

# **Housing Investment Programme 2025 - 2026**



# Housing Investment Programme 2025 - 2026

## Overview

The Falkirk Council 2025 to 2026 Housing Investment Programme (HIP) Booklet provides information on the improvements we plan to make to the Council's Housing Stock and to the surrounding environment.

The delivery of the Housing Investment Programme directly impacts on the Council's three priorities:

- Supporting stronger and healthier communities
- Promoting opportunities and educational attainment and reducing inequalities
- Supporting a thriving economy and green transition

In previous years, the Housing Investment Programme booklet has provided Members with a forward view of the planned three-year investment programme. For the current year, a strategic decision has been made to publish a one-year programme only. The move to a one-year programme reflects the demands on the programme to adapt and change within budget requirements. There is also key work underway during 2025-26 that may influence investment in future years. This includes a strategic approach to asset management and evaluation of the sale, or investment in particular properties such as those that are hard to treat and are non-domestic. Additionally, plans are in progress to commence stock condition surveys.

Therefore, to provide members with accurate and reliable information, it was concluded that a one-year programme is the most appropriate approach until the above assessments and strategic reviews are completed.

The Housing Investment Programme is informed by the findings from consultation exercises, such as the Tenant Satisfaction Survey, as well as meeting the statutory housing requirements. Tenant representatives on the Housing Asset Management Group discuss and agree investment decisions.

The Housing Investment Programme will be designed, procured, managed in accordance with the Council's Contract Standing Orders. A combination of competitive tendering and single tendering arrangements are expected to be used, the latter involving the Council's Building Maintenance Division, when Best Value can be clearly evidenced.

Although the investment requirements have been based on the next year, consideration has also been given to future investment requirements that extend over subsequent years. This includes a programme of door and window replacement which continues to be a priority. The programme of installation has been accelerated in previous years therefore £1m less investment is required for 2025-26 which has a budget of £14m.

Included in this Housing Investment Programme are details on how we will increase the number of homes we have in the area through the new build programme and the buying back of former Council homes.

The Housing Investment Programme is developed with reference to the Council's Climate Emergency declaration and will enable the Council to monitor progress in reducing carbon emissions and assist the Council's aim to achieve net zero by 2030. Projects within the Housing Investment Programme that have a positive impact in reducing carbon emissions are included in the Council's Climate Emergency Action Plan.

The Housing Investment Programme represents an ambitious programme of investment in our stock. This will ensure the delivery of quality and affordable housing which impacts on the Council's priorities set out in the Council Plan and Local Housing Strategy.

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## Guidance Notes

1. The 2004-2005 Prudential Code allows Councils to carry out investment in their housing stock if their capital spending plans are affordable, prudent and sustainable.
2. The Housing Asset Management Plan (HAMP) sets out the key aims and objectives for the Council's assets held on the Housing Revenue Account (HRA) to ensure they are used in an effective and efficient manner and links directly to the Housing Investment Programme. The Housing Asset Management Plan and the results of the Stock Condition Survey inform the key decisions in terms of the future investment in the Council's housing stock. To maintain the Council's stock condition information, key upgrade data is refreshed on the Integrated Housing Management System. A rolling programme of in-house stock condition surveys will be undertaken when Stock Condition Surveyors are appointed.
3. The total proposed investment over the 5 years of the 2025/26 - 2029/30 Housing Investment Programme is £253,144,508. The total proposed investment over the next year of the 2025/26 – 2026/27 is £51,701,788 the expenditure profile is detailed on page 6. This level of housing investment is considered necessary to maintain a programme of improvements to our housing stock, to meet the Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standard for Social Housing (ESSH), in line with the Housing Asset Management Plan. Additionally, expenditure is required to deliver new affordable homes and to expand the scope of housing options to help meet tenants' housing needs.
4. Over the course of the next year of this Housing Investment Programme, £40,122,000 will be spent on improving and maintaining our existing council housing stock to the required housing standards. These include the continued requirement to maintain our stock to the Scottish Housing Quality Standard (Appendix 1) and the Energy Efficiency Standard for Social Housing (Appendix 2) which came into effect on 1 April 2015. The Energy Efficiency Standard for Social Housing aims to improve the energy efficiency of social housing and replaces Criteria 35 of the Scottish Housing Quality Standard. The Energy Efficiency Standard for Social Housing sets a minimum Energy Efficiency rating for landlords to achieve, which varies dependent upon the dwelling type and the fuel type.
5. The ongoing improvement and maintenance of the Council's housing stock to meet the SHQS and ESSH standards continues to influence the Council's investment priorities. The impact of this will be monitored throughout this Housing Investment Programme and within future updates of the HAMP. Maintaining these standards, through HRA investment, supported by prudential borrowing, is a key element in the Council's strategy of stock retention.
6. Projects programmed in previous booklets but have not been completed will be carried over into the new Housing Investment Programme. Officers have applied financial viability and affordable models to scrutinise costs and undertaken reviews of specification to consider where costs can be reduced.
7. The addresses identified in the Housing Investment Programme are all subject to further on-site inspection before the proposed work can be confirmed and excludes owner occupied dwellings.
8. Individual addresses have not been detailed for each element as these are subject to survey. Tenants will be notified in due course if their home is part of a particular project.
9. Projects identified for a site start in a particular year may not be completed in the same year, providing greater continuity of work and expenditure. This will mean that some work identified in previous Housing Investment Programme booklets will be carried out in subsequent years.

# Approved Expenditure Profile for Year 1 of 2025/26 to 2029/30 Approved Budget

<b>PROPOSED EXPENDITURE PROFILE</b>					
			<b>2025/26 amended</b>	<b>Average Unit Cost</b>	<b>Units Improved in Yr1 (2025/26)</b>
<b>HOUSING QUALITY STANDARD WORK</b>					
<b>Elemental Maintenance &amp; Improvements</b>					
External Fabric Improvements (incl. fees)			£5,000,000	£12,791	391
Windows & Doors Replacement (Incl. Fees)			£14,000,000	£8,000	1,750
Kitchen Renewal			£2,750,000	£3,429	802
Bathroom Renewal			£900,000	£2,228	404
Electrical Works			£3,450,000	£860	4,012
High Flats Stack Replacement			£600,000	£7,918	76
Duke St			£550,000	£26,666	21
Door Entry Systems			£0		
	<b>Sub-Total</b>		<b>£27,250,000</b>		<b>7,455</b>
<b>Energy Efficiency Works</b>					
Replacement Gas Heating			£2,310,000	£2,100	1,100
Replacement Gas Heating - Off Gas Areas (incl. fees)			£740,000	£3,122	237
SGN - Off Gas Areas Infrastructure Works			£2,290,000		
Replacement ASHP Heating - Off Gas (Incl. fees)			£550,000	£22,000	25
Renewable Technology (incl. fees)			£0	£3,496	0
Alternative Renewable Heating Replacement (2 Towers) Infrastructure			£1,500,000	£15,789	95
Alternative Renewable Heating Replacement (2 Towers) Installations			£0	£3,571	0
Glenfuir Court External Cladding (EWI) (incl. fees)			£4,400,000	£44,705	98
	<b>Sub-Total</b>		<b>£11,790,000</b>		<b>1,555</b>
<b>Enabling Works</b>					
Pre start HIP enabling works			£32,000	£4,000	8
Pre start SHIP enabling works			£200,000	£100,000	2
Future legislation / H&S enabler			£0		
	<b>Sub-Total</b>		<b>£232,000</b>		<b>10</b>
<b>Estate Improvements</b>					
Fencing			£500,000	£1,150	435
Lockup programme			£0		
	<b>Sub-Total</b>		<b>£500,000</b>		<b>435</b>
<b>Health &amp; Safety</b>					
General H&S work (incl. fees)			£350,000	£1,000	350
	<b>Sub-Total</b>		<b>£350,000</b>		<b>350</b>
<b>Total HQS Expenditure</b>			<b>£40,122,000</b>		<b>9,805</b>
<b>NON HOUSING QUALITY STANDARD WORK</b>					
<b>New Build Housing</b>					
Construction Works (incl. fees)			£5,861,021		Excludes D H/S fees
	<b>Sub-Total</b>		<b>£5,861,021</b>		
<b>Property Buy-Backs</b>					
			£5,718,767		
	<b>Sub-Total</b>		<b>£5,718,767</b>		
<b>Total Non-HQS Expenditure</b>			<b>£11,579,788</b>		
<b>Total Expenditure</b>			<b>£51,701,788</b>		

Figure 1- Approved 1 Year budget headings

# Housing Quality Standard Work

## Elemental Works

### External Fabric Works

The addresses noted below have been identified from the Stock Condition Survey and asset management database as being due for consideration to have either roughcast and/or roof covering replaced. However, their inclusion in the final Housing Investment Programme is subject to an on-site survey, technical feasibility study and modelling exercise to achieve full compliance with the Scottish Housing Quality Standard & Energy Efficiency Standard for Social Housing. The Housing Investment Programme has moved towards an Area Based Scheme and geographical details of the External Fabric Programme addresses are set out in Appendices 3 - 6.

The planned expenditure for 2025/26 is £5m. This will allow for the backlog from the 2024/25 address list to be targeted. As outlined in the earlier overview, the Asset and Investment team require time to critically evaluate whether the current investment profile remains appropriate and aligned with strategic objectives. Restrictions with available budgets and competing priorities will require the programme of planned external fabric improvement work to be realigned to ensure it is deliverable and prioritises properties in greatest need.

Planned Expenditure: £5m Year 2025-26

Number of Properties: 187

#### Central Hub

Property Street Address	Property House Number
Gairdoch Street, Bainsford	39, 43, 44, 45, 46, 47, 49, 51, 52, 54, 57, 59, 64, 65, 66, 68, 69, 70, 71, 72, 73, 74, 76, 77, 78, 79, 81, 83, 87, 89, 91, 93, 95, 97, 101, 103, 105, 107, 118, 120, 122

#### East Hub

Property Street Address	Property House Number
North Street, Bo'ness	113, 115, 117, 119, 121, 123, 127, 129, 131, 133, 135, 137

#### West Hub

Property Street Address	Property House Number
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## 2025-2026 Housing Investment Programme

Allandale Cottages, Allandale	24, 28, 34, 40, 44, 45, 49, 51, 53, 55, 57, 61, 67, 71, 73, 85, 87
Bonnyside Road, Bonnybridge	6, 8, 12, 18, 20, 22, 26, 28, 30, 34, 36, 38, 40, 42, 44
Broomhill Road, Bonnybridge	37, 39, 43, 45, 47, 49, 73
Mannfield Avenue, Bonnybridge	7
Millar Place, Bonnybridge	3, 5, 8, 9, 10, 11, 13, 14, 15, 16, 26, 34
Park Street, Bonnybridge	11, 65, 67, 69
Woodburn Crescent, Bonnybridge	1, 5, 7, 9, 11, 13, 15, 17, 21, 23, 25, 27, 29, 37, 41, 43, 45, 47, 49, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 83, 85, 87, 89, 91, 93, 101, 103, 105, 107, 109, 111, 113, 115, 123, 125, 127
St. Georges Court, Larbert	2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

## Housing Quality Standard Work

## Elemental Works

### Window and Door Programme

Planned Expenditure: £14m Year 2025-26

Number of Properties: 1750

The replacement programme is based on several factors including:

- Area based schemes being co-ordinated with the external fabric programme to minimise disruption to all residents.
- Age of existing windows and doors
- Condition based on local knowledge from technical and housing officers.
- Prioritising off-gas villages and areas where homes have lower energy efficiency performance to assist tenants who are in fuel poverty and help the Council meet the Energy Efficiency Standards for Social Housing.

The replacement programme is anticipated to take approximately 8 years to complete, with an average of 2,000 properties being completed per annum.

250 properties have been removed from the main programme as they need bespoke design solutions to meet planning requirements or form part of Internal Wall Insulation programme. These are denoted as Year 0 (Y0) in the table below. Work is ongoing to establish suitable design solutions.

Homes not included in the replacement programme are the high flats, new build projects and full modernisation projects where the windows and doors were replaced as part of the project.

The window and door replacement programme continues to be a priority. Housing have been able to accelerate the programme of installation in previous years therefore £1m less investment is required in Year 4 (2025-26). It is expected that investment can be reduced when the contract is renewed in Year 5 onwards through either a change in material specification or by extending the current programme by an additional year.

Procurement for the Windows and Doors contract will take place during 2025 for years 5 to 8. Whilst £12m per year is budgeted from 2026/27 onwards, this cost could rise due to inflationary pressures since the first contract was awarded 4 years ago.



2025-2026 Housing Investment Programme

Elemental – Planned Works										
Settlement	Y0	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Total
Airth	78	64								142
Allandale	40	2								42
Avonbridge		142								142
Bainsford								725		725
Banknock					287					287
Blackness		5								5
Bo'ness	6	78	138	165	168	416	437			1408
Bonnybridge	40	343	133	490						1006
Brightons						144				144
California		2	91							93
Camelon			415	262	383	269				1329
Carron			7	59						66
Carronshore			125	222						347
Denny			349				340	227	7	923
Dennyloanhead			117			1				118
Dunipace		36							228	264
Falkirk	1	2			43	411	353			810
Fankerton								18		18
Glen Village						55				55
Grangemouth	1	152	368	395	94			300	954	2264
Haggs						66				66
Hallglen						118	321			439
Langlees									401	401
Larbert						332				332
Laurieston				176	171					347
Letham	21									21
Limerigg			39							39
Longcroft						42				42
Maddiston								395		395
Polmont						94				94
Redding							220			220
Reddingmuirhead						22				22
Rumford						38				38
Shieldhill			159							159
Skinflats				50						50
Slamannan		290								290
South Alloa		6								6
Standburn		14								14
Stenhousemuir	55			68	860					983
Stoneywood								32		32
Tamfourhill	7							219		226
Torwood		3								3
Westquarter							257			257
Whitecross	1	167								168
<b>Total</b>	<b>250</b>	<b>1306</b>	<b>1941</b>	<b>1887</b>	<b>2006</b>	<b>2008</b>	<b>1928</b>	<b>1916</b>	<b>1590</b>	<b>14832</b>

## Housing Quality Standard Work Elemental Works

### Kitchen and Bathroom Replacement

Elemental Works	Planned Expenditure	Number of Properties
Kitchen Renewal	£2,750,000	802
Bathroom Renewal	£900,000	404

The Kitchen & Bathroom replacement programme is identified through our asset management system to identify replacements based on their expected lifecycle which is calculated from original install dates and survey information. In addition to the programme, both Kitchen and Bathroom replacements can be identified through a general maintenance referral or when a property becomes void.

To focus upon ensuring more effective communication with our tenants regarding progress, we will continue to update tenants awaiting a Kitchen or Bathroom of the anticipated timescales expected to clear the backlog.

## Housing Quality Standard Work Elemental Work

### Electrical Works

Planned Expenditure: £3,450,000

Number of Properties: 4012

The Electrical Installation Condition Report (EICR) programme for occupied properties is identified through our asset management system to identify a 5-year test cycle which is calculated from the original test dates and survey information. In addition to the 5-year test cycle programme, when a property becomes void an EICR is carried out.

We previously operated on a 10-year electrical testing cycle. We have now implemented a 5-year cycle to comply with the updated Scottish Housing Quality Standards. Financial provision in our 5-year Investment Programme has been increased to meet this programme change. We are actively working to accelerate the programme during 2025/26 to reduce the number out with the 5-year cycle.

### High Flats Stack Replacement

Planned Expenditure: £600,000

Number of Properties: 76

Following the unsuccessful procurement to replace the upgrade to the High Flats waste stacks in 2024-25, a further procurement exercise will be carried out in 2025-26. This will be based on repairing one high flat building in 2025-26 to assess the design solution before proceeding with a programme of 3 high flat buildings each year over the next 4 years.

## Housing Quality Standard Work

### Energy Efficiency Works Overview

The energy efficiency budget reflects the ongoing commitment to upgrading our heating systems beyond the 2015 Scottish Housing Quality Standard requirements and will improve the energy efficiency of these properties.

The Annual Return on the Charter identified 3.64% of our homes are failing for energy efficiency measures, which include heating replacement and insulation measures. Over the course of the 2025/26 Housing Investment Programme, £2.31m will be allocated to reduce these outstanding abeyances and install Energy Efficiency Standard for Social Housing energy improvement measures.

Funding was approved to provide more cost effective and efficient heating systems for tenants within off-gas areas. A decision was made by Council on 29 September 2021 to progress with the installation of a gas infrastructure. This project began in 2023/24 and is expected to complete in 2025. Scottish Gas Networks has been appointed as the lead contractor for this project.

The villages in the project include Avonbridge, California, Letham, Slamannan and Whitecross. An additional £0.74m will be required to install cost effective, efficient gas heating systems in homes within off-gas areas following the gas infrastructure connection.

A further £0.55m will be allocated to install Air Source Heat Pumps, solar PV and battery storage to homes where gas cannot be connected and where tenants continue to prefer a green energy solution; the latter category is subject to Scottish Government grant funding.

	Planned Expenditure	Number of Properties
SGN - Gas Infrastructure Works – off gas areas	£2,290,000	
Replacement Gas Heating – all areas	£2,310,000	1,100
Replacement Gas Heating – off gas areas	£740,000	237
Air source heat pump heating, solar PV and battery storage	£550,000	25

## Housing Quality Standard Work

### Energy Efficiency Works

Planned Expenditure: £1,500,000

Number of Properties: 2 Towers (Glenbrae Court & Parkfoot Court)

£1.5m to expand the connection to the Combined Heat and Power system to a further two towers at Glenbrae Court & Parkfoot Court. This work forms the extension of the required infrastructure with installation of new heating systems planned for 2027/28.

Completion of ongoing remedial and maintenance works to the existing system is essential before the proposed expansion can be designed and procured. This is likely to delay progress on the associated infrastructure works, which may, in turn, impact the overall programme timeline and hinder the planning and implementation of the new heating systems.

#### **Carry Forward: External Cladding Replacement**

Planned Expenditure: £4,400,000

Number of Properties: 1 Tower Block (Glenfuir Court)

£4.4m is required to complete the external cladding at Glenfuir Court. This project started in 2024/25 and will be completed in 2025/26.

## Housing Quality Standard Work

### Energy Efficiency Work

Planned Expenditure: £2.31m

Total Number of Properties: 1,100

	Boiler Only	Full System	Total
Central	265	134	399
East	137	143	280
West	262	159	421
Total	664	436	1100

# Housing Quality Standard Work

## Estate Improvements

### Estate Improvement Works

A rolling programme of estate improvement works is currently in place. A provision of £0.5m has been made to support this programme of improvements over the next year of the Housing Investment Programme which will complement the external fabric programme.

Planned Expenditure: £0.5m

Total Number of Properties: 435



# Housing Quality Standard Work

## Health and Safety

Budget provision has been made to allow a range of health and safety type of work to be included within the Housing Investment Programme, as and when identified. These measures include asbestos water pipe replacement.

Planned Expenditure: £350,000

Total Number of Properties: 350

## Non-Housing Standard Quality Works

### New Build Council Housing

Executive approved the Strategic Housing Investment Plan (SHIP) 2025-30 in October 2024. This outlines the plans to deliver an additional 258 new council homes through the lifespan of the 5-year plan as detailed below:

Planned Expenditure 2025/26: £5,861,021

Project	Estimated Site Start Date	Estimated Site Completion Date	Total Units
Woodend Farm	July 2022	Aug 2025	111
Old Denny High School	November 2025	January 2029	137
Grangemouth Regeneration	November 2027	May 2029	10

## Non-Housing Standard Quality Works

### Property Buy Backs

A programme for buying back ex-Council properties is in place to help meet housing demand. A total of £5,72m over the next year is required to maintain this programme. Scottish Government funding of £3.15m over the next year is also anticipated.

The Buy Back Scheme is adaptable and responsive and will aim to purchase and adapt homes to meet specific housing need and access disabled adaptation funding to achieve this.

Planned Expenditure: £5,718,767

Total Number of Properties: 45

Whilst the target number of homes purchased through the Scheme has reduced, the level of grant is expected to remain the same at £3.15m. This means that capital investment can reduce from £5m to around £2.6m. This is due to Housing Services negotiating with Scottish Government for an uplift in the grant payable per home from a flat rate of £45k per property to:

- £60k for a one and two bedroomed property
- £75k for a 3 bedroomed property
- £90k for a four bedroomed and larger property

## Appendix 1 Scottish Housing Quality Standard (SHQS) Tenants' Guidance

### A Tenant's Guide to the Scottish Housing Quality Standard

#### Who is this guide for and what is it about?

Scottish Government is responsible for setting policies on the physical quality of social housing i.e. housing owned by councils or Registered Social Landlords, for example, housing associations. The Scottish Housing Quality Standard (SHQS) is the main measure of housing quality that we use to establish if properties reach the required minimum. The SHQS is not new. It was introduced in February 2004 and social landlords have until April 2015 to bring their houses up to the Standard. This short guide is for anyone who has an interest in the quality of social housing in Scotland, but it is aimed at tenants in particular.

#### Why is updated guidance required?

The original 2004 SHQS guidance for landlords needs to be refreshed and expanded to provide more technical detail.

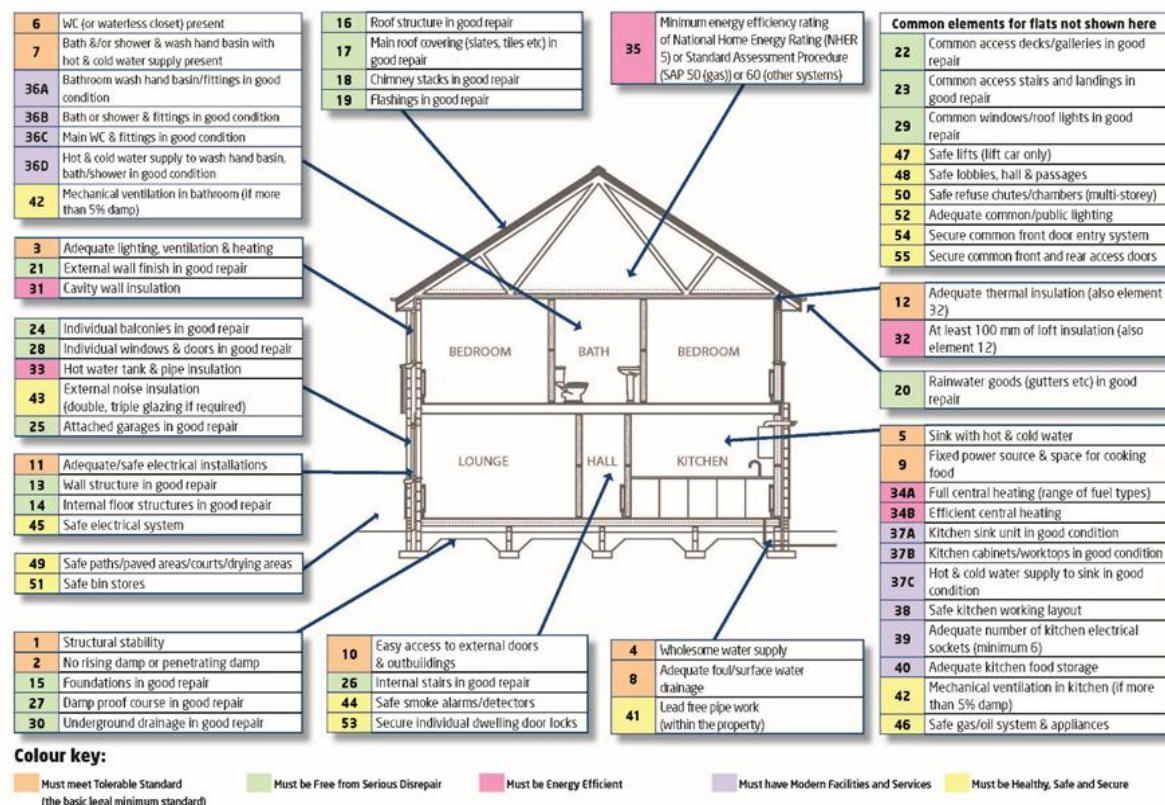
Recent research has also shown that tenants have very low awareness of the SHQS, despite it being in place for some time. We would therefore encourage tenants to make their fellow tenants aware of this guide.

#### So what is SHQS exactly?

There are 5 broad areas (called criteria) that social rented properties should satisfy by April 2015. The 5 broad areas are coded by letters (A-E) and colours (orange, green, pink, blue and yellow):

Broad area (or criteria)	Code	Element numbers	Colour code
Must meet the Tolerable Standard (i.e. the basic legal minimum standard)	A	1-12	Orange
Must be Free from Serious Disrepair	B	13-30	Green
Must be Energy Efficient	C	31-35	Pink
Must have Modern Facilities and Services	D	36-40	Blue
Must be Healthy, Safe and Secure	E	41-55	Yellow

Within these 5 broad areas, there are 55 separate elements (some of which are subdivided) which are shown in the diagram opposite. The reason for these colour and number codes is that sometimes the description of certain elements of SHQS is quite complicated and coding them, we believe, makes understanding SHQS more straightforward. Not all of the common elements (e.g. common stairs, hallways etc.) can be shown in the diagram as they mainly relate to flats. These are, however, listed in the top right-hand corner of the diagram.



For further information on SHQS please refer to the following website: <http://www.gov.scot/Topics/Built-Environment/Housing/16342/shqs>

## Appendix 2 Energy Efficiency Standard for Social Housing (ESSH) Tenants' Guidance

Energy Efficiency Standard for Social Housing (ESSH)	Tenants' Guide																		
<div><p><b>Before</b></p><p>Example property – mid floor flat, cavity wall before external insulation installed. EPC-EE rating 63 (image courtesy of IRT Surveys)</p><p><b>After</b></p><p>Example property – mid floor flat, cavity wall after external insulation installed. EPC-EE rating 76 (image courtesy of IRT Surveys)</p><p>In the 'before' image the red and yellow colours indicate heat loss. In the 'after' image the green colour indicates the heat loss is no longer a feature.</p></div>	<p><b>What is the ESSH?</b></p> <p>The ESSH sets the minimum energy efficiency standard for social housing. It has been developed by the Scottish Government following consultation with social landlords and tenants. Landlords must ensure that all social housing meets this new standard by December 2020.</p> <p>The new standard is based on minimum energy efficiency (EE) ratings. These are found on Energy Performance Certificates (EPCs). If you are unfamiliar with EPCs, you will find this <a href="#">example</a> useful. The ratings which social homes will be expected to meet are shown in the table below. The rating which applies to your home will depend on the type of fuel you use to heat your home.</p> <table border="1"><thead><tr><th colspan="3">EE Rating (SAP 2009)</th></tr><tr><th>Dwelling type</th><th>Gas</th><th>Electric</th></tr></thead><tbody><tr><td>Flats</td><td>69</td><td>65</td></tr><tr><td>Four-in-a-block</td><td>65</td><td>65</td></tr><tr><td>Houses</td><td>69</td><td>65</td></tr><tr><td>Detached</td><td>60</td><td>60</td></tr></tbody></table> <p><b>Other fuels – SHQS requirements.</b></p> <p>For example, if your home is a flat heated by a gas boiler then it will be expected to achieve a minimum energy efficiency rating of 69 by 2020.</p>	EE Rating (SAP 2009)			Dwelling type	Gas	Electric	Flats	69	65	Four-in-a-block	65	65	Houses	69	65	Detached	60	60
EE Rating (SAP 2009)																			
Dwelling type	Gas	Electric																	
Flats	69	65																	
Four-in-a-block	65	65																	
Houses	69	65																	
Detached	60	60																	

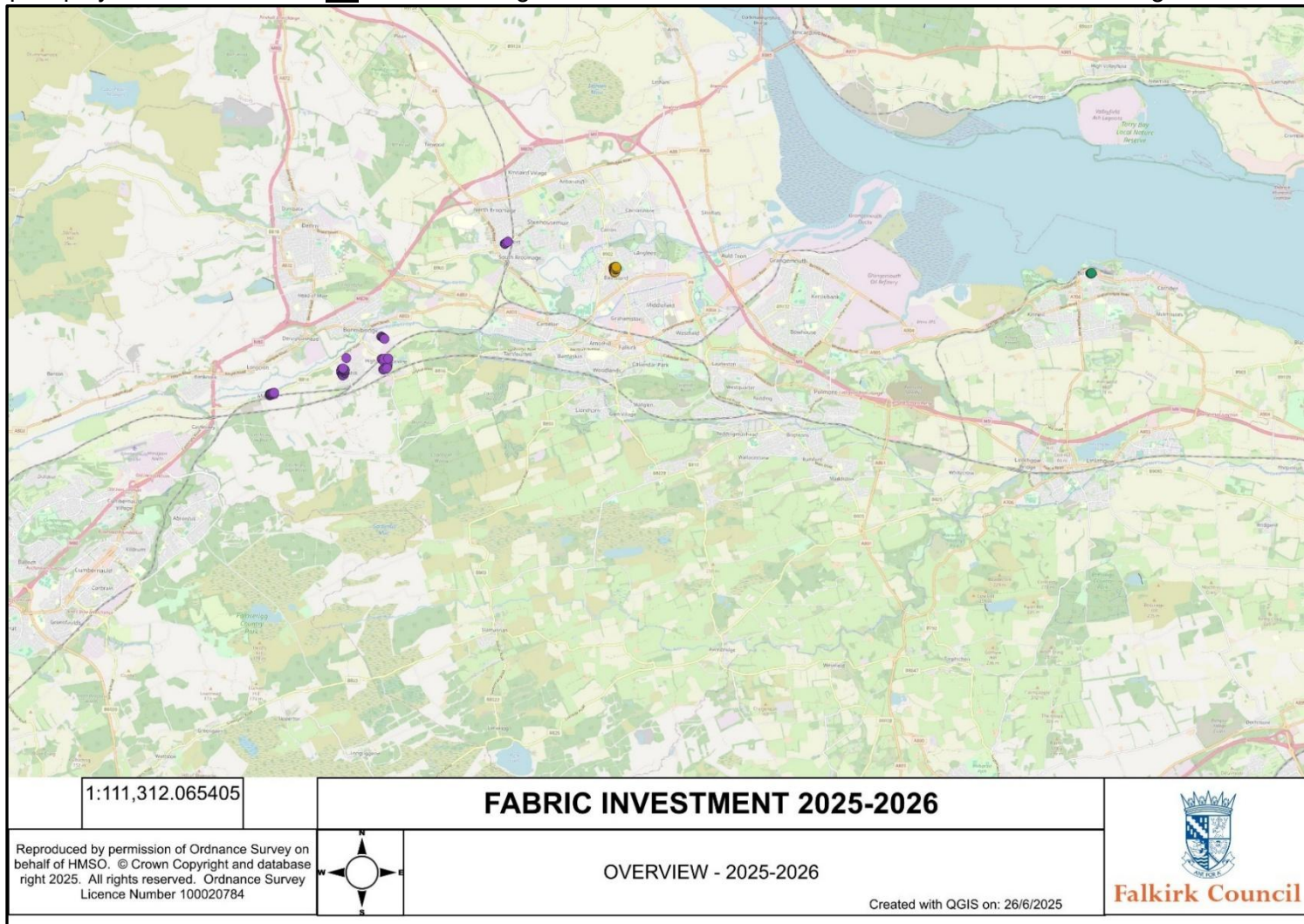
For information on ESSH please refer to the following website: [Energy Efficiency Standard for Social Housing \(ESSH\) Tenants' Guide](#)



## 2025-2026 Housing Investment Programme

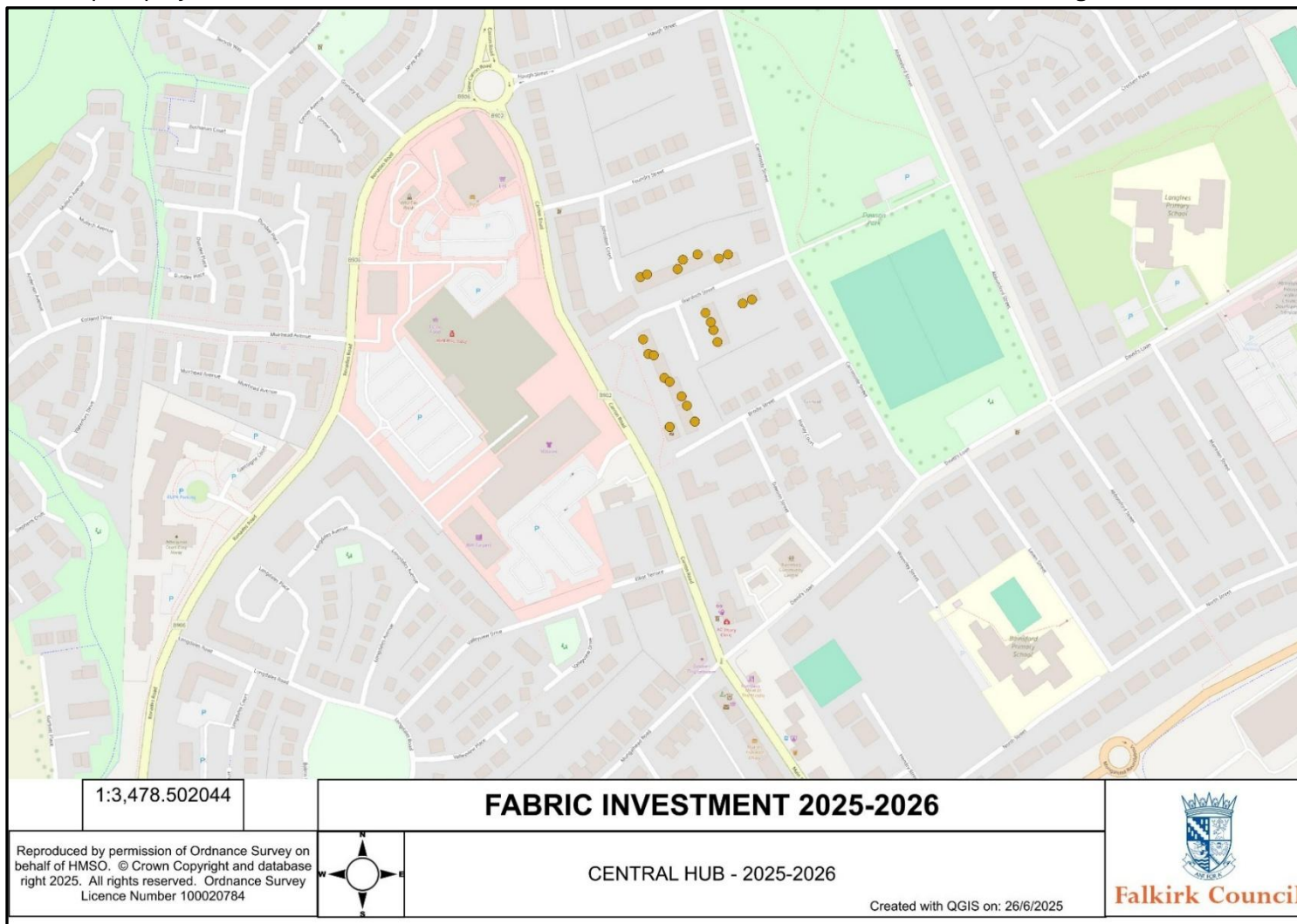
## Appendix 3: Summary Fabric Investment Work, 2025 – 2026: All Housing Hub Areas

This map displays the addresses in **All** of the Housing Hub Areas which are included in the Fabric Works Programme in 2025-2026



## Appendix 4: Central Hub – Fabric Investment Work: 2025-2026

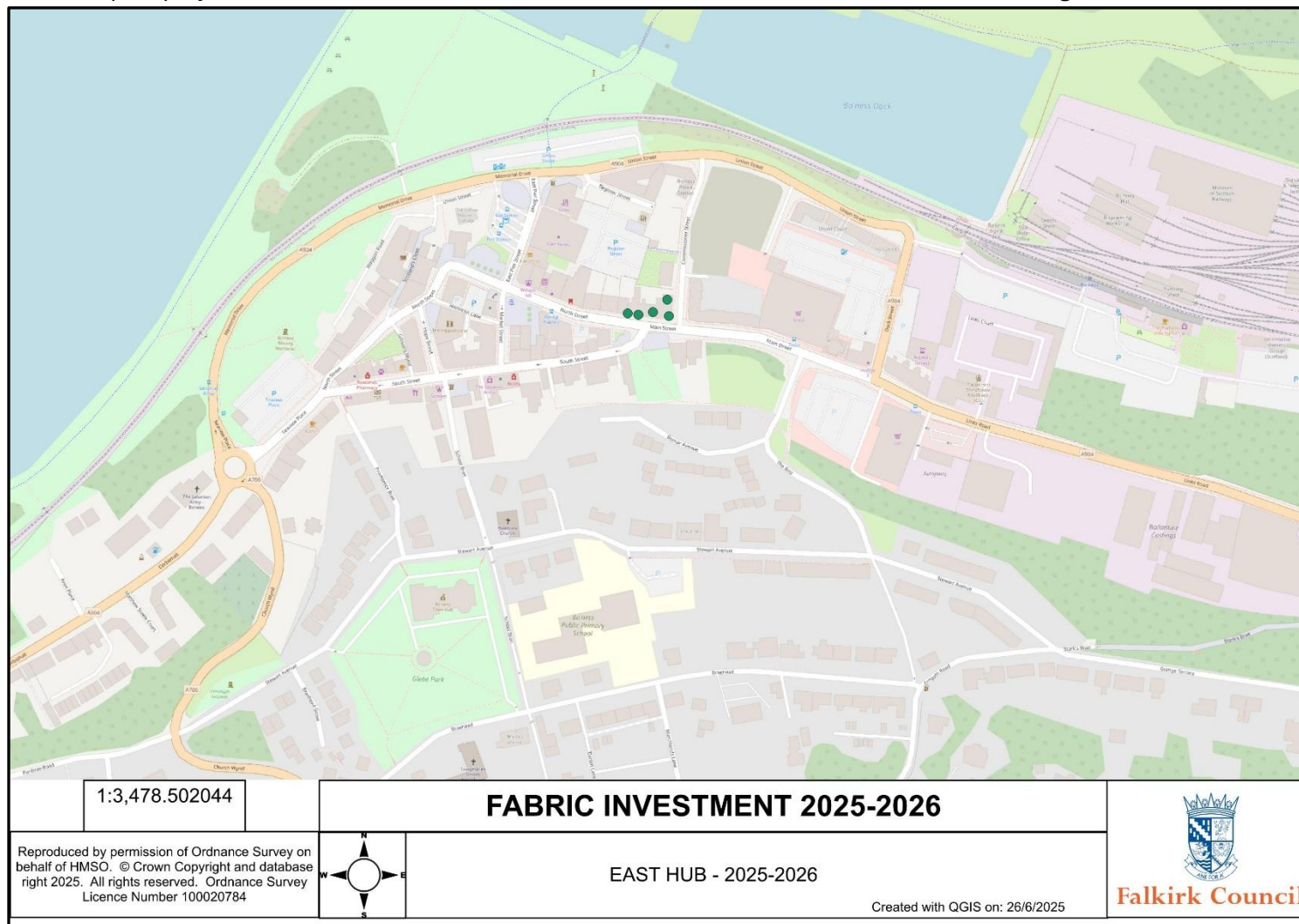
This map displays the addresses in the **Central** Hub Area which are included the Fabric Works Programme in 2025-2026





## Appendix 5: East Hub – Fabric Investment Work: 2025-2026

This map displays the addresses in the **East** Hub Area which are included the Fabric Works Programme in 2025-2026



## Appendix 6: West Hub – Fabric Investment Work: 2025-2026

This map displays the addresses in the **West** Hub Area which are included the Fabric Works Programme in 2025-2026

