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CLYDE VALLEY GROUP

PROVIDING HOMES | SHAPING COMMUNITIES

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# EESSEH 2020 Strategy and Delivery Plan

July 2019

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**Clyde Valley Group**  
**EESSH 2020 Strategy and Delivery Plan**

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## 1. Background

- 1.1. All Registered Social Landlords (RSLs) and Local Authorities (LAs) in Scotland must comply with the Energy Efficiency Standard for Social Housing (EESH) by 31 December 2020. EESH aims to improve the energy efficiency of social housing in Scotland to help reduce energy use, fuel poverty and greenhouse gas emission.
- 1.2. EESH sets a single minimum Energy Efficiency (EE) rating for landlords to achieve which varies dependent upon the dwelling type and the fuel source used to heat. As of July 2019 the following EE target ratings apply;

Dwelling type	EE Rating (SAP 2009)		EE Rating (SAP 2012)	
	Gas	Electric	Gas	Electric
Flats	69	65	69	63
Four-in-a-block	65	65	65	62
Houses (not detached)	69	65	69	62
Detached	60	60	60	57

SAP 2009 and SAP 2012 relate to the Standard Assessment Procedure used to determine the properties EE performance. SAP 2009 is applicable where Housing Associations hold historic Energy Performance Certificates that do not require renewed. Modern EPCs are generated using SAP 2012 and an updated assessment algorithm produces a more accurate EE rating.

The Scottish Government may set further EESH milestones beyond 2020 to ensure that the energy efficiency of the social housing stock continues to improve.

- 1.3. The Scottish Government developed a set of "reasonable measures" which it envisaged will act as an outline guide to Housing Associations to improve energy efficiency relative to installation cost. These measures are deemed to be;

Reasonable Measures	
Condensing boilers	Loft insulation
Double / secondary glazing	Floor insulation
Heating controls	Compact fluorescent lighting
Storage heaters	Solid wall insulation

The Scottish Government accept some properties will not achieve the minimum rating using only reasonable measures and that additional methods will be required. Landlords are encouraged to be creative and innovative in their approaches to improving energy efficiency. The decision on what measures are installed to ensure compliance with the standard lies with the RSL.

- 1.4. Using case studies the Scottish Government estimated EESSH delivery will have the following cost impact on Registered Social Landlords;

Scottish Government Estimate EESSH Cost Impact	
Dwellings meeting EESSH after reasonable measures	88%
Total cost of reasonable measures to RSLs	£144m
Dwellings meeting EESSH after additional measures	99%
Total cost of additional measures to RSLs	£415m

Considering the above investment requirements, particularly in the case of additional measures to achieve a further 11% compliance it is imperative RSL's access grant support funding.

- 1.5. EESSH is monitored by the Scottish Housing Regulator (SHR) with Clyde Valley Housing Association required to provide the SHR with annual information on compliance via the Annual Return to Charter. SHR commenced EESSH monitoring in 2015/16 and RSL's submit data within five indicator;

SHR EESSH Compliance Indicators	
Percentage of properties meeting the EESSH	C33
Working towards the EESSH	C34
Anticipated exemptions from the EESSH	C35
Energy Performance Certificates (EPCs)	C36
Investment in the EESSH	C37

Within Indicator C33 Registered Social Landlords can record dwelling compliance under one of three categories;

- Pass
- Fail
- Temporarily Exempt

Temporarily Exempt applies when the RSL believes it is either not possible for a dwelling to comply with EESSH or the RSL is unable to achieve the minimum rating for a property for reasons beyond its control. Exemptions fall within 6 categories; technical, legal, excessive cost, social, disposal and unable to secure funding.

Clyde Valley Housing Association has submitted EESSH data as part of the 2015/16, 2016/17, 2017/18 and 2018/19 ARC submissions. In 2017/18 the Association first reported properties as "Temporarily Exempt" from EESSH. The 'social' exemption category applies to properties where customers have refused energy efficiency investment works with supporting documentation evidenced.

As of December 2017 it is estimated that 80% of social rented homes will meet the 2020 milestone with landlords projecting 88-97% compliance by 2020. See; <https://www.gov.scot/publications/energy-efficiency-standard-social-housing-eessh-scottish-government-guidance-social/pages/8/>

On 27th June 2019 the Scottish Housing Minister announced a new EESSH milestone titled EESSH2 with key delivery timescales being 2025 and 2032; <https://www.gov.scot/news/improved-energy-efficiency-standards-reducing-bills/>.

All social housing is required to meet EPC Band B, or as energy efficient as practically possible, by the end of December 2032 (within the limits of cost, technology and necessary consent) Furthermore, no social housing should be re-let below EPC Band D from December 2025 (subject to temporary specified exemptions)

## **2. EESSH Strategy**

2.1 This document sets out Clyde Valley Group's (CVG) strategy for meeting the minimum Energy Efficiency Standard for Social Housing.

2.2 This Strategy is part of a suite of documentation which includes;

- CVG - Asset Management Strategy
- CVG - Asset Management Strategy: Portfolio Management
- CVG - Asset Management Strategy: Action Plan
- EESSH Performance Register ([EESSH Register 20190722](#))
- EPC Log Spreadsheet ([EPC Log](#))

2.3 Published guidance has been used from the Scottish Government and Scottish Housing Regulator (SHR) in the development of this documentation.

## **3. Strategy Aims & Objectives**

3.1 There are a number of objectives which this Strategy aims to deliver. These being;

- Meet the requirements of the Energy Efficiency Standard for Social Housing;
- Improve energy efficiency of homes in order to help reduce fuel poverty;
- Provide warm easy to heat homes which improve customer wellbeing;
- Deliver stock investment which is sustainable, represents best value and provides excellent customer satisfaction;
- Project short term future costs for meeting the required standard and remain sustainable within the CVG Business Plan;
- Reduce impact on planned work programmes and Business Plan;
- Identify and maximise grant opportunities and funding support;
- Maintain a standard comparable with peer Registered Social Landlords; and
- Avoid reputational damage and Scottish Housing Regulator engagement through failure to meet the EESSH.

#### 4. Current EESSH Performance

4.1 As of 30 June 2019 Clyde Valley Housing Association has 3,879 self-contained dwellings within the scope of EESSH. Split by property and fuel types these are;

CVHA Properties within the Scope of EESH Standard (Dec 2017)				
	Gas	Electric	Other fuels	Total
<b>Flats</b>	977	53	0	1030
<b>Four in Block</b>	619	188	0	807
<b>Houses</b>	1929	100	1	2030
<b>Detached</b>	12	0	0	12
<b>Total</b>	3537	341	1	3879

Properties which are Houses of Multiple Occupation are omitted from EESSH which results in CVHA reporting a lower stock number under this ARC indicator.

4.2 Of these 3,879 properties it is considered that 491 dwellings do not currently meet the EESSH standard, this equates to 87.34% compliance. Split according to dwelling and fuel type the failures are;

CVHA Properties Not Meeting the EESH Standard (Dec 2017)				
	Gas	Electric	Other fuels	Total
<b>Flats</b>	41	2	0	43
<b>Four in Block</b>	74	24	0	98
<b>Houses</b>	336	13	1	350
<b>Detached</b>	0	0	0	0
<b>Total</b>	451	39	1	491

4.3 Clyde Valley Housing Associations EESSH performance is substantiated by 2,235 Energy Performance Certificates which are assessed under SAP 2005, 2009 and 2012 methodology. In line with Technical Guidance the Association utilise SAP 2009 and 2012 EPC for assessing EESSH as this maintains data accuracy. There is no requirement for Registered Social Landlords to hold a current EPC for every dwelling therefore estimate SAP ratings are acceptable where these are based on established methodologies and technical data. Historically Clyde Valley Housing Association have procured two forms of SAP modelled data, these being;

- 2014 IRT Methodology

Whole stock computer analysis of portfolio generating estimate SAP Energy Efficiency ratings based on a property data, including; age, construction, floor level, fuel type, dwelling size, location, heating system, etc.

- 2017 Stock Condition Survey

Phase 2 of the current Stock Condition Survey was instructed in December 2016 with fieldwork inspections undertaken through to May 2017. Surveyors recorded site specific energy data for 1,038 dwellings utilising SAP 2012 methodology, at this time SAP 2012 is the most recent assessment process.

4.4 The amalgamation of actual Energy Performance Certificates, IRT Methodology and 2017 Stock Condition SAP data allows the Association to establish EESSH performance in accordance with legislation. The quality of SAP data allows Clyde Valley Housing Association to filter and model EESSH performance by various factors;

<b>CVHA EPC Band Range (July 2019)</b>			
<b>EPC Band</b>	<b>EESSH</b>	<b>Total</b>	<b>Percentage</b>
A	Pass	0	0.00%
B	Pass	925	23.85%
C	Pass	2308	59.50%
D	Pass / Fail	597	15.39%
E	Fail	40	1.03%
F	Fail	9	0.23%
G	Fail	0	0.00%
<b>Total</b>		<b>3879</b>	

The above table details the Energy Efficiency of Association properties within industry standard EPC bands.

<b>CVHA EESH Failure Range (Dec 2017)</b>		
<b>Failure Range</b>	<b>Units</b>	<b>% of EESSH fails</b>
01 – 05 EE points	297	60.49%
06 -10 EE points	126	25.66%
11+ EE points	68	13.85%
<b>Total</b>	<b>491</b>	

As evidenced by the above data 60.49% of the Associations stock fails EESSH by 1-5 SAP points. Section 8 of this document details EESSH performance at estate level. Social Housing ECO grant funding is weighted towards properties rated E, F and G. As evidenced above this is 49 properties and equates to 1.26% of the Associations 491 EESSH fails.

## **6. EESSH Delivery**

### **6.1 Current Strategies**

Clyde Valley Housing Associations' existing Business Plan, Stock Information and Asset Management Strategy supports EESSH Delivery however the following additional actions items have been implemented to assist in achieving the Aims & Objectives of this Strategy.

### **6.2 EPC Log**

A developed and maintained internal Energy Performance Certificate Register for recording new registered EPCs and tracking existing certificates and performance. This log links data into the EESSH Performance Register to ensure data is accurate and up to date.

### 6.3 EESSH Performance Register

A developed and maintained internal Register for recording registered and modelled SAP data for each self-contained Association dwelling. This register links to the EPC Log and Stock List to ensure data is accurate and up to date. Filters and Pivot Tables have been established to aide investigation and data analysis.

### 6.4 2017 Stock Condition Survey

Modelled and estimate SAP data is acceptable under Scottish Government EESSH legislation. Site specific SAP data for 1,038 dwellings recorded by Stock Condition Surveyors complements and supersedes the existing 2014 IRT algorithm analysis upon which initial EESSH Delivery plans were based.

### 6.5 Local Authority Engagement and Home Energy Scotland

Clyde Valley Housing Association has pre-existing relations and evidence of joint investment improvement programmes with Local Authorities. These relations have been maintained as evidenced by the successful delivery of a HEEPS Stimulus boiler renewal project and funding approval for HEEPS supports external wall insulation schemes.

North and South Lanarkshire Council have been issued with Association portfolio stock lists which would aide each local authority in determining possibilities for future joint working or estate based improvement programmes.

### 6.6 Peer Group Review

Clyde Valley Housing Association are members of the G8 peer working group which consists of similar sized Registered Social Landlords. Data sharing, benchmarking and quarterly meetings aides the Association in establishing energy efficiency working practices of our peers and provides a forum for discussion, advice and support.

A G8 sub-group has been established to meet on an ad hoc basis to discuss EESSH methodology, alternative technologies, grant funding opportunities and technical guidance updates or legislative amendments. Some members of the sub-group form part of the Scottish Government RSL EESSH working group.

### 6.7 Audit

Clyde Valley Housing Association engage external auditors who undertake a review of the Associations EESSH Strategy. The Association was subject to audit in Quarter 3 2017 with a subsequent audit scheduled for 2019. The audit remit includes the Associations arrangements for the identification, programming and monitoring of works required to bring the Group's properties up to EESSH.

### 6.8 Capita EPC Register

In January 2019 the Association implemented the Capita RdSAP / Auto Assessor module. This integrated Housing software allows the Association to record EPC and energy performance data against the property record. In addition to recording energy performance the software allows the Association to model improvements and establish what variety of work aides the property in meeting EESSH. The RdSAP module will replace the existing EESSH Register for energy reporting although it is anticipated a transfer to the RdSAP reporting module will take 2 years. This phased transfer is required due to the following;



- The RdSAP module is only compatible with EPC data sourced from Elmhurst Accredited surveyors. Clyde Valley Housing Association has begun stipulating this requirement within procurement contracts and instructions.
- Energy Performance Certificates predating April 2018 cannot be reclaimed via the Energy Module, this is due to a transfer of Elmhurst's licence and third party processes. EPC's undertaken since April 2018 only account for 22% of the Associations energy data therefore there is insufficient data available to accurately report EESSH using solely the RdSAP module.
- Vacant relets (voids) typically equate to 8% of a Registered Social Landlords new EPC lodgements therefore the Association cannot anticipate a quick transfer via natural stock turnover.

To aide the prompt use of the RdSAP reporting module the Association has established;

- The 2017 Stock Condition Survey contained SAP data for 1,038 properties which was produced utilising 2017 Elmhurst software. Although it predated the April 2018 compliance threshold consultation with Capita has confirmed it can be reclaimed. Substantial reformatting is necessary but this data can be imported which will dramatically increase the volume of records held within the module.
- As of April 2019 362 Elmhurst Energy Performance surveys have been instructed to further aide the transfer to the Capita module.
- Capita have advised that a minimum dataset upload tool is available which will allow the Association to trial further bulk uploads (where the Association have a reasonable knowledge of the pertinent factors)

#### 6.9 EESSH Delivery Budget

In the years following the 2014 EESSH announcement Clyde Valley Groups Business Plan has included an unallocated allowance for EESSH related works. As of August 2017 the total EESSH Delivery budget leading to December 2020 is £2,256,212. Unallocated funding allows a real-time flexible approach to allocating monies to Energy Efficiency projects which can be subject to impromptu grant support or stimulus

<b>EESSH Delivery Budget (2017)</b>	
<b>Year</b>	<b>Budget</b>
2016 / 17	£50,000
2017 / 18	£600,513
2018 / 19	£645,404
2019 / 20	£645,404
2020 / 21	£314,891
<b>Total</b>	<b>£2,256,212</b>

## 6.10 Grant Support

As noted in Section 1.3 EESSH compliance is anticipated to incur £415 million costs across the RSL sector, it is therefore essential that support funding opportunities are investigated to supplement investment programmes. Typical energy efficiency grant funding schemes take the form of;

- Home Energy Efficiency Programme Area Based Scheme (HEEPS ABS)
- Energy Company Obligation (ECO)
- Renewable Heat Incentive (RHI)
- Affordable Warmth Scheme / Warm Homes Fund (WHF)
- Scotland's Energy Efficiency Programme (SEEP)

Recent and pending grant supported investment projects undertaken include;

CVHA Grant Aided Project Summary (2017)				
Year	Area	Planned Works	Properties	Funding
2012 / 13	Lesmahagow	Insulated Render	55 units	HEEPS
2012 / 13	Hamilton	Insulated Render	22 units	HEEPS
2013 / 14	Birkenshaw	Insulated Render	18 units	HEEPS
2013 / 14	Douglas	Wall Insulation	60 units	ECO
2014 / 15	Hamilton	Insulated Render	37 units	HEEPS
2015 / 16	Lesmahagow	Insulated Render	16 units	HEEPS
2016 / 17	New Stevenston	Insulated Render	19 units	HEEPS
2016 / 17	North Lanarkshire	A+ Boilers	28 units	Stimulus
2016 / 17	Hamilton	Insulated Render	20 units	HEEPS
2017 / 18	Douglas	Air Source Heating	105 units	WHF
2017 / 18	Douglas	Air Source Heating	105 units	RHI
2018 / 19	Blantyre	Insulated Render	5 units	HEEPS
2019 / 20	Airdrie	Insulated Render	7 units	ABS Enablement
2019 / 20	Bellshill	Insulated Render	6 units	ABS Enablement

Carbon purchase values in 2012 - 2014 were significantly higher and often allowed improvement schemes to be delivered at little or no cost to the Association. As noted in Section 4.4 ECO grant funding is now weighted towards properties receiving an E, F or G EPC rating, this only equates to 10.45% of the Associations stock.

## 6.11 Outline Action Plan

Utilising the EESSH Performance Register and applying a traffic light identification system an Outline Action Plan can be established to manage EESSH delivery and Business Planning. Failures are grouped as follows;

<b>Marginal Fails</b>	Fail EESSH by 1-5 SAP points
<b>Reasonable Measures</b>	Fail EESSH by 6-10 SAP points
<b>Extensive Measures</b>	Fail EESSH by 11+ SAP points

When the above system is applied to the Associations current EESSH performance the addition of an average works value establishes an estimate delivery cost;

<b>EESSH Delivery Impact – Outline Fund Allocation</b>			
<b>Failure Range</b>	<b>Total</b>	<b>Cost Per Unit</b>	<b>Total Cost</b>
01 – 05 EE points	297	£400	£118,800
06 -10 EE points	126	£3,500	£441,000
11+ EE points	68	£7,000	£476,000
<b>Total</b>	<b>491</b>		<b>£1,665,000</b>

A methodology to increasing the energy efficiency of properties within their failure range is then applied as follows;

**Marginal Fails** of 1-5 SAP points accounts for 60.49% of the Associations EESSH fails. Small SAP improvements can often be achieved by low cost and low impact energy efficiency measures, works such as; EE light bulbs, attic insulation, thermostat heating controls and draught seals. A Marginal Gain survey programme has been established with in-house staff undertaking inspections to determine what extent of minor works will be required to achieve compliance.

**Reasonable Measures** are likely to be required to achieve an increase of 6-10 SAP points. As noted in Section 1.3 the Scottish Government consider Reasonable Measures to include Double / Secondary Glazing and Solid Wall Insulation, works of this nature are typically delivered at rates of £3,000 and £4,000 respectively. Recent Investment Programmes have been amended to take into account the requirement for additional solid wall insulation and this will continue to ensure delivery of these mid-range improvement measures can be achieved at best value and in line with pre-existing schedules where possible.

**Extensive Measures** will need to be considered for 13.85% of the Clyde Valley Housing Associations stock which fails EESSH by 11 SAP points or more. It would be unlikely that a single 'Reasonable Measure' would increase the energy efficiency of these properties to achieve compliance therefore a multitude of significant investment will be necessary. Extensive measures undertaken to date have typically included external wall insulation and electric to gas fuel switches.

**Options Appraisals**, typically in the case of extensive fails, will be considered to determine if the Associations interests would be better served by disposal. This course of action is only likely to be applied to individual low demand dwellings, properties acquired through the Mortgage to Rent initiative or flats restricted by shared ownership. In each case a developed Options Appraisal will be undertaken in conjunction with Housing and ultimately any disposals would be reported to Board.

## 6.12 Outline Action Plan & Investment Programme

Clyde Valley Housing Association has an established planned investment programme which can be assessed to determine if any pre-planned works will deliver an energy efficiency improvement. Boiler renewal programmes could see properties receive an additional 3-4 SAP points and external render programmes can be amended to become insulated external render although the additional cost would need be supplemented from the EESSH delivery budget.

Overlaying the EESSH delivery budget with the Planned Investment programme establishes the Association will be undertaking energy efficiency improvement works to the value of £3.6 million, allowing for grant funding this would increase the value of investment to £4,343,854. The following table details the upcoming planned investment works which will deliver an energy efficiency improvement;

<b>EESSH Delivery Funding Streams (2019)</b>			
<b>Year</b>	<b>EESSH Budget</b>	<b>Energy Works</b>	<b>Grant</b>
2017 / 18	£600,513	£396,219 (EWI) £716,940 (ASHP)	£10,000 ECO £54,734 RHI (Year 1) £270,000 WHF
2018 / 19	£645,404	£86,374 (EWI) £18,900 (10x Boilers)	£1,000 ECO £54,734 RHI (Year 2)
2019 / 20	£645,404	£148,030 (78x Boilers)	£54,734 RHI (Year 3)
2020 / 21	£314,891	£66,551 (EWI) £39,690 (21x Boilers)	£800 ECO £54,734 RHI (Year 4)
<b>Total</b>	<b>£2,206,212</b>	<b>£1,472,704</b>	<b>£664,938*</b>
<b>£4,343,854 Available to deliver EESSH*</b>			
2021 / 22	-	£46,739 (EWI) £199,060 (105x Boilers)	

\* 3 further years of RHI funding are included within this sum.

Cross referencing the five year Planned Investment programme against the EESSH Performance Register identifies scheduled works which are likely to deliver energy efficiency improvements. In 2021 105 boiler renewals are scheduled for properties which currently fail EESSH. It would therefore be proposed within the next Business Plan that heating investment is advanced 12 months to ensure the benefits of these works are maximised at little impact to the Business Plan and Sustainability.

## 7. Monitoring and Evaluation

7.1 EESSH performance will be reported to the Board on a quarterly basis.

7.2 The EESSH Performance Register will be reviewed every quarter. This may be more frequently if there are any significant changes in legislation, technical guidance, project completions or grant support funding.

7.3 EPC Log Spreadsheet will be updated as and when an Energy Performance Certificate is required at property relet or procured following relevant investment.

7.4 Peer group ESSH performance will be evaluated at Quarter 1 G8 meetings. A G8 sub-group will meet on an ad hoc basis to discuss ESSH methodology, alternative technologies, grant funding opportunities and technical guidance updates or legislative amendments.

7.5 Internal Audit report for ESSH will be reported to Audit and Risk Committee.

## 8. ESSH Portfolio Estate Fails

8.1 As of June 2019 the Associations ESSH performance by estate;

CVHA Estate & Failure Range (June 2019)					
Estate	Pass	01>05	06>10	11>	Grand Total
Academy Street	12				12
Almadahill	7				7
Auchinloch	16				16
Barrowfield	7				7
Bellshill	2	3			5
Birkenshaw	90	6	1		97
Bogleshole Road	16				16
Bogside Road, Kilsyth	39				39
Brankholm Brae	12				12
Brunel Way	32				32
Burnbank	1				1
Burnbank Central	20				20
Burnbank Centre	1				1
Burnbank Road	10	6			16
Burngreen	4				4
Burnhead	69				69
Cairnhill	11	3	5		19
Cairns	61				61
Calderwood	6				6
Carfin		1			1
Carluke	14				14
Carluke West	49				49
Chryston	38				38
Douglas	117	10	3	16	146
Eaglesham Road NB	24				24
Earnock	1	6		3	10
Empire Way	39				39
Fallside	65				65
Gartlea	122	11	7	4	144
Gartlea/Comm	18	2	2		22
Gateway	12				12
Gilligans Way	15				15
Glenlee	25				25
Hamilton Central	49	1			50
Harthill	55	30	8		93
Hillhouse Central	22	11	3	2	38
Hillhouse NB Ph2	42				42
Hillhouse New Build	55				55
Hornal Road	24				24
Hyndford Road Lanark	32				32
Kenilworth EK	34				34

CVHA Estate & Failure Range (June 2019)					
Estate	Pass	01>05	06>10	11>	Grand Total
Kirkshaws	23				23
Kirkshaws Road	23				23
Kirktonholme	18				18
Laburnum	32				32
Lady Jolly Court	14				14
Lanark Road	11				11
Larkhall	4	4	1	2	11
Lindsayfield	42				42
Little Earnock	55	4			59
Low Waters	31				31
Mason Gardens	31				31
Mavor Avenue	93				93
Milton of Campsie	13				13
Mortgage to Rent	90	38	24	19	171
Mossend	16				16
Motherwell	91	73	33	10	207
New Stevenston	43				43
Newtown Street Kilsyth	44				44
Old Monkland	308			1	309
Old Town	24				24
O'Wood	13	3	1		17
Patchy Park	30				30
Petersburn	15	10	1	1	27
Quarry Street	17				17
Ravenscraig	50				50
Rochsoles	26	4	4		34
Scholars Gate, East Kilbride	51				51
Shiieldhill Phase 2	25				25
Shirrel Road	6				6
Silver Birch Park	8				8
South Howden	23			1	24
St Giles	172	29	16	4	221
Stanistone	44				44
Station Road West	6				6
Stepps	21				21
Stewarton	29				29
Stonefield Phase 2	18				18
Stonefield Road Rehab	4				4
Strutherhill	195				195
The Village	89	21	1		111
Tillanburn	16	4	4	1	25
Upper Lesmahagow	39				39
Victoria Street	38				38
Wellbrae	10	2	4	2	18

<b>CVHA Estate &amp; Failure Range (June 2019)</b>					
<b>Estate</b>	<b>Pass</b>	<b>01&gt;05</b>	<b>06&gt;10</b>	<b>11&gt;</b>	<b>Grand Total</b>
Wellcroft Road	23				23
Wellhall Road	14				14
Wheatlands	29		3	1	33
Woodhead	37	6	2	1	46
Woodtrees	34				34
Wrangholm	32	9	3		44
<b>Grand Total</b>	<b>3388</b>	<b>297</b>	<b>126</b>	<b>68</b>	<b>3879</b>



## 9. CVHA EESSH 2020 Action Plan 2017 - 2020

Policy / Compliance				
Item	Action	Output	Timescales	Comments
01	Seek to achieve EESSH	Complete an EESSH Strategy and Delivery Plan.	December 2020	EESSH Strategy and Delivery Plan complete December 2017.
02	Benchmark EESSH compliance with other RSL's	1. Review SHR annual EESSH data. 2. Establish EESSH benchmark with G8 peer group. 3. Attendance at EESSH related Housing seminars.	On going	1. SHR published raw EESSH data for 2015/16, 2016/17 and 2017/18. 2. Quarterly returns agreed and EESSH G8 sub-group established. 3. Ongoing.
03	Internal EESSH compliance Audit.	EESSH Planning and Compliance audit undertaken by TIAA December 2017.  W&B EESSH Audit scheduled for September 2019.	September 2019	TIAA deemed CVHA to have achieved reasonable compliance. Audit guidance focussed on the implementation of EESSH monitoring software. W&B Audit not yet occurred.
04	Establish EESSH temporary exemption register.	Establish method for recording temporary EESSH exemptions for future SHR annual returns.	Q2 2017	EESSH temporary exemptions recorded within EESSH master spreadsheet. In cases where customers refuse investment works supporting signed mandate required.

Procurement / Value for Money				
Item	Action	Output	Timescales	Comments
01	Procurement	Establish term contracts for Energy Efficiency measures to allow unrestricted expenditure of EESSH funding and stimulus unplanned grant support.	Q1 2018	1. National Frameworks available via Scottish Procurement Alliance and Procurement for Housing.
02	Benchmark EESSH expenditure with other RSL's	1. Review SHR annual EESSH data. 2. Establish G8 peer group EESSH expenditure KPI.	On going	1. SHR published raw EESSH data for 2015/16, 2016/17 and 2017/18. 2. Propose expenditure and grant support are added to existing G8 EESSH KPI spreadsheet.

<b>Asset Base Analysis and Management</b>				
<b>Item</b>	<b>Action</b>	<b>Output</b>	<b>Timescales</b>	<b>Comments</b>
01	Stock Condition Survey	Appoint stock condition surveyors and include EESSH performance assessment and SAP scores within scope of works.	Summer 2017	Complete. SAP data returned July 2017 and merged with existing EESSH performance data.
02	Develop EPC Register	Increase percentage of EPC certificates.	Ongoing	EPC's to be procured via 4 primary routes; 1. New build developments. 2. EPC's produced in-house at void stage. 3. Procure EPC's for large scale planned works with an energy efficiency improvement anticipated. 4. Increase EPC register and expand depth of Capita RdSAP data through Elmhurst EPC assessments.
03	Establish Energy Efficiency software for monitoring EESSH performance	Transfer existing energy performance records to Capita Housing software, or equivalent, to improve efficiency and accuracy.	Q1 2017	Implementation of AutoAssessorPro software complete January 2019. Capita programming and delivery issues impacted implementation.
04	Identify future heating system type for Douglas off gas stock	HAB Lab partnership with Architects and trial installations identified ASHP as suitable renewable heating alternative.	Q4 2016	Complete. HAB Lab formed foundation for 2016/17 Douglas ASHP and IWI design/

<b>Energy Efficiency Funding</b>				
<b>Item</b>	<b>Action</b>	<b>Output</b>	<b>Timescales</b>	<b>Comments</b>
01	Include EESSH expenditure allowance within annual Business Plan.	Review funding sources as they become available to allow hard to treat properties to be targeted with high capital cost measures	2016	Annual unallocated funding available upto April 2021 for adhoc measures or to support stimulus funding.
02	Continue pursuit of Energy Funding	Monitor funding market to allow us to take advantage of any scheme that allow the delivery of simple measures	On-going	1. 2017 Eco rates are poor with no support for 'D' rated properties. E/F/G rated properties which receive substantial ECO funding equate to <15% of CVHA 2017/18 EESSH fails. 2. Scottish Government advised EESSH support funding is average 20% expenditure.
03	Maintain relationships with Scottish Government, Home Energy Scotland, energy providers, funders, brokers and contractors	Review funding sources as they become available to allow hard to treat properties to be targeted with high capital cost measures	On-going	Issue Local Authorities with EESSH failures split by estate to improve potential for joint working on HEEPS ABS schemes.

Portfolio EESSH Management						
Item	Action	Output	Timescales	Budget	EESSH Fails	Comments
01	2015/16 Lesmahagow HEEPS	External Wall Insulation	2015-16	£215,000	16	Semi-detached and terraced homes of Nofine construction.
02	2016/17 New Stevenston EWI	External Wall Insulation	2016-17	£370,000	11	15 Semi-detached & terraced homes of Nofine construction.
03	2016/17 Woodhead EWI	External Wall Insulation	2016-17	£310,000	7	17 Semi-detached & terraced homes of Nofine construction.
04	Marginal gains	Attic insulation top ups, EE lighting and advanced A+ rated boilers.	2017-20	£376,000	376	376 properties to be surveyed which fail EESSH by <5 EE points.
04	2017/18 Douglas ASHP & IWI (Occupied properties only)	Renewable heating and Internal Wall Insulation.	2017-18	£720,000	81	105 occupied properties within off gas Douglas subject to new ASHP heating and IWI.
05	2017/18 South Howden EWI (Flats)	External Wall Insulation	2017-18	£400,000	17	24 Semi-detached & terraced homes of Nofine construction.
06	2018/19 Tillanburn EWI (Wilson Block & Weir)	External Wall Insulation	2017-18	£350,000	16	18 Semi-detached & terraced homes. 10 Weir Phoenix steel & 8 Wilson Block concrete homes.
07	2018/19 Wheatlands HEEPS (Flats)	External Wall Insulation	2017-18	£55,000	4	23 flats of concrete construction (19 owners subject to HEEPS).
08	2018/19 A+ Rated Boilers	2018/19 Boiler Renewals	2018-19	£18,900	10	10 EESSH fails subject to boilers upgrade.
09	2018/19 O'Wood EWI	External Wall Insulation	2018-19	£157,600	5	8 Semi-detached & terraced homes of concrete construction.
10	2018/19 Petersburn EWI	External Wall Insulation	2018-19	£382,170	11	27 Semi-detached & terraced homes of concrete construction.
11	2018/19 Wheatlands EWI (Houses)	External Wall Insulation	2018-19	£295,764	15	18 Semi-detached & terraced homes of concrete construction.
12	2019/20 CWI (Various Estates)	Cavity Wall Insulation	2019-20	£308,000	110	110 of 366 traditional construction houses to be put forward for CWI works.
13	2019/20 IWI (Various Estates)	Internal Wall Insulation	2019-20	£288,00	96	96 of 194 four in a block flats to be put forward for IWI works.
14	2019/20 A+ Rated Boilers	2019/20 Boiler Renewals	2019-20	£148,030	78	78 EESSH fails subject to boilers upgrade.
15	2020/21 A+ Rated Boilers	2020/21 Boiler Renewals	2020-21	£39,690	21	21 EESSH fails subject to boilers upgrade.