

# New Energy Efficient Family Housing & Cladding for Flats

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# Summary

- Current Stock
- Home Owners
- New Build
- Challenges

# Fuel Poverty Statistics

- Definition
  - 10%+ of household income
- 1991-2009
  - 98% houses with central heating
  - Up to 2002 FP fell sharply (13% in FP)
- 2010
  - 28% of households in fuel poverty
  - 21% in Aberdeen City LA Area



# Investing and improving the stock High rise issues



## **High Rise Issues**

**Water  
penetration**

**Draughty  
Construction**

**Poor thermal  
insulation**

**Electrical  
heating**

**70% of the  
residents of  
unimproved  
high rises are in  
fuel poverty**



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## District Heating

- centralised boiler
- reduced cost of heating
- averaged heating bills



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- **Community Energy Savings Programme (CESP)**
- **198 flats Seaton, Aberdeen**
- **cyclical concrete repairs**
- **wind and watertight**
- **elimination of fuel poverty**
- **thermal comfort**





## Windows

- Draughts
- Water penetration
- Rebated ingoes behind aluminum pods
- Triple glazing
- Neoprene seals to trickle vents



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## Over-Cladding

- Steni panels
- Aluminium cladding rails & brackets
- 120mm mineral fibre

## Universal Homes Insulation Scheme (UHIS)





## Over-Cladding & District Heating

156 flats, Torry, Aberdeen

- long term future
- fuel poverty proofed
- comfort temperatures
- reduction in CO2 emissions of 7.2 tonnes per annum, per flat



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# Challenges

- Engaging with Owners
- Procurement
- Timescales
- Skilled Workforce (local)
- Demand
- Tenant Awareness
- Opportunities

