

Efficiency North's response to the retrofit challenge

June 2023



A guide to how we're helping members reach their climate action goals

I wish I was
retrofitted like you.
I'm emitting carbon...
losing heat...



Contact



Retrofit

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About Efficiency North

Efficiency North is a not-for-profit consortium owned and governed by our current 54 Social Housing Members that has grown and evolved substantially over its 17-year existence.

Our specialist procurement arm EN:Procure offers a comprehensive suite of Frameworks and DPSs, specifically focussed on Social Housing, comprising 82 works categories, which cover every aspect of New Build, Refurbishment, Compliance and Retrofit provision. We've designed our framework structure to provide the flexibility for you to Mini-comp or Direct Select from our supply chain, dependent on your preference.

Our capacity includes in-house

expertise to advise and progress a scheme from inception to completion, including any design, technical or commercial guidance needed.

This procurement structure is supported by a supply chain of over 600 contractors, consultants and suppliers, 82% of which are SMEs.

All of this is underpinned by our focus on jobs, social mobility and community investment through our EN:Able Futures Flexi-job Apprenticeship Service - which has delivered over 470 apprenticeships to date - and our charity EN:Able Communities.

We're here to help our members.

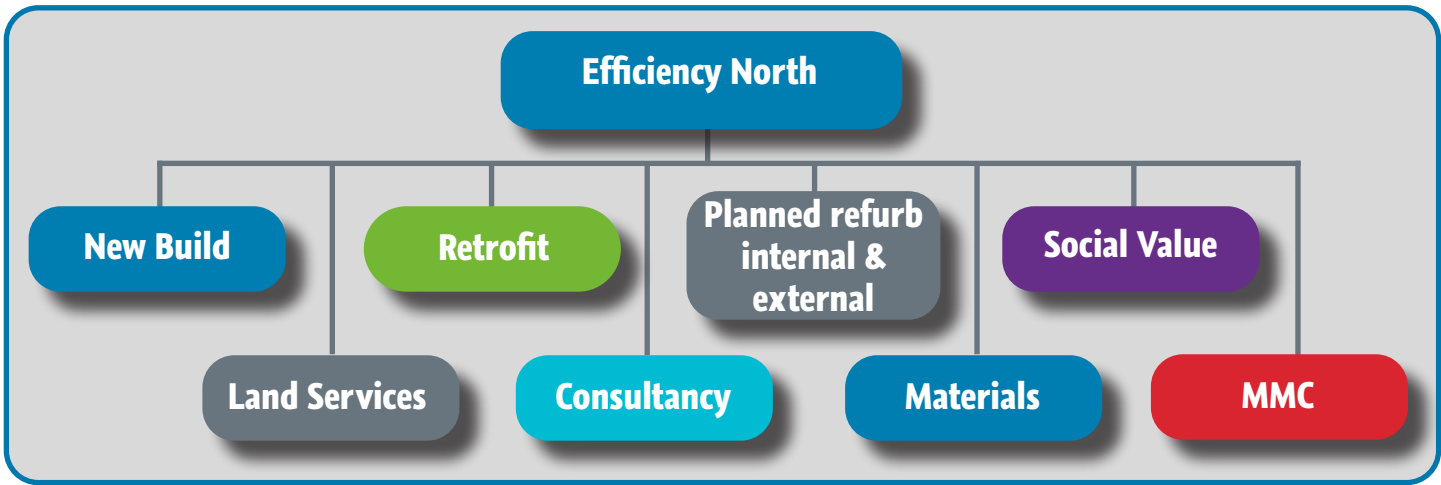
Our Mission

We bring together social housing providers and the construction industry to achieve the best value for communities in Northern England by providing futures, building homes and buying smarter to save time and money.



We make it happen together

What Efficiency North can deliver



We offer

15 established frameworks and DPSs covering

82 service categories

to provide a comprehensive, holistic 'cradle to grave' delivery to meet our members' needs.

Through this comprehensive structure, Efficiency North has the skills and capacity to advise, survey, procure, deliver, train and meet wider Social Value outputs to help our members meet the 2030 Retrofit challenge.

The retrofit challenge for social housing

Social housing needs to achieve an Energy Performance Certificate (EPC rating) of C by 2030.

Across West Yorkshire alone there are over 181,000 social housing homes. Of these, using BEIS postcode data, it is estimated there are 83,902 properties below EPC C, as summarised in table 1 right. In simple terms, investment will be required to c.18,000 per annum to complete the works by 2030. This assessment can broadly be replicated in other areas.

Assessing the scale of investment is dependent on the exact scope of the work and how far social housing providers will incorporate Decency works as part of the overall delivery plan. The Social Housing Decarbonisation Fund assumed:

- EPC D - £20k for solid Wall properties and £10k for Cavity Wall
- EPC E - £24k for solid Wall properties and £15k for Cavity Wall
- EPC F/G - £32k for solid Wall properties and £20k for Cavity Wall

Using this as a broad basis the table right shows the possible scale of investment, based on a £spend/home of £10,000 and £20,000 respectively. It only considers the c. 84,000 homes needed to be upgraded to achieve level C and make no allowance for any additional dwellings social housing providers may choose to include as part of the upgrade programme. Similarly, it assumes any delivery programme will commence in 2025, giving a 5 year window to meet the 2030 deadline.

West Yorkshire Social Housing above and below EPC Band 'C' up to financial year ending 2022

Local authority district name	Total social housing stock	No. Social housing units ABOVE EPC C	% Social Housing properties ABOVE EPC C	No. Social Hsg BELOW EPC C	% Social Housing properties BELOW EPC C
Bradford	31,939	17,749	56%	14,190	44%
Calderdale	13,924	8,141	58%	5,783	42%
Kirklees	28,152	17,674	63%	10,478	37%
Leeds	71,979	39,466	55%	32,513	45%
Wakefield	35,326	14,388	41%	20,938	59%
Total	181,320	97,418	54%	83,902	46%

[Note: This figure will likely under record the number of properties below EPC for tenancies that are over 14 years duration, as EPCs were introduced in autumn 2008.]

5 year programme

Assumed spend £/home	£20,000	£10,000
Number of homes	84,000	84,000
Total investment	£1,680,000,000	840,000,000
Annual spend assuming a 5-year delivery plan	£336,000,000	£168,000,000



EN:hancing capacity

The scale of work required to meet the 2030 Challenge will entail fresh approaches to increase material and delivery capacity, through upskilling, re-skilling and encouraging new entrants into the ‘green’ construction sector.

It is estimated the industry needs to increase its workforce by 350,000 FTE workers over the next decade to deliver the volume of work needed to reach Net Zero 2050. This means the sector needs to prioritise new recruitment from outside the sector, undertake retraining and ensure productivity gains to have a realistic chance to meet the decarbonisation goals.

The chart below shows the employment requirement for

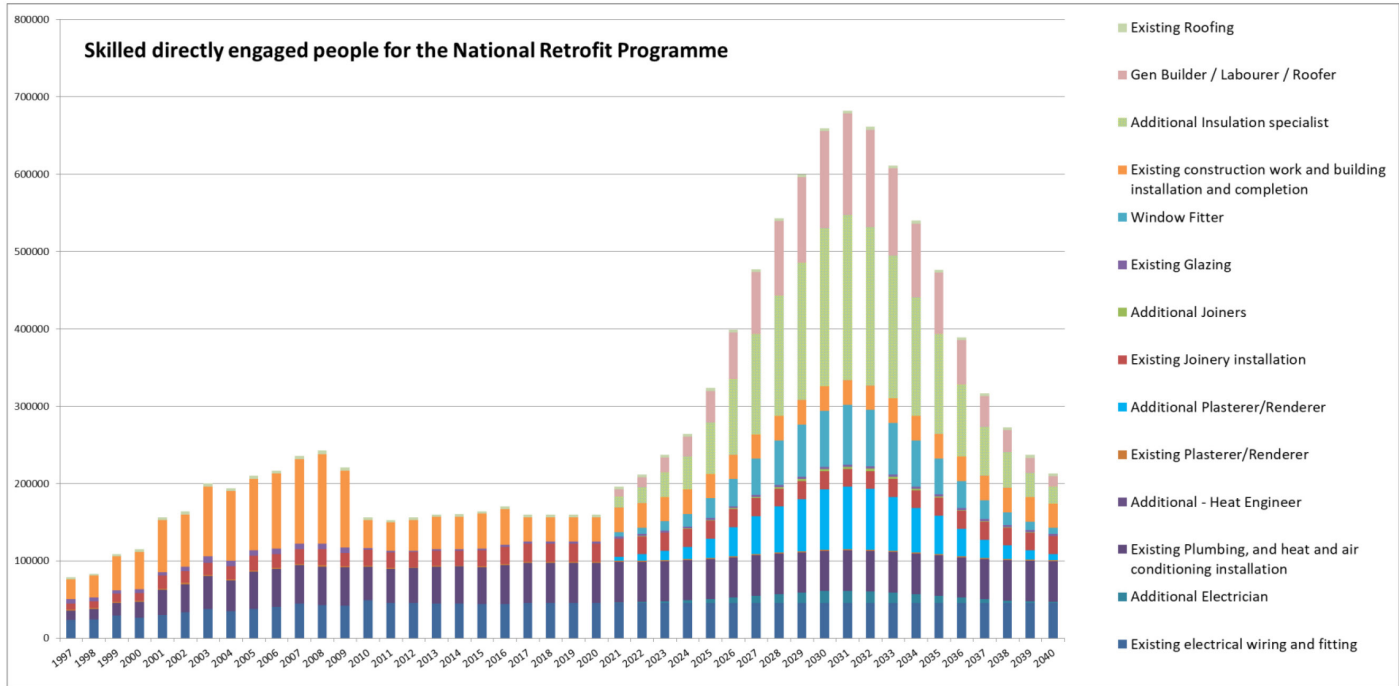
delivering decarbonisation in buildings. Furthermore, a wide range of roles are required across the construction sector from a variety of operative professions, technical and professional roles, manufacturing and support sector roles. Generally, each role requires an employment and skills pathway and accredited qualifications.

In West Yorkshire, the prospective £1.6bn retrofit investment by 2030 presents a golden opportunity to generate resources for training, skill development and apprenticeships. This can be a catalyst for new green jobs and inclusive growth in the region and enable social housing tenants to make up some of the lost ground in economic performance. EN is in dialogue with the West

Yorkshire Combined Authority, West Yorkshire Housing Partnership and the Consortium of FE Colleges to identify and introduce courses and training that can help meet that demand. This is likely to comprise a range of options including apprenticeships, T-levels, re-training and short courses that can attract local people and school leavers.



The chart below is from CLC’s (Construction Leadership Council) latest comprehensive research using the Climate Change Committee’s data to define a skills routemap for the UK construction industry, which identifies the roles and expertise teams need to meet the requirements for the UK, Wales and Scotland.



What is Efficiency North doing?

Efficiency North is heavily invested in meeting the Retrofit Challenge, with established relationships on a National and Regional level working to create strategies that can help meet likely demand.

Through wide ranging and on-going dialogue, our in-house and external capacity means we are in position to provide:

- Advice & Guidance
- Stock Condition Surveys
- Specification advice
- Procurement
- Delivery
- Training & Upskilling

Our current Retrofit partnerships, collaborations and relationships



Efficiency North is one of over 40 organisations who've joined forces to create a new National Retrofit Hub to help propel retrofit rollout in the UK's existing homes. We are excited to be playing an active role as one of its founding members.

Head of Membership Development Carl Bairstow was pleased to join other founders and key stakeholders at the launch of the initiative at the Building Centre in central London on 1st March 2023.



NATIONAL RETROFIT HUB

Enabling the delivery of housing retrofit at scale

We've supported 21 members of Efficiency North with their retrofit activities to date.

Efficiency North's Retrofit capacity




100+

+41

accredited contractors
growing month on month

PAS2035 consultants

EN:Procure Retrofit Consultancy Services DPS (January 2023)

Consultancy Service	Number of consultants
Lot 1 Retrofit Strategy Advisor Services	19
Lot 2 Retrofit Assessor / Retrofit Evaluator Services	19
Lot 3 Retrofit Coordinator Services	17
Lot 4 Retrofit Designer Services	23
Lot 5 Thermographic Surveys	8
Total unique consultancy practices	41

EN:Procure Retrofit Works DPS (January 2023)

PAS 2030 Retrofit Measure	Number of Accredited Contractors		
	Yorks & Humber	East Midlands	North West
Cavity wall insulation (B1)	31	31	32
Draught proofing (B2)	6	5	6
Energy efficient glazing (B3)	6	5	6
External wall insulation (B4)	35	32	31
Flat roof insulation (B5)	9	8	9
Floor insulation (B6)	23	20	24
Hybrid wall insulation (B7)	3	2	3
Internal wall insulation (B8)	20	19	20
Loft insulation (B9)	42	41	44
Pitched roof insulation (B10)	9	7	8
Room-in-roof insulation (B12)	15	14	16
Multiple insulation measures	26	24	27
Condensing boilers (C1 & C3)	36	33	35
Heating, hot water system (C5)	21	19	21
Mechanical ventilation (C7)	3	2	4
Warm air heating systems (C9)	0	0	1
Electric storage heaters (D1)	19	19	20
Lighting fittings (D2)	5	4	6
Solar PV (MCS)	29	27	29
Solar Thermal (MCS)	7	6	8
Air Source Heat Pump (MCS)	29	26	28
Ground Source Heat Pump (MCS)	14	13	14
Smart Heating Controls	22	20	23
Integrated Systems	14	14	17
Whole House Retrofit Solutions	22	22	24

Efficiency North's specialist procurement arm EN:Procure is in the process of renewing its framework offer. EN:Procure already has a significant capacity through its existing Installers framework, along with Retrofit DPS's in place for consultants and contractors, comprising over 100 PAS2030 accredited - mainly SME - contractors, growing month on month. The new framework structure will further enhance this capacity, by including specific Retrofit lots which will add main contractors able to deliver large scale decarbonisation projects at pace. The framework will enable Direct Selection as well as Mini-Comps, allowing for faster procurement.



Yorkshire Housing

“EN:Procure provided much valued advice and expertise pulling together a complex tender for an area of work that is new to ourselves and indeed most social housing providers.”

Gina Sawley
Investment Commercial Officer
Yorkshire Housing

Addressing the skills shortage

Social Value is at the heart of Efficiency North's activities. We strive to improve social mobility and regenerate communities by supporting local projects, creating employment opportunities and delivering training and apprenticeships for local people. Efficiency North is therefore ambitious in seeking to support the social housing sector, not only through our procurement and delivery expertise, but also by helping deliver training provision to benefit our members and their residents.

Social housing providers serve communities where there are significant low levels of skills and worklessness. Many have Employability teams to support their resident base, providing a range of training provision and support engaging with their communities and stakeholders in innovative ways. The retrofit agenda for social housing provides significant opportunities for social housing providers to directly influence the FE training provision through its procurement requirements in contracts to both upskill and develop new training pathways for new entrants to the construction sector.

To meet this challenge, Efficiency North is currently developing a coalition of the key stakeholders in the West Yorkshire region to develop training pathways that will not only upskill the current workforce in the required retrofit skills but entice new entrants into the sector to meet the new skills that retrofit will create.

Through dialogue with leading local representative bodies (West Yorkshire Combined Authority, West Yorkshire Housing Partnership

and West Yorkshire Consortium of Colleges) and leading construction industry bodies, we are aiming to establish a collaborative approach to maximise the significant investment retrofit will bring, enabling the construction sector supply chain to invest in training and employing skilled staff to deliver the work.

Opportunities include:

- Developing training pathways to, in particular support residents from social housing communities prepare for the world of work supported by the social housing provider employment teams and other locally based providers.
- Local FE provision to provide a range of construction related courses that support the variety of retrofit skills for both new entrants and shorter upskilling courses to train the existing and new entrants through career changers into the sector.
- Up-skilling/re-skilling of existing labour
- T-levels?

Adopting this collaborative approach will enable a focussed approach in promoting career opportunities in the Green sector, a sector that is only likely to expand as requirements move beyond meeting EPC-C to achieving Net Zero by 2050.

“Retrofit has become the main focus of schemes and being able to deliver the correct advice is vital to our schemes and clients. I would recommend this course to those who need the understanding of the new standards and how PAS works.”

**Retrofit Adviser
Level 3 learner**



Recent Retrofit and Decarbonisation projects

SHDF Wave 1: Incommunities, Bradford



Incommunities were successful in the SHDF Wave 1 Funding bid through the consortium led by West Yorkshire Combined Authority to deliver a £3m retrofit programme for 102 homes.

Two thirds of the funding came from BEIS. The 12-month project is aligned with Incommunities' planned programme for boiler upgrades and roofing replacement.

Specialist contractor, Sustainable Building Services, were procured through EN:Procure's framework on a Measured Term Contract in a turnkey role, providing the potential to roll on for SHDF Wave 2 funding. The scheme involves work in the Wyke area of Bradford to improve the energy performance of the homes through wall and loft insulation, new windows and doors, moving properties from bands D and E to band C EPC rating.

“ The cost-of-living crisis means people living in fuel poverty will be feeling the strain on their finances. It is vital that we find ways to help cut costs they may already be facing, not just now but for years to come. I'm delighted to hear of the progress being made by our partners as part of the Social Housing Decarbonisation Fund Programme scheme. Not only will this project make homes warmer, but it will also cut carbon emissions and help reduce heating bills.



Tracy Brabin
Mayor of West Yorkshire

SHDF Wave 1: Together Housing Group, Calderdale

Together Housing Group's External Wall Insulation scheme for 68 low rise flats in Calderdale began on site in August 2022 and completed in March 2023.

The £1.9m scheme was part funded with £774k received through the West Yorkshire Combined Authority consortium's successful bid to the SHDF (Social Housing Decarbonisation Fund) Wave 1.

The specialist EWI contractor, Sustainable Building Services, was procured via EN:Procure's framework on a Measured Term Contract in a turnkey role, providing the potential to roll on for SHDF Wave 2 funding.

The scheme also included the replacement of gas heating systems with air source heat pumps.

This is a very successful scheme, which has delivered improvements to the energy performance of some of Together Housing Group's poorest performing housing stock, and tangible benefits for tenants now living in warmer, more comfortable and more affordable homes.



together
housing

“ Together Housing has been pleased to work with Efficiency North to deliver our SHDF Wave 1 project. Working together, we have procured a specialist EWI contractor to undertake a challenging SHDF Wave 1 retrofit project. EN:Procure's procurement process has achieved value for money whilst also ensuring that quality standards are high and successful delivery on site. We are now seeing the benefit of this in the successful on site delivery of the project. ”

Jon Schofield
Head of Carbon Reduction Delivery
Together Housing Group

LAD3 & HUG1: City of York Council, Craven District Council, Harrogate Borough Council & Selby District Council

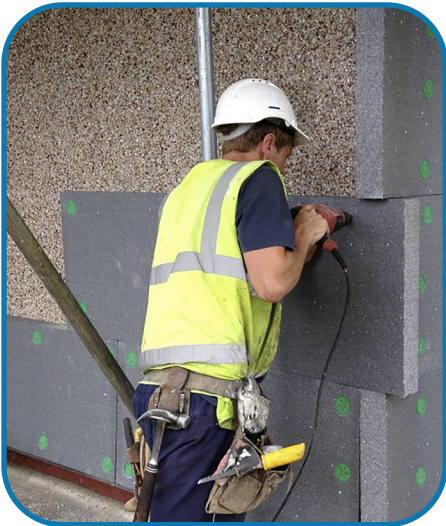


A consortium of local authorities led by City of York Council (COYC) delivered LAD3 and HUG 1 funded measures to 213 privately owned homes.

EN:Procure led the development of the commercial approach to the turnkey delivery of the £3.5m scheme. Contractor EON Energy Solutions Ltd was appointed via EN:Procure’s framework on a Measured Term Contract in a turnkey role, providing the potential to roll on for SHDF Wave 2 funding. The contract included mechanisms for marketing and private householder engagement as well as providing the full specification for the measures.

A second contract with City of York Council supports delivery of SHDF Wave 1 works to 28 homes.

External Wall Insulation (EWI) upskilling



A short unaccredited course which upskills plasterers with multiple skills required for rendering is being co-designed by Leeds College of Building, sector trade bodies, INCA, NIA and leading companies.

Funded by the Department for Education through West Yorkshire Consortium of Colleges (WYCC), this is the first such course to be provided in Yorkshire.

Following delivery of this course, Leeds College of Building will develop a Level 3 qualification in Insulation and Building Treatment.

Building communities and futures in Northern England together



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Calder Valley Community Land Trust
Chartford Housing
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City of York Council
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Doncaster Metropolitan Borough Council
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Network Homes
Nottingham City Homes
Northumberland County Council
Ongo Homes
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Selby District Housing Trust
Sheffield City Council
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We invest in people Standard