



BBP | Regeneration

Appraisal • Strategy • Delivery

Community Regeneration and the Low Carbon Economy Bridging the Gap

BBP Regeneration is at the forefront of the energy and carbon saving agenda, particularly as it dovetails with wider regeneration objectives such as employment growth in emerging sectors, skills development, links with Higher Education and Further Education, community scale retrofitting and energy generation.

We are a **specialist regeneration and economic development consultancy** providing research and advice to a range of public and private sector clients. Our clients include local authorities, the Homes and Communities Agency (HCA), public-private partnerships, universities, developers and regeneration agencies.

Our team offers expert advice in a range of areas including appraisal, feasibility, delivery arrangements and business planning, with a focus on developing innovative financing models. We work with clients and their partners to ensure that sustainability is at the heart of regeneration.

Our Approach

We take a 'whole community' approach to regeneration, embracing retrofitting of existing buildings, sustainable construction, renewable energy generation, sustainable transport and infrastructure.

Regeneration and development must be undertaken and delivered in the most sustainable and energy efficient way. Creating sustainable communities is about supporting economic recovery and growth, and meeting the UK's carbon reduction targets. This requires a comprehensive or 'whole community' approach that brings a range of activities, developments, stakeholders and funding streams together to realise opportunities for innovation, economies of scale and better ways of working.

The government has committed to an 80% reduction in CO₂ by 2050, and with 40% of emissions deriving from buildings it is necessary to improve the energy efficiency of both new and existing housing stock. New employment and training opportunities can be created from sustainable construction and retrofitting initiatives, as can enterprise opportunities in R&D and new business formation.

A whole community approach that considers retrofitting of existing buildings with new build development and infrastructure planning can enable opportunities for greater energy efficiency and overall sustainability through area-wide waste to energy initiatives and CHP for example, along with a strategic approach to the use of public sector assets and land.

Key opportunities include:

- Exploring a range of energy sources delivered in individual buildings, across a neighbourhood, or 'town-wide'
- The application of energy initiatives to:
 - Retrofitting existing buildings
 - New building construction
 - Transport and utilities infrastructure
- The development of products, equipment, materials and processes
- The wider implications for manufacturers, the construction industry and other professionals
- The availability of funding and the development of innovative financing mechanisms.

A WHOLE COMMUNITY APPROACH



CASE STUDY

QUEENBOROUGH AND RUSHENDEN 'WHOLE COMMUNITY' APPROACH TO RETROFITTING



BBP has worked with partners including SEEDA, Swale Borough Council, Registered Provider Amicus Horizon, and the Thames Gateway Institute for Sustainability (IfS) to develop a sustainable retrofit programme for the Queenborough and Rushenden estates on the Isle of Sheppey in Kent.

The programme aims to reduce carbon emissions by 60%. One of the key features of the programme is that it focuses on increasing knowledge and awareness of environmental issues within communities and changing behaviour. The programme includes a community learning initiative that will enable residents to up-skill or retrain to gain the labour market knowledge, skills and motivation to secure employment in sustainable construction trades.

Retrofitting measures include loft insulation, double and triple glazing, boiler replacement, smart meters, energy saving lighting, solar panels, thermostatic controls and solid wall insulation. Phase 1 of the programme will retrofit 490 homes (203 of which are social rented). BBP has worked with partners to align funding from different sources and to examine longer term funding mechanisms.

Innovative Financing

The scale of the challenge is significant. In practice there is often limited 'strategic thinking' to explore how different initiatives can cross subsidise and benefit each other, and it can be difficult for the various bodies involved to liaise and combine resources in a pro-active way.

A key challenge is to devise systems which allow the greatest possible number of homes and other buildings to achieve energy efficiency, without relying on public sector grant funding.

BBP and our partners are at the leading edge of a number of innovative models being trialed at the moment, including the application of feed-in tariffs and the role that local authorities, housing providers and communities themselves can play in investing in – and benefitting from – sustainability initiatives.



CASE STUDIES

RETROFIT FOR THE FUTURE

Retrofit for the Future is an initiative supported by the Technology Strategy Board, and the Department for Business, Innovation and Skills, that sets out to retrofit social housing stock, kickstarting the retrofit market and associated UK businesses. The initiative is funding 87 demonstrator projects that deliver 'whole house' solutions to dramatically improve the performance of entire properties.

Working with partners, BBP has been awarded funding through the initiative to retrofit two properties owned by Amicus Horizon in Queenborough and Rushenden on the Isle of Sheppey. Construction is underway to implement a range of measures that will deliver up to 80% carbon reductions. The properties will be measured for performance before, during and after the retrofit. The project will provide valuable lessons for the local area and for places elsewhere across the UK.



SUSTAINABLE CONSTRUCTION SKILLS ACADEMY (GATEWAY TO SUSCON)

Over the past decade the construction sector has experienced persistent skills shortages. The SusCon Academy will be an exemplar facility for improving construction standards across the Thames Gateway, forming part of a wider network of 'sustainability' centres including the IfS. Located in Dartford, the SusCon Academy will provide an innovative programme of activities to enable existing and future employees in construction to have the appropriate skills to meet sustainable construction demands and support a low carbon economy.

BBP worked with SEEDA and IfS to consider a range of options for the academy and appraise the proposed public sector investment. We assessed the technical feasibility of delivering the required training through a number of options. The academy is already successfully beginning to deliver the skills, knowledge, understanding and experience needed within the construction and development industry.



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BBP is now working closely with a range of partners including the **Institute for Sustainability** to take forward a comprehensive approach to developing more resource efficient environments.

Our team has 'hands on' experience of delivering mixed use regeneration and a range of skills and expertise from feasibility and options appraisal through to funding, governance arrangements and delivery. We can help examine the feasibility of using property and land assets, explore alternative funding sources and delivery arrangements to help drive sustainable regeneration in challenging market conditions. We also have a dedicated economic development team and are experienced in promoting enterprise and innovation, particularly through the provision of managed workspace. Our Directors, Rob Bennett and Stephen Pritchard have over 25 years experience in the development industry and have worked with public and private sector clients to develop new and innovative ways to deliver housing and regeneration.

We work with a range of associates who have a strong track record of delivery and in combination can provide multidisciplinary advice, for example on new technologies, cost management and community and resident engagement.

We are keen to work with partners and investors to deliver sustainable retrofitting and new build, create more sustainable communities and promote enterprise and economic growth.

We invite local authorities, developers, universities and colleges, utility providers and other investors to discuss how we can make a positive impact in your area.



Thames Gateway

Institute for Sustainability



The Institute for Sustainability is an independent charity, led by a world class board representing UK industry, academia and public sector, working collaboratively to create a better environment for the future.

The Institute's work, primarily focussed on the built environment, aims to accelerate the delivery of more sustainable towns, cities and communities by:

- Establishing practical demonstration projects;
- Monitoring, measuring and evaluating sustainable solutions; and
- Sharing learning locally, nationally and internationally to inform future projects and development.

For more information please contact us:

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