

Building on our retrofit legacy in Brent



Brent in numbers

- £26m economic, environmental and social value generated
- £400,000 invested in local charities/community causes
- £200,000 social value through improved employability of young people

The need for effective engagement has never been greater. In such a mixed environment, it’s crucial that all residents support the work. Without it, the effectiveness of the programme – and carbon reduction targets – are compromised.

Our project in brief	
Customer	Brent Council
Service	Decarbonisation
Contract	SHDF Wave 2
Start/End	August 2023 – March 2025
Value	£3 million

Our first retrofit scheme involved the decarbonisation of two Victorian terrace properties in Brent as part of a Social Housing Decarbonisation Fund (SHDF) pilot scheme in 2021.

Working through Brent Housing Management, we have returned to Brent and are well underway with retrofit project to approximately 130 properties.

Largely consisting of Victorian houses converted into different dwellings, with multiple homes occupying each building, early engagement with residents has been key to the success of this project.

“Our pilot scheme in 2021 showed the huge range of benefits that an energy efficient home can bring.

It demonstrated what retrofitting can achieve – carbon emissions down to near zero, EPC F to EPC B, and energy cost savings for residents of £400+.

It’s very motivating to think we can bring these sort of benefits to a new group of Brent residents. It’s why engagement is so crucial.

Darren Brown, Operations Manager

With homes in the borough producing a large proportion of its overall carbon emissions, the council’s 8,000 properties are a significant contributor, so retrofitting is vital to decarbonisation



Energy inefficient council housing homes are contributing significantly to overall carbon emissions. In addition, an estimated 12% of Brent tenants are thought to be in fuel poverty. Taking action on this is both an environmental and social necessity.

We are delivering a range of measures to help deliver this. These include new loft, internal, external wall, underfloor and cavity wall insulations. New double-glazed windows and doors are also being installed, along with enhanced air circulation measures to reduce damp and condensation.

To monitor the effectiveness of these improvements, Aico energy monitors, wirelessly linked directly to Brent Council, have been installed.

To help improve wider budget efficiencies and reduce the impact of works on residents, we are carrying out any suitable planned maintenance and repairs, as well as refurbishment of kitchens and bathrooms at the same time as our retrofit project.

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Although we are still in the midst of delivering the project, we can see from the testing so far carried out that our target of EPC C or above is being achieved. There is no reason why we won’t see this across all the homes we are working on. It’s good for the environment and good for our residents who are not only going to be living in warmer, safer homes but will also begin to see lower energy bills.

Darren Brown, Operations Manager

To discuss this and other decarbonisation projects and services, please contact:
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