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# **Carlow Kilkenny Energy Agency**

## **Local Authority Housing – An effective management system**

SERVE Conference - Nenagh

Thursday, 4<sup>nd</sup> October 2012

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# Carlow Kilkenny Energy Agency

- Established by: Carlow and Kilkenny Local Authorities
- Independent not for profit Energy Agency.
- Supported by:
  - Kilkenny LEADER Partnership and
  - Carlow County Development Partnership.

Provide sustainable energy information and services to the people of Carlow and Kilkenny, to local businesses and community groups and to the Local Authorities.

Currently 2 full time staff – plan to grow and develop into a sustainable quality employer in Carlow Kilkenny region.

# Contents

- Challenges of Retrofit
- VFM/ BER led Approach
- Results to date in Tippearary
- Future Plans
- Key Questions for discussion

# Key take outs

- BER led upgrades = value for money
- Training, accountability and standards
- Future integrated approach
- 74% of buildings in use in 2012 will remain in use for 2050
- One chance so must do it right.

# The Challenge

## Initial status:

- Limited knowledge of retrofit and TGD
- Poor contractor workmanship
- Limited budget & poorly forecasted work
- Fuel poverty, thermal comfort, tenant knowledge, procurement pressure

## The Challenge in Tipperary:

- Retrofit 4000 houses to ~C1
- Achieve value for money
- Eliminate fuel poverty and improve health

# Options

A word cloud featuring various terms related to construction, HVAC, and energy efficiency. The words are arranged in a circular pattern and vary in size and color. The colors include shades of green, blue, yellow, and brown. The words are: Control, boiler, Rating, Energy, Quality, External, Condensing, pellet, Argon, Acrylic, appliance, Low, Coating, returns, T-tied, Stat, Krypton, Tank, Cylinder, 2500mm<sup>2</sup>, Insulation, Walkway, Insulated, Fixed, Agreement, BER, price, maintenance, Drylining, Tender, Jacket, Render, Thermostat, Part-F, Cert, wood, DEAP, UValue, Contractor, Works, rockwool, Department, Combustion, and Contractor.

Control  
boiler  
Rating  
Energy  
Quality  
External  
Condensing  
pellet  
Argon  
Acrylic  
appliance  
Low  
Coating  
returns  
T-tied  
Stat  
Krypton  
Tank  
Cylinder  
2500mm<sup>2</sup>  
Insulation  
Walkway  
Insulated  
Fixed  
Agreement  
BER  
price  
maintenance  
Drylining  
Tender  
Jacket  
Render  
Thermostat  
Part-F  
Cert  
wood  
DEAP  
UValue  
Contractor  
Works  
rockwool  
Department  
Combustion  
Contractor

# Approach

- Ask a good BER assessor the right questions...
  - Tender & panel of good BER assessors
  - Order of value for money upgrades to achieve C1 or similar
  - Standard report (schedule of works for tender)
  - Standard specification
- Ensure everyone understands answers...
  - Training session for BER assessors, LA Staff
  - Training session for contractors

# Specification

- Specification
  - Local authority specifications
  - HES code of practice
  - Building Regulations
  - TEA and LA Experience
  - *DoEHLG retrofit code of practice*
- Improvement sessions with:
  - BER assessors
  - LA Clerk of Works and Engineers
  - Contractors



# Summary

- Tipperary Housing Sections Group
- TEA technical advice
- BER panel in place
- Methodology of identifying cost effective works
- Standard work requirements
- Contractor seminars and training
- Quality Control training for Clerk of Works

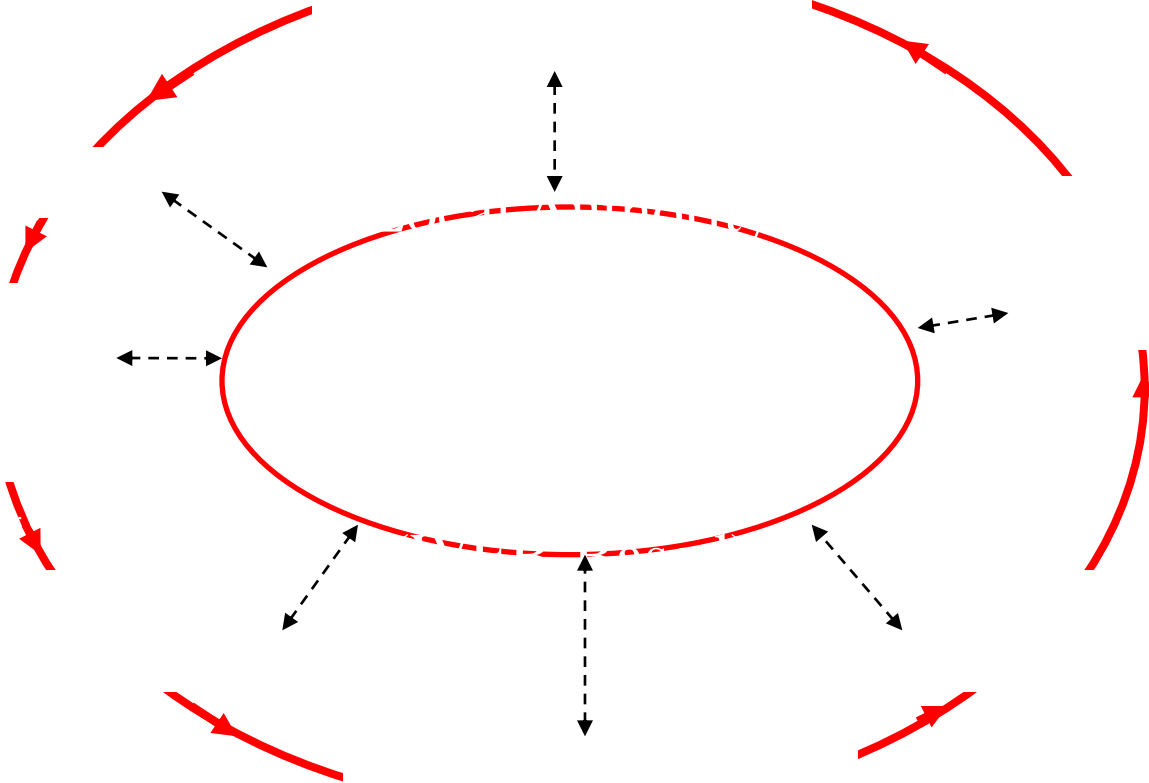
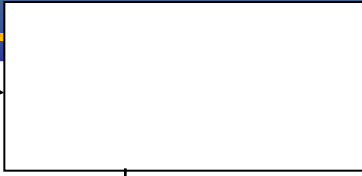
# Results: 2010/ 2011

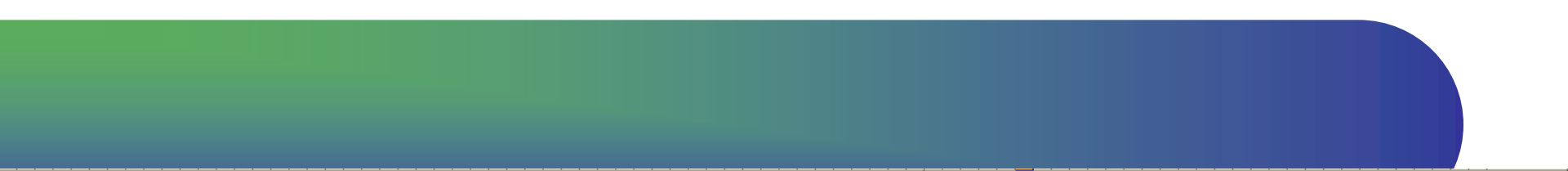
- Tipperary local Authorities retrofitted c. 350 dwellings.
- 93% of dwellings from G/ F to a C1.
- 5% C2/C3 (mainly small floor area)
- Average price ~ €8,000 - €9000
- C. 50 Contractors
- 10 BER assessors
- Significant Work!!!

# Further issues

- Still poor standards from contractors
- Ventilation in poorly heated homes
- Oil based systems @ €1/liter – Alternate needed
- Tenant education / input
- Tendering is a significant admin burden on large Local Authorities
  - Tendering, even in lots
  - TCC/ C2/ H&S
  - Clerk of works time to audit QA (1 per 50 houses)

# Solutions for 2013





TEA

Local Authority Housing Section

Tenant Liaison Officer / Admin

Building Professional

Contractor



# Desktop Interface

## Local Authority Social Housing Upgrade Management System

[LASHUMS](#) > Home

### Local Authority

[House List](#)  
[BP Assignment](#)  
[Tenant Survey Approval](#)  
[Tenant Works Approval](#)  
[Contractor Assignment](#)  
[Post Work Review](#)  
[Extra File Upload](#)

### Contractor

[Task Orders and Contractor Profile](#)  
[Declaration Of Works](#)  
[Task Order Change](#)

### Building Professional

[Current Upgrades and SSWP](#)  
[Survey Data](#)  
[Post Inspection](#)

### Reports

[Audit Trail](#)  
[File Browser](#)  
[Contractor Prices](#)  
[Houses - Full List](#)  
[Houses - Ready to Upgrade](#)  
[Upgrades - Full List](#)

### TEA

[Building Professionals](#)  
[Contractors](#)  
[Local Authorities](#)  
[System Options](#)  
[Upload Price Schedule](#)  
[Log In As](#)  
[Users and Roles](#)

# TEA Services for LA's

## What TEA Can do for you?

- Specification: Free on request
- Training of: LA/ BER/ Contractors
- Upgrade system from 2013
- Tenders / advice etc.

# Key Questions

- Are BER led upgrades delivering value for money?
- What level of training, accountability and standards of workmanship are out there?
- Future integrated approach – how?
- 74% of buildings in use in 2012 will remain in use for 2050? Huge retrofit market.
- One chance so must do it right – lets learn from international errors – Canada – 1980's



# Stab at a Plan for non LA Housing

- Clustering of communities.
- Community Grant applications for private low income housing.
- SME's clusters
- High specification paramount
- Live Example : Drombane community group example.

# Thank you



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