

MAYOR OF LONDON

INSIDE OUT, UNDERSTANDING HOUSING STOCK AT PEABODY – AN INTERVIEW WITH SHAUN KELLY, TECHNICAL MANAGER AT PEABODY



Peabody has operated as a London-based housing association since 1870, and now manages 28,000 homes for 80,000 residents. In addition to providing first class housing management Peabody is increasing its development activity and plans to build a thousand new homes a year.

Peabody is using RE:NEW to help achieve its ambitions.

In the current economic climate demonstrating value for money is more important than ever and Peabody's ageing housing stock presents particular challenges. Damp, mould and rotten wood are prevalent making it difficult to provide reliable project costs and timescales

Peabody has worked with the RE:NEW Support Team since 2014. Key elements of the work have been a detailed stock assessment of over 27,500 homes using CROHM (Carbon Reduction Options for Housing Managers), and the application of the RE:NEW technical risk toolkit for retrofit planning.

“RE:NEW has been integral to Peabody's journey in making energy efficiency part of our core business.”

RE:NEW's support has helped Peabody change its approach to risk and prioritise and manage retrofit by tailoring approaches to the highest and lowest risk properties.

“CROHM analysis has enabled us to produce, for the first time ever, a menu of options for each individual dwelling to plan how we can bring our housing stock up to the EPC targets required by 2030.”

RE:NEW's technical risk toolkit uses existing operational data to assess, manage and mitigate risk. The costs of retrofit were assessed within particular risk bands and different rate of return scenarios were modelled. As a result Peabody can both improve its return on investment and exploit opportunities for economies of scale.

“We have the option to now set our risk appetite which helps to inform our decision-making process. Without the support of RE:NEW we'd be years behind where we are now.”

Read more about the RE:NEW programme and free support available [here](#). Alternatively contact the RE:NEW Support Team via renew@london.gov.uk

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RE:NEW provides a highly skilled and experienced Support Team which offers FREE support to social landlords and mixed tenure schemes to increase the scale of domestic retrofit.

The support is tailored to each organisation and comprises:

- a review of retrofit potential
- formulation of retrofit projects
- funding and procurement advice
- support through the procurement process



The RE:NEW Support Team are working with organisations across London to help cut carbon emissions and reduce fuel poverty by enabling more domestic retrofit projects.

CONTACT THE **RE:NEW** SUPPORT TEAM

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