



Co-op Housing Energy, Retrofit and building materials

Tom Woolley
October 6 2020

The NIHE estimated that in 2018 18% of households (131,000) were in fuel poverty . NEA have higher figures , 21.5%

Whatever the correct figures up to about a quarter of the NI population struggle to heat and light their houses

B News ▶ Belfast News ▶ Belfast City Centre

Northern Irish electricity bills "most expensive in UK" after average rise of £49

It comes after the Department of Energy and Climate Change released new figures

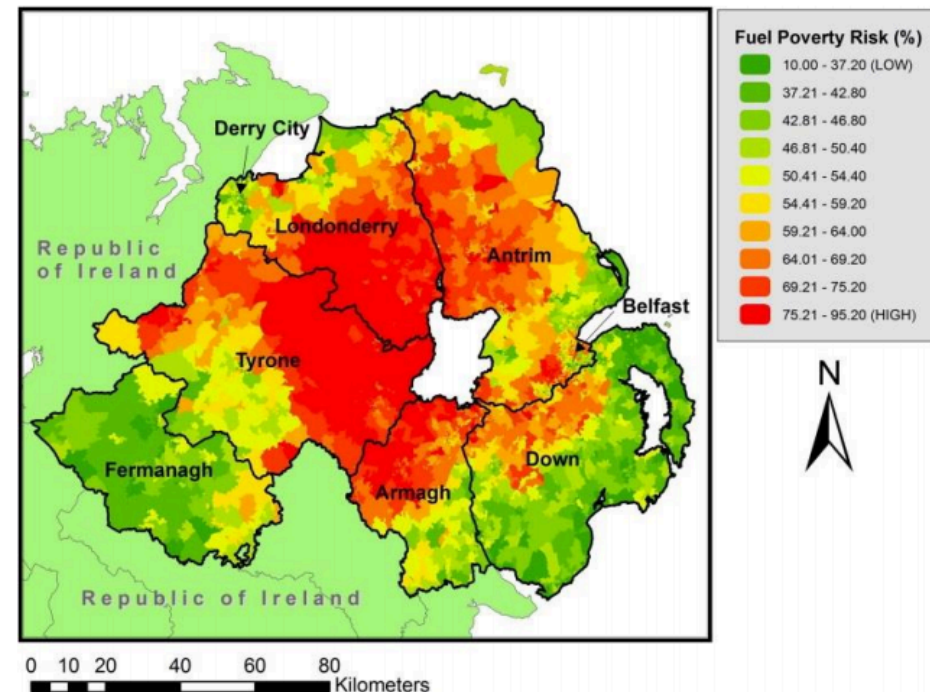


Northern Ireland Government has failed to produce a strategy to tackle fuel poverty
Since 2009. There are dozens of reports and lots of talk but little action

Research and Library Services



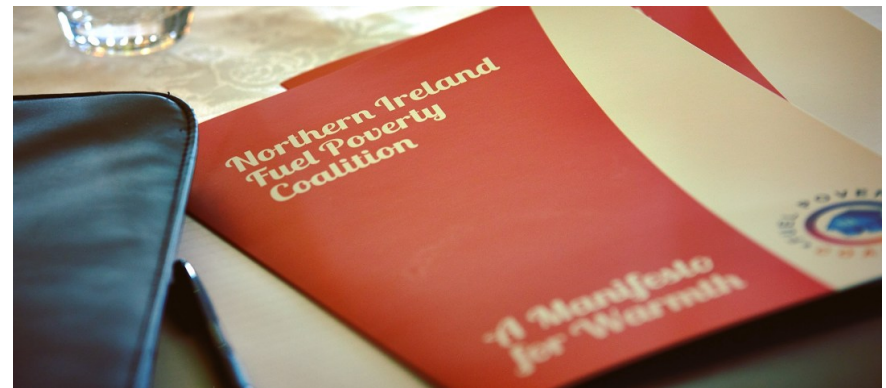
Northern Ireland Assembly



Research Paper 89/09

October 2009

FUEL POVERTY IN NORTHERN IRELAND



Funding and advice for improvement and retrofit in Northern Ireland is inadequate



Funded by money collected from electricity users
Businesses want to end it

Affordable Warmth Scheme

In this section

- 1 Covid-19 Affordable Warmth / Boiler Replacement update
- 2 Affordable Warmth Scheme
- 3 Boiler Replacement Scheme

The Affordable Warmth Scheme targets low income households who experience the effects of fuel poverty and energy inefficiency.

It is a targeted scheme aimed at those areas where levels of fuel poverty are highest. The scheme is available to home owners, those who have their day / life interest in the house and those who privately rent their home. It is not available for tenants living in the social (Housing Executive or housing association) sector. The Affordable Warmth Scheme provides grant aid to improve energy efficiency measures within your home.


You may qualify if you
live in Northern Ireland



or rent it from a private landlord; and

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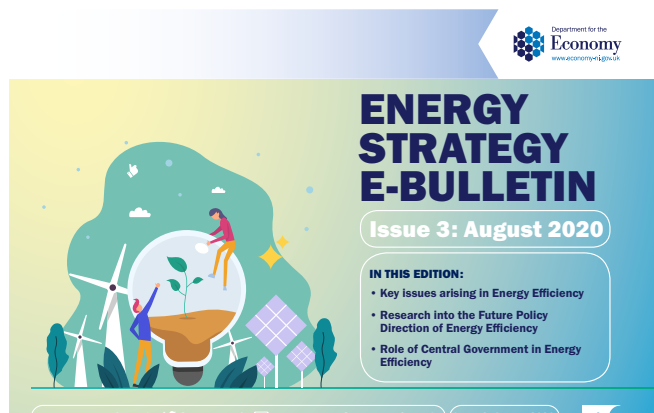
 [Coronavirus \(COVID-19\) information and advice ... more](#)

[Home](#) > [Environment and the outdoors](#) > [Energy advice](#)

Insulation

High levels of insulation will help your home stay warm and help to keep it heated as efficiently as possible. Adopting some of the measures below could also significantly reduce your energy bills whilst reducing your carbon dioxide emissions.

The Department for the Economy is developing an energy strategy but will this benefit the fuel poor? They have set up an “Expert” panel chaired by an ex Tory MP, Laura Sandys who is an “independent” director of a UK Gas company SGN



ENERGY STRATEGY E-BULLETIN

KEY ISSUES ARISING IN ENERGY EFFICIENCY

3. Encouraging Investment in Energy Efficiency in Existing Buildings

It is estimated that 85% of building stock that will exist in 2050 has already been built, so there is an ongoing requirement to future proof existing buildings.

We will therefore consider approaches to increase the energy efficiency of the existing building stock through retrofitting measures. Options for future financial support to drive energy efficiency will be an important element, as well as considering mechanisms to empower consumers and businesses to make informed decisions.

4. Building Capacity and Capability in the Sector

Any major retrofit programme of existing buildings, coupled with improved standards

for new builds, offers considerable opportunities to create jobs and grow the green economy across Northern Ireland, particularly post Covid-19. We will consider how best to develop supply chains and build the capability and skills of the sector to ensure they are well placed to respond to those opportunities and demands, as well as the importance of quality assurance and trusted installers.

Research into the Future Policy Direction of Energy Efficiency
DfE commissioned Ove Arup in December 2019 to undertake a comprehensive research study to identify a road map of energy efficiency policy levers. The aim of this work is to provide a robust evidence base to support the design, development and implementation of energy efficiency

policy going forward. The research should be finalised in the Autumn and will be published in due course. It will set out a range of recommendations for energy efficiency policy up to 2050.



ENERGY STRATEGY E-BULLETIN

EXPERT PANEL ON THE FUTURE OF ENERGY

We are pleased to introduce our new Expert Panel on the Future of Energy. This Panel comprises a group of independent external experts, acting in their personal capacities, whose role is to support the Energy Strategy Project Board and inform the development of the Energy Strategy for Northern Ireland. Panel members will provide additional challenge on emerging policy options, along with support and advice on the Energy Strategy, and will complement the contributions made by the working groups and the new research commissioned through the energy strategy process.

The Panel will also critically support and provide independent advice and input to the future strategic direction of energy matters for Northern Ireland in order to help address the climate crisis and we look forward to working with them.

Laura Sandys (Chair)

Laura Sandys CBE is a Senior Independent Director at SGN Network and the Energy Systems Catapult. She is Chair of the BEIS/Ofgem Energy System Data Taskforce. She was appointed as a member of the Advisory Panel for the Government's Cost of Energy Review, and is on the Council for Carbon Capture Utilisation and Storage. She is co-founder of POWERful Women, Co-Chair of the IPPR Environment and Justice Commission, a member of the Carbon Tracker Advisory Board and was Deputy Chair of the Food Standards Agency.

She was previously a Member of Parliament for South Thanet, a member of the Energy and Climate Change Select Committee, and Parliamentary Private Secretary to the Minister for Energy and Climate Change. Described by The Times as 'one of the sanest of all MPs' and as 'lateral-minded, original and free-thinking'.



SGN
Your gas. Our network.

What we do

Energy Systems Catapult was set up to accelerate the transformation of the UK's energy system and ensure UK businesses and consumers capture the opportunities of clean growth. We have more than 170+ staff based in Birmingham and Derby with a variety of technical, commercial and policy backgrounds. We work with innovators from companies of all sizes to develop, test and scale their ideas. We also collaborate with industry, academia and Government to overcome the systemic barriers of the current energy market to help unleash the potential of new products, services and value chains required to achieve the UK's clean growth ambitions as set out in the Industrial Strategy.



Housing is major political
Issue in Dublin
but becomes sectarian
in Belfast



HOUSING PROTEST

2pm Saturday, August 15

Custom House

 **Dublin** 

Health and Safety First!!

- We ask all to adhere strictly to these guidelines
- If you have vulnerable family members or have personal concerns, please do not attend the protest.
- Wear a face mask
- Stay socially distanced – a minimum of 2 meters apart
- Refrain from physical contact with others
- Bring hand sanitisers and use them throughout the day
- Follow all travel restriction rules where they apply
- Always follow all health and safety rules
- Do not gather in large groups but spread out
- Leave room for pedestrians to pass safely
- Follow the instructions of stewards

McCausland challenged over special housing preference for loyalist areas

18 June 2012

*Is the future of social housing
now under threat?*



Politicians in the UK are calling for zero carbon homes and massive retrofit programmes

Sunday 3 November 2019 / 8:57 AM Energy / Environment / Jeremy Corbyn /
Rebecca Long Bailey

Warm Homes for All – Labour’s plan to reduce energy bills, create jobs and tackle the climate emergency

Liberal Democrats
STOP BREXIT
BUILD A BRIGHTER FUTURE

786 people are talking about this

TAKE ACTION

JC

3) Retrofit 26 million homes by 2030

We will cut emissions from buildings by adding insulation, retrofitting 26 million homes by 2030.

We will prioritise all fuel poor homes, retrofitting all of them by 2025.

Not only will this tackle the climate emergency, but it will save money for families everywhere, cutting £550 of the average energy bill.

Policy  Green Party

Home | Public NHS | Fair Economy | Decent Homes | Safe Climate | Free Education | Better Transport | Search here...

Energy

Page updated:
Major revision Spring 2018

EN001 The aim is a decarbonised energy system based on efficient use of electricity and heat from renewable sources within the UK providing security of supply and replacing fossil fuels.

EN002 Producing and using energy is a major source of Green House Gas (GHG) emissions. Therefore the energy system must address the temperature targets of the 2015 Paris agreement on Climate Change and targets in the the Climate Emergency chapter, taking into account fairness within and between nations.

EN003 The principal objective is to decrease overall energy use to the minimum possible through improved efficiencies, changes in materials and reductions in overall consumption.

EN004 Research and development of the energy system will be robust, sustainable and

Connected RoPS

The following additional policy statements can be found in the Green Party Record of Policy Statements (RoPS) for Energy available [here](#):

- Underground Natural Gas Storage (Spring 2009)
- Ending Fuel Poverty (Spring 2009)

What We Stand For

- [Our Core Values](#)
- [Philosophical Basis](#)
- [Record of Policy Statements](#)

The Telegraph

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Scottish homeowners face being forced to spend thousands on energy efficiency if they want to sell

f share ↗ ↗ ↗

Save 31

In England £2 billion is currently being made available through a green homes grant
Though many worry about how it might be applied
Nothing similar in Northern Ireland



**Homebuilding
& Renovating Industry News**

Northern Ireland has thousands of houses built from no fines concrete
No-fines is a poor material which is porous to rain and damp

The NIHE are about to embark on a programme to retrofit 659 of them across the province
costing nearly £20 million.



No Fines – No Fun?

The contract to retrofit 659 no fines houses has been awarded to a consortium of Northern Irish building and maintenance companies and a Scottish company that specialises in insulated render systems

Despite the contract been awarded the retrofit systems to be used have not yet been designed according to an NIHE FOI response
But “there are preliminary proposals for a grey expanded polystyrene Insulation system and a phenolic insulation system”

Timber windows will be replaced with PVC windows.



I am opposed to using plastic foam insulation external wall systems as they seal the damp inside buildings, don't allow them to breathe and are flammable and toxic causing plastic pollution

Polystyrene insulation is being removed from tower blocks

Non-aluminium cladding to be stripped from high rises after test failure

NEWS 15/01/18 7:30 AM BY NATHANIEL BARKER

Non-aluminium cladding which had previously been considered safe will be stripped from an east London high rise after experts warned the system may not resist the spread of flame.





#FOAMFAILS

Reasons Foam Fails #1

Dangerous Toxic Ingredients

Design • Architecture

Polystyrene Insulation Doesn't Belong in Green Building

By Lloyd Alter Updated October 11, 2018

Advertisement



Northern Ireland Housing Executive does not have a great track record
A survey of nearly NIHE 1,000 houses that had been insulated with cavity wall insulation found that

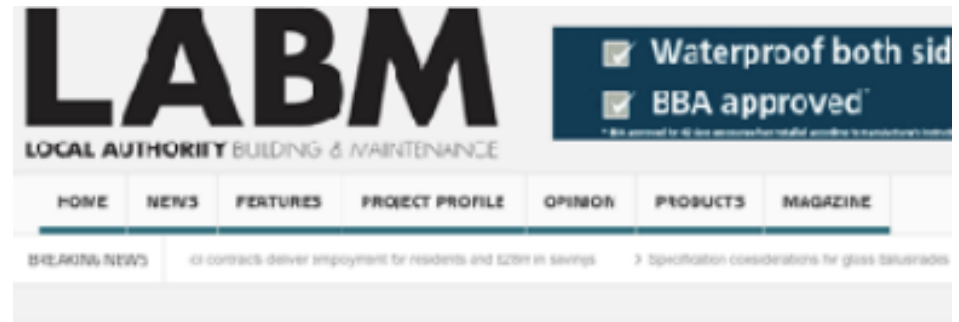
63 % were defective

84% were poorly maintained



Cavity Wall Insulation Research Project 2019

Research study prepared for the
Northern Ireland Housing Executive



Northern Ireland Housing Executive tasks BBA CIT with delivering groundbreaking cavity wall insulation study



3 million homes in England, estimated to have been damaged by defective retrofit schemes, many in Wales and NI,

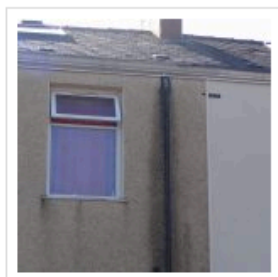


The retrofit disaster problem

49. Over the years, householders have experienced energy saving interventions, such as damp proofing and solid wall insulation, which have not delivered the benefits that were promised. This has eroded householders' confidence in such activities. Mark Harris from the Homebuilders' Federation gave the Committee an example of the historical problems:

"I was working at Bridgend council delivering Arbed schemes, and we were merrily cladding buildings and filling cavities full of insulation. Five years later, we've got companies setting up now to take cladding off and to take insulation out because we've realised that, actually, either it wasn't the right thing to do or the skill set that delivered it wasn't properly skilled and it was done in a rush."⁴⁷

Preston Retrofit Disaster



An external insulation contract in Preston, run under a government energy saving scheme five years ago went horribly wrong. Up to 390 homes were affected with water penetration, mould and damp.

Four years on the problems, some of them severe, have only been rectified for some of the affected households. Occupants, many elderly and on low incomes, have in some cases reportedly been forced to pay for repairs themselves.

Green Deal nightmares: 'British Gas botched our insulation – then offered £50 Nando's meal'

Non-existent cashback and dodgy works have left these householders out of pocket. We share their stories below



Heidi and Jonathan McNally-Henry say Green Deal works carried out on their home have left it barely habitable



Supporting Victims of Failed Cavity Wall Insulation

RETROFITTING

The great cavity wall calamity: 1.5 million homes are blighted by damp after cowboy builders cash in on a Government insulation drive

- Millions of homeowners persuaded to sign up to scheme with promise of cheaper bills by call-centre staff and salesman trying to meet targets
- The Government scheme was meant to make homes energy efficient
- But experts claim homes were not suitable for cavity wall insulation
- Victims left with houses riddled with damp and mould from botched fittings

By [BEN ELLERY FOR THE MAIL ON SUNDAY](#)

PUBLISHED: 22:48, 21 January 2017 | UPDATED: 01:19, 22 January 2017



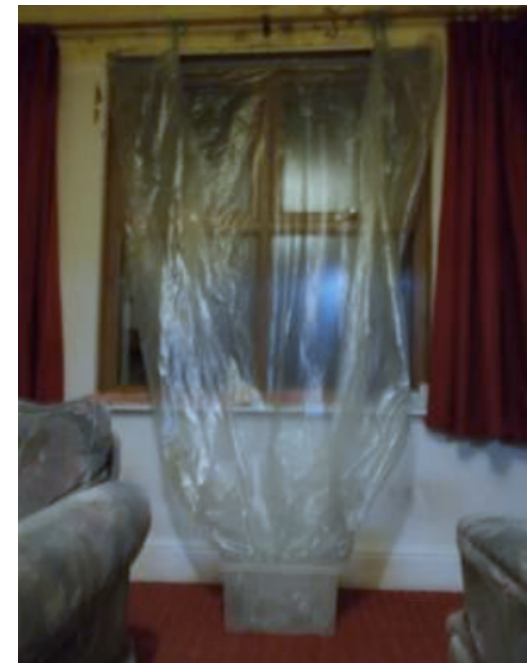
External Wall Insulation (EWI) installations have been disastrous



experienced before.



Saturated boards rendered & meshed whilst still wet, & missing fixing at bottom corner. Also surface of board was shaved removing the protective fibreglass layer.



Deterioration Since October 2015



There is a general assumption that all insulation materials are much the same, are inter-changeable and can easily be used in all retrofit scenarios
Doesn't matter what fossil fuel products you use and where you use it you can end up with damp!

Is your cavity wall insulation causing problems in your home?

• Posted: 6 Mar 2017



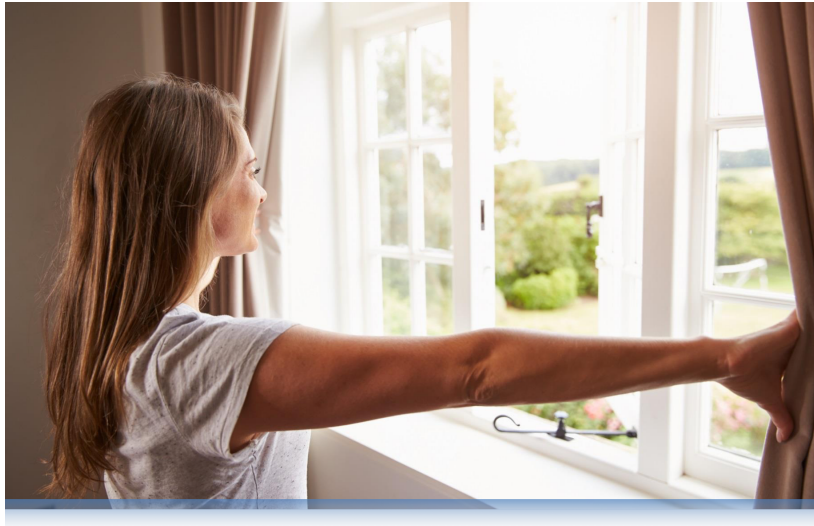
CWI

IWI



EWI





Ministry of Housing,
Communities &
Local Government

Ventilation and Indoor Air Quality in New Homes

Health Effects of Modern Airtight Construction

HEMAC Multidisciplinary Network

[Dispatches](#) [Posted Apr 06, 2017](#) [Add new comment](#)

New build homes face emerging ventilation crisis

Despite increasing standards of [insulation](#) and [airtightness](#), housing developers face few requirements to provide better ventilation and indoor air quality for new home buyers — beyond knocking extra holes in walls. But as reports of condensation and mould affecting new housing developments continue to surface in both the UK and Ireland, and research indicates many new homes may have poor indoor air quality, are developers finally waking up to the need for properly engineered ventilation systems?

How to ensure good standard retrofit work is done properly using environmentally friendly materials?

Retrofit action should be accountable to local communities with the support of Local authorities
Many are being set up in England and Scotland



RETROFITWORKS
BUILDING EFFICIENCY TOGETHER



Owned by community based organisations and local supply chains to design and host energy efficiency and retrofit schemes





BY GAYA SRISKANTHAN | JANUARY 16, 2016

Author: Gaya Sriskanthan

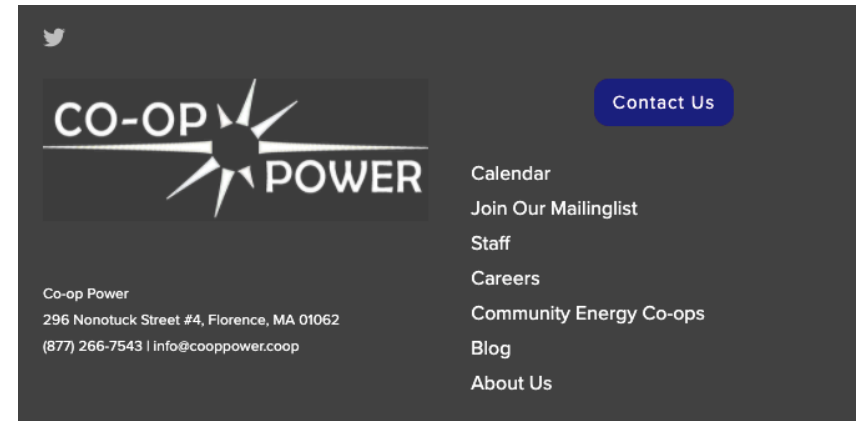
Taking Pope Francis' Message Seriously Means Pushir for Worker-Owned, Green Cooperatives

Posted on September 23, 2015 by Gaya Sriskanthan

GLOBALIZATION

Energy cooperatives are booming in Germany

The move away from conventional sources of energy in Germany is driven primarily by citizens. An increasing number of people work together by forming cooperatives to build wind farms and solar plants.



GRID ALTERNATIVES PHOTO BY STACY LEE

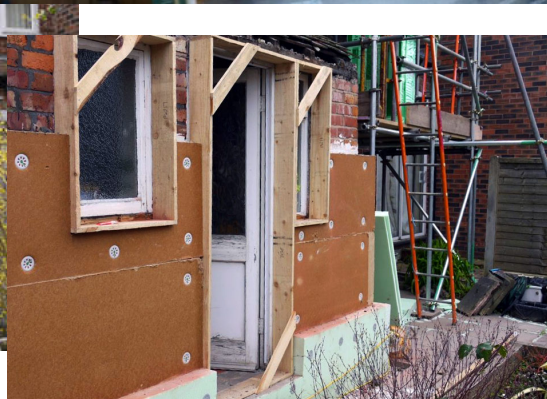
New York City Community Energy Co-op

The New York City Community Energy Co-op is a multi-class, multi-race cooperative working for energy justice and a just transition in Manhattan and the boroughs. The New York CEC is part of the Co-op Power regional network of community energy co-ops. We are very excited to be working with Solar One, UHAB, CUNY, UPROSE, WE ACT, Brooklyn Movement Center and Resonant Energy to be developing affordable solar solutions in New York City.

Board Chair, Shakoor Aljuwani, Coordinator, Gaya Sriskanthan, and CUNY Intern, Galilea Matias along with the CEC's Board of Directors are bringing together community organizers who are empowering people to build ownership and increase access to sustainable energy, especially people of color and low income communities. We're building shared solar arrays and creating a path to community ownership so that we not only have solar discounts on our electric bills, but we have the economic and political power that comes from owning the arrays.

Manchester

Carbon Co-op



A series of hands on hempcrete retrofit workshops in Manchester

A Guide to Using Hemp & Lime for Natural, Zero-Carbon Insulation

30 APR 2019

BY MATT FAWCETT

BLOG

« All Events

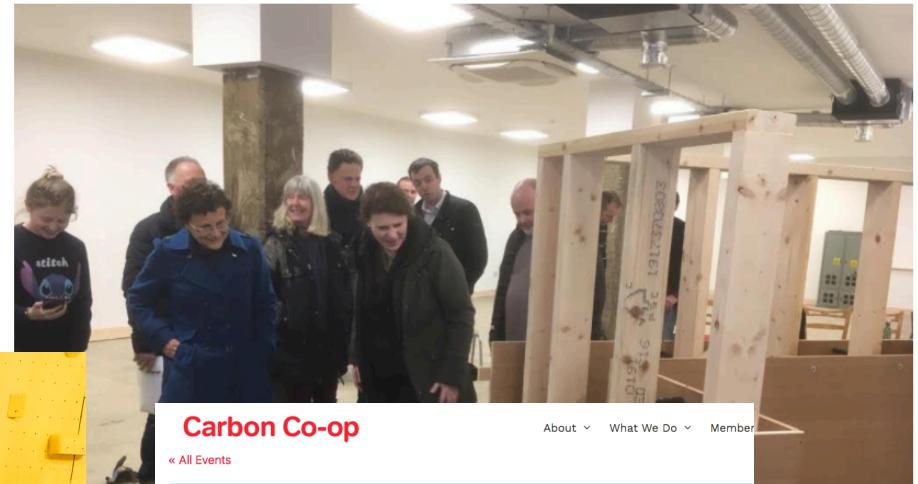
This event has passed.

Hemp-Lime Insulation & Building for Self-builders / DIY retrofit

22nd February, 10:00 am – 4:00 pm

« Masterclass: Hemp/lime for building professionals

Energinise Home Energy Party »



« All Events

This event has passed.

Hemp and Lime insulation workshop

27/04/2019, 9:30 am – 4:30 pm

« A Green New Deal for Homes + Carbon Co-op AGM

Bolton: Beginne

Show apps





**Profiles of a Movement:
CO-OPERATIVE HOUSING
Around the World**

Brighton & Hove
Community Land



What should happen to NIHE housing?
Handed over the private housing associations?

These are no longer about social housing and are more like private developers

CHOICE HOUSING

 37-41 May Street, Belfast, County Antrim, BT1 4DN

ACTIVE ⓘ Accounts: Not filed Age: 18 Year(s) Directors: Company No: 2866401

HABINTEG

 Alex Moira House, 22 Hibernia Street, Holywood, County Down, BT18 9JE

ACTIVE ⓘ Accounts: Not filed Age: 16 Year(s) Directors: Company No: 3136995



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Housing crisis is looming as ICTU warns against privatisation of NIHE portfolio

14 Apr 2016

Created in 1971 as a direct outcome of the civil rights movement's agitation over housing, the Northern Ireland Housing Executive (NIHE) has been able to improve public housing conditions from among the worst in Europe, at the time of its creation, to now being considered a role model. This legacy is currently under attack in a pincer movement of welfare reforms and threatened privatisation. Stewart Smyth 2013

Social housing is protected in Scotland by locally accountable housing co-ops

West Whitlawburn Housing Co-operative Ltd

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Jeśli Państwo mają życzenie, aby wybrany dokument lub informacja przekazana przez WWHC została przetłumaczona na język polski, prosimy o [kontakt z Joanną](#) w biurze.

If you want any of our documents translated into Polish please [contact Joanna](#).



Fairfield Housing
Co-operative
@FairfieldHousing

Home



Glasgow Student
Housing Co-op
@glasgowstudenthousing
coop

Home

GLASGOW STUDENT HOUSING CO-OP

Founded in November 2016, we are the only student housing co-operative in Glasgow working to provide affordable, co-operatively-owned and managed housing for students.



We should be establishing businesses in NI that produce and install environmentally friendly healthy materials and retrofit and building solutions . One example is hemp and hempcrete



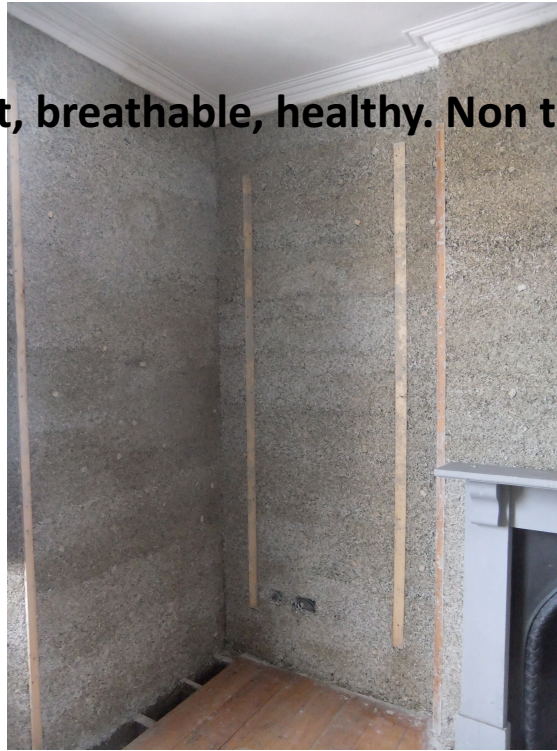
HEMP COOPERATIVE
IRELAND — EST. 2018



There are plenty of sheep here, why not produce wool insulation



Hemp Used for retrofit, breathable, healthy. Non toxic, non flammable



This certificate is valid for building regulations and associated technical guidance in force at the time of the registration and for the regulations in Scotland only

Hempcrete Solid External Wall Construction

Description of Product

Hempcrete is made by combining Industrial Hemp Shiv (chopped woody core) with a lime-based binder & water, to form a composite material that forms a non-structural element in the construction of buildings.

Hempcrete is embedded in the structural frame, forming a homogeneous 350mm-400mm thick external wall.

Hempcrete is fundamentally an infill material either cast or sprayed to form a continuous joint-free wall, which is rendered internally and externally with vapour permeable lime based products suitable for use with hempcrete.



Key factors assessed

- Mechanical Resistance & Stability
- Safety in case of Fire
- Health, Hygiene and Environmental
- Safety in Use
- Energy, Economy and Heat Retention
- Durability serviceability and identification

Validity

This certificate was first issued on 24 October 2019 and is valid until 24 October 2020

Issue Date: 24 October 2019

In Scotland we have building control certification for hempcrete



We plan to run a hempcrete workshop in conjunction with Heritage in Ballymena

Heritage

MATERIALS RESTORATION CONSULTATION TRAINING ABOUT CONTACT

RESTORATION WORKS

With over 10 years experience working specifically with historic buildings, we apply our knowledge, expertise and specialist skills to provide a sympathetic solution to your building's unique requirements. We work with the correct products and implement appropriate techniques using craftsmen who understand and respect the historic building fabric. The result is a solution which delivers a long-term, quality finish; protecting and enhancing your property for the future.

'Restoring Character'


Please take a moment to look at some of our previous work and feel free to contact us if you have any queries or would like to talk to us about your project.




ARTHUR'S COTTAGE



NEW BUILDS







Hemp Lime Binder

Low density, hydraulic lime based binder used in the manufacture of hempcrete. Hempcrete is a bio composite building material which provides enhanced thermal properties to walls and roofs using sustainable materials.

- Can be cast or sprayed
- Provides some racking strength for the frame
- Robust, highly breathable
- Sustainable, low environmental impact
- Provides both thermal resistance heat storage





Hempcrete in the Rediscovery Centre in Dublin (2016)
where it has been used successfully with the blessing of Dublin City Council
Winner of the SEAI Sustainable Energy Award last week 2018



Tom Woolley

