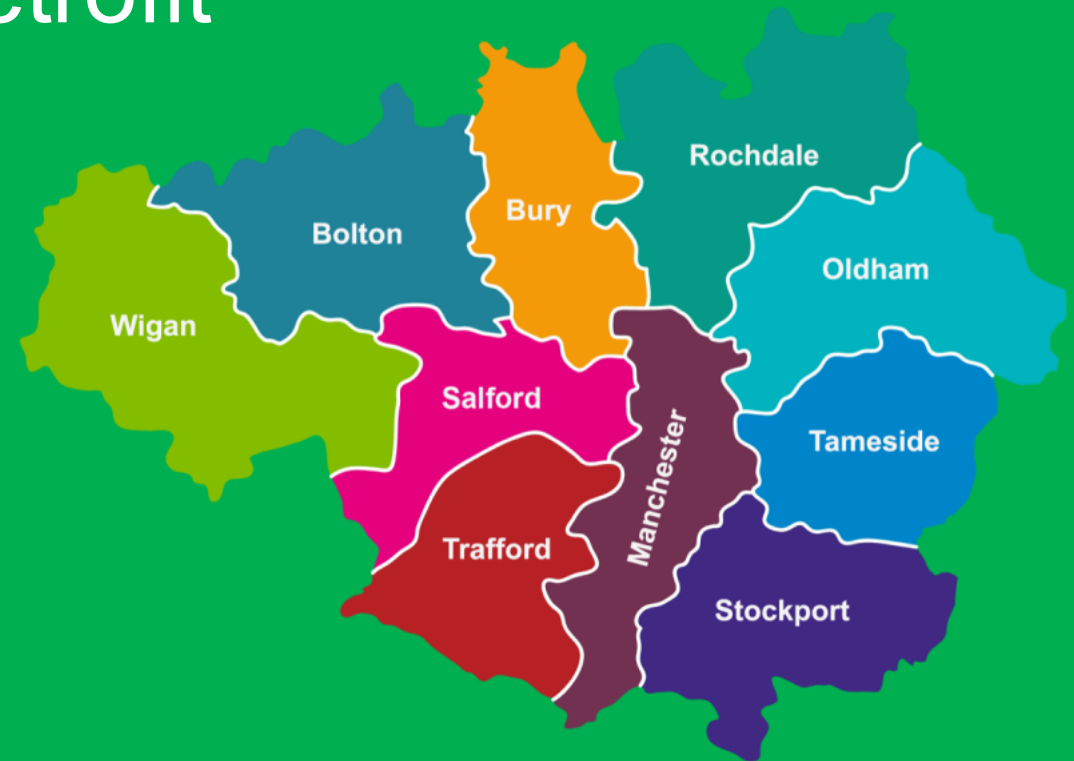


together  
we are

**GREATER  
MANCHESTER**

# A Systemic Approach to Retrofit

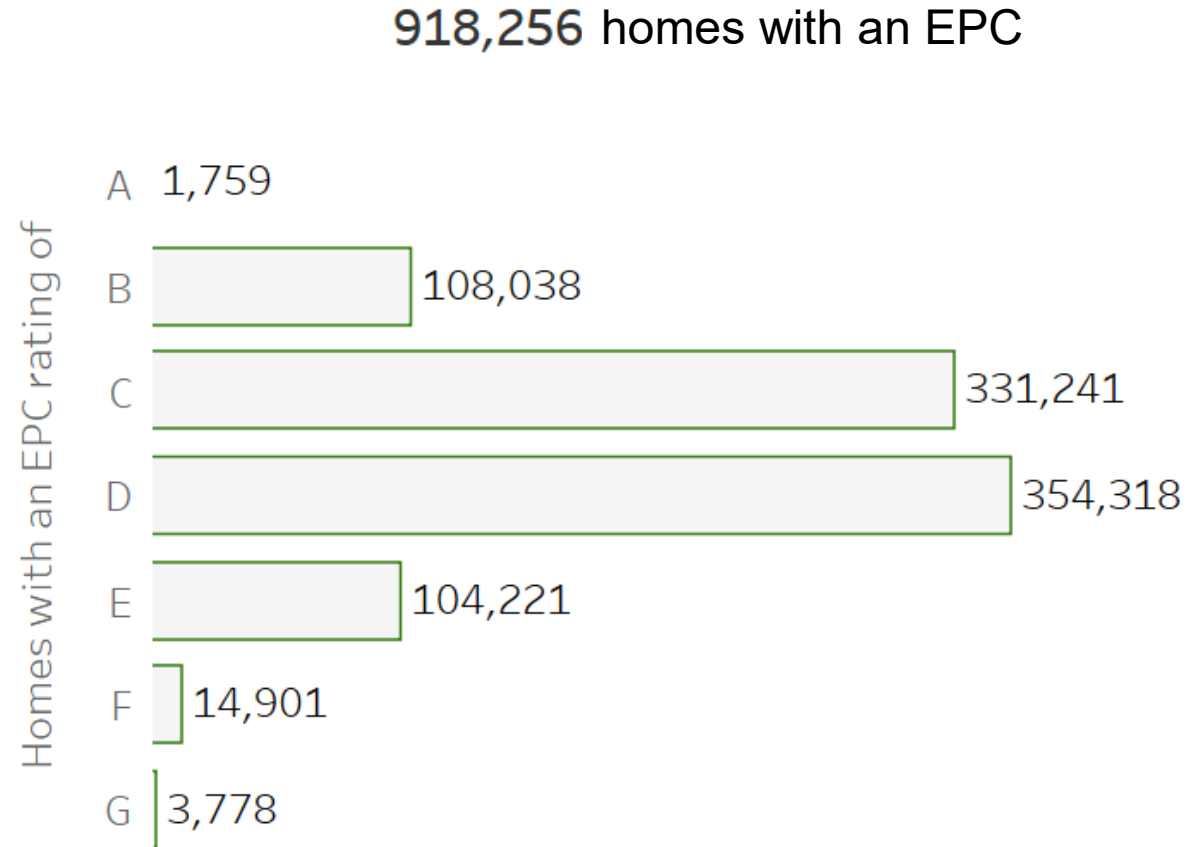


Mark Atherton  
Director of Environment

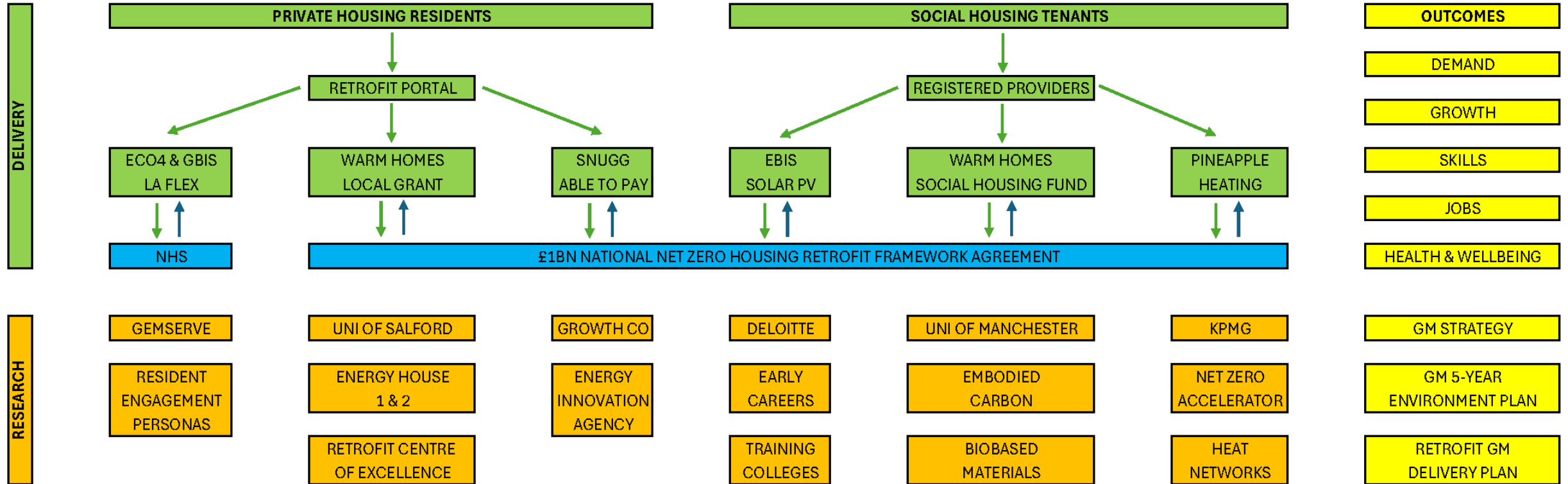
Anees Mank  
Programme and Policy Lead (Retrofit)

# 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



# GM Retrofit Portal: [gmca.retrofitportal.org.uk](https://gmca.retrofitportal.org.uk)



## 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

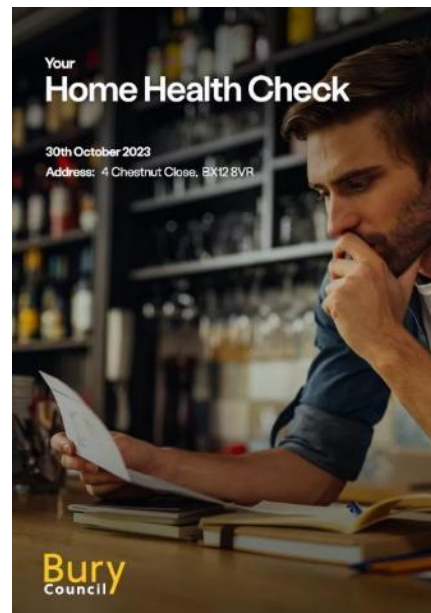
You can share your details with the provider, so they can arrange a detailed quote.



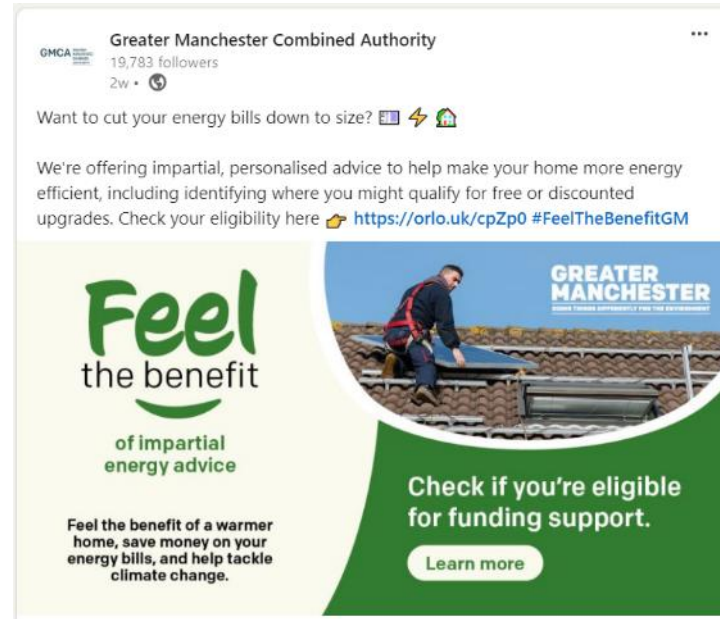
Bus adverts.



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.



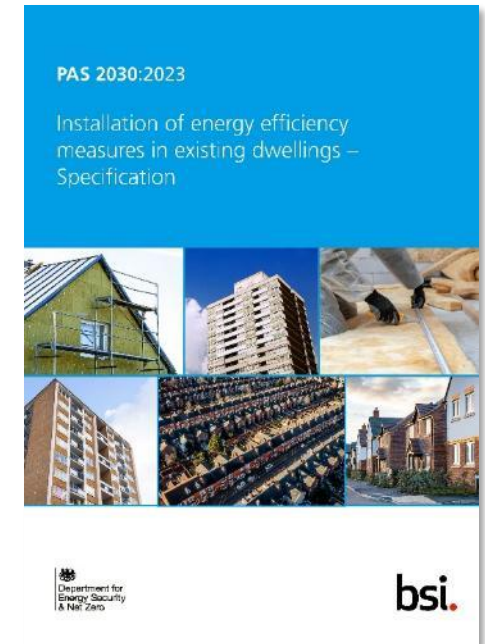
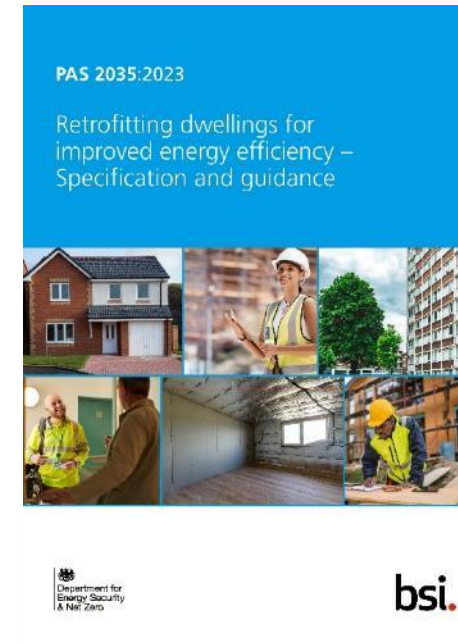
# Fabric First Approach

- 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)

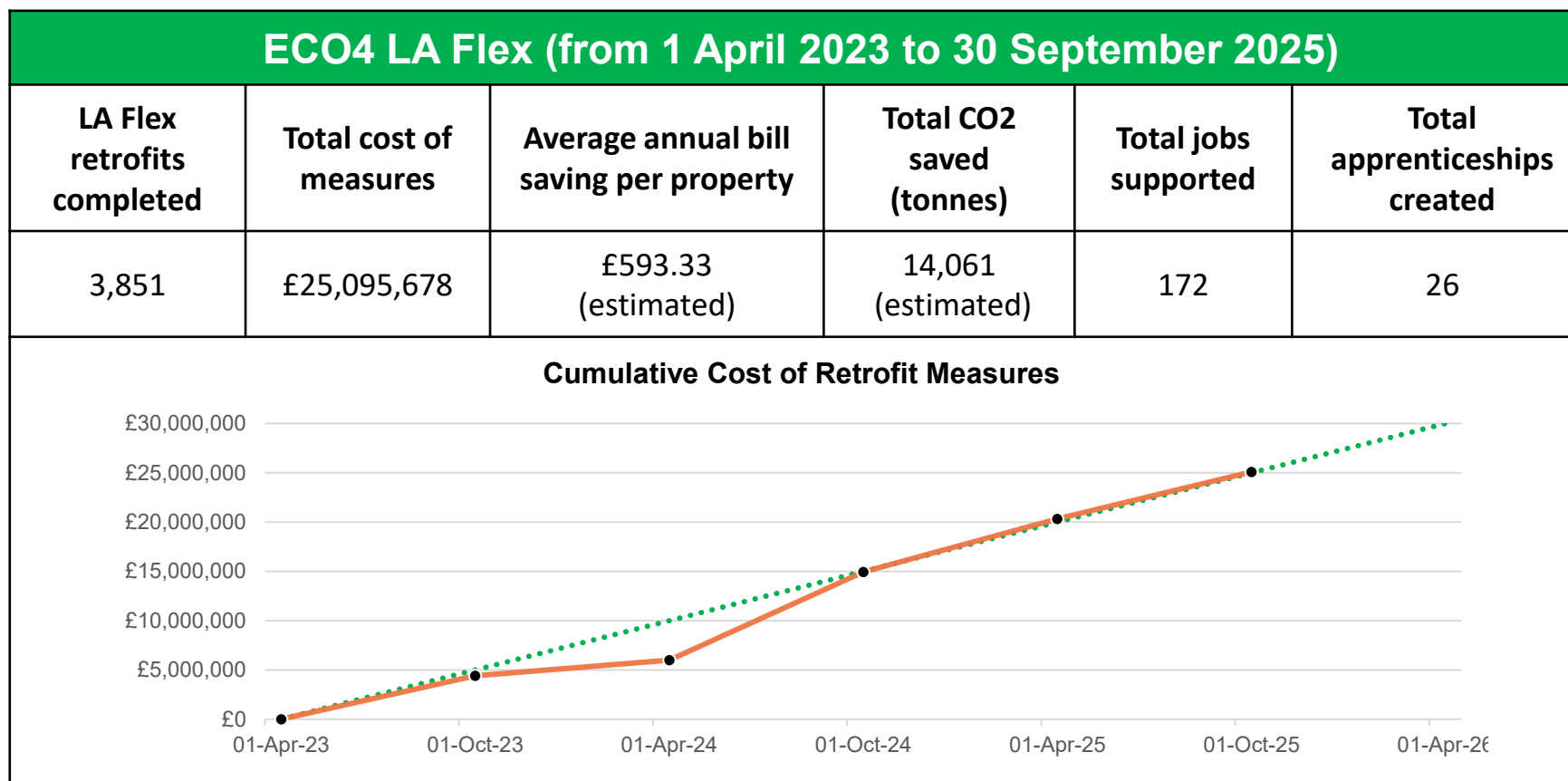


# GM ECO4 LA Flex Approved Installers

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



# GM ECO4 LA Flex Delivery



# GM ECO4 LA Flex Case Study



# 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

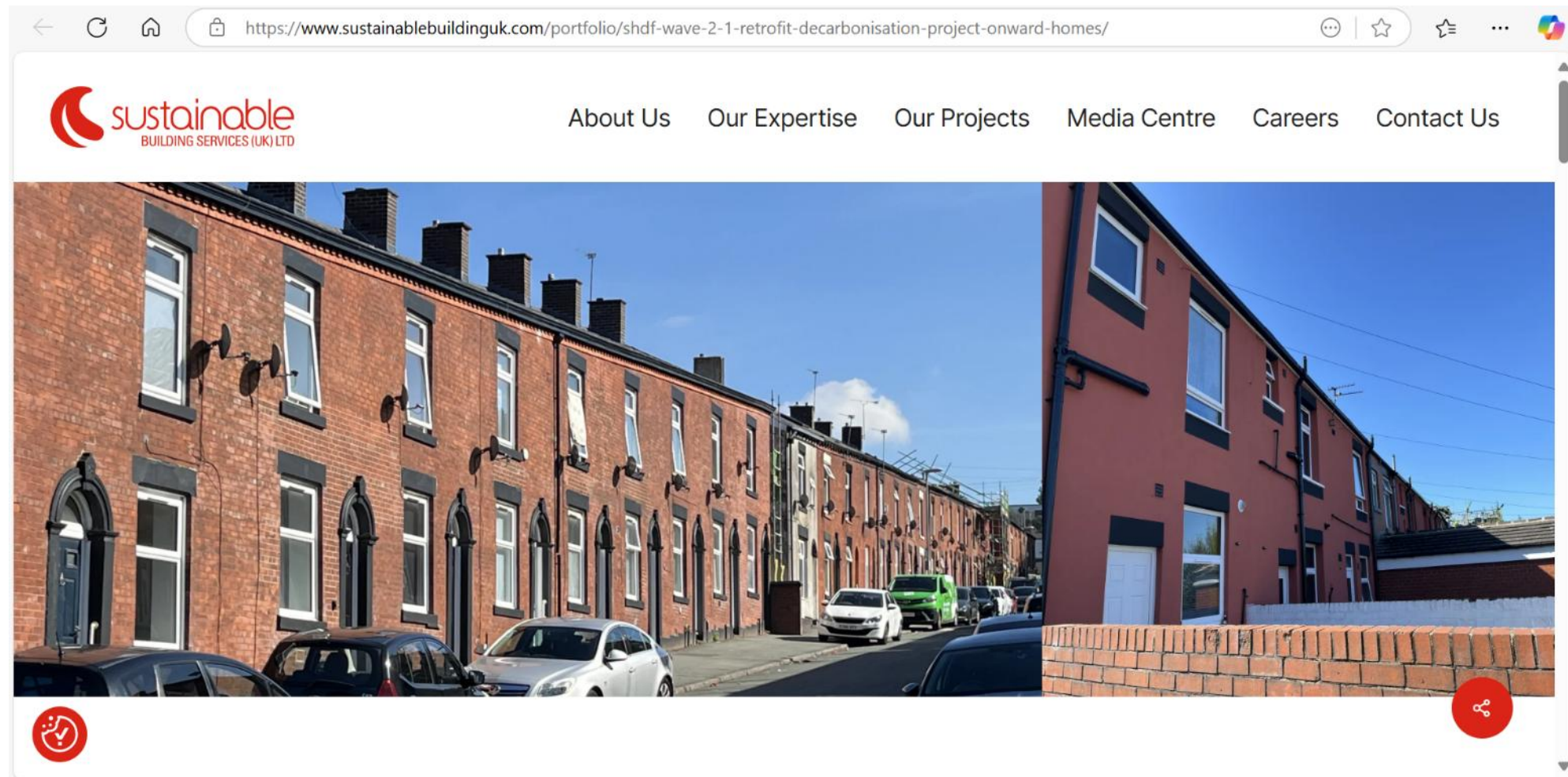


# GM Social Housing Decarbonisation Fund Wave 2.1

- 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
<b>Total</b>	<b>£103,644,000</b>	<b>£73,644,000</b>	<b>£177,288,000</b>	<b>10,700</b>

# 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.

	<b>Application Deadline</b>	<b>Award Notification</b>	<b>GFA Signed</b>	<b>Project Start</b>	<b>Grant Spent</b>
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)
- Mosscares St Vincent's (MSV)
- Salix Homes

## **Year 1 Phase 2:**

£3m awarded to:

- First Choice Homes Oldham (FCHO)
- Mosscares 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)
- Mosscares 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.



## Questions & Discussion