

Dear

ATISN 24462 Optimised Retrofit Programme

Information requested

Thank you for your request which I received on 27 February 2025. You asked for information regarding the Thomas Court scheme managed by Wales and West Housing Association, funded by Welsh Government under the Optimised Retrofit Programme (ORP) 3, including the Target Energy Pathway (TEP) of the properties, the impacts of retrofit interventions.

Our response

The information you requested regarding your property is enclosed. We cannot provide information which does not pertain to your property, as such the proposed measures for the other properties requested has not been provided.

The planned interventions which Welsh Government has been provided for the property 9 Thomas Court, Wrexham, are exterior wall insulation, PV system with battery, Mechanical Ventilation with Heat Recovery (MVHR) and an Intelligent Energy System & Environmental Monitoring. This activity occurs in ORP3.1 only. Supplied in the table below is the full details Welsh Government holds of the property.

Scheme	Habinteg
UPRN	P3004178
House Name / Number	9
Address Line 1	Thomas Court
Address Line 2	Hightown
Address Line 3	Wrexham
Local Authority	Wrexham
Postcode	LL138QN
Property Type	Bungalow
Number of Bedrooms	1
Current SAP	59
Is the SAP Cloned Data or Surveyed	EPC
Year the Property was Built	1981
Main Heating Fuel	Electric Storage Heaters
Wall construction (e.g. solid,non traditional)	Cavity Wall – Filled
Tenure (private or social)	Social
Brief list of planned measures	EWI, PV, Battery, MVHR, IES
Name of RSL/LA property owner if social tenure	WWH

The battery is an important part of a PV system, allowing the generated energy from the panels to be stored for later use, reducing overall energy consumption from the Electric Grid (in this case SPEN the regional grid company) as well as reducing energy costs and carbon emissions. As such, the inclusion of a battery would be considered during the production of the TEP. To date, battery omission does not impact a property's SAP score as they are a relatively new technology and are not considered under the current version of SAP. Whether a landlord chooses to include a battery or not will not affect the funding received from the ORP.

Regarding the TEP, under both the ORP and the Welsh Housing Quality Standard (WHQS) social housing landlords are required to produce a TEP. Welsh Government does not receive nor store copies of these as they are produced by landlords as a tool for strategic planning. Welsh Government requires that social landlords have a TEP under its funding requirements and this is monitored via the new WHQS reporting requirements.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit,
Welsh Government,
Cathays Park,
Cardiff,
CF10 3NQ

or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely