

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2828

Retrofit for resilience pilot

Programmes: Improving London's Housing Stock; and Delivering a Greener, More Climate-Resilient London

Executive summary:

This proposal is to grant the London Borough of Newham (LB Newham) £50k to deliver a cross-cutting pilot to install climate-resilience measures, such as window shutters and awnings, onto homes as part of LB Newham's Warm Homes: Social Housing Fund programme. LB Newham will target properties prone to overheating. It will coordinate with the Warmer Homes London (WHL) temperature sensor pilot, which will collect data to determine whether LB Newham's work has made improvements in overheating. LB Newham must provide the GLA with data and evidence from its pilot; this will support future decisions on how devolved retrofit funding is used.

The proposed pilot supports two of the Mayor's delivery plans. The Improving London's Housing Stock delivery plan highlights important synergies between retrofits for warm homes and for climate-resilient homes – particularly in addressing overheating risk. The Delivering a Greener, More Climate-Resilient London programme sets out how the GLA will provide funding and work with partners to adapt our city to climate change. This pilot is also referenced in the delivery plan published by the newly-established Warmer Homes London.

Decision:

That the Assistant Director of Environment and Energy approves spending £50,000 in grant funding to the London Borough of Newham. This will enable them to deliver a climate-resilience pilot, which includes installing window shutters and awnings in properties prone to overheating; and recording the impact on internal temperatures through sensors.

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities. It has my approval.

Name: Megan Life

Position: Assistant Director of Environment and Energy

Signature:



Date: 23 March 2026

PART I – NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. The delivery plan for the Improving London’s Housing Stock programme was approved through Mayoral Decision (MD) 3396 in July 2025. It commits the GLA to working with London boroughs, and government, to ensure that Londoners’ homes are safe, decent and green. This work will help to reduce energy bills and end fuel poverty. The delivery plan recognises that adapting London’s housing stock to climate change is also important in enhancing city resilience. The pilot project proposed in this MD will sit under this programme.
- 1.2. The delivery plan for the Delivering a Greener, More Climate-Resilient London programme was approved through MD3384 in July 2025. It describes how the GLA will provide funding, and work with partners, to increase Londoners’ access to nature and adapt our city to climate change. The delivery plan includes, as expected outputs, pilots for retrofit resilience delivered by Q4 2026-27.
- 1.3. In February 2025, the Mayor and London Councils jointly established Warmer Homes London (WHL) – a joint body to accelerate and upscale the delivery of energy-efficiency retrofit in London. The running costs of WHL are largely met by the Mayor, and were approved by MD3420. The WHL Board comprises political representatives nominated by the Mayor of London and the London Council Leaders’ Committee. The Deputy Mayor for Environment, and the London Councils Executive Member for Transport and Environment, co-chair the WHL Board. WHL’s work includes delivering a Warm Homes: Social Housing Fund (WH:SHF) capital programme, in which 21 London boroughs and six housing associations are participating. WH:SHF has received £77.8 million of government funding for 2025-28; and a £100 million contribution from the social landlords involved.
- 1.4. The WHL 2025-26 delivery plan has been approved by the WHL Board. It refers to the pilot project funded by this decision form to install adaption measures alongside WH:SHF-funded retrofit, to support long-term resilience and healthier outcomes.
- 1.5. In January 2026, the government published the Warm Homes Plan. This sets out how £15 billion of funding would be deployed across the UK, between 2025 and 2030, to reduce fuel poverty and carbon emissions from housing. The array of welcome initiatives includes recognition, for the first time, that the retrofit programme should include measures to help homes adapt to climate change – particularly the risk of overheating. Over the course of this Parliament, the government has committed to incorporating passive cooling measures into their capital-funded schemes, which focus on improving the homes of fuel-poor consumers and social housing. Through devolution of such funding, the Mayor and WHL are set to play an increasing role in retrofit delivery across all tenures. There is a clear opportunity here to work with boroughs and social landlords, and explore opportunities to deliver such cooling measures in our programmes.

2 Objectives and expected outcomes

- 2.1. The objectives outlined in the pilot proposal are as follows:
 - identify dwellings in the London Borough of Newham (LB Newham) that are prone to overheating in summer; and recruit resident participants to the pilot
 - produce overheating assessments of dwellings
 - install measures that can minimise these effects
 - assess the energy performance of properties before and after installation, through Energy Performance Certificates

- install metal shutters in properties as well as replacing windows (to reduce add-on costs, such as scaffolding)
 - train resident participants on using these measures appropriately; this training will be delivered by LB Newham resident engagement officers.
- 2.2. The main outcome from this pilot is the data that arises from installing the metal shutters. Collected data will include:
- the number of homes receiving the metal shutters
 - the reduction in internal temperatures in summer (indicated by automatic temperature sensors)
 - the increase in internal temperatures in winter (indicated by automatic temperature sensors)
 - the increase in each property's energy performance rating
 - energy-bill savings.

3. Equality comments

- 3.1. The Public Sector Equality Duty (PSED), under section 149 of the Equality Act 2010, requires public authorities to have "due regard" to the need to:
- eliminate discrimination, harassment and victimisation, and any other conduct that is prohibited by or under the Equality Act 2010
 - advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not.

The PSED covers nine protected characteristics, including age, disability, race, and sex; and it ensures that equality is considered in policy and service delivery.

- 3.2. Climate impacts are felt unequally across London. Poorer, disadvantaged communities are often living in conditions that magnify the impact of climate change. Climate impacts can also be felt disproportionately amongst people with protected characteristics; and there is a high level of intersection across impacts. Heat disproportionately impacts those with pre-existing health conditions; older and younger people; pregnant women; outdoor workers; and rough sleepers. Those living in homes that are not adapted to climate change are particularly at risk, because there are no adjustments for extreme heat events. This risk is increased if they are living alone.
- 3.3. The aim of the pilot is to identify solutions to overheating that will improve Londoners' quality of life. This pilot is therefore expected to have a positive impact on Londoners with protected characteristics.

4. Other considerations.

- 4.1. The following risks and mitigations have been considered

Risk	Likelihood: 1 (low) to 5 (high)	Impact: 1 (low) to 5 (high)	Mitigation
London boroughs complain that they were not given the opportunity to participate in the pilot	1	3	The pilot opportunity was presented at several borough and consortium meetings in 2025. LB Newham was the only borough that expressed an interest or produced a proposal. The pilot's outcome will be shared

			with all boroughs – as will the opportunity to scale this project with future funding.
Residents are injured, or their property is damaged, during installation of the measures	1	5	The measures will be installed under LB Newham’s Social Housing Fund. This is delivered in accordance with PAS 2035 and TrustMark – government-approved standards that ensure the safety and quality of installations. WH:SHF contractors will also need adequate insurance.
Data collected from the temperature sensors is not adequate for the purposes of the pilot	2	4	Properties prone to overheating will be identified through desk-based research on aspect and the urban heat island effect. Residents will also be surveyed to determine where overheating occurs. Before measures are installed, an overheating assessment will be carried out. Temperature sensors will be selected based on accuracy, reliability and tamper-proofness.

4.2. This work links to the following Mayoral strategies and priorities:

- the Mayor’s Climate Change Strategy (see GLA webpage, [Climate change](#))
- the Mayor’s approach to climate adaptation (see GLA webpage, [Climate adaptation](#))
- the WHL initiative (see [Warmer Homes London](#) webpage).

4.3. In accordance with the grant funding agreement, LB Newham must ensure all data collected through the delivery project is protected and managed in accordance with the law and TfL requirements. A separate data-sharing agreement will be put in place between the GLA and LB Newham, enabling data to be shared. The grant-funding agreement also includes all legal and TfL requirements in relation to health and safety, and insurance.

4.4. There are no conflicts of interest with regards to this pilot project – including from any of those involved in the drafting or clearance of this decision form.

4.5. Legal have been engaged with regards the grant funding agreement with LB Newham. They have advised that they do not need to comment on this decision.

5. Financial comments

5.1. The £50,000 will be funded by the Convening Partnership Action on Climate Resilience project in the Delivering a Greener, More Climate-Resilient programme. However, this £50,000 will be administered by the ‘establishing (with London Councils) and clienting WHL project in the Improving London’s Housing Stock programme.

5.2. Future years’ budgets will remain subject to the annual-budget setting process. Any contracts that cover future years will need to have break clauses. Any changes in the anticipated spend profile, across the years, will be reflected as updates during the budget-setting process.

5.3. All appropriate budget adjustments will be made.

6. Planned delivery approach and next steps

6.1. This work will be delivered according to the following timetable:

Activity	Timeline
GFA signed by both parties	30 March 2026
LB Newham produce programme plan	1 April 2026
Grant funding paid (in full) to LB Newham	6 April 2026
Data-sharing agreement signed by both parties	1 May 2026
Suitable properties identified, and residents sign up	1 May – 1 July 2026
Sensor thermometers are installed	1 May 2026 – 31 March 2027
Climate-resilience measures are installed	1 August 2026 – 31 December 2027
Data evaluation	1 August 2026 – 31 January 2028
Delivery end date	31 December 2027
Project closure	31 March 2028

Appendices and supporting papers:

None

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will be published either within one working day after it has been approved or on the defer date.

Strategic Programmes

Does this decision seek approval for activity falling within the remit of a programme delivery plan? YES: Improving London's Housing Stock and Delivering a Greener, More Climate Resilient London.

Part 1 – Deferral

Is the publication of Part 1 of this approval to be deferred? NO

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under the FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form? NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to confirm the following

Drafting officer:

Katie Sargent has drafted this report in accordance with GLA procedures and confirms the following:

✓

Mayoral Delivery Board

A summary of this decision was reviewed by the Mayoral Delivery Board on 23 March 2026.

ASSISTANT DIRECTOR, FINANCIAL SERVICES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Date 24 March 2026

Signature

