

Retrofit show home and the value of public engagement

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APSE Big Energy Summit 2025

Social Housing Decarbonisation Fund (SHDF)



110 homes included within Wave 2.1 project.
DESNZ match funded grant of £1.15m



Fabric First approach with EPC D homes selected



Aim to have 110 homes complete by June 2025.

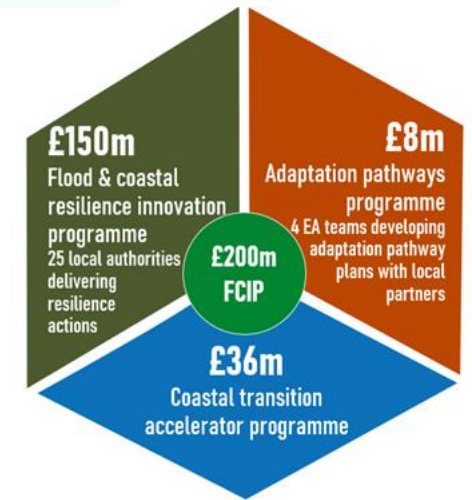


Very good resident engagement – energy & performance monitoring in place with a sample of homes.



Catchment to Coast – Flood & Coastal Innovation Programme

- Sustainable Water Management - 'Managing the flow, high & low'
- Secondary Benefits:
 - Water Quality
 - Biodiversity
 - Amenity Value & Mental Health
 - Heat-stress Reduction
- Importance of encouraging a water saving culture has never been more important.
- Currently few national grant schemes for homeowners to install water efficiency devices.
- Catchment to Coast – test and learn programme = to fill evidence gaps & influence future policy and funding.



It's good to talk!

South Essex Homes (SHE) + Housing
+
Civil Engineering + Highways
+
Environment
=
Retrofit Show Home

Retrofit Show Home - Before

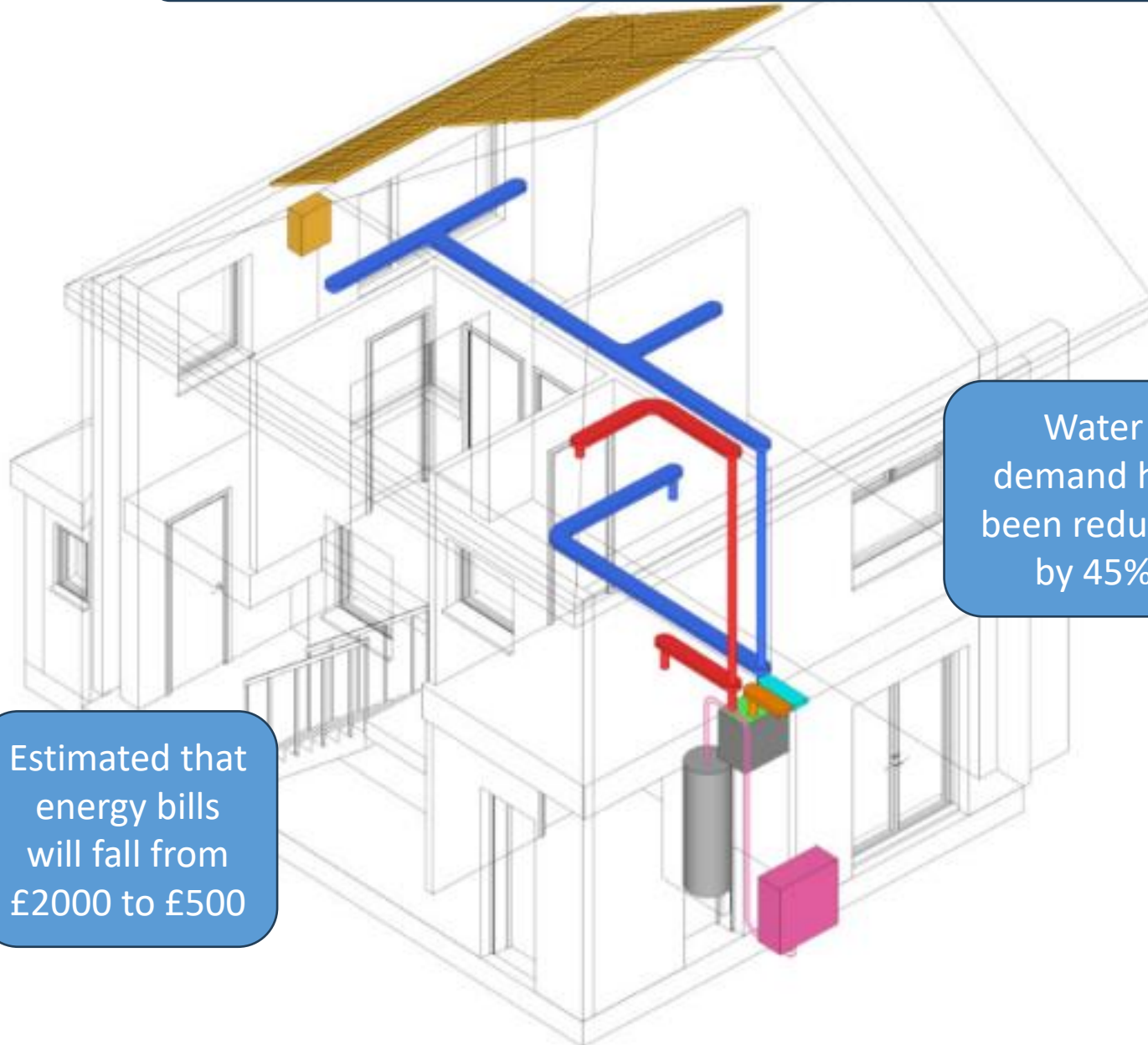




Retrofit Show Home - After

- Major retrofit of a 1950s system-build home
- An exemplar home to demonstrate the latest innovative technologies and showcase the 'art of the possible'
- Retrofit Show home completed in December 2023

Reduction in carbon emissions from 3.34 tonnes to 0.4 tonnes



Water demand has been reduced by 45%

Estimated that energy bills will fall from £2000 to £500

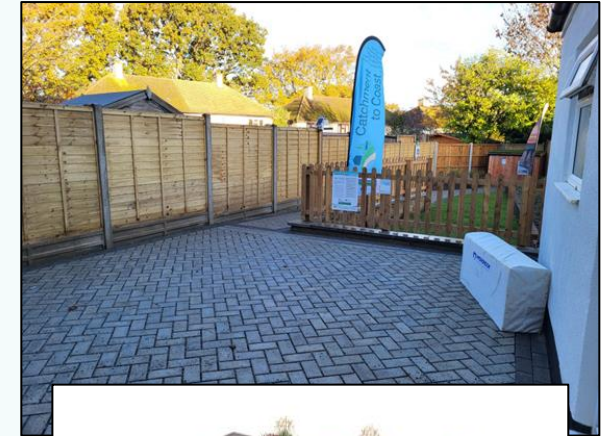
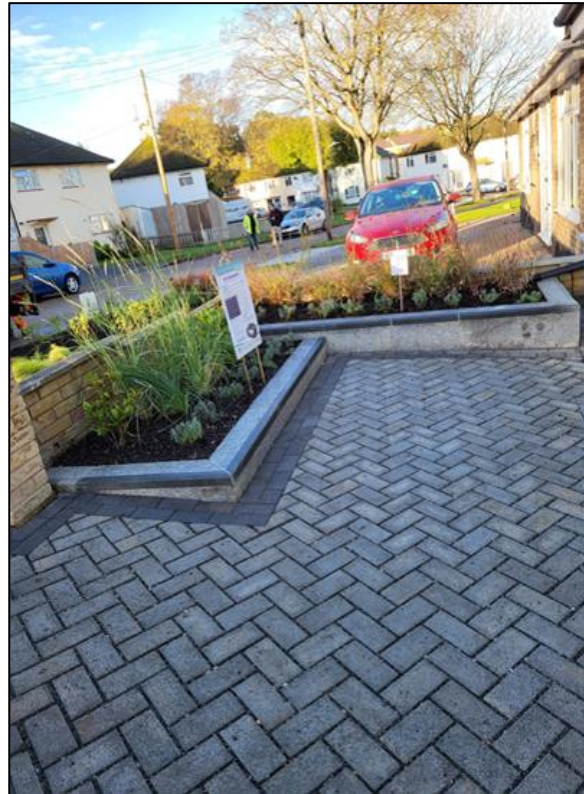
Retrofit Show Home – Measures and Impacts

- External wall and loft insulation
- Triple glazing and new doors
- Air source heat pump
- Ventilation Improvements and Mechanical Ventilation Heat Recovery
- Solar panels and battery storage
- AICO Smart monitoring system in place
- Climate resilient garden
- Grey water recycling

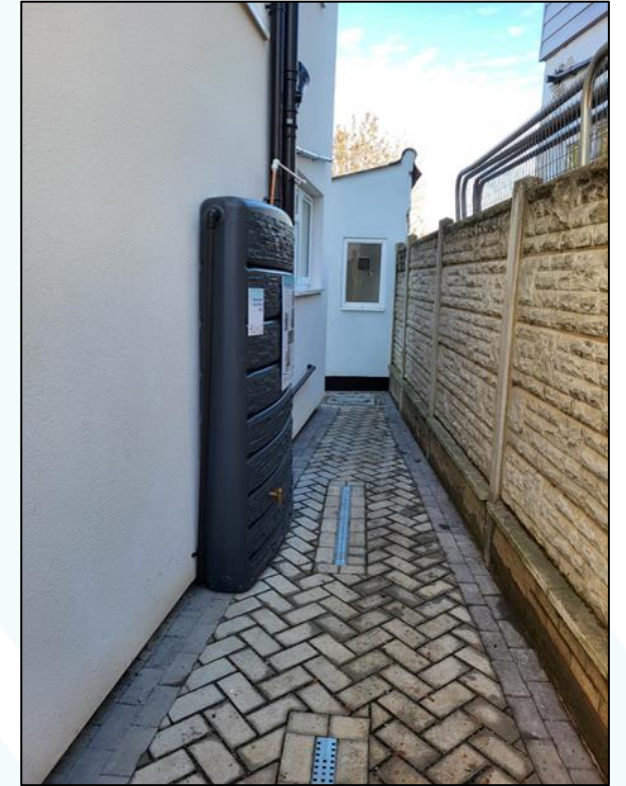
Retrofit Show Home - After



Hydrorock – A Natural Aquifer System



Grey Water Capture & Re-use



Climate Resilient Garden



Public Engagement – what did we do?

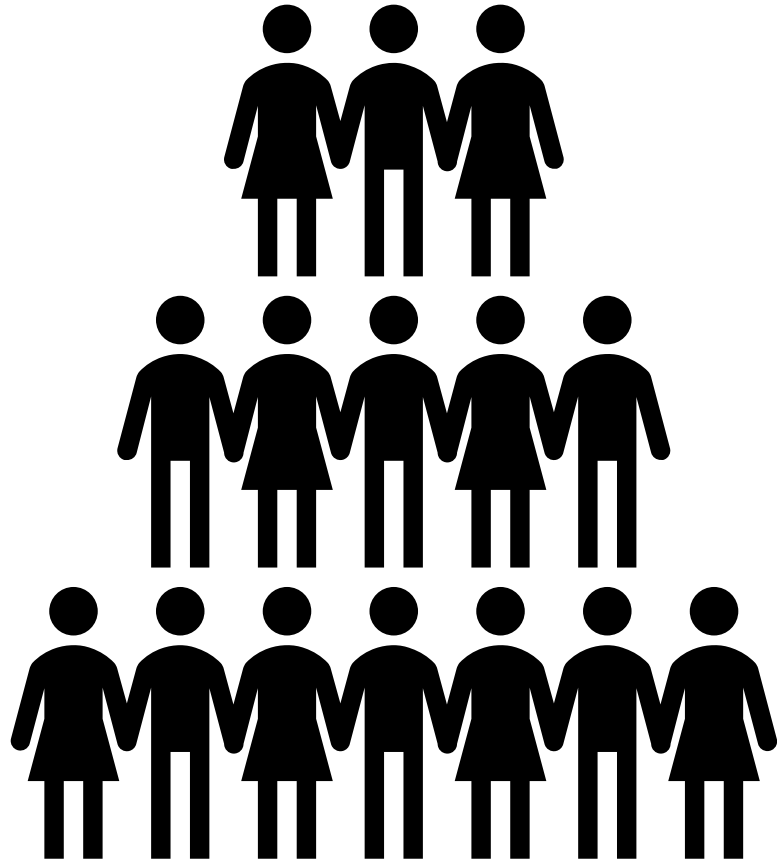


Southend Retrofit Show-home Booking Form

Please select **one** preferred time slot from the dates below. **This form must be completed individually for each visitor.**

Responses from this survey will be used as part of our project monitoring, all responses will be anonymised and no personal information will be shared.
If you have any questions please contact retrofit@southend.gov.uk

Who visited the retrofit house



340 members of the public

- Residents
- Council Staff
- Elected Members
- Landlords
- Developers
- Architects
- Contractors
- Students
- Local authorities
- National Government

What did the visitors say

- **20%** said they had an increased knowledge of retrofit post visit
- **10%** said they had an increased appetite for retrofit in their own homes.
- **4.8/5** satisfaction rate

What happened next

- A Southend family moved in
- Launched Six Streets Project
- SEH/SCC Housing Retrofit Plan
- Plans and policy development
- Award Season
- Monitoring
- Lessons learned

Final Thoughts

- Quantifying and qualifying 'value'
- Public engagement vs engagement
- Different motivations – same outcomes
- Virtual vs IRL
- Same message – different messenger
- Every touch point counts

Thank you for listening

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