

AICO Ideas Lab, 27 January 20221

Will EESH2 achieve net-zero in Social Housing?

Simon Roberts

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Net Zero by 2045

- The Scottish Parliament has committed to Scotland becoming a net zero emissions country, society and economy by 2045.
- The Scottish Government estimates changing the type of heating used in over two million homes.
- Net zero is going to have an impact on social housing, particularly where we are relying on gas to meet existing standards.

EESSH1/EESSH2 and EPCs

- Both EESSH milestones are based on EPCs
- Already issues about whether SAP works for every house/heating system
- We know that SG is reviewing EPCs
- Some of the flexibility in EESSH might be lost if we have to meet a cross-tenure standard, or a whole building standard for tenements, based on whatever replaces EPCs

Managing the transition

- EESSH2 review and the ZEST recommendations
- Uncertainty about some solutions
- Area/whole building solutions
- Uncertainty about the costs and benefits
- Unintended impacts, such as reduced air quality
- Importance of involving tenants in the decisions

What should we do?

- Right now, we should make sure we understand what is possible with our homes, what it would cost and how much difference it would make – that has to be the basis for planning future investment

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Introduction

SIMON ROGERS



Graduated from The University of the Highlands and Islands in 2015 with a first class honours degree in Environmental Science.

Interests include, Rewilding of landscapes, Reintroduction of native species to landscapes from which they were forced out of by humans.

Conservation of biodiversity, because sometimes it is the forgotten little things that matter.

Published articles in regional and local media on the reintroduction of the LYNX to Scotland, Herring Gulls and culling, Seals and Antimicrobial Resistance.

A Grampian Housing Association tenant for 14 years. An association member. I am also a member of the associations Scrutiny Panel and have taken part in procurement panels and was involved in the process of introducing Neighbourhood officers and Rent review forums.

I also volunteer for Moray Councils learning centre with the ICT Help Hub. Drop in sessions to help people that require help with their phones, tablets and computers.

