



NIFHA

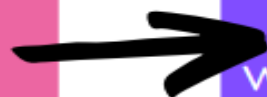
Decarbonising social housing in Northern Ireland

Housing Ireland Conference
6th March 2024, Dublin

Housing Associations in Numbers - Northern Ireland



Over **3300** people
directly employed by
Housing Associations



Contributing
85 million in
wages and salaries to the
local economy

1,449 new social
homes completed
across **82** schemes



£1.471 billion
total borrowing
invested

Source: NIFHA 2023 Sector Global Accounts

Housing Need

As of 30th September 2023, there were **45,615** applicants on
the waiting list.

33,587 of these applicants were in housing stress.

Source: Department of Communities Housing Bulletin July - September 2023

NIFHA members
provide over

59,300

homes across
Northern Ireland



NEWS

Warning Northern Ireland is falling behind in retrofitting homes to improve energy efficiency

It comes as a £1.25 billion scheme was announced for England and Wales

SHARE



BY CONNOR LYNCH

10:32, 30 DEC 2023 | UPDATED 10:33, 30 DEC 2023



Northern Ireland 'standing still' on retrofitting homes without executive, warns NIFHA

NEWS 21.12.23 1.00 PM
BY GRAINNE CUFFE

Northern Ireland is "standing still" on decarbonising homes, the Northern Ireland Federation of Housing Associations (NIFHA) has warned.



Recent Press

Our 6
manifesto asks
include...



3 - Support for Housing Associations to Lead on Retrofit and Decarbonisation

Housing Associations are calling for assistance for the sector to allow us to achieve our Net-Zero targets. Investing in Housing Associations to lead the way on retrofit and decarbonisation will bolster job creation and supply chains as well as support the energy efficiency of our homes. This is fundamental to reaching the targets outlined in the Climate Change Act but will also be pivotal to reducing energy bills for tenants.

Over 145,000
social homes
across
Northern
Ireland



60,000

Housing
Executive

85,000

NI Housing Association Stock: EPC Ratings



- We received data on 44,225 homes for 2022 and the data was extrapolated to provide estimates on EPC performance for all 57,300 housing association homes.
- The majority of NI housing association homes have been built since 2000 (around 58%) and as such are relatively modern. To bring the rest up to an EPC band C or D will require fabric improvements to increase insulation and air-tightness, along with more efficient and low-carbon heating systems.

EPC Rating	Estimated Stock	Percentage
A	409	0.71%
B	19,935	34.79%
C	23,801	41.54%
D	10,100	17.63%
E	2,577	4.50%
F	457	0.80%
G	21	0.04%
TOTAL	57,300	100%

77% of housing association properties already achieve EPC band C or above, leaving 22.97%, or around 13,200 homes requiring upgrades to meet a minimum of Band C. If band B was the preferred option, then 36,956 homes would require retrofitting.

**based on 2022 figs*

NI Housing Association EPC Ratings



Need for action...



The key driver behind decarbonisation is the renewed focus toward climate action measures which seek to create a sustainable future in Northern Ireland.

Targets set by The Climate Change Act (Northern Ireland) 2022 includes a 100% reduction in greenhouse gas emissions by 2050, with an interim target of reducing net emissions by 48% by 2030.

Estimation is that Housing accounts for 12% of NI emissions

Climate Act stipulates the appointment of a NI Climate Commissioner by Summer 2024



The UK government's Social Housing Decarbonisation Fund (SHDF) is aiming to bring all social housing up to EPC C by 2030.



March 2023, over £1.4 billion awarded to Local Authorities and Housing Associations for 'fabric first' retrofit work



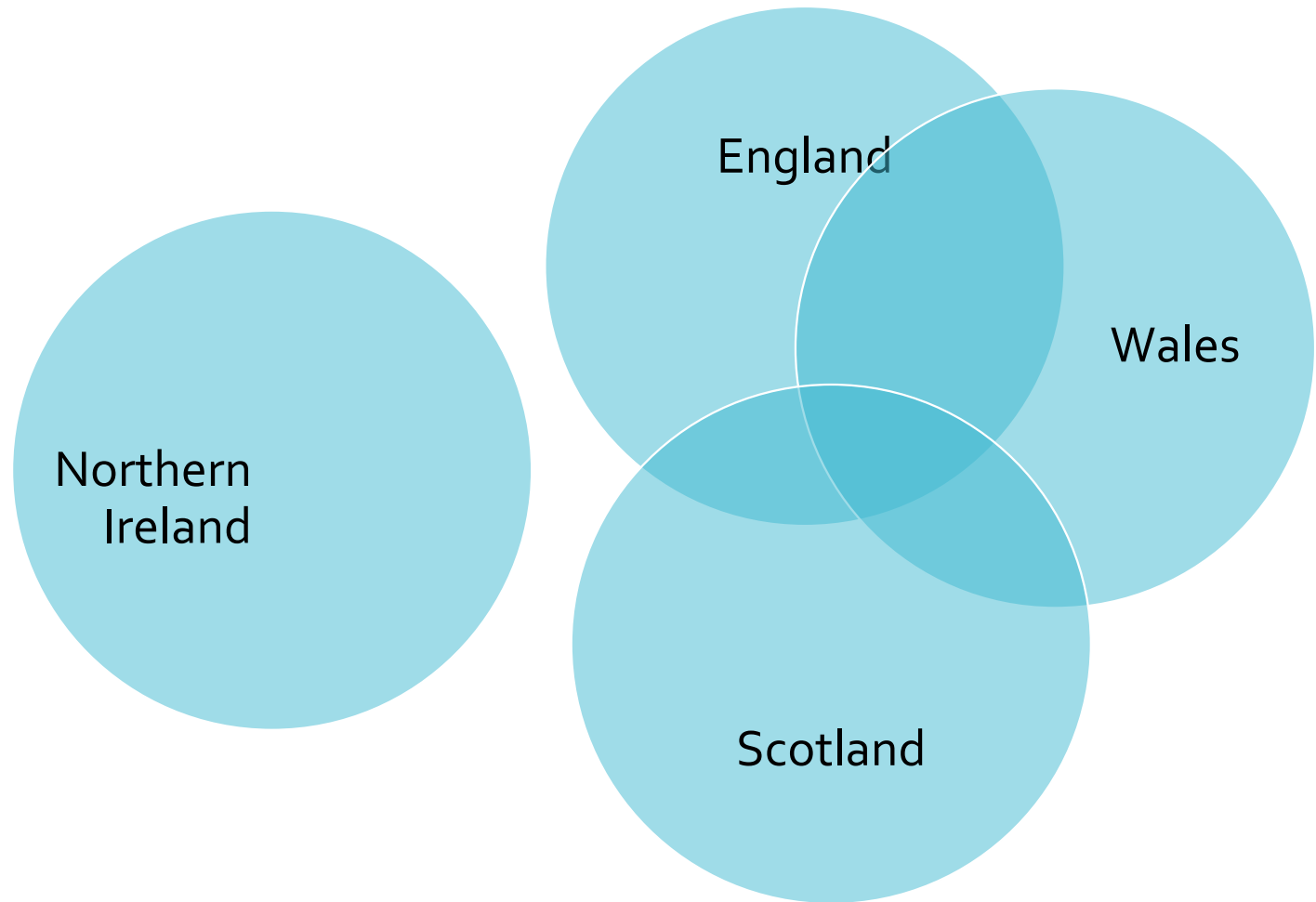
Funding will be used on off-gas grid homes with an EPC rating of D or below



However...

UK Social Housing Carbon Reduction Scheme

* Not available
in NI



No
Executive
for 2 years



Taking the initiative



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

Choice completed retrofit works on 6 properties in 2022-23. Our first six retrofits were completed as part of our ongoing refurbishment project for legacy Victoria Homes properties.

In all six instances Choice made energy efficiency improvements that increased the EPC Band From E or F to a Band C. Measures taken:

- Cavity wall insulation fill.
- Increased loft insulation.
- Windows and doors replacement.
- Condensing gas boiler install with dual zone and heating controls.
- 100% low energy LED lighting.

choice 
Together we enrich lives

Results



74% reduction in operational CO₂ emissions



18.98 Tonnes CO₂ emissions per Annum less



Average EPC increase of 25 points.



45% improvement in energy efficiency.



Average energy usage of 377kWh/m²/Year reduced to 206kWh/m²/Year

Next steps



Housing Associations conduct an approved pilot fabric first project



Agree definition, and verification of work



Collaborative work with government and construction industry to ensure supply chain prepared



Labour force to deliver the work



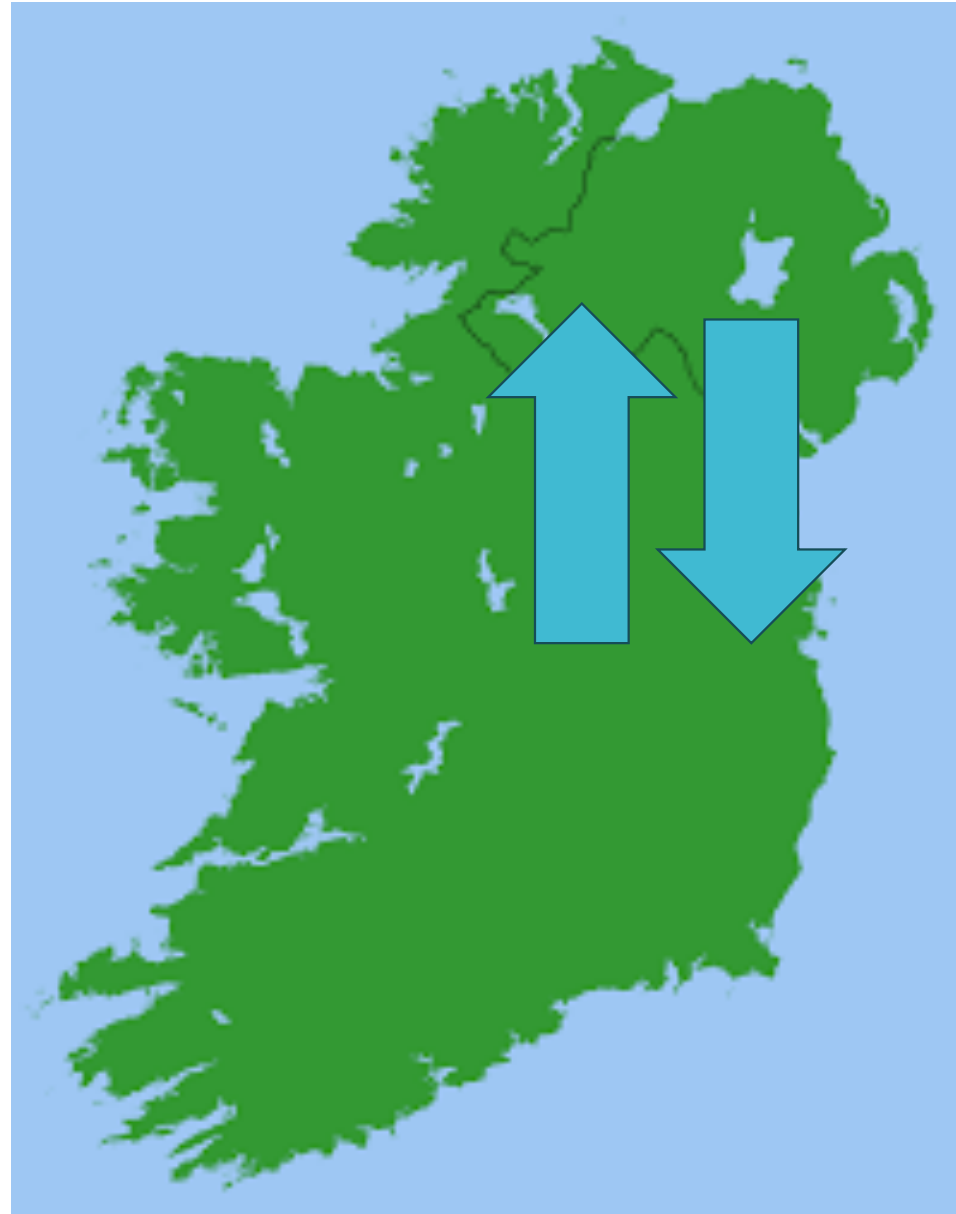
Access FTC funding



Results used to pursue a grant funded scheme for stage 2

Critically
Important...

All Island
Collaboration



Thank you



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