



A Leader in Retrofit Services

All ECO funded
refurbishment projects
will be required to
achieve full compliance
with PAS 2035:2019
from July 2021



Our retrofit services



To comply with PAS 2035 a qualified Retrofit Coordinator must be employed to provide a 'Whole House Retrofit' solution.



We offer the following services:

› Retrofit Coordinators -

will oversee the building initial assessment and then project manage the retrofit process from start to finish ensuring the project is safe, high quality and meets the retrofit measures. This is a mandatory role for any PAS 2035 retrofit project.

› Retrofit Designers -

will use the assessments to design relevant energy efficiency improvements to the dwelling.

› Retrofit Assessors -

will support the Coordinator carrying out various assessments and give the information gathered to the Coordinator.

› Cost Consultants -

will provide cost benefit analysis and lifecycle costings which include Carbon cost effectiveness per retrofit measure to best determine the most suitable retrofit options for the client's budget.

The UK Government has identified the retrofit of buildings as a key lever in their low carbon strategy to achieve 68% carbon reduction by 2030. All affordable homes will be required to achieve a minimum EPC of C by 2030. All ECO funded refurbishment projects will be required to achieve full compliance with PAS 2035:2019 from July 2021 with a 20% funding uplift for projects that comply before the deadline.

PAS 2035:2019 (Specification for the Energy Retrofit of Domestic Buildings) is set to revolutionise the refurbishment of buildings. Over the last 30 years energy efficiency programmes have focussed on single measures (i.e. cavity wall insulation or window replacement, etc) but all future programmes will require a holistic solution designed to suit the specific building type.

To comply with PAS 2035 a qualified Retrofit Coordinator must be employed to provide a 'Whole House Retrofit' solution.

The Keegans Group have over 30 years experience in retrofit on a wide range of building types from high-rise residential blocks to non-traditional low-rise homes.

We are TrustMark registered and have invested in a team of qualified Retrofit Coordinators, Retrofit Assessors and Retrofit Designers that have the skills and experience necessary to enable our clients to achieve full compliance under PAS 2035 by carrying out these key responsibilities on every retrofit project:

1. Protecting the client's & the public's interest, ensuring that projects are safe, high quality and performing to their maximum potential.
2. Overseeing the retrofit process from start to finish as a project manager.
3. Ensuring appropriate integration and communication between teams.
4. Signing off that the project complies with PAS 2035.
5. Fulfilling the retrofit process as appropriate to the role and project requirements and risk involved.

Our Experience

Although this may be a new role, we have many years of experience delivering environmentally sustainable projects and are recognised as a leader in the industry. Here we have show cased a few relevant examples of our recent retrofit experience in the residential sector ranging from one off dwellings to large schemes.

As Retrofit Coordinators we are also able to define projects as low, medium, or high-risk dependent upon what measures are selected. From our experience, most deep retrofits fall into the medium or high-risk categories.

We have supported numerous clients obtain funding on a wide variety of retrofit projects. Most recently we enabled RBKC to secure £3m funding from the Social Housing Decarbonization Fund (SHDF). We have also supported clients to obtain GHG (Green Homes Grant), ECO (Energy Company Obligation) and RHI (Renewable Heat Incentive) funding.



Our Coverage

Our projects



North London Retrofit: Smart Homes London Borough of Haringey, London

The Smart Homes project consisted of a consortium of 6 North London Borough lead by Haringey Council, and funded by DECC Green Deal for Communities. Our team of Technical Retrofit Officers (known as 'Smart Advisers') carried out home visits to private householders and landlords after they received their Green Deal Assessment, provided independent advice on the benefits of energy saving measures, and carried out a risk analysis & review the installer's schedule of works.



Retrofit for the Future Technology Strategy Board (TSB, now Innovate UK) alongside various Registered Social Landlords

The TSB Social Housing Retrofit program, dubbed 'Retrofit for the Future' was undertaken to provide examples for retrofitting a variety of housing types across the UK. Each exemplar project aimed to achieve CO2 emission reductions of around 80% against the average 1990 UK dwelling through a combination of extensive fabric improvements, low carbon heating methods and micro-generation. The retrofitted dwellings were then monitored for two years with families living in them and with the findings disseminated within a report by the TSB.



RaMPHaus Energiesprong

RaMPHaus is a deep retrofit of an existing 4-storey block with a rooftop extension and adjacent new build to Net Zero Carbon integrating both new and existing in a single high-quality design. "Energiesprong" is widely recognised as a solution for the funding and delivery of deep retrofit at the scale.



Wilmcote House Portsmouth City Council

The award winning retrofit of Wilmcote House involved the refurbishment of three linked 11-storey residential blocks to the Passivhaus EnerPHit standard.



Wellington Close Wellington Close Management Association

Retrofit of 3 residential towers and their adjoining 2-storey blocks including the replacement of the roofs and external curtain wall facades to meet current Building Regulations requirements in thermal efficiency whilst enhancing its overall appearance and increase the value of leaseholder's assets.

Our team of experts

Our core team of experts includes retrofit coordinators, designers and assessors drawn from our team of experienced and qualified chartered surveyors, engineers, architects and technologists all of whom have many years of experience of retrofit and sustainability.

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