



Retrofit Basics for the Green Homes Grant



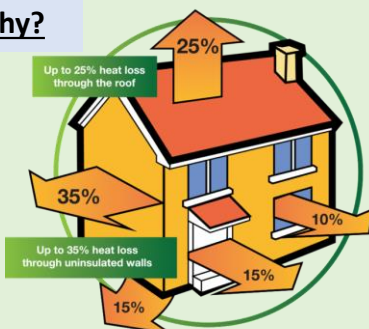
<https://highgatesociety.com/place/sustainable-living/retrofit-your-highgate-home/>

Character, Comfort and Low Carbon

Brought to you by
Highgate Society Sustainable Living
and
Muswell Hill Sustainability Group

<https://mhsgroup.org/green-open-homes-2020-online/>

Why?



Because many homes are wasting heat and cost a lot to heat

Because heat causes carbon emissions that are warming the planet

What?

The **Green Homes Grant**, a Government scheme, is one opportunity to get work done

Primary Measures

Insulation:

- **Solid wall**
- **Cavity wall**
- **Under-floor insulation** (solid floor; suspended floor)
- **Loft**
- **Flat roof**
- **Room in roof**
- **Park home insulation**

Low carbon heat (where the home is suitably insulated):

- **Air source heat pump**
- **Ground source heat pump**
- **Solar thermal**
- **Biomass pellet boiler**

Secondary Measures

Windows and doors:

- **Draught proofing**
- **Double/triple glazing** (where replacing single glazing)
- **Secondary glazing** (in addition to single glazing)
- **Energy efficient replacement doors** (replacing single glazed or solid doors installed before 2002)

Heating controls and insulation:

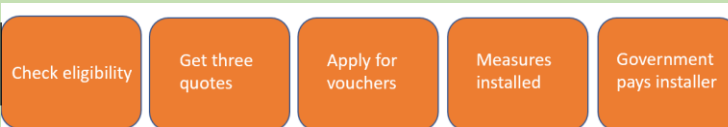
- **Hot water tank thermometer**
- **Hot water tank insulation**
- **Heating controls** eg smart heating controls, zone controls, intelligent delayed start thermostat and thermostatic radiator valves

2/3 of up to £5,000
(100% of up to £10,000
for those on benefits)

Go to <https://www.simpleenergyadvice.org.uk/pages/green-homes-grant> for full information and application

How?

A 'whole house' plan helps to identify which measures are best to prioritise.



When?

Work to be done by March 2021 so waste no time in applying. (though you never know it could be extended)

Who?

Help with understanding suitable measures (whether covered by Green Homes Grant or not).

Eco-furb <https://ecofurb.com/>

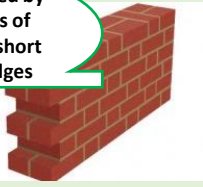
Help with checking planning permission issues – see Highgate Society link above

Installers – applying for the scheme leads to a list of eligible installers

More about popular retrofit measures

External Solid Wall Insulation

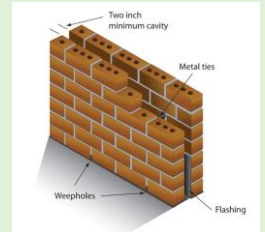
Identified by patterns of long & short brick edges



- **Cost range:** £12,000 - £15,000. **Typical savings** of £225 - £375 per year
- **Planning permission** required in conservation areas. See <https://highgatesociety.com/place/sustainable-living/environmental-planning-and-building-regulations/>
- Can have brick slips
- Likely to involve moving of fixtures e.g pipes
- Requires careful attention to detailing to avoid leaks

Cavity Wall Insulation

- **Cost range** £450 - £750. **Potential annual saving** £160
- Relevant to homes built after 1930, though some homes built between 1919 and 1930 may have cavity walls
- Vital to have professional advice that your walls are in a **suitable condition**



Internal Wall Insulation



- **Cost** approx £7,500 a room. **Typical savings** of £225 - £375 per year
- Will reduce the room size a little
- Can be done at same time as other work eg a new kitchen, and can make new electricals easier
- Will require skirting to be removed first

Solar thermal water heating

- **Cost** approx £4,000 - £5,000. **Typical savings** of £55 - £95 per year
- Will heat your hot water but does not do space heating
- Best on a south-facing roof
- Hot water cylinder needed (doesn't work with combi-boilers)



Air Source Heat Pumps



- **Cost** £6,000 - £11,000, but eligible for the Renewable Heat Incentive income for 7 years. The value of the grant vouchers would be deducted from RHI income, but the grant would reduce the cost of initial pay out.
- **Savings:** only if replacing an old inefficient boiler, or replacing oil heating.
- Works best with underfloor heating and large radiators
- Your home must be well insulated and draft proofed.
- Needs outdoor space – heat pump is the size of a small fridge.

Secondary measures. Vouchers for these are up to the value of primary measures above taken



Go to Historic England for comprehensive advice about windows and doors

<https://historicengland.org.uk/>



Go to Energy Savings Trust for comprehensive advice about decarbonising your heating
<https://energysavingtrust.org.uk/home-energy-efficiency/heating-and-hot-water>

Further information available at <https://highgatesociety.com/place/sustainable-living/retrofit-your-highgate-home/>

Note that the Highgate Society and the Muswell Hill Sustainability Group take no responsibility for problems arising from work you undertake. Please seek professional advice.