



# Holt Park, Leeds

**A trailblazing Social Housing Decarbonisation Fund project to completely decarbonise 190 flats. This £8.9million project saw EQUANS work in partnership with Leeds City Council to fully decarbonise 190 flats in Holt Park, Leeds.**

Results have been outstanding, with gas heating eliminated and energy performance drastically improved, and space heating demand now reduced to as little as 30kwh/m<sup>2</sup>. Funding for the project came from the Government's Social Housing Decarbonisation Fund.

## Retrofitting for the future

The 1970s low-rise Holt Park flats were extremely hard-to-treat, fuel-poor and inefficient, with EPC ratings below D. To achieve high levels of fabric improvements, this project offered a complete package of upgrades, supplemented by renewable energy.

Improvements include:

- Removal of gas boilers and installation of air source heat pumps
- Solar PV panels on top-floor flats
- Whole-house mechanical ventilation systems

- Extensive building fabric upgrades, including 200mm thick external insulation and high-performance windows and external doors
- A new insulated warm roof to each block
- Environmentally-friendly LED lighting

## Enhancing the quality of residents' lives

With the completed properties now comparable to Passivhaus standards, residents' lives have been transformed. Bills have been reduced and living conditions made more comfortable.

The building fabric upgrades, along with new ventilation systems, are now allowing air to circulate properly, eliminating condensation and preventing a build-up of damp and mould. This, along with the additional light from a new style of windows, has improved the living environment - which residents were keen to achieve.





## Collaborative expertise

The Equans team rose to the challenge to retrofit these flats - which are often overlooked due to access complexities.

To inform the design, residents were consulted and data including SAP analysis, thermal imaging, air tightness testing and EPC surveys was collated, indicating energy usage in the one-bedroom homes was as high as 210kWh/m<sup>2</sup>.

Following the improvement work, a number of the homes now have EPC ratings of A (SAP Score of 99).

The project has been fully delivered in accordance with PAS 2035 Project Management and PAS 2030:2019 installation standards.

Forty-two leaseholders were also given a unique opportunity to benefit from improvement work. Using a combination of government funding and capital investment, leaseholders were able to take up the offer of free fabric and ventilation upgrades - giving them a substantial increase in thermal performance, reducing bills and ensuring consistency across the estate.

This project serves as a showcase for the whole-house retrofit approach, demonstrating how similar projects can be rolled out to the wider hard-to-treat housing portfolio.

### Key Features

Homes now have an average EPC rating of an A to a high B

Up to 70% reduction in average energy bills

Space heating demand for each home now as low as 30kWh/m<sup>2</sup>/year

Reduction in carbon per dwelling is the equivalent of the CO<sub>2</sub> absorbed by approximately 16 mature trees in a year

### Key Features

**Client:** Leeds City Council

**Start:** November 2021

**Completion:** August 2022

**Value:** £8.9million



### Project outcomes

- 190 1970s flats fully-decarbonised
- Improvements included air source heat pumps, solar PVs, and enhanced insulation
- EPC ratings improved from below D to high B and high A ratings - comparable to Passivhaus standards
- Reduction in carbon per dwelling is the equivalent CO<sub>2</sub> absorbed by 16 mature trees per year
- Approximately 12,833kwh of energy saved per year
- Gas heating eliminated
- New ventilation systems to reduce condensation and prevent a build-up of damp and mould



### For further information please contact:

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