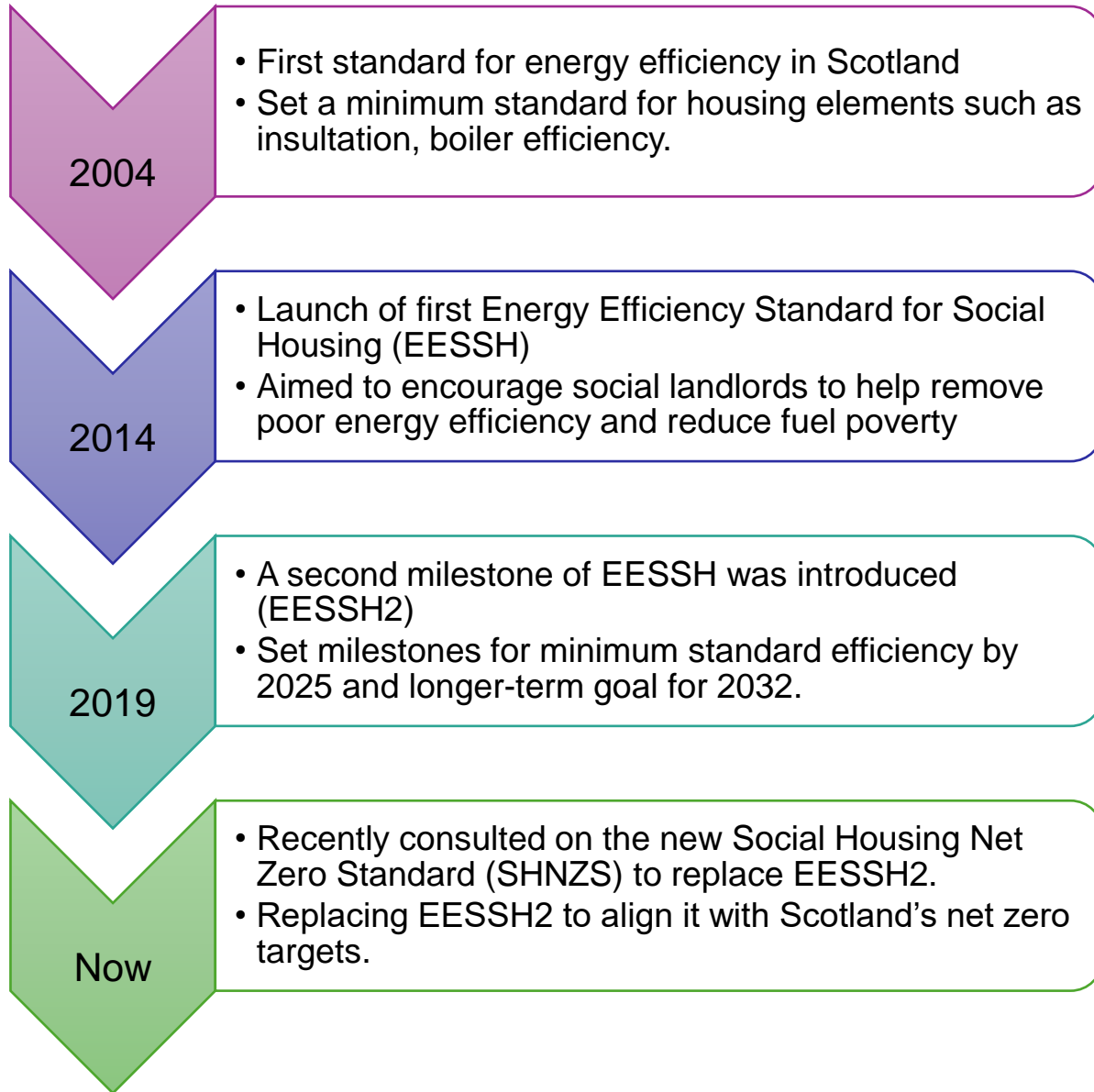


# **Update on the Social Housing Net Zero Standard**

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# Social Housing Net Zero Standard: Consultation Update



## Consultation Proposals Overview

- Introduction of a new **Fabric Efficiency Rating (FER)**, measured in kWh/m<sup>2</sup>/year.
- A **Minimum Energy Efficiency Standard (MEES)**, aligned to a list of measures, to be met before properties can be re-let
- Suggests grounds for **temporary exemptions** for properties unable to meet the MEES by the cutoff date
- Requirements to install a **clean heating system by 2045**, with suggested interim targets
- Proposals to apply the SHNZS to **mixed tenure** properties and public sector **Gypsy/Traveller sites**
- Requirements for a **ventilation and monitoring strategy** where mechanical ventilation is not installed
- A proposed timeline for implementation of the SHNZS

# Social Housing Net Zero Standard: Next Steps

## Consultation Update

- Following the work of EESS2 Review Group, the Scottish Government ran [a public consultation on a proposed new Social Housing Net Zero Standard \(SHNZS\) for Scotland](#) between 28 November 2023 and 8 March 2024.
- The consultation received 114 responses: 95 from organisations and 19 from individuals. Responses have been published where permission has been granted.
- Responses to the consultation were analysed by an independent organisation, whose final report is to be published in due course
- A final meeting of the EESSH2 Review Group has been scheduled to review the analysis and discuss final proposals for the Standard to be put to Ministers ahead of SHR consultation

## Next Steps for SHNZS

- Meeting with EESSH2 Review Group to discuss proposals – Scheduled for **March 2025**.
- Publish consultation analysis
- Government response detailing proposed measures
- Proposals and technical guidance submitted to Scottish Housing Regulator (SHR)
- SHR consultation on charter indicators for the new SHNZS.
- First reporting year (TBC) following SHR consultation.

# Social Housing Net Zero Standard: In the meantime...

## Interim Guidance

- *Social landlords should continue to invest in energy efficiency measures to help reduce running costs, and in zero direct emissions heating systems where appropriate*
- *This will prevent lock-in of poor performance and reduce the risk of additional issues arising in future*
- *Registered Social Landlords (RSLs) and local authorities should continue to draw on support available for example through the Social Housing Net Zero Heat Fund*

## Progress continues in the social rented sector

- The latest SHCS figures published this week:
  - 69% of SRS at EPC C or better
  - Wall and loft insulation levels have increased
  - SHQS failure rate has decreased

**Thank you**

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