



CLIENT

Lewes District and Eastbourne Borough Councils

LOCATION

Lewes and Eastbourne

PROJECT VALUE

£4m

DATES

March 2024 - Ongoing

SECTOR

Housing

SERVICES PROVIDED

Retrofit Assessments
Retrofit Co-ordination
Retrofit Design
Project Management

Retrofit Services – Wave 2.2

THE PROJECT

Following a successful SHDF Wave 2.2 bid, Faithorn Farrell Timms were appointed in March 2024 to deliver PAS2035 Compliant Retrofit Services to over 300 social housing properties across Lewes and Eastbourne with the aim of improving energy efficiency and installing solar panels to achieve EPC C or above.

OUR ROLE

FFT provided full PAS2035 services, taking on the role of Retrofit Assessor, Retrofit Coordinator, Retrofit Designer and Project Manager.

PROJECT EXECUTION

Throughout the project we maintained close coordination with the clients' term contractors, who they had engaged to deliver this programme alongside planned maintenance works.

Open communication with both the client and the funding body enhanced financial stability and ensured our approach delivered greater cost certainty, full funding expenditure and reduced operational spend.

Each property underwent a detailed assessment, leading to tailored retrofit plans aligned with PAS2035 and designed to elevate each property to an EPC rating of C or above. These plans were prepared using Parity Projects, offering full transparency and clear audit trails.

Early selection of homogeneous properties and those with minimal planning complexities helped streamline the process by allowing adequate time for design, approvals and delivery. Careful consideration of property clusters and grouping similar property types led to the achievement of economies of scale through efficient resource allocation.

THE CLIENT

Lewes District Council and Eastbourne Borough Council share a single workforce and an organisational culture focused on innovation and collaboration. Together, they serve a combined population and are committed to providing high-quality, responsive services, tackling climate and natural emergencies and creating sustainable communities.



CHALLENGES

Access issues were mitigated through a dedicated FFT Resident Liaison Officer who facilitated 1-2-1 communication and worked in close collaboration with the Client Housing Management team to maximise access and reduce disruption.

Inaccuracies in original property data presented challenges post-retrofit assessment. Several properties had already met EPC C standards and were therefore ineligible, requiring rapid substitution and reallocation of resources.

Energy-efficient measures identified were significantly different from those included in the client's funding submission. To tackle this, FFT were proactive in keeping a detailed tracker of all changes to support our client's ongoing change order requests.



THE OUTCOME

While the project is ongoing, early results show improvements in property condition and energy performance. Residents are already benefiting from enhanced comfort, with further improvements expected as the project continues.

The implementation of PAS2035 standards requires dedicated resources, including a team focused on compliance documentation and coordination with the Retrofit Coordinator (RC). This has ensured that all lodgements are completed in a timely manner, and we continue to meet regulatory requirements for our client.

FFT's structured and responsive approach has positioned the councils to meet both regulatory obligations and their wider sustainability goals effectively.



ADDED VALUE

The FFT project team brings a blend of expertise in both building surveying and retrofit coordination. This dual qualification enables us to manage every aspect of the PAS2035 process with an integrated understanding of technical design and building performance. Our approach ensures that retrofit solutions are not only fully compliant but also thoughtfully adapted to the building's current condition, fabric and long-term operational needs.



"Working with FFT on our SHDF Wave 2.2 retrofit project has been a positive experience. The team are knowledgeable, reliable and easy to work with, always keeping us updated and we've been happy with the results."

Marie Cooper, Head of Housing Property Services at Lewes District and Eastbourne Borough Councils

