

Gallions Housing (Peabody) – JESSICA funding scheme review

1.1 Introduction

Gallions Housing (now part of Peabody) applied for £4m of low-cost loan funding from the European Investment Bank (EIB), as part of the JESSICA funding scheme. The funding was used to support planned maintenance upgrade works at various addresses in Thamesmead, South East London.

1.2 Project

This project is part of Gallions Housing's long term asset management plan to upgrade properties, in terms of decent homes and energy efficiency standards. The properties are large concrete panel construction and are classified as 'hard to heat and hard to treat' in terms of thermal efficiency.

Roof insulation, energy efficient glazing and doors are the core activities to support with this funding. A feasibility study was carried out to consider the regeneration of the area and deeper sustainability measures, but the cost was too prohibitive due to the construction type. The work opted for here is a simpler, more cost effective approach.

The investment of £3,037,801 in these measures has resulted in carbon emissions savings of 61 tCO₂/annum. The carbon savings calculated here are based on the replacement of old single glazed metal windows with A-grade uPVC windows to some 14,290 m² of glazing across 670 homes.

The second part of the project was the renovation of Parkview Hub to the equivalent of the PassivHaus retrofit standard. A timber element systems has been fitted - prefabricated timber elements of 380 mm wide filled with blown cellulose fibre insulation. Window frames with triple glazing are factory installed in the elements. Together with prefab roof structures the method allows to install a new building envelope around existing properties whilst tenants continue living in their homes. Combined with the installation of MVHR ventilation in every unit the space heat demand is reduced by 80%.

The investment of £1,404,468 in these measures has resulted in carbon emissions savings of 130 tCO₂/annum.

1.3 Notes from visit by GLA personnel on behalf of the London Green Fund:

Part of the £4,000,000 funding was used to retrofit the Parkview Hub existing building. The flats were extremely cold and had a lot of damp and condensation issues. The investment has helped to improve the standard of living for so many residents. The energy bills were very high as residents tried to keep themselves warm. The improvement works have had a significant impact. Residents have noticed massive difference in their energy bills. Most of them now pay under £20 a month for their energy bills. During the overall refurbishment solar panels were also installed on the roof from which the Peabody offices and shop fronts will benefit.

