



# Retrofit Empty Homes Action Partnerships - REHAPs

Feasibility Study

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*Funded by Esmee Fairbairn Foundation*



# A bit of background....



## Building on earlier research

- 2016 - 19 : six demonstration projects
- Absolute beginners to well-established groups
- Delivering so much more than housing
- Creative partnerships & collaborations
- Building back better - starting with communities



### Homes completed 2016 - 2019

No units completed	65
Local volunteers engaged in works	644
Volunteers housed	20
Total funding achieved	£3,091,215.00

# Retrofit Empty Homes Action Partnership - REHAP



**A one-year feasibility study to test and evaluate the viability of three-year local community-led Retrofit Empty Homes Action Partnerships.**

Retrofit Empty Homes Action Partnerships (REHAP) aim to retrofit empty homes, deliver onsite green skills training and build local supply chains and markets, which together will help drive action on climate change at the local level.

Westminster government funding to has been top down.

REHAPs aim to:

- Build local infrastructure and skills
- Address local priorities
- Increase the supply of affordable low-carbon housing
- Provide evidence to lobby for government funding

# The REHAP feasibility study



Working with four areas in northern England:

Craven District

Leeds

Rochdale

Preston

## Timetable

June 2022

Project started

May 2023

Final report completed

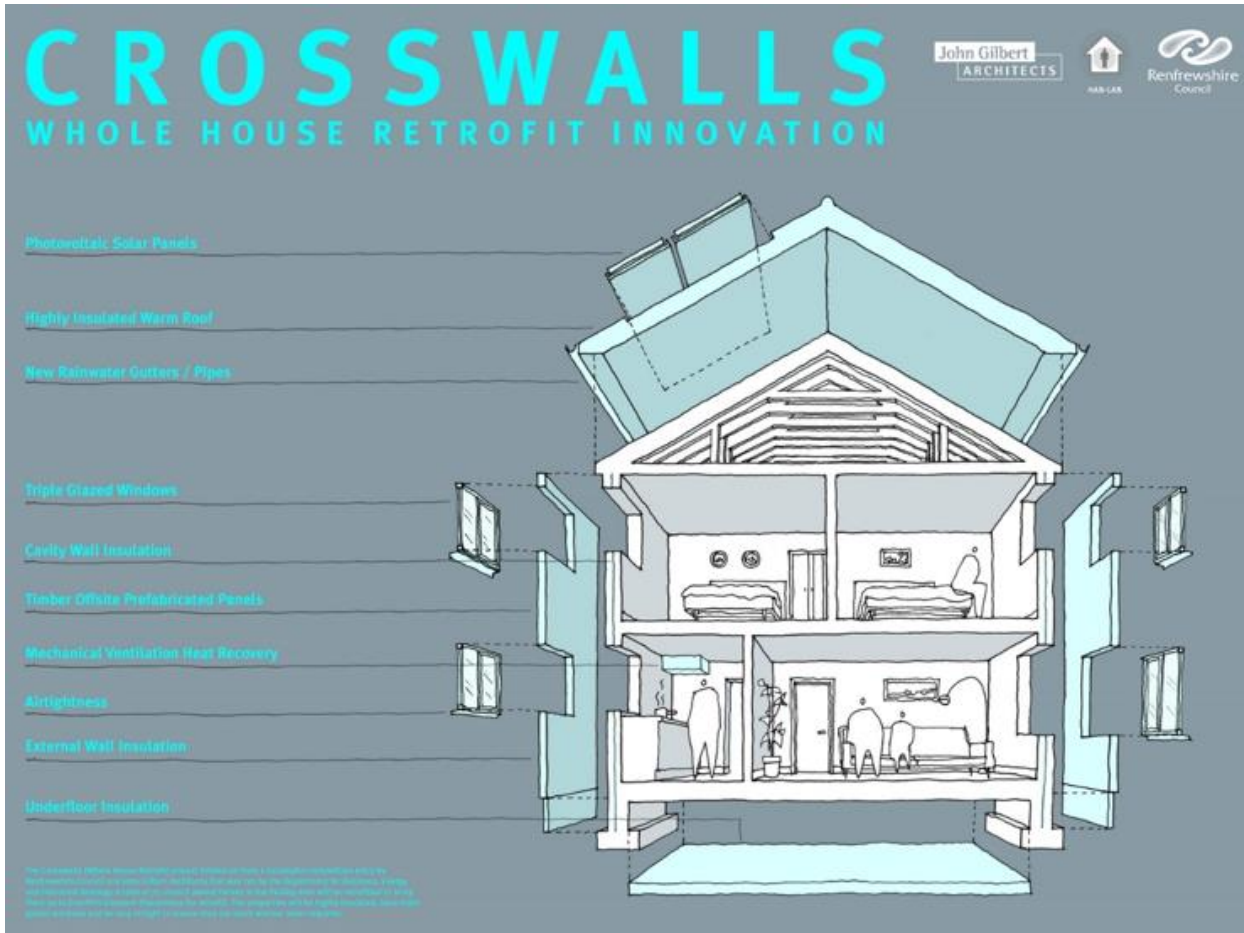
June/July 2023

Apply for funding to test the framework over three years

# Fabric-First Retrofit...



...involves this:



# Retrofitting Empty Homes

## PRO's

- The property is empty! - no decant or residents to work around
- Being renovated anyway
- Can provide onsite training
- Can test materials
- Increase supply of low-carbon housing and address fuel poverty - attracts funding

## CON's

- The property is empty - no occupant to attract funding
- Issues re access and ownership

# Developing a framework for action



**REHAP framework pulls together multi-agency partnerships  
centred on communities**

Engaging communities

Access to finance

Local authorities

Professional expertise

Access to empty homes

Quality Control

Onsite and offsite training

Supply chain

Etc.....

# The REHAP framework



## Engaging communities

- Concerned about climate change and fuel poverty
- Already organising - housing, climate, sustainable energy, environmental issues
- Can access funding

## Local authorities

- Declared climate emergency
- Net-zero targets - corporate agenda
- Leadership and enabling
- Direct and indirect funding support



# The REHAP framework

## Access to finance

- Separating retrofit from renovation costs can help identify funding streams
- Broaden scope - housing, low carbon, fuel poverty
- Public/private/philanthropic finance combo's
- Local authority - provider and broker
- Patchworks and jigsaws

## Professional expertise

- Rocket science vs not rocket science
- Expert assessment and expert evaluation
- Build on existing skills

# The REHAP framework

## Onsite and offsite training

- Onsite training - real time, hands-on learning
- Link with colleges, suppliers and specialist contractors
- Offsite training - more provision needed in assessment, evaluation and skills
- Accredited qualifications emerging

## Quality control

- PAS 2035
- Centres of excellence - including ACAN
- Local authority teams need upskilling -building control, planning, empty homes officers

# The REHAP framework

## Building the supply chain

- Underpinned by reliable demand
- Upskill existing contractors
- Developing local professional expertise
- Pepper-potting vs area-based retrofit approaches
- Social enterprise models showing their worth
- Access to reliable funding for potential customers

# Retrofitting empty homes in Scotland



**We're interested in your feedback and thoughts on our feasibility study:**

- Are there examples of good retrofit practice?
- What do you think about local area-based approaches?
- What do you think puts people off from retrofitting when it could make such a difference to their comfort at home, reduce their energy bills and lower their carbon footprint?
- Let's think creatively about funding
- What's the role of government - how should funding be directed?
- Any other thoughts, ideas, inspirations