

An approach to Sustainability in Haringey

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Aims

- Haringey Context
- Smart Homes – Large Scale Retrofit Case Study
- Business Case for Retrofit
- Future Opportunities





Haringey Context

- Carbon Commission: 40% by 20:20
- Local green growth strategy
- Single measure/homogenous housing rollouts
 - Green Deal Pioneer Places
- Pledge: net Zero Carbon by 2050

Haringey aims to deliver dramatic carbon reduction alongside economic prosperity while addressing the borough's social inequalities



Translated into action...

- Decentralised energy networks
- Electric vehicles
- Affordable Energy support
- Energy Efficiency support to social housing, private housing - rented and owned
- Renewable installations

Back to retrofit...

Case study – Smart Homes Project



- Led by Haringey, with Camden, Islington, Waltham Forest, Hackney, Enfield,
- *DECC funding: £6.5m*
- *Target: 1200 owner occupied and PRS*
- *House types: Range of housing archetypes and measures offered*
- *Stakeholders: over 50, which included 30+ installers ranging from large contractors to small local businesses.*



Key successes

- Engaged PRS E, F and G
- Technical Support from Smart Advisor
- Range of installers
- Need consistent programme
- Halo Effect

Smart Advisor

- *Compromise* between full design and single measure rollout
 - Sensitivity towards ventilation and moisture risks from installing wall insulation
- *Educating* householders about whole house design approach
- *Setting* a standard approach for installation details for all installers
- *Advising* installers and householders of technical risks from measures selected
- *Checking* that quotations offered value for money

Design Responsibility: Standard Approach



- Wall insulation installations needed an insurance backed guarantee
 - PAS2030 and BBA approved
- Lack of technical standards for detailing for wall insulation installation
 - Risk of thermal bridging, thermal bypassing or unintended heat loss
- Standard approach plugged gap left by regulations and standards, protecting against:
 - Damp
 - Mould
 - Poor air quality
 - Poor thermal comfort levels
 - Poor energy savings

Table 1. Key guidance covered in Smart Homes standard approach

1.	Window and door reveals
2.	Ventilation
3.	Verge trims and eaves i.e. capping insulation
4.	Suspended floor insulation
5.	Window sills
6.	Base details i.e. insulation below damp course

Co-operation: post-installation audits

- Post-installation audits - approx. 10% of properties (funding constraints prevented more audits)
- Audit process is vital for ensuring quality installations and preventing long term hygro-thermal risks



Figure 1 - External wall insulation on semi-detached dwelling



Figure 2 - Insulation not continuous behind fence post

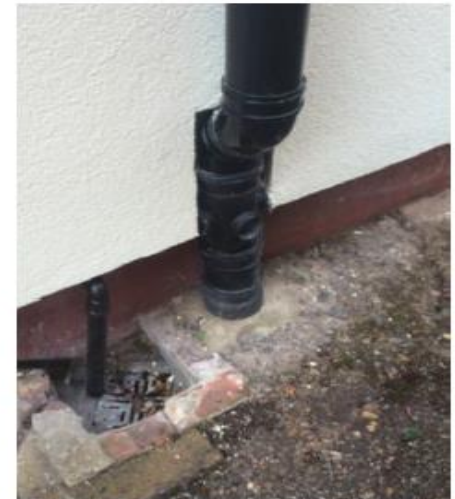


Figure 3 - Insulation not continuous behind soil pipe

Business Case: Retrofit



The multiple benefits of whole home retrofit can have a regenerative impact on the local area

- Health and wellbeing
- Running costs
- Property value
- Pride in local area

Improvements beyond energy efficiency

- Energy, water, ventilation, lighting
- Structural, aesthetic improvements
- Upgrade facilities and access

Outcomes for residents

- Guaranteed energy savings
- Improved air quality and comfort



Retrofit-linked Regeneration

- Whole home retrofit improvements
- Improvements to public realm
- Infill new development
- Invest in existing community infrastructure
- Create ownership of neglected spaces
- Improve transport links
- Community energy projects
- Estate security measures – street lighting, improve thoroughfares
- Create new commercial spaces



Opportunities

- Regeneration link to retrofit
- Minimum energy performance standards will drive the market
- Health benefits and reduced spend on public health
- Peer to peer support to deliver street and area retrofit
- Jobs and skills – skilled manual jobs
- Costs linked to mortgages – trigger points

Scale of retrofit challenge across UK

- *1.4 homes to be retrofitted per minute to reach 2050 target*
- At Strategic Level need:
 - Sustained and consistent technical and finance support for residents
 - Stop the boom bust in this sector
 - Support supply chain
 - Build in monitoring and resident support

Questions.....

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