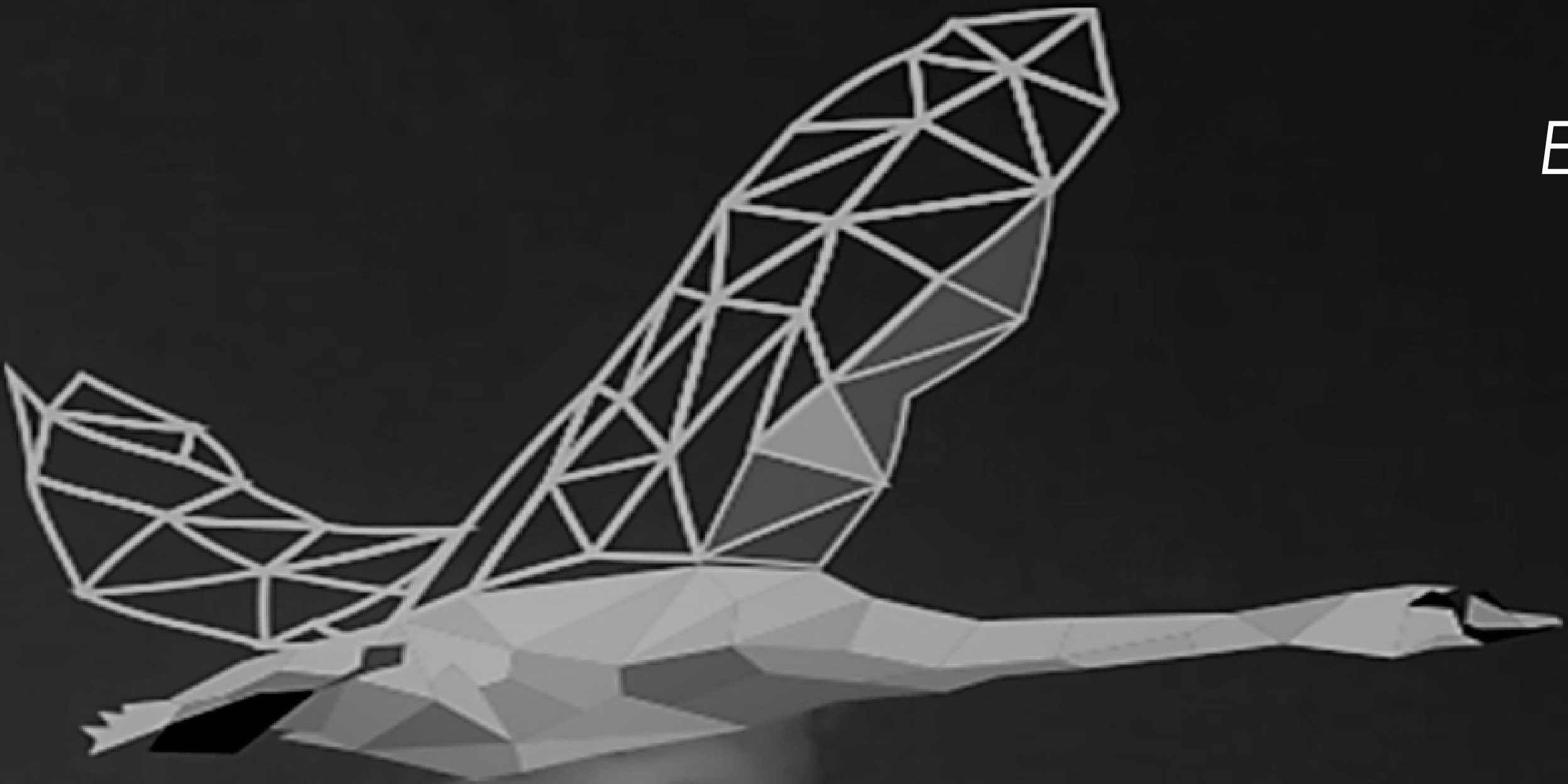


EALA Impacts CIC
Energy Action Scotland
Conference 2023



About me

- BSc(hons) in Building Surveying from Heriot Watt 2006
- Chartered Building Surveyor MRICS 2009
- Worked with GLM, cross-sector work though a specialism in conservation including work on Edinburgh tenements and Shared Repairs.
- Moved to Dublin 2014, set up AECOM Ireland Building Surveying team.
- Relocated to Edinburgh 2018, re-joined GLM.
- 2022 joined EALA Impacts CIC, a social enterprise Architecture & Building Surveying consultancy.
- Experience with tenements, housing association work, private houses based on condition and maintenance.
- Domestic Energy Assessor and PAS2035 Retrofit Assessor

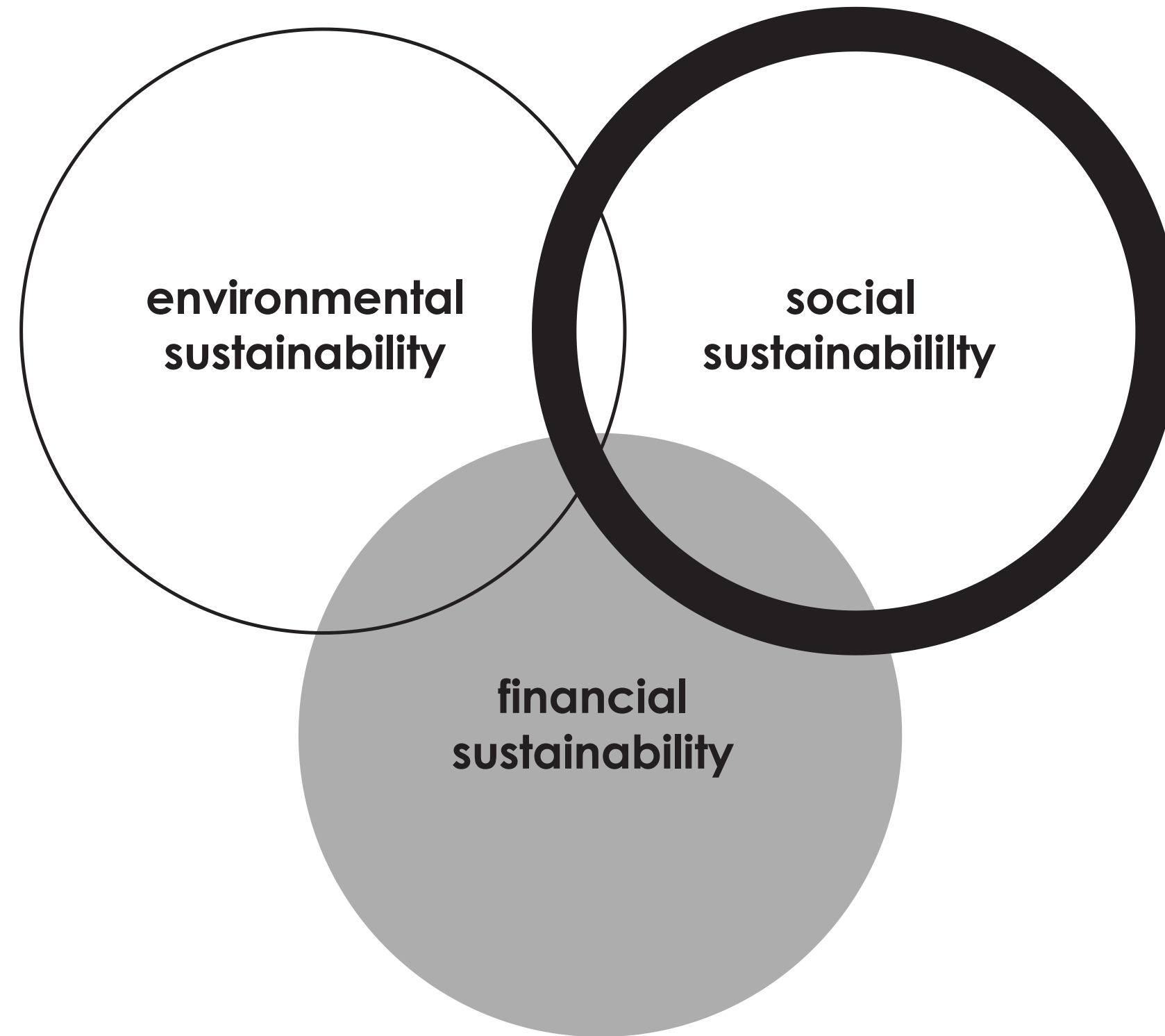
Focus of our approach

“My expertise in retrofitting solutions for domestic buildings in Scotland reflecting on the scale of challenge we face in meeting our net zero targets”

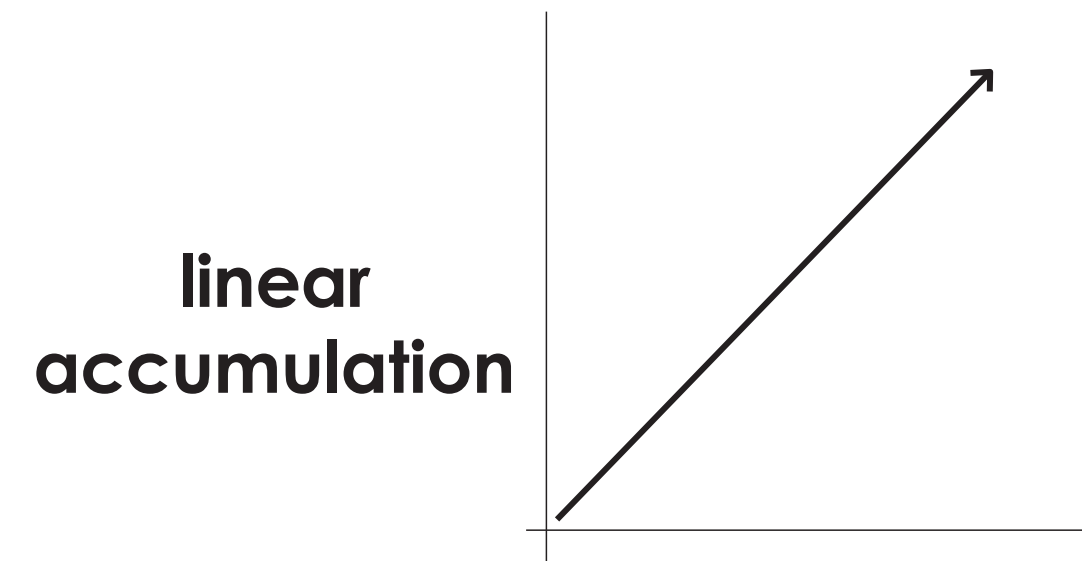
In this talk I want to focus on the following points:

- What is energy efficiency?
- What is ‘retrofit’?
- Why isn’t it working ‘at scale’?
- What is true sustainability, and why does this matter?
- What can we do about it?

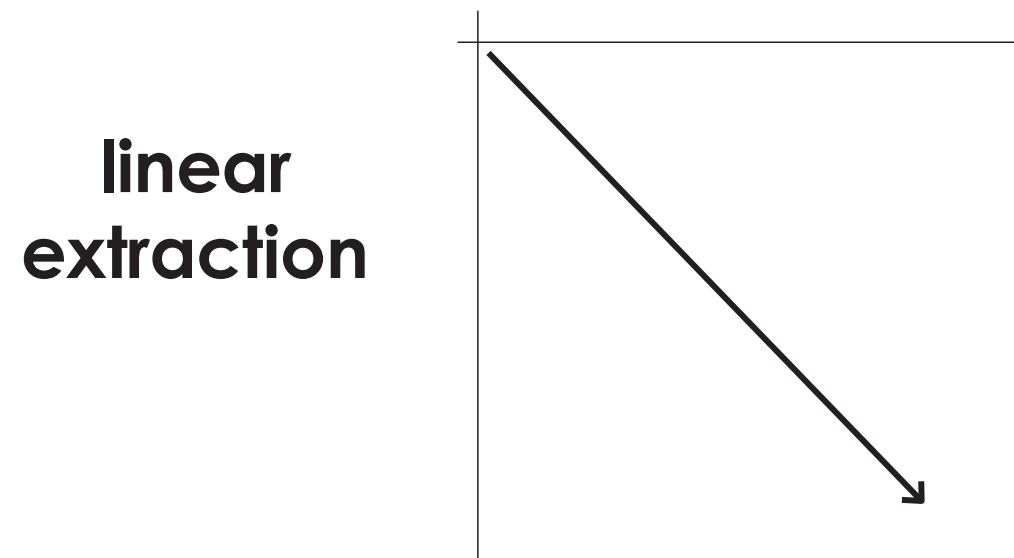
Holistic sustainability



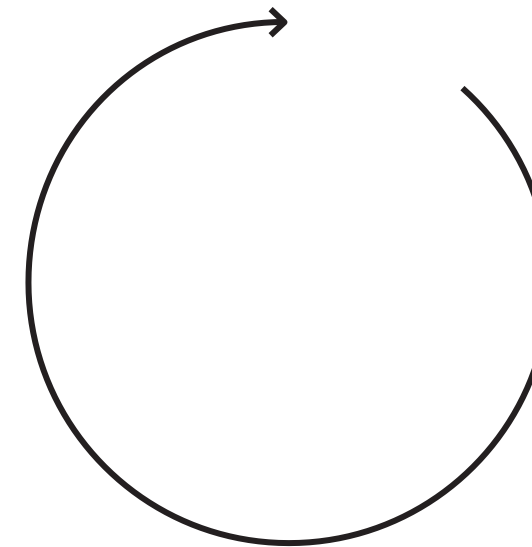
Regenerative circularity vs linear extraction



=



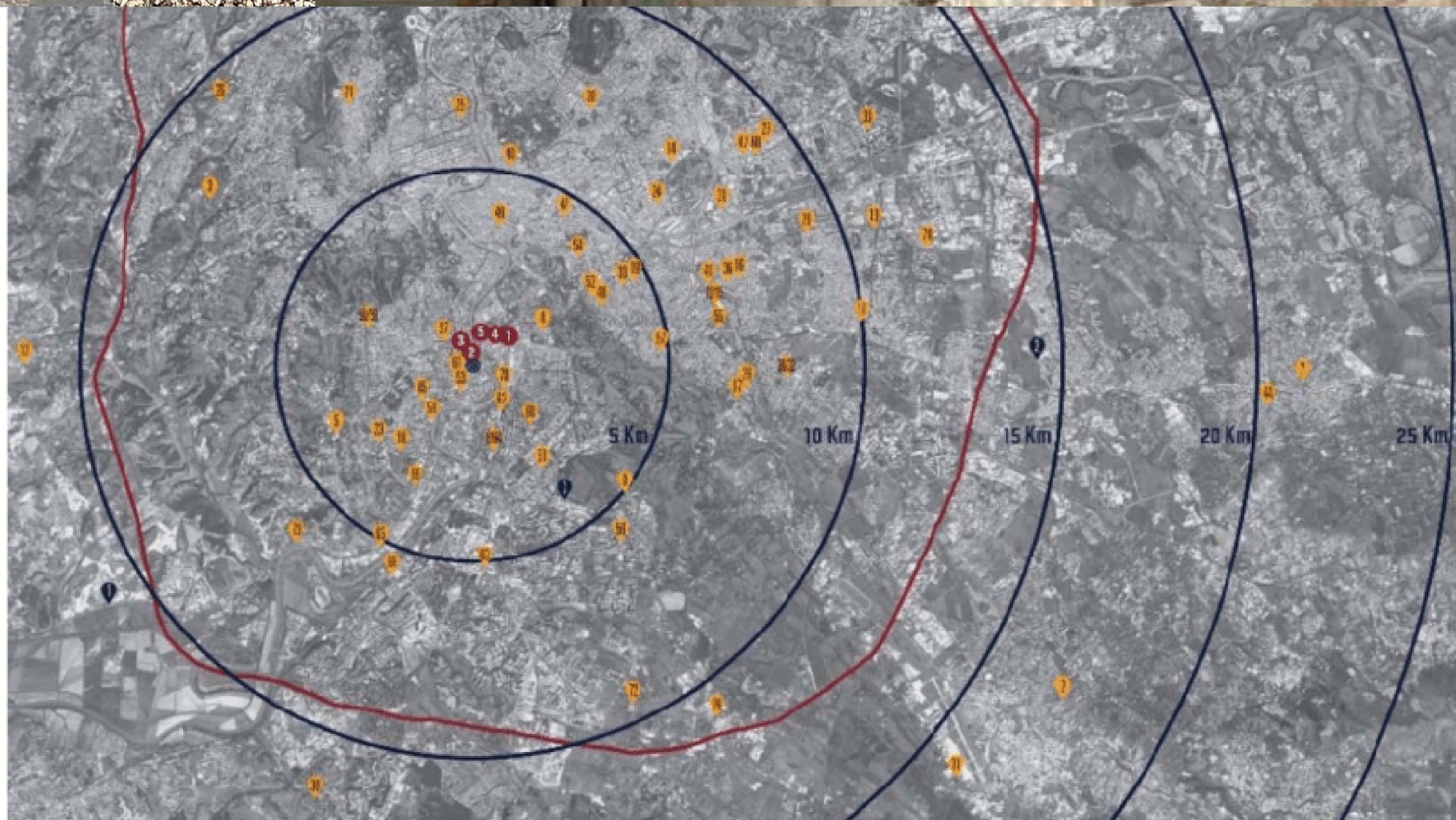
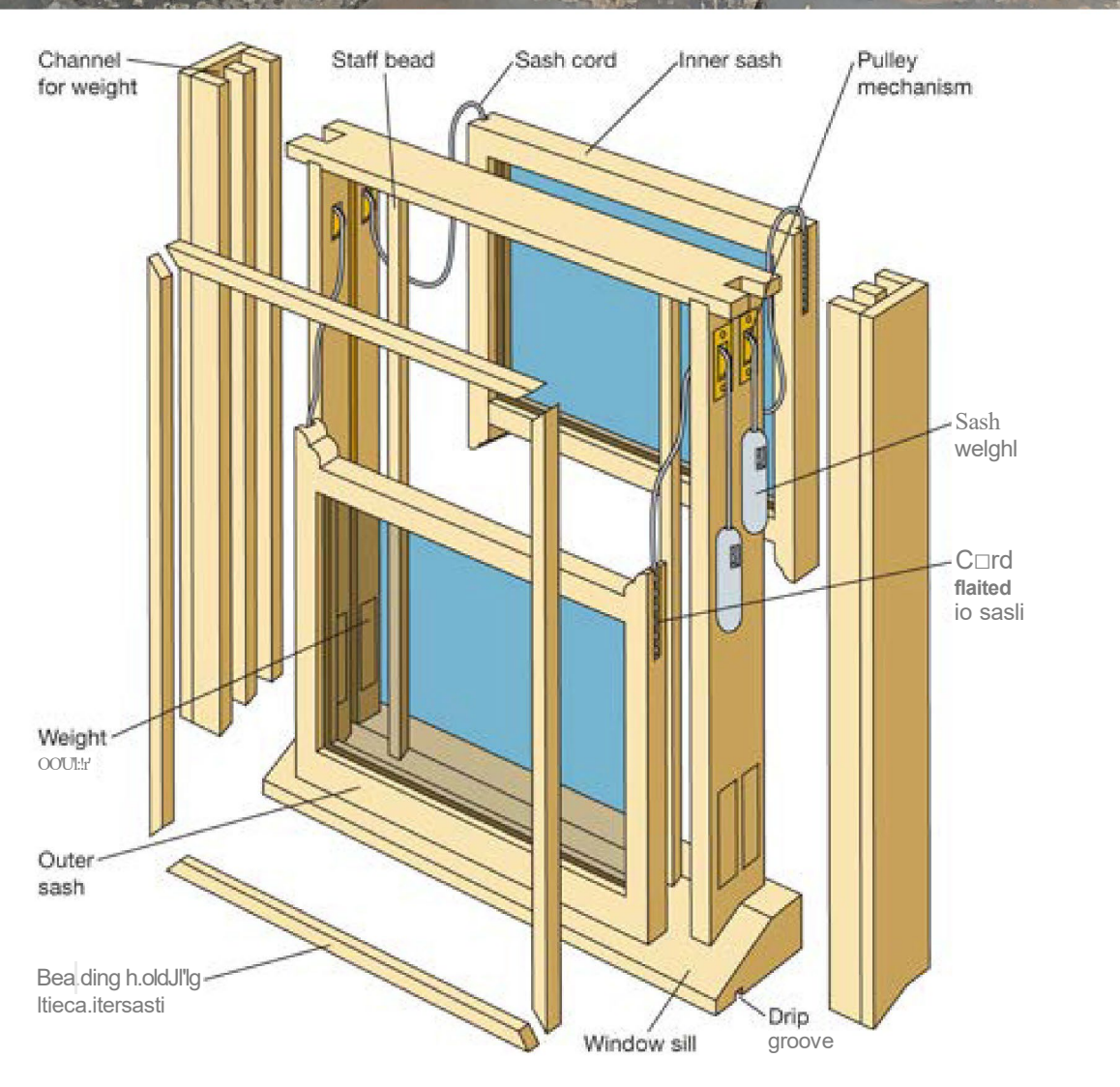
circular
innovation/
regenerative
communities



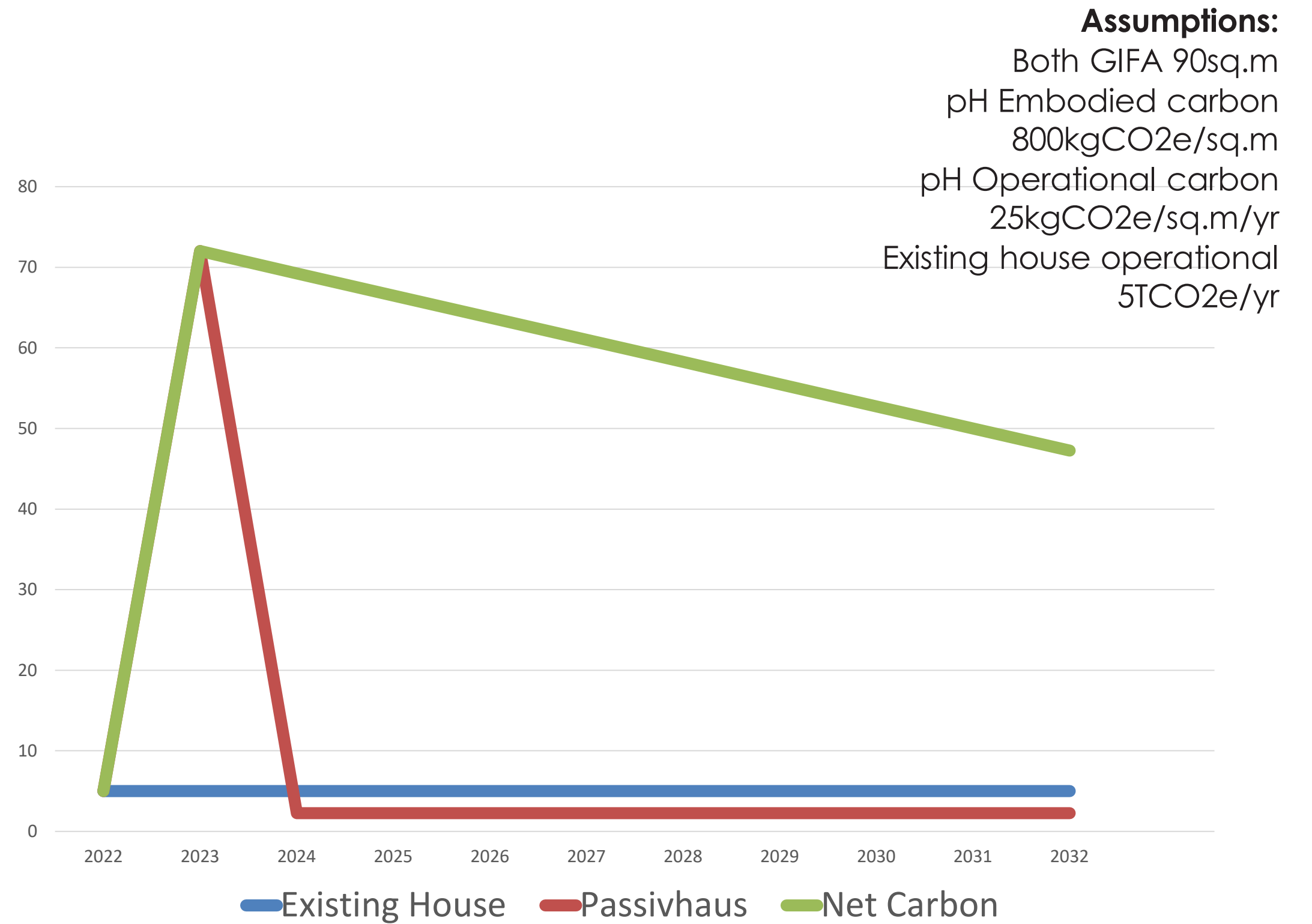
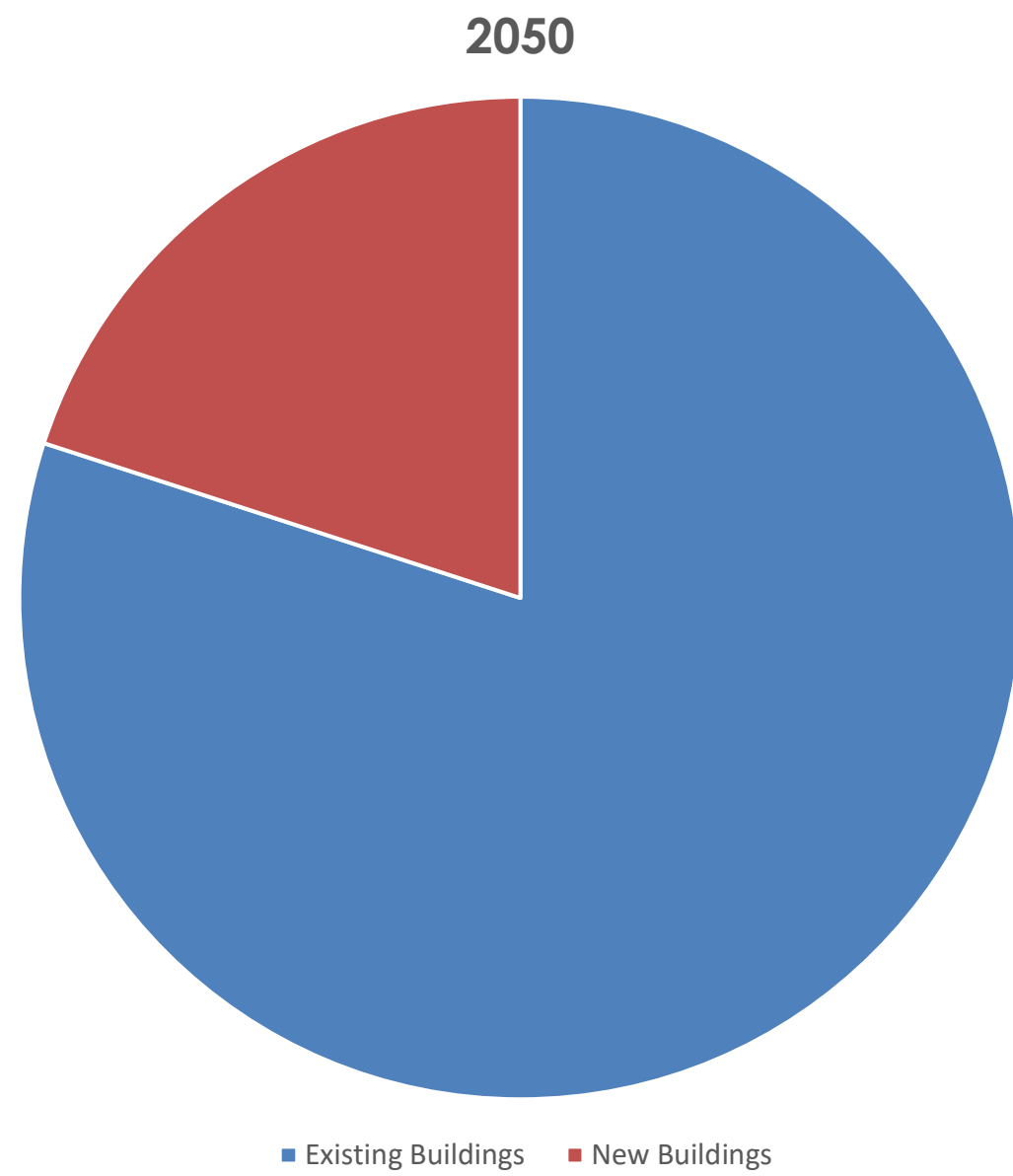


EALA IMPACTS

Property + Construction advice that makes a lasting impact



Where's the focus?

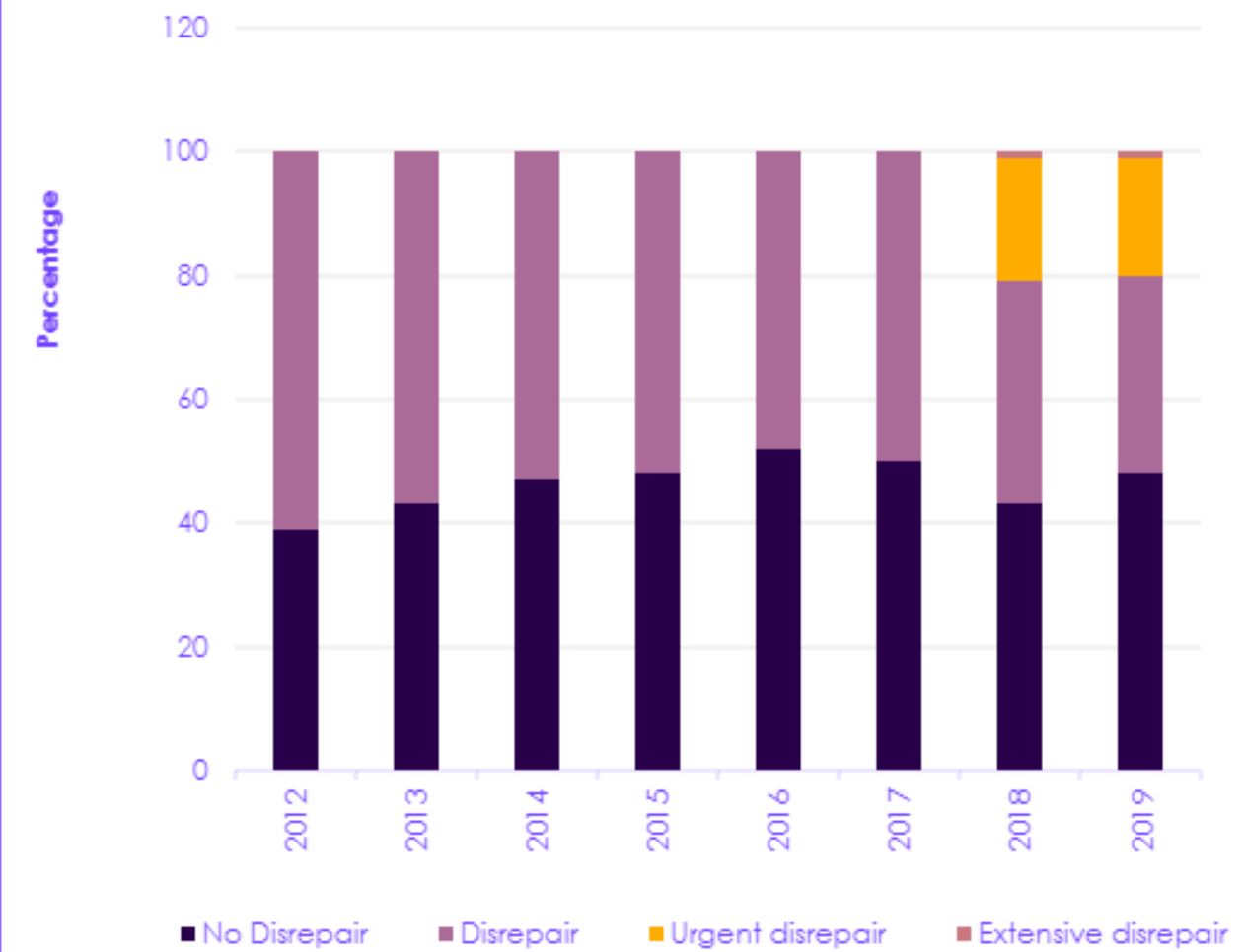


Regenerative circularity vs linear extraction



30%
A dry wall is more thermally efficient than a wet wall (SPAB)

Figure 4.4 Disrepair to Critical Elements in housing stock, 2012-2019



Source: Scottish house condition survey: 2019 key findings
<https://www.gov.scot/publications/scottish-house-condition-survey-2019-key-findings/>
Notes: From 2014-2017 data on urgent disrepair and extensive disrepair was not available so disrepair includes these categories.

[Scotland is not yet climate ready, CCC says – Climate Change Committee \(theccc.org.uk\)](https://www.theccc.org.uk/)

Funding & support background – Edinburgh

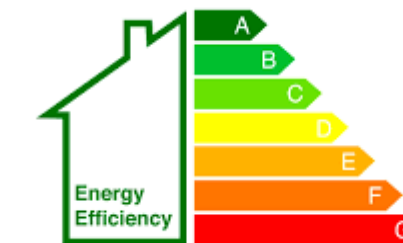


Transition Scotland Hub

Clean Heat Edinburgh Forum
Cleaner, greener heating for our city



Department for
Business, Energy
& Industrial Strategy



EALA IMPACTS

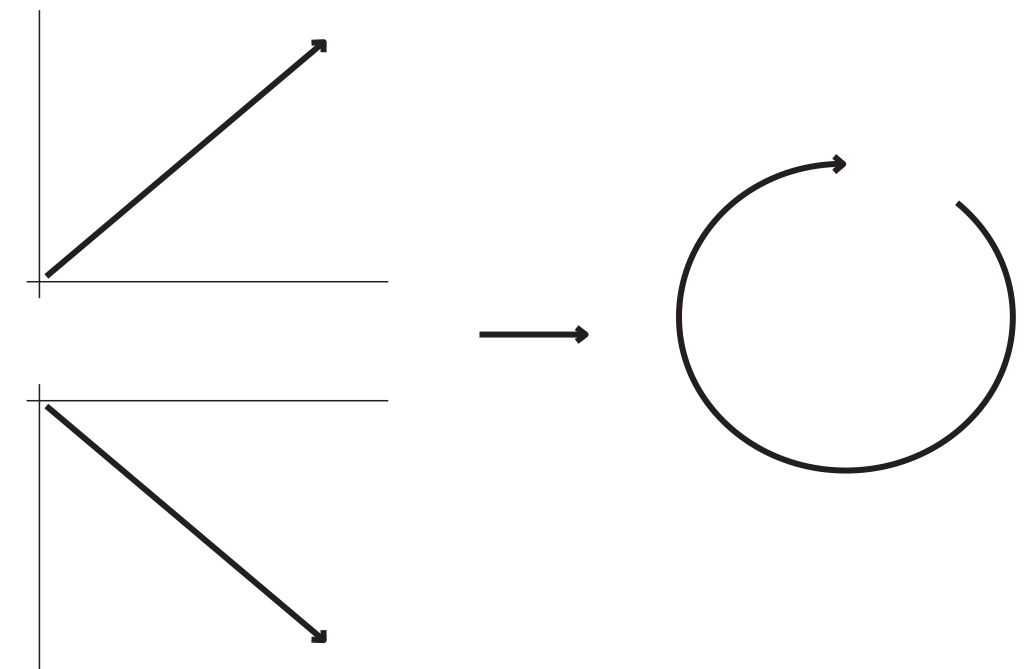
Property + Construction advice that makes a lasting impact

Why this isn't working at scale

- “Retrofit” reduces the conversation – one facet of sustainability, one project, one point in time. No interest in holistic sustainability. No long term vision.
- Little quality assurance or connection to the existing construction industry.
- Focus on individualism and no community wealth building. Funding is individual small pots, excluding working with larger contractors and employing consultants.
- Leading to bad technical outcomes and missed opportunities.
- Potentially massive scale of intervention in buildings, and so massive problems.

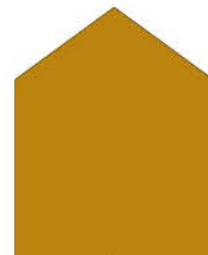
But... potentially huge opportunity for paradigm shift.

- Why are people in poverty?
- Why are there huge issues around social isolation?
- Why are people disenfranchised/ feel like they can't change anything?
- What role do our systems and structures play in this?

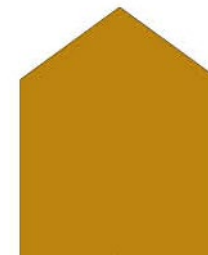


Funding & support background – Edinburgh

**energy
saving
trust**

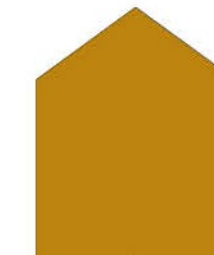


**private, individual
homes**



**communities of
homes**

edinbric.scot



**local authority
owned/housing
association homes**

Collective Action – more than just buildings

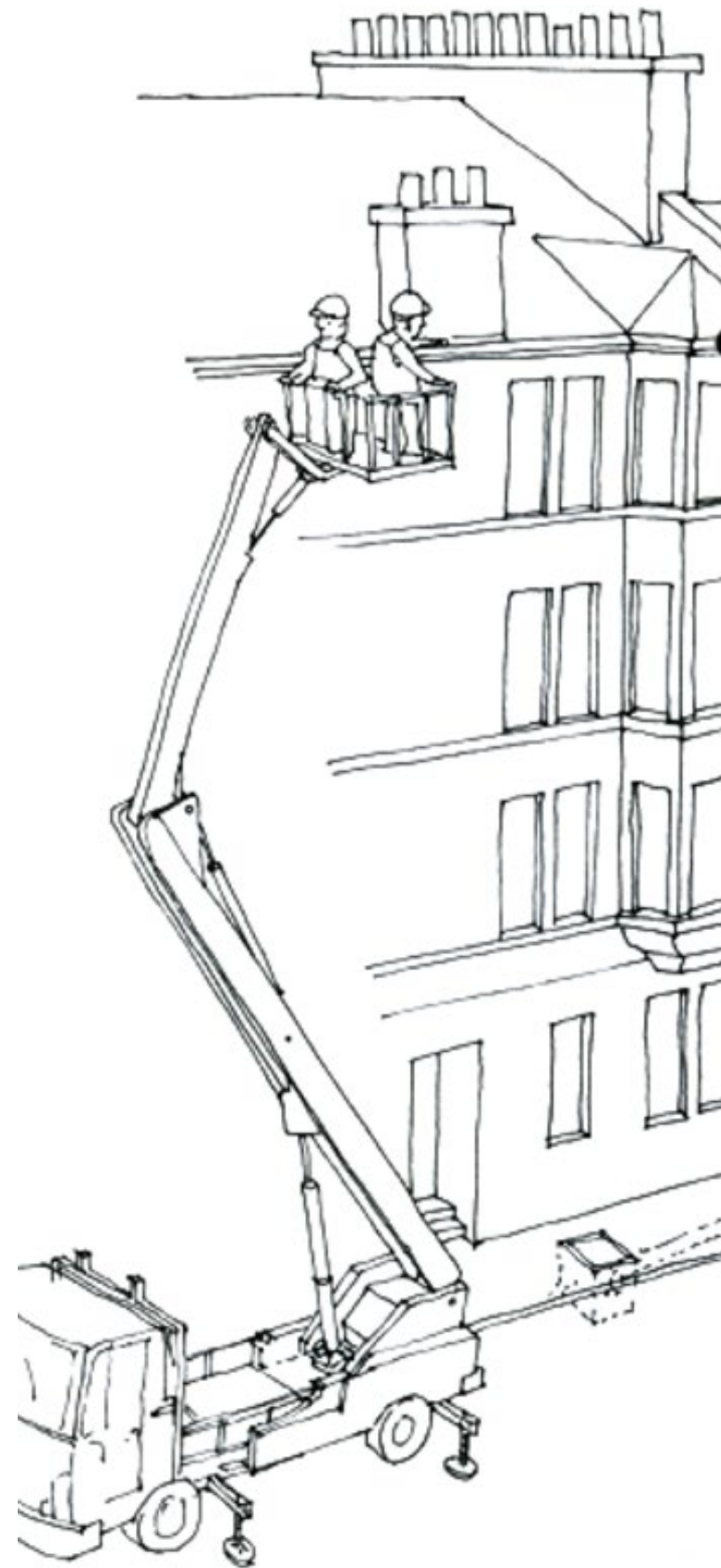


Image: Under One Roof

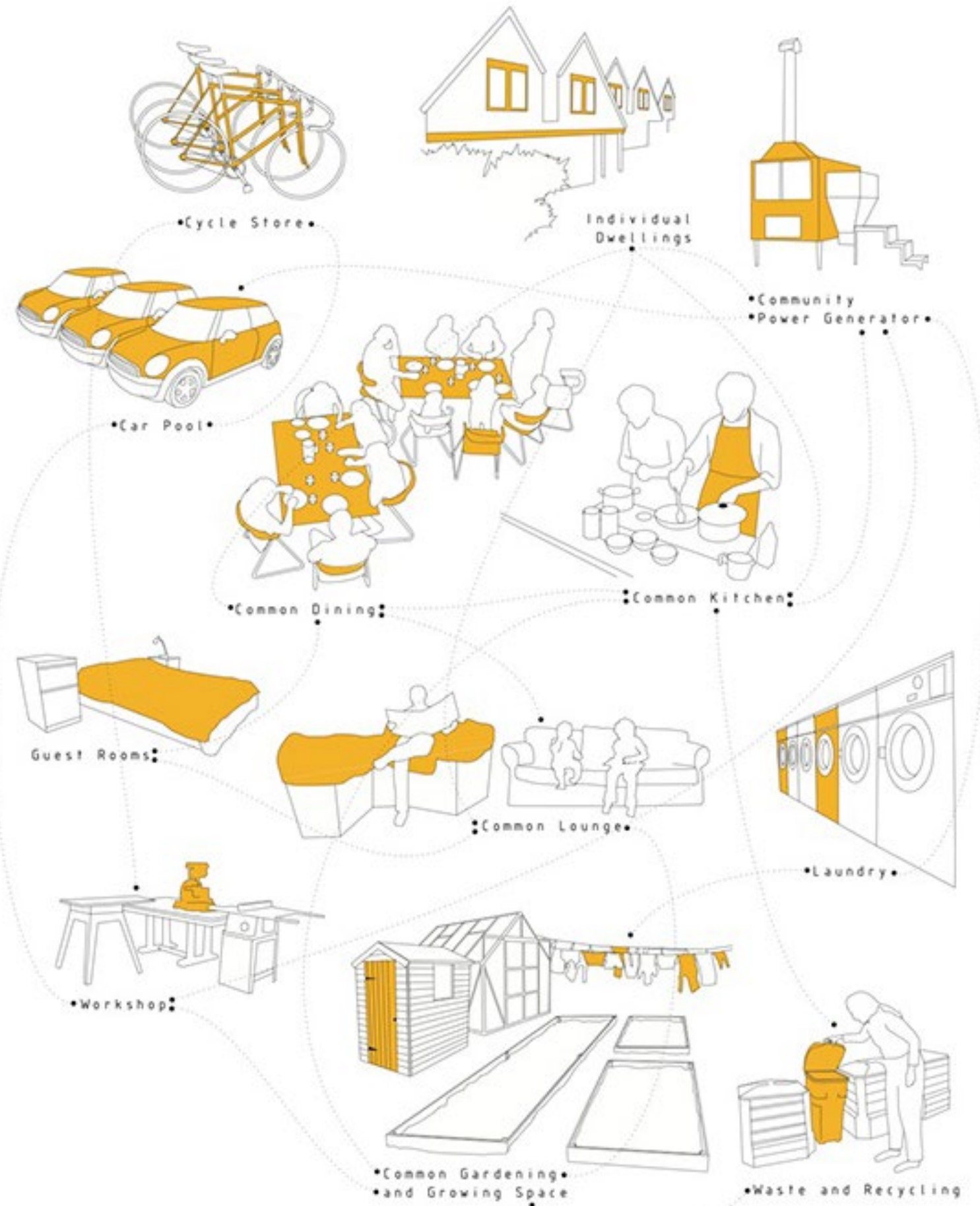
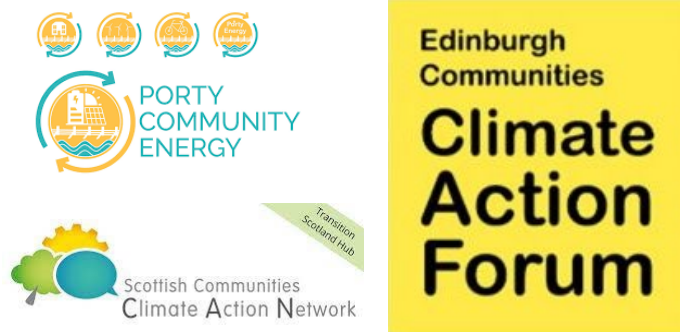


Image: David Rozwadowski

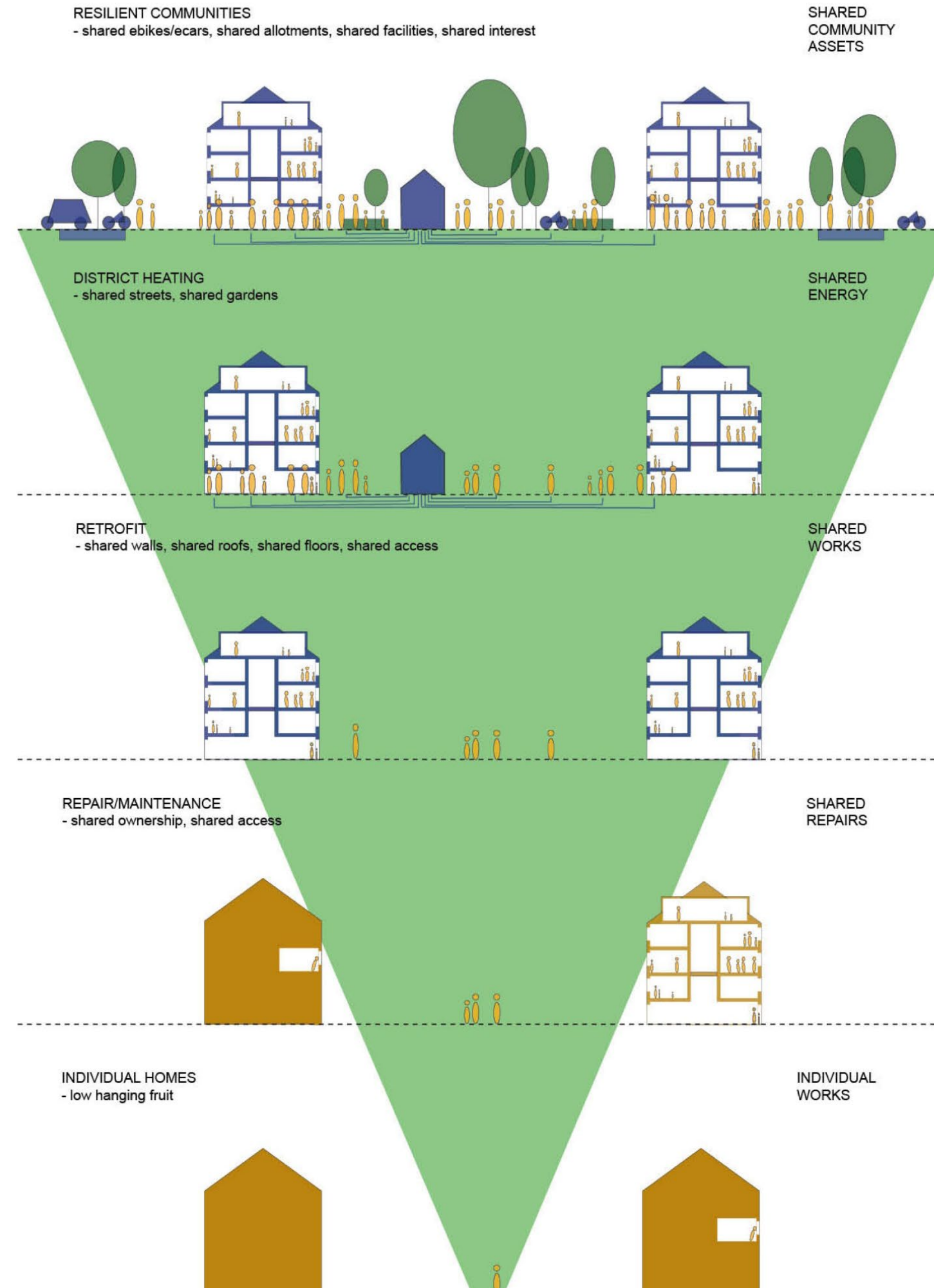
Theory of Change



Clean Heat Edinburgh Forum
Cleaner, greener heating for our city



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Implementation

novoville

A – Association

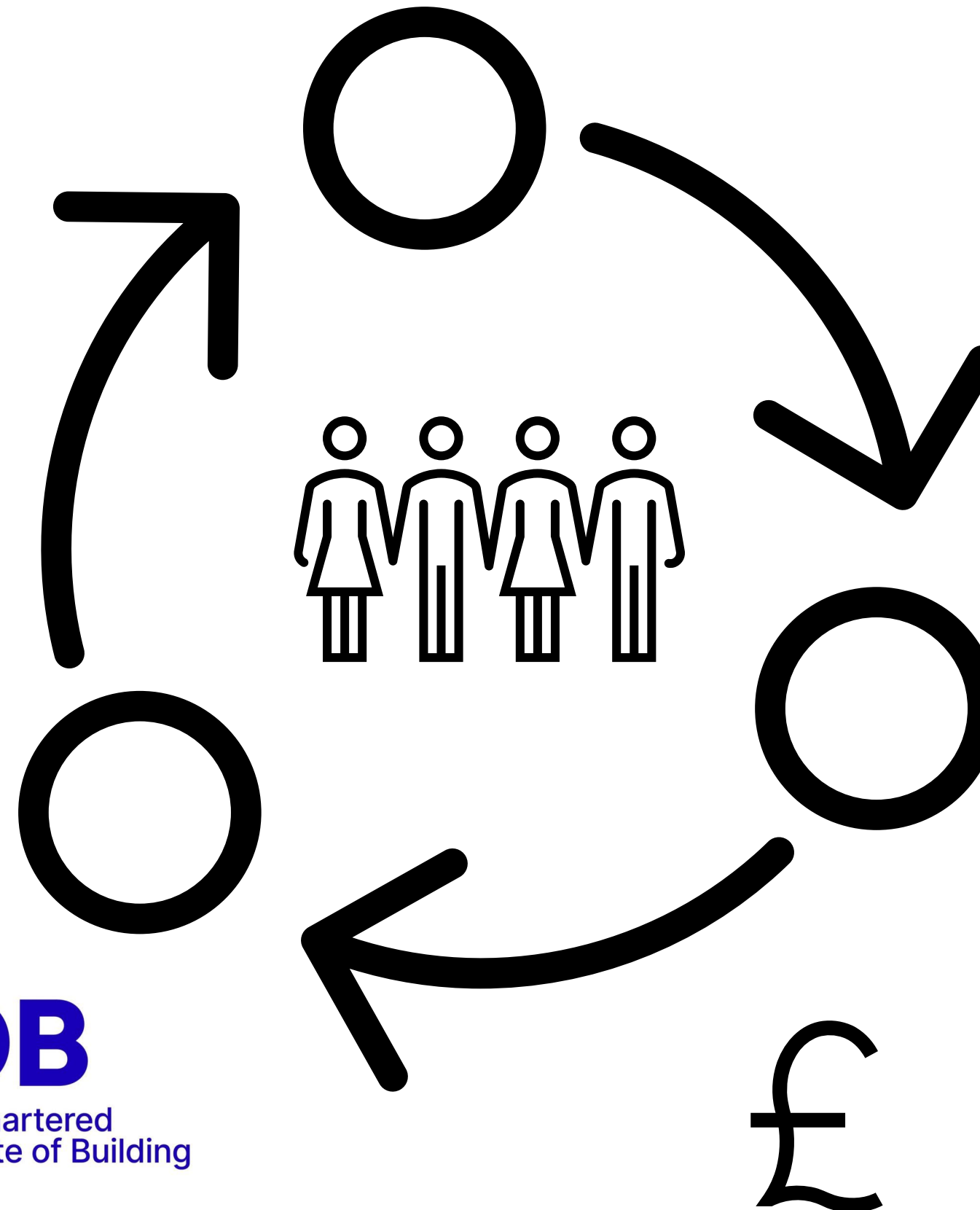
Owners Association –
Chair, Treasurer, Secretary

B – Building Condition Survey

Get a Building Condition
Survey, with a
maintenance plan for the
next 5 years,
repeat every 5 years

C – Cash

Set up a Sinking Fund for
any outstanding
maintenance and future
planned maintenance



Summary

- “My expertise in retrofitting solutions for domestic buildings in Scotland reflecting on the scale of challenge we face in meeting our net zero targets” is repairing buildings and keeping them in good condition so they perform as well as possible for the communities who currently use them.
- True, holistic sustainability is needed if any of this is to make any meaningful difference.
- ‘Retrofit’ is a limiting concept unless connected to a broader concept of sustainability.
- It doesn’t work at scale because of our individual focus which reduces the scale of impact and ability to implement quality assurance.
- Work collectively to increase scale and make this possible. Treat all properties like tenements.
- Bring the existing construction industry in.
- Retain wealth in the community, don’t enable extraction.
- Look at energy efficiency more broadly than insulation and heat pumps: behaviour, fabric, shared energy... active travel, sharing libraries, and street parties too! Energy efficiency as the gateway to a regenerative future.