

A Systemic Approach to Retrofit

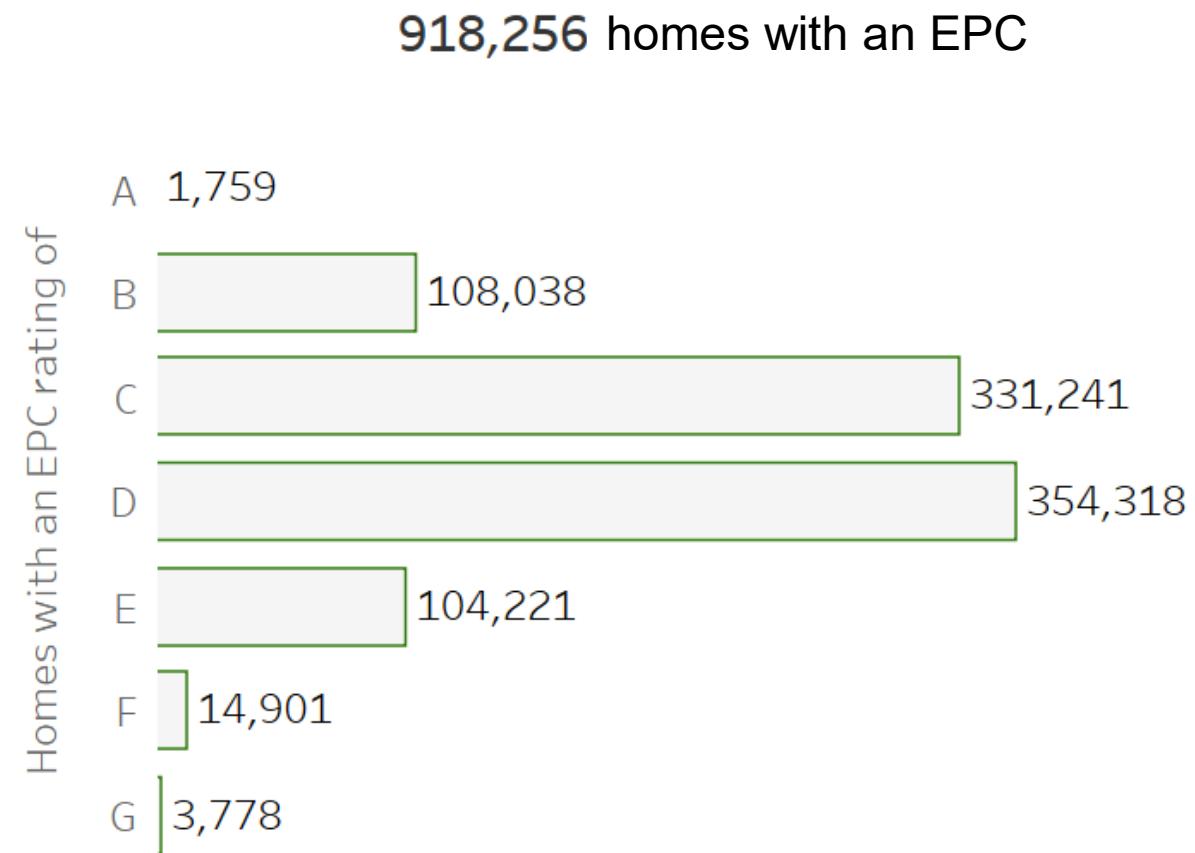
Mark Atherton
Director of Environment

Anees Mank
Programme and Policy Lead (Retrofit)

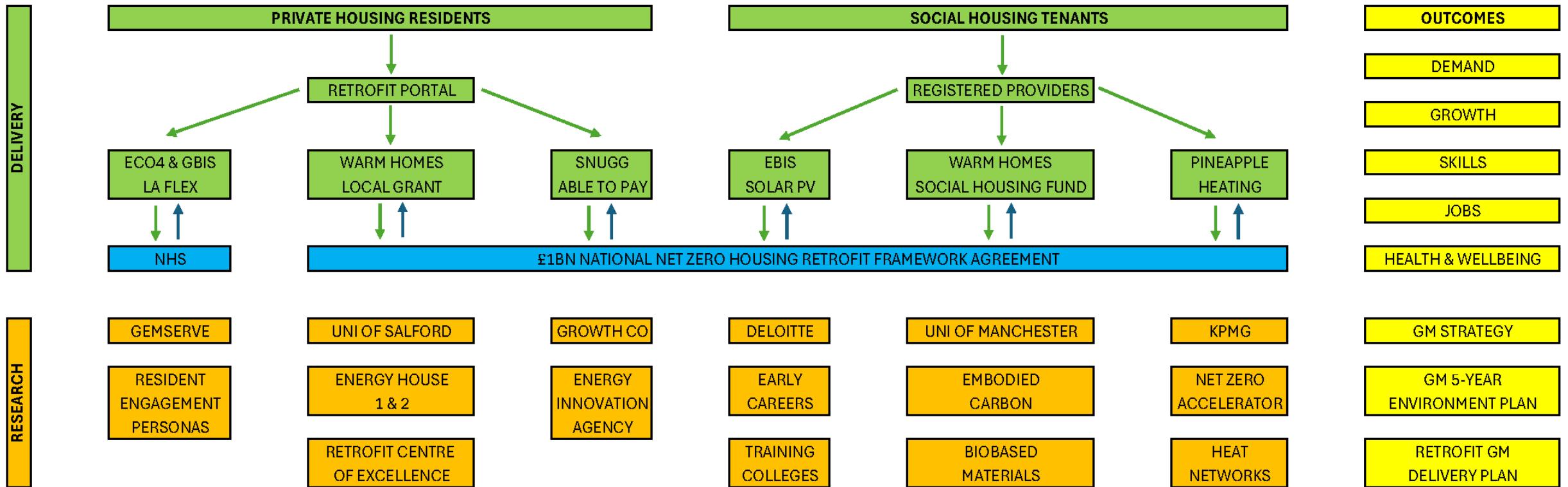


GM Background

- 1.2m homes
- 60% owner occupied
- 20% social rented
- 20% private rented
- 800k homes need retrofitting
- Rented homes need to reach EPC band C by 2030



A Systemic Approach to Retrofit





Get funding >

Use our grant checker to find all funding you might be eligible for.



Get advice >

Explore the different ways in which you could improve your home.



Get going >

Use our resources to find local installers and financing options.

Get funding

Use the eligibility checker to see if you qualify for free or discounted home upgrades.

Enter your postcode

For example M1 6EU

Check eligibility



Get a free, online home analysis

Create an account to see the options for your home, with estimates of costs and savings.

Set up my home profile



Quick quotes from approved local providers

Request pricing from multiple providers at the touch of a button, with our online estimates system. Create an account or log in to try it out.



Browse improvements

See the options available for your home, including cost and savings estimates.



Request rough estimates

Get an idea of pricing from local providers, without sharing your contact details.



Request a full quote

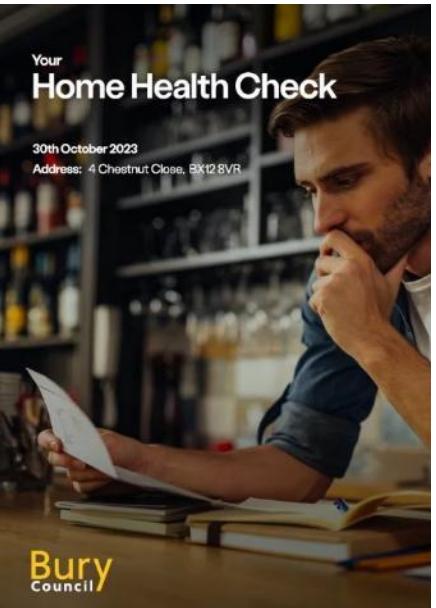
You can share your details with the provider, so they can arrange a detailed quote.



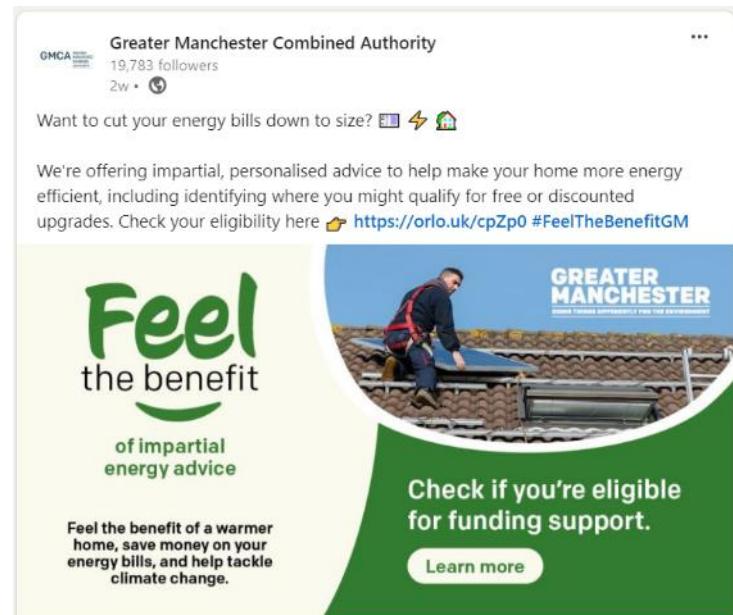
Bus adverts.



Billboard at Deansgate tram stop.



ThermaFY home assessment in Bury.



Social media post.



Flyer included in Bolton Council Tax mailout.



Translations into Arabic, Polish, and Urdu.

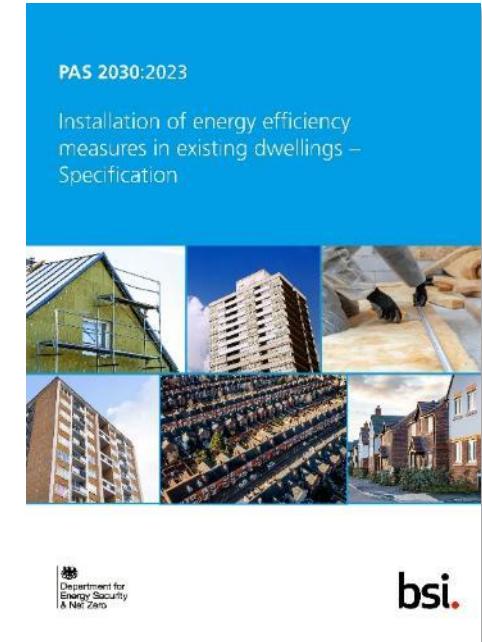
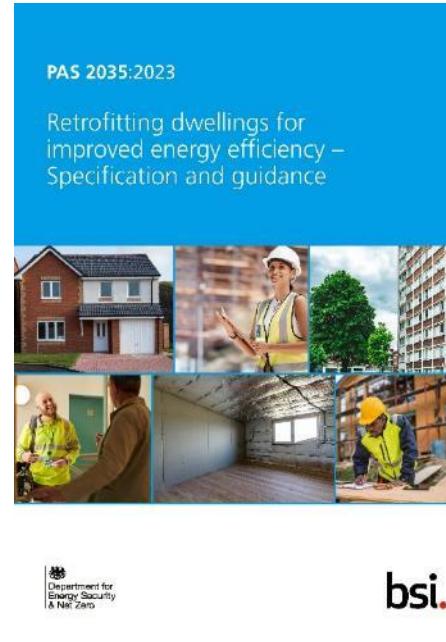
Fabric First Approach

- Insulation (Walls, Loft, Floor)
- Ventilation
- Windows and Doors
- Air Source Heat Pump
- Solar PV
- Battery Storage



Retrofit Standards

- PAS2035-2023 Retrofit Process
- PAS2030-2023 Installation
- Microgeneration Certification Scheme (MCS)
- TrustMark
- Insurance Backed Guarantee



- **Support vulnerable residents across Greater Manchester** by improving the energy efficiency of their homes and ensuring they are healthy, safe, and warm.
- **Reduce fuel poverty** by lowering energy bills through fully funded upgrades and energy-saving measures.
- **Improve health outcomes**, particularly for those with long-term conditions, by addressing the risks associated with cold homes — in line with NICE Guidance NG6 (*Excess winter deaths and illness and the health risks associated with cold homes*).
- **Contribute to national and local carbon reduction goals**, supporting Greater Manchester's target for carbon neutrality by 2038.

- Published a Statement of Intent detailing three LA Flexible Eligibility routes for low income and vulnerable households:
 - Route 1: Combined household income below £31k/year
 - Route 2: Proxy Targeting (e.g., IMD LSOA 1-3, Council Tax Reduction, Free School Meals)
 - Route 3: NHS referrals (e.g., cardiovascular condition, respiratory disease, limited mobility, or immunosuppression)

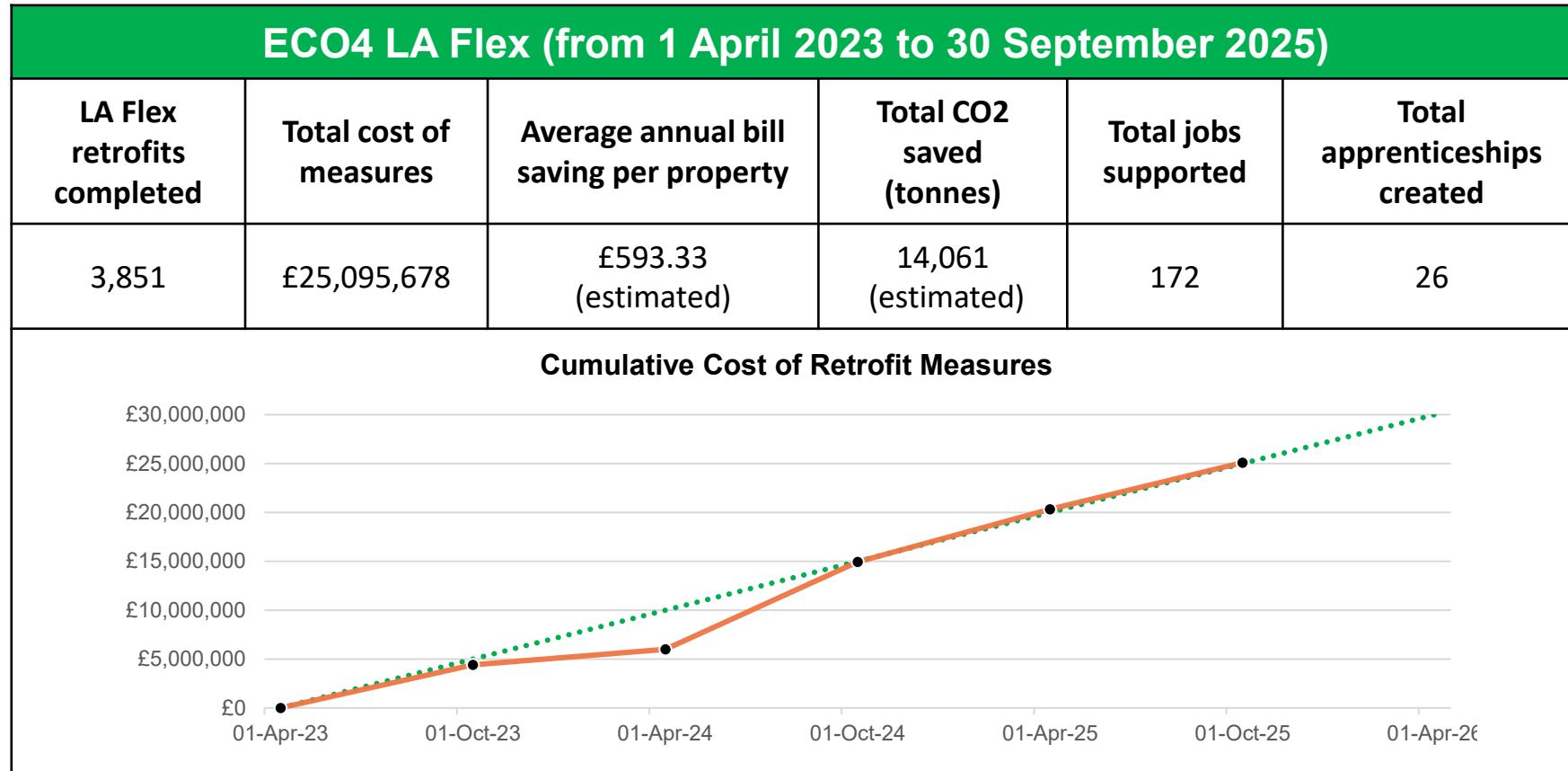
GM ECO4 LA Flex Approved Installers



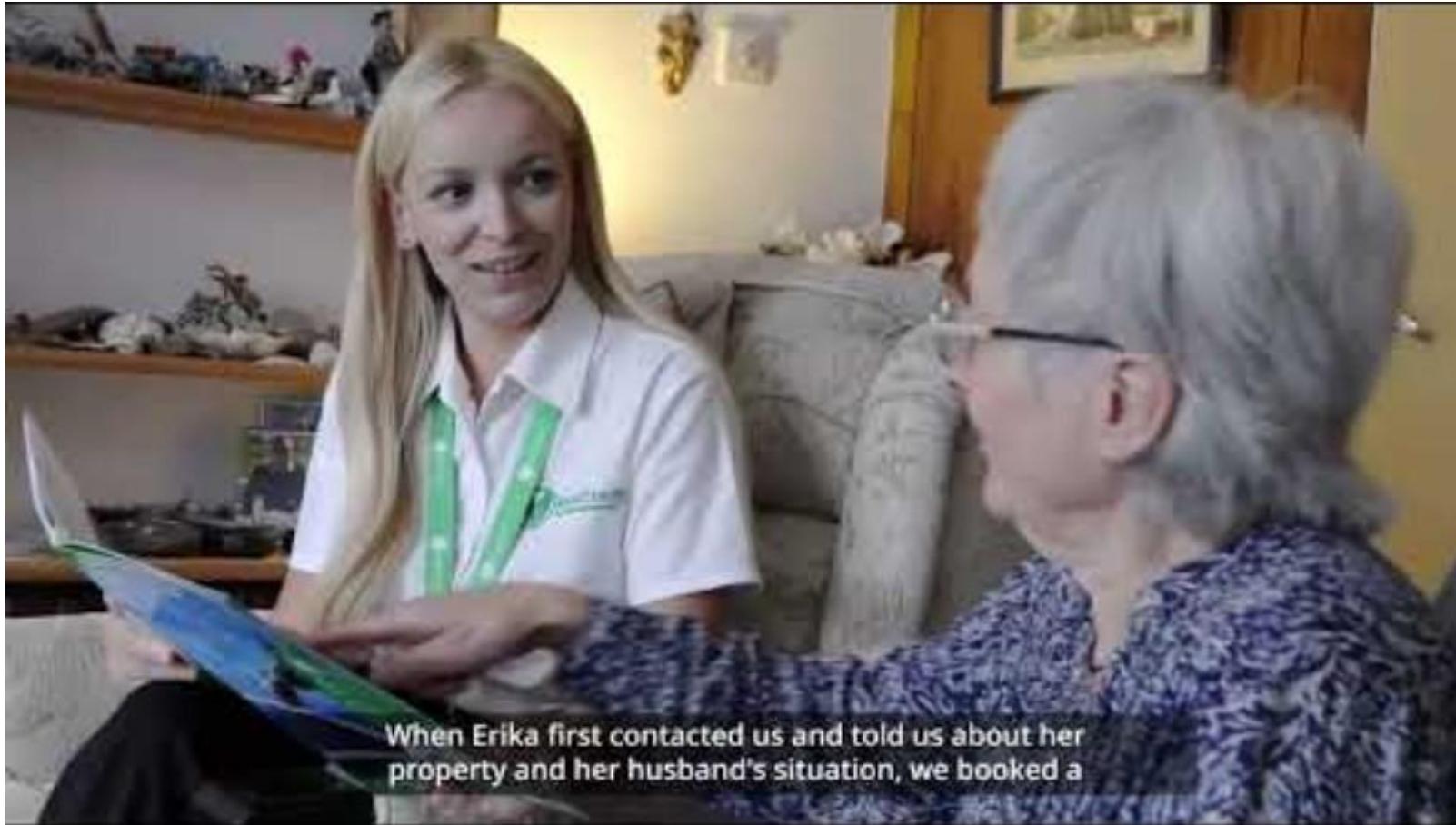
Greater Manchester

- Appointed three installers to deliver ECO4, GBIS, and LA Flex:
- Improveeasy – Manchester, Stockport, Trafford.
- Next Energy Solutions – Bolton, Salford, Wigan.
- 0800 Repair – Bury, Oldham, Rochdale, Tameside.





GM ECO4 LA Flex Case Study



When Erika first contacted us and told us about her property and her husband's situation, we booked a

GM Social Housing Decarbonisation Fund Wave 1

- SHDF Wave 1: 1 April 2022 – 29 February 2024
- £15m programme (£8m grant + £7m co-funding)
- Consortium of 10 RPs
- 819 homes
- £18,000 average cost
- 2,304 measures (insulation, heat pumps, solar PV)

Rochdale Boroughwide Housing – EWI



Bury Council – EWI and Solar PV



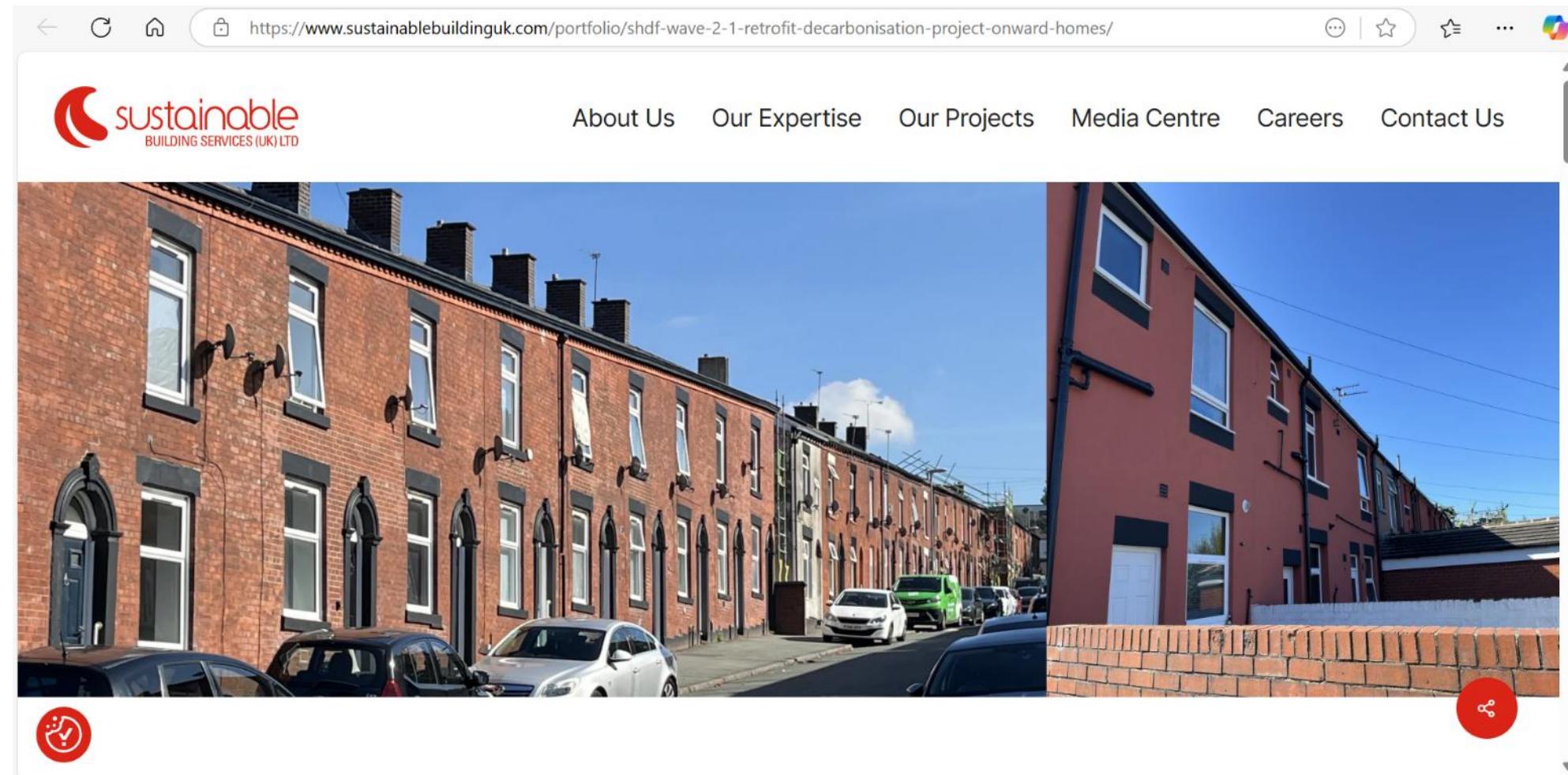
Wythenshawe Community Housing Group – EWI



GM Social Housing Decarbonisation Fund Wave 2.1

- SHDF Wave 2.1: 1 April 2023 – 30 September 2025
- £97m programme (£37m grant + £60m co-funding)
- Consortium of 18 RPs
- 5,481 homes
- 20,987 measures (insulation, heat pumps, solar PV)
- 1,107 Air Source Heat Pumps
- Digitalisation allows remote monitoring of performance

Onward Homes – Hybrid Solid Wall Insulation



GM Integrated Settlement for Retrofit

Retrofit Funding 2025-28	Grant Funding	Match Funding	Total	Homes to be Retrofitted
Warm Homes: Social Housing Fund (for social housing)	£73,644,000	£73,644,000	£147,288,000	9,000
Warm Homes: Local Grant (for privately owned housing occupied by households at risk of fuel poverty)	£30,000,000	£0	£30,000,000	1,700
Total	£103,644,000	£73,644,000	£177,288,000	10,700

GM Warm Homes: Social Housing Fund Wave 3

National Scheme Criteria:

- Social Housing
- Improve EPC from D-G to C
- Up to £7.5k Insulation
- Up to £7.5k LC Heating for Off-Gas
- 50% Match Funding
- 15% Admin and Ancillary Costs
- PAS 2035 and PAS 2030 or MCS
- TrustMark

GM Variations:

- Regular bidding windows
- Retrofit Assessments and Designs
- Low Carbon Heating for On-Gas
- Gas Boiler Replacements
- Damp and Mould
- Estate Regeneration
- Good Landlord Charter

GM Warm Homes: Social Housing Fund Wave 3

GMWH:SHF Wave 3 Scheme Guidance

The following table provides indicative dates for GMWH:SHF Wave 3 phases.

	Application Deadline	Award Notification	GFA Signed	Project Start	Grant Spent
Yr 1 Phase 1	30 Mar 2025	14 Apr 2025	30 Apr 2025	1 May 2025	31 Mar 2026
Yr 1 Phase 2	30 Apr 2025	31 May 2025	30 Jun 2025	1 Jul 2025	31 Mar 2026
Yr 1 Phase 3	31 Jul 2025	31 Aug 2025	30 Sep 2025	1 Oct 2025	31 Mar 2026
Yr 2 Phase 1	31 Jan 2026	28 Feb 2026	31 Mar 2026	1 Apr 2026	31 Mar 2027
Yr 2 Phase 2	30 Apr 2026	31 May 2026	30 Jun 2026	1 Jul 2026	31 Mar 2027
Yr 2 Phase 3	31 Jul 2026	31 Aug 2026	30 Sep 2026	1 Oct 2026	31 Mar 2027
Yr 3 Phase 1	31 Jan 2027	28 Feb 2027	31 Mar 2027	1 Apr 2027	31 Mar 2028
Yr 3 Phase 2	30 Apr 2027	31 May 2027	30 Jun 2027	1 Jul 2027	31 Mar 2028
Yr 3 Phase 3	31 Jul 2027	31 Aug 2027	30 Sep 2027	1 Oct 2027	31 Mar 2028

GMCA reserves the right to vary or cancel any of the phases of GMWH:SHF Wave 3 at any stage prior to grant funding being awarded.

Consultation, Guidance, and Application Form published at: [Warm Homes: Social Housing Fund](#)

GM Warm Homes: Social Housing Fund Wave 3

Year 1 Phase 1:

£3m awarded to:

- First Choice Homes Oldham (FCHO)
- Irwell Valley Homes (IVH)
- Moss care St Vincent's (MSV)
- Salix Homes

Year 1 Phase 2:

£3m awarded to:

- First Choice Homes Oldham (FCHO)
- Moss care St Vincent's (MSV)
- One Manchester
- Wigan Council

Year 1 Phase 3:

£10m being awarded to:

- Bolton at Home
- Bury Council
- First Choice Homes Oldham (FCHO)
- Great Places Housing Association (GPHA)
- Irwell Valley Housing (IVH)
- Jigsaw Homes
- Manchester City Council (MCC)
- Moss care St Vincent's (MSV)
- Onward Homes
- Regenda
- Southway Housing Group
- Wythenshawe Community Housing Group (WCHG)
- Wigan Council

GM Warm Homes: Local Grant

National Scheme Criteria:

- Owner-occupied or Private Rent
- Low-income Households
- Improve EPC from D-G to C
- Up to £15k Insulation
- Up to £15k Low Carbon Heating
- 15% Admin and Ancillary Costs
- PAS 2035 and PAS 2030 or MCS
- TrustMark

GM Variations:

- Scheme delivery by GMCA or LAs
- Area Based Scheme IMD Top 20%
- Focus on Solid Wall Insulation
- Disrepair
- Flood Resilience
- Good Landlord Charter

GM Warm Homes: Local Grant

Next Steps:

- Upgrade Retrofit Portal to receive and process applications
- Recruit Resident Engagement Officers and Technical Officers
- Assist LAs in selecting an IMD ID 1 or 2 area in their district to target
- Select installers from Net Zero Housing Retrofit Framework Agreement
- Launch scheme – aiming for February 2026

GM Housing Retrofit Framework Agreement

- We have worked with the Net Zero Hubs to specify and procure a £1 billion national Net Zero Housing Retrofit Framework Agreement. Closing date was 28 October 2024.
 - Lots 1-6 are for Supply Only.
 - Lots 7-12 are for Design, Supply, and Installation.
 - Lot 13 is for Turnkey Solutions.
 - Lot 14 is for PAS2035 Roles.
 - Lot 15 is for Customer Journey.
- 128 bids received. Following evaluation, the Framework Agreement went live on 1 August 2025 in time for Local Authorities and Housing Providers to use it for the recently launched Warm Homes Local Grant and Social Housing Fund.

Retrofitting Homes

Questions & Discussion