



# EESH2

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# CONTEXT - SG UPDATE

## Energy Efficient Scotland

- Consultation - Acceleration?
- Consultation – PRS C by 2030
- PRS: Band E from March 2022 and Band D from March 2025

## Climate Change

- UKCCC Report: Net Zero
- Climate Change Bill: amendments lodged
  - 2030 - 70%;
  - 2040 - 90%
  - 2045 - net zero

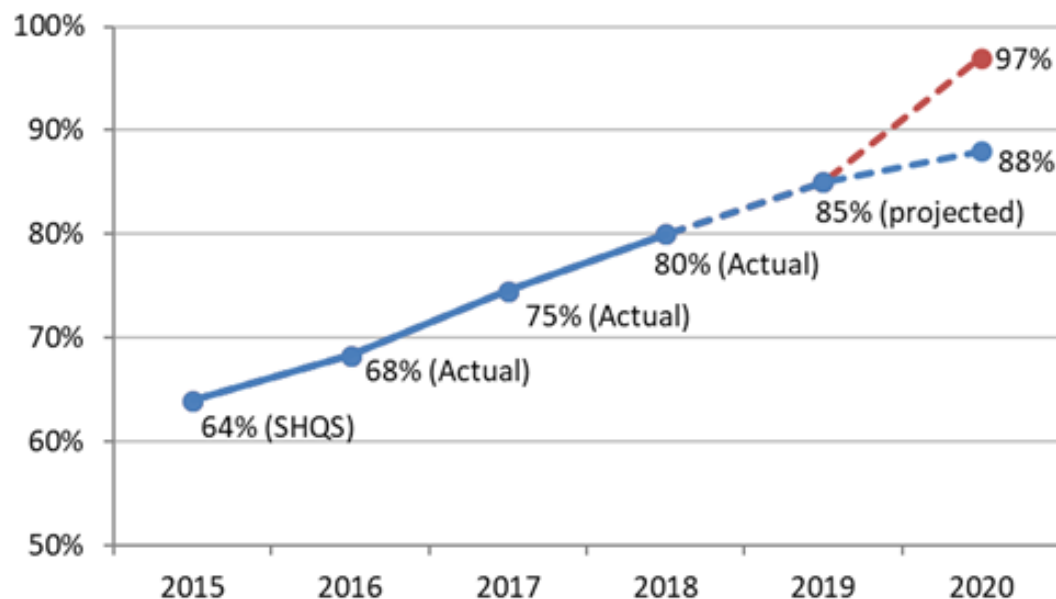


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# EESH(1)

- Continued encouraging progress: 80% EESH compliance (75% in 2016/17)
- Projected 97% compliance by 2020 (based on anticipated exemptions assumptions).
- Total investment in 2017/18: £116m (£112m in 2015/16 and £100m in 2016/17). 91% from landlords' own resources



## The Energy Efficiency Standard for Social Housing (EESH)

Scottish Government Guidance  
for Social Landlords  
(Revised February 2019)

February 2019

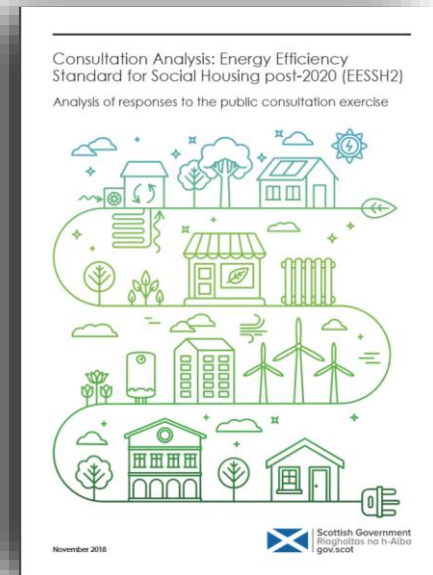
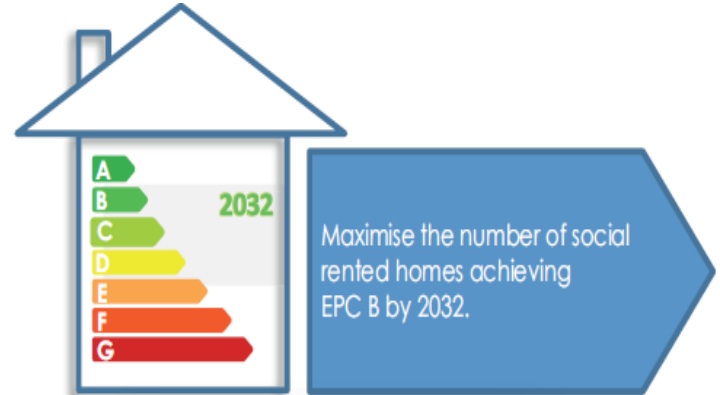
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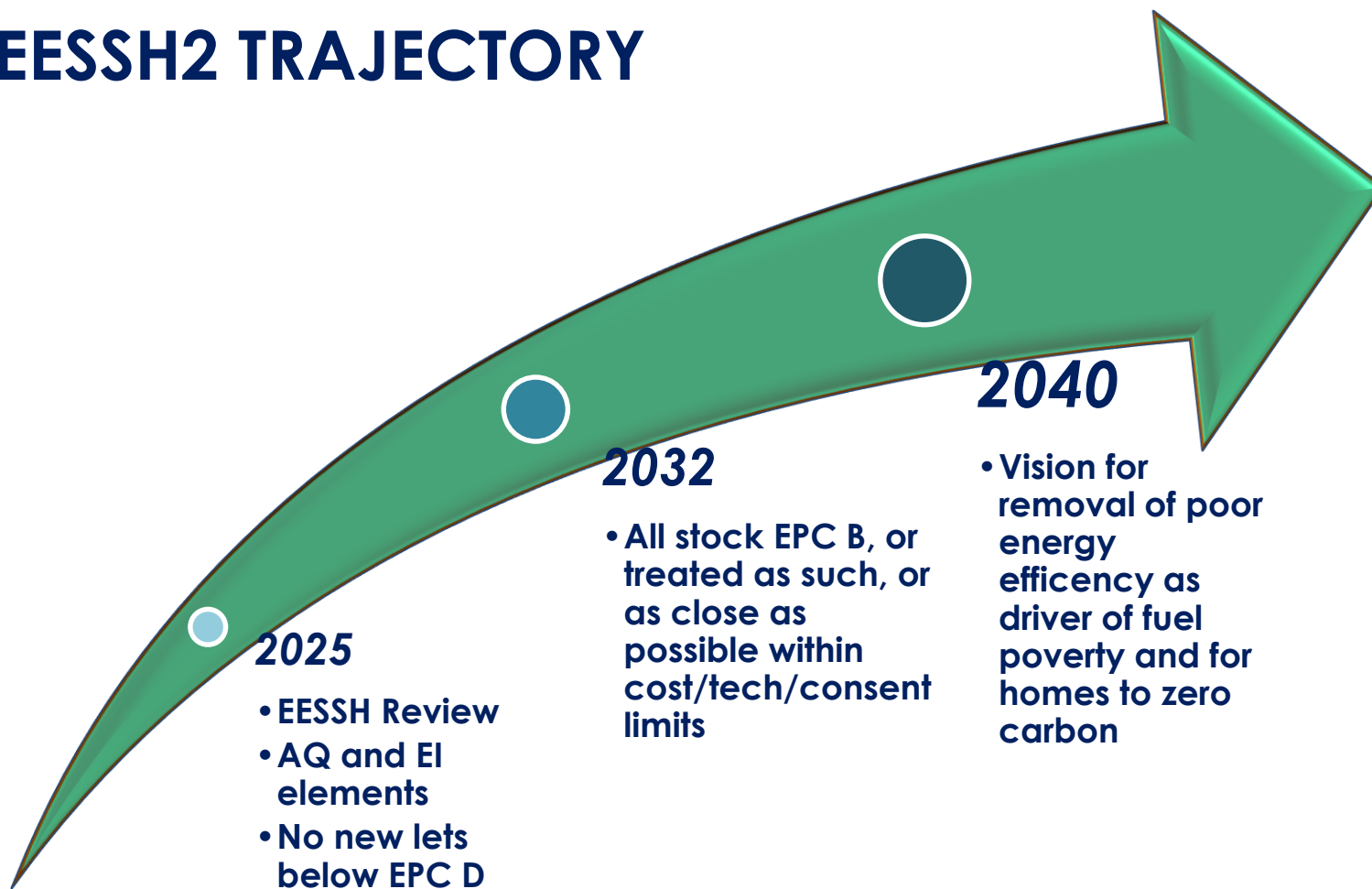
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# ESSH 2 – CONSULTATION OVERVIEW

- A new milestone to **maximise number of socially rented homes meeting EPC Band B by 2032.**
- EESSH2 milestone to include air quality and environmental impact elements from 2025
- Review in 2025
- Minimum standard of EPC D from 2025
- Vision for 2040: poor energy efficiency removed as driver for fuel poverty and all social housing carbon neutral
- Consultation analysis published 22 November



## EESSH2 TRAJECTORY



***All social housing meets, or can be treated as meeting, EPC Band B (Energy Efficiency rating), or is as energy efficient as practically possible, by 31 December 2032 and within the limits of cost, technology and necessary consent.***

- Consultation proposal of EPC Band C for detached houses and some fuel types has been removed.
- **“Treated as”** includes homes where innovative technology can be shown to provide an equivalent improvement in energy performance, which is not fully reflected in modelled performance.
- **“As energy efficient as practically possible”** recognises that some social housing cannot be brought up to Band B at a reasonable cost using existing technology .
- A review at least once every 5 years of decisions that improvement to Band B is not cost-effective, technically feasible or where consent was refused.
- Reporting to SHR to include **“treated as”** and **“as close as possible”** to EPC B as within the target, supported by narrative account from landlords on what is practically achievable with existing stock. This can use case studies from other landlords as evidence for the benefits of new technology.





- **Formal Review**

- one-off annual review meetings (following publication of performance data).
- future revisions of *EESH Guidance* informed by performance data and discussions through these meetings.

- **Air quality and environmental impact**

- included as part of 2025 review, to consider additional requirement of 2032 milestone ~ to the effect that any EE improvements should be done without detriment to AQ and EI.
- SG to develop guidance on monitoring and submission of AQ data (inc info on sample testing, and outline activity to 2025 and how this might inform 2032 target).

- **Minimum EPC Band D**

- from 31 Dec 2025 no social housing should be re-let below EPC D
- subject to temporary specified exemptions (e.g. legal, social, new technology, part of planned programme to meet 2032 target, and disposal etc.)



**By 2040 (Vision):** poor energy efficiency has been removed as a driver for fuel poverty and all social housing is carbon-neutral as far as reasonably practical.



## OUR VISION

BY 2040 OUR HOMES AND  
BUILDINGS ARE WARMER,  
GREENER AND MORE EFFICIENT





# ESSH2 – CHALLENGE

- **Low-hanging fruit:** recognise challenge for landlords
- **Funding:** Squeeze on social housing (with subsequent implications for tenants' rents)
- **Energy Efficient Scotland:** mixed tenure blocks...different phasing across tenures.
- **Compliance:** for individual landlords to decide on appropriate levels of investment. SG and SHR guidance will be crucial



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# EESSH2 – COMPLIANCE

Date	Milestone
May 2019	<b>EESSH2 announced.</b>
Jul-Oct 2019	SHN/RG members: pilot of EESSH2 indicators and how they report to them.
End Aug 2019	EESSH1 performance reported in National Report.
Oct-Dec 2019	Consideration of pilot report returns, IT considerations.
Apr-Jun 2020	Consult on EESSH2 indicators.
Aug-Sep 2020	Confirmation of EESSH2 indicators.
End Aug 2020	EESSH1 performance figures published as part of National Report.
Dec 2020	<b>EESSH1 conclusion.</b>
End May 2021	Landlords final reporting to SHR on EESSH1.
End Aug 2021	EESSH1 performance report publication (final) as part of National Report.
End May 2022	Landlords first reporting to SHR on EESSH2.
End Aug 2022	First reporting on EESSH2 as part of National Report.



# ESSH2 – INNOVATION AND NEW TECH

- RG action to consider engagement on innovation, and how landlords may share best practice.
- Working with landlords and suppliers to confirm a calendar of sector/ supplier-led events
- Knowledge Hub site
- Hydrogen?



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# EESSH2 – useful links

- EESSH1 guidance (revised 2019):

<https://www2.gov.scot/Publications/2019/02/6937/0>

- EES Consultation:

<https://www.gov.scot/publications/energy-efficient-scotland-consultation/pages/4/>

- UKCCC report

<https://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/>

- EESSH Knowledge Hub

[Agnes.Meany@gov.scot](mailto:Agnes.Meany@gov.scot)

- Hy4Heat

<https://www.hy4heat.info/>



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