

Railway Housing Association

Policy Statement

Energy Efficiency Policy

1. Statement of intent

The purpose of this policy is to improve the energy performance of the Association's housing stock, provide affordable warmth and eradicate fuel poverty for the Association's residents in order to meet our strategic goals of:-

Ensuring the viability of the stock within the wider context of supply, demand and neighbourhood planning and stock condition.

Ensuring that the Association's properties remain fit for purpose, maintain current standards and meet the requirements and expectations of residents within a value for money context.

2. Implementation

- 2.1 Ensure all new gas boilers fitted in Railway Housing Association's properties are grade A rated condensing boilers
- 2.2 Identify all lofts that are not insulated to a minimum of 250mm
- 2.3 Identify all properties that have not yet undergone a programme of cavity wall insulation where it is possible to achieve this.
- 2.4 Use the planned maintenance budget and funding from external sources, where possible, to undertake a programme of energy efficient work.
- 2.5 Establish a energy efficiency action plan
- 2.6 Update the energy efficiency action plan monthly to measure progress
- 2.7 Identify 2 pilot properties that are hard to treat and instigate measures to make the homes more fuel efficient
 - a) external insulation
 - b) internal insulation

3. Responsibility

The Director of Asset Management is responsible for ensuring the effective implementation of this policy

4. Review

This policy will be reviewed biennially, in consultation with residents.

This policy applies to the beneficiaries of Joseph Hornby Stockdale Almshouses

April 2010