

# Case Study

**Project Name:** Cambray Court  
**Client:** Wates / Anchor  
**Location:** Cirencester  
**Funding:** SHDF

## Project Overview

This project is part of Anchor's SHDF programme, aiming to reduce carbon emissions and improve energy efficiency across their portfolio. Anchor is England's largest provider of specialist housing and care for older people.



At Cambray Court, the goal was to retrofit 31 flats across 19 archetypes to create warmer, more comfortable homes while cutting energy use and carbon emissions. This marked the first Anchor SHDF project delivered in the South of England.

## Our Role

VOR was appointed by Wates to deliver full PAS 2035 services, including:

### Key undertakings included:

- Retrofit assessments
- Energy modelling
- Retrofit coordination
- Retrofit design

As part of the process, borescope inspections were carried out to determine wall insulation levels and assess existing performance. Our Retrofit Coordinator and Retrofit Assessor also attended a resident engagement event with the client, meeting tenants in advance of assessments to ensure open communication and build trust.



## Measures Implemented:

- New windows
- Storage Heaters
- Hot water cylinders
- Associated ventilation upgrades
- Low energy lighting

## Results & Impact:

- Properties retrofitted: 31 flats across 19 archetypes (ground, mid, and top-floor flats)
- Stage: Project completed and lodged

## Outcomes:

EPC scores improved from D60 to C72. Reduced carbon emissions, lower energy bills, and improved thermal comfort for residents

## Client Testimonial:



Working with VOR on the Cambray Court project in Cirencester — our first SHDF scheme with Anchor Hanover — was a positive and collaborative experience. VOR demonstrated a clear understanding of the scheme's requirements and maintained a high standard of professionalism throughout.

Their communication was consistently clear and timely, and the information they provided was thorough, well-structured, and easy to work with. VOR's proactive approach and attention to detail supported the smooth delivery of the project and helped foster a strong working relationship between all parties involved.

I look forward to working with VOR again on future schemes and would confidently recommend them as a reliable and knowledgeable retrofit coordination partner.

Claire Carter | Project Manager - Wates



Value Optimised Retrofit