

Morgan Sindall Property Services Secures £12m Contract with St Albans City & District Council to Deliver Retrofit Programme

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[Morgan Sindall Property Services](#) (MSPS) has been awarded a £12 million contract by St Albans City & District Council to deliver a major programme of housing energy improvements that will support the Council's ambition to reach net zero carbon emissions by 2030.

Over the next three years, with completion expected in January 2029, MSPS will upgrade 353 homes. The works form a central part of the Council's energy and buildings strategy, which focuses on improving building fabric, enhancing energy efficiency, and preparing its housing stock for long-term net-zero outcomes.

MSPS will deliver a suite of energy-saving and low-carbon measures, including:

- External Wall Insulation (EWI)
- Replacement windows and doors
- Cavity wall insulation
- Loft insulation
- Mixergy hot water tanks
- Mechanical ventilation improvements
- Solar photovoltaic (PV) installations

These upgrades will help create healthier, warmer homes for residents while reducing energy costs, a key priority for the Council as it works to tackle fuel poverty and improve overall wellbeing. The programme may also support wider estate regeneration aspirations, contributing to a more sustainable and vibrant local community.

It builds on the strong, long-standing partnership already in place between MSPS and the Council, under which MSPS currently delivers repairs and maintenance services across the district.

Mustafa Mustafa, Decarbonisation Director, Morgan Sindall Property Services said: “We are proud to continue supporting St Albans City & District Council through this transformative retrofit programme. This investment will play a vital role in improving the comfort, health and energy performance of homes across the district. By delivering high-quality, future-focused improvements, we are helping the Council progress towards its ambitious net-zero goals and create long-term positive impact for residents and the local community.”

Councillor Simon Johns, Lead Councillor for Housing for St Albans City and District Council, said: “We embarked a few years ago on one of the most ambitious retrofit programmes of any local authority of a similar size.

“Our contract with Morgan Sindall Property Services shows that we are determined to continue at pace with this important work to the benefit of our tenants and the wider public.

“Tenants benefit as their homes will be more energy efficient, saving money on bills, while the District as a whole benefits as these works reduce harmful emissions.

“It is all in keeping with our commitments to provide high quality social housing and to tackle the climate emergency.”

The Council procured the contract through a framework process whereby the work was put out to a competitive tender to approved suppliers. The retrofit programme is being supported by a £2.45 million grant from the Government’s Warm Homes Social Housing Fund with the Council financing the rest of the project from its ring-fenced housing budget.

For more information, please email Communications@morgansindall.com