



**Social Housing  
Decarbonisation  
Fund Brochure**

[Hamiltonfirst.co.uk](https://hamiltonfirst.co.uk)

# Introduction

Hamilton has been first for facades since 1996. As one of the largest and longest-standing specialist facade contractors in the UK, we're at the forefront of service and delivery.

Our hand-picked and passionate team has extensive experience of all aspects of design and build.

Our business is built on ensuring the best solution is chosen for each client before being installed to the highest standard.

Having worked on more than 100,000 properties of all types, heights, sizes and permutations, we are not fazed by any project.

We work as both main and sub-contractor on projects across the country. We have become renowned for our knowledge and experience when consulting with building owners, architects, clients and contractors on the best solutions for their projects.

If you need a trusted specialist to develop solutions for projects such as high-rise facade remediation, new installations or external refurbishment, we can guide you through the entire process.

**"The workmanship, professional approach to on-site design issues and continued focus on ensuring the project's success is again a credit to Hamilton."**

Daniel Assender  
Associate, Martin Arnold



The Social Housing Decarbonisation Fund is a beacon of hope in the fight against climate change, demonstrating the importance of housing as a key component of global sustainability efforts.

# First for Social Housing Decarbonisation Fund

**It will transform communities, reduce carbon emissions and create a better future for all through energy-efficient and environmentally friendly social housing solutions.**

A total of £778m has been awarded through the second wave of the fund, which is also match funded by successful bidders, meaning £1.5b in total will go towards energy-saving measures ranging from EWI upgrades and loft insulation to new windows and improvements for vulnerable households.

Hamilton is proud to have been involved with projects to retrofit EWI to properties nationwide as part of the first wave of funding. We're working with councils, housing associations and significant construction partners nationwide to help deliver on all funded programmes.

**"The UK is truly a world-leader when it comes to reducing carbon emissions and the progress we've made over the last decade has been remarkable. But we can't rest on our laurels and must continue to drive forward progress, setting a standard for other countries to follow."**

**Lord Callanan, Minister for Energy Efficiency and Green Finance**



At Hamilton, we are committed to leading the way in retrofit decarbonisation through External Wall Insulation (EWI). Our team specialises in delivering comprehensive solutions as either the main contractor or sub-contractor.

# Our Approach to Social Housing Decarbonisation Projects

**We understand that decarbonisation is vital in addressing climate change, reducing energy costs and creating healthier living environments for all.**

**We take pride in being trusted SHDF installers and we work diligently to improve the energy efficiency and carbon footprint of homes. Our dedication to the highest industry standards is evident in our experience in ensuring compliance with PAS 2035. Hamilton ensures that every project adheres to these rigorous standards, ensuring first class energy-saving solutions.**

Our clients benefit from our outstanding track record of delivering PAS-compliant projects, which generate substantial savings and efficiencies through large-scale implementation.

Hamilton has vast experience in delivering PAS-compliant retrofit schemes within budget and on schedule. We have successfully upgraded thousands of homes, making us an industry leader in delivering PAS 2035-compliant projects at scale, utilising blended funding across properties with mixed tenure.

Furthermore, we've established an extensive network of approved external suppliers and forged partnerships with the UK's leading and most experienced retrofit providers. Together, we've executed multiple projects under PAS 2035.

Projects to date include applying 100mm mineral wool insulation with a silicone finish to 300 houses in just 30 weeks in partnership with main contractor Equans and Leeds City Council and we installed Soltherm's impact resistant Endurance W+ Silicone and Ultimate HD Dash system to houses in Hounslow with Mulalley & Co.

In addition, we were approached by the Peabody Trust, one of the oldest and largest social housing providers in the country, to work alongside our existing client Axis Europe to install the Soltherm Ultimate EWI system with 110mm Rockwool with a HD Silicone with Deco X Mosaic finish to three blocks of flats.

**“As early adopters, we've gleaned crucial insights that enable us to quickly mobilise and comply with all relevant requirements. Our approach emphasises collaboration and partnership-focused management of retrofit decarbonisation projects.”**



PAS 2035 outlines a systematic and holistic approach to building renovation and retrofit projects, with a strong focus on improving energy efficiency and reducing carbon emissions.

# Pathway to PAS 2035

**It includes guidelines for assessing the condition of a building, developing a renovation plan, and ensuring that the work is carried out effectively.**

What is all too often overlooked is the time it takes from project identification to when work starts on site. This process can take up to six months and, with deadlines applied to Social Housing Decarbonisation Fund spending, time really is of the essence for those that have been awarded monies.

The journey to PAS 2035 compliance is a meticulous process that emphasises the importance of thorough planning, quality control and ongoing learning. Following this pathway ensures that retrofit projects are not only energy-efficient but also meet the highest standards of quality and performance.



Our expert team is here to help you to deliver your scheme from start to finish. Here is a simplified outline of timings involved in meeting PAS 2035 requirements:



**Stage 1**

**Engagement and Appointment**  
Engage with clients to identify eligible schemes and assess feasibility for funded energy efficiency measures. Obtain Retrofit advice and appoint a Retrofit Assessor, Retrofit Coordinator and Retrofit Designer.

Two Months



**Stage 2**

**Assessment and Pathway**  
The Retrofit Coordinator carries out a full project risk assessment to define the PAS Pathway (A-C) and the Retrofit Assessor performs whole house retrofit assessments.

One Month



**Stage 3**

**Evaluation and Planning**  
The project team evaluates the assessments and the Retrofit Coordinator compiles a medium-term plan for the energy efficiency measures.

One Month



**Stage 4**

**Approval and Design**  
The client approves the measures to be installed before the Retrofit Designer draws up the property designs, which are then reviewed and finalised by the project team.

Two Months



**Stage 5**

**Installation and Completion**  
Energy efficiency measures are installed according to the agreed plans and all works are completed and checked before final handover to the client.

Timescales vary



**Stage 6**

**Trustmark and Assessment**  
The Energy Performance Report, Condition Report, Reduced Data Standard Assessment Procedure (RDSAP) / full SAP and Occupancy Assessment are lodged for Trustmark and the Retrofit Coordinator carries out ongoing assessment to ensure that the intended energy and carbon reduction goals are achieved.

Timescales vary

We are truly proud of the transformative work our expert teams have accomplished through the Social Housing Decarbonisation Fund.

# First for Social Impact

**Our commitment to sustainability and dedication to our communities drive us forward as we continue to make a lasting impact on social housing across the UK.**

For more than 25 years we've been committed to providing first class External Wall Insulation (EWI) services to main contractors, local authorities and social housing providers. Our collaborative approach ensures that our EWI services align perfectly with the unique needs and goals of each project, ultimately benefiting the residents and the environment.

Our mission is to carry out high-quality retrofit projects that alleviate fuel poverty, enhance people's well-being and improve everyday living conditions. We support main contractors, social housing providers and local authorities in their pursuit of low and net-zero carbon goals.

As specialists in residential decarbonisation, we understand that our initiatives can yield significant social benefits on a large scale. We extend the same improvements offered to publicly-funded social housing projects to local privately-owned and rented properties, achieving economies of scale and promoting the adoption of energy-saving measures. Together, we've executed multiple projects under PAS 2035.

This approach addresses issues related to fuel poverty, net-zero targets and the cost of living.

Take a look at some of the Social Housing Decarbonisation Fund projects we are working on or have recently completed. There are plenty more in the pipeline and we will be adding more case studies in the coming weeks and months.





# 300 houses in 30 weeks!

## Seacroft, West Yorkshire

Seacroft is an outer-city township consisting mainly of council housing covering an extensive area of east Leeds, West Yorkshire.

It is home to one of the largest council estates in the country, which is where Hamilton carried out a huge project to insulate 300 houses in the remarkable timeframe of just 30 weeks.

With money from the Social Housing Decarbonisation Fund and in partnership with main contractor Equans and Leeds City Council, we applied Wetherby Building Systems' 100mm mineral wool insulation with a silicone finish to the properties.

The project started as 150 houses but additional funding was secured to work on a further 150 and teams from all parties worked tirelessly to ensure it was a resounding success.

Trusted system supplier, Wetherby Building Systems, provided us with their top-quality WBS Stone Wool Silicone Render System throughout the project.

The entire development adhered to the PAS 2030 standards, ensuring energy efficiency and environmental friendliness.

Steve Green, Site Manager at Hamilton, said:

*"300 houses in 30 weeks is no mean feat and we had to make sure that everything ran like clockwork. With longstanding relationships with main contractors such as Equans and suppliers like Wetherby, we know that we can rely on everyone around us to play their part in delivering large scale projects. The results really do speak for themselves and it was wonderful to be able to contribute to the development of the Seacroft community."*

James Dawson, who is Commercial Manager at Equans, said:

*"The Social Housing Decarbonisation Fund isn't just about reducing carbon footprint; it's about making homes healthier, more comfortable and more affordable for social housing tenants. This was a fast-paced project and we needed to work with suppliers we know we can trust. We've partnered with Hamilton on sites across the country and we know that they always deliver first class results that meet tight deadlines. From specifying the best materials through to completion, the team are knowledgeable, professional and always great to work with. Now, 300 families have houses to be proud of and they will all benefit from energy and money savings for years to come."*

# Breathing new life into properties

## Peabody, Islington

The Peabody Trust was founded in 1862 as the Peabody Donation Fund and is one of London's oldest and largest housing associations with over 100,000 homes across London and the home counties.

It is also a community benefit society and urban regeneration agency, with a focus on placemaking, stewardship and a provider of an extensive range of community programmes.

Hamilton was approached by The Peabody Trust to work alongside existing client Axis Europe to install the Soltherm Ultimate EWI system with 110mm Rockwool with a HD Silicone (with Deco X Mosaic) finish to three blocks of flats.

This was part of the Trust's Social Housing Decarbonisation Fund (SHDF) Wave 1 award and it was delivered as a fully PAS 2030:2019 & PAS 2035 compliant project.

With restricted delivery to the blocks on a very narrow street and a huge amount of enabling work due to gas mains, sprinkler systems and various other electrical issues, we quickly identified challenges and solutions were put in place to ensure the project ran smoothly.

Along with all the safety and environmental benefits, the project has really elevated the aesthetics of the blocks and residents are delighted with the results.

Rashida Kutubu, Senior Project Manager at the Peabody Trust, said:

*"The transformation of these blocks was long overdue and funding from the Social Housing Decarbonisation Fund allowed us to make significant improvements that will benefit tenants for years to come. Axis Europe and Hamilton worked hard to bring our plans to life and navigated many challenges to deliver this project. We've received fantastic feedback from residents and the surrounding communities."*

Dave Wylde, Hamilton Site Manager, added:

*"We knew from the outset that this would be a difficult delivery but as a team we relished the opportunity. Once we had sorted out the access and enabling works the project gathered pace quickly and by working in partnership with Dave and his team, we were able to bring these properties up to a standard that everyone can be proud of. It is always very rewarding to work on contracts funded by the Social Housing Decarbonisation Fund as we're not just tackling climate change; we're providing a breath of fresh air and financial relief to those who need it the most."*





# Overcoming challenges with trusted partners

Hounslow, London

Hamilton carried out EWI to the PAS 2035 standard on 26 homes in Hounslow.

It is one of many projects we have worked on with other fantastic teams and is part of an overall strategy to future-proof social housing properties.

Trusted supplier, Soltherm, delivered its impact resistant Endurance W+ Silicone and Ultimate HD Dash systems along with its Deco X Mosaic for below DPC/plinth level.

Due to the funding and PAS requirements there were several design elements that needed careful consideration, with significant input from retrofit designers and specialist coordinator teams from all partners.

Challenges included identifying properties with differing substrates, which meant it was back to the drawing board in terms of specifications.

In addition, properties needed to be borescoped to ensure the cavity is empty to avoid any thermal bridging or condensation risk issues.

Other problems included curved walls, ornamental brick bay windows and giant gallows brackets supporting the roof of some of the properties.

Everyone worked together to overcome obstacles and the end result was not only stunning, but it will also mean that residents will cut energy usage and contribute to reducing the carbon footprint of the area.

Pete McNulty, Site Contracts Manager at Hamilton, added:

*"The true measure of our success is not the absence of challenges, but our dedication to overcoming them as a wider team. Together, we quickly identified issues and went back to the drawing board to come up with workable solutions that would enable us to meet all required standards in time for the deadline. The results are outstanding and the residents are delighted with their new look, energy efficient homes."*



# Work in progress on 156 homes

Sheffield, South Yorkshire

Sheffield Council appointed EQUANS after its successful bid for Social Housing Decarbonisation Funding.

The monies were designated to significant energy efficiency improvements to 156 solid wall council homes through external wall insulation.

Hamilton was selected by Equans to install Wetherby Building Systems' 110mm mineral wool with a brick slip and silicone render finish.

Housing Decarbonisation Manager at Sheffield Council, Nathan Robinson, told local newspaper, The Star, that the scheme tackled some of the least energy-efficient council homes in the city to bring them up to a better standard.

Equans' Keon Ryall, Senior Quantity Surveyor said:

*"Managing projects of this scale means we have to surround ourselves with trusted partners, which is why we appointed Hamilton to carry out the external wall insulation on these properties. Their experience and professionalism mean we can trust them to oversee specification and application to the highest standards. The transformation of this community is well underway and, not only will it revitalise the look and feel of the area, but it will significantly improve energy efficiency, meaning lower bills for residents. With Hamilton leading the charge on EWI, the project is on schedule to be completed within the required timescales."*

Hamilton's Site Manager, Steve Green, said:

*"These houses were in desperate need of energy efficiency upgrades and the Social Housing Decarbonisation Fund is helping tenants across the UK lower their bills and live in homes to be proud of. The team at Weatherby have, as usual, been fantastic in supplying a system solution that ticks all the boxes when it comes to aesthetics and compliance. It is always a pleasure to work with Equans and together we are looking forward to seeing the end results of this important project."*





Our business is built on the strength of our reputation; we are entirely committed to quality and best practice at all times. We invest heavily in staff training and improvement and partner with only the industry's most respected suppliers. As a result, our work comes with peace of mind built in.

# First for Quality



**INCA (Insulated Render & Cladding Association) Member**  
The Insulated Render and Cladding Association was formed in 1981 to represent the External Wall Insulation (EWI) industry throughout the UK and to promote technical excellence, high quality and best practice throughout the industry.



**NHBC**  
NHBC strives to build confidence in the construction quality of new homes by assessing, inspecting and directly insuring new homes registered with them.  
  
Established for over 80 years, it is recognised by homeowners and trusted by builders and major lenders.



**PAS 2030 Certified - British Assessment Bureau**  
Public Available Specification (PAS) is a specification and guidance framework for installing energy efficiency measures.  
  
Compliance with PAS 2030 is needed in order to undertake Green Deal and ECO installations.



**Solid Wall Insulation Guarantee Agency (SWIGA)**  
The Solid Wall Insulation Guarantee Agency (SWIGA) was developed by leading industry bodies along with Solid Wall Insulation system suppliers. SWIGA operates a robust quality and technical Framework backed by an independent surveillance scheme monitoring installations carried out by SWIGA members.



**Trustmark - Government endorsed quality**  
TrustMark Registered Businesses have made a considerable commitment to customer service, technical competence and trading practices.  
  
Choosing a TrustMark tradesperson means you get Government endorsed quality and robust consumer protection.



“Hamilton was crowned ‘Installer of the Year’, as well as winning ‘Refurbishment - Insulation/Render Finish’ and ‘Refurbishment Insulation/ Brick, Clay, Ceramic, Stone Finish’ categories.”



Robust health and safety procedures are central to everything we do here at Hamilton.

# First for Safety and Design

Safety is paramount to Hamilton and underpins everything we do. Not only does the work we carry out make buildings safer, and entirely compliant with the latest regulations, but we are also committed to operating in the safest possible way, with the best interests of our clients, staff and the general public at heart.

We invest constantly in safety training, products and processes and, thanks to this, we are able to carry the highest levels of insurance. Our public and products liability insurance provides cover of £20,000,000 with no height limit, as does our employers liability insurance.

In addition, the longevity of our business and our reputation mean we are in the enviable position of having Professional Indemnity cover of £10m with no fire and combustibility exclusion up to £2m and no height limit.

This cover means we are able to oversee, or be a partner, in the design element of projects, further bolstering the services we can offer to clients. Hamilton is one of a handful of installers in the UK that can offer an insurance-backed warranty from SWIGA (Solid Wall Insulation Guarantee Agency) for any project, unrestricted by height.

We only work with trusted, proven partners and products, ensuring that our supply chain has absolutely no weak links when it comes to safety and risk management.

With multi-faceted, large-scale construction and remediation projects, there are countless things you have to organise and keep track of. Our job is to make your job easier at every stage. By partnering with Hamilton, as main contractor or sub-contractor, you can rest assured that the safety of your project is taken care of.



**“Our ongoing efforts have been recognised with coveted, industry-leading accreditations.”**

**CHAS accredited contractor**  
CHAS helps clients (buyers) and contractors (suppliers) ensure compliance across the different areas of risk management and mitigate risks across the supply chain.

As one of the founders of Safety Schemes in Procurement (SSIP), CHAS is committed to setting health and safety benchmarks that drive industries forward and make the world of work a safer place.

**Constructionline Gold Member**  
Constructionline Gold Member businesses meet the PAS 91 and Common Assessment Standard and pre-qualify across core modules required by Public and Private sector buyers.

They have also been awarded SSIP (Safety Schemes in Procurement) status.

# First for People



The Hamilton name is only as strong as the staff that represent it and our trusted, experienced people are our most valuable asset. Always striving for perfection, our team's philosophy is that we are only as good as our last job.

**"Hamilton's Directors are hands on with every project to ensure our commitment to excellence is consistently maintained."**



**Robert Storton - Managing Director**

After qualifying as a surveyor in the early 90s Robert set up Hamilton in 1996 with a view to creating a respected business alongside a team that shares his values and vision.

With over 30 years' experience in the design and delivery of residential and commercial refurbishments and new build construction projects, he brings a wealth of knowledge and professionalism to all projects.

He has created a results-driven culture with a positive approach to management, design and construction, with a clear focus on health and safety.



**Daniel Mackie - Director**

Daniel was appointed to the Board of Directors at Hamilton in 2021 after working tirelessly to grow the national presence and turnover of the business, strengthening a solid base of clients and work in London and the South East.

Since joining the company in 2013 he has helped Hamilton to secure and deliver large scale funded projects across the UK, with strong ties to Local Authorities and Large Tier 1 contractors.

With decades of experience, he is responsible for securing, planning, designing and managing the delivery of large scale, multi-million pound projects all over the country.



**Kirsty Haley - Operations Director (Commercial)**

Kirsty joined Hamilton in 2008 and realised her passion for construction. Her wealth of knowledge and unwavering commitment to the business and its core values are pivotal to providing the best service to clients.

Involved in all operations of the business, her focus is ensuring the smooth running of the commercial and contracting side.

The team philosophy "we are only as good as our last job" is central to all that Kirsty does. She's one of the first to see a project come in and one of the last to sign off another job well done.



**Kirsty Fleming - Operations Director (HR & Finance)**

Kirsty joined Hamilton as Quality and HR Manager in 2012, bringing management experience from a manufacturing and sales career.

Since then, she has progressed to the position of Operations Director – HR & Finance and plays a vital role in the success of the business.

From accounts and training and development, to recruitment and quality management, Kirsty's thorough knowledge ensures the smooth running of the business.



**Barry Clark - Contracts Director**

Having joined Hamilton in 2010 as Contracts Supervisor, Barry worked his way up to Contracts Director by embodying Hamilton's commitment to quality and attention to detail at all times.

With over 20 years' experience in refurbishment and new build construction projects Barry brings professionalism to all projects and keeps a keen eye on site operations and health and safety.



**Adrian Morley, Dave Wylde, and Pete McNulty - Contracts Managers**

Our Contracts Managers have over 100 years of combined experience in the industry and are integral to maintaining Hamilton's reputation for excellence.

They are on hand, and on site, to make sure everything runs efficiently throughout the duration of your project.

If you are a main contractor,  
housing association or local  
authority looking for a trusted,  
time served partner to deliver  
EWI as part of the Social Housing  
Decarbonisation Fund, you can get  
in touch by calling our experts on  
**01274 666166**

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