

GOOD PRACTICE EXAMPLES IN HARINGEY

METROPOLITAN HOUSING TRUST - Delivering Carbon Reductions by Energy Efficiency

Metropolitan Housing Trust London (MHT London) is a registered social landlord, which has a large property base in Haringey. In 2004, with 600 hard-to-treat homes with very high reactive repairs costs, the MTH decided to run a rolling retrofitting programme to achieve typical carbon savings of 45%.

The works, as described above, deliver CO₂ reductions through the primary route of energy efficiency. High levels of insulation (including floor and solid wall), efficient heating systems, double glazed windows and low energy lighting provide the most cost effective means of reducing CO₂ and focus on getting the basics of building performance right. The programme decants the residents for a period of approximately 14 weeks, during which time the property undergoes significant works, including:

- 300mm Loft insulation
- 100mm floor insulation under suspended timber floors
- Cavity wall insulation (where applicable)
- 60mm internal wall insulation
- Double glazed windows (often double glazed timber sash windows due to conservation area restrictions)
- Sound insulation between flats
- Complete electrical rewiring
- Necessary structural works
- Complete central heating upgrade including A-rated condensing combi boiler, TRVs and roomstats
- Low energy lighting
- New carpet or laminate flooring
- Water butts and garden improvements where appropriate
- Resident-designed kitchen and bathroom replacement and complete redecoration in colours of residents' choice

The programme has delivered over 300 of these refurbishments so far, with 62 in the last 18 months, typically achieving the following results:

- SAP rating of 80
- Primary energy use of 164 kWh/m² per year
- Carbon emissions 2.3 tonnes per year which, across the programme, amount to over 140 tonnes/year in the last 18 months.

PEABODY TRUST GOOD PRACTICE EXAMPLE IN HARINGEY - Reducing Carbon Emissions By 80% In Existing Housing Stock

Peabody Trust is working on a project with the aim to demonstrate how to achieve 80% reductions in the CO₂ emissions of the existing housing stock. The Trust is working with the HTA Sustainability & Innovation Design Consultants which are winners at the British Homes Awards 2010.

Peabody Trust who manage more than 19,000 homes across the capital wanted to assess how to treat some of their more modern housing stock, built in the 1970's and have chosen a terrace of four dwellings in Elizabeth Place, Haringey N15 to pilot the project.

The project aim to aim to reduce carbon emissions by 80% in existing housing stock by retrofitting homes to be energy efficient. Key retrofit features of the project will include:

- Insulating the dwellings from the outside,
- Replacing windows with high performance versions,
- Replacing individual heating systems with a communal system which will be housed in a small boiler room at the end of the terrace, and will feature a large hot water store fed from a shared solar thermal system
- Installing a photovoltaic array

The main internal works will be to install a Mechanically Ventilated Heat Recovery system. This will contribute to reducing the heating demand in the winter months and will provide background ventilation to the kitchen and bathrooms all year around.

This project is part of the Retrofit for the Future Programme, funded by the Technology Strategy Board. The project gained Planning Permission in June and will commence in August 2010 & will be monitored by the Energy Savings Trust for one year after completion.

For more information: www.hta.co.uk