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Improving our least energy efficient homes



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At South Yorkshire Housing Association, we're committed to providing warm comfortable homes for our customers. However, we do still have some homes that need improving.

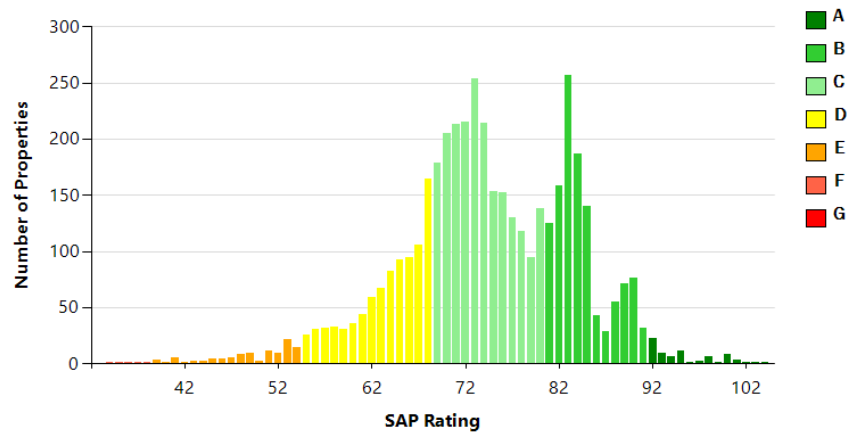
To help us do this our Asset Management Group have recently approved a new policy that we will not re-let void properties that fall below a 'Band D' on their Energy Performance Certificate (EPC), until they are improved to Band D or better. This is mostly by achieved improving insulation and draught proofing.

What does this mean? You may be familiar the energy ratings on household appliances such as washing machines & televisions. It works similarly for homes, which can be assessed for how much energy it takes to provide heat, hot water and light. This is shown in a home's EPC as a graph.

An example is given below, and you can look up a [home's full EPC online](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

As the graph below shows, in general the energy efficiency of our homes is good or very good, and they are not difficult to heat. But we do have just over 100 properties that fall below our new Band D floor.



So, from now on, any home that becomes void, is below a Band D, and that we're keeping, will need to be improved before it can be re-let - although sometimes improvement works will take place soon after the home has a new customer in it. This will be managed through the normal voids process.

To support this policy, we are currently working to put the systems and processes in place to make the improvement process as slick as possible to minimise void time.

This policy is complimentary to but separate from our work to decarbonise our housing stock to Tackle the Climate Emergency.