

Your Housing Group

Trafford District Update

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Creating more places for people to thrive and be recognised as a sector leading landlord



Sustainability & Retrofitting



What are we doing?

- YHG have adopted a sector wide recognised approach of 'fabric first' improvements, as the first step towards decarbonisation of our portfolio.
- In the past 12 months YHG have introduced a dedicated Energy & Sustainability team to manage and drive forward our Sustainability Strategy.
- YHG Awarded Silver SHIFT accreditation in recognition of our environmental & sustainability considerations
- We have mobilised a sector leading energy intelligence system to help create and model the most efficient and effective way for YHG to comply with the EPC C 2030 and Net Zero 2050 targets.
- Our Recently approved Sustainability Strategy includes Key Strategic aims with specific focus on:
 - Biodiversity / Ecology
 - Climate risk
 - Energy efficiency
 - Responsible sourcing
 - Supply chain / Procurement
 - Transport / Fleet
 - Waste / Recycling
 - Water consumption

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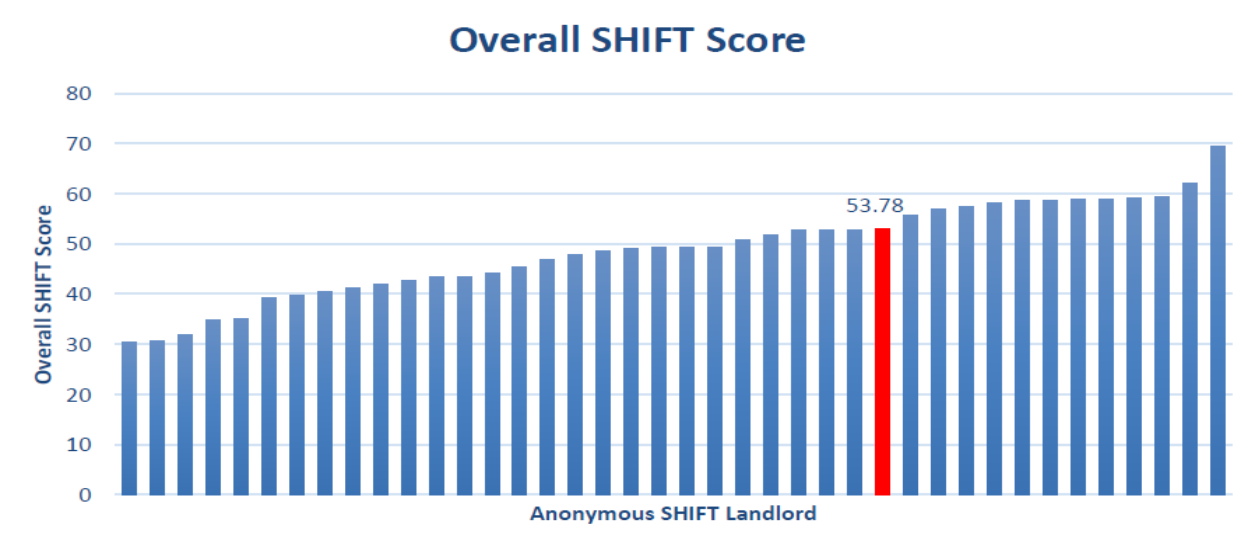
SHIFT Accreditation

Following an in-depth assessment of YHG’s current sustainability position in late December – early January, we are delighted to be awarded a Silver Accreditation from the SHIFT team.

A Silver award given at an organisations first assessment is a rarity and demonstrates the progress made by YHG in the past 12 months.

As part of the process, we have received a detailed report which will be used as a platform for service & process improvements to refine our approach in FY24.

YHG were ranked 13th out of the 40 most recent SHIFT assessments.



SHIFT

2022

SILVER

- In 2022/23 YHG and our delivery partners have installed cavity wall insulation to c.1600 properties across the North West and surrounding regions, utilising ECO3 & ECO4 funding totalling £1.3m.
- YHG were successful in bid for SHDF Wave 1 funding in consortium with GMCA. 105nr properties have been retrofitted in the Greater Manchester area. **64** of these are in the Trafford District.
- Bids were also successful for SHDF Wave 2.1 with GMCA & LCRCA. A total of 276nr properties will be retrofitted as part of the project **82** of which are in the Trafford District.

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What does this look like for Retrofit in Trafford?

- Below is the EPC ratings for our entire portfolio in the Trafford District. Whilst 1,156 of the 1,772 properties in the district are band D (national average) or below, only 97 are in band E-F. Those properties in bands E-F will see works carried out very early into our Retrofit energy efficiency Improvement programme.

Score	Energy rating
92+	A
81-91	← 2 B
69-80	← 633 C
55-68	← 1059 D
39-54	← 96 E
21-38	← 1 F
1-20	

As part of our strategic planning, we have modelled the energy efficiency improvements required in Trafford. The outcome indicates that 3,630 energy efficiency improvement measures are required to achieve an EPC C rating.

Improvement	Qty.
Cavity fill	132
Cylinder insulation	68
Cylinder thermostat	6
Draught-proofing	366
External wall insulation	411
Flat roof insulation	104
Floor insulation	563
Gas condensing boiler	1
Glazing only improvement	115
Loft insulation	820
Low energy lights	97
Photovoltaics	9
Remove secondary heating	23
Secondary glazing	463
Storage heaters	7
Upgrade existing boiler	36
Upgrade heating controls	27
Window replacement	382
Grand Total	3630

EV Charging

- In 2023 YHG introduced new procedures to allow customers with adequate parking arrangements to have their own EV charging facilities installed on their homes.
- For Customers in our Older Persons Schemes, Retirement Villages and flats we aim to install dedicated EV parking bays as part of our commitment to achieving Net Zero.

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Development

- We are working with specialist design consultants Complete Sustainability to develop six pilot plots using identical house types to understand new construction techniques and technologies.
- As part of this exercise, we will be assessing impact on capital costs, maintenance costs and on-going affordability for future customers. **A key goal is to improve the net financial position on the customer through the delivery of these homes.**
- 2nr - Building Regulations Part L (2022)
- 2nr - Future Homes Standard 2025
- 2nr - Net Zero Carbon (operational)
- Although it won't be constructed as part of the project, Complete Sustainability have also modelled a Passivehouse house type in their report which YHG can consider alongside the other 6 plots.
- Complete Sustainability have modelled a fabric first approach, using air source heat pump technologies and renewables such as Solar PV where needed. It is expected that once built the properties will be allocated to customers who will be willing to participate for a limited period of time in some future monitoring and impact on lifestyles.

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Research & Development

at Edgefield Green

The
Rosewood



Your
HOUSING GROUP

General Specification (Part L1A 2016 +9%)

B	EPC Rating
15.82	Carbon Emissions
-	Energy Use Intensity <small>Without PV Panels</small>
-	Energy Use Intensity <small>With PV Panels</small>
£1,684.73	Annual Running Cost*

- ✓ Electric car charger
- ✓ B-rated boiler
- ✓ Fabric first



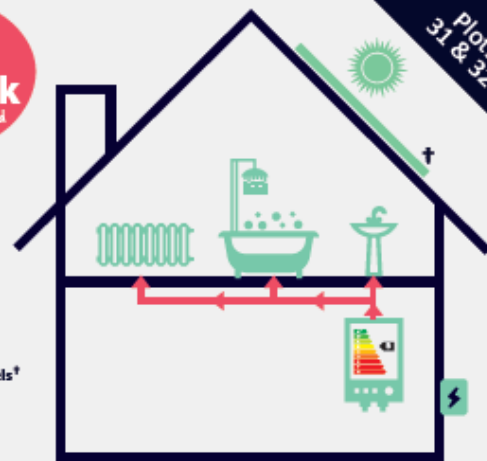
Part L 2022

Costs
circa
+£10k
more to build

1 PV panels on Plot 31 only

B	EPC Rating
9.44	Carbon Emissions
103.617	Energy Use Intensity <small>Without PV Panels</small>
101.53	Energy Use Intensity <small>With PV Panels</small>
£1,254.36	Annual Running Cost*

- ✓ Electric car charger
- ✓ B-rated boiler
- ✓ Fabric first
- ✓ Photovoltaic solar panels*



Plots
31 & 32

Future Homes 2025 Standard

Costs
circa
+£15k
more to build

B	EPC Rating
3.53	Carbon Emissions
58.77	Energy Use Intensity <small>Without PV Panels</small>
-	Energy Use Intensity <small>With PV Panels</small>
£1,664.18	Annual Running Cost*

- ✓ Electric car charger
- ✓ Fabric first
- ✓ Air source heat pump



Plots
35 & 36

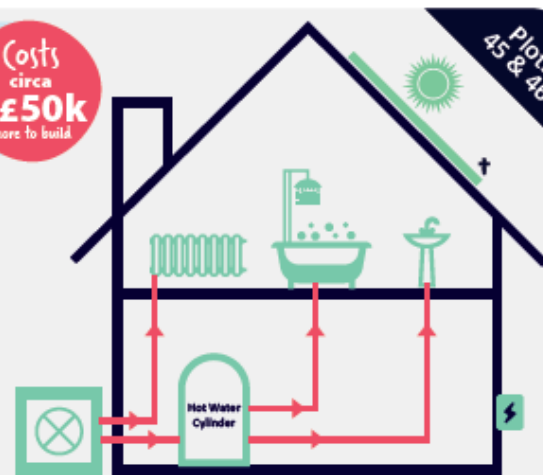
Carbon Net Zero In Operation

Costs
circa
+£50k
more to build

PV battery storage on Plot 45 only*

A	EPC Rating
-0.24	Carbon Emissions
6.1159	Energy Use Intensity <small>Without PV Panels</small>
-0.5741	Energy Use Intensity <small>With PV Panels</small>
£165	Annual Running Cost*

- ✓ Electric car charger
- ✓ Photovoltaic solar panels with battery storage*
- ✓ Air source heat pump
- ✓ Triple glazing
- ✓ Fabric first



Plots
45 & 46

Thank you
Any questions?

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