

**Report to:** Management Committee: 6 September 2018

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**Subject:** **Stock Condition and Energy Efficiency Survey 2017-2019**

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## **1. Background and Introduction**

- 1.1 It was reported to the Services Sub-Committee on 31 May 2017 that four consultants had been invited to express an interest in undertaking a stock condition and energy efficiency survey for the Association. It was noted in that report that the independent nature of the survey should satisfy the Scottish Housing Regulator's requirements and that the resultant Energy Performance Certificates (EPCs) would be used to gauge the Association's compliance with the Energy Efficiency Standard for Social Housing (ESSH).
- 1.2 Following the procurement process reported to Sub-Committee, the contract was awarded to David Adamson and Partners Limited.
- 1.3 The purpose of this report is to inform Committee of the outcome of the 'Stock Condition and Energy Efficiency Survey 2017-2019' and our current position with regard to the Energy Efficiency Standard for Social Housing.

## **2. Survey Report**

- 2.1 A report 'Stock Condition and Energy Efficiency Survey 2017-2019' has been received from the consultant, David Adamson and Partners Limited. Having cross referenced this with the Association's own in-house data, there appears to be some discrepancies between our in-house assessments and the data they have provided. In view of this a meeting with the consultant has been scheduled for 3 September 2019 to determine the reason for this.

## **3. Data Issues**

- 3.1 The issues with the survey report received from the consultant are with regard to safe passage space in kitchens. And that their CO inspection outcomes do not reflect our gas safety certificate information. We hope that the issues we have can be cleared up at the scheduled meeting.

## **4. ESSH Update**

- 4.1 On completion of the survey we now have 421 Energy Performance Certificates (EPCs). These show that 340 properties pass the new ESSH target rating (81% of certificated properties). By the end of the financial year we anticipate having certificates for the remaining 35 units which means we will have an EPC for every Association property. This information allows us to determine the current and future investment required to meet the standard.

**5. Recommendation**

- 5.1 It is recommended that Committee note the content of this report and the action being taken regarding the validation of the survey information.