

Abertay Housing Association Ltd  
ESSH Return  
2018-19

Percentage of properties meeting the ESSH (Indicator C33)

C33.1 Number of self contained properties

	Gas	Electric	Other fuels	Total
Flats	918	97	1	1,016
Four-in-a-block	123	0	0	123
Houses (other than detached)	467	157	2	626
Detached houses	3	9	0	12
<b>Total</b>	<b>1,511</b>	<b>263</b>	<b>3</b>	<b>1,777</b>

C33.2 Number of self contained properties not in scope of the ESSH

	Gas	Electric	Other fuels	Total
Flats	0	0	0	0
Four-in-a-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached houses	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

C33.3 Number of self contained properties in scope of the ESSH

	Gas	Electric	Other fuels	Total
Flats	918	97	1	1,016
Four-in-a-block	123	0	0	123
Houses (other than detached)	467	157	2	626
Detached houses	3	9	0	12
<b>Total</b>	<b>1,511</b>	<b>263</b>	<b>3</b>	<b>1,777</b>

C33.4.1 Number of properties in scope of the EESSH where compliance is unknown

	Gas	Electric	Other fuels	Total
Flats	66	0	0	66
Four-in-a-block	17	0	0	17
Houses (other than detached)	134	1	0	135
Detached houses	0	0	0	0
<b>Total</b>	<b>217</b>	<b>1</b>	<b>0</b>	<b>218</b>

C33.4.2 Where EESSH compliance is unknown for any properties, please explain why

These are properties for which no actual EPC has been carried out to date or other information from which compliance can be demonstrated. They form part of targeted programme for future compliance and works.

C33.5 Number of properties in scope of the EESSH that do not meet the standard

	Gas	Electric	Other fuels	Total
Flats	107	6	0	113
Four-in-a-block	7	0	0	7
Houses (other than detached)	130	11	0	141
Detached houses	0	0	0	0
<b>Total</b>	<b>244</b>	<b>17</b>	<b>0</b>	<b>261</b>

C33.6 Number of properties in scope of the EESSH that are exempt the standard

	Gas	Electric	Other fuels	Total
Flats	0	0	0	0
Four-in-a-block	0	0	0	0
Houses (other than detached)	0	0	0	0
Detached houses	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

C33.7 Number of properties in scope of the EESSH that meet the standard

	Gas	Electric	Other fuels	Total
Flats	745	91	1	837
Four-in-a-block	99	0	0	99
Houses (other than detached)	203	145	2	350
Detached houses	3	9	0	12
<b>Total</b>	<b>1,050</b>	<b>245</b>	<b>3</b>	<b>1,298</b>

Percentage of properties meeting the EESSH (Indicator C33)

73.0 %

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**Working towards the ESSH (Indicator C34)**

C34.1 Number of properties you estimated to bring up to the ESSH during the reporting year

	Gas	Electric	Other fuels	Total
Flats	20	0	0	20
Four-in-a-block	0	0	0	0
Houses (other than detached)	3	0	0	3
Detached houses	0	0	0	0
<b>Total</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>23</b>

C34.2 Number of properties brought up to the ESSH during the reporting year

	Gas	Electric	Other fuels	Total
Flats	40	0	0	40
Four-in-a-block	0	0	0	0
Houses (other than detached)	10	0	0	10
Detached houses	0	0	0	0
<b>Total</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>50</b>

C34.3 If the figures at C34.1 and C34.2 are different, please explain why

1. Improvements in recording procedures
2. Ad-hoc works as a result of stock condition surveys.
3. External Fabric Works Programme has led to improvements in scores - retesting after programme carried out

C34.4 The number of properties you estimate to bring up to the ESSH in the next reporting year

	Gas	Electric	Other fuels	Total
Flats	42	0	0	42
Four-in-a-block	0	0	0	0
Houses (other than detached)	10	0	0	10
Detached houses	0	0	0	0
<b>Total</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>52</b>

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**Anticipated exemptions from the ESSH (Indicator C35)**

C35.1 Number of properties you anticipate will require an exemption from the first ESSH milestone in 2020

	Gas	Electric	Other fuels	Total
Flats	21	5	0	26
Four-in-a-block	0	0	0	0
Houses (other than detached)	143	2	0	145
Detached houses	0	0	0	0
<b>Total</b>	<b>164</b>	<b>7</b>	<b>0</b>	<b>171</b>

C35.2 The reasons you anticipate properties will require an exemption

Technical	40
Social	11
Excessive cost	120
New technology	0
Legal	0
Disposal	0
Long term voids	0
Unable to secure funding	0
Other reason / unknown	0

C35.3 If other reason or unknown, please explain

1. This assessment is based upon those currently known as failures and knowledge of those we have yet to fully survey
2. These are properties within our stock where previous insulation or heating upgrades have been refused by tenants. It is possible that these works will not have been carried out prior to 2020.
3. We anticipate that some works will not be economically viable. The savings returned

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**Energy Performance Certificates (EPCs) (Indicator C36)**

C36.1 EPC rating

	C36.1.1 The number of properties with a valid EPC	C36.1.2 The number of EPCs lodged in the reporting year
A	0	0
B	115	65
C	844	94
D	264	34
E	46	0
F	6	0
G	1	0
<b>Total</b>	<b>1,276</b>	<b>193</b>

C36.2 Of the properties with a valid EPC, please state which version of the SAP was used for generating the EPCs

SAP 2001	0
SAP 2005	173
SAP 2009	398
SAP 2012	660
Other procedure / unknown	45

C36.3 If other procedure or unknown, please explain

Certificates do not state method on them

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Investment in the ESSH (Indicator C37)

C37.1 The total number of properties brought up to the ESSH during the reporting year

C37.2 Of the total amount invested in bringing properties up to the ESSH, please state how much came from

C37.2.1 Subsidy

£

C37.2.2 The landlord's own financial resource

£

C37.2.3 Another source

£

C37.2.4 Total amount invested in bringing properties up to the ESSH

£

C37.3 Please give reasons for any investment which came from another source

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Validation Summary

The sum of all C35.2 must equal C35.1 Total

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### Approval

Under exceptional circumstances, if the return is to be approved with validation messages showing on your Validation Summary, you must provide reason(s) why these cannot be cleared:

The validation summary says the sum of all C35.2 must equal C35.1 total. C35.1 total is 171 and the figures in C35.2 are 40, 11 & 120 which add to 171

We confirm that this organisation has completed this return in accordance with the Technical Guidance and has been reviewed and approved by the Governing Body at its meeting on:

Date of Approval

29 May 2019

Name of Approver

Kath Mands

Job Role of Approver

Chair

**Submit to SHR**