

Review of the Energy Efficiency Standard for Social Housing (EESSH2): Realigning the Standard ▶ with the target for net zero heat in homes

A Practitioners Perspective -

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Background



Scottish Housing Quality Standard

Compliance by December 2015



Energy Efficiency Standard for Social Housing

Compliance by December
2020

Review in 2017



ZEST Report

8 Recommendations and
35 Actions

EESSH 2 Review

Reasons for the Review

- ▶ Realignment to net zero targets
 - ▶ Reference to LA Climate Emergency/Net Zero targets
- ▶ Fabric first is essential as a low regret investment
- ▶ Decarbonisation of heat

Representation on the Review Group

- ▶ Social Housing Sector well represented on the Review Group

Key Asks For Landlords

- ▶ **Clarity on targets and timescales.**
- ▶ **Confirmation on metrics to be applied.**
- ▶ **The role of district heating**
- ▶ **A place for hydrogen?**
- ▶ **'No regrets' investment**
- ▶ **Funding**

Challenges of Achieving EESHS 2

Mixed tenure blocks

- ▶ Difficulty of differing standards applying to different tenures within a block
- ▶ Potential of two tier system in mixed tenure blocks

Gypsy Travellers Sites

- ▶ Different forms of accommodation
- ▶ Differing construction types

Grid capacity

- ▶ Constraints on the grid
- ▶ Electrification of heat

Skills Gap

- ▶ Lack of suitably skilled contractors/developed supply chain

Just Transition

- ▶ Ensure most vulnerable do not pay

Benefits of EESSH 2

- ▶ Align with Fabric First
 - ▶ Fabric first is essential as a low regret investment
- ▶ The alignment of EESSH2 with Net Zero is critical
- ▶ Work towards decarbonisation
- ▶ Makes homes more energy efficient
- ▶ The new standard will not drive inappropriate measures.

Forthcoming Legislation

- ▶ New Common Housing Standard (Draft Bill 2023; Bill in 2024/25)
- ▶ Heat in Buildings Strategy - Regs for Homes to meet EPC C, by 2030
- ▶ EPC Reform

Thank You