

APPENDIX A: Belfast Retrofit Delivery Hub Actions by Work Package.

Subjective assessment of impact on delivering retrofit in Belfast
High
Medium
Low

1. FOUNDATION ACTIONS:

Foundation 1: data and information

Collate city wide data on housing in order to map housing stock and opportunities for domestic retrofit interventions - including wall type, potentially identifying pathfinder areas, tying in with LAEP.	High
Explore whether NISRA can collect more finely grained data around housing transactions to give a better sense of the impacts and potential for fiscal measures would be around creating the correct incentives.	Low

Foundation 2: Co-ordination, learning and knowledge exchange

Retrofit Hub to call for an NI retrofit strategy similar to the approach used by the Construction Leadership Council calling for one in England.	Medium
Public and private sector - explore support for intelligent client approach to help the Hub and members develop optimised funding and business cases.	Medium
Explore potential use of the UP2030 project area as a way to test how this might work, starting with borescope surveys of properties across the area.	Medium
Disseminate lessons from the Belfast Retrofit Hub process to the rest of NI interested parties to avoid duplication.	Low

Foundation 3: Ensuring the just transition – checking for equality of opportunity

Whole street / area approach: Develop criteria for area selection and establish principles for area based pathfinders	Low
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2. WORK PACKAGES:

WP 1: Pipeline development and financing options

3Ci - discuss opportunity for setting up a Net Zero Neighbourhood model investor event to explore Belfast context. Invite Hub finance experts to attend. (UP2030 project plans to submit an application for inclusion in the pitch document).	High
Energy Efficiency – development of existing schemes - Understand Affordable Warmth programme plans/gaps/potential uplift by BCC/NIHE/DFC – links to the Energy Strategy Action Plan	High
Seek clarity on the amount of ECO+ equivalent funding that will come to NI, and to Belfast.	High
Document the range of funding mechanisms, the kinds of projects they are suited for, and the actions which would unlock different finance.	High

Meet with the Chartered Institute of Buildings to explore if there are fiscal measures, (such as deferring Stamp Duty on properties for improvement) that could be introduced in order to have a sustainable income financing scheme to fund retrofit	Medium
Meet with Dept for the Economy in their new role in leading the Energy Management Forum to explore opportunities for joined up approach to retrofit of public built estate	Medium
Meet with Dept of Infrastructure and Strategic Investment Board to explore how the Public Sector Investment Pipeline can be utilised to identify energy efficiency retrofit opportunities for public sector clients and construction sector bidders.	Medium
Green bank loans – follow up discussion with banks to check if the debt for businesses can relate to properties that the business doesn't own, if there are any vehicles for retrofit across multiple houses and different tenures (that they don't own) achieving the 30% reduction across the whole.	Medium
Spend to save energy investment funds – discuss in greater detail with QUB and explore as an option for Retrofit Hub and LAEP	Medium
Get an update from NI Federation of Housing Associations on potential joined up funding bids with banks to feed into the Hub's work.	Medium
Explore if/ how the public sector pipeline database provides an opportunity for developing a city wide approach to building energy efficiency retrofit into the procurement programme.	Medium
Explore potential for Developer Contributions to support uplift in relevant area/s	Medium
Explore how public sector assets are currently offloaded – the scale involved, processes such as duty of care and any opportunities/ current practices to incentivise retrofit at point of sale - in order to share good practice.	Low
Keep retrofit and energy efficiency/decarbonisation on the regular call for public sector procurement directors.	Low

WP 2: Creating customer demand - Improving understanding, creating the market -

Meet with Dept for the Economy to follow up on outcomes of the public consultation on the proposed NI One Stop Shop model.	High
Homeowners - explore potential for linking the new NI One Stop Shop approach with People Powered Retrofit and SEAI models for opportunities to support a domestic project pipeline for able to pay homeowners,	High
Project commissioners - identify those commissioning and procuring Repair/Maintenance/Improvement I built environment projects throughout the area, assess knowledge gaps and explore training required to raise skills.	High
Engage with Consumer Council on how best to increase consumer awareness of what they can do and access - Review good practice for both awareness campaigns and consumer support e.g. "Green Doctor" programmes	High
Carry out market testing around the level of grant/subsidy that would be required to get property owners to participate in a tenure based programme.	Medium
Learn from the Belfast Health Trust's use of Performance Management Contracts to reduce energy use in existing estate and determine the scope to apply this more widely across the public sector.	Medium
Identifying, using and learning – together – from best practice Dublin City Council info exchange ROI learning – ongoing links through Shared Island potentially. UK learning – through Core Cities and PCAN. Globally - Resilient Cities Network, ICLEI, Horizon Programmes etc.	Medium
NIHE have regular meetings about procurement including sustainable procurement– invitations could be extended to relevant Hub members as appropriate.	Low

WP 3: Building energy performance assessment and monitoring

Explore with the banking sector the potential for taking elements of the financial industry alignment with the EPC system (which currently doesn't factor in the carbon emissions or encourage a whole of house approach), enhancing it with the SAP technical strengths and perhaps elements of the BER system.	High
Professional quality management – discussions to be held with the professional body for Building Control officers to assess how capacity can be built across the sector.	High
Identify funding and market opportunities (c £200k) to support the provision of whole house surveys (possible private sector partnership), and create an aggregated plan for an area based retrofit programme.	High
Explore a replicable home survey method (and report) which complies with EPC requirements but provide homeowners with a clear menu of actions.	High
Create a panel of impartial assessors who can carry out the surveys and produce reports	High
Engage with RICS to discuss evaluation principles and guidance for evaluation to ensure that energy efficiency improvements of households are reflected in valuations with clear guidance for evaluation professionals and the financial services - UU keen to engage	Medium
Establish the protocols to share survey reports	Medium
Agree a level of energy efficiency to aspire to	Medium

WP4: Supply chain development

Trainers and manufacturer partnership training - work with the training colleges and manufacturers to explore potential for replicating the successful cavity wall insulation programme in other retrofit measures that are likely to be in demand in the Belfast area e.g. external wall insulation (EWI), internal wall insulation (IWI), loft insulation, doors and windows.	High
Building merchant credit lines – check with banks and 3ci if their models can accommodate to reflect the credit lines required for contractors.	Medium
Identify how existing skills can be accredited, and how smaller skills gaps and uplifts can be supported (role for CITB?)	Medium
Engage with colleges to explore how retrofit skills might be integrated into broader construction skills training programmes – recognising that effective retrofit is actually a way of increasing quality and value for construction firms - Ongoing work to encourage retrofit be included in existing training programmes	Medium

3. FUTURE WORK PACKAGES:

NWP1: Commercial sector - No actions identified beyond those implicit in WP1: Pipeline and financing

NWP2: LAEP integration

Scrutinise emerging LAEP data to identify opportunities for non-domestic retrofit programmes	Medium
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NWP3: Resilience assessment

Consider resilience checking the programme for adaptation purposes - Link to TALX project (Climate NI)	Medium
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