

together
we are

**GREATER
MANCHESTER**

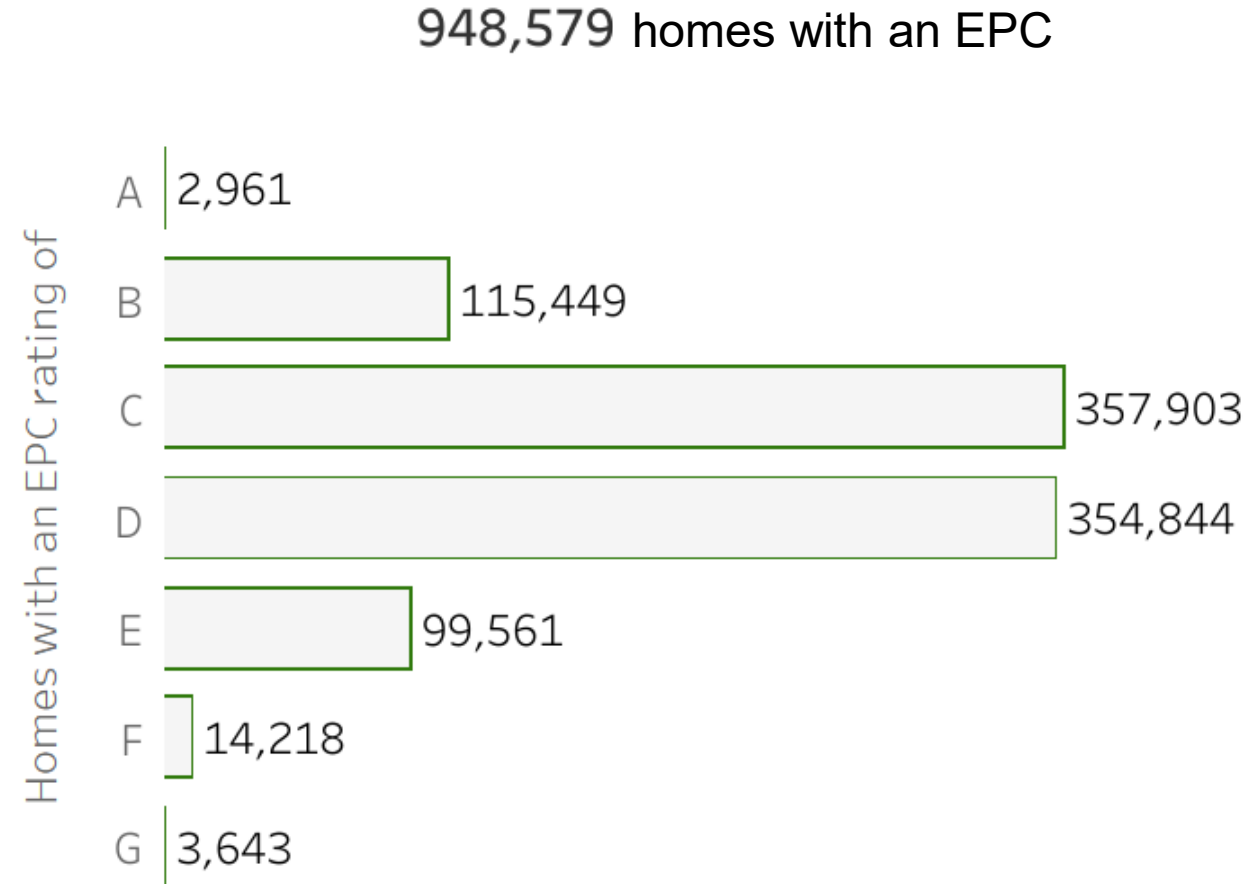
Retrofit in Greater Manchester



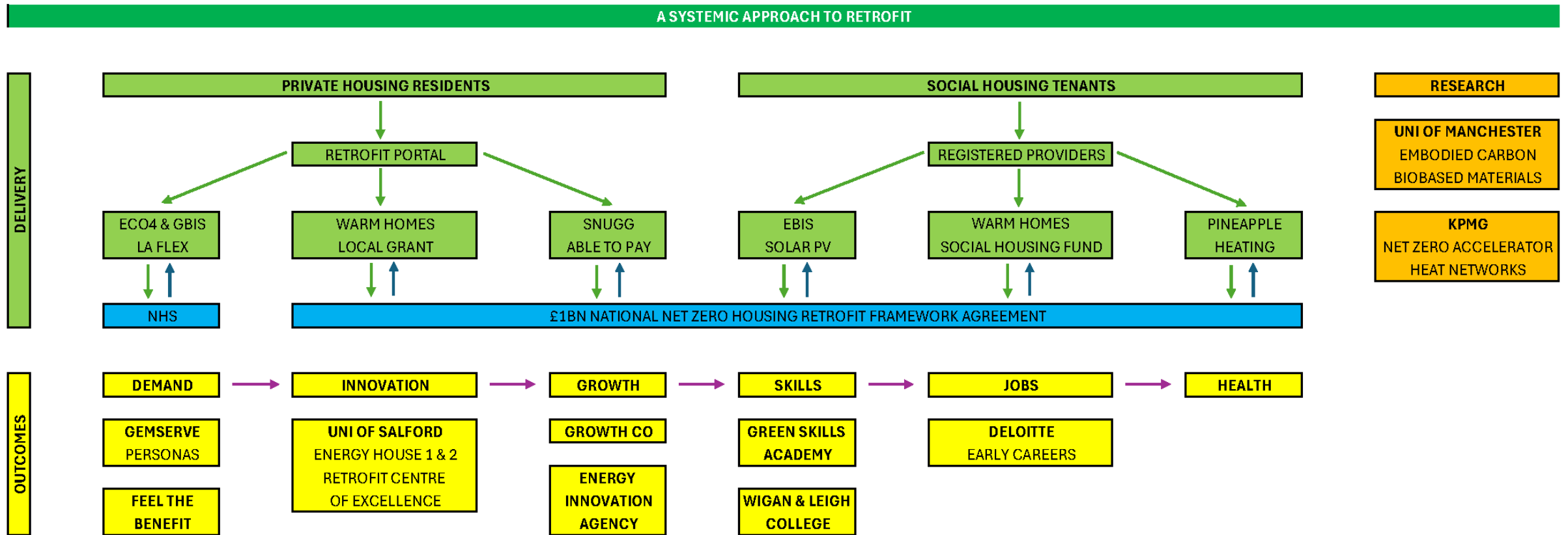
Tina Gandhi
Principal Environmental Strategy Officer

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 Local Energy Advice Demonstrator (LEAD): 01/07/23 – 30/06/25

- Reached nearly 34,500 residents with energy saving advice.
- Most successful programme nationally
 - 24% of all in-person advice,
 - 40% of measures installed,
 - 10% of the national funding.
- Created the “Feel the Benefit” campaign, which is now our brand underpinning all our retrofit work.
- Established ongoing partnership with B&Q to engage residents on retrofit.



GM ECO4 LA Flex: 01/04/23 – 31/03/26

- Procured three installers.
- Recruited an NHS Project Manager to generate Route 3 health referrals.
- 4,141 homes received 10,558 energy efficiency and heating measures.
- Over £27.3 million of ECO funding levered into Greater Manchester.
- Average annual bill saving of £570 per property.
- Total annual CO2 saving of 15,030 tonnes.
- 172 jobs supported.
- 26 apprenticeships created.
- Over £165,000 donated in social value contributions.



It's being there for the residents, guiding them through the process and seeing the positive changes it brings to their lives.

GM Social Housing Decarbonisation Fund (SHDF) Consortium Lead

Wave 1: 01/04/22 – 29/02/24

- £15m programme delivered 2,304 retrofit measures to 819 homes owned by 10 RPs.

Wave 2.1: 01/04/23 – 31/12/26

- £97m programme delivering measures to over 4,000 homes owned by 17 RPs.
- Digitalisation funding to deliver 365 monitoring units with 3 RPs.



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 |

Warm Homes Plan Additional Funding for 2026-27

- Warm Homes Plan Additional Funding for 2026/27. GMCA is eligible to receive 5.7% of this additional funding. This equates to £16,815,000.
- 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 DESNZ to co-create them so that the learning can be of value nationally and inform their approach to a single multi-tenure fund.

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: Social Housing Fund Wave 3

Year 2 Phase 1:

Finalising assessment of bids for 9 RPs for 1,100 properties and £6.5m grant.

Year 2 Phase 2:

Currently assessing bids for 9 RPs for 1,300 properties and £7.4m grant.

Year 2 Phase 3:

Due in July 2026

Southway Housing Trust is delivering a large-scale retrofit programme in South Manchester funded by the GMCA Warm Homes: Social Housing Fund Wave 3. The programme will focus on improving around 1,500 social homes so that residents can enjoy warmer, healthier, and more energy efficient living for years to come.



GM Warm Homes: Local Grant – Scheme Set Up

Area Based Scheme (~1,275 home target)

- A street-by-street approach, ministerial steer.
- Enables targeting of housing that could benefit most from improvement and the people living in them.
- Economies of scale: installation cost, retrofit design similarity, resident engagement.

GM Wide PRS Scheme (~425 home target)

- Historically underrepresented in grant scheme delivery.
- Local benefit due to Good Landlord Charter link.
- Applications managed through GMCA Retrofit Portal, facilitating tenant and landlord link.
- Complement ECO4....

GM Warm Homes: Local Grant – Local Differences

- Scheme delivery by GMCA or GM LAs.
- Area Based Scheme IMD Income Deciles 1&2.
- Focus on Solid Wall Insulation.
- Disrepair.
- Flood Resilience.
- Good Landlord Charter.
- Utilising funding from NEA in Oldham.
- Eccles property checks pilot expansion.
- Proposed Net Zero Terrace Streets pilot.



GM Warm Homes: Local Grant – Delivery Team

- GMCA Delivery team
 - 9 members of staff, including:
 - 3 Resident Engagement Officers.
 - 3 Technical Officers – spot checks.
- Contractors
 - Retrofit Assessment, Design, Co-ordination, and Evaluation.
 - Turnkey installer – GM North LAs.
 - Turnkey installer – GM South LAs.
 - Solar, batteries, and insulation specialist.
 - Heat pump specialist.



GM Warm Homes: Local Grant – Progress to Date

- Programme launched on 3 March.
- By 30 April:
 - 34 landlord applications.
 - 21 tenant applications.
 - 7 area-based applications.
- Area based engagement commenced in 4 LAs.
- Quick learnings:
 - Single street approach too narrow.
 - Inaccuracy of EPCs (both ways).





Get funding >

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



Get advice >

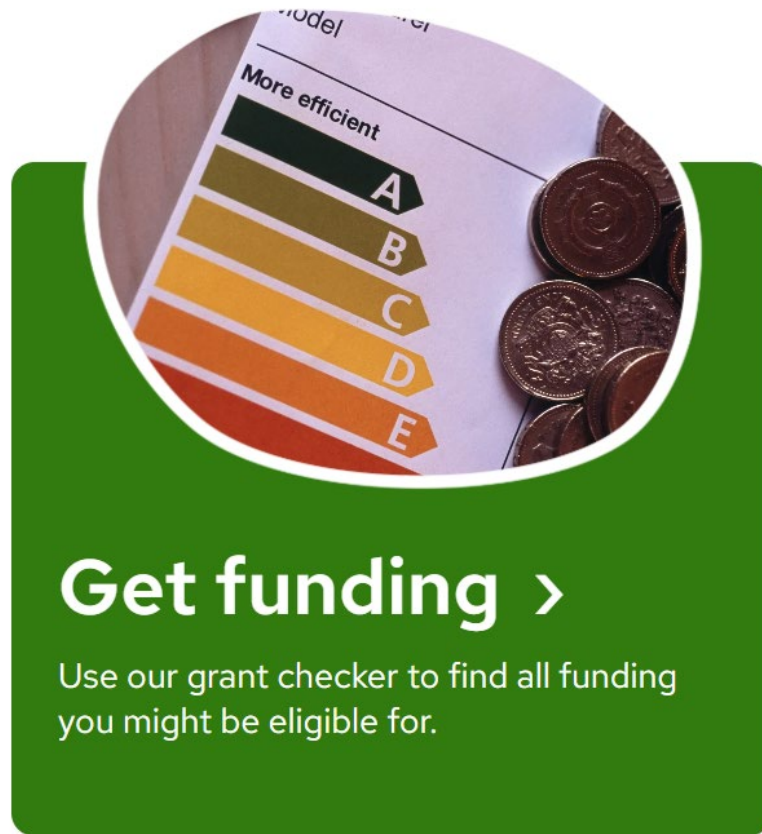
Explore the different ways in which you could improve your home.



Get going >

Use our resources to find local installers and financing options.

- Grant eligibility checking tool.
- ECO4, GBIS, and LA-Flex.
- Warm Homes: Local Grant.
- Direct link to grant programme management.





Get advice >

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

- Basic Home Assessment: £250.
- Advanced Home Assessment: £800 to £1,500.
- Major Projects Home Assessment: £2,000 to £3,000.



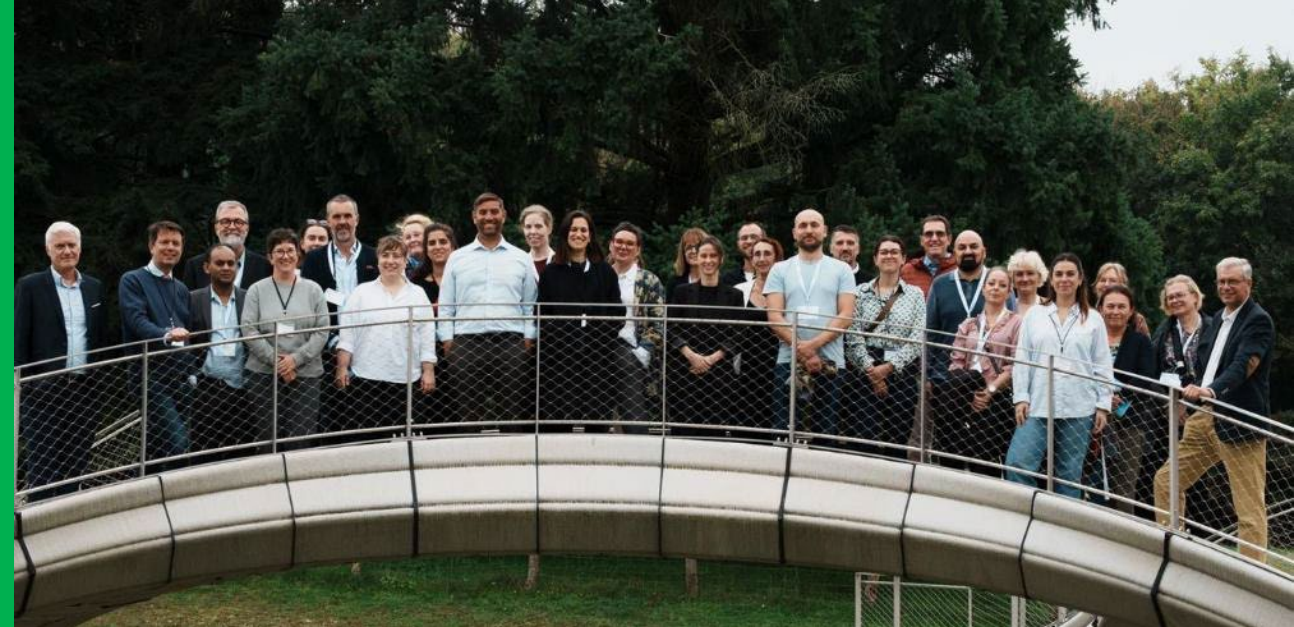
Get going >

Use our resources to find local installers and financing options.

- Connect with suppliers directly to request quotes for specific measures.
- All suppliers on GMCA Net Zero Housing Retrofit Framework.
- Pre-agreed fixed pricing for measures.
- Link to GM Credit Unions.

University of Manchester Research

- The COUNTER project has created an embodied carbon calculator for retrofit materials which allows us to specify the use of materials and products with the lowest embodied carbon impact.
- The DETERMINER project is investigating the use of biobased materials, such as hemp and sheep's wool, for retrofitting and new build.
- Presented interim findings at the Carbon Neutral Cities Alliance international conference in Lyon.



Net Zero Housing Retrofit Framework

- Worked with the Net Zero Hubs to procure a £1 billion national Housing Retrofit Framework Agreement.
- 128 bids received and evaluated with 69 suppliers awarded.
- 15 Lots covering Insulation, Heat Pumps, Solar PV, as well as Turnkey Solutions, PAS 2035 Roles, and Customer Journey Services.
- Can be used by all public and third sector organisations through direct award or mini competition.



Net Zero Housing Retrofit Framework

list of those on it: [Net Zero Housing Retrofit Framework Agreement - Greater Manchester Combined Authority \(GMCA Website\)](#)

Register for new opportunities on: <https://www.the-chest.org.uk/>



Retrofit in Greater Manchester

Questions & Discussion