# Riverside launches £72 million retrofit to transform social housing and cut emissions



Liverpool-based housing group Riverside has embarked on a significant £72 million retrofit programme aimed at making over 3,000 homes warmer and more energy efficient. The project, led in partnership with WPS—a division of The Wates Group—will upgrade homes across Liverpool, Halton, Carlisle, the Langley estate in Middleton, and Enfield in London. Backed by a £36 million grant from the Government’s Warm Homes Social Housing Fund (Wave 3), Riverside is match funding the programme, which is expected to span three years from early October. The initiative targets raising homes to an Energy Performance Certificate (EPC) Band C through comprehensive measures such as cavity and external wall insulation, solar panel installations, roof modifications, double glazing, and new doors.

These efforts are designed not only to improve living conditions but also to tackle fuel poverty, reduce carbon emissions, and create local job opportunities, thereby supporting Riverside’s broader commitment to sustainability and its designation as a Strategic Partner of the Department for Energy Security and Net Zero. The programme builds on Riverside’s prior retrofit success under Wave 2.1, where a £26 million investment improved energy efficiency in over 1,000 homes across similar regions. WPS has proven to be a trusted partner, having acted as Riverside’s contractor for previous phases and bringing established expertise in delivering high-quality retrofit projects.

Ian Gregg, Riverside’s Chief Property Officer, highlighted the transformative potential of the upgrades, noting how they will deliver warmer, more affordable homes, directly addressing issues of fuel poverty and household energy costs. Gregg also pointed to the positive outcomes documented during earlier retrofit phases and expressed pride in scaling these efforts to benefit even more residents. David Morgan, Executive Managing Director at WPS, stressed that the programme goes beyond mere improvements to housing stock; it aims to enhance economic and health outcomes for tenants, while contributing to the UK’s energy transition and net-zero ambitions.

WPS’s involvement in Riverside’s programme fits within the wider framework of its retrofit services, which comply with PAS 2035 standards and assist social landlords in navigating the complexities of securing funding from government initiatives such as the Social Housing Decarbonisation Fund (SHDF), the Green Homes Grant, and the Energy Company Obligation (ECO). The company has extensive experience in this sector, managing contracts valued at nearly £200 million, including recent multi-million-pound retrofit programmes for other housing associations such as Aster Group and Orbit. These projects are similarly focused on achieving EPC Band C ratings across thousands of homes by 2030 through a combination of insulation, renewable energy technologies, and building fabric improvements.

The scale and ambition of Riverside’s latest programme underline the crucial role of energy efficiency retrofits in the national effort to both improve social housing and address climate change. By delivering energy upgrades that facilitate lower energy consumption and bills, these projects offer tangible benefits to residents while advancing environmental targets. As energy prices remain volatile and concerns about fuel poverty persist, such large-scale retrofit initiatives are increasingly recognised as essential components of sustainable housing policy in the UK.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[2]](https://www.riverside.org.uk/over-3000-homes-to-benefit-from-energy-efficiency-upgrades/)
* Paragraph 2 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[2]](https://www.riverside.org.uk/over-3000-homes-to-benefit-from-energy-efficiency-upgrades/), [[4]](https://www.wates.co.uk/wates-retrofit/)
* Paragraph 3 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[2]](https://www.riverside.org.uk/over-3000-homes-to-benefit-from-energy-efficiency-upgrades/), [[4]](https://www.wates.co.uk/wates-retrofit/)
* Paragraph 4 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[3]](https://www.wates.co.uk/news/housing-maintenance/culture/weve-secured-a-20m-decarbonisation-programme-with-aster-group/), [[4]](https://www.wates.co.uk/wates-retrofit/)
* Paragraph 5 – [[4]](https://www.wates.co.uk/wates-retrofit/), [[5]](https://www.wates.co.uk/news/housing-maintenance/residential/growing-our-net-zero-portfolio-with-ps4-3m-shdf-wave-2-1-contract/), [[6]](https://w3group.co.uk/2024/08/01/wates-to-retrofit-over-400-orbit-homes/)
* Paragraph 6 – [[1]](https://www.thebusinessdesk.com/northwest/news/2159416-housing-group-embarks-on-72m-retrofit-programme-to-improve-tenant-conditions), [[2]](https://www.riverside.org.uk/over-3000-homes-to-benefit-from-energy-efficiency-upgrades/), [[4]](https://www.wates.co.uk/wates-retrofit/)

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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.riverside.org.uk/over-3000-homes-to-benefit-from-energy-efficiency-upgrades/> - Riverside, a Liverpool-based housing group, has secured £36 million from the government's Warm Homes: Social Housing Fund (Wave 3) and will match this amount, investing a total of £72 million to enhance energy efficiency in over 3,000 homes. The initiative aims to improve properties to Energy Performance Certificate (EPC) Band C by implementing measures such as cavity wall insulation, external wall insulation, double glazing, and new doors. The project is set to commence in April 2025 and is expected to span three years, contributing to the goal of achieving net-zero emissions. This follows Riverside's previous success under Wave 2.1, where £26 million funded energy efficiency upgrades for more than 1,000 homes across Carlisle, Halton, Liverpool, and London. Riverside has been awarded Strategic Partner status by the Department of Energy Security and Net Zero, receiving one of the largest grants among housing associations. Ian Gregg, Executive Director of Assets at Riverside, emphasized the positive impact of these improvements on residents' lives and the commitment to eliminating fuel poverty. The works will begin in April 2025, with projects anticipated to take three years to complete.
3. <https://www.wates.co.uk/news/housing-maintenance/culture/weve-secured-a-20m-decarbonisation-programme-with-aster-group/> - WPS, part of The Wates Group, has been appointed by Aster Group to enhance the energy efficiency of over 750 properties across London and the South of England. The £20 million, three-year programme aims to support Aster's goal of ensuring all homes achieve an Energy Performance Certificate (EPC) rating of C+ by 2030. The initiative includes measures such as cavity wall and loft insulation, ventilation upgrades, window and door replacements, and the installation of renewable energy sources like air source heat pumps and solar panels. This partnership marks a significant step in delivering large-scale energy efficiency programmes that not only meet sustainability targets but also improve residents' lives. Gary Bellenger, Director of Home Strategy and Sustainability at Aster Group, highlighted the importance of collaborations like this in achieving their objectives. David Morgan, Executive Managing Director at WPS, emphasized the commitment to delivering high-quality, energy-efficient upgrades that support residents and contribute to the journey towards net-zero emissions.
4. <https://www.wates.co.uk/wates-retrofit/> - Wates Retrofit is a comprehensive, PAS 2035 compliant service launched by Wates Group to assist social housing landlords in achieving the government's target for all social housing to attain an Energy Performance Certificate (EPC) rating of C and above by 2030. The service guides clients through every step of the retrofit journey, from initial planning to final installation and monitoring. Wates Retrofit supports customers with funding applications, including the Social Housing Decarbonisation Fund (SHDF), Green Homes Grant Local Authority Delivery Scheme, and Energy Company Obligation (ECO) Funding. The initiative aims to tackle fuel poverty and carbon emissions in social housing by improving energy efficiency and reducing residents' energy bills. David Morgan, Executive Managing Director of Wates Property Services, emphasized the importance of helping customers reduce carbon emissions and address rising energy costs. The service has already delivered energy efficiency measures to over 531 social housing properties, with more in progress.
5. <https://www.wates.co.uk/news/housing-maintenance/residential/growing-our-net-zero-portfolio-with-ps4-3m-shdf-wave-2-1-contract/> - Wates has been appointed to deliver a £4.3 million Social Housing Decarbonisation Fund (SHDF) Wave 2.1 contract on behalf of The Hyde Group, further strengthening its position in social housing retrofit. The project involves retrofitting 198 properties with measures including loft and cavity wall insulation, solar photovoltaic panels, LED lighting, air source heat pumps, and mechanical extract ventilation. This contract is part of Wates' appointment to over £100 million of SHDF Wave 2.1 contracts on behalf of 17 social landlords and builds on the group's work in social housing retrofit, totaling 42 projects valued collectively at nearly £200 million. David Morgan, Executive Managing Director of Wates Property Services, emphasized the commitment to moving social landlord customers forward toward their net-zero targets and carrying out essential retrofit works to improve home efficiency and combat fuel poverty.
6. <https://w3group.co.uk/2024/08/01/wates-to-retrofit-over-400-orbit-homes/> - Wates Property Services has been awarded a contract to retrofit over 400 homes for Orbit, a housing association. The project includes energy efficiency improvements to 160 homes through the Social Housing Decarbonisation Fund's Wave 2.1, with the remaining 250 properties funded by Orbit and the government's ECO4 programme. The PAS2035-compliant contract comprises a range of building fabric improvements, including external, internal, cavity wall, and loft insulation, as well as traditional capital works such as roof, window, and door replacements. Wates and Orbit will also explore digital and renewable solutions, including smart thermostats, ventilation upgrades, air and ground source heat pumps, night storage heating systems, and photovoltaic panels. Completion is expected by September 2025, with an option to extend the contract for a further four years. The work forms part of Orbit's long-term Decarbonisation Retrofit strategy as it works towards the government's target for all social housing to reach Energy Performance Certificate (EPC) ratings of C by 2030.
7. <https://www.wates.co.uk/news/housing-maintenance/culture/wates-retrofit/> - Wates Retrofit is a comprehensive, PAS 2035 compliant service launched by Wates Group to assist social housing landlords in achieving the government's target for all social housing to attain an Energy Performance Certificate (EPC) rating of C and above by 2030. The service guides clients through every step of the retrofit journey, from initial planning to final installation and monitoring. Wates Retrofit supports customers with funding applications, including the Social Housing Decarbonisation Fund (SHDF), Green Homes Grant Local Authority Delivery Scheme, and Energy Company Obligation (ECO) Funding. The initiative aims to tackle fuel poverty and carbon emissions in social housing by improving energy efficiency and reducing residents' energy bills. David Morgan, Executive Managing Director of Wates Property Services, emphasized the importance of helping customers reduce carbon emissions and address rising energy costs. The service has already delivered energy efficiency measures to over 531 social housing properties, with more in progress.