SHDF Street Property Programme

MARTIN ARNOLD

Martin Arnold provided multidisciplinary services on a project to retrofit circa 600 properties in line with PAS 2035 under the Government's SDHF scheme.

The project focused on residential street properties which were identified as having an EPC below a C rating where the heat loss and energy performance were lacking and causing excessive cold for the residents, resulting in them spending more on heating their homes.

The key goals of the project were to reduce domestic carbon emissions, eliminate fuel poverty and reduce resident's energy bills, thereby ensuring that all of the homes and occupants were safe, healthy and comfortable for the long-term future.

We managed the retrofit process and coordination from the retrofit assessments, retrofit design and review of the improvement options and medium-term plan in accordance with PAS 2035, and in conjunction with other capital investment works. Additionally, we ensured all retrofit measures identified in the assessments were designed with a fabric-first approach. Our Building Surveyors carried out validation surveys based on the medium-term improvement plans to recommend work that could be included within the retrofit designs to further improve the energy performance in the long-term where possible.

In collaboration with the Retrofit Designers, we undertook detailed reviews of their proposed designs with our in-house Architects to identify any potential risks and issues early in the process. We worked together to provide recommendations and find solutions at the design stage before the work commenced on site. At this stage, along with our design reviews, we provided detailed cost reports and value engineering of the proposed costs based on the designs and recommended changes to advise the client on the scheme costs.

Once the designs were completed and agreed with all parties, we worked with the contractor to ensure all installers were qualified professionals and were familiar with the PAS 2035 requirements for monitoring and recording progress for lodgement of the individual retrofit measures. Our Clerk of Works team visited the sites regularly to monitor quality and ensure the installers were working to the highest standard and following the retrofit designs.

Client
Royal Borough of Greenwich

Contractor
Wates Living Space

Contract Value
£24m

Duration
2 year 6 months

Address
Horn Park Estate, Shooters Hill, and various properties in the borough

Contract Type
JCT - Measured Term Contract

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The installation of many key retrofit measures has been completed, including external wall insulation, cavity wall insulation, loft insulation, replacement windows and doors, and new mechanical extract ventilation. For each retrofit measure we ensured the detailing to the highest quality to meet the required levels of airtightness and thermal performance. For the completed properties we are now in the post installation monitoring stage, where the client has agreed to use remote environmental sensors to ensure that the expected energy savings and performance is being achieved.

Resident engagement has been key and has required detailed liaison with the client, our team and contractor. We jointly prepared a resident engagement strategy to ensure the residents were informed and educated on the reasons for the proposed retrofit works, and how the process of installation would work for them.

To date, almost 200 properties have been completed, and the feedback from the residents have been positive for the retrofit measures installed. Many have stated that their homes feel warmer and that the heat is being retained even in the colder temperatures.

Services Provided

- CDM Advice / Principal Designer
- Clerk of Works & Quality Control Inspectors
- Contract Administration
- Cost Planning & Cost Management
- Health & Safety
- Neighbourly Matters
- Project Management
- Residential Liaison Services
- Retrofit Specialists
- Value Engineering