

Warm Homes: Next steps for the Social Housing Fund with DESNZ



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Energy manager,
Magna Housing

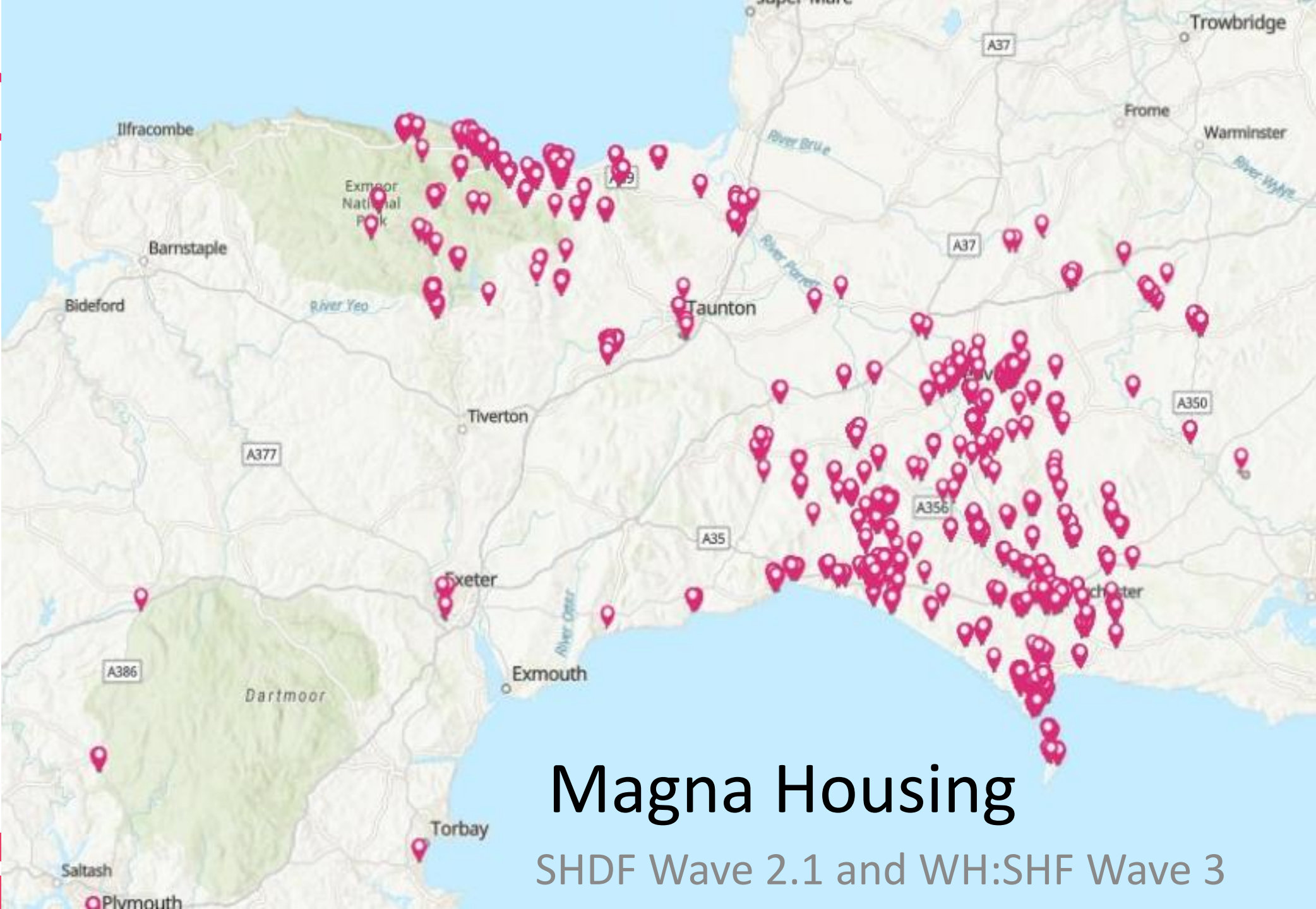


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Head of policy for the warm
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DESNZ



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Founding director,
Ksquared

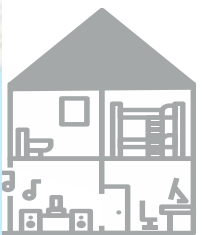




Magna Housing

SHDF Wave 2.1 and WH:SHF Wave 3

#team





Bid history

Pre SHDF

Wave 2.1

1. Size of bid
2. Choices made
3. Reasoning
4. Putting the bid together

Wave 3

1. What changed for Magna?
2. Scope and ambition
3. Widening knowledge
4. Team effort



Progress of Wave 2.1



- Resident engagement
- Contractor relationship
- On-site issues
- Issues beyond our control
- Consortium working
- Where we need support





Challenges for Wave 3

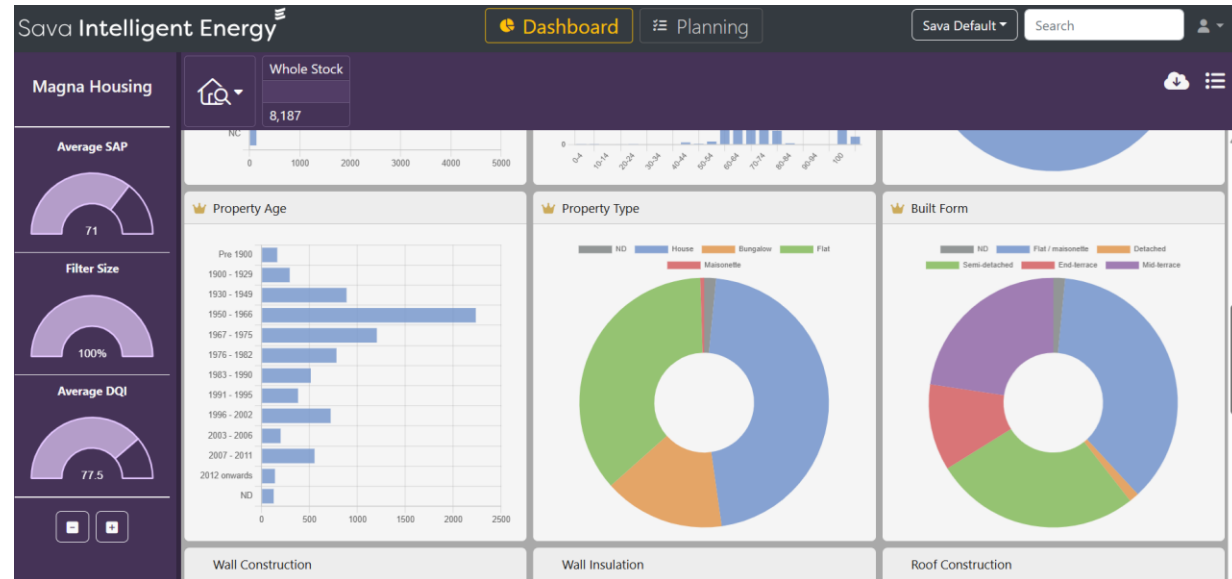
- Greater scale
- Supply chain and contractor capacity
- Flexible finances
- RdSAP10
- Contract management
- Emphasis on evaluation
- Turning retrofit into BAU





Lessons Learnt

- Strategic lessons
- Tactical lessons
- Data and modelling
- Engage early
- Resources
- Relationships
- Consortium working
- Lessons for others?





Tips

Bidding

- Data, data, data
- Widen the internal understanding
- Ask for what you need
- Tell your story
- Be ambitious, but realistic

Delivery

- Know what is required- when and by who
- Understand PAS- fill your gaps
- Learn to be agile- including financially
- Don't be in a silo- reach out
- Project comms





Thank you



Ksquaredⁱ



Chartered Architects

ARB

Programme Leads

Project Managers

Retrofit Coordinators

PAS2035 – BS 7913

Social Enterprise

Driven by Impact

Finance... blended model...



Finance... blended model...





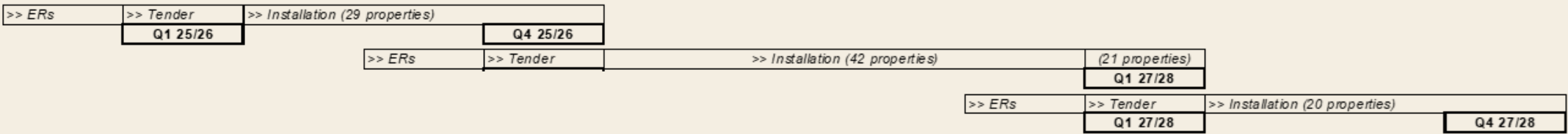
Grants... requirements...

Grant provider requirements, caveats & route to entry

Engagement

Evidence

FY 24/25			FY 25/26					FY 26/27					FY 27/28					FY 28/29																		
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG		
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		£217,500.00		£315,000.00		£307,500.00	£840,000.00
£0.00		£217,500.00		£315,000.00		£307,500.00	£840,000.00
		£113,982.37		£29,188.26		£5,064.73	£148,235.36
£34,800.00		£79,182.37		£29,188.26		£5,064.73	£148,235.36
		£0.00		£0.00		£0.00	£0.00
		£331,482.37		£344,188.26		£312,564.73	£988,235.36
		34%		35%		32%	100%
£34,800.00		£296,682.37		£344,188.26		£312,564.73	£988,235.36
4%		30%		35%		32%	100%

Grants... one does not fit all...

Understanding and enabling decision making

Eligibility

Viability

	FY 24-25		FY 25-26	
	Jul – Sep 2024	Oct – Dec 2024	Jan – Mar 2025	Apr – Jun 2025
No. of properties identified	-/+ 170	SHDF (W3) submit tbc	SHDF (W3) determine	SHDF (W3) mobilise
	SHDF (W3) prep			
	-/+ 57	HNES (8) submit end of Oct	HNES (8) determine	
	HNES (8) prep			
	-/+ 308	GHNF enquiries	GHNF submit end of Jan	
	GHNF enquiries			
	-/+ 13	ECO4 prep	ECO4 submit end of Mar	ECO4 determine
	ECO4 prep			
	-/+ 13	GBIS prep	GBIS submit end of Mar	ECO4 determine
	GBIS prep			

SHDF target:

HNES target:

ECO4 / GBIS target:

North River Alliance...



Proven purpose with shared values

Better together collaborative nature

Growth knowledge sharing

Opportunities access to grants

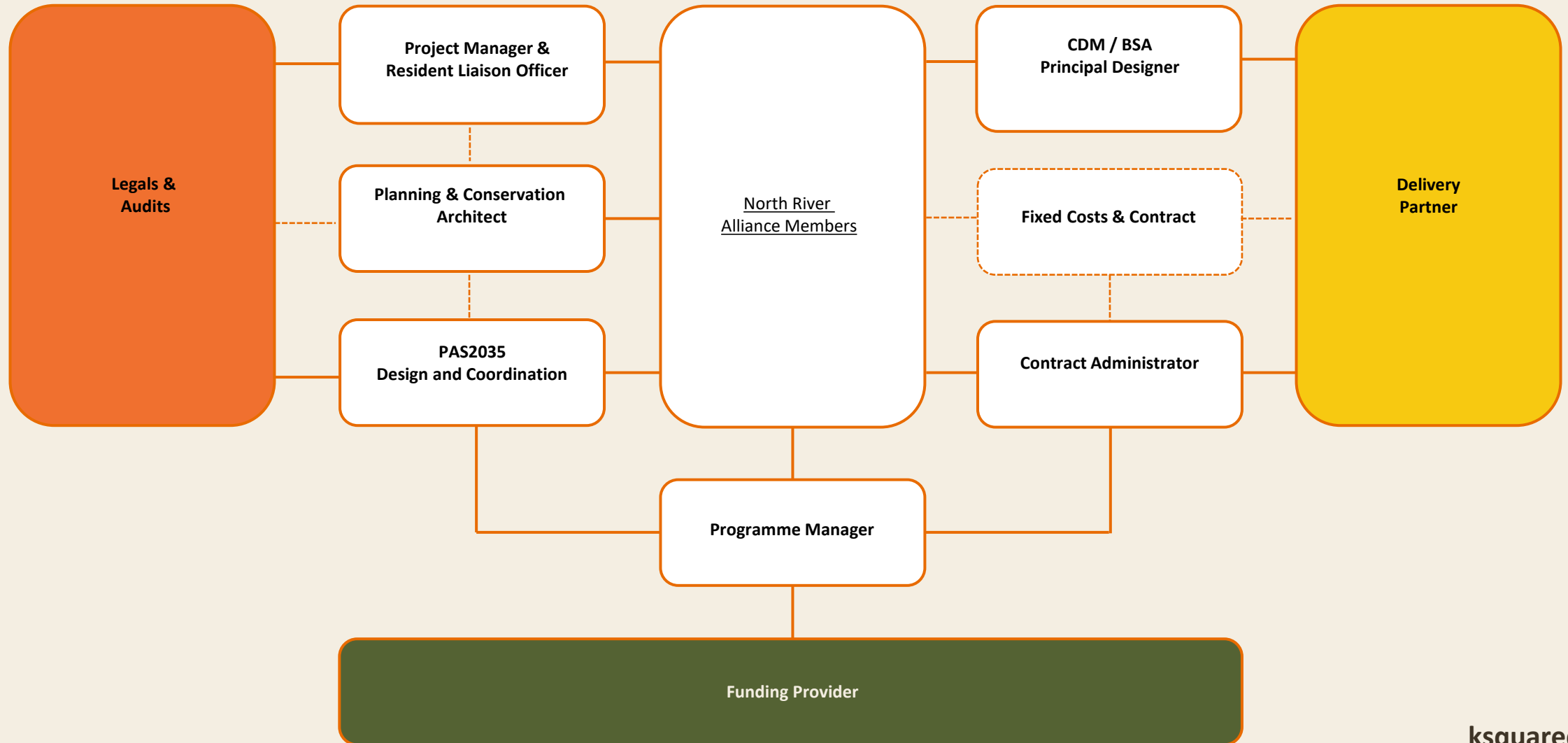
Value economies of scale

Location similar stock

North River Alliance...



North River Alliance... delivery vehicle

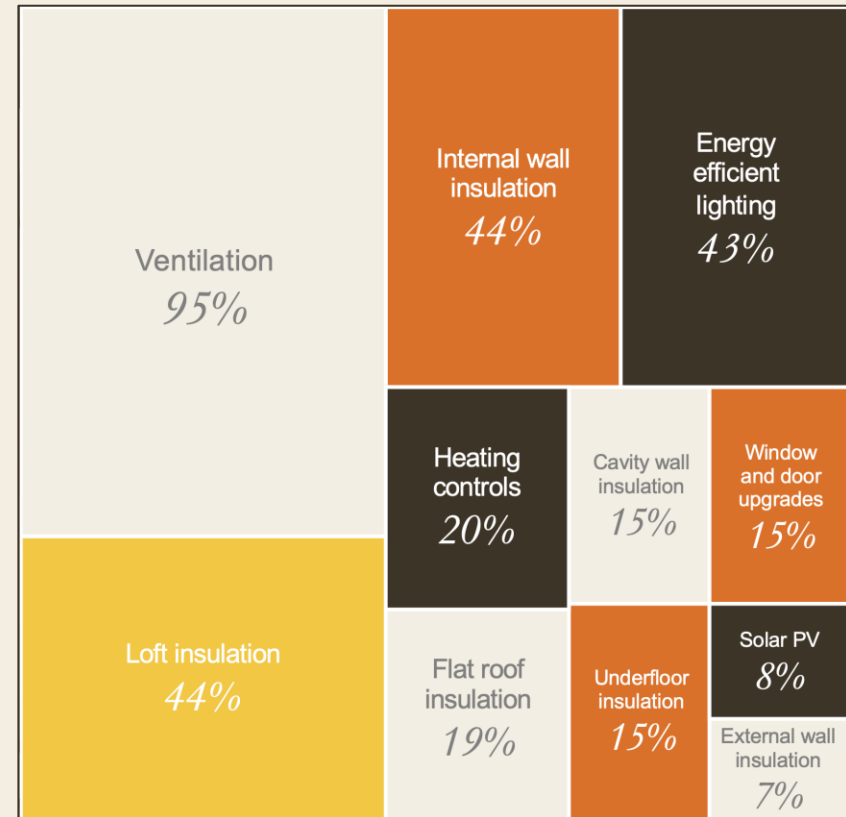


Measures... people first...

What retrofit measures are being installed

People first

Sequencing of measures



Barriers... are 3 enough...

The biggest challenge to retrofit upgrading our built environment is

Barriers to entry

Barrier to exit



Thank You