



## PROJECT DETAILS

**CLIENT** The Energy Agency

**PROJECT** Mauchline PH1  
Home Energy Efficiency  
Programme

**LOCATION** Mauchline, East Ayrshire

**START DATE** 7 March 2022

**DURATION** 20 Weeks

**END DATE** 15 August 2022

**VALUE** £1,266,028

**RTM** Scottish Procurement Alliance  
Whole House Framework Mini  
Competition

**CONTRACT** Energy Agency  
Standard Terms

**ROLE** Principal Contractor

## PROJECT SUMMARY

Operating as East Ayrshire Council's Management Agent, the Energy Agency is responsible for the delivery of the Council's Home Energy Efficiency Programme and in 2021, appointed McConnell as the Principal Contractor for a programme of Energy Efficiency Improvements in Mauchline, East Ayrshire, comprising the external improvement and upgrading of 101 mixed tenure properties.

Having delivered several successful projects under PAS 2030:2017 standards, Mauchline PH1 was our first collaboration with the Energy Agency and the Council under the new PAS 2030:2019 / PAS 2035 standards.

Delivered in residential mixed tenure neighbourhoods, the project specifications included a mandatory upgrade from Energy Performance Certificate Band (D) to Band (C) while the Employer's Requirements now included an energy efficiency design obligation that would be eligible for Energy Company Obligations (ECO) Funding under the new PAS 2030:2019 / PAS 2035 standards.

Following our seamless transition from the previous standards, we immediately set to work reviewing the pre-construction information and appointed competent Retrofit Assessors, Designers, Co-ordinators and Evaluators in full compliance with the new standards. Binding our Retrofit specialists together with our External Wall Insulation capability brought us a design and installation methodology that achieved EPC Band (C) and generated £229,915 in ECO Funding for eligible homeowners.

## SCOPE OF WORKS

- ▶ Energy Efficiency Design in compliance with PAS 2030:2019/PAS 2035
- ▶ The design and erection of Scaffolds
- ▶ The co-ordination of Asbestos & Refurbishment surveys
- ▶ Ad Hoc Cavity Wall Extractions & Refills
- ▶ Hacking off old render, dubbing out and cleaning walls
- ▶ Installation of External Wall Insulation and Render Coatings
- ▶ The extension of Gas Flues and Gas Meter Boxes
- ▶ Ad Hoc Roof Repairs and New Roof Installations
- ▶ Installation of new Rainwater Goods, Soil Vent Pipes, Fascia's, Gutters, Eaves & Soffits
- ▶ Temporary removal and subsequent reinstatement of Satellite, Television, Comms, Lighting and other mechanical and electrical services
- ▶ Chimney Removals and Loft Insulations
- ▶ Environmental Improvements

# Energy Agency EAC - Mauchline Phase 1



## CRITICAL SUCCESS FACTORS

- ▶ Our ability to seamlessly transition to the new PAS 2030:2019 / PAS 2035 standards and our early appointment of approved, specialist Retrofit Assessors, Designers, Co-ordinators and Evaluators critically enabled the project to proceed and complete in full compliance with the new standards.
- ▶ In lessons learned from previous appointments under the old standards, we took complete ownership of the project and delivered a fully comprehensive, management service that included:-
  - Building Warrant Applications
  - Structural Engineering Surveys
  - Asbestos & Refurbishment Surveys
  - Resident Liaison Property Surveys
  - Owner Occupier Sign-Ups
  - ECO Funding Applications
  - Owner Occupier Payment Contributions
  - Pre & Post Energy Performance Certs
  - Technical Monitoring & Carbon Banking
  - Trustmark and ECO Compliance
  - Insurance Backed Guaranteed Products
- ▶ Working in collaboration with the Retrofit Designer and Soltherm External Insulations, we designed and installed an External Wall Insulation System which is a certified Innovative Measure; is BBA approved; is A1 Fire-rated; is strong; durable and stable against wind loads; is impact resistant and; provides the Energy Agency and the Owner Occupiers with a 75 year lifetime guarantee.
- ▶ We undertook pilot properties for each archetype and agreed inspection and approval regimes, technical monitoring, quality assurance benchmarks and procedures in respect of PAS 2030:2019 / PAS 2035; Trustmark and ECO compliance as well as the Energy Agency and the Council's specific local requirements.
- ▶ We designed out verge trims that were contributing to cold-bridging and water ingress and instead delivered a revised upstand and aerogel detail, approved by the Retrofit Designer in compliance with the new PAS 2030:2019 / PAS 2035 standards.
- ▶ Our operations were supported by a full time (in-house) Resident Liaison Officer who provided a full customer care package and after-care services for each tenant and owner-occupier, including ECO 3 funding applications for eligible households.