



PERSEVERE
DEVELOPMENTS



PORT OF LEITH
HOUSING ASSOCIATION



QUAY
COMMUNITY
IMPROVEMENTS

Balancing Current Stock with New Build – The Impact of EESSH2





POLHA



- Established in 1975 redeveloping tenements
- Mainly operating in Leith and North Edinburgh
- 25% pre-1919 tenements, 32% built since 2002
- 45% of stock in conservation areas
- Just over 2,700 homes
- Two subsidiary companies: Persevere Developments and Quay Community Improvements



Our ambition is to make Leith the best place to be

Stock Profile

Social Rented Stock	2400	97 Houses 449 High Rise 1786 Tenements (578 Pre 1919) 68 Other
Other Stock	22	
Shared Ownership	130	
Factored Owners	126	
Persevere Developments Ltd	201	Mid Market Rent built since 2013

Units on site 111 SR, 90 MMR
Committed 295 SR, 199 MMR
Section 75 123 units





ESSH Profile

- 86.92 % compliance (2086)
- 254 Anticipated exemptions

Technical	9
Legal	198
Excessive cost	0
Social	9
Disposal	38
Other reason / unknown	0

- Average EPC 76.19

EPC Coverage



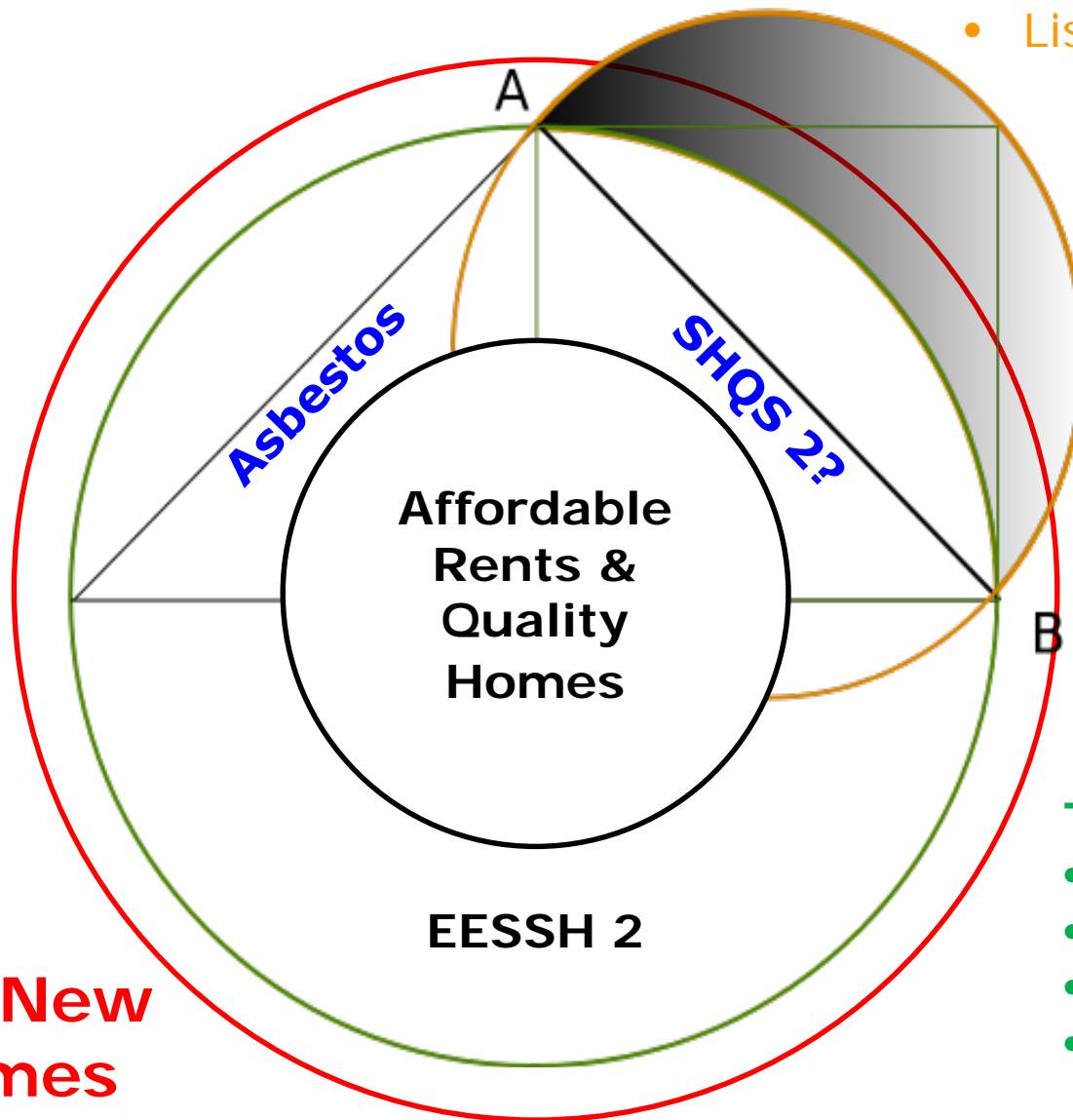
	C36.1.1 The number of properties with a valid EPC
A	0
B	681
C	1,403
D	266
E	26
F	6
G	0
Total	2,382

EESH 2 !

- E&F 15/32 SHQS Exempt /Abeyance
- Band D
 - 218 Pre 1919 (36 Disposal)
 - 48 from 1982-2002
- Band C
 - Below 76 - 619

298 Non lettable at 2025
38% of Stock of Concern

Square the Circle!



Legal

- Conservation Areas
- Tenant Access
- Listed Buildings

Technical

- Hard to Treat
- Timber Kit
- Property Size

Mixed Tenure

- Fuel switching
- Structure first

BAU Fire Safety

Tenant Perception

- What is EESSH?
- Usability
- Cost
- Heat or Eat

**50k New
Homes**

Technically Challenging or Business As Usual

- It becomes technically challenging once we have done the BAU!

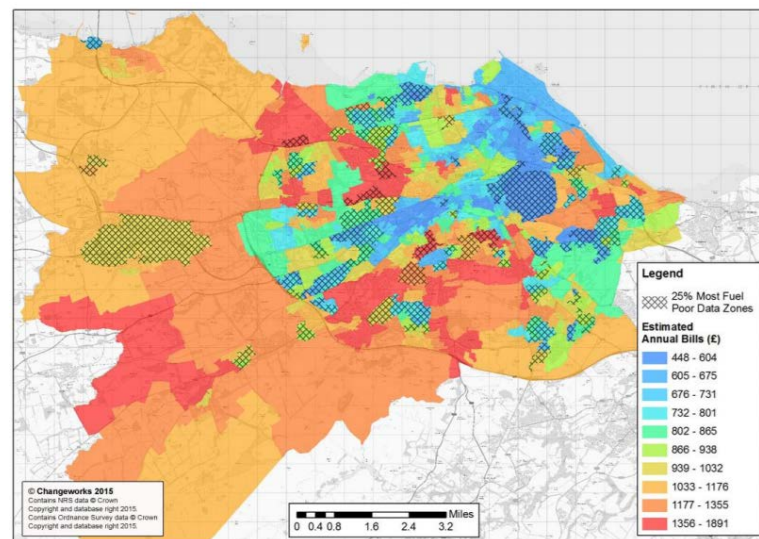


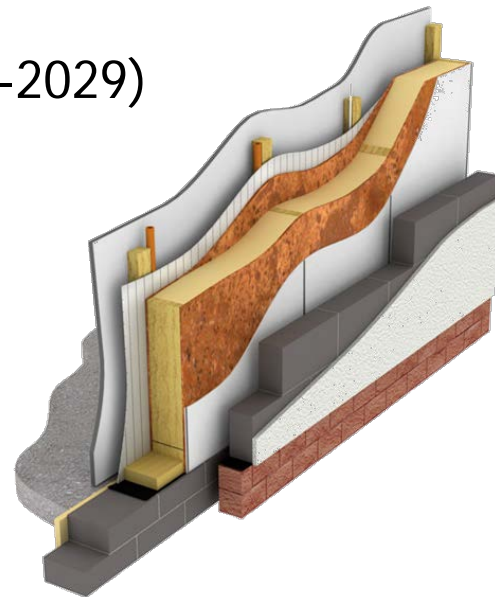
Figure 10: Estimated average household fuel bills/ top 25% fuel poor data zones.

- But does it need to be innovative?
- Are our tenants fuel poor?
 - NO they are fuel bankrupt already!
 - Eat not Heat currently

<https://www.edinburghnp.org.uk/media/17404/Edinburgh%20Fuel%20Poverty%20Map%20Report.pdf>

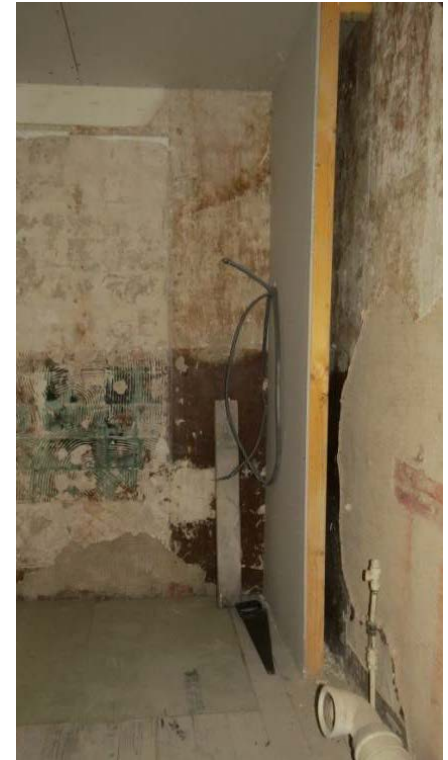
PoLHA Approach – Fabric First

- Focus our efforts - disposals
- Structure - stonework, roofs, cavities etc
- Windows
- Pre 1919
 - Whole house refurb at 45 years (2022-2029)
 - Internal insulation
- Post 80's
 - Fuel switched where possible
 - Innovative technology???



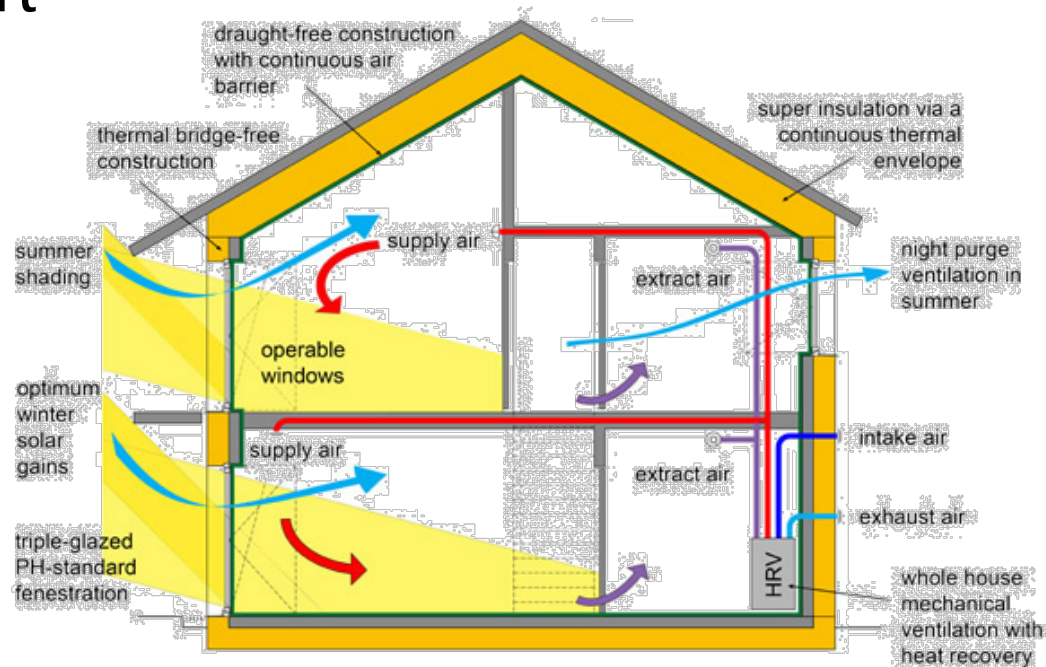
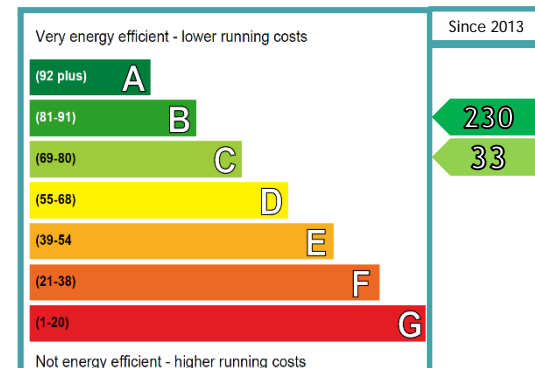
Pre 1919 trials

- 6 tenements based on
 - 3 Voids
 - Knauf, all top floor & 2A2P, EPC D64
 - 3 occupied, conservation area
 - Kingspan, top & mid C78, ground 2A2P D67
- Conclusions
 - Expensive!
 - Utility problems
 - Developed new schedule of rates items
 - Resolved a lot of detailing issues & structural problems - major internal cracks & level floors
 - Had chance to re-style the bathrooms
 - Set a very high standard that are housing team assume they will now see in all voids!



EESSH for Newbuild

- Design Guide – EPC B
- Fabric First
 - Maximise design – minimise future cost
 - No fancy kit
 - Solar gain



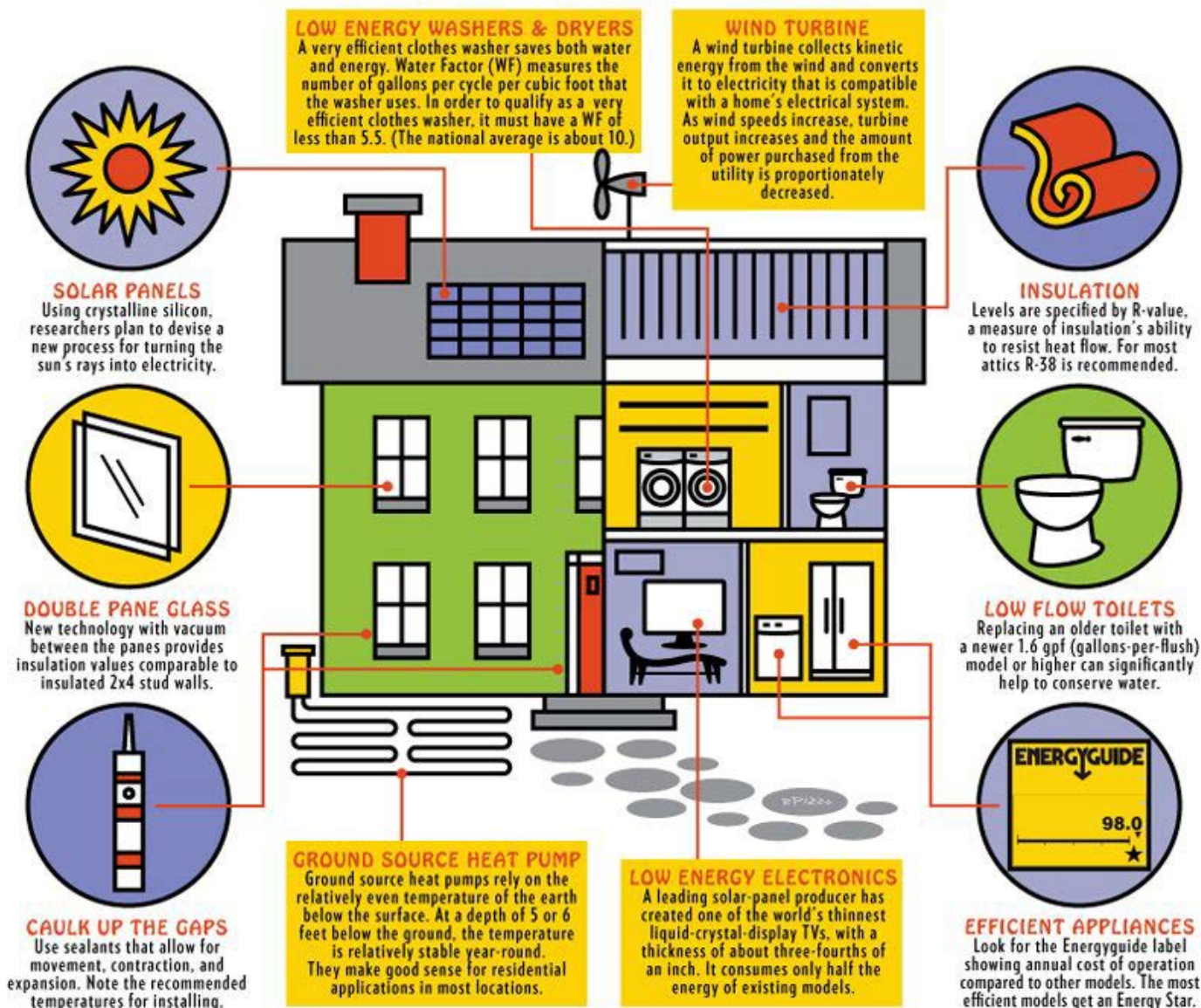
Energy Monitoring

- EESSH Trial limited success
- Investigated options for Newbuild
 - 24 properties, 12 months £45-175K!



100% CARBON-NEUTRAL HOME

WITH THE ASSISTANCE OF NEW TECHNOLOGIES, GREEN BUILDING ADVOCATES BELIEVE IT MAY BE POSSIBLE TO BUILD A CARBON NEUTRAL HOME, MAKING NO NET RELEASE OF CARBON DIOXIDE TO THE ATMOSPHERE.





Further Information

- Angela Morgan - Asset & Procurement Manager

angela.morgan@polha.co.uk



www.polha.co.uk