Countdown to Low Carbon Homes
- a local retrofit delivery model –
REDay2014
Brussels

Catrin Maby  OBE
Chief Executive, Severn Wye Energy Agency
Countdown to Low Carbon Homes

- **Action research 2012-2014:** funded by Era-Net Eracobuild
- **Community scale delivery model for retrofit of homes**
- **Outputs:** research report, guidance toolkit, retrofit case studies

- **Severn Wye Energy Agency**
- **Cyprus Energy Agency**
- **Aristotle University of Thessaloniki**

[www.countdowntolowcarbonhomes.eu]
Background

15 years of local energy advice, 43 000 local homes improved

Feasibility study: deep carbon cuts in existing local homes

248 energy assessments, range of local house types:

- Average potential energy & CO₂ savings 55-60%
- Need full range of measures to reach potential:
  - thermal insulation of all building elements
  - heating and lighting upgrades
  - renewable heat and power
Why a local delivery model?

- Some measures are easy to install & quick return, but….
- For many of the major measures:
  - Margins small & good general building skills needed
  - Disruptive, best included when other work done
    = Repair, Maintenance and Improvement market (RMI)
- RMI mostly by locally active SME & micro-enterprises

So….long term outcomes best achieved by engaging local installers and general building trades
Local delivery model – supporting data

- UK RMI market estimated at £28bn in 2008 (Killip 2012)
- UK Construction industry 2008:
  - 200,000 firms,
  - 70% are micro-enterprises (Killip 2013)


Why a local delivery model?

- No one-size fits all – every home and household is different
- Need for energy advice:
  - multi stage, including energy survey
  - help to find installers and finance
  - independent, trusted, accessible
- Local examples – ‘a house like mine’
- Knowledge of local buildings – aesthetic & historic character
- Importance of local intermediaries: referral network
Finance – the last piece of the jigsaw

- Coverage of all measures
- Cover ancillary works – not practical to separate out
- Flexible timing: reasons why don’t do everything at once
- Flexibility in case of change of circumstances
- Ways to reduce risk:
  - guarantee funds
  - local provider and contact
  - build trust up from small start
Revolving Retrofit Guarantee Fund

- Adapted for UK owner-occupiers market
- Pilots established with 2 local authorities
  - Up to 5 year loans
  - All measures covered
  - 4-5% interest
- LAs providing guarantee:
  - Stroud District and South Gloucestershire Councils
- Piloting 2 different approaches to administering loans
Developing the loans pilot

- Sourcing capital – for guarantee and loans pot
- Legal agreements
- Credit checking systems
- Affordability checking – responsible lending
- Financial Conduct regulations (loans administration)
- Credit brokerage licence (energy advisers)
- Repayment calculations templates
- Presenting info to public – including representative APR
- Application forms and process flow charts
Countdown to Low Carbon Homes
make it mainstream, make it local, make it work

www.severnwyte.org.uk
www.countdowntolowcarbonhomes.eu