

Retrofit Delivery Plan: St John's Wood 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
Aquila Street	Not suitable – too difficult to insulate.	To be reviewed and, if viable, to be installed between 2027- 2035.	Possible to insulate areas under the first floor flats. To be reviewed and, if viable, to be installed between 2029 - 2035.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Ashby Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Bartonway	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	To be reviewed as part of the next cyclical major works project. Year yet to be confirmed. In the interim, review secondary glazing for tenants between 2027 – 2035.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Birch Vale Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Boyton House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Brackley Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Bradby House	Not suitable - solid walls.	Internal wall insulation to be reviewed and, if viable, installed between 2025-2030.	Not suitable - solid floor.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	To be reviewed as part of the next cyclical major works project. Year yet to be confirmed. In the interim, review secondary glazing for tenants between 2025 – 2030.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable – pitched roof construction.	To be reviewed in 2025 and, if viable, installed between 2027-2030.
Bronwen Court	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	To be reviewed as part of the next cyclical major works project. Year yet to be confirmed.	Single glazed. To review double glazing for tenants between 2028 - 2035	Communal heating system - no planned works.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Calderon House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 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
Kingfisher House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Linnet House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Mallard House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Newcourt Street	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Opie House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Park Mansions	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Pembroke Terrace	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Pennyford Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Pettie House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Pinner Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Ramsay House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Reynolds House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 2035.	Double glazing installed.	Communal heating system - no planned works.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Robin House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Rothley Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.
Scott Ellis Gardens	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Part pitched and part flat roof. To be reviewed and, if viable, to insulate between 2028 - 2030.	To be reviewed as part of the next cyclical major works project. Year yet to be confirmed. In the interim, review secondary glazing for tenants between 2025 – 2030.	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Part pitched and part flat roof. To be reviewed and, if viable, to install between 2035 - 2040.	To be reviewed in 2027, and if needed, to be installed between 2028 - 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
Starling House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Flat roof. To be reviewed as part of the next major works project due to start between 2027 - 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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Swallow House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Swift House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Townshend Road	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	Partial Double glazed - Install full double glazing in line with major works scheme or 2027 - 2035	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Turner House	Not suitable - solid walls.	To be reviewed in 2027. If viable, including permission from the Building Safety regulator, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Violet Hill House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	To be reviewed as part of the next cyclical major works project. Year yet to be confirmed.	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.	Flat roof. Solar panels possible, to be reviewed in 2027, with possible installation 2030-2036.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Waltham House	No record of installation. To be reviewed in 2027 and, if needed, installed between 2028- 2035.	To be installed between 2027 - 2032 if cavity wall insulation not possible.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Whitby House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Part pitched and part flat roof. To be reviewed and, if viable, to insulate between 2028 - 2030.	Partial Double glazed - Install full double glazing in line with major works scheme or 2027 - 2035	Individual gas boilers. No immediate changes planned until end of lifespan, then possible switch to viable economical electric heating and hot water.	Not suitable – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Wilkie House	Not suitable - solid walls.	To be reviewed and, if viable, to be installed between 2027- 2035.	Not suitable - solid floors.	Pitched roof. To be reviewed and, if viable, to be installed between 2028-2030.	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 – pitched roof construction.	To be reviewed in 2027, and if needed, to be installed between 2028 - 2035.
Winchilsea Court	To be reviewed in 2028 and, if needed, installed between 2029- 2035.	Where cavity wall insulation is not possible, review internal wall insulation and, if viable, install between 2029-2035.	Not suitable - solid floors.	Pitched roof. To be reviewed in 2028 and, if viable, to be installed between 2029 - 2040.	Double glazing installed.	Communal heating system - no planned works.	Difficult to install due to pitched roof construction. To be reviewed between 2028 - 2035.	To be reviewed in 2027, and if needed, to be installed between 2029 – 2037.