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# Retrofit & Green Homes Grant – Overview

By Stuart Oakes

# Introduction

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- What it is?
- Why is it required?
- What are the opportunities?
- Green Homes Grant



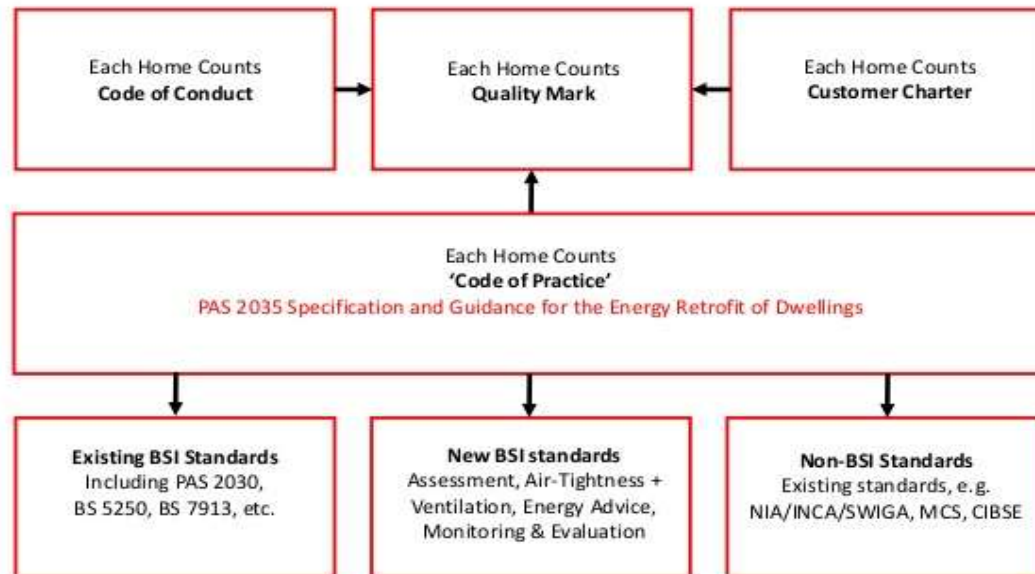
# PAS2035 Overview

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## The retrofit standards framework PAS2035

PAS 2035 was written for BEIS and Trustmark by BSI and was released in June 2019

### The BSI Retrofit Standards Framework



# What is PAS 2035?

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- PAS 2035 is a framework for retrofit project delivery
  - Defines a process for retrofit with a number of distinct 'roles'
    - Certain roles are accredited by an independent Certification Body
  - Addresses structural problems that impact energy efficiency projects
  - TrustMark act as the oversight body and run the Data Warehouse
- Core principles from PAS 2035 include:
  - Professional accountability
  - Whole house retrofit and 'deep' retrofit
  - A 'fabric first' approach
  - Treating every dwelling as a bespoke project
  - Independent third-party certification for certain roles and their outputs

# Objectives of PAS 2035

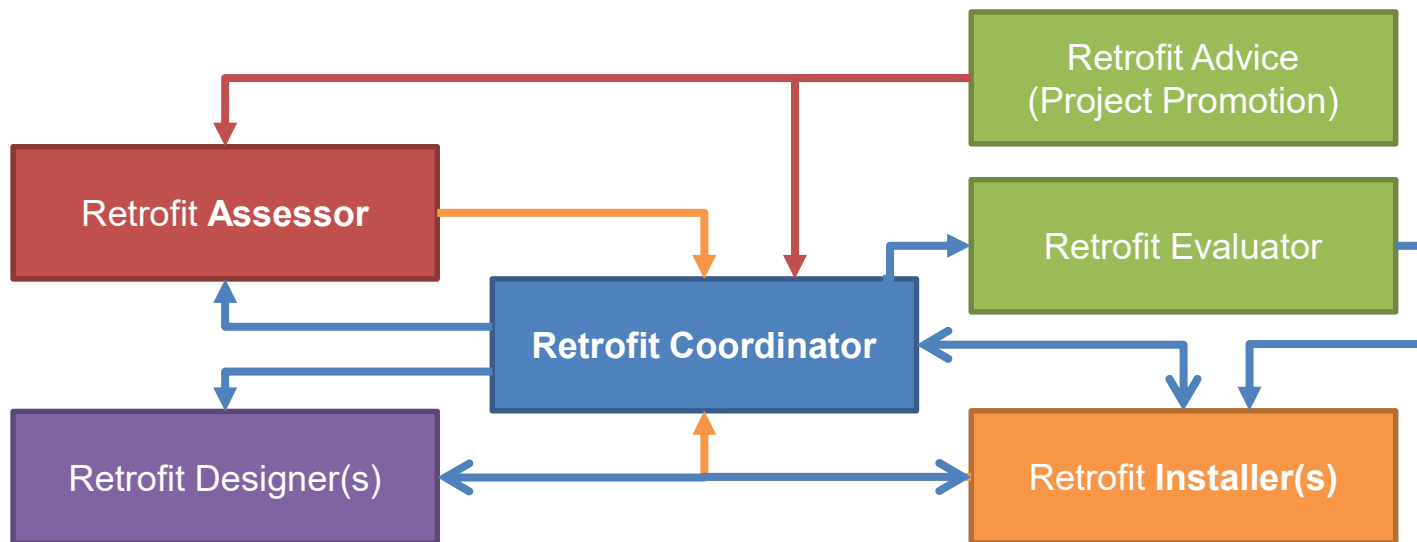
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- To improve the insulation of the elements of the building fabric (exposed floors, walls, roofs, windows and external doors) and reduce thermal bridging
- To improve the air-tightness of the building envelope
- To establish a safe dynamic moisture equilibrium through each element of the building fabric
- To improve the resistance of the building envelope to water penetration in order to maintain the thermal properties of the building fabric and the capability of the building envelope to manage moisture in a manner suited to its construction

# Roles defined in PAS 2035

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The three main roles are Retrofit Assessor, Retrofit Installer and Retrofit Coordinator; others exist too



# Required Competence/Training

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- **Retrofit Installer**

All required vocational qualifications as listed in PAS 2030:2019

- Based on compliant QMS
- This is audited by Certification Body
- Certification Granted to Company

- **Retrofit Assessor**

DEA Qualification PLUS RFA 2 day “top up”  
*can be delivered by Stroma, ONLINE*

- **Retrofit Coordinator**

Level 5 Qualification in Retrofit Coordination  
*delivered by the Retrofit Academy*

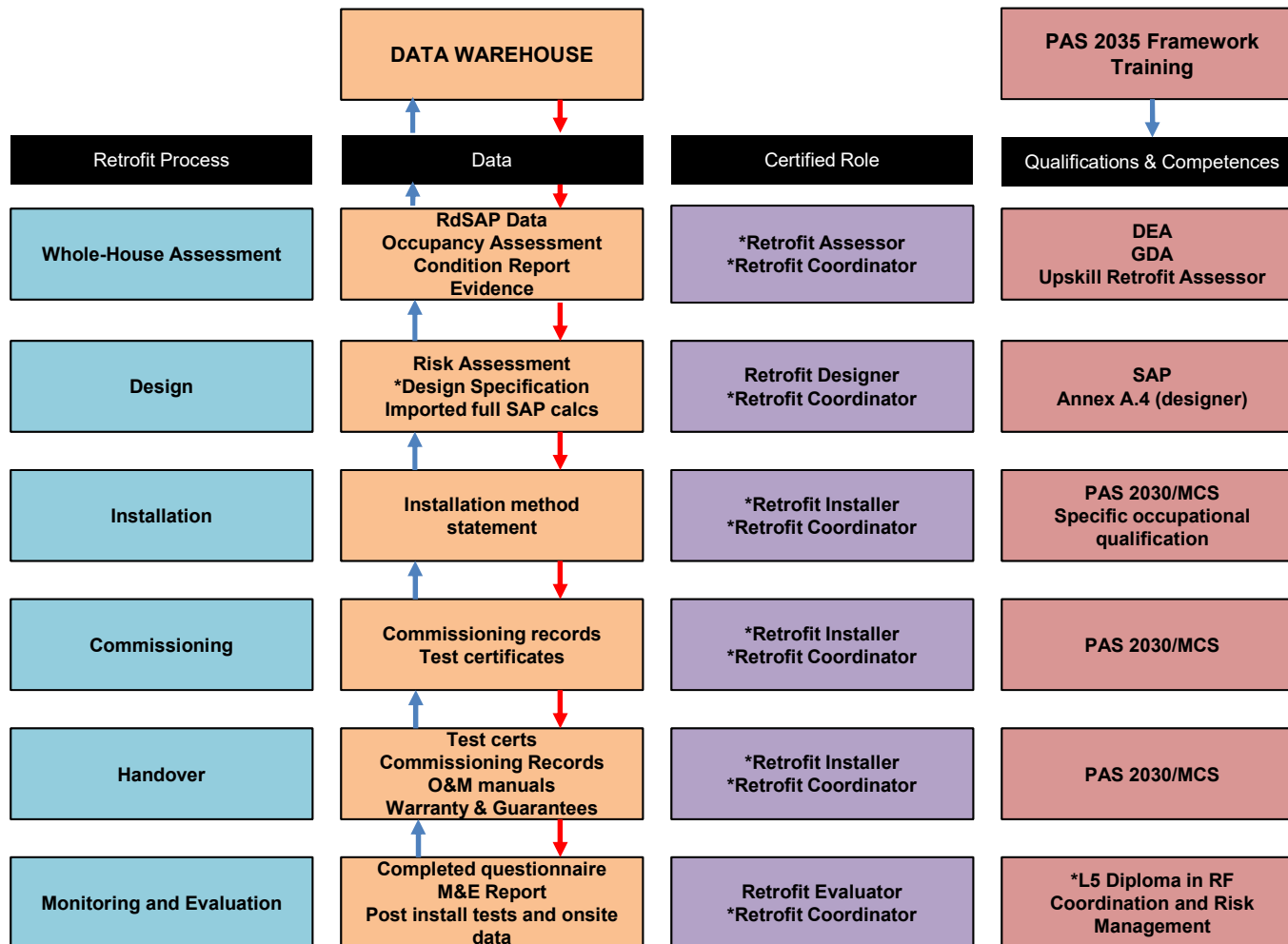
# Stroma Certification

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- Both the Retrofit Assessor (RFA) and Retrofit Coordinator (RFC) roles are then required by TrustMark to be certified
- Stroma offer Certification for:
  - Retrofit Assessors
  - Retrofit Coordinators
  - Retrofit Installers - PAS 2030 Certification Bodies







# Summary

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- PAS 2035 brings significant but positive changes to the installation of energy efficiency measures, both within and outside ECO
- That standard's main contribution is the balance between undertaking energy efficiency work and mitigating any negative impacts this can cause
- We estimate that 80% of ECO projects will fall into 'Path B', so full reasoning / coordination is usually required – but, some can be automated
- ECO demands that a suitable balance between volume and quality is met
- Our modelling shows that in almost all cases, the 20% PAS uplift far outweighs the cost of Retrofit Assessment and Retrofit Coordination
- We have been working closely with TrustMark to ensure our model is realistic and suitably considers the requirements of all stakeholders



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# The Green Homes Grant Scheme

# What is the Green Homes Grant Scheme?

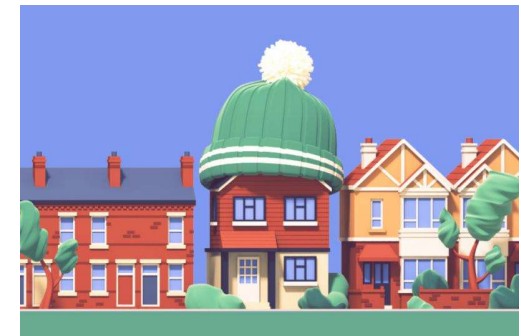
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- This is a government backed scheme to fund **energy efficiency** measures – **‘the first of its kind’**.
- The governments tagline is **‘Wrap up your home this winter’** and the call to action is **‘Make your home warmer and your energy bills cheaper with a Green Homes Grant’**
- 600,000 households who could save up to £600 a year on energy bills by applying today.
- Installing energy efficient home improvements also cuts emissions, which is better for the environment.

# What is the Green Homes Grant Scheme?

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- The Green Homes Grant Scheme (GHGS) was launched nearly 2 months ago by Rishi Sunak, with a core focus to improve the energy efficiency of dwellings in England.
- It is a total of £2bn worth of funding and is split into two main tranches;
- Core Green Homes Grant Scheme (£1.5bn) – our focus today
- Local Authority Delivery Scheme (£500m)



# Why is it important?

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This is the first time that Government has funded at scale such an ambitious grant mechanism.

## Intended Outcomes

- Improving insulation and/or installing a low carbon heat system
- Reducing energy use for consumers
- Lowering the amount of carbon dioxide homes produce
- Reducing fuel poverty



# How much is available?

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Grants are split into two tranches

The government will provide a voucher up to **£5,000** that covers up to **66%** of the cost of energy efficiency and low carbon heat improvements to homes. This is open to **any eligible party**.

Bigger grants are available to homeowners where members of the household receives one of the **qualifying benefits**. The government will cover **100%** of the cost of the improvements up to **£10,000**.

Vouchers must be redeemed, and improvements must be completed by **31 March 2021**.

# Who can benefit?

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The scheme is open to;

- Homeowners (including park homeowners, long-leaseholders and shared ownership)
- Landlords (private and social) – however they cannot apply for the low-income portion of the scheme.
- Properties in England ONLY (energy efficiency is a devolved policy area)



# Who cannot benefit?

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The scheme is NOT available to;

- Homeowners who have bought 'New Build' dwellings
- Tenants
- Commercial buildings unless converted to a dwelling
- Landlords who haven't improved their properties to the minimum energy efficiency standards (currently an E rating\*)

\* There is a consultation out on increasing these standards - <https://www.gov.uk/government/consultations/improving-the-energy-performance-of-privately-rented-homes>

# The Target Audience?

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There are huge benefits for the following;

- New homeowners
- New landlords
- Those already looking to make home improvements
- Those who are looking to free up equity to improve their homes
- Landlords who are looking to future proof their investment against improving standards requirements

In essence anyone transacting will find this grant scheme appealing.

# What does the scheme cover?

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The available measures are split into 'primary' and 'secondary' measures.

## Primary measures

The voucher must be used to install at least 1 primary measure. This can be an insulation measure and/or a low carbon heating measure.

The following insulation measures are covered by the voucher:

- solid wall
- under floor
- cavity wall
- loft
- flat roof
- room in roof
- insulating a park home



# What does the scheme cover?

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## Low carbon heat

The following low carbon heating measures are covered by the voucher:

- air source heat pump
- ground source heat pump
- solar thermal
- biomass boiler
- hybrid heat pump



# What does the scheme cover?

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## Secondary Measures

If at least 1 primary measure installed, the voucher can be used to help cover the cost of any of the following secondary measures:

- draught proofing
- double/triple glazing (where replacing single glazed windows)
- secondary glazing (in addition to single glazing)
- external energy efficient doors (replacing single glazed or solid doors installed before 2002)
- heating controls
- hot water tank thermostats and insulation
- The amount allowed towards the cost of secondary measures cannot exceed the amount claimed for primary measures.



# What other things are allowed under the scheme?

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A useful [reference document](#) covers a number of key costs for installing improvements which are covered;

## **Professional services to ensure compliance with standards:**

- Modelling and testing associated with retrofit

## **Contractor costs:**

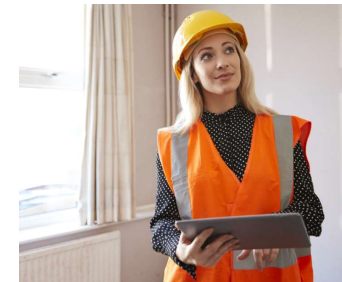
- Labour and materials, Scaffolding, Waste removal, VAT

## **Reasonable enabling work to support the retrofit:**

- Necessary structural improvements (e.g. repairs to brickwork or floor joists), Repairing and treating damp
- Resolving and eliminating excessive infiltration, repairing and improving controlled ventilation

## **Low carbon heating:**

- Pipework, pumps and valves, and fitting, tanks and domestic hot water cylinder
- Heating system controls
- New underfloor heating and/or new high capacity radiators



# How to apply...

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The government is directing applicants to the Simple Energy Advice website

<https://www.simpleenergyadvice.org.uk/green-homes-grant/questionnaire>

- Check what improvements may be suitable for the home
- Allows the consumer to choose which improvements they would like and to see an estimate of how much they may cost
- Find registered installers to get quotes to carry out the work
- Apply for the voucher

# The Process

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- 1) Obtain advice
- 2) Get three quotes from a TrustMark registered installer
- 3) Apply for the scheme <https://green-homes-grant.service.gov.uk/homeowner-and-landlord-application>
- 4) Once approved, commission the work
- 5) Voucher will be issued for each measure for the property
- 6) The installer will make a claim against the voucher once installed.

## **WHEN DOES THE SCHEME OPEN?**

The scheme runs from 30 September 2020 until 31 March 2021. All work needs to be carried out during this period.



# Where can homeowners get advice?

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**Simple Energy Advice**  
GOVERNMENT ENDORSED ADVICE

Advice is principle directed through the [Simple Energy Advice](#) website

The website is free to use and will produce recommendations that '**may**' be possible for the property

- The data is driven by the **most recent EPC** for the property and **answers provided by the homeowner**.
- It is a good idea to ensure this **data is correct and up to date**
- Some homeowners are **updating older EPCs**

# Scheme Oversight

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## What does oversight look like?

The scheme is being run for the government by a dedicated administrator

**TrustMark**, the governments endorsed quality scheme will oversee the installations

All installers must be certified by a UKAS registered scheme to;

- PAS 2030 (2017 or 2019) standards
- PAS 2035:2019 for high risk buildings (park homes, high rise buildings and buildings that are both traditionally constructed and protected)

All measures must be covered by an **appropriate warranty**

# Green Homes Grant Scheme – Local Authority Delivery Scheme

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There is **£500m** worth of funding will be ringfenced for Local Authorities, who will be able to bid for funding to support low-income homes that currently live in homes with an **EPC rating of E, F or G**.

The package will comprise of **two** elements;

1. £200m Local Authority competition
2. £300m through Local Energy Hubs in 2020/21 for regional delivery by March 2022.

More information on this funding stream can be found at a [dedicated website](#)



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