



Scaling retrofit in a changing landscape

Adam Masters – Assistant Director Environment & Sustainability

adam.masters@stonewater.org

About Stonewater

- 40,000 homes / 93,000 customers
- Build 1,000 new homes each year
- General needs and specialist accommodation



Grant Funded Programmes

SHDF Wave 1 – 70 homes - £650k grant

SHDF Wave 2.1 (2023/25) – 800 homes - £9.1million grant

WH:SHF Wave 3 (2025/28) – 1,620 homes - £18.7million grant

WMCA Devolved Funding (2025/28) – 250 homes- £1.2million grant

Stonewater's Approach



EPC C by 2030

Fabric (CWI, loft, windows and doors)
Efficient Heating
Solar PV



Worst first approach across postcode areas



Regional programmes

Evolving approach

Resource

Data / Property
Selection

Approach to
programme &
funding

Procurement

Delivery Models

Delivery Models

Turnkey – Sub-contracted PAS2035

Pro's:

- One point of contact
- Independent co-ordinators

Con's:

- Lack of client control
- Difficult to monitor
- Delays

Turnkey – Employed PAS2035

Pro's:

- One point of contact
- Contractor takes ownership
- Quicker delivery and lodgement

Con's:

- Lack of client control
- No independent oversight

Client appointed PAS2035

Pro's:

- Independent measure selection
- Client drives intended outcomes
- Independent oversight of PAS journey
- VFM

Con's:

- Greater stakeholder coordination
- Split liability

Changing Landscape

Targets

Min. EPC C

Min. EPC C
+
Fabric Efficiency

Fabric Efficiency
AND / OR
Heating Efficiency
AND / OR
Smart Readiness

Standards

Wild West

PAS 2030 / 2035
Trustmark

Proposed Consolidation
of accreditation bodies

Measurement

SAP 9.94

SAP 10

Home Energy Model
New EPCs





KEEP
CALM
AND
CARRY ON
RETROFITTING

Thank You

contact: adam.masters@stonewater.org