

## **EESH Statement**

The Council currently has 70 properties which are deemed abeyances from the above standard – Abeyances are considered to be ‘temporary’ in nature and are properties where previous tenants may have refused upgrades due to circumstances. The Council continues to contact these tenants on a periodic basis to check whether circumstances have changed and they are now willing to allow the Council to undertake improvement works.

When such properties become vacant the opportunity is taken to include these in current programmes and reduce the numbers of abeyances further.

There are currently also 171 properties listed as current exemptions from the standard – these are mainly ‘off-gas’ hard to treat properties where the cost of upgrading the fabric to meet EESH is considered to be either not technically feasible or excessive in terms of cost.

The Council is however currently investigating a range of innovative and non-intrusive methods for improving these properties where possible to reduce the level of exemptions. Works being considered are energy efficient renewable heating systems, photovoltaic panels, solar (thermal) panels, heat recovery extract fans, underfloor insulation and internal thermal insulation.

The Council has also recently dealt with a number of these properties through the application of External Wall Insulation (EWI), and although this is effective, it is not considered appropriate in all circumstances due to the nature and/or location of some of the stock and the high relative cost of application.

In terms of its general improvement programme, the Council has recently updated its window specification to match current building standards requirements and continues to fit A rated boilers – these contribute towards improving the efficiency of properties within the programmes and in some cases can be used in conjunction with other insulation measures to make significant improvements in the thermal efficiency of some of the currently exempted properties.