

MEARS



Energy Improvement Programme (EIP)

Social Housing Decarbonisation Fund (SHDF)

Agenda

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- Introductions
- SHDF Wave 1
- SHDF Wave 2.1
- Questions
- Next steps



SHDF Wave 1

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- £178m allocated by BEIS in February 2022
- MKCC secured £3.4m to support ongoing Energy Improvement Programme
- Overall programme investment worth c£11.5m
- 304 homes in scope with the aim of reaching EPC band C, reducing fuel bills and carbon emissions, whilst improving internal comfort for residents and uplifting streetscape
- Works include external wall insulation (EWI), internal wall insulation (IWI) windows & doors, warm roofs, ventilation upgrades, RWGs and other elements of external façade
- Proposals co-designed by MKCC and Mears Group from March 2021, for submission in October 2021

Progress to date

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- Property specific plans and specifications prepared for all homes
- Quality of design work is excellent and will ensure a first class product for residents
- Strong buy in from residents to date, including Netherfield Residents Association. Full resident engagement session held with all residents 17th August
- Planning application submitted to MKCC September 2022 & approved January 2023
- Currently engaging with Building Control post planning consent
- Installer and material supply chain in place to meet the scale and pace of delivery programme

HISTORY OF THE ESTATE



Photos from the 1970s



THE ORIGINAL ESTATE

The Netherfield estate was commissioned by MKDC (Milton Keynes Development Corporation), designed and constructed during the early to mid 1970s, and was one of the earliest residential estates constructed in the emerging New Town.

The houses were constructed in timber frame for all external walls, internal partitions and party walls, with timber joist floors and rafters to the flat roof. This allowed the houses to be built quickly, with semi-skilled labour. The timber frame construction did not include thermal insulation, and as such the houses are expensive to heat.

The original design was a bold move to find new ways of rapidly constructing volume housing. Nearly 50 years on, a significant upgrade is needed.

EVOLUTION & KEY CHANGES

There have been limited upgrades to the properties since 1970s and as a result the building fabric is in relatively poor condition.

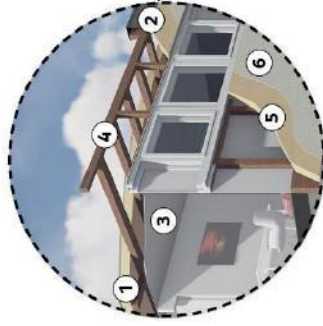
The original metal cladding to the front facades is still generally in place on the council owned properties, though has been overpainted in many cases and in others has been replaced with pebble dash panels.

Since right-to-buy in the 1980s, a number of houses have been sold off and are now in private ownership. Facade alterations are evident: from tile hanging, stone effect cladding, render over external wall insulation, uPVC weatherboarding and various paint colours. A variety of replacement windows and doors can be seen, along with garages converted to habitable rooms.



Photos showing changes over time to Netherfield properties

PROPOSED FACADE & ROOF UPGRADE WORK

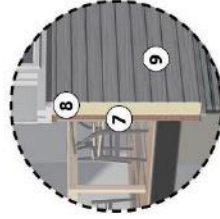


ROOF BUILD-UP

1. New roof insulation and waterproofing will be added on top of the existing roof structure.
2. Proposed aluminium eaves-trim, to align with existing eaves line.
3. Existing ceiling - to be retained
4. Existing timber structure - to be retained

EXTERNAL WALL BUILD-UP - RENDER FINISH

5. Proposed external wall insulation - to be added over existing structure
6. Proposed silicone render finish



EXTERNAL WALL BUILD-UP - WEATHERBOARDING

7. Existing timber structure to be retained
8. Proposed external wall insulation to be added over existing structure
9. Proposed weatherboarding finish

REPLACEMENT FIN

10. Stated for replace: current GRP fin

CUT-AWAY VIEW OF A 3 STOREY HOUSE SHOWING THE FACADE AND ROOF UPGRADES



Progress to date

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PROPOSED COLOUR PALETTE

WHICH ONE DO YOU PREFER? WE WANT YOUR FEEDBACK!

We need your help to choose a colour combination for walls, windows and the slatted fin.

Have a look at the two images on the right and the samples that should be available around you. The samples show the exact colour and texture of the render and weatherboard that we are proposing, so make sure you have a look at them before deciding!

Do you prefer **OPTION A** or **OPTION B** ?

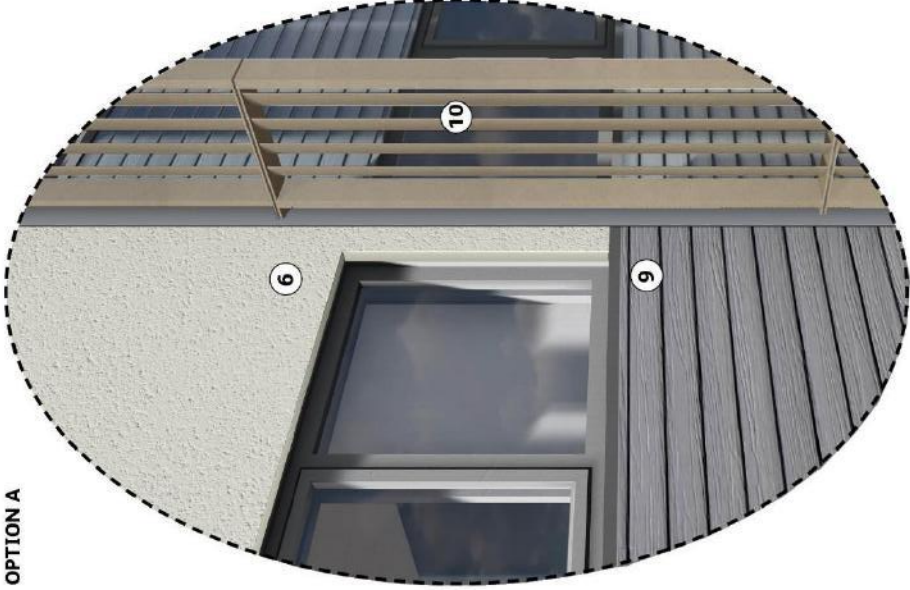
Please vote for a material option using the ballot box provided.

DOOR COLOUR CHOICE

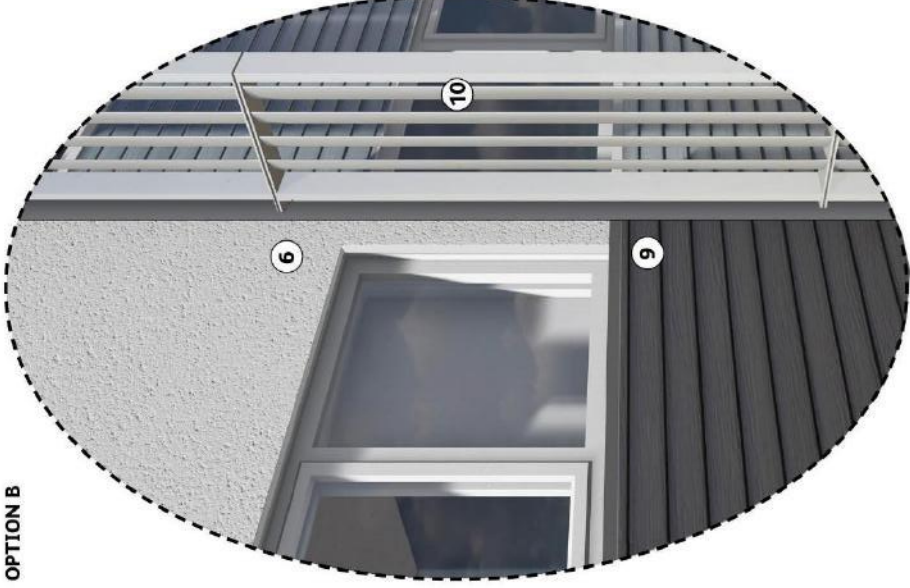
Each resident will also have the opportunity to choose their entrance door colour at a later stage, and typical door colours are shown below.



OPTION A



OPTION B



If you have any questions or thoughts about the proposals, please speak to one of us at this event. You may also write your comments on the forms provided and put these in the 'Comments' box.

Lessons learned

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- Time, complexity and resources required to deliver a PAS2035:2019 retrofit programme at scale – thankfully we had this in place up front
- Inconsistency across England in relation to Planning guidelines –full planning vs permitted development for EWI
- Resident engagement crucial
- Maintenance of relationship with BEIS and their Monitoring & Evaluations partners Ricardo, is essential, yet time consuming
- Investing in data collection and modelling early in process crucial
- Skills and expertise to deliver these projects is a scarcity across the sector

SHDF Wave 2.1

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- £800m fund launched in September 2022
- Works to be delivered between April 2023 and September 2025
- Aim of fund is to lift as many social rented homes to EPC band C, reduce fuel costs and carbon emissions, promote green skills and scale up the retrofit supply chain
- D-G rated social homes eligible. Other tenures can be considered, but only up to 30% of overall scheme size
- BEIS were looking for ambitious bids, in line with the augmented funding in place
- Recommendation is to target worst performing homes, taking a fabric first approach
- MKCC submitted a proposal on Friday 18th November

SHDF Wave 2.1

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- 1,676 homes currently in scope for MKCC Wave 2.1 submission
- Areas in focus are remainder of Netherfield, Tinkers Bridge, Bradville, Stacey Bushes and Fullers Slade
- The bid also includes loft, cavity and lighting upgrades to 497 properties across the MKCC stock which are band D.
- Strategy to follow that of Netherfield Wave 1, taking a holistic approach to retrofit and capital investment, providing delivery efficiencies and improved customer journey
- C 70% of homes have already had Retrofit Assessments completed to improve sophistication of bid

SHDF Wave 2.1

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