



Kingsthorpe, Northampton

A £4m Social Housing Decarbonisation Fund retrofit scheme to make 70 homes warmer and more energy efficient.

Equans partnered with Northamptonshire Partnership Homes (NPH) to retrofit social housing stock in the Kingsthorpe area of the town.

As part of the project, 70 homes have been made warmer and cheaper to heat - significantly reducing energy bills for residents and reducing carbon emissions by around 61 tonnes per property.

Retrofitting existing homes

A mixture of two and three bedroom terraced and semi-detached houses have been made more efficient with new external wall and loft insulation, triple-glazed windows and thermally efficient doors. Ventilation has been improved with newly-installed mechanical systems, which allow air to flow continuously - helping to prevent condensation and damp. The properties have also been fitted with Switchee smart thermostats, allowing residents better control

over their heating systems and helping them save money on fuel bills. The thermostats are fitted with sensors, enabling NPH to monitor the impact of the improvements and helping to identify risks such as fuel poverty. NPH is also working with the University of Northampton to assess the impact of the retrofit over a number of years.

Improving energy efficiency

The project will save an estimated 4,544 tonnes of carbon over the lifetime of the work carried out – an average of 61 tonnes per property.

Retrofitting the homes has improved their energy performance significantly – with all of the properties now achieving an average of a C-rated Energy Performance Certificate.



Government funding

Equans and NPH worked together to secure funding from the Government's Social Housing Decarbonisation Fund, which was set up in 2021 to enable housing providers to retrofit homes with an EPC rating below C.

The project has targeted some of Northampton's least energy efficient homes.

Benefits to residents

As a result of these improvements, it's estimated that residents will see their energy bills fall by up to 27% - which could mean a potential saving of around £1,087 per year (based on prices at the end of December 2022).

Key Features

70 homes retrofitted to improve energy efficiency

Part funded by the Social Housing Decarbonisation Fund

Improvements included external wall and loft insulation, triple-glazed windows and enhanced ventilation

Residents can expect to save around £1000 per year on energy bills

Estimated carbon savings of 4,544 tonnes - an average of 61 tonnes per property

Properties' EPC ratings improved on average from E or D to C

Data is collected via Switchee thermostats to monitor the impact of the improvements

Named 'Runner Up' in the Carbon Reduction Project of the Year category of the Building Communities Awards 2023



Key Features

Client: Northamptonshire Partnership Homes

Start: September 2021

Completion: December 2022

Value: £4million



Residents have reported that their homes feel much warmer, less draughty and that the work has eased their concerns about rising energy costs.

Supporting the community

Locally, the Equans team has supported the community by getting involved in projects to boost aspirations and opportunities in the area. Through its relationship with Northamptonshire Community Foundation, the Equans team supported local charity Free2Talk by providing £5k to run fun mentoring activities for young people.

For further information please contact:

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