

Retrofit Delivery Plan: Marylebone Area

The table below shows the building wide energy saving works planned for housing buildings in the area. These works are known as retrofit works. Depending on the building they include insulation, double or secondary glazing, new doors, installation of solar panels, upgrades to heating systems and communal lighting.

Some of the works will be reviewed as part of planned major works projects, while others will be delivered as one-off projects. The guide below shows which applies for each building and type of work.

The plan is up to date from 2024. We expect that there will be amendments to these as works are reviewed or amended to take into account changing priorities. Because of the large number of properties, the plan does not show individual street properties.

For any queries about your building please call 0800 358 3783 or email housing.enquiries@westminster.gov.uk

Guide

Work Completed or Not Relevant
Work Not Possible
Being Reviewed - Linked to Major Works Projects
Being Reviewed - Linked to Other Projects

Building (A-Z)	Cavity Wall Insulation	Internal Wall Insulation	Floor Insulation	Roof Insulation	Doors, Windows and Window Panels	Heating System	Solar Panels and Batteries	Low Energy Communal Lighting
Balcombe Street	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Not needed- no properties on the top floor.	Double glazing installed.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	To be reviewed and, if viable, installation between 2030 - 2040.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Chapel Street	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Not needed- no properties on the top floor.	Double glazing installed.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Chester House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Double glazing installed.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Cloutsham House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Coryton House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Crawford Buildings	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Ceiling insulation to top floor flats. To be reviewed and, if viable, installed between 2028 - 2032.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Solar panels installed.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Crawford Mansions	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Review insulation to roof voids and if viable, install between 2028 – 2032.	Double glazing installed.	Upgrade electric storage heaters to slimline efficient heating between 2027 - 2032.	Not suitable – access issues.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Culbone House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Dunster House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Exmoor House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.

Building (A-Z)	Cavity Wall Insulation	Internal Wall Insulation	Floor Insulation	Roof Insulation	Doors, Windows and Window Panels	Heating System	Solar Panels and Batteries	Low Energy Communal Lighting
Farnham House	Installed in 2011.	Not needed - cavity wall insulation installed.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Not needed - heating provided by efficient electric high heat retention storage heaters (HHRSH).	Solar panels installed.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Fitzrovia Court	Installed in 2011.	Not needed - cavity wall insulation installed.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, installed between 2027 - 2030.	Single glazed. Review as part of the next planned major works project due between 2026-2032.	Communal heating system - planned upgrade works due between 2027 - 2035.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Freshwater Court	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Upgrade panel heaters to slimline efficient electric heating between 2027 - 2032.	To be reviewed and, if viable, installation between 2030 - 2040.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Gloucester Place	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Review insulation to roof voids and if viable, install between 2028 - 2032.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Haddon House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, installed between 2027 - 2030.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Holcroft Court	Not suitable - clad walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Communal heating system - planned upgrade works due between 2027 - 2035.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Homer Row	No record of installation. To be reviewed in 2026 and, if viable, installed between 2027-2023.	To be installed between 2027 - 2032 if cavity wall insulation not possible.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	To be reviewed and, if viable, installation between 2030 - 2040.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Lascelles House	Installed in 2011.	Not needed - cavity wall insulation installed.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Upgrade electric storage heaters to slimline efficient heating between 2027 - 2032.	Solar panels installed.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Luxborough Tower	Not suitable - concrete frame and insulated panel construction.	Not needed - concrete frame and insulated panels.	Not suitable - solid floors.	Roof insulation levels to be reviewed in in 2027.	To be reviewed as part of the next major works project due to start between 2025-2030	To be reviewed as part of the next major works project due to start between 2025-2030	To be reviewed as part of the next major works project due to start between 2025-2030	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Minehead House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2028 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Mordern House	No record of installation. To be reviewed in 2026 and, if viable, installed between 2027-2023.	To be installed between 2027 - 2032 if cavity wall insulation not possible.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Not needed - heating provided by efficient electric high heat retention storage heaters (HHRSH).	Solar panels installed.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Notcutt House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - shops on the ground floor.	Mansard roof. To be surveyed in 2027 and, if viable, to be installed between 2030 - 2035.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Sidmouth House	Installed in 2011.	Not needed - cavity wall insulation installed.	Not suitable - solid floors.	Not needed- no properties on the top floor.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	To be reviewed and, if viable, installation between 2030 - 2040.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Slowley House	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, installed between 2027 - 2030.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable - difficult to access.	To be reviewed in 2027 and, if needed, installed between 2027-2035.
Wimborne House	Installed in 2011.	Not needed - cavity wall insulation installed.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Double glazing installed.	Not needed - heating provided by efficient electric high heat retention storage heaters (HHRSH).	Solar panels installed.	To be reviewed in 2027 and, if needed, installed between 2027-2035.

Building (A-Z)	Cavity Wall Insulation	Internal Wall Insulation	Floor Insulation	Roof Insulation	Doors, Windows and Window Panels	Heating System	Solar Panels and Batteries	Low Energy Communal Lighting
York Mansions	Not suitable - solid walls.	To be reviewed and, if viable, installed between 2026-2030.	Not suitable - solid floors.	Ceiling insulation to top floor flats to be reviewed and, if viable, installed between 2028 - 2032.	Single glazed. Review secondary glazing and, if viable, install to tenant's properties between 2027 -2032.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	To be reviewed and, if viable, installation between 2030 - 2040.	To be reviewed in 2027 and, if needed, installed between 2027-2035.