

# INCORPORATING SAVA INTELLIGENT ENERGY INTO OUR RETROFIT PLANNING



**During 2022/23 Choice incorporated IE into our retrofit planning process to identify workplans to 2030, 2040 & 2050.**

IE utilises data from EPCs and our Asset Management database to perform detailed calculations of the energy performance of our stock. In addition to the high level information that an EPC provides, IE assesses the measures that can be taken to reduce Carbon emissions and tenant energy bills towards specified targets. Using building specific details such as fabric construction, space heating and low/zero Carbon technologies, IE models retrofit scenarios suited to Choice.

**Sava Intelligent Energy (IE)** provides calculation, analysis and improvement planning for reducing energy and carbon emissions in housing.



This complements Choice's sustainability & energy strategy 2022-25 which includes a retrofit commitment to:

**4a. Achieve a minimum EPC Band C energy efficiency rating across 65% of our E, F & G properties**

Choice use IE to model desk-based retrofit scenarios for our EPC Band E-G stock. This allows us to see which properties can theoretically achieve a minimum of EPC C by 2025. Looking to the future, Choice can use IE to calculate what the highest theoretical banding or energy efficiency would be using current methods of energy efficiency, i.e. properties could achieve nZEB or net-zero status. IE also provides an estimated retrofit cost based on industry benchmarks which allows Choice to see which properties are the most cost effective to retrofit.

Using the analysis and modelling within IE, Choice identify properties that will proceed to a physical retrofit assessment from our PAS2035 certified colleagues. As IE can provide high level analysis at the touch of a button, Choice colleagues can make sound judgements about which properties represent the best opportunities without having to survey every single one.

With respect to our net-zero target by 2050 and our commitment to maintain a 1.5 Celsius Carbon reduction trajectory to 2030, IE will play an important role in helping Choice understand which properties in our portfolio are at risk of failing to meet these goals.

Where credible pathways to net-zero are available Choice will utilise IE to form cost projections that inform our future budgets. Both activities will allow Choice to make significant steps towards net-zero planning and ensure that we are capable of delivering a just transition to net-zero that delivers value for money for our tenants.



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