

Helping Social Housing Providers get the most from the Warm Homes Plan





TaskEnergy: Our guide to delivering the Warm Homes Plan

1 Procure

Identify the best heating solution - There are a lot of options when it comes to improving the warmth of a property while at the same time reducing bills and emissions.

However, while a heat network might be suitable for future residential developments, retrofitting or upgrading current heating systems might be the better option for existing developments. The key here is for social housing providers to work with an experienced contractor who will undertake concept/feasibility studies before any work takes place.

Double down on frameworks - There are a number of reputable and proven frameworks in place that have undertaken the initial leg work to ensure companies on these lists meet an agreed standard in terms of experience, cost, quality of service, speed of delivery etc. Frameworks include CHIC, Procurement for Housing and Procure Plus decarbonisation.

Check accreditations - It's important to work with companies that have a proven track record in this space and achieved a number of accreditations. Ones to look out for include MCS, TrustMark, NICEIC, Constructionline Gold and ISO 9001/14001.

No replacement for experience - Given the amount of money allocated to the Warm Homes Plan, operators may enter the industry with little or no experience. It's important to understand your installer's track record in this sector before commissioning work.



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2 Install

Make sure the unit is the correct type and size

- It's crucial that social housing providers review concept/feasibility studies before work gets underway to avoid costly mistakes. For example, units which are too small or large can lead to problems such as increased component wear, cooler properties and increased energy bills.

It is recommended that concept/feasibility studies are reviewed by a qualified person, using an independent consultant if needed.

Set clear benchmarks - To aid work being delivered on time and budget, establishing benchmarks such as installation times is key to ensure work is undertaken in a timely manner - helping to minimise labour costs and disruption to tenants.

Inspect, inspect, inspect - This is key. Do not sign off projects until they have been inspected by a qualified engineer - whether in-house or using an external independent consultant. Systems need to be checked to ensure they have been installed correctly following manufacturers' instructions and industry best practice. This will help to ensure the system is optimised to minimise downtime and reduce costs for both tenants and social housing providers.

3 Maintain

Annual service - just like your car, a heating system that is serviced annually helps to reduce ongoing maintenance and heating costs. It is recommended that heating systems in residential and commercial properties are serviced once and twice a year respectively.

Go with an installer that offers ongoing maintenance alongside installation - Those companies that offer ongoing maintenance support are more likely to ensure a heating system is fitted correctly. Heating systems fitted incorrectly can often lead to higher maintenance costs, so it wouldn't be in the interests of an installer that also undertakes maintenance work to cut corners with the installation.



Get in touch today:
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