APMBuild Ltd

Your First Steps to EnerPHit Retrofit

A practical guide for UK homeowners

Free resource from APMBuild Ltd — passive house specialists in West Midlands & Wales

EnerPHit is the Passive House Institute's deep retrofit standard for existing buildings. It applies the same building science principles used in new Passive House homes — but adapted for the challenges of working with solid walls, limited space, and the fabric of a home you already live in.

Unlike cosmetic energy upgrades (replacing a boiler, adding loft insulation), EnerPHit treats your home as a complete thermal system. Every element works together: insulation, airtightness, ventilation and windows are coordinated to deliver performance you can actually measure.

The result is a home that stays comfortable year-round without relying on a heating system running all the time — and energy bills that drop dramatically from day one.

EnerPHit is suitable for most UK housing stock — Victorian terraces, Edwardian semis, 1930s houses, post-war bungalows. The standard is specifically designed to account for the constraints of working with existing buildings.

YOUR HOME IS LIKELY A GOOD CANDIDATE IF:

→ It has solid walls or cavity walls with limited insulation

→ Current EPC rating is E, F or G (or even D with high bills)

→ Heating bills exceed £1,200–£1,500 per year

→ You are planning significant renovation work in the next 1–3 years

→ You plan to stay in the property for 10+ years

Note: Listed buildings and conservation areas may have constraints on external insulation. Internal insulation strategies are available in these cases — speak to APMBuild for advice specific to your property.

THE SEVEN STAGES OF AN ENERPHIT PROJECT:

Stage	What Happens	Typical Duration
1. Initial call	Free conversation about your home, goals and budget	30 minutes
2. Home survey	On-site assessment — construction type, existing fabric, condition	Half a day
3. PHPP pre-assessment	Energy modelling — U-value targets, EnerPHit feasibility, EPC pathway	1–2 weeks
4. Design & specification	Drawings, full materials spec, cost breakdown	3–6 weeks

Stage	What Happens	Typical Duration
5. Materials order	European supply chain — standard 5-day delivery	2–4 weeks
6. Build	Insulation, airtightness, MVHR, windows, finishes	4–8 months
7. Handover	Blower door test, documentation, warranties	1 week

What Will It Cost?

EnerPHit projects are significant investments — but the European materials advantage means APMBuild clients typically spend 20–30% less on the materials element than they would with UK-sourced equivalents of the same specification.

Project Type	Typical Range (£/m²)	Example: 130m² home
EnerPHit deep retrofit	£1,800–2,600	£234,000–£338,000
Passive house new build	£2,400–3,200	£312,000–£416,000
Design, build & furnish	£2,800–3,800	£364,000–£494,000

All figures are indicative ranges only. Actual costs depend on construction type, existing condition, access, specification and location. A free survey gives you accurate figures for your specific property.

Warranties & Performance Guarantees

→ 24-month APMBuild workmanship warranty on all construction work

→ Roofing systems: up to 50-year manufacturer warranty

→ Windows and doors: 10-year manufacturer warranty

→ Insulation systems: 5-year system warranty

→ All warranties are transferable to future owners

Full documentation — including U-value calculations, airtightness test results and product data sheets — is provided at handover.

Frequently Asked Questions

Will I need to move out during the work?

It depends on the scope. External work (insulation, windows, roof) can often be carried out with the property occupied. Internal works — particularly airtightness membrane installation and MVHR fitting — generally require the property to be vacant. We'll give you a clear programme at design stage so you can plan around it.

Do you handle planning permission?

Yes. We work with a partner UK architect who handles planning applications and building regulations submissions. External wall insulation often requires planning consent — particularly in conservation areas — and we manage that process as part of the project.

How much can I realistically save on energy bills?

A typical EnerPHit retrofit reduces heating demand by 60–90%. For a home currently spending £2,200 per year on heating, that means post-retrofit costs of £220–£880 per year. Over 25 years, that represents a saving of £33,000–£50,000 — not counting future energy price increases.

What is a blower door test?

A blower door test (also called an air pressure test) measures how airtight your building is. A fan is mounted in an external door frame and the building is pressurised to 50 Pascals. The result — expressed as air changes per hour (ACH) — confirms whether the airtightness target has been achieved. EnerPHit requires ≤1.0 ACH@50Pa. APMBuild carries out this test at handover.

Ready to find out what's possible for your home? Call Pawe■ directly: 07711 266 107 · Free initial consultation, no obligation. · apmbuild.co.uk