

10 Village Way, Tongwynlais, Cardiff, CF15 7NE

Tel \Ffôn: 029 20703758 Website \ Gwefan: www.fcha.org.uk

E-mail \ E-bost: customerservices@fcha.org.uk

|  |  |
| --- | --- |
| First Choice Housing | ORP case study |
| Project Identification | ORP 2.1 |
| Project Planning of the works | The installation of Intelligent Energy Systems and Solar PV systems with battery storage to 60 properties across 16 local authority areas, throughout Wales based on the worse current energy performance certificates to hopefully improve the EPC ratings. (including Blaenau  Gwent, Bridgend, Caerphilly, Cardiff,  Carmarthenshire, Ceredigion, Conwy,  Denbighshire, Flintshire, Gwynedd, Neath  &amp; Port Talbot, Powys, RCT, Swansea,  Torfaen, Wrexham)  Following the PAS2030/35 retrofit measure integration matrix Solar panels were chosen due to the interaction with other retrofit measures being independent. It also meant that tenants would hopefully benefit from having reduced energy bills, due to the electricity being generated and excess power stored on solar batteries within the property. The location of the solar batteries was part of the project learning, as storage cupboards where not always suitable and the location of the batteries had to be agreed, to ensure that they were not placed on a fire escape route. |
| Project Procurement of Products & Services | Pathfinder Consortium Procurement with WPA direct award to Gibson Specialist Technical Services Limited, with IES systems delivered to Gibson from Sero. |



|  |  |
| --- | --- |
|  FCHA Property with Solar PV panels |  FCHA Property with PV solar panels |
|  |  |
|  FCHA Property before solar PV panels |  FCHA Property after solar PV panels |
| Project Delivery – any issues / lessons learnt from the process | The project had several challenges, with one of the main challenges being the location of the installations to proposed properties across the 16 local authority areas, using a South Wales based contractor. The other challenge is the unique tenant type where FCHA generally provides housing for tenants with a learning or physical disability, where the disruption of the proposed works could cause distress to some tenants. Another challenge was finding that some of the roof coverings, such as Rosemary or Cambrian tiles, did not have an approved MCS certified fixing system, which means these properties have been placed on hold until an approved fixing is available. Some support providers / tenants did not understand why solar panels were being installed even after the initially consultation, which lead to some rejections to having solar batteries within |



|  |  |
| --- | --- |
|  | the property, therefore these properties are on hold until an external battery solution can be sourced, or the property is re-let, making it a void property. |
| Workforce - skills / training – office, delivery,  DLO, suppliers | The Association does not have a workforce, so all of the installations were dependant on Gibson Specialist technical services who installed the solar panels using a subcontractor for scaffolding and a sub-contractor for the final electrical connections. The previous 40 ORP properties used Alpha S solar inverters and battery storage, but due to a price increase the systems were changed to Solax |
|  |  |
| Solax Solar Inverter | Solax Solar Battery storage |