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**GREATER
MANCHESTER**

Warm Homes Plan



Mark Atherton
Director of Environment

Anees Mank
Programme and Policy Lead (Retrofit)



UK Government

Warm Homes Plan



CP 1470

Credit: Ray Keller

Warm Homes Plan – Key Announcements

- **£15bn of investment** to cut energy bills, bring households out of fuel poverty, and make our homes warmer and more efficient.
- This includes **£5 billion of public investment for low-income households** who will receive free of charge packages of upgrades.
- Up to **5 million homes reached by 2030** through:
 - Direct support for low-income families;
 - Government backed grants and innovative low-interest finance available to all;
 - New protections for renters.
- Up to **1 million households lifted out of fuel poverty by 2030** through public investment and new MEES for private landlords and proposed standards for social landlords.
- **180,000** additional high-quality, well-paid, future-proofed **jobs in energy efficiency and clean heating by 2030.**

Executive summary

Warm Homes Plan – Other Announcements

- Delivering **universal bill savings** with the measures announced at the budget by taking an average of £150 of costs off energy bills from April 2025.
- Increasing funding for the **expanded Boiler Upgrade Scheme (BUS) - £2.7bn to 2030** – Which all eligible households in England and Wales can benefit from.
- Allocating **up to £5bn to a new Warm Homes Fund** to make investments in and loans to the home upgrade sector.
- Allocating **up to £1.7bn of the fund to new low- and zero-interest consumer loans.**
- Launching a **Call for Evidence early in 2026.**
- New **Minimum Energy Efficiency Standards** in the private and social rented sectors.
- Scaling up delivery with a **new Warm Homes Agency.**
- Establishing a **new Workforce Taskforce** in partnership with the Trade Union Congress.



Department for
Energy Security
& Net Zero

Future Single Low-Income Capital Scheme

- From 2025 to 2028, funding for low-income home upgrades will be delivered through WH:SHF and WH:LG as previously announced, with additional funding going into WH:SHF in 2026/27.
- For future scheme delivery, we intend to integrate the WH:SHF and WH:LG into a Single Low-Income Capital Scheme which will shift towards area-based delivery.
- This will build on the successes of schemes to date, whilst implementing lessons learnt along the way.
- We expect this integrated scheme to be delivered from 2027/2028 onwards, and we will say more about our plans for this in Spring 2026.





Additional WH:SHF Wave 3 Funding for 2026/27

- **Up to £295m in additional WH:SHF Wave 3 funding will be available for spend in FY 2026/27.**
- This opportunity will be open to WH:SHF Wave 3 Grant Recipients and Mayoral Strategic Authorities receiving devolved retrofit funding.
- As the WH:SHF falls within the scope of the integrated settlement, GMCA is eligible to receive 5.7% of this additional funding.
- This equates to £16,815,000.



GMCA Proposals for Additional Funding for 2026-27

- To increase our confidence of success, we are seeking additional flexibility to deliver this funding in an efficient and effective way.
- Our intention is to pilot innovative engagement, delivery, and funding mechanisms which will aim to evidence the additional benefits of an Area Based Approach through collaborative working with our DNO and other partners.
- We are happy to work with DEZNZ to co-create them so that the learning can be of value nationally and inform their approach to a single multi-tenure fund.

Warm Homes Plan – Implications for Greater Manchester

- **Local authorities and mayoral strategic authorities will be the critical actors in planning a transition that delivers for their local areas.**

We need to align local delivery with the developing Warm Homes Agency, in particular around engagement with consumers (such as through our Retrofit Portal) and with the supply chain (such as through our Net Zero Housing Retrofit Framework Agreement).

- **Confirmation that funding for ECO4 and GBIS will cease on 31 March 2026, with an extension of ECO4 to 31 December 2026 to complete the delivery of existing targets.**

As our ECO4 and GBIS LA Flex programme has been very successful over the last few years, we will need to work with our local authorities and supply chain to ensure an organised transition into Warm Homes funding, and any remaining ECO4 funding is maximised in GM.

Warm Homes Plan – Implications for Greater Manchester

- **The Government welcomes the additional consumer offers being developed by mayoral strategic authorities to extend the solar revolution to as many rooftops as possible and will provide support to social housing landlords in leveraging private investment to install these technologies.**

We will need to align with work through our Retrofit Portal and with social housing landlords directly and further develop these offers through our approach to leveraging third party investment emerging out of our Local Net Zero Accelerator, such as EBIS and Pineapple, including aligning our ambitions with the National Wealth Fund and Great British Energy.

Warm Homes Plan – Implications for Greater Manchester

- The Government's confirmation of the importance of **heat networks and heat network zoning** supports our current approach to engage local authorities to develop ten heat networks initially, and our emerging approach to the development of a Zone Co-ordination Body.
- We will need to ensure that our approach to net zero development through Places for Everyone is aligned with the **Future Homes Standard** as this is implemented.
- There are an expected **180,000 additional jobs** to be created through the Warm Homes Plan (though this includes some re-training of trades such as gas engineers). We will need to continue to work with the Growth Company / Green Economy to maximise the benefit locally.
- The **focus on heat pumps** aligns well with our industry-led approach to accelerating the adoption of heat pumps through our Heat Pump Industry Group which includes major manufacturers like Daikin.

Warm Homes Plan – Alignment with the GMS

- The new Fuel Poverty Strategy aims to lift one million households out of fuel poverty by 2030, particularly through area-based approaches. This aligns with Housing First and GMS workstreams on **'healthy homes for all'** and **'safe and strong communities'**.
- The energy efficiency focus which underpins the Warm Homes Plan has the potential to contribute significantly to us achieving the GMS overarching **'greener future for all'** ambition.
- The Workforce Taskforce, in partnership with the TUC, will support the transition to high-quality roles in low-carbon sectors, projected to increase from 60,000 in 2023 to 240,000 in 2030. This aligns with **'a clear line of sight to high-quality jobs'**.
- The commitment to removing barriers for companies to allow their innovative products to access Government grant-funded retrofit programmes ensuring British companies lead on innovation. This aligns with **'a great place to do business'** and the work of our Energy Innovation Agency.

Warm Homes Plan – Risks and Challenges

- The Warm Homes Plan does not introduce new measures to reduce the cost of electricity relative to gas. Therefore, there is a risk that electricity bills may not see the decrease needed to bring households out of fuel poverty, particularly for those homes which are poorly insulated.
- Costs to households will need to be carefully understood / projected, particularly if loans are used for heat pumps (alone) in less energy efficient homes, as the combined cost of loan payments and electricity may not ultimately create cost savings.
- Social housing providers are nervous of private sector funding models and need reassurance to be provided at a senior level.
- Skills shortages risk the successful delivery of the Warm Homes Plan. DESNZ analysis estimates potential demand for direct jobs in energy efficiency and clean heating to be 19,000 in the North West by 2030.

Warm Homes Plan – Risks and Challenges

- Lack of trust following ECO and GBIS failures. The Government proposes that the Warm Homes Agency will be set up to provide greater assurance and oversight.
- The Warm Homes Plan reduces the previous target of 600,000 heat pump installations per year down to 450,000 per year. This risks delivery of enough heat pumps to meet the UK's climate commitments and would mean a much more rapid uptake is needed beyond 2030.
- The Warm Homes Plan does not commit to a date for the phase-out of new gas boilers.
- Community energy is not covered in any detail in the Warm Homes Plan, although this is now picked up in the Local Power Plan led by Great British Energy.

Warm Homes Plan – References to Greater Manchester

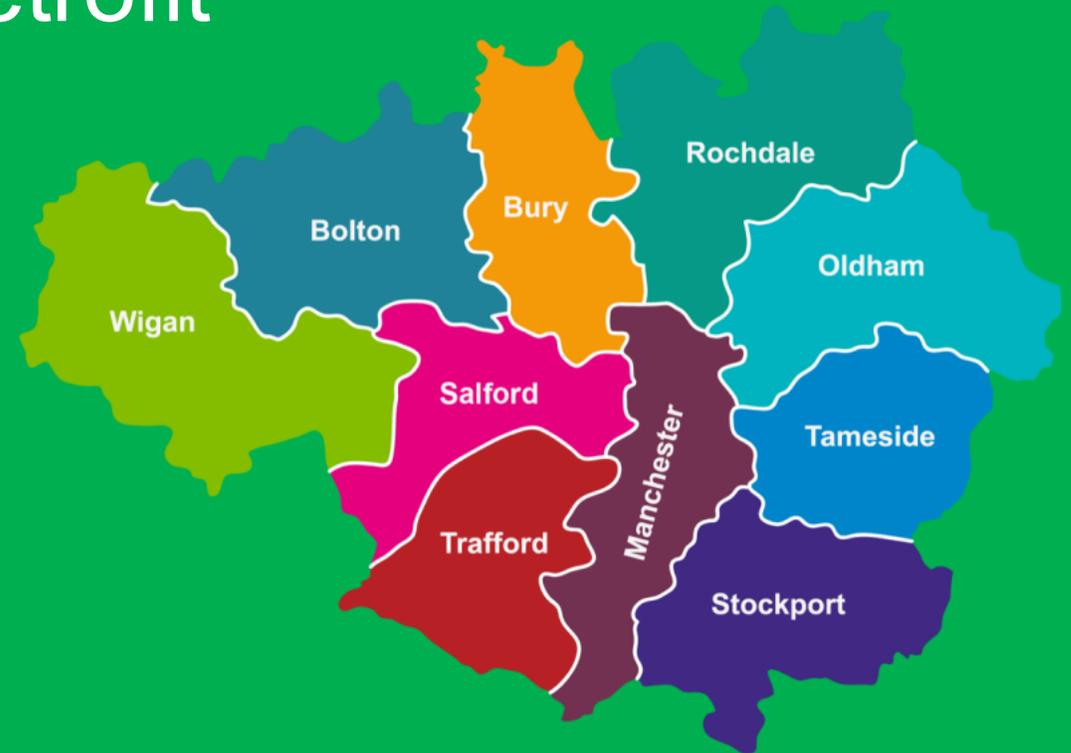
- Greater Manchester's work on **heat network zoning** is used as a case study, referencing both the 5 Year Environment Plan and Greater Manchester Strategy, and Greater Manchester's close working with central Government to accelerate progress.
- **Carbon Co-op** in Greater Manchester is mentioned as an example of successful partnership working to achieve strategic area-based co-ordination.
- Under the 'Creating good quality jobs' section, there is a case study about GM-based SME **B4Box** who developed a business model that integrates retrofit delivery with training provision at no extra cost to clients.

Questions & Discussion

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A Systemic Approach to Retrofit

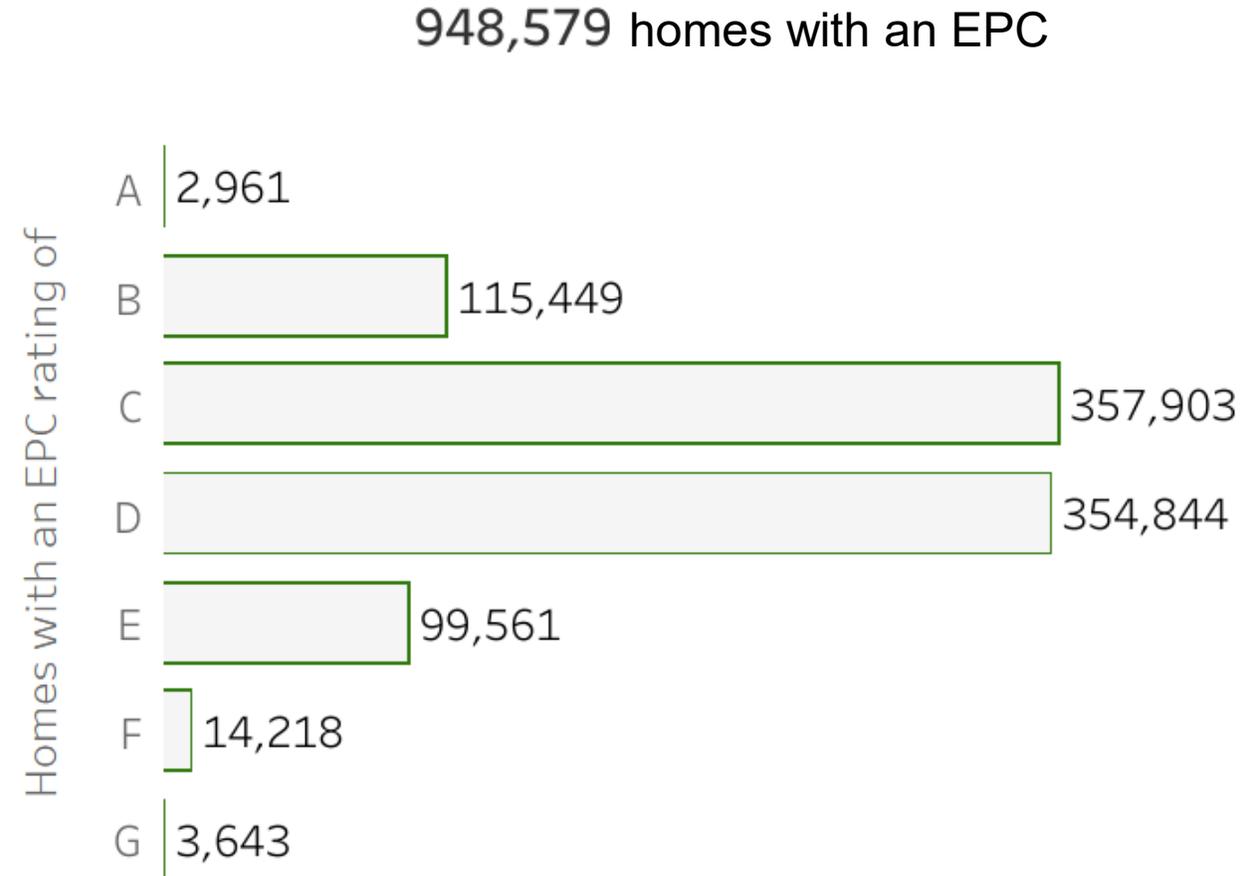


Mark Atherton
Director of Environment

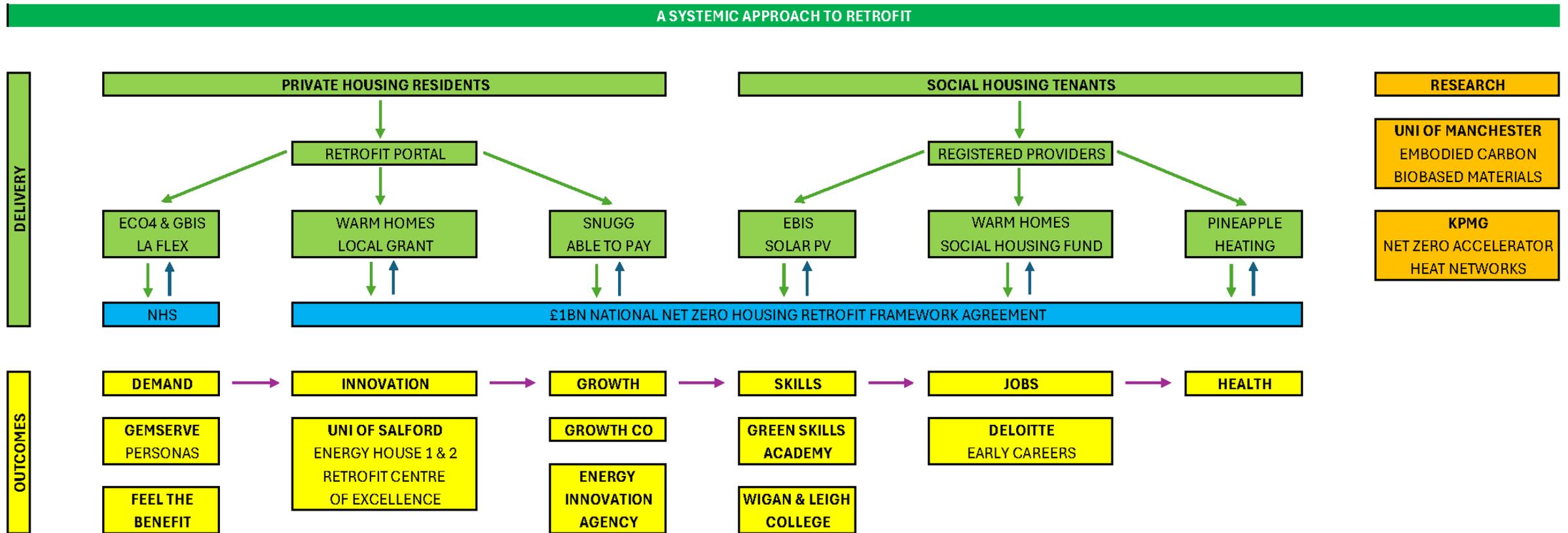
Anees Mank
Programme and Policy Lead (Retrofit)

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.

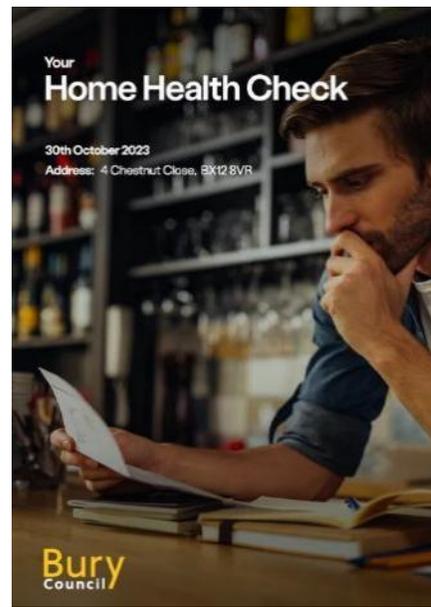


Request a full quote

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



Bus adverts.



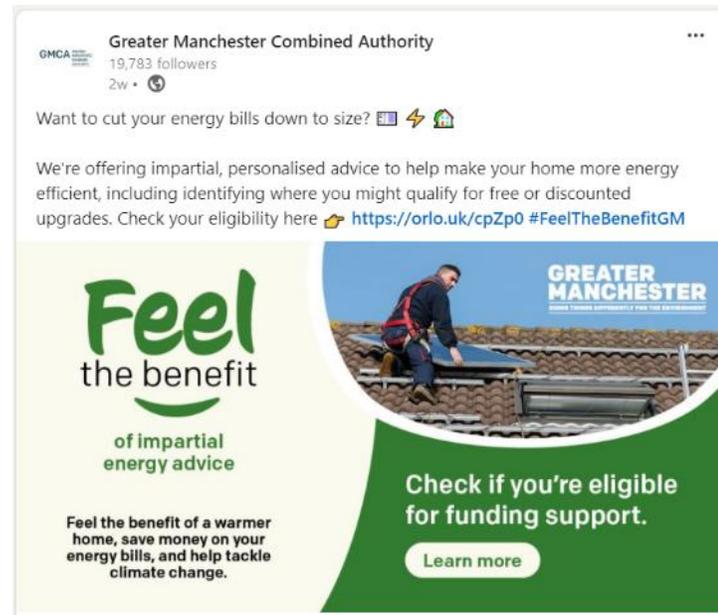
ThermaFY home assessment in Bury.



Flyer included in Bolton Council Tax mailout.



Billboard at Deansgate tram stop.



Social media post.



Translations into Arabic, Polish, and Urdu.

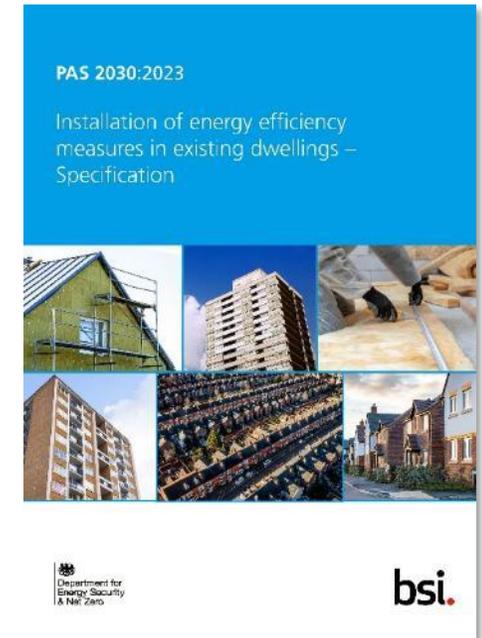
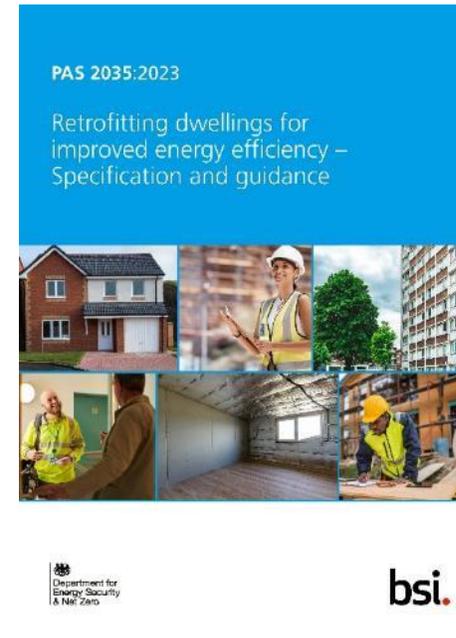
Fabric First Approach

- 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

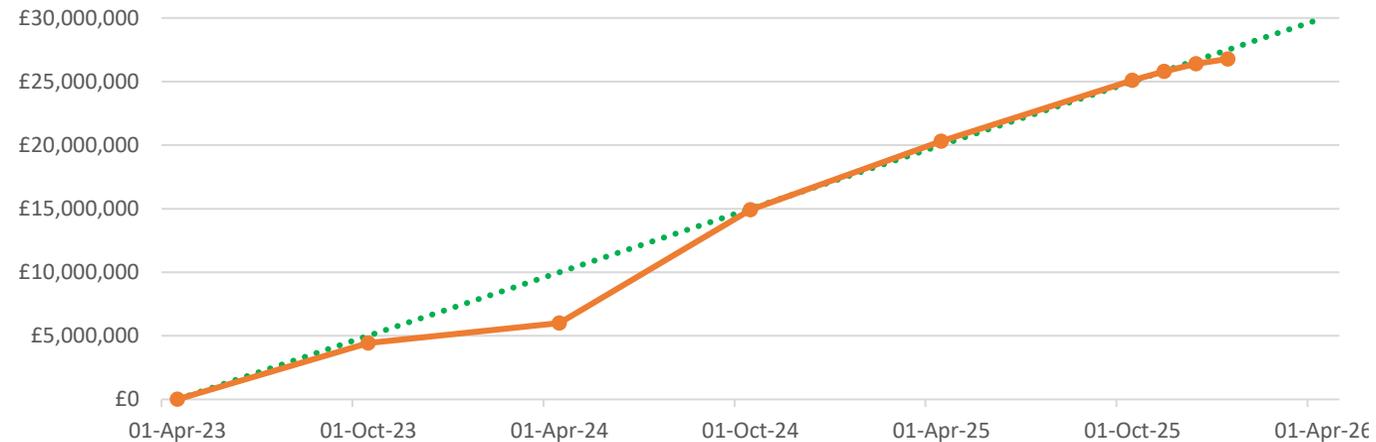


Greater Manchester

ECO4 LA Flex (from 1 April 2023 to 31 December 2025)

LA Flex retrofits completed	Total cost of measures	Average annual bill saving per property	Total annual CO2 saved (tonnes)	Total jobs supported	Total apprenticeships created
4,085	£26,778,320	£574.13	14,818.28	172	26

Cumulative Cost of Retrofit Measures



GM ECO4 LA Flex Case Study



Greater Manchester



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



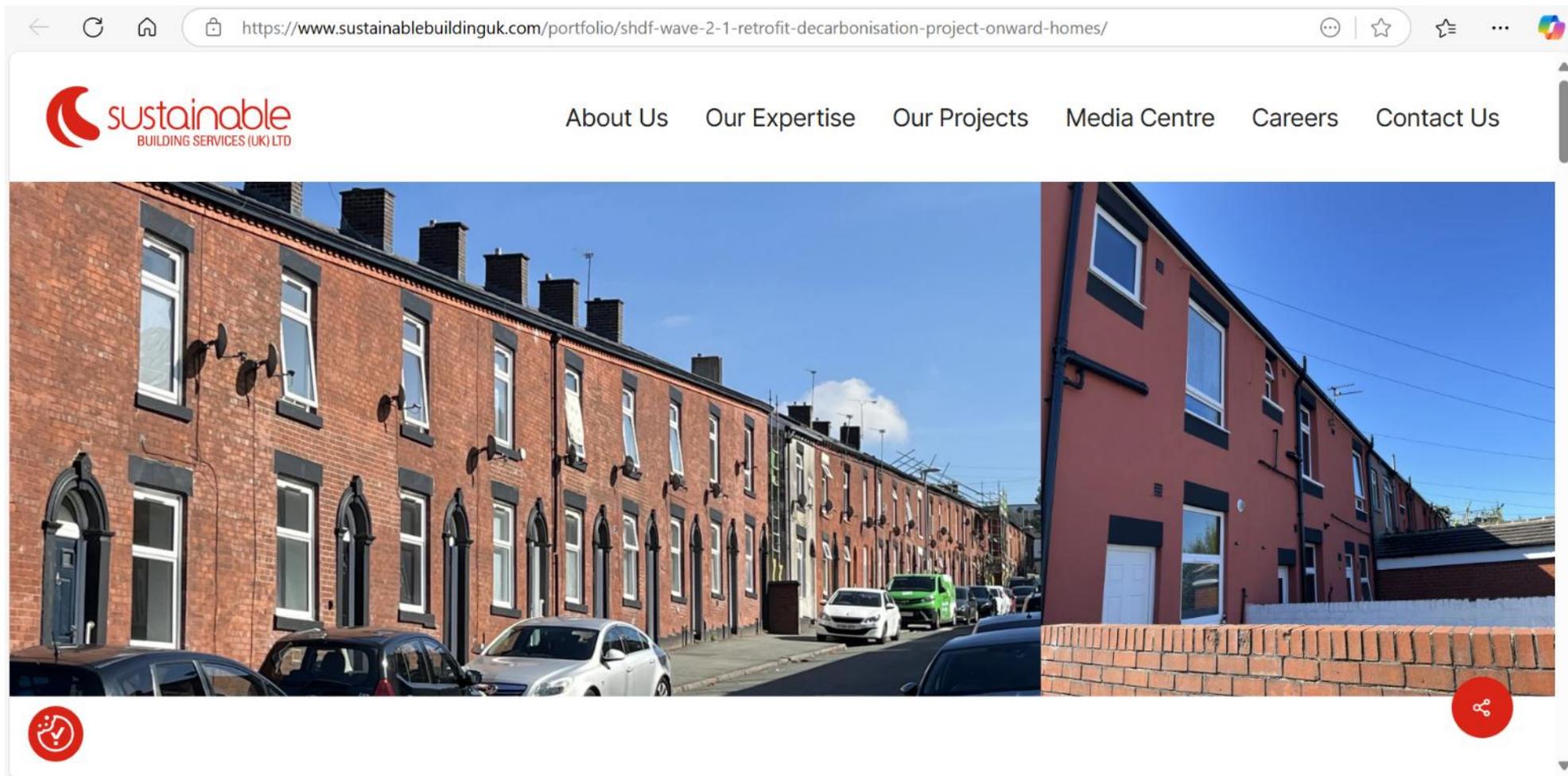
Wythenshawe Community Housing Group – EWI



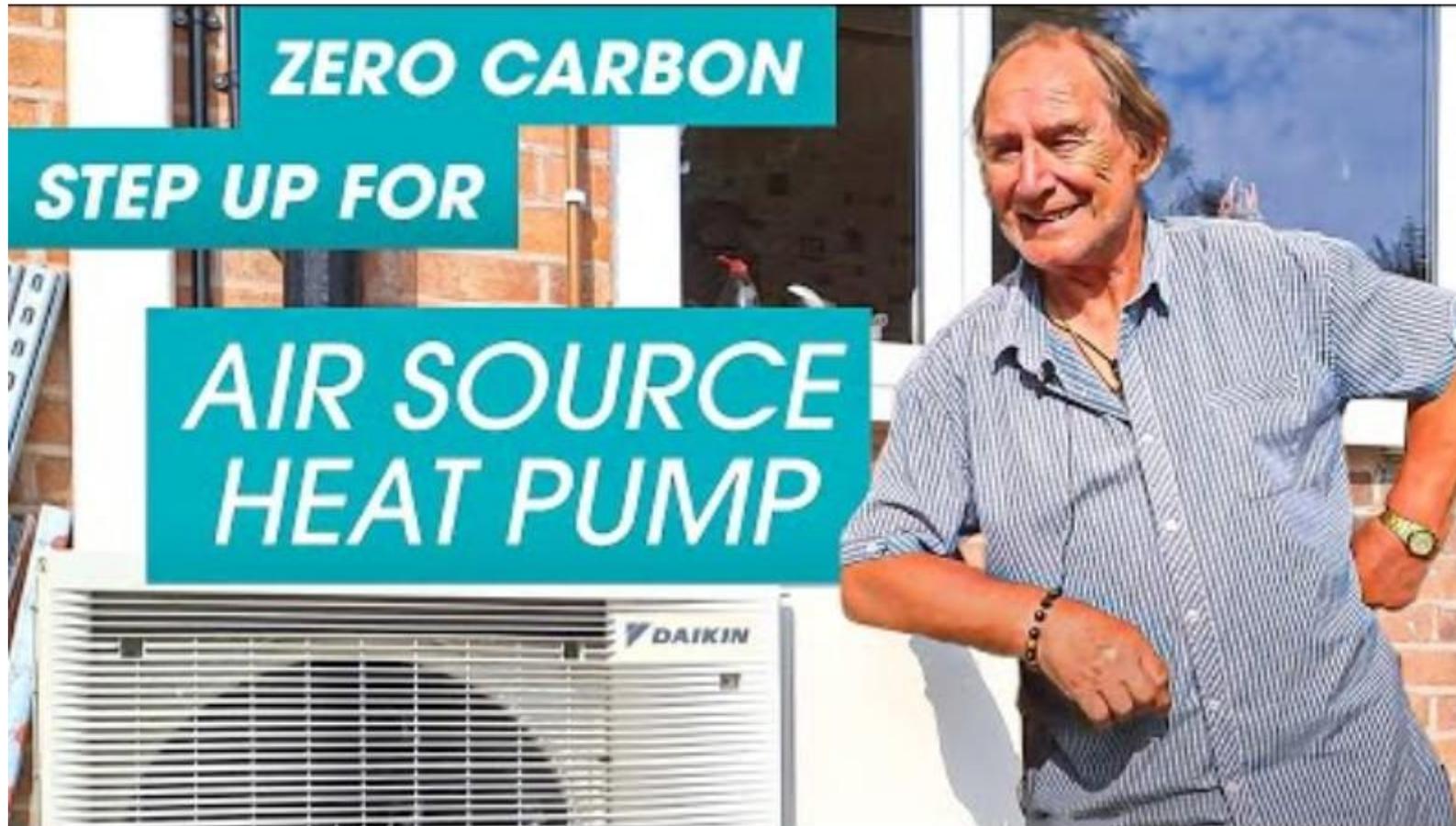
GM Social Housing Decarbonisation Fund Wave 2.1

- SHDF Wave 2.1: 1 April 2023 – 31 March 2026
- £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



Manchester City Council – Air Source Heat Pumps



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.

More information can be found 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:

£8m awarded to:

- 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
- Southway Housing Group
- Wigan Council
- Wythenshawe Community Housing Group (WCHG)

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

Steps Taken:

- Upgraded Retrofit Portal to receive and process applications
- Recruited Resident Engagement Officers and Technical Officers
- Assisted LAs in selecting an IMD ID 1 or 2 area in their district to target
- Selected installers from Net Zero Housing Retrofit Framework Agreement
- Formal launch of area-based scheme at GM Green Summit on 3 March 2026
- Formal launch of PRS scheme by GM Mayor on 12 March 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.

A Systemic Approach to Retrofit

Questions & Discussion