

RETROFIT VHE

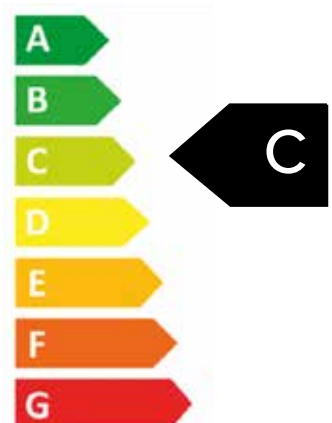
VICTORIA
HOUSING
ESTATES



As per Choice's Sustainability and Energy Strategy we are committed to: **Achieving a minimum EPC Band C energy efficiency rating across 65% of our E, F & G properties.**

In 2022-23 Choice completed a validation exercise of our existing EPC Band E-G properties.

In this exercise Choice discovered that 64% of E, F & G properties had received sufficient works via our Planned Maintenance Programme to achieve a higher rating (2% B / 58% C / 40% D).



Of the remaining 78 Band E-G, Choice completed retrofit works on 5 properties in 2022-23.

Our first five retrofits were completed as part of our ongoing refurbishment project for legacy Victoria Homes properties.

In all five instances, Choice made energy efficiency improvements that increased the EPC Band from E/F to a Band C.

MEASURES TAKEN:

1. Cavity wall insulation fill.
2. Increased loft insulation.
3. Windows and doors replacement.
4. Condensing gas boiler install with dual zone and heating controls.
5. 100% low energy LED lighting.

THESE MEASURES RESULTED IN:



Average energy usage of 377kWh/m² /Year
reduced
to 206kWh/m² /Year

74%

74% reduction in operational CO₂ emissions



18.98 Tonnes CO₂ emissions per annum

45%

improvement in energy efficiency

C

Average EPC increase of 25 points

In 2023/24, Choice's retrofit focus will be to perform three deep retrofit trials and prepare a wider programme of both shallow and deep retrofits into 2024/25 whilst adding the measures above into all remaining Victoria Homes refurbishments as a minimum.



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