



Taylor Wimpey London &  
Wandsworth Council

# York Gardens

Case Study

## The Project

Winstanley and York Road Regeneration LLP is a Joint Venture partnership between the Mayor and Burgesses of the London Borough of Wandsworth and Taylor Wimpey UK Limited.

The development is known as York Gardens, which will replace all existing council rented homes and will ultimately comprise of c. 2,550 units which are split into 14 different blocks of varying size.

The scheme will provide social and affordable housing, new commercial and community facilities, jobs, a new park, and major improvements to the built environment. The vision for the Winstanley and York Road Estate, is to create an exceptional new place in London that exceeds the needs and expectations of existing residents and creates a community that new residents will choose as their home.

## Our Role

Ener-Vate has been involved with this project for a number of years, and the development has had significant changes to the energy strategy in light of the recent decarbonisation efforts from the UK government.



We were first engaged to establish the commercial viability of an ESCo based on the traditional model (at the time) of a gas-fired boiler and gas-fired Combined Heat and Power (CHP) district heating network. Ener-Vate worked closely with the W&YR JV to evaluate and understand the specific ambitions at York Gardens, with a keen focus on providing the residents of the development with competitive tariffs.

After analysing the accommodation schedule and planning requirements, Ener-Vate developed an initial base commercial model to evaluate the potential value that a DHN could offer to the scheme.

In order to assess the impact of potential decarbonisation options, Ener-Vate was appointed by W&YR to perform a commercial appraisal and high-level review of the available technically feasible energy strategy options for the scheme, in close technical partnership with Desco and Enercret.

The technologies which were reviewed in detail include:

- Gas-fired CHP with full gas-fired boiler back-up
- Open-loop GSHP with full gas-fired boiler back-up
- Closed-loop GHSP with full gas-fired boiler back-up
- ASHP with full gas-fired boiler back-up

The W&YR JV partnership, directed by the Stage 1 Feasibility Report issued by Desco and supplemented by our commercial modelling report, down-selected the technology options based on their technical and commercial performance/ viability. Ener-Vate then conducted a commercial performance analysis of varying technical operations to support the decision making of the chosen energy strategy.

## End Result

The decarbonisation commercial modelling exercise conducted by Ener-Vate allowed the JV to understand and assess the several available technologies which exist, in a clean, simple report highlighting our recommendation based on indicative end-user tariffs and developer contribution.

Ener-Vate continues to support the JV partnership in leading the procurement of an ESCo for the heating provision at the development.