



# Social Housing Retrofit Loan



**BARCLAYS** |



**NATIONAL  
WEALTH  
FUND**

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## Social Housing Retrofit Loan

# Barclays Sustainable Finance

We have committed to align our financing with the goals and timelines of the Paris Agreement, including our UK social housing portfolios.

Underpinned by our [BlueTrack methodology](#), Barclays is working towards a convergence point of a 40% reduction in CO<sub>2</sub>e emissions intensity for UK Housing (inc. social housing) by the end of 2030.

To accelerate the transition to a low carbon economy, Barclays has set a target to facilitate \$1trn of Sustainable and Transition Financing between 2023 and the end of 2030.





# Highlights

- Barclays and the National Wealth Fund (NWF), formerly The UK Infrastructure Bank (UKIB), are working together to accelerate the decarbonisation and delivery of quality improvements across social housing in the UK.
- Our term loan is available to UK, not-for-profit [registered providers](#) of social housing with compliant rating under relevant Housing Regulator (excluding local authority providers).
- The term loan is 70% guaranteed by the NWF and offered to borrowers requiring financing of eligible capital expenditure for retrofits.
- Eligible retrofit measures under this facility are aligned with [Barclays' Sustainable Finance Framework \(SFF\)](#), examples of expenditure include the provision and installation of technologies that improve energy efficiency (e.g. insulation) and reduce heating emissions.

### Why use Retrofit loans?

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- ✓ Financing is directly linked to retrofit plans
- ✓ Ability to budget with confidence
- ✓ Loan proceeds are to be used for one or more [Eligible Projects](#) (see [page 6](#)).

### What's on offer?

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- ✓ Lending between £10m - £50m
- ✓ Up to 10-year unsecured GBP term loan
- ✓ Up to 15-year GBP term loan with unsecured option in the first 5 years
- ✓ 5-year availability period
- ✓ Bullet repayment.

# Highlights

### Who are the National Wealth Fund?

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The UK Infrastructure Bank (UKIB) became the National Wealth Fund (NWF) on 14th October 2024. The new NWF will expand UKIB's remit beyond infrastructure in support of the Government's industrial strategy. With additional financial capacity and an enhanced risk budget, the NWF will be capitalised with £27.8bn to mobilise private capital around the Government's strategic priorities, enabling the market to invest with confidence in clean energy and growth industries.

The NWF is wholly owned by HM Treasury but is operationally independent from government. The development of this guarantee product with Barclays UK Corporate Bank forms part of ongoing efforts to improve financing to the social housing sector, a fundamental pillar of the Government's warm homes plan.

"We're pleased to be partnering with the NWF to provide an extension of our existing sustainable financing product suite to our clients. It offers the longer term solution needed for our clients to deliver their retrofit plans, demonstrating our commitment to finance the transition to a low-carbon economy."



**Jason Constable,**  
Head of Real Estate, Barclays Corporate Banking

"We know there are significant barriers to investment in the heat and buildings sector, despite it being a critical element of the UK's net zero transition. By working with Barclays UK Corporate Bank to bring a competitive offer to the market, we are helping registered providers access the attractive financing that they need to implement critical retrofit measures, reducing bills and improving comfort for social housing residents across the UK."

**John Flint,**  
CEO, National Wealth Fund



# Eligible projects

Since 2017 Barclays has produced a [Sustainable Finance Framework \(SFF\)](#), which sets out our methodology for classifying sustainable financing for the purpose of tracking and disclosing our performance against our sustainable finance targets. The framework is reviewed periodically and we are committed to being transparent about our definitions and approach to reporting. Barclays has also published a [Transition Finance Framework \(TFF\)](#). This framework sets out our methodology for classifying financing as "transition".

Together, qualifying financing activities under both the TFF and SFF are tracked and disclosed against our Barclays-wide target to facilitate \$1 trillion of Sustainable and Transition Financing between 2023 and end of 2030.

Eligible Projects are aligned to our Sustainable Finance Framework for commercial and residential buildings.



## Social Housing Retrofit Loan

Energy Efficiency measures		Heating measures	Renewable energy generation	Resilience measures	Water efficiency measures	Services and Survey Work
<ul style="list-style-type: none"> <li>• Tank and pipe insulation</li> <li>• Draught proofing</li> <li>• Loft insulation</li> <li>• Low-energy lights</li> <li>• Insulation to existing envelope components with low thermal conductivity such as external walls, roofs, lofts, basements and ground floors (including measures to ensure airtightness and reduce the effects of thermal bridges)</li> <li>• Cavity wall insulation</li> <li>• Internal wall insulation</li> <li>• Double glazing</li> <li>• Insulated render</li> <li>• External wall insulation</li> <li>• Energy efficient external doors</li> </ul>	<ul style="list-style-type: none"> <li>• Triple panel radiators (where appropriate and needed to make up efficiency shortfall to allow properties to be heat pump-ready)</li> <li>• In-building works to allow for connection to district heating if in a relevant zone (heat interface units, pipes, valves, controls)</li> <li>• Use of low-embodied carbon insulation materials like hemp or wood fibre, if compliant with PAS 2080 standards.</li> <li>• Building Automation measures such as occupancy sensors, daylight and other sensors, overall Building Energy Management Systems (BEMS) and energy management software.</li> </ul>	<ul style="list-style-type: none"> <li>• Electric air source heat pumps</li> <li>• Electric ground source heat pumps</li> <li>• Heating controls</li> <li>• Replacement of old pumps with efficient electric circulating pumps</li> <li>• Installation and replacement of heating, ventilation and air conditioning (HVAC) and domestic hot water systems with more efficient low carbon systems</li> <li>• Electric boilers/ heaters.</li> </ul>	<ul style="list-style-type: none"> <li>• Solar hot water</li> <li>• Solar photovoltaic</li> <li>• Rainfall capture</li> <li>• Battery purchase and development.</li> </ul>	<ul style="list-style-type: none"> <li>• BS 851188 standard products to enhance resistance to flooding such as flood doors and windows or demountable barriers</li> <li>• Measures to enhance resilience to flooding such as resilient wall and floor finishes</li> <li>• Resilient insulation</li> <li>• Measures to enhance resistance to heatwaves such as external shutters</li> <li>• External insulation.</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor water efficient fixture and fittings</li> <li>• Outdoor water efficient landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase and installation of energy efficient equipment and technology</li> <li>• Heat network readiness works</li> <li>• Collaboration financing of connecting to a wider district heating schemes based on renewable sources</li> <li>• Provision of infrastructure for electric vehicles</li> <li>• EPC / SAP Surveys pre / post as direct ancillary costs to the project.</li> </ul>

# Quality assurance & reporting

Barclays have outlined its approach to understanding the Borrower's strategy in delivering quality retrofit works, meeting building safety requirements and ensuring consistency with industry standards.

Standard of works	Quality assurance
<ul style="list-style-type: none"><li>• The minimum legal requirement is that any retrofit works are carried out in accordance with building regulations<sup>1</sup>. Registered providers of social housing may choose to carry out retrofit works to a higher standard, for example the PAS2035 standard which is required for government-funded retrofit works or the RICS residential retrofit standard; Barclays encourage adherence to these higher standards, specifically:<ul style="list-style-type: none"><li>• For low carbon products like heat pumps, solar PV and batteries, Barclays requires installation to be certified to the Microgeneration Certification Scheme (MCS) standard.</li></ul></li></ul>	<ul style="list-style-type: none"><li>• With limited exceptions as set out below, clients are requested to use an independent third party to assure standards of retrofit works carried out. The following options can be followed:<ul style="list-style-type: none"><li>• For works carried out to PAS2035 standards, the existing applicable quality assurance regime is TrustMark's assurance framework.</li><li>• For works carried out to other standards, the only government-endorsed quality scheme is TrustMark's License Plus assurance regime.</li><li>• Use of an alternative third-party assurance scheme to TrustMark is permitted.</li><li>• Where retrofit works are carried out using the client's own workforce rather than a contractor, the client may wish to carry out their own quality assurance. Prior to works commencing, Barclays and client will agree an approach.</li></ul></li></ul>

### Enhanced reporting

Barclays also recognises the value of sharing data across the industry and have therefore created a template for voluntary submission as part of the reporting for this proposition. This includes granular EPC reporting where client maintains detailed information and SRS schedules.

1 As set out for England in the [Approved Documents](#); for Scotland in the [Building Standards Domestic Technical Handbook](#); for Wales in the [Welsh Approved Documents](#); and for Northern Ireland in the [NI Building Regulations](#).



# What next

Whether you're new to Barclays or an existing client, our Relationship Directors can help you find the right solution, whatever your business needs. We support businesses with a minimum turnover of £6.5 million, simply request a call back from our industry experts to get things started.

More information available on our [website](#)

### Other important information

The product referred to in this brochure is subject to the same terms and conditions as term loan lending. Please therefore also refer to the [Corporate Lending webpage](#) in addition to the below.

The NWF-backed guarantee will be taken into consideration when calculating the pricing for this product. The NWF guarantee does not reduce the liability of the borrower under the Retrofit Loan and the borrower will remain responsible for 100% of the sums borrowed.

- Interest rates and fees charged by Barclays will vary and will depend on the specific lending proposal.
- Provision of this facility is at the sole discretion of Barclays and will be subject to our standard credit and fraud checks.

This product does not require that you hold a Barclays Business Current Account.



To find out more about how Barclays can support your business, please call 0800 015 4242\* or visit [barclayscorporate.com](https://www.barclayscorporate.com)

 **Barclays Corporate Banking**



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