

Southern Housing Case Study



Southern Housing Group

Southern Housing is one of the UK's largest housing associations. It has 79,820 properties and 167,000 residents across the Midlands, southeast England and the Isle of Wight. Southern Housing has a rich history dating back to 1901. Their vision is to create communities where everyone has a safe home in a place where they're proud to live. In 2022 they merged with Optivo to become Southern Housing.



Background

Over 70% of Southern's properties are rated at an EPC C-rating or higher. Their goal is to have 100% of their properties at a C-rating or higher by 2030. Northbourne in Guildford, Surrey, had a number of properties with an E-G EPC rating. This was due to several factors. Existing insulation measures and the use of electric heaters, as there was no gas supply to the properties, were the main factors.



The challenge

The goal was to retrofit residents' homes with a range of measures to improve the energy efficiency working under the ECO4 and GBIS schemes. The work had to be completed in a short period of time, with minimal disruption to residents' lives.



How we helped

Over a hundred homes were fitted with retrofit measures. This required great coordination between the different teams involved on site, Southern Housing and their residents. We installed a number of Ariston Nimbus air source heat pumps, Solax solar panels and inverters alongside upgrades to insulation and ventilation.



Results

The average property went from an EPC rating of between 34-38, F-rated, to between an 89-95 B rating. The lifetime carbon saved per kg is estimated to be 66,642. The project costs were also 32.5% lower compared to traditional methods, due to efficiencies from construction techniques and project coordination. According to RDSAP calculations each property is projected to save £1,389 annually. The pilot project was completed ahead of schedule. Resident surveys showed high satisfaction the work, improved living conditions and lower energy bills.

£1,389

Yearly savings per home

66k kg

Carbon emissions saved

32.5%

Lower costs vs similar projects

-40%

Energy consumption per home

F

Avg EPC rating - before

A-B

Avg EPC rating - after



Testimonial

"I would recommend Eco Approach, the progress, speed and great customer care that they have been offering...that's all I can ask for"

Alfred Bentil - Project Manager, Retrofit Delivery - Southern Housing

Get in touch today

To get a quote or if you have any questions please get in touch. We'd love to find out more.

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