

Warm Homes: Social Housing Fund Wave 3 (WH:W3)

A UK government funding initiative targeting social housing retrofit in England, launched under broader decarbonisation and fuel poverty strategies. It specifically addresses energy performance upgrades for existing social housing stock.

The third wave of the Warm Homes: Social Housing Fund (WH:SHF), a £1.8 billion government grant scheme allocated to local authorities and social housing landlords to finance energy efficiency retrofits in social homes. Its primary goal is to reduce carbon emissions, lower energy bills, and improve living conditions for vulnerable households.

WH:W3 forms part of the UK's legally binding commitment to achieve **net-zero emissions by 2050**. It prioritises **“fabric-first” retrofits**, which involve upgrading a building's envelope (e.g., insulation, windows) before installing low-carbon heating systems. Key characteristics include:

- **Targeted beneficiaries:** Social housing providers (e.g., councils, housing associations) and low-income tenants.
- **Scope of works:** Typical projects include loft/cavity wall insulation, heat pump installations, solar panel retrofits, and ventilation improvements.
- **Funding structure:** Grants cover up to 100% of retrofit costs, with allocations prioritising homes below Energy Performance Certificate (EPC) Band C.

WH:W3 accelerates the **decarbonisation of social housing**, aligning with the *Social Housing Decarbonisation Fund (SHDF)* framework. It drives demand for PAS 2035-certified retrofit coordinators and fosters partnerships between landlords, contractors, and green finance institutions