

# Prosper leading the way in delivering decarbonisation retrofit solutions

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Your Procurement Experts



Golden Lane Housing



We listen. We understand. We deliver.

**Earlier this year, Golden Lane Housing accessed Prosper's Decarbonisation Retrofit Framework and has successfully completed the retrofit of 36 homes across the North West.**

Our client provides safe, supported housing for people with a learning disability and autistic people and worked in partnership with RE:GEN North West to deliver the improvements, focussing on upgrading homes with energy-efficient measures and modernising key facilities.

The works included external, cavity wall, loft and roof insulation, the fitting of air source heat pumps, insulated external doors and A+ windows and upgrading of heating controls. Prior to the works, the EPC rating of these properties were D, E and F but are now performing at EPC C and B. The retrofit project plays a critical role in helping Golden Lane Housing meet its long-term sustainability commitments. By focussing on energy efficiency, the project supports the organisation's goal to significantly reduce its carbon footprint by 2030, as part of its broader sustainability strategy. The successful completion of the retrofit is a key step in fulfilling these ambitious targets while enhancing the value and quality of its housing portfolio.

Melissa O'Donnell, Director of Property and Sustainability, said:

**"Golden Lane Housing is delighted with the success of the retrofit works completed on 36 of our properties across the North West of England. By incorporating innovative energy-efficient measures such as air source heat pumps, enhanced insulation, and A+ rated windows and doors, we've significantly improved the energy performance of these homes, with EPC ratings rising from D, E, and F to C and B. These improvements not only help us meet our long-term sustainability goals but demonstrate our commitment to enhancing the comfort and affordability of our tenants' homes."**

Rod Brasington, Chief Executive of Prosper, said:

**"At Prosper, we support our local authority, housing association and supply chain partners with end-to-end solutions that achieve scale, compliance and cost-efficiency.**

**We are delighted to have played a significant part in the successful procurement of contracts on behalf of North Devon Homes and Golden Lane Housing and to hear about the positive impact these works have had on their housing stock and their tenants. These two projects demonstrate the scale and complexity of the contracts we can facilitate.**

**The successful implementation and delivery of our first decarbonisation retrofit and investment work framework has proved to be extremely popular with over 50 decarbonisation contracts to the value of £200 million placed through it.**

**The experience we have gained from the delivery of this framework, has helped to further strengthen our position in the market with the forthcoming rollout of a new Decarbonisation and Investment Installation Works framework, which will coincide with Warm Homes: Social Housing Fund Wave 3 applications.**

**The initial decarbonisation retrofit framework will still run concurrently with the new framework and landlords will be able to utilise either framework. Applications to return tenders closed in October 2024 and we received over 60 submissions, which demonstrates Prosper's market-leading position in the Decarbonisation market and the appetite for contractors to be awarded a place on this framework."**

**In August 2022, Prosper launched the first-to-market decarbonisation retrofit and investment work framework.**

Fast forward two years and we have now facilitated over 50 contracts with housing providers and local authorities across the UK, unlocking more than £200 million worth of construction opportunities.

The Decarbonisation Retrofit Framework (including refurbishment works) is an all-encompassing procurement solution that covers a range of decarbonisation retrofit works with the option to include standard investment works.

The innovative solution provides the delivery mechanism for a range of retrofit works aimed at insulating fabric-first elements of homes through Principal Contractors who will be able to deliver component schemes or whole-house approaches to include typical cyclical investment works, for example, kitchen and bathroom instalments.

It compliments the works supported through the Department for Energy Security and Net Zero (DESNZ), the Warm Homes: Social Housing Fund (SDF) and ECO4 works, meaning contractors have to be compliant with PAS 2035 installer accreditation requirements and hold Trustmark certification.

Prosper's staff have extensive experience and have facilitated contracts on properties ranging from 1-bedroom flats and bedsits in rural communities to 4-bedroom homes and multiple 18-storey tower blocks in urban towns and cities.

North Devon Homes are committed to improving the energy efficiency of their homes whilst helping customers to lower their energy bills and keep them warm during the colder, winter months.

They engaged Prosper to facilitate the procurement of this 2-year project, accessing the

Decarbonisation Retrofit Framework – Lot 8 South West, offering a direct award to supply chain partner, LivGreen.

Works have now been successfully completed on the first site at Tewsley Close in Bickington, which involved upgrading four blocks of flats and eleven bungalows, all of which had night-storage heating.

Improvements have included the installation of PV panels to the flats which will provide free electricity and can be diverted to high heat retention storage heaters which are more economical to run and can be boosted by the PV panels during the day.

The properties have also benefitted from having external mineral wall cavity insulation removed and replaced with better performing thermal bead. Upgrades have been made to windows and doors and assessments indicate that the properties are now performing above EPC C rating, with some achieving a rating of band B.

The framework covers regional lots across the North East, Yorkshire and The Humber, North West, East Midlands, East of England, South East, South West, London, West Midlands, and Wales.

The new framework will provide landlords with an innovative and compliant 'one-stop-shop' solution route to delivery through appointed Principal Contractors and coincides with Warm Homes: Social Housing Fund Wave 3 applications, offering traditional investment works to deliver component schemes or whole house approaches

Typical works covered under the framework will include internal and external wall insulation, ground source and air source heat pumps, electric heating solutions, PV systems, ventilation systems, roofing works as well as traditional works such as the installation of new kitchens and bathrooms, replacement of windows and doors and solutions to tackle damp and mould.

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For more information on Prosper's Decarbonisation Retrofit Framework (including refurbishment works) or if you are looking for other procurement solutions to deliver your business objectives, please call us on **0191 280 5665** or email **info@s**