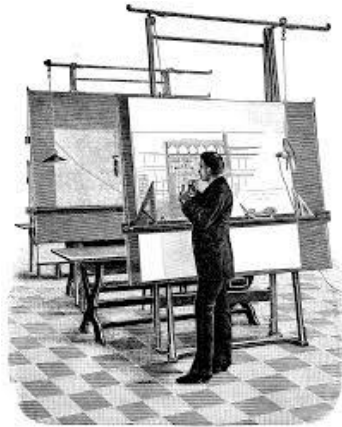
SUCCEED

Group together – use the Construction Industry

A standard team where everyone knows what they're doing.



The characters



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Group together – use the Construction Industry

Examples

Portobello

Newhaven

Viewforth

Challenges

1. I just want it done.
2. This seems too expensive
3. No one will fund these steps
4. This is too complex
5. There's too many questions
6. I just want PVs and a heat pump
7. Some retrofit contractors give a guarantee.