A2Dominion Projects - London Green Fund

Post Completion Project Summary – June 2016

A number of assumptions have been made using figures from the Energy Saving Trust. Evaluating true savings is only possible where significant pre and post monitoring has been carried out and the project scope did not include extensive monitoring.

The retrofit funding was for £4 million in the form of a low interest loan to deliver energy efficiency measures across a broad range of dwellings within the 32 London boroughs. The scheme was to run from April 2013 until December 2015.

Significant changes to Government policy on energy efficiency and social housing meant a revision of the initial projects and value engineering required to deliver maximum resident benefits. The projects were revised and agreed with THFC.

There were seven projects were (*with post completion notes in italics*):

- Project 1 Heating upgrades - Boiler replacement and heating controls retrofits.
  Boiler replacement programme exceeded targets
- Project 2 Air Source Heat Pumps – Replacement of electric storage heaters with 20 air source heat pumps.
  Air source heat pumps -20 installations completed
- Project 3 Riverside Close - Riverside Close energy improvements. Double glazing, flat roof and cavity wall insulation to 33 flats.
  Completed
- Project 4 Area based approach – Area based whole house energy retrofit.
  Collapse in external funding led to 90% reduction in project delivery.
  Substitution of LED replacement programme – Project 7.
- Project 5 St Winifred's – a block of 54 flats that had boiler replacements, external wall and loft insulation.
  Completed
- Project 6 Petts Wood – A block of 24 electrically heated flats requiring external wall insulation.
  Completed
- Project 7 LED replacement Programme – Replacement of existing communal lighting to a number of estates.
  Completed

The following is a brief summary of the benefits that have accrued due to the funding.

The £4 million of funding led to a wide range of energy efficiency improvements being delivered. Fabric improvements such as loft, cavity and external wall insulation were delivered. The boiler replacement programme was increased. Low carbon technologies such as air source heat pumps were installed. Double gazing installations were upgraded from C rated to A rated. A total of 1383 energy efficiency measures were installed, benefiting over 1100 households. These improvements have saved an estimated £121,000 in fuel bills. Saving approximately £110 per year per household, roughly 10%

The funding enabled A2Dominion to attract £220,000 of external funding and reduced carbon dioxide emissions by an estimated 377 tonnes of CO2 per annum.

Additional benefits

Project 2 ASHP – this was a demonstration project to allow the evaluation of ASHP in a multi-occupied property. Significant lessons have been learnt on the practicalities and performance of ASHPs. Feedback from residents is positive with one resident reporting a 50% reduction in energy consumption verified through energy bills.

Two other housing associations have also visited the site as part of their research into deploying ASHP's across their stock.

Overall a positive project that has supported the wider deployment of ASHP's to replace electric storage heaters across the stock.

Project 3 Riverside Close – A mixed tenure site of 84 flats across 3 blocks. Funding was only accounted for on the A2D owned flats however 51 leasehold flats also benefited indirectly. The ECO funding attracted was sufficient to install CWI the 51 flats at no cost to the leaseholders.

Project 5 St Winifred's – This property suffered significant mould and damp issues with high levels of resident complaints. There were no issues reported last winter following the installation of the external wall insulation.

Project 7 LED replacement programme – The replacement programme has seen a significant energy cost saving to A2D. Residents have reported improved lighting conditions and significantly fewer luminaire failures saving maintenance costs and reducing resident complaints.