# Riverside's £72 million retrofit programme aims to significantly upgrade social housing energy efficiency



Liverpool-based housing group Riverside has launched an ambitious £72 million retrofit programme designed to enhance the energy efficiency of more than 3,000 homes across several UK regions, including Liverpool, Halton, Carlisle, the Langley estate in Middleton, and Enfield in London. The project is supported by £36 million from the Government’s Warm Homes Social Housing Fund (Wave 3), with Riverside providing matched funding to deliver a range of home improvements. These include cavity wall insulation, solar panel installations, roof modifications, external wall insulation, double glazing, and new doors—all aimed at achieving Energy Performance Certificate (EPC) Band C standards. The works are expected to commence in early October.

This latest initiative follows Riverside’s prior successes under Wave 2.1 of the retrofit programme, which received £26 million in funding and brought energy efficiency upgrades to over 1,000 homes in the same areas, with WPS, part of The Wates Group, continuing as the main contractor. Riverside’s chief property officer, Ian Gregg, emphasised the programme’s significance, stating that it marked a “major step” toward the group's goal of ensuring all homes meet energy efficiency targets by 2030. Gregg highlighted the direct benefits to residents, including warmer, more comfortable homes with reduced energy bills, addressing issues of fuel poverty.

The retrofit partnership also aligns with broader governmental objectives under the Warm Homes: Social Housing Fund Wave 3, a £1.29 billion programme running from 2025 to 2028, designed to upgrade social housing properties across England to meet EPC Band C standards. The government fund supports energy efficiency measures to reduce carbon emissions, tackle fuel poverty, and improve tenant well-being. Wave 3 has allocated funding across 144 projects, combining strategic partnerships and challenge fund initiatives, as part of the UK’s commitment to decarbonise social housing and promote sustainable living environments.

WPS executive managing director David Morgan noted that the programme's impact extends beyond building improvements, emphasising the social and economic benefits of warmer, more affordable homes. According to Morgan, the upgrades will foster better health outcomes and help residents thrive while supporting Riverside’s net-zero goals. The initiative will also create opportunities for local employment and community engagement, reinforcing the social value of large-scale retrofit work.

Other social housing providers are similarly capitalising on the Warm Homes fund. For example, Progress Housing Group has secured over £3 million in grants to invest in over 400 energy-efficient homes within the Liverpool City Region Combined Authority consortium. Additionally, Lincolnshire Housing Partnership has been allocated more than £5 million in funding, matching this amount to deliver a £10 million investment targeting similar energy-saving improvements. These projects, running through to 2028, reflect a sector-wide commitment to elevating housing standards, reducing carbon footprints, and tackling fuel poverty at scale.

This widespread adoption of retrofit programmes across diverse regions highlights the growing recognition of the importance of energy-efficient housing in achieving national climate and social goals. By building on previous retrofit successes and increasing the scale of investments, housing associations like Riverside are positioning themselves at the forefront of the transition to a more sustainable and affordable housing future.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[4]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-successful-social-housing-landlords-including-local-authorities-and-housing-associations)
* Paragraph 2 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions)
* Paragraph 3 – [[2]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3), [[3]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-budget-allocation), [[4]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-successful-social-housing-landlords-including-local-authorities-and-housing-associations)
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* Paragraph 5 – [[5]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[6]](https://www.lincolnshirehp.com/news-events/news/warm-homes-social-housing-fund-wave-3-funding-secured/)
* Paragraph 6 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[2]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3), [[3]](https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-budget-allocation)

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## Bibliography

1. <https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions> - Please view link - unable to able to access data
2. <https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3> - The UK government's Warm Homes: Social Housing Fund Wave 3 aims to upgrade social housing properties to Energy Performance Certificate (EPC) Band C. With a £1.29 billion allocation, the fund supports energy efficiency measures in social homes across England, targeting reduced carbon emissions, fuel poverty, and improved tenant well-being. The application window closed on 25 November 2024, with successful landlords expected to implement upgrades by 2028. The fund is open to local authorities, combined authorities, registered providers of social housing, and registered charities owning social housing.
3. <https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-budget-allocation> - The UK government has allocated £1.29 billion for the Warm Homes: Social Housing Fund Wave 3, spanning from 2025 to 2028. This funding is designated to upgrade social housing properties to Energy Performance Certificate (EPC) Band C, supporting energy efficiency measures, reducing carbon emissions, tackling fuel poverty, and enhancing tenant comfort. The allocation is part of the Autumn 2024 Budget, with further funding considerations for decarbonisation and fuel poverty addressed in Phase 2 of the Spending Review.
4. <https://www.gov.uk/government/publications/warm-homes-social-housing-fund-wave-3-successful-social-housing-landlords-including-local-authorities-and-housing-associations> - The UK government has announced the successful recipients of the Warm Homes: Social Housing Fund Wave 3, offering £1.29 billion across 144 projects. This includes 17 Strategic Partnership projects and 127 Challenge Fund projects. The funding aims to upgrade social housing properties to Energy Performance Certificate (EPC) Band C, supporting energy efficiency improvements, reducing carbon emissions, and enhancing tenant well-being. The allocations reflect the government's commitment to decarbonising social housing and addressing fuel poverty.
5. <https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions> - Progress Housing Group has secured a £3.05 million government grant to invest over £5.85 million in improving the energy efficiency of over 400 homes. The funding, part of the Warm Homes: Social Housing Fund Wave 3, supports social housing providers and councils to insulate properties, enhance energy efficiency, tackle fuel poverty, and upgrade heating systems. The Liverpool City Region Combined Authority consortium, including Progress Housing Group, has been offered £48.09 million from the Department for Energy Security and Net Zero for joint efforts to reduce carbon emissions and fuel poverty. The project will run until 31 March 2028.
6. <https://www.lincolnshirehp.com/news-events/news/warm-homes-social-housing-fund-wave-3-funding-secured/> - Lincolnshire Housing Partnership (LHP) has been provisionally allocated over £5 million through the Warm Homes: Social Housing Fund Wave 3. LHP will match fund this amount, creating a total of £10 million investment in energy efficiency measures. The funding will deliver energy-saving home improvements like solar panels, insulation, and heating upgrades in customer homes across Lincolnshire. This project builds on LHP's previous award-winning retrofit work under Wave 2.1, which enhanced over 600 homes with External Wall Insulation. The project aims to achieve an Energy Performance Certificate (EPC) rating of C for all homes by 2030. The project will run until 31 March 2028.