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The Just Energy Transition in the North of Ireland

John Barry, Queens University Belfast



Mapping a Just Energy Transition in Northern Ireland

Report for the Department of Economy Energy Division

Centre for Sustainability, Equality and Climate Action

Queen's University Belfast

August 2021[1]

QUEEN'S UNIVERSITY BELFAST



https://www.qub.ac.uk/research-centres/SECA/

[1]Report authors, Sean Fearon and John Barry, Centre for Sustainability, Equality and Climate Action, QUB. We would like to thank all those who agreed to be interviewed, and the feedback from Department of Economy officials on early drafts of this report.

https://www.qub.ac.uk/research-centres/media/Media,1174634,smxx.pdf

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Prepared as a 'think piece' for DE's Energy Strategy –

largely written in 2020 and early 2021

Overview

1. Defining a Just Transition in Northern Ireland
2. Fossil Fuel Energy and Economy-wide Just Transition
3. Framing a Just Transition for Energy Consumption

Defining a Just Transition

The transition to a climate resilient and low carbon economy is (perhaps) inevitable, but whether this is just and fair is not.

Transitions versus transformations - a greening of 'business as usual' or fundamental restructuring of the economy

"energy and economic policy should be more integrated in an explicit sense from a public policy point of view, since they are already inextricably linked from a metabolic and thermodynamic one". (p.54)

Defining a Just Transition in the North of Ireland - I

Just transition experiences - sectoral transitions in structurally important fossil fuel extraction and production industries.

Coal-mining regions in Germany, Australia & Spain, peat extraction in the Irish midlands, oil and gas industries in Scotland - limited practical policy application for NI

Just energy transition for N. Ireland much less about energy *production* and more about energy *consumption*.

This necessarily involves an economy-wide and rapid transition towards a net zero carbon society.

Defining a Just Transition in the North of Ireland - II

Core elements in almost all successful just transition experience (planning & governance):

- (a) long-term planning for sectoral and economy-wide transition,
- (b) state-led and coordinated sectoral and civic engagement, and
- (c) meaningful, continuous, and bottom-up social dialogue.

Social dialogue and long-term planning for workers, communities and regions concerned ensure that just transition policies are relevant, effective, supported & trusted.





Protesters, including French high school and university students at a demonstration in Nantes, part of a nationwide day of protests and blockades to demand better school conditions, October 8, 2026. [Stephane Mahe/Reuters]

The Climate Change (Just Transition Commission) Regulations (Northern Ireland) 2026

Primary Functions

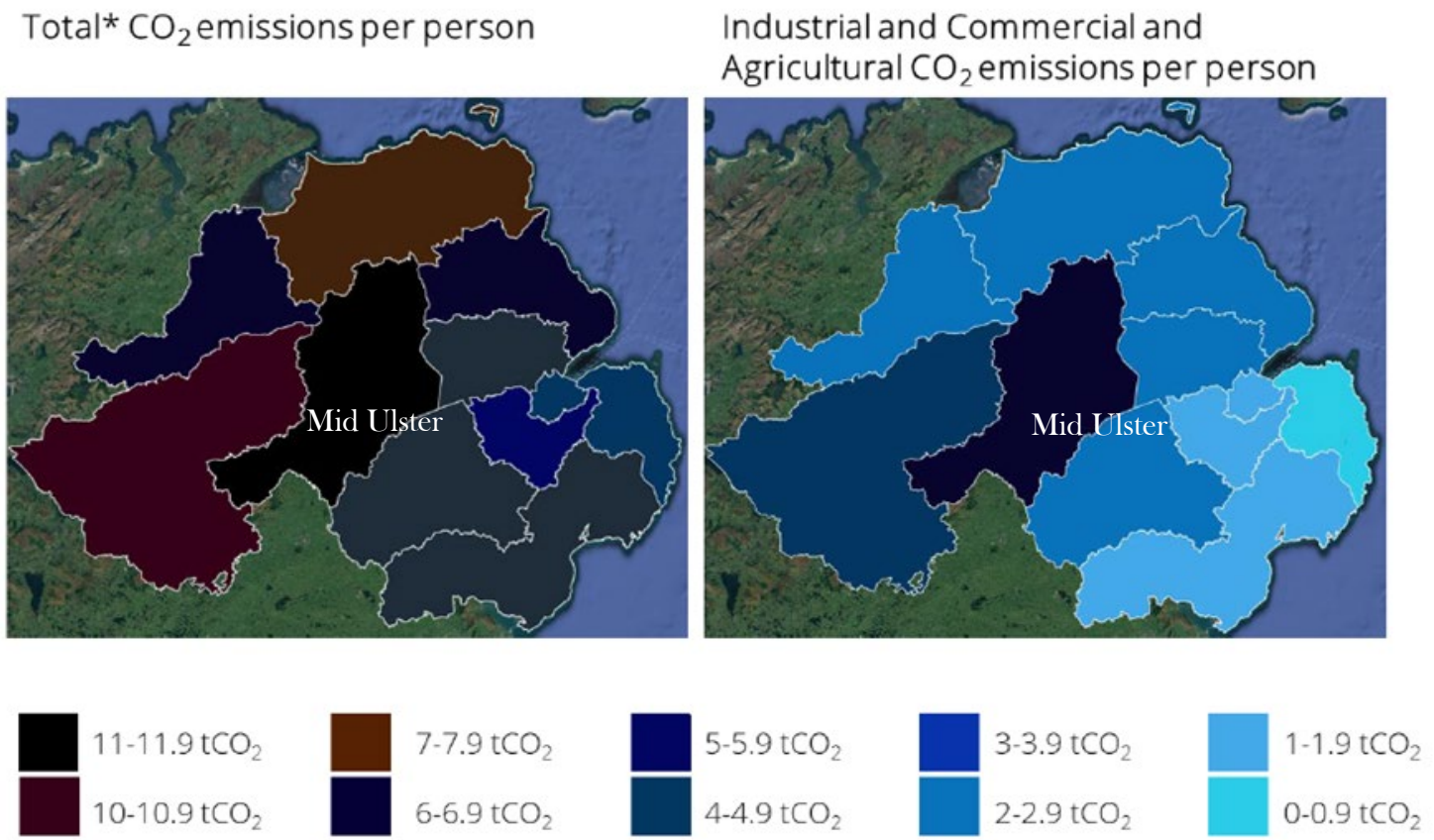
The purpose of the Commission is to support Government in delivering its net zero commitment on emissions in a way that is fair and just through:

1. overseeing the implementation of the just transition elements of the Act; and
2. providing advice to departments on how to ensure that proposals, policies, strategies, and plans required under the Act comply with the just transition principle.

Representative Sectors

DAERA may appoint a chairperson and up to 19 other members of the JTC. The membership of the Commission must include representation from 12 sectors: agriculture, environmental groups, fisheries, academia, trade unions, youth groups, civil society, transport, energy, green finance, the built environment and rural sector. The Commission must include two representatives of environmental groups, and three representatives of the agricultural sector.

Figure 8: Northern Ireland CO_2 emissions per person by District Council



* Total includes Industrial and Commercial, Agriculture, Residential, Transport and LULUCF

Source: BEIS (2020) Local Authority territorial CO_2 emissions estimates 2005-2018

(Ní Lochlainn, 2020: 27).

Fossil Fuel Energy and Economy-wide Just Transitions

Current Executive policy in decarbonisation in NI will see natural gas displace oil, and eventually bio-methane and hydrogen displacing gas.

NI gas network undeveloped may be an advantage to potential domestic hydrogen sector.

Skills development (Mid and East Antrim), alongside industry leadership in areas such as hydrogen buses (Wright Bus) and significant research (Belfast Met, QUB and UU), all points to NI potential for the scaling up of the hydrogen economy.

Net-zero Climate Change Act and GHG emission reduction targets needed - clear signals to energy market operators, businesses, and citizens.

Framing a Just Transition for Energy Consumption - I

A just energy transition should have a clear focus of the impact of the low carbon energy transition on households and consumers, especially the most vulnerable sections of the population, such as those experiencing fuel poverty.

There are lessons for the low carbon transition in the transition from oil-to-natural gas in terms of government support and policy signals, energy providers engaging with households and householder education and awareness.

For some pathways to decarbonisation, the oil-to-gas experience from the household point of view would be useful in terms of communication, marketing, and engagement of the population.

Framing a Just Transition for Energy Consumption - II

Energy conservation and efficiency measures are crucial to a just transition of energy consumption, partly for cost-effectiveness reasons, and must underwrite energy decarbonisation efforts to ensure these measures are successful, as recently recommended by the International Energy Agency (IEA, 2020).

A just transition for the consumption and accessibility of transport in Northern Ireland must address rural isolation and regional imbalance, and embrace healthier, more efficient, and more equitable transport systems.

Energy poverty and heat energy efficiency are central to the challenge of achieving a just transition for the consumption of energy in Northern Ireland.

Home retrofitting at scale is the most effective way to address fuel poverty, while at the same time stimulating green economic activity and job creation.

Energy Poverty and the Just Energy Transition

Perhaps the most important just transition issue as it pertains to social justice, energy consumption, and the efficiency and conservation of this consumption, is energy poverty in Northern Ireland.

Rates of energy poverty are persistently high, fluctuating between 20% and 40% depending on a range of factors, namely a 'low income, [an] energy inefficient house, and high energy prices' (NIHE, 2019).

Approx. 68% of homes are still fuelled by oil, 72% of the population here use open or closed fires as secondary heating solutions, with coal and peat common fuel sources. Only 4% of households in England and Wales rely on oil for household heating.

50% of houses in NI were built prior to minimum building thermal performance standards in 1973. The poor energy efficiency within NI homes means that potential heat energy is lost at a disproportionately high rate

Belfast Climate Commission 'Net Zero Carbon Roadmap for Belfast' and job creation potential in housing retrofit

Currently, 39% of Belfast's emissions come from the domestic housing sector, with transport responsible for 20% of emissions, public and commercial buildings for 24% and industry 18%. Emissions related to land use contribute c.0.5% and are not considered technically in this report. By 2050, under BAU, we project emissions from transport will decrease very slightly (still producing c.19%) with a significant 11% increase in the proportion of emissions from housing. Small decreases are forecast in the proportion of emissions from public and commercial buildings and industry, largely as a result of expansion in the output of the domestic buildings sector over this period.

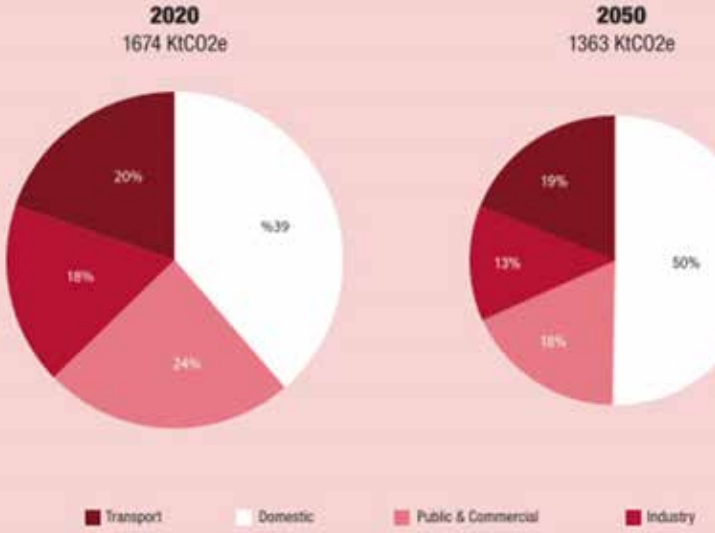
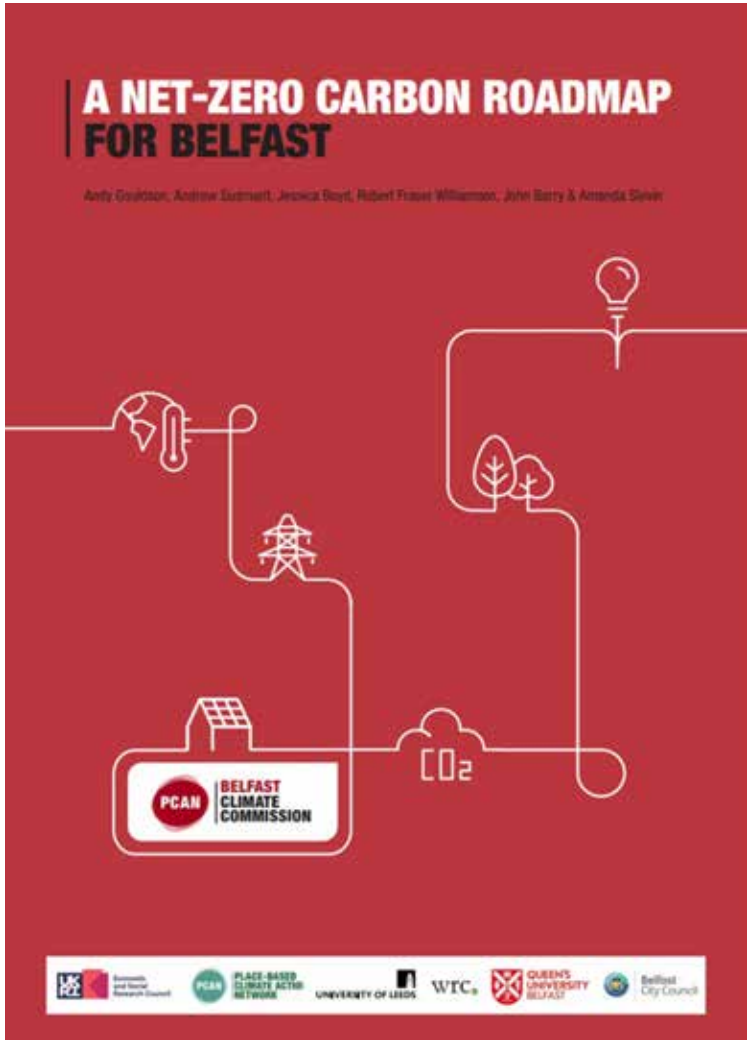


Figure 2: Belfast's Present and Projected Emissions by Sector



A NET-ZERO CARBON ROADMAP FOR BELFAST

AGGREGATING UP: THE BIGGER PICTURE FOR BELFAST

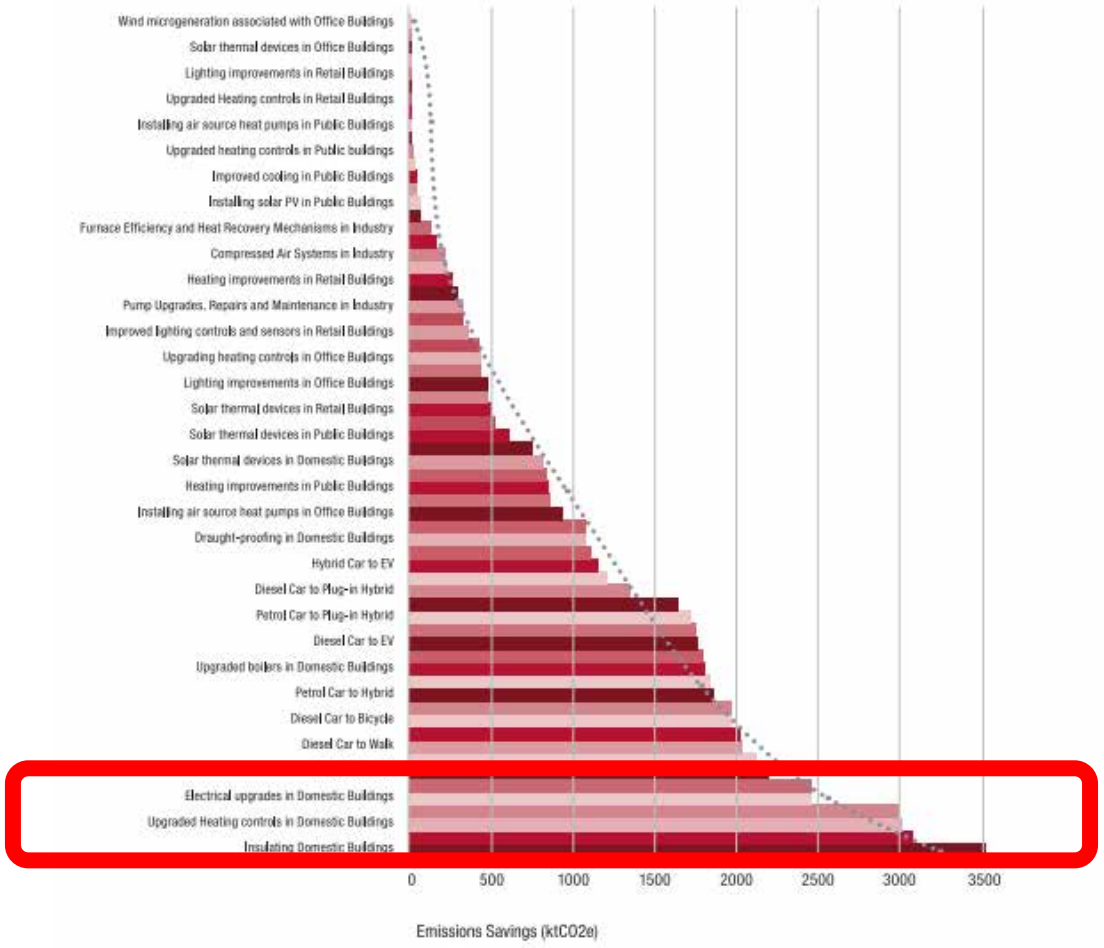


Figure 6: Simplified Emissions Reduction Potential by Measure for Belfast

A NET-ZERO CARBON ROADMAP FOR BELFAST

APPENDIX 1. LEAGUE TABLE OF THE MOST CARBON-EFFECTIVE OPTIONS FOR BELFAST

Measure	Emissions Reduction Potential (ktCO2e)
Insulating Domestic buildings	1,162
Petrol Car to Bicycle Journeys	1,014
Upgraded Heating controls in Domestic buildings	998
Petrol Car to Walk Journeys	982
Electrical upgrades in Domestic buildings	811
Installing heat pumps in Domestic buildings	808
Petrol Car to EV Journeys	725
Petrol Car to Bus (electric) Journeys	700
Diesel Car to Walk Journeys	675
Fabric improvements in Public buildings	663
Diesel Car to Bicycle Journeys	651
Fabric improvements in Retail buildings	647
Petrol Car to Hybrid Journeys	613
Petrol Car to Bus (diesel) Journeys	608
Upgraded boilers in Domestic buildings	597
Installing solar PV in Domestic Buildings	590
Diesel Car to EV Journeys	584



Conclusions

Just energy transition should focus on energy consumption here

Focus on an energy poverty first approach – increase social and political buy in and acceptance, rather than leading on this as a climate action measure

Fabric first - cheapest and most climate friendly form of energy is the energy you don't use

Targeted approach – those most in energy poverty, specific regions of high CO2 emissions, specific sectors (agriculture a major issue here)

Suggestions for the inaugural Just Transition Commission

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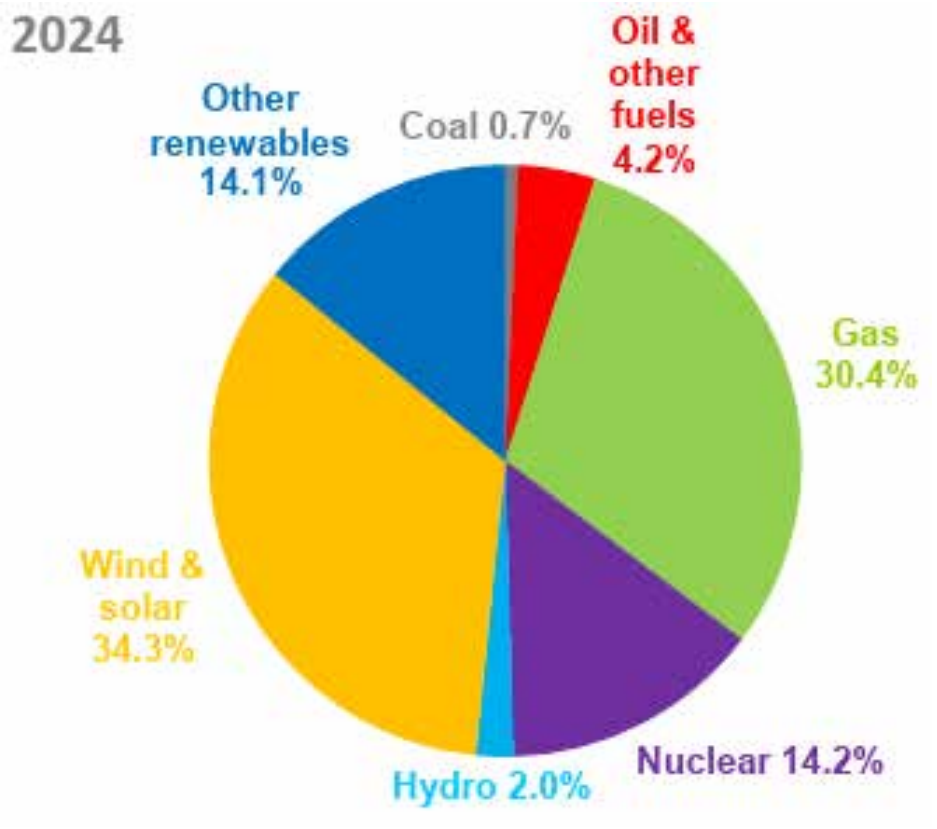
HEM & FHS: What They Mean for Existing Homes

Adrian Burr & Caroline Postles, Elmhurst Energy



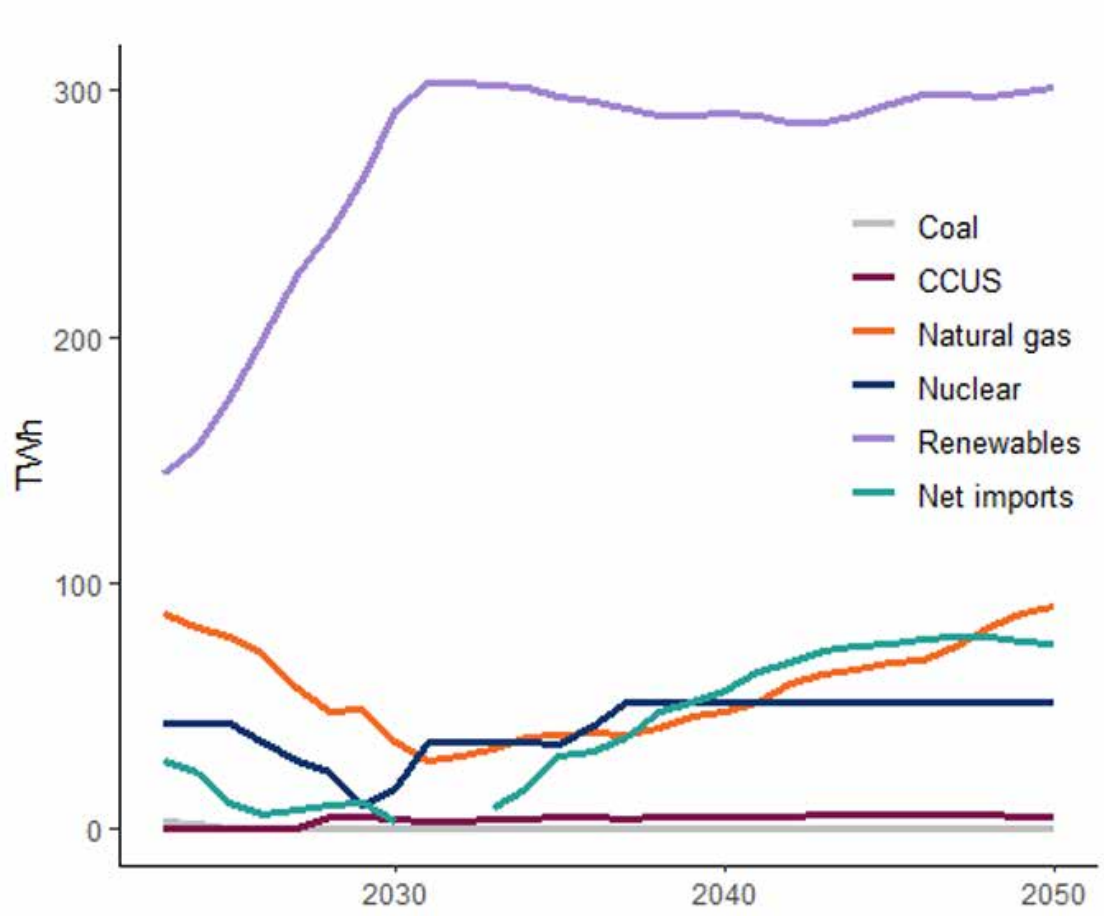
A Decarbonizing Grid

- The electricity grid has changed rapidly since Part L 2013.
- In 2010 fossil fuels accounted for 75% of total generation.
- In 2024 low carbon energy generated more than ½ of UK electricity (62.6%)
- 48.4% solely from renewable generation.



A Decarbonizing Grid

- Future projections show renewable energy will continue to grow.
- Nuclear and imports will also increase.
- In order to get to Net Zero electrification of heating vital.



Source: Updated Energy and Emissions projections 2023-2050 DESNZ



“By 2025 homes to be future proofed with low carbon heating and world leading levels of energy efficiency.

A new home built to Future Homes Standard in 2025 was to have 75-80% lower carbon emissions than Part L 2013.”

CHRISTOPHER PINCHER MP

DLUHC

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Future Homes Standard - recap

- The working name for Part F & L 2026.
- First consultation issued in 2019, with a further consultation issued in 2023.
- The Future Homes Standard aims to deliver new homes that;
  - Deliver significant carbon savings over current standards
  - Are zero-carbon ready
  - Are affordable to run
  - Are cost-effective, affordable, practical and safe to deliver



> *These standards will be in line with meeting our 2050 net zero target and will mean no further work will be needed for new buildings to produce zero carbon emissions as the electricity grid decarbonises*[22]

FHS CONSULTATION 2023

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Heating Source



- These changes will result in heat pumps being the main heating technology in new homes.
- Heat networks will also have an important role due to the ability to integrate low carbon heating.
- *“We found no practical way to allow the installation of fossil fuel boilers while also delivering significant carbon savings and ‘zero-carbon ready’ homes.”*
- *“We do not expect fossil fuel heating, such as gas, hybrid heat pumps and hydrogen-ready boilers, will meet these standards.”*

Notional Dwelling - Fabric

	Part L 2021	Part L 2026 (FHS)
Floor (w/m²k)	0.13	
Wall (w/m²k)	0.18	
Roof (w/m²k)	0.11	
Door (w/m²k)	1	
Window (w/m²k)	u-1.2, g-0.63	u-1.2, g-same as actual
Thermal Bridging	y-0.05/Table R2 SAP 10	
Airtightness	5 $m^3/m^2/hr$ @ 50 Pa	4 $m^3/m^2/hr$ @ 50 Pa

Notional Dwelling - Services

	Part L 2021	Part L 2026 (FHS)
Ventilation	Natural with intermittent fans	Continuous dMEV, 0.15 w/l/s
Cooling	None	If none in actual dwelling or cooling present but not due to Part O then none. If 'Active cooling needed for Part O?' indicated then; SEER 5.1 Cooled area same as actual dwelling
Lighting	Fixed lighting capacity (lm) = 185 x TFA, 80 l/w	Fixed lighting capacity (lm) = 1139 x (TFA x N)^0.39, 120 l/w

Notional Dwelling - Services

	Part L 2021	Part L 2026 (FHS)
Space + Water Heating	Mains gas boiler 89.5% efficiency, radiators, 55°C flow temp., central heating pump 2013 or later, in heated space If existing heat network – same as actual dwelling	If single dwelling heating system or unsleeved heat network - individual Air Source Heat Pump with SCOP of 2.5. If sleeved heat network – same as actual dwelling If communal heating system – Communal heat pump, 300% efficient, distribution loss factor 1.15.
Hot Water Cylinder	Loss = 0.85 x (0.2 + 0.051 $V^{2/3}$) kWh/day	Loss = 0.85 x (0.2 + 0.051 $V^{2/3}$) kWh/day
HIU	If existing heat network – HIU data is obtained from PCDB entry 400001. Otherwise, not applicable.	Where the sleeved heat network approach or communal heating system for heating and/or water heating is used, HIU data is obtained from PCDB entry 400011. Otherwise, not applicable.
WWHRS	Y - 36% recovery efficiency	No for single storey dwellings Yes for >1 storey dwellings - 50% recovery efficiency

Notional Dwelling - Services

	Part L 2021	Part L 2026 (FHS)
PV	For houses kWp = 40% of ground floor area, including unheated spaces / 6.5 For flats and maisonettes kWp = 40% of dwelling floor area / (6.5 x number of storeys in block) Orientation - SE/SW, 45° pitch. Overshading is 'none' Connected to dwelling's meter for houses Not connected to the dwellings meter for flats Export-capable meter present	None if no PV on actual dwelling. If PV present on actual dwelling, same kWp as actual dwelling up to; For houses kWp = 40% of ground floor area, including unheated spaces / 4.5 For flats and maisonettes kWp = 40% of dwelling floor area / (4.5 x number of storeys in block) Orientation, pitch and overshading - same as actual building Connected to dwelling's meter for houses Not connected to the dwellings meter for flats Export-capable meter present

Mandatory PV Requirement

- Separate to PV in notional dwelling

5.73 Roof-mounted photovoltaic arrays on dwellinghouses should be designed to achieve a reasonable output using one of the following.

a. An annual output (in kWh) for the dwellinghouse as calculated using the approved methodology of at least equal to that of a photovoltaic array with all of the following characteristics.

   i. Installed peak power (kWp) equal to photovoltaic panels with an efficiency of 0.22kWp per m^2 installed over an area equivalent to 40% of the dwellinghouse's ground floor area (see equation 5.1).

   ii. Orientated south-east to south-west.

   iii. Pitch of 45 degrees.

   iv. Not overshaded.

b. An annual output (in kWh) for the dwelling as calculated using the approved methodology at least equal to that of a photovoltaic array covering the reasonably practicable roof area with a panel efficiency of 0.22 kWp/m^2.

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Home Energy Model



Why replace SAP?

- SAP has been used since 2002 for demonstrating compliance with Part L.
- *"The government recognises that there are longstanding issues with SAP, which are not conducive to the delivery of our housing and climate change objectives." DESNZ Home Energy Model Consultation (2023).*
- SAP is very simple compared to the modern industry standards.
- SAP is limited in its ability to model modern dwellings and technologies.
- Many industry bodies have recommended updating SAP such as the Climate Change Committee (CCC), SAP Industry Forum and 2023 Mission Zero Review.

Government Response

- In 2021 Etude were commissioned by BEIS to complete a ‘scoping study’ on improving the next version SAP methodology.

- Elmhurst contributed to their work giving our opinions on the implementation of SAP 10 and other areas of concern.

- Etude published “Making SAP fit for Net Zero” report in 2021 with 25 recommendations including;
  - *Alignment between SAP and strategic objectives*
  - *Improvements to the methodology*
  - *Improvements to SAP for net zero*
  - *A better evaluation of energy use*
  - *Support decarbonisation of heat and electricity*

- Following this Government appointed BRE and other experts to carry out a multi-year project to develop a replacement for SAP.

Introducing the Home Energy Model

- Replacement for SAP.
- Previously known as “SAP 11”.
- Created by BRE.
- A complete rebuild of the methodology.
- To be used for the Future Homes Standard and EPCs.



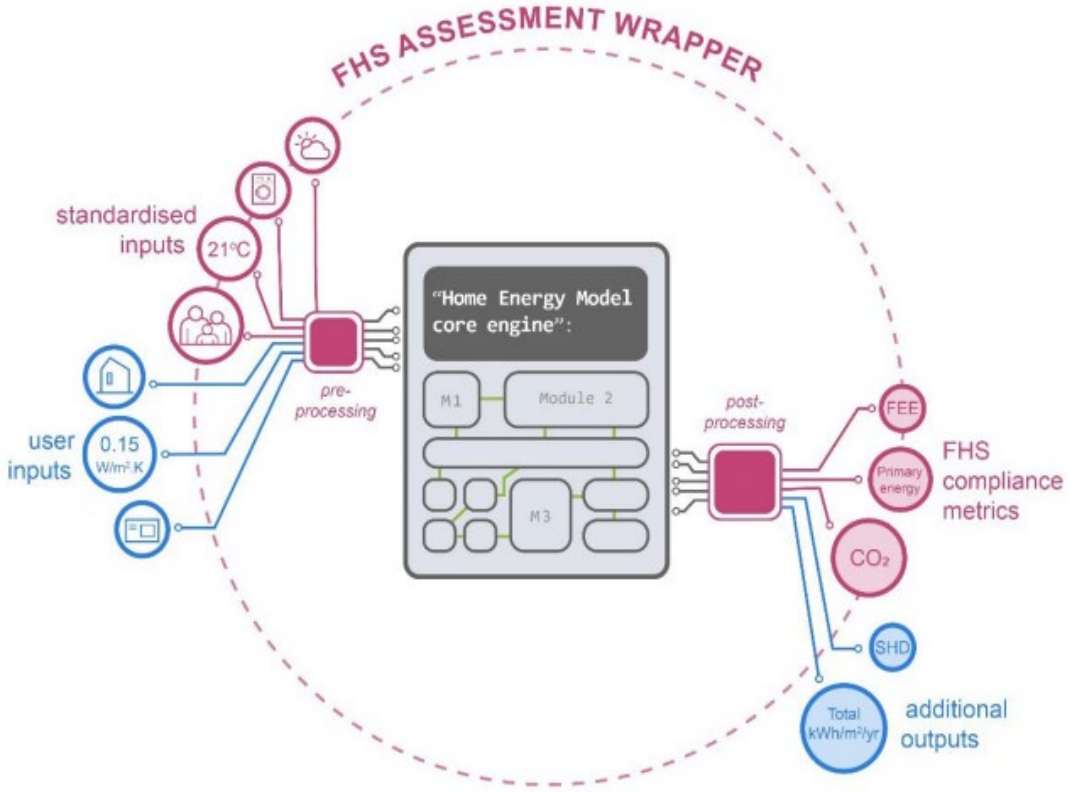
Open-Source Methodology

- One aim for HEM was to increase the transparency of the methodology.
- Government/BRE have published the code base of the HEM.
- Changes now shown in the open-source code.
- Should improve transparency and allow peer review of the methodology.
- This may remove the need for a specification document as used for SAP previously.
- May result in more users of the HEM which will feed into the official versions used.

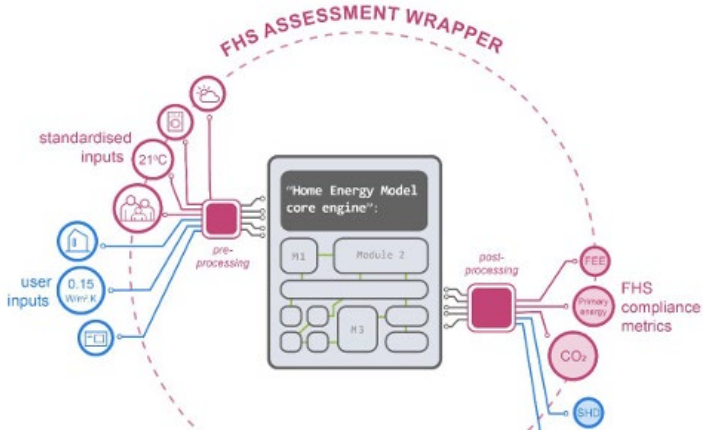


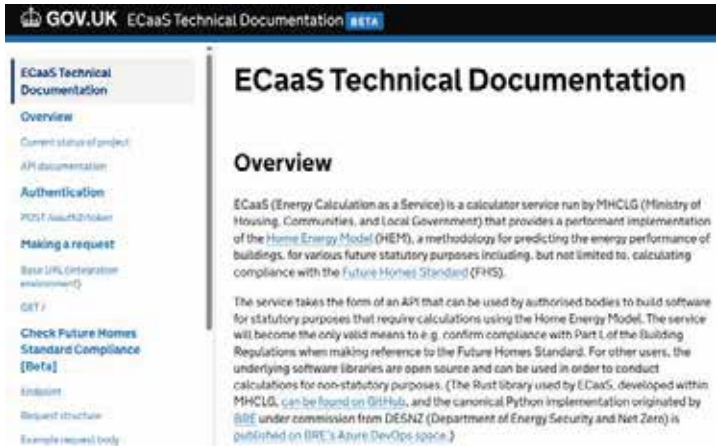
Wrappers

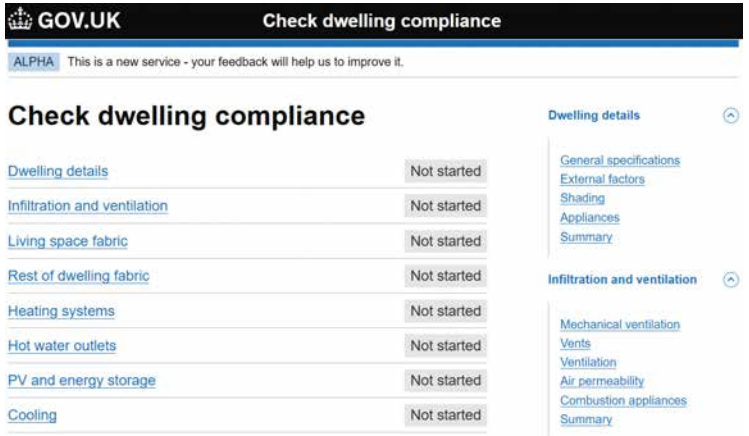
- To distinguish between different purposes when using the HEM, ‘wrappers’ will be created.
- A wrapper controls the user inputs, standardized inputs and outputs from the HEM for a specific purpose.
- Separate wrappers needed for existing dwelling & new dwelling EPCs.



Energy Calculations as a Service (ECaaS)







MHCLG will host the HEM calculation engine

Known as Energy Calculation As A Service (ECaaS)

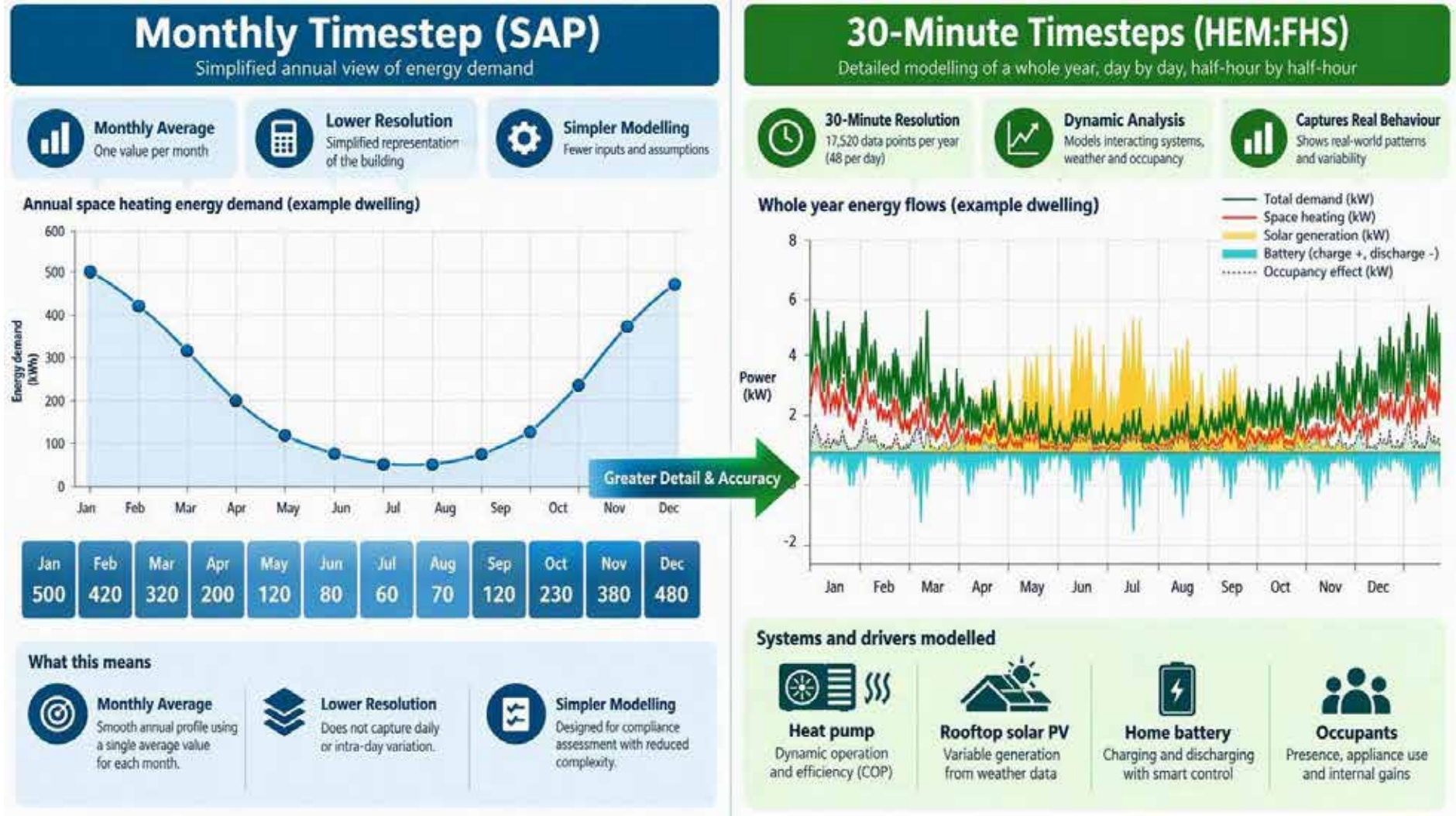
First version released November 2024

Elmhurst are already interacting with the service to generate results, understand inputs etc.

Ongoing development

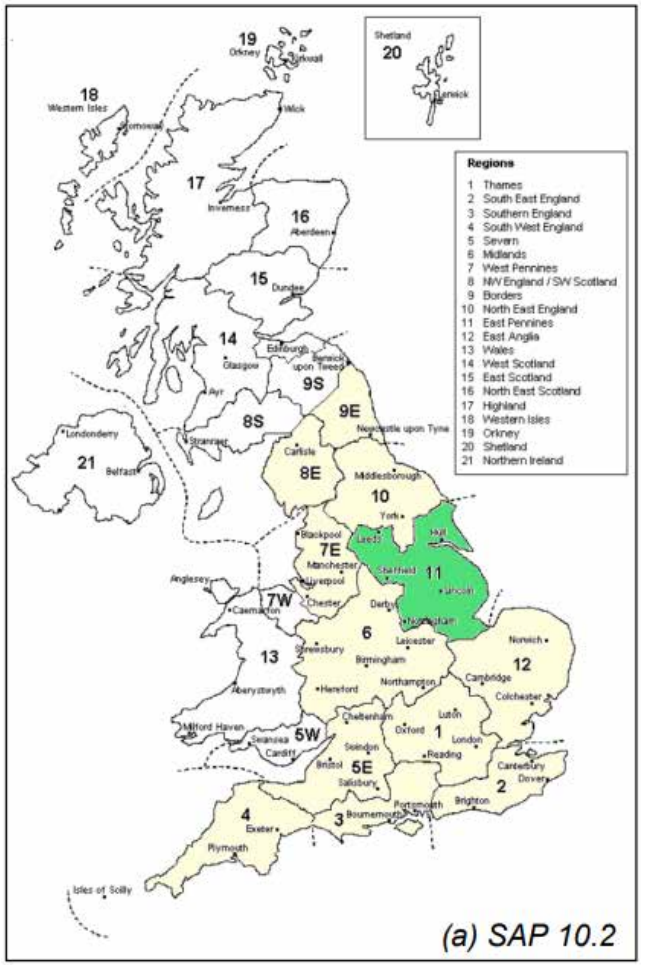
ECaaS still being developed. MHCLG expect a front end to be ready late 2026.

Monthly to 30 Minute Timestep



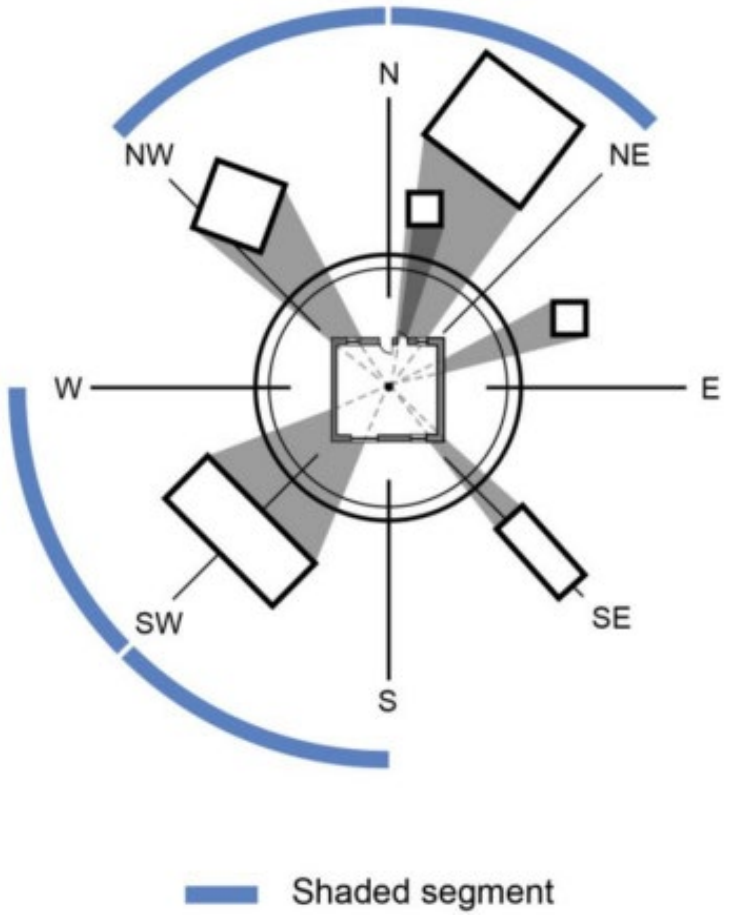
Dwelling Location

- Currently a single climate data set is used in SAP to set Standard 6.1 targets.
- Proposed to use region specific climate data for calculation of compliance standards.
- Using HEM the notional dwelling heat pump will be ‘sized’ based on the dwelling’s heat demand, therefore climate data needs to reflect the dwelling location.
- CIBSE 2025 weather files to be used.
- Impact - the same dwelling assessed in different areas will get different results.



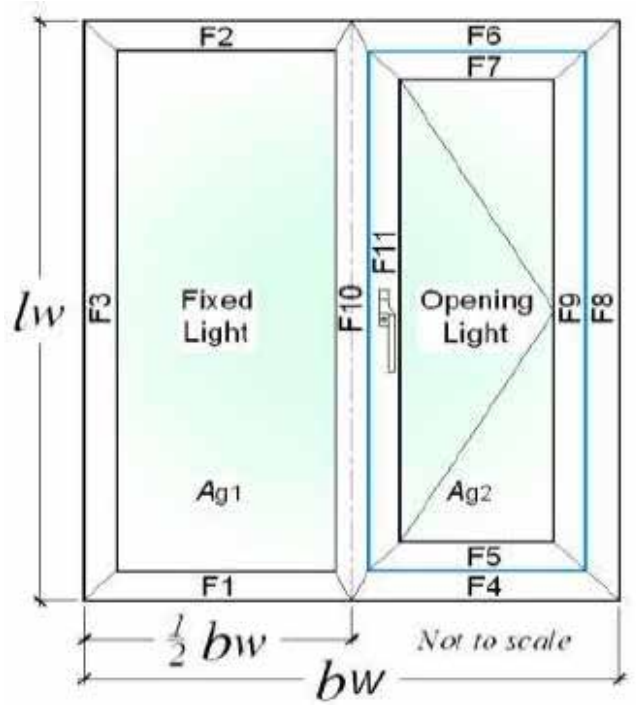
Shading

- Shading from surrounding obstacles now needs to be recorded.
- This will influence areas such as solar gains and PV output.
- For openings reveal dimensions required.
- The effect of curtains and blinds can also be modelled.



Openings

- Each opening must be entered individually with its respective performance data and dimensions.
- For windows, openable parts must be defined.
- Shading must also be added where relevant.



Sample Style:

Casement

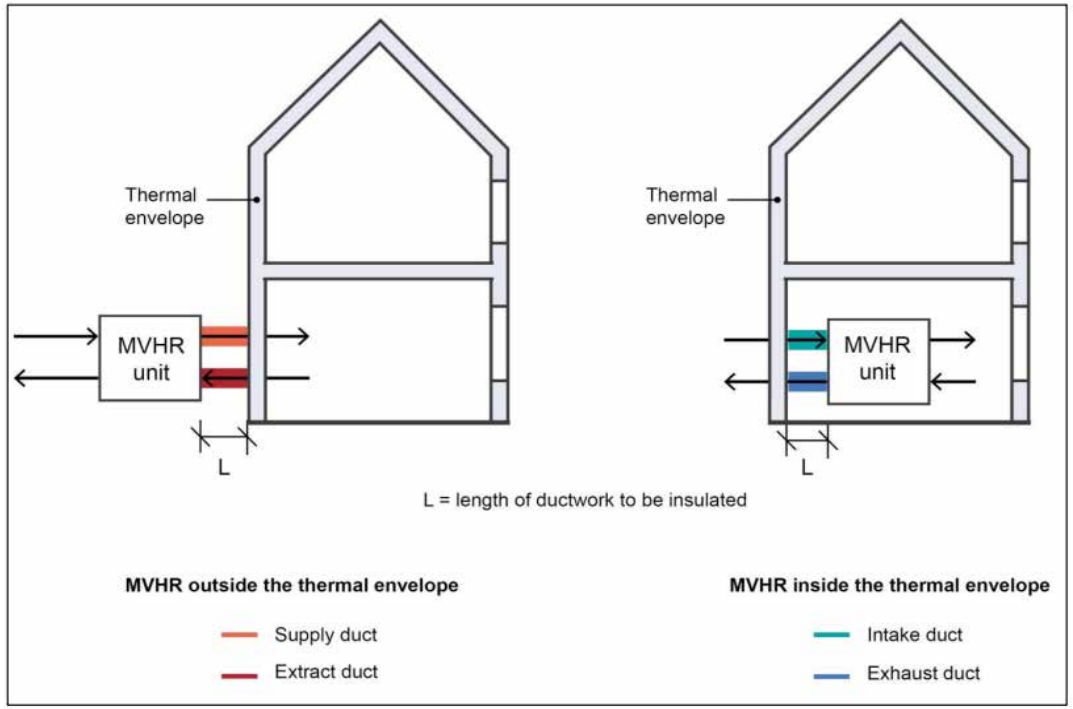
Fixed Light / Side Hung

Blue line illustrates opening light length (air leakage)

Infiltration & Ventilation

More detailed assessment of Infiltration & Ventilation

- Infiltration
  - Details of air bricks, trickle vents needed.
- Ventilation
  - More information required including ductwork form, lengths, insulation type and thickness.



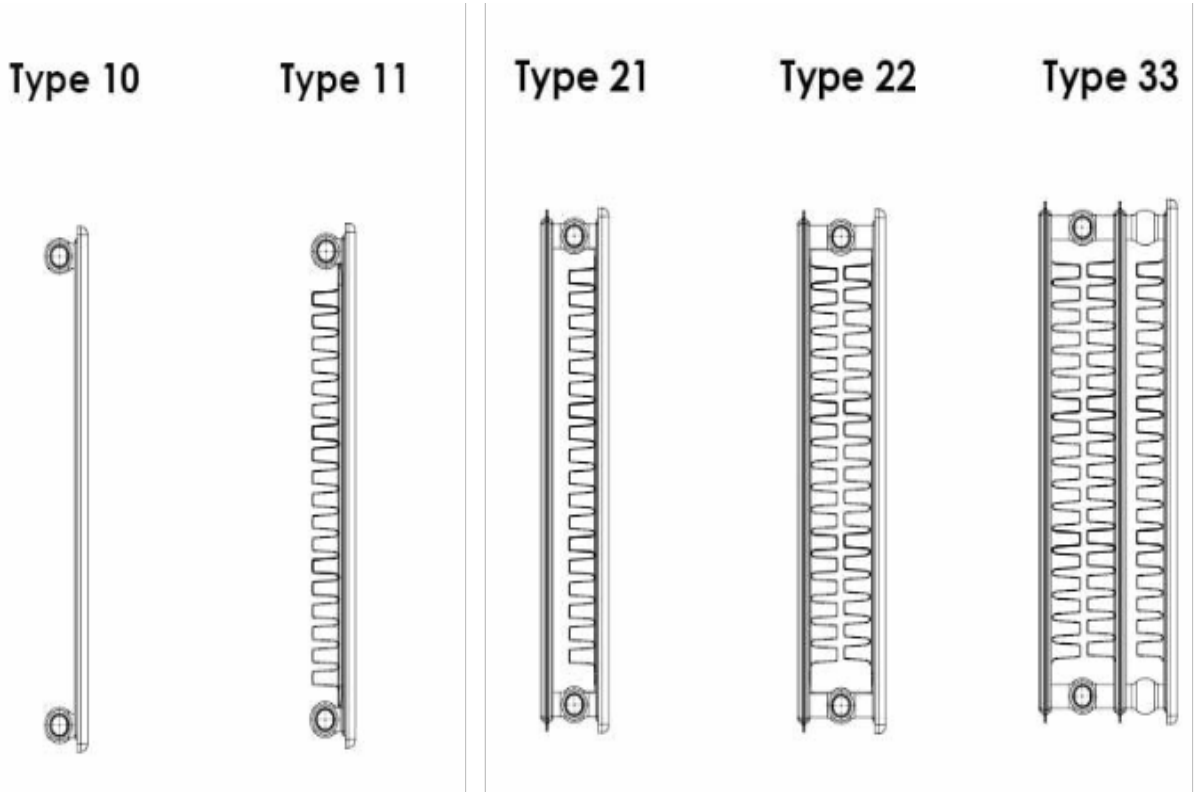
Space Heating

- More detailed assessment of space heating systems
  - Revised method for assessing heat pumps.
  - Heat Batteries can be modelled.
  - More detail on heat emitters - required to check sizing.
  - More detail on circuit parameters including flow/return temperatures.



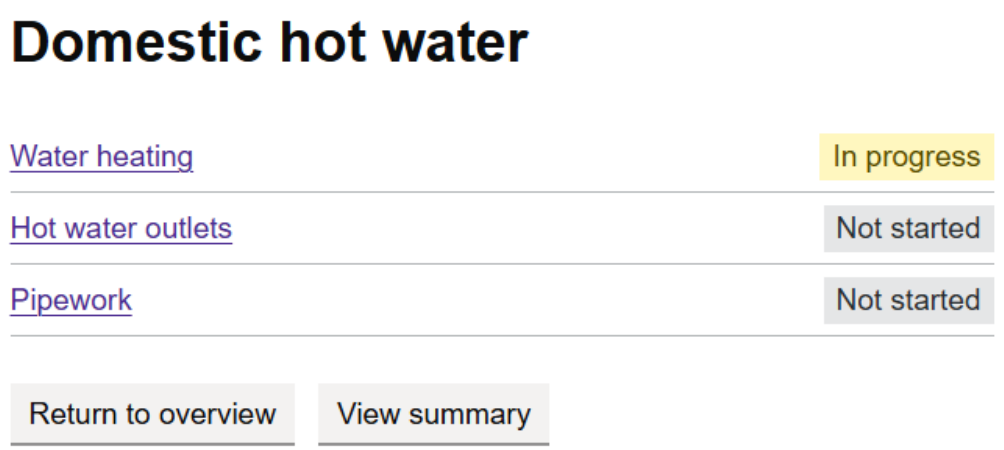
Radiators

- Generic types of radiators are available on the PCDB.
- Every radiator must be entered into HEM.
- Types of radiators include T10, T11, T21, T22 and T33.
- The length and height of each radiator must be defined.



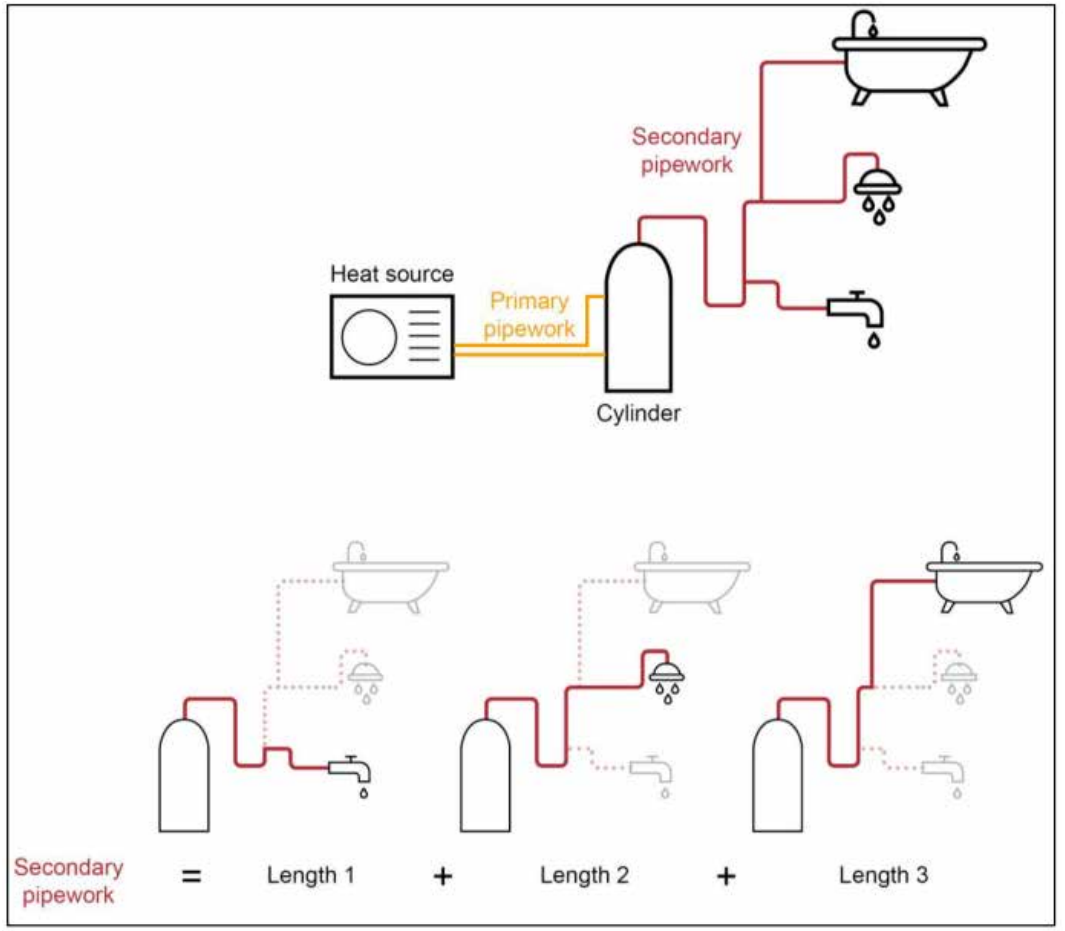
Domestic Hot Water and HEM

- HEM introduces more granular dynamic modeling of hot water demand.
- With half hourly timesteps HEM can calculate demand based on actual length and frequency of hot water events.
- Improved modelling of water storage systems based on number of hot water events.
- Seasonal variation of mains cold water also accounted for.
- Pipework losses now modelled fully.



DHW Pipework

- In HEM there is a much more detailed assessment of DHW pipework heat loss.
- Information for ‘Primary’ and ‘Secondary’ DHW pipework must be entered.
- HEM takes account of properties of the pipework such as the pipework length, thickness and type of insulation.



Summary

- HEM is a significant change for the industry.

- New methodology, delivery model, data inputs and results generation.

- Increased accuracy but complex.

- Half hourly timestep, shading, pipework, ventilation, space heating etc.

- There is a lot of work to do.

- Finalising wrapper, conventions, competency requirements.

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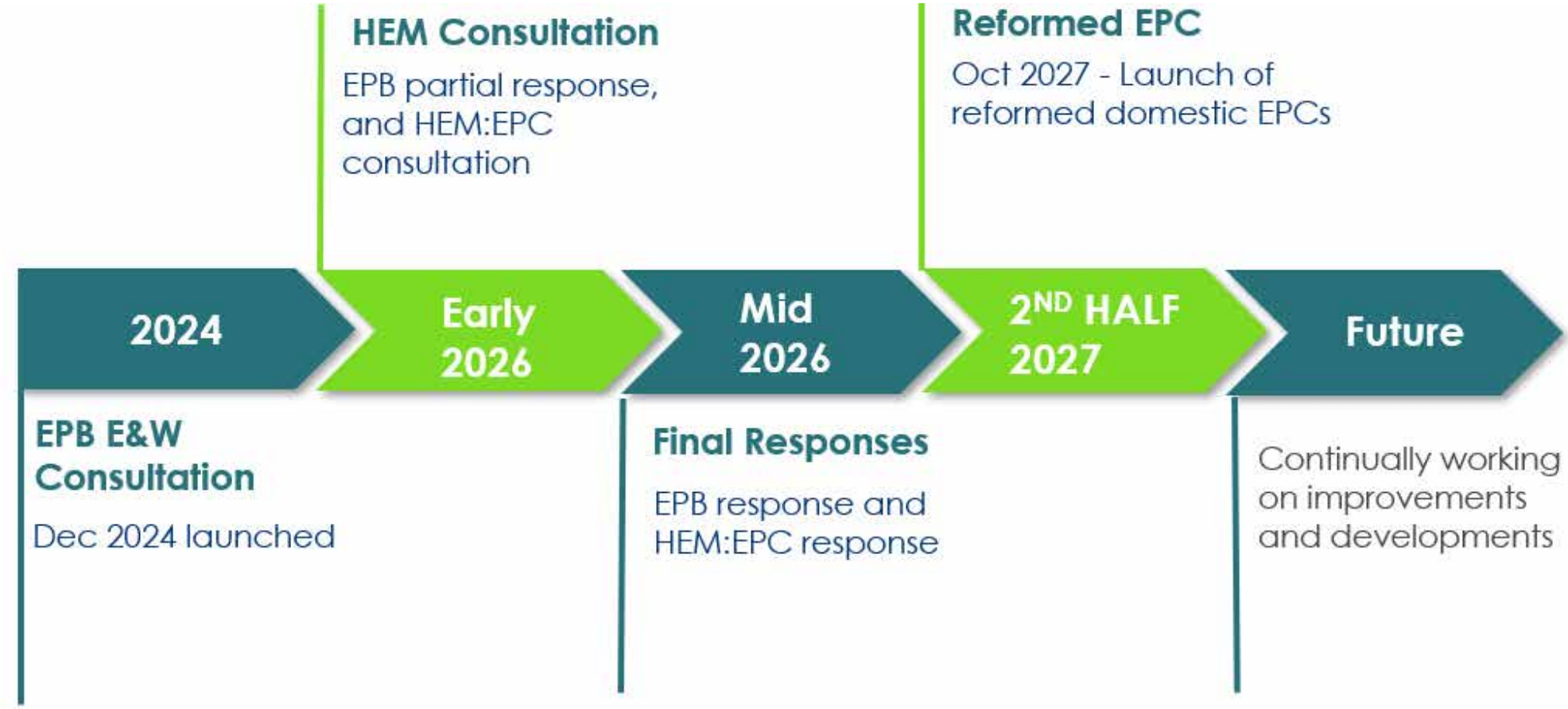
HEMie & EPC Reform



Timeline


HEM Consultation
EPB partial response, and HEM:EPC consultation
Reformed EPC
Oct 2027 - Launch of reformed domestic EPCs
2024
Early 2026
Mid 2026
2ND HALF 2027
Future
EPB E&W Consultation
Dec 2024 launched
Final Responses
EPB response and HEM:EPC response
Continually working on improvements and developments

Reforms to the Energy Performance of Buildings regime

- Consultation ran from 4th Dec 2024 to 26th February 2025
- Energy performance certificates most significant overhaul since they were introduced in 2007.
- The current system will be replaced by the Home Energy Model and presented as four separate metrics
- Whilst the consultation covers England and Wales, responsibility in Northern Ireland is transferred to the Northern Ireland Assembly.

Northern Ireland

The Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 applies in Northern Ireland and the systems there rely on and operate mutually with the regime in England and Wales. Therefore, it is likely that outcomes from this consultation will apply equally in Northern Ireland, subject to any relevant ministerial approvals and additional local policy development.

Use code to see the outcome

EPC Reform

Governments aim is to make EPC's – more useful, actionable and provide trustworthy information

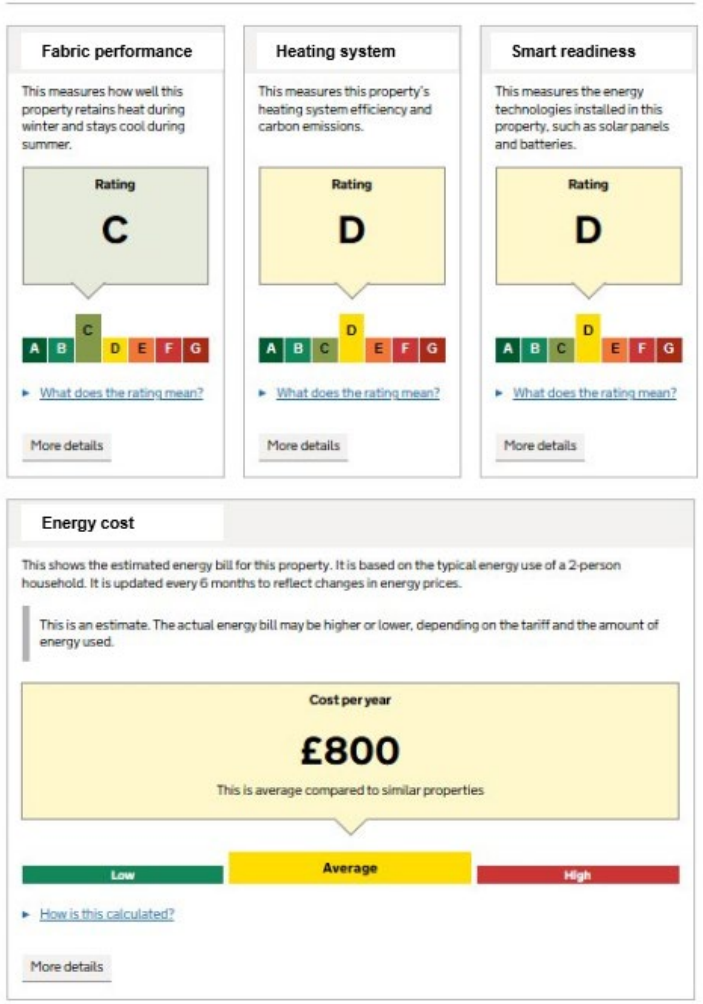


EPC Reform

Useful	Actionable	Trustworthy
Clearer information for consumers and building owners	Information available at key decision points	Competent professional assessors
Reformed Domestic EPC metrics	Clearer recommendations	Clearer and more consistent evidence requirements
Information available for more buildings	Better digital access through EPB Register services	Stronger auditing assurance and oversight

- Reformed EPC's will use the new HEMie methodology
- RdSAP will be replaced by HEMie (back end of 2027)

Four New Metrics



- Fabric performance
- Heating system
- Smart readiness
- Energy cost

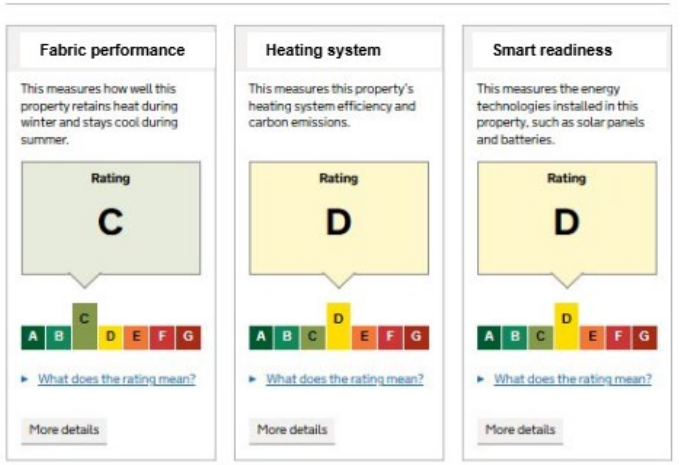
Different aspects of performance can be viewed - insultation, heating systems, new technologies rather than it all being combined as one single cost metric

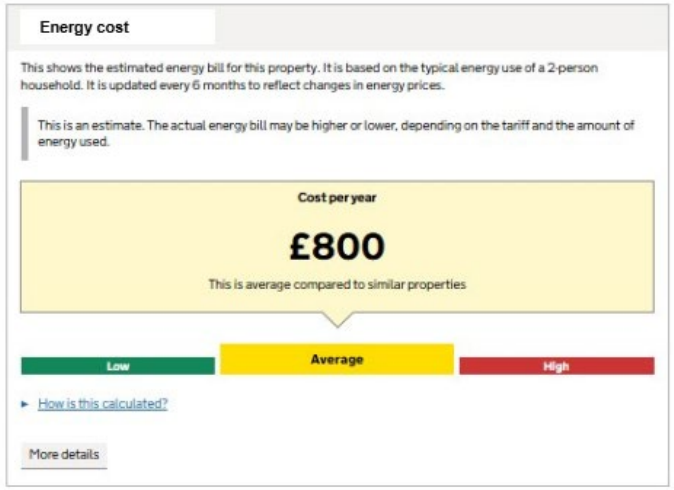
Connecting improvements to outcomes

Helping people to compare homes and consider improvements

New Metrics

- **Fabric performance** – how well the property retains heat during the winter and stays cool in the summer
- **Heating system** – This measures the systems heating system efficiency and carbon emissions
- **Smart readiness** – Measures the energy technologies installed in this property eg solar panels and batteries.
- **Energy cost** - estimated energy bill for the property based on the typical energy use and updated every 6 months



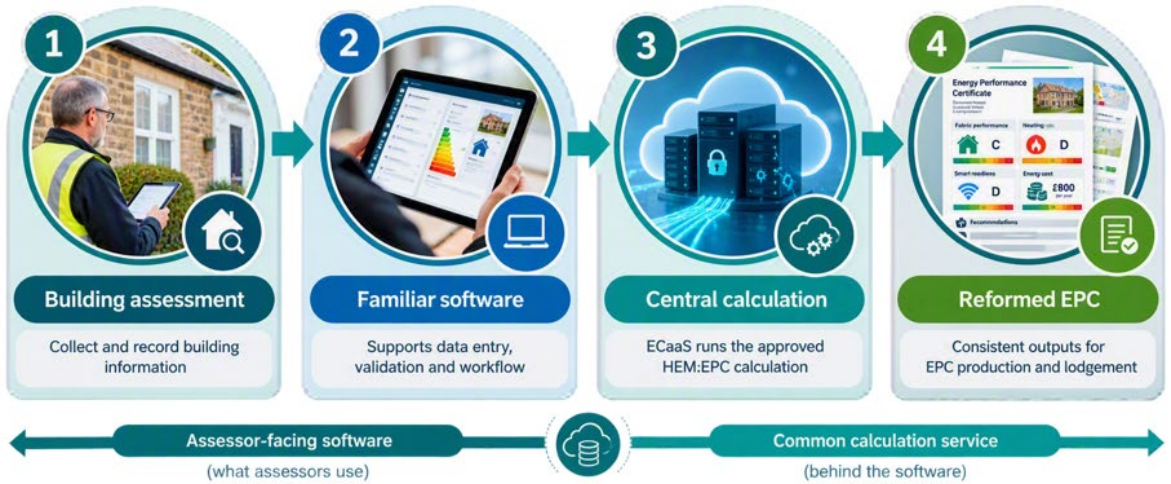


EPC Reform

- Validity period will remain at 10 years (5 years in Scotland)
- Increased trigger points
- Greater clarity on when an EPC is required (HMO, Heritage and listed buildings)
- Increased penalties for Non-compliance
- Review of training and auditing requirements

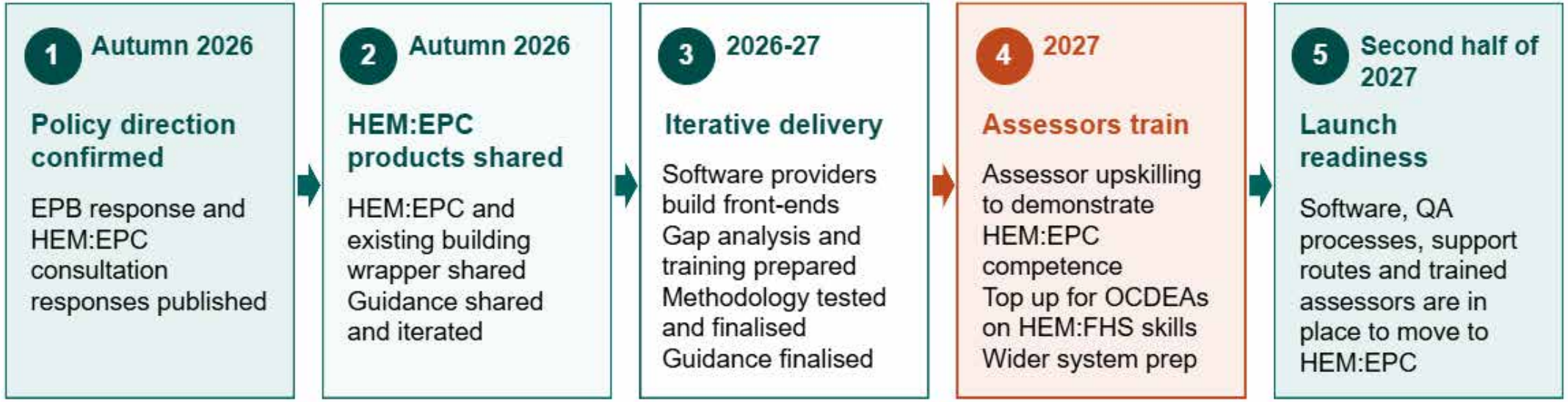


A familiar assessment flow



- Existing building assessments remain visual and evidence based
- Any additional inputs - remain proportionate, balancing accuracy, consistency and assessment time
- Software remains familiar to users
- A structured delivery plan will support assessors to develop and demonstrate HEM:EPC competence

Current timeline



Government and industry are working closely to develop a shared implementation plan we have confidence in, to support delivery of reformed EPCs in the second half of 2027.

We will commit to a launch date when we have assurance on the robustness of that plan.

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Funding Options in Northern Ireland

Simon Flint, Elmhurst Energy



Introduction: Warm Homes Plan

A national programme to cut bills, boost energy efficiency, and tackle fuel poverty

- The Warm Homes Plan is a £15 billion UK government programme designed to upgrade millions of homes with modern, low-carbon, energy-saving technologies over the next 5 years
- The plan supports all household types with tailored routes for each (renters, owners, social housing)
- It includes insulation, heat pumps, solar PV, and battery storage

Introduction: Warm Homes Plan

- A new Warm Homes Agency will coordinate delivery, skills, and supply chain capacity
- **£5 billion** for low-income schemes
- **£2 billion** for consumer loans
- **£2.7 billion** for the Boiler Upgrade Scheme
- **£1.1 billion** for Heat Networks
- **£2.7 billion** innovative finance
- **£1.5 billion** other funding for Warm Homes Plan Programmes and Devolved Administrations

Introduction: Funding Options

- Northern Ireland Sustainable Energy Programme
- Affordable Warmth Scheme
- Warm Homes Loan Scheme







Northern Ireland Sustainable Energy Programme

- The NISEP fund is collected from all Northern Ireland electricity customers through a public service obligation.
- Programme is administered by Energy Savings Trust
- Funding worth £8 million per year
- Recently extended for a further two years until March 2029

Northern Ireland Sustainable Energy Programme

- Households across Northern Ireland can benefit from the NISEP.
- The majority of the funding (80%) is targeted at vulnerable customers.
- Multiple measures available including:

- Loft insulation
- Wall insulation CWI & EWI
- Heating
- Heating controls

Northern Ireland Sustainable Energy Programme

- Homeowners, private tenants and non-domestic or commercial properties might be eligible.
- Eligibility can also depend on:

- Income
- Housing tenure
- Where you live

- Fully funded or part contribution depending on income

Northern Ireland Sustainable Energy Programme

- Delivered via a number of Schemes
- Some are regional
- Some are measure specific
- Applications go directly to a scheme who will then confirm eligibility
- Schemes can close once they have allocated all their available funding for that year

Affordable Warmth Scheme

- Affordable Warmth Scheme addresses the effects of fuel poverty and energy inefficiency. The scheme is directed at low-income households.

- Managed by the NI Housing Executive and due to run until March 2028 when the Warm Healthy Homes Fund is planned to replace it.

Affordable Warmth Scheme

To be eligible for the scheme you must:

- Live in Northern Ireland
- Own and occupy your property as your main home or
- Rent from a private landlord
- Have a total annual gross income of less than £23,000

Affordable Warmth Scheme

- Funding offers grants up to £7500 (£10,000 for EWI) per property.
- The Scheme offers a range of energy efficiency measures.
- These must be completed in the order of priority on a fabric first basis.

Priority 1 - Insulation / Ventilation / Draught-proofing

Priority 2 – Heating

Priority 3 – Windows

Priority 4 - Solid Wall Measures

Affordable Warmth Scheme

- Value of grant will depend on an assessment of the property, and the proposed improvements must be on a fabric first basis and must be agreed with Technical Officer.

- Unlike other funding schemes it is then up to the individual to obtain quotes for the work and appoint contractors.

- If you are a tenant, the landlord must agree to the improvements & pay 50% of the total cost of the measures.

Warm Homes Loan Scheme

- Warm Homes Plan was published in Spring 2026 with a number of funding opportunities outlined.
- One of those schemes was Warm Homes Loan Scheme
- This scheme was launched October 2026
- These loans are available to households across the entire UK - in England, Scotland, Wales and Northern Ireland.



Warm Homes Loan Scheme

- Government has worked with Finance sector and identified so far 10 lenders who will offer low or even in some cases interest free loans.
- Details of the lenders is available on .gov site
- Consumer can shop around to find loan most suitable for them, as length of loan, repayment terms and interest may vary.



Warm Homes Loan Scheme

To be eligible for a Warm Homes loan:

- you must own the property you're applying for, either with or without a mortgage
- the property must be in the UK
- the property must be residential, not commercial
- Lenders may also have more eligibility rules.

Warm Homes Loan Scheme

- Maximum amount of loan will vary depending on the measures you want to install
- The available measures for this scheme are:

Air source and ground source heat pumps

Solar photovoltaic (PV) panels

Battery storage systems

Domestic wind turbines

Micro hydroelectric systems

Must be installed by MCS registered installer



Summary

- A number of different funding options are available
- Others may well be available as well on a regional basis
- Aimed at different groups of consumers:

Measure specific funding.

Grant to be used on a fabric first basis.

Low interest loan for renewable technologies.

Our climate is changing……still dependent on fossil fuels!

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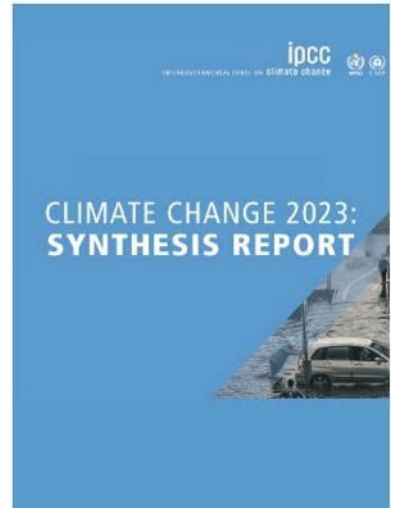
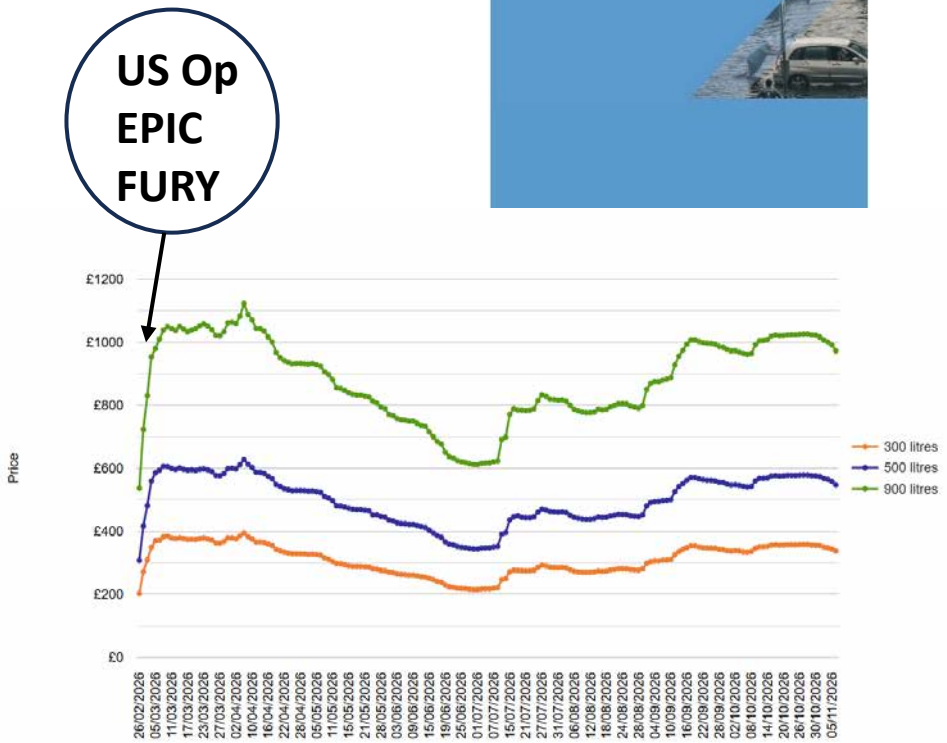
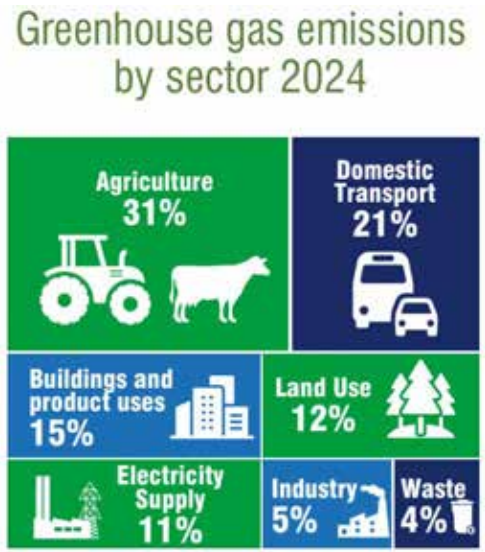
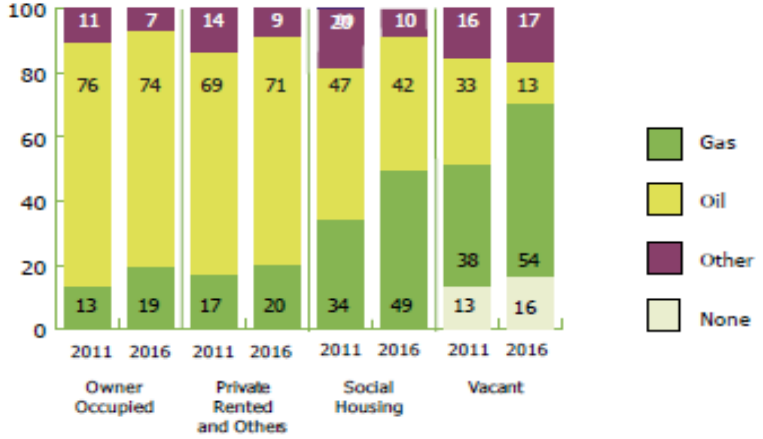
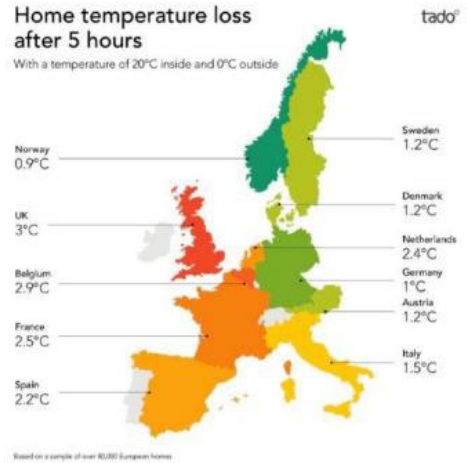




Northern Ireland Housing Context

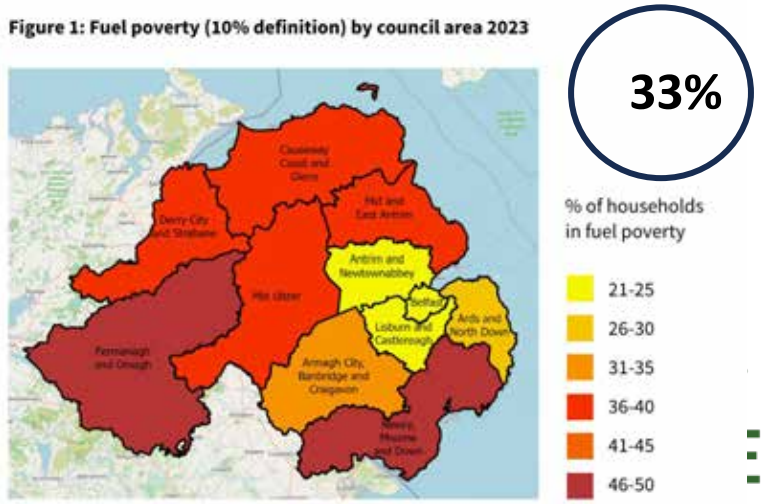












Sustainable Development Strategy and Action Plan 2022-2027



for Housing Executive, Tenants, Communities, Supply Chains & Stakeholders

PEOPLE | PROPERTY | PLACES

- EDUCATION & EMPOWERMENT LEADING TO BEHAVIOUR CHANGE
- HEALTH WELLBEING & SUSTAINABLE LIVING
- SUSTAINABLE TRANSPORT SOLUTIONS
- BUILT ENVIRONMENT
- SUSTAINABLE COMMUNITIES

Governance: Carbon Monitoring, Environmental Management, Environmental Benchmarking, Sustainability Audit, Green Growth and Sustainability Action

Leadership & Collaboration through External Funding Opportunities for Zero Carbon Projects

PLANET

OUR GOAL

NET ZERO in all our operations by **2050**

END OF DECADE

Corporate Target

(Housing Executive Business)

25% CO_2 REDUCTION IN emissions by 2030/31



END OF DECADE

Housing Target

(Housing Executive Landlord)

RETROFIT HOUSING to upgrade energy efficiency to **SAP Band C** by **2030**

89,000 tonnes of **REDUCTION** CO_2

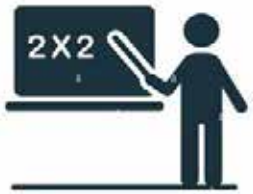
up to 2030/31 (23%)

NI Decarbonised Pathway – People and Skills Focus

ISSUE - **Across NI 60% existing housing need retrofitted by** 2050. NIHE must decarbonise 82k houses in role as Strategic Housing Authority (HECA) and Landlord.

REQUIREMENT - **Innovate solutions through focus on householders and workforce**...'ENGAGE, EDUCATE & EMPOWER'





NIHE SOLUTION: **Low Carbon Programmes and Skills and Net Zero Centre**

ENABLING ACTION: Landlord Low Carbon Programmes (New Build, LCP, CWI, EWI **all training design, delivery teams and contracting workforce**)

END STATE: **TRAINED workforce, EDUCATED/EMPOWERED** householders, reduced energy bills and reduced carbon emissions

NIHE Decarbonisation Journey…..to date



2024 NIHE 1st 5 Passive New Builds

05

04

Low Carbon Programme Update

2023-2026 300+ Retrofit NIHE Homes

06



2022 NIHE 1st Sustainable Development Strategy

03



2021-2023 Omagh 10 Retrofit NIHE Homes

02



01

2016 Newry 5 Retrofit NIHE Homes

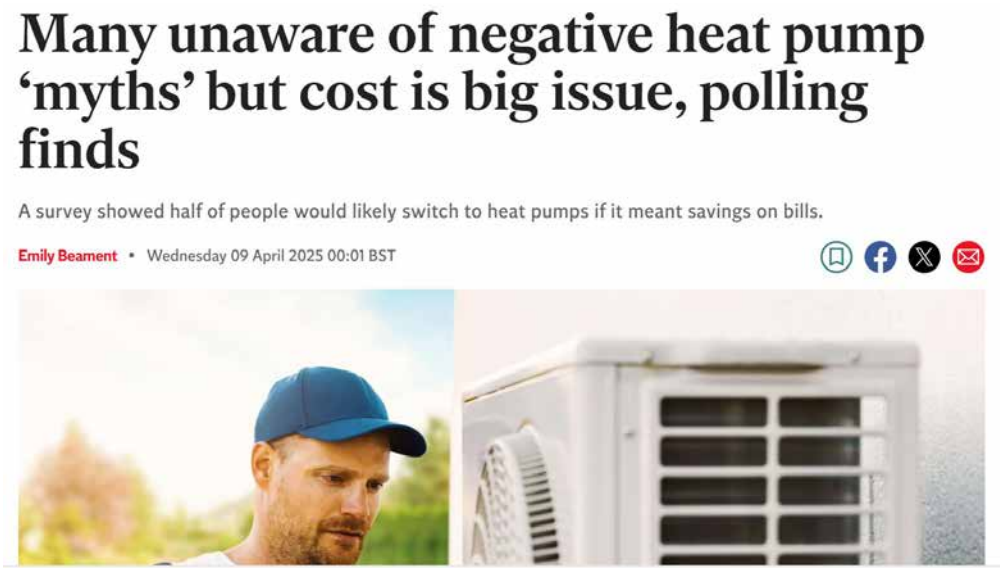


2018-2023 ERDF 1400+ Retrofit NIHE Homes

Mis-information about Net Zero & heat pumps



'Campaigns of misinformation' around heat pumps says energy minister amid record number of installations



MMC Ultra Low Energy New Build – North Belfast

Summary of Key Points:

- High Levels of Insulation
  - Ext wall – 225mm EWI
  - Floor – 300mm EPS
  - Roof – 800mm mineral wool
- Low Carbon Heating & Ventilation
- Sustainable Energy Provision – PV

Aims:

- Improve energy efficiency
- Lower carbon emissions
- Help reduce fuel poverty
- High level of environmental comfort





Certified Passive House
Passive House Institute
classic | plus | premium

THE DIFFERENCE

Lisnafin Park

Deep Retrofit and Install of Renewable Technologies







Summary of Works

- **Bespoke for End Users/Assisted Living Needs:-**
  - Reconfiguration of Layouts/ Level Access
  - 1 no. Disabled Accessible

- **Fabric Improvements:-**
  - External Wall Insulation/ CWI
  - New Roof, Loft Insulation, Breather Membrane
  - Increase in Airtightness= Reduced Heat Loss
  - Demand Led Mechanical Ventilation

- **Renewable Technologies:-**
  - Air Sourced Heat Pumps
  - Ground Sourced Heat Pumps
  - PV

Outcomes

- ❑ Average SAP D increased to SAP B
- ❑ Lower energy use/ energy bills for end users
- ❑ Healthy, Comfortable Indoor Environment
- ❑ Reinvigorated Locality
- ❑ Learning Outcomes for the NIHE

Retrofitting for the future: Low Carbon Retrofit Programme

£14m Programme (400units) – *3rd Generation Programme*



a. Whole House Approach
b. Fabric First – Optimal level of Energy Efficiency
c. Low Carbon Heating – Principally Heat Pumps
d. Renewable Generation and Storage
e. Improved education and energy advice to householders
f. Detailed data monitoring to optimise efficiency





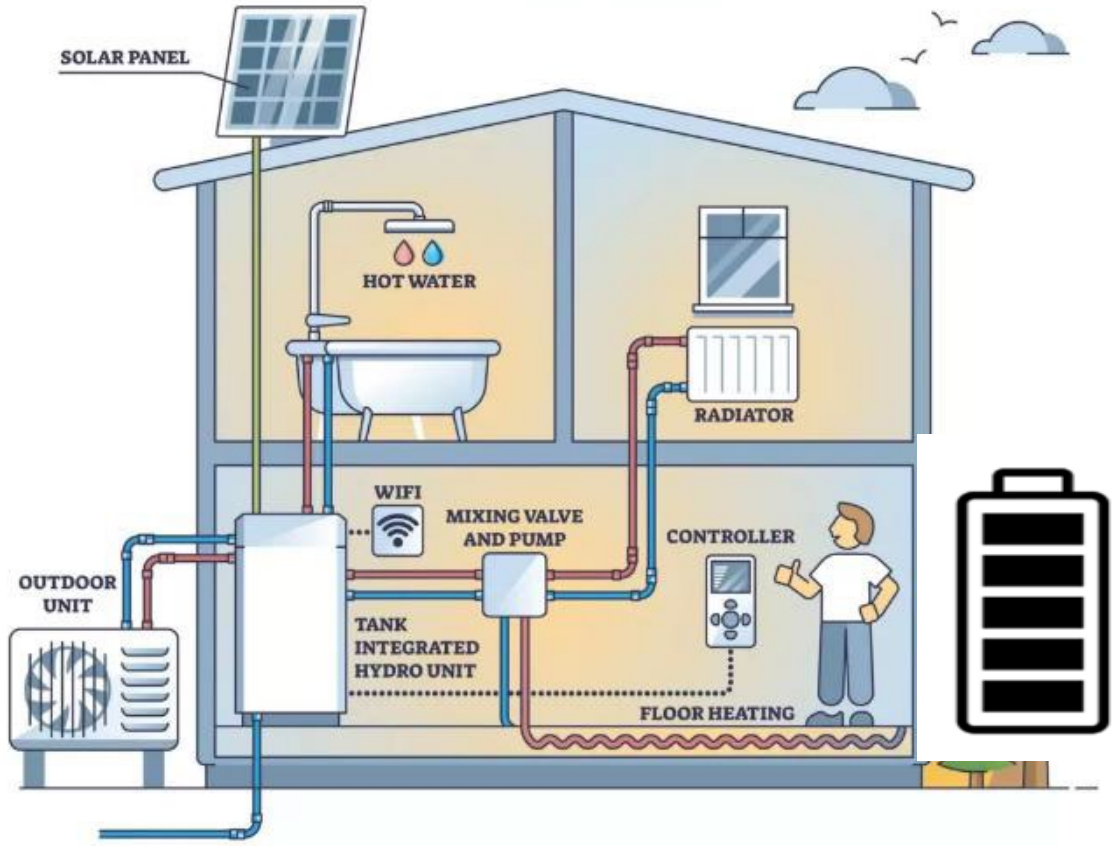
- Green supply chains
- Green Jobs
- Householder Reduced Bills
- Reduced Carbon Footprint

- Improved thermal comfort
- Health benefits
- Reduced Network Load
- Evidence base for future decarbonisation at scale

THE DIFFERENCE

Retrofitting for the future: Low Carbon Retrofit Programme

£14m Programme (400units) – *3rd Generation Programme*



1. Fabric First Insulation/Measures
CWI, EWI, Loft, Air tightness, ventilation

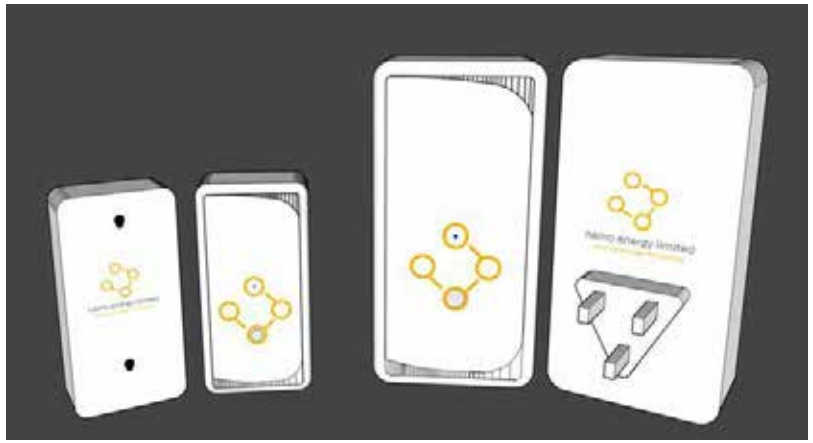
2. Renewable Technology
Solar Photovoltaic Panels, Electric battery, solar divertor for hot water

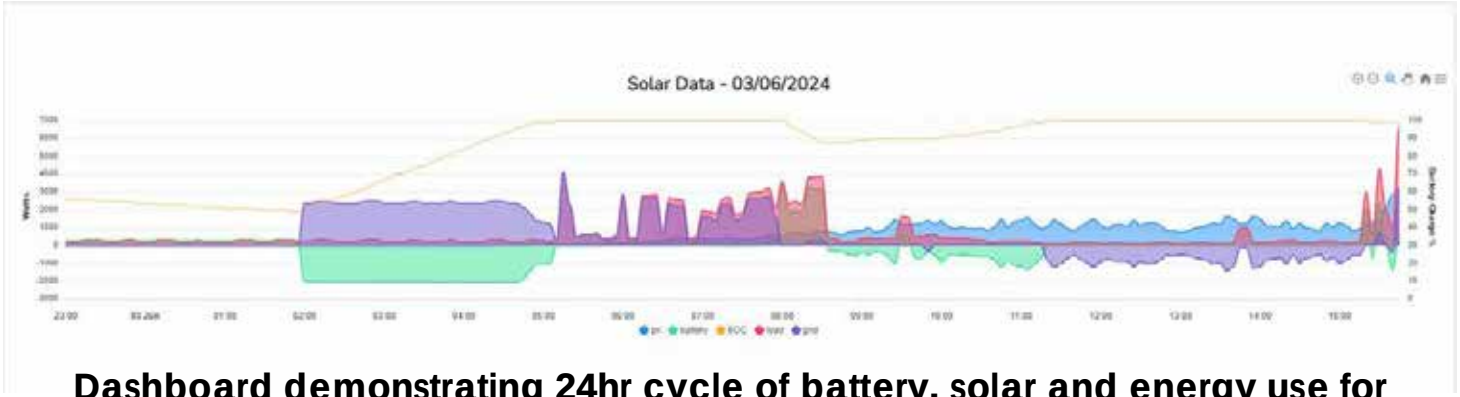
3. Low Carbon Heating
Principally, air source heat pump

4. Energy Advice
Improved education and energy advice to householders

5. Data Monitoring
Detailed data monitoring to optimise efficiency

Quantitative Data Monitoring and Qualitative Interviews





Dashboard demonstrating 24hr cycle of battery, solar and energy use for typical householders from 3rd party monitors and heat pump/battery apps

Quantitative Research...Appointed 3rd Party Install and Analyse Data 200+ houses

a. indoor environmental quality - damp & mould
b. thermal/system performance – optimize system/health & well being
c. energy costs – fuel poverty
d. measured co2 emissions – climate change
e. value for money analysis – asset investment

Future Model: NIHE provide in-house data monitoring of energy data and assess environmental data based on demand

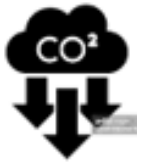
Qualitative Research ...Ulster University random assess 20+ LCP customers and provide independent analysis

Quantitative and Qualitative Data Outputs

Quantitative Research



- **Annual household energy** costs reduced to **£718 (savings £1176 pa)**
- **£100 per house pa from export tariff** (30% exported)



- **Carbon emissions** (@222g/kWh) = **1.108 tonnes CO2 - 79% reduction** in household carbon emissions



- Average **internal temperatures increased by approximately 2.5°C**.
- Time spent **below 18°C reduced from 35%** to 6%.



- Heat pumps achieved **seasonal coefficients of performance 2.7 to 3.3.**
- Solar and battery **systems delivered approximately 64% household self-sufficiency.**



- Approximately **70% of solar generation was utilised within homes**

Qualitative Research

Health & Wellbeing - "I used to wake in the night before for my inhaler, and now I don't wake at all. My house is a better environment now."

"It really helped my mental health; I am more relaxed and less stressed about money."

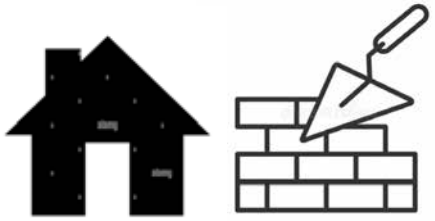
Thermal Comfort - "There was draughts everywhere, now there is actually none. I can now sit in with a t-shirt, then I had a hoodie on."

"I am paying half of what I was before."

Case Study - Health Impact "My daughter was in the clinic for over a year and two months after the system went in, she was discharged."

Case Study- Fuel Poverty Impact "I'm not picking between heating or eating anymore. That's a huge weight lifted."

Low Carbon Programmes – Circular Energy - The Future



Retrofit at Scale



Utilise Solar PV and battery for peak times



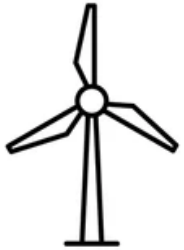




Revenue from Flexibility Services reinvest into Retrofit







Provide Flexibility Services (need policy/regulation change for prosumers)

DfC Warm Healthy Homes ….Potential Holistic Outcomes

Still in draft, but consultation consides insulation, renewables and low carbon heating



Retrofitting – Challenges & Constraints

1. **Step Change**: Every report says we need to deliver a step change in current retrofit levels
2. **Decarbonisation Options - Need clear messaging:**
    a. *Electrification main pillar (CCC principally AtW Heat Pump & Heat Networks)*
    b. *N/G to Biomethane ? (Affordability, Sustainability of Supply (CofO),then maybe Policy & Regulation change)*
    c. *Oil to HVO ? ((Affordability, Sustainability of Supply…then maybe Policy & Regulation change)*
    d. *Decarbonisation based on* ***affordability; sustainability of supply & carbon free***
3. **Funding disparity** with GB/ROI…. *(SHDF, BUS, SALIX, NIHE revitalisation)*
4. **Skills Gap**…..contractors need market certainty
5. **Householder Understanding**….*energy advice leading to behaviour change*
6. **Different tenures/demographics**….OO, Social, Rented, Able to Pay, Fuel Poor, Working Poor

NI Housing Retrofitting – Opportunities & Lessons Learned

New build and retrofitting at scale will deliver

1. **Green Growth** – Economic multiplier
2. **Improved Health & Well Being**, less of NHS burden
3. **Reduced Energy bills**, reduced Fuel Poverty
4. **Reduced Carbon Emissions** (different decarbonised options have different carbon reduction)
5. Mixed tenure retrofitting in NIHE schemes offer Area Based Approach
6. **Householder Prosumer potential**, reduced load, reduced constraint/reinforcement, potential
7. NIHE revenue stream from flex and capacity markets
8. **Improve our energy resilience**

Any Questions



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Measuring What Matters Energy Performance in Historic Buildings

Chris Ricketts, Elmhurst Energy



The Core Problem

Why assessment is difficult in historic buildings

- EPCs rely on standardised assumptions
- Traditional buildings are highly individual
- Materials, form and alterations vary widely
- Assumptions can lead to:
  - inappropriate recommendations
  - misdirected retrofit funding
  - moisture and ventilation risk

Why Historic Buildings matter

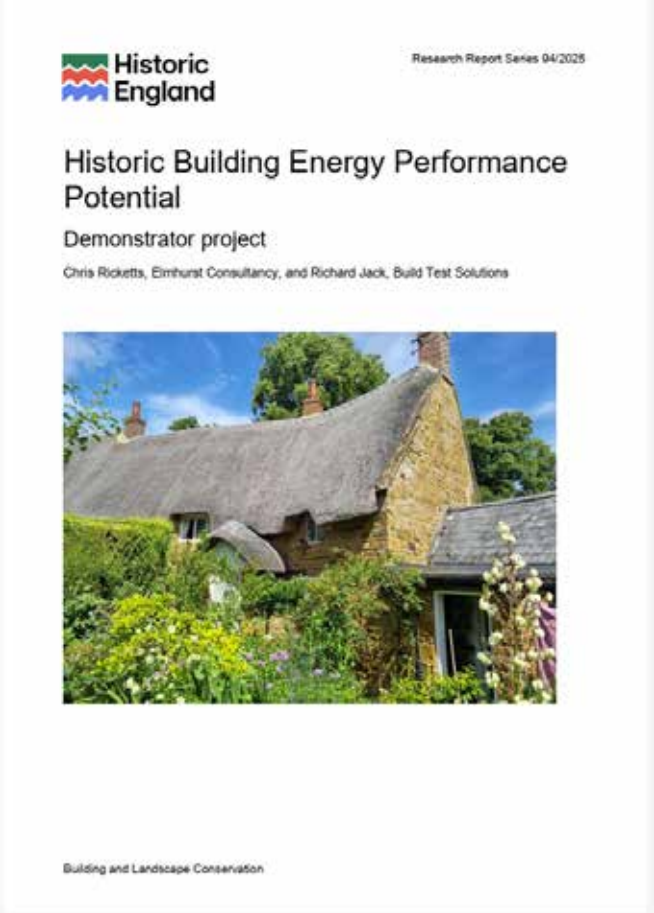
Historic buildings expose the performance gap

- Greater construction variability than modern housing
- Assumptions are often wider of the mark
- Performance gap becomes visible
- Lessons are transferable to all buildings

The Demonstrator Project

Project overview

- 6 occupied historic dwellings (pre-1900)
- Range of sizes, forms, locations and fuels
- Traditionally constructed buildings
- Aim:
  - Compare RdSAP assumptions with measured performance
  - Understand impact on EPC outcomes



The Demonstrator Project

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From Modelling to Measurement

What we measured

- Airtightness (Pulse testing) ✅ EPC permitted
- In-situ wall U-values (Heat3D) ❌ EPC permitted
- Whole-house heat loss (HTC) ❌ EPC permitted
- Condition survey and occupant feedback

How We Tested the Assumptions

Side-by-side methodology

- Baseline RdSAP EPC
- EPC + measured airtightness
- EPC + measured wall U-values
- EPC + airtightness and U-values
- Comparison with measured HTC

Headline Results

31%

Better airtightness than assumed

34%

Better wall U-values

45%

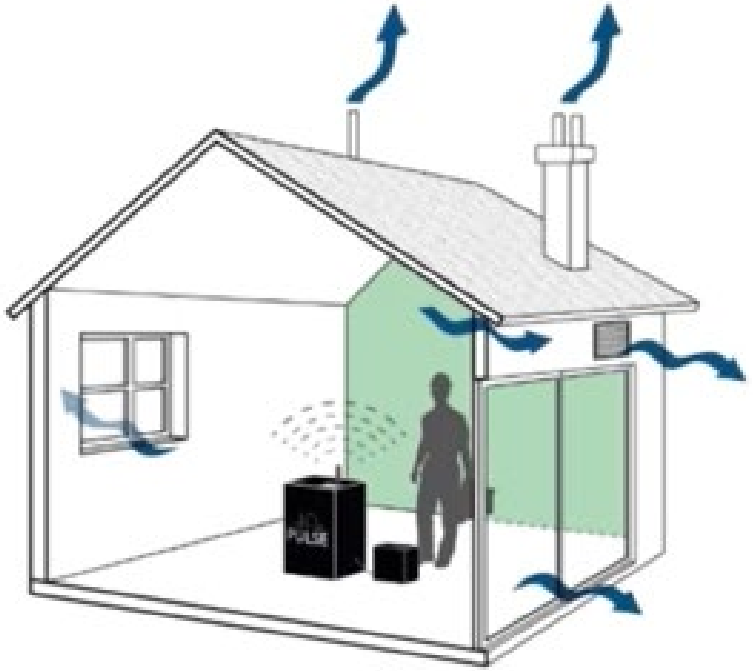
Lower whole-house heat loss

Average difference from RdSAP default assumption

Airtightness

The only in-situ measurement EPCs allow

- RdSAP minimum infiltration often pessimistic
- Wide variation across historic housing stock
- ~70–80% of pre-1949 homes improve EPC if tested
- Measurement identifies both opportunity and risk



In-Situ U-Values

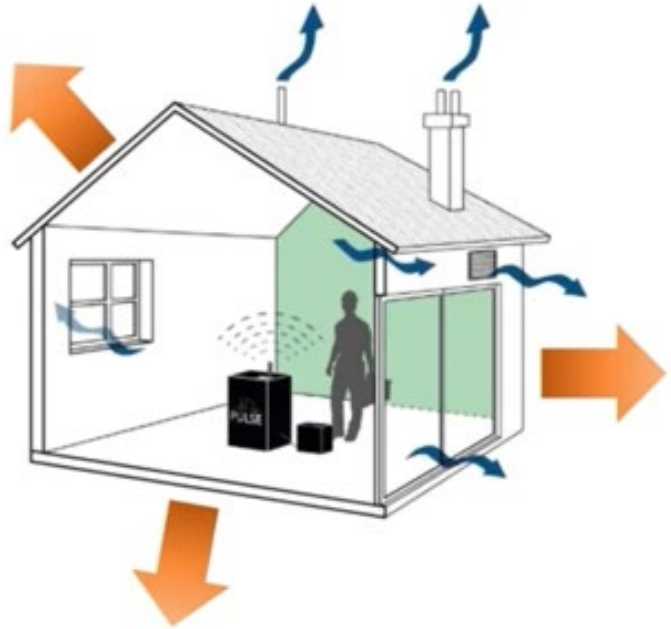
Walls that perform better than expected

- All six properties exceeded RdSAP assumptions
- Improvements ranged from **11%–58%**
- Assumed fabric heat loss often overstated
- Insulation benefits may be exaggerated in models

Whole-House Heat Loss (HTC)

Cutting through complexity

- Captures fabric, infiltration and thermal bridges
- Provides true baseline building performance
- Effective screening and diagnostic metric
- Supports proportionate retrofit decisions



What Changed (and What Didn’t)

EPCs became better calibrated

- Recommended measures largely unchanged
- But changes seen in:
  - priority
  - proportionality
  - technical suitability
- Better evidence leads to better decisions

Beyond Historic Buildings

Why this matters everywhere

- Performance gaps exist across housing stock
- Implications for retrofit programmes
- Critical for heat pump sizing and system design
- Measurement improves targeting of funding
- Enables “pay for performance” approaches

A Better Way Forward

Enhanced Technical Suitability Assessment

- EPC as baseline assessment
- Condition survey – mandatory
- Airtightness testing – mandatory
- HTC and U-values – targeted and proportionate
- Staged diagnostic approach

Final Reflections

Measure first. Intervene second.

- Historic buildings often perform better than assumed
- Measurement reduces risk and unnecessary intervention
- EPCs improve when informed by evidence
- Measurement-led thinking benefits all buildings

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Assess with Confidence: Top Tips for Audit Success

Caroline Postles, Elmhurst Energy



What will we cover?

- How to improve assessment quality and efficiency without increasing workload
- Practical tips
- Key resources available to support you
- Common audit failures
- Summary

Get it right first time: Reducing Audit failures



Evidence...Evidence...Evidence

- Refer to Minimum Evidence Requirements – SORS
- Missing Evidence
- Auditor can only see what you provide on the initial upload
- Additional evidence must be emailed to dea-qa@elmhurstenergy.co.uk
- Use site notes to explain any anomalies – handwritten or added in the app
- Make sure Floor Plans are clear and well annotated
- RdSAP Go – collects evidence, stores it and allows you to be audit ready from the moment you lodge the EPC


RdSAP Assessment Form

RdSAP 10 (Updates) Northern Ireland

RdSAP GO

- Take all photos/evidence through the app
- Guidance mode on/off
- Automatically date stamps images / geo tagging
- No need to store your evidence – upload to Access Elmhurst
- Integral floorplan tool & access to other floor plan tools (free webinar)
- Assessments can be completed on site or back in the office/home
- Input summary – these are your site notes
- QA ready
- Free trial





Minimum Evidence requirements

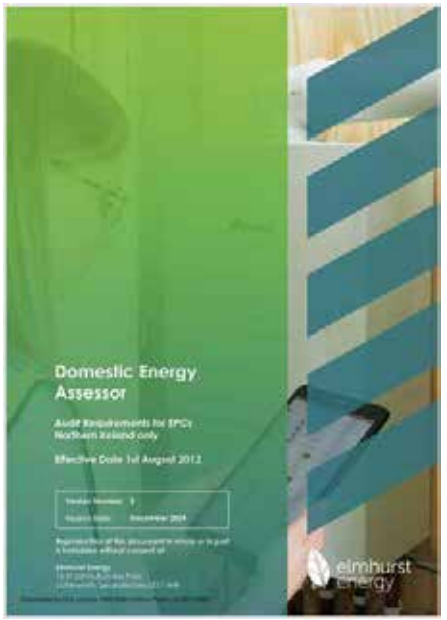
- Photographic evidence – clear, not blurry, date stamped
- Clear Floor plan – covering all levels, annotated with measurements, areas and HLP.
- Site notes – anything used in support of decision making
- An auditor needs to be able to replicate your inputs and determine if they are correct based on the evidence provided.
- Uploading all the evidence

Remember this isn't just about collecting evidence for an audit this is about being able to back up your decisions should you receive a complaint or query years down the line



APPENDIX 5, TABLE 1: Minimum Evidence Requirements

REQUIRED EVIDENCE	COMMENTARY
Data file, and / or RDSAP Data Collection Forms, relating information used by DEA to calculate the EPC, which allows QAAs to assess the accuracy of the EPC against each stage of data entry associated with RdSAP.	
Floor Plan	E.g. a sketch plan covering all levels, annotated with measurements, areas and showing the HLP.
Site notes – paper or electronic file	The DEA shall provide within the site notes anything used in support of decision making, reflective thought, or amendments to recommendations (identifying property age, construction, assessing primary heating system etc), which is not provided through other sources of evidence.
Photographic evidence requirements. Minimum Requirements: • Front elevation • Rear elevation • Side elevation for detached / semi-detached • Cavity Wall Insulation – evidence • Roof construction • Openings – windows, chimneys etc (if previous photographs don't provide sufficient evidence) • Primary Heating System (e.g. boiler showing any associated key features such as a condensate pipe or label indicating the boiler model) • Secondary Heating System • Loft Insulation – photograph which gives evidence of the depth of insulation • Evidence of wall thickness • Conservatory – photographic evidence of whether it is separated or not Where relevant, other photographs are required by Schemes to support site notes, including: • Heating System control system • Hot water cylinder and stat • Electricity and gas meters • LPG Cylinder • Fixed Low energy light fittings • Any other feature of the building or limitation whose presence or absence may be reasonably considered likely to affect the SAP rating • Any other feature which supports a claim in the report that could be queried or be the subject of a complaint	Where the DEA believes that photographs are not practically achievable, but a particular element / energy using device is present, site notes shall explain why the photographic evidence is not available. QA Assessors shall assess, and record, their views as to whether the reason given is credible. In such instances the Scheme shall investigate whether there has been a trend in non-provision of information, and undertake further investigations if such trends are identified. Photographs shall be dated within the image to provide some reassurance that they relate to the property being assessed and the date of the assessment. Electronic files shall be acceptable if there is a reasonably secure means of dating the file. Photographs embedded in e.g. WORD files or otherwise altered to reduce file size for transmission purposes shall be dated within the image. The master images shall be retained in EAs' archives for possible inspection by Schemes or DCLG
Evidence that inspection of a particular element which has a significant impact on the SAP score (taken as meaning having an impact of more than one SAP point) is impractical.	As a minimum Schemes shall stipulate requirements to provide site notes or other evidence explaining why key elements associated with the SAP calculations have not been undertaken – for example if access to a loft is said to be not available the site notes shall say why, and wherever practicable photographic evidence in support of the assertion be provided. Schemes shall record trends with evidence provided by an EA, such that further investigations are required should a particular EA routinely fail to access a certain building element (eg roof insulation)
Any other evidence required to justify the suppression or inclusion of additional recommendations.	Examples of this might be a guarantee or a building control notice for improvements



Auditing

- Get your evidence in on time
- Get the right evidence in - follow the minimum evidence requirements
- Use RdSAP GO to allow for a speedier auditing process
- Site notes help support your input decisions
- Remember it isn't just a SAP variance of 5+, a descriptive or recommendation change can result in an audit fail
- Should you fail an audit don't wait to make that relodgement and risk suspension



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Key resources



Resources

- Technical resources – IM36 Technical Manual
- Technical bulletins - All count towards your uncertified CPD!
- RdSAP Assessment forms





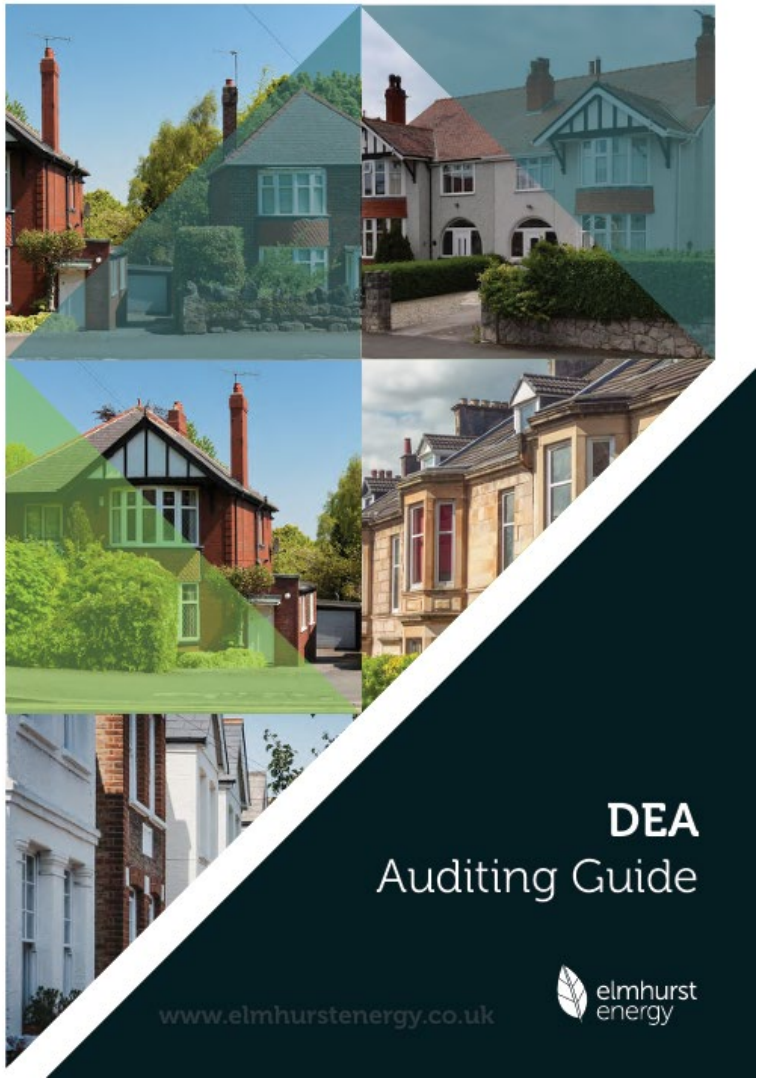


Resources

- **DEA Auditing Guide – website**

- What to expect from an audit
- Submitting your evidence – Evidence zone, QA hub or RdSAP GO
- Audit fail process
- Appeals
- Corrective action

- Training – Auditing moving forward CPD course.



Scan me!

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Common audit fails



Common audit fails

Lack of Evidence Fails	Technical Fails
Missing or unclear photos	Heating controls
No documentation provided to support an input	Smart meters
Missing floorplan	Age band
Poor quality floorplan	Dimensions
Missing site notes	Hot Water cylinder insulation depth & Control
	Wrong boiler/heat pump entry

Use the support team and technical materials to check your inputs prior to lodging

Floor plans

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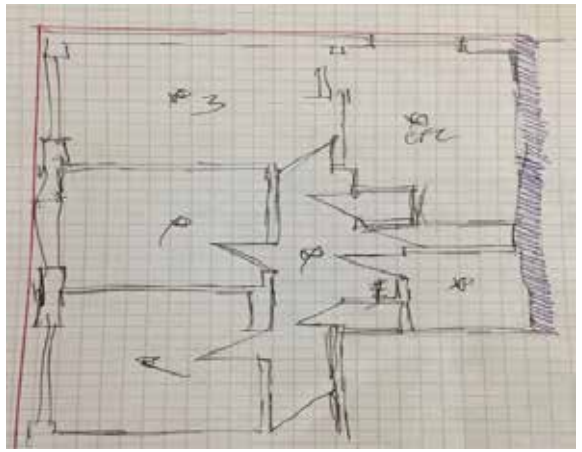
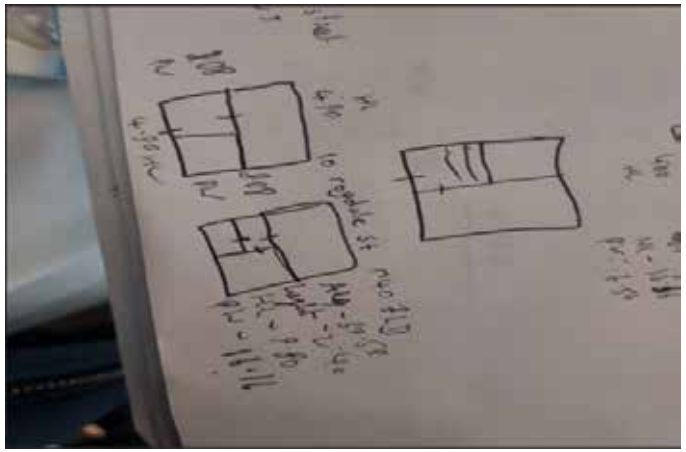
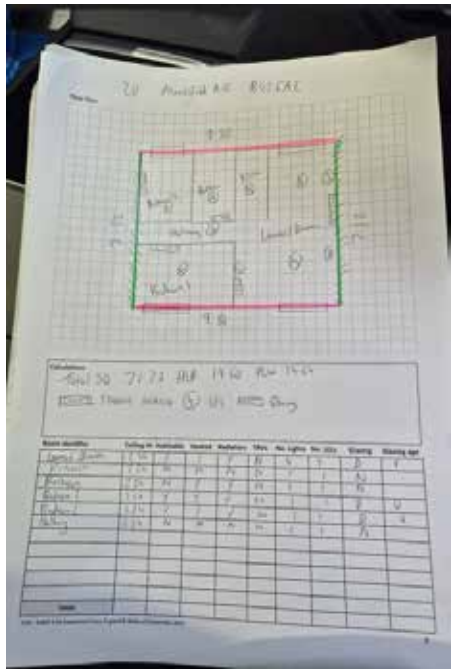
Poor Floorplans





Good floorplans





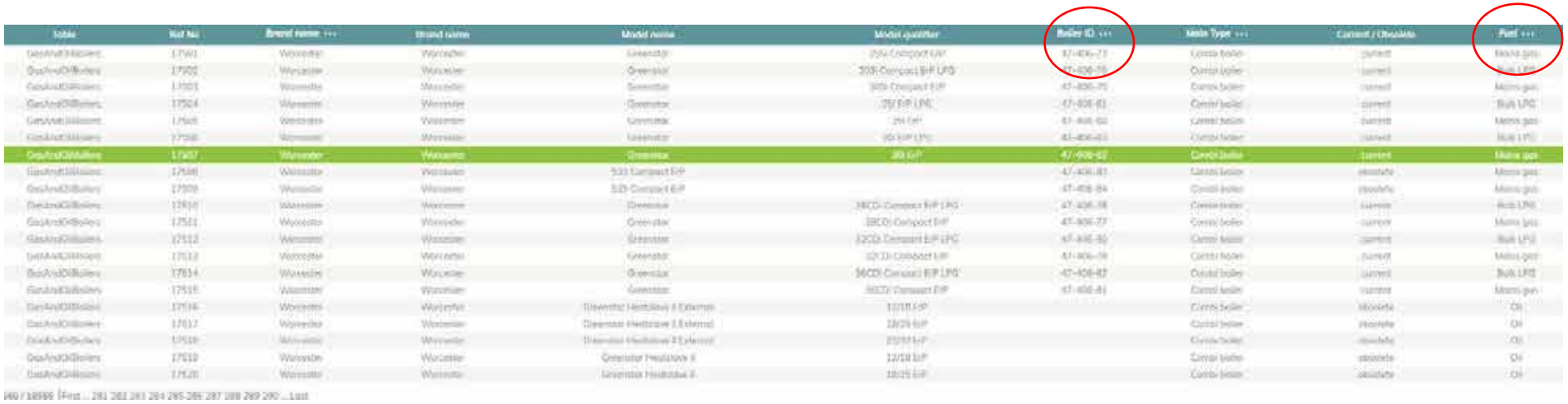
Lack of evidence

- Not providing an MCS certificate but PV allocated
- Retro fitted insulation
- No floorplan / site notes
- Missing photos – heating controls, smart meters
- Lack of date stamps



Wrong boiler or heat pump entry

- Use the pcdf where possible (evidence permitting)
- Check the fuel type



Incorrect heating controls

- Only enter what you can evidence
- Check for programmers built into the boiler
- Descriptive error on the EPC
- Technical bulletin – TB105









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Audit Queries



Audit Queries

- Auditors can get it wrong - call or email the support team
- QA Appeal – website
- Automated reminders – can't be switched off
- Don't miss those deadlines – evidence submission or relodgements
- Avoid Unnecessary suspensions
- Corrective action – do read the material given to you



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Summary



Summary

- Collecting and supplying Evidence is key
- Refer to the minimum evidence requirements
- Double check your inputs before lodging
- RdSAP GO
- Don’t miss those auditing deadlines
- Query feedback



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Damp & Mould: Elmhurst Perspective

Simon Flint, Elmhurst Energy



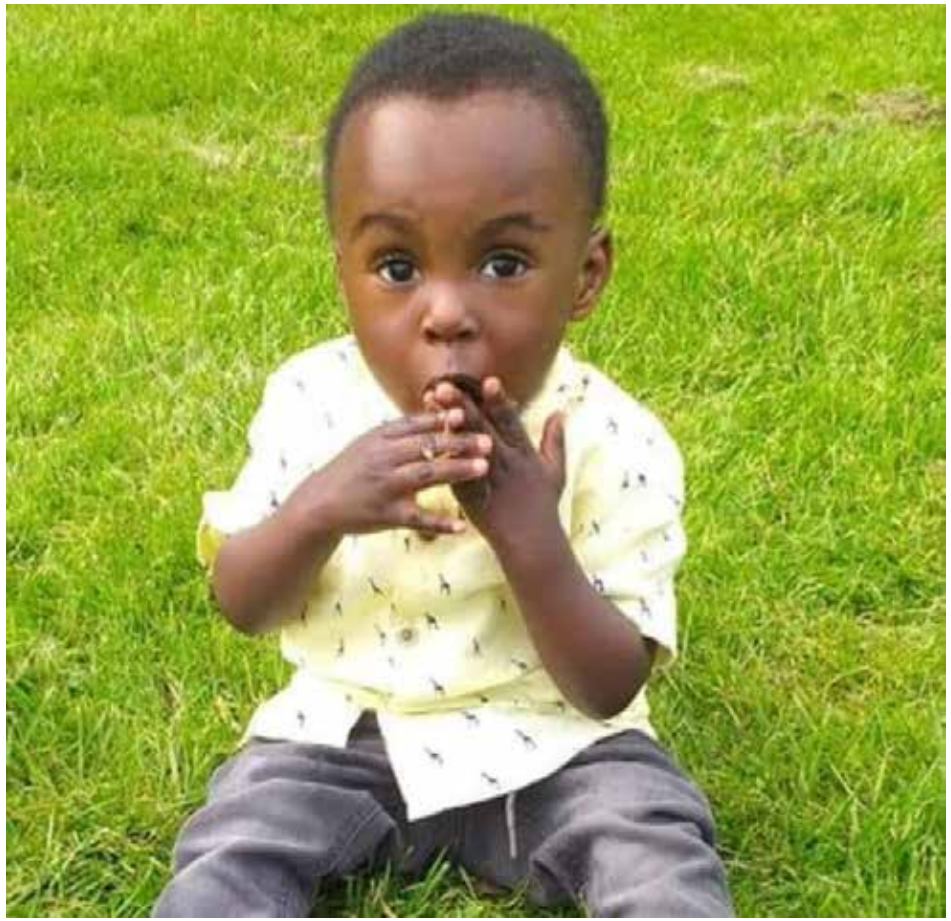
Introduction

"Everyone deserves to live in a home free from damp and mould”



Awaab Ishak

- ‘Awaab's Law’ named after two-year-old Awaab Ishak, who died in 2020 from a severe respiratory illness caused by prolonged exposure to the mould in his family's housing association flat in Rochdale, Greater Manchester.
- The poor conditions in his home were first reported in 2018



Awaab Ishak

- The toddler's death caused outrage and prompted the passage of ‘Awaab's Law’ in England with a requirement for landlords to investigate and fix reported hazards concerning damp & mould in social housing within strict timelines and re-home tenants in safe accommodation if necessary.

- The new law came into force in England in October 2025 for social landlords and there is now a consultation out to consider implementation in private rented properties

Awaab Ishak

- Wales adopted the legislation in April 2026
- Scotland adopted the legislation from Oct 2026 but went one step further and introduced the requirements for both social and privately rented properties

- Currently there are no plans for equivalent legislation to be introduced in Northern Ireland

Current Position

- In Northern Ireland, landlords remain subject to existing duties such as the Housing (Northern Ireland) Order 1981 which defines the fitness for human habitation, and basic minimum standards for rental properties and some other related regulations.

- However, there are no equivalent statutory timeframes compelling immediate action to address damp and mould issues when reported or identified.

Future Plans

- Housing Rights NI has advocated for the Northern Ireland Assembly to bring forward legislation offering similar protections.

- However, there are no confirmed plans, no draft legislation, and no announced timeline. Given the pace of housing reform in NI, this is unlikely to change quickly.

Why this matters for Northen Ireland

Even without legislation:

- Tenant expectations are rising.
- Housing standards are under scrutiny.
- NI landlords are being encouraged to follow Awaab's Law–style best practice.



Why this matters for Northen Ireland

Tenants in social housing can, if they are experiencing damp or mould in their homes still pursue action under existing NI housing law.

- Legal firms in NI note that Awaab's Law can be used as a **benchmark** for reasonable landlord behaviour, even though it is not enforceable in NI

What Awaab's Law Requires (England & Wales)

- Not limited to Damp & Mould hazards
- Twenty-one identified hazards that are grouped into four categories:

- Physiological Hazards (Health-related issues)
- Injury Hazards
- Infection and Hygiene Hazards
- Psychological and Social Well-being Hazards

Hazard Identification

- **Emergency**: An emergency hazard is one that poses ‘an imminent and significant risk of harm’ to the health or safety of the occupier in the social home.

- **Significan**t: A ‘significant hazard’ is one that poses a significant risk of harm to the health or safety of an occupier of the social home, but not an imminent risk.

What Awaab's Law Requires (England & Wales)

Understanding the existing rules helps illustrate emerging standards:

- Emergency hazards made safe within 24 hours

- Significant hazards, investigate within 10 working days
- Provide written findings within 3 working days
- Complete safety work within 5 working days

What Awaab's Law Requires (England & Wales)

- From **30 November 2026**, these strict timeframes extend to hazards such as electrical faults, structural defects, excess cold/heat, fire risks, and pest
- Consultation currently open on extending legislation to include private rental sector (Consultation closed 18th December 2026)

- Scotland similar timescales but already includes both social & private rental properties

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Elmhurst's Damp & Mould Training & Assessor Competency Scheme



Training

- Elmhurst's Damp and Mould Assessor Training equips you with the practical skills to competently assess damp and mould hazards in domestic properties and produce clear, professional reports.

- Elmhurst's Damp and Mould Assessor Training is designed to build the practical competence needed to identify damp and mould risk, understand how ventilation and building performance contribute, and produce professional reports.



Training

- Duration: 1 Day
- Format: Remote online learning led by our expert trainers – study from your home or the office (can be delivered face to face)
- Competency Test: At the end of the course, you'll complete a 30-minute, multiple-choice competency assessment to confirm your understanding of the content.
- Suitable for: DEAs, surveyors, stock condition surveyors, retrofit professionals, housing practitioners, or professionals responsible for investigating moisture issues within properties

Competency Scheme

- After completing the training, you will be eligible to join Elmhurst's Damp and Mould Assessor scheme, one of the first of its kind in the industry, demonstrating your competence and professional standards. You will also gain access to our industry-leading software, technical support, our Find an Assessor directory and insurance cover for your work.

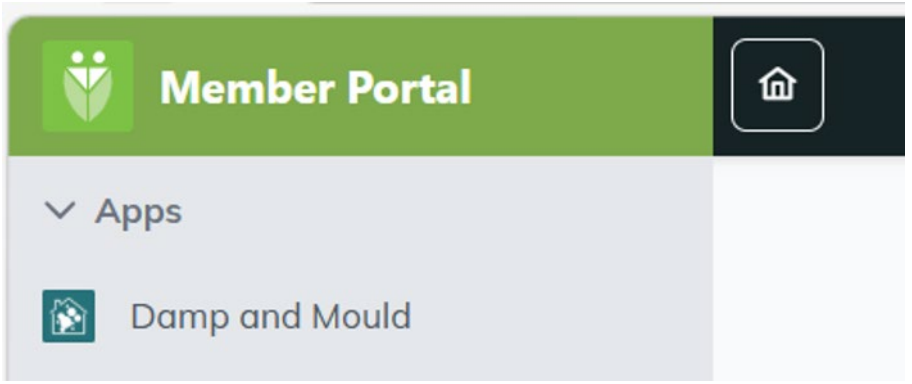
- **Following our training, application and membership to the scheme is free for the first 12 months, a saving of over £360**

Software

- Brand-new purpose-built desk-top software allows you to collect all the required data and photographs to create a professional, insured report for your client.

- New Elmhurst Member Portal
- Long term replacement for Access Elmhurst





Software

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Damp and Mould

Damp and Mould > Damp and Mould > Damp and Mould Assessment

- Property Type
- Occupants
- External
- Room by Room
- Risk Assessment Summary
- Lodgement

Report | Save

— Reference

Reference: 7416-9235-9186

My Reference: Test 3

— Property Details

Property Type: House

Number of Bedrooms: 2

Client Contact Details: joe.bloggs@gmail.com 07456328746

Tenure Type

— Address

Address Line 1: 1 The Lane

Address Line 2: Woodford Glebe

Address Line 3: Welford

Town: Lutterworth

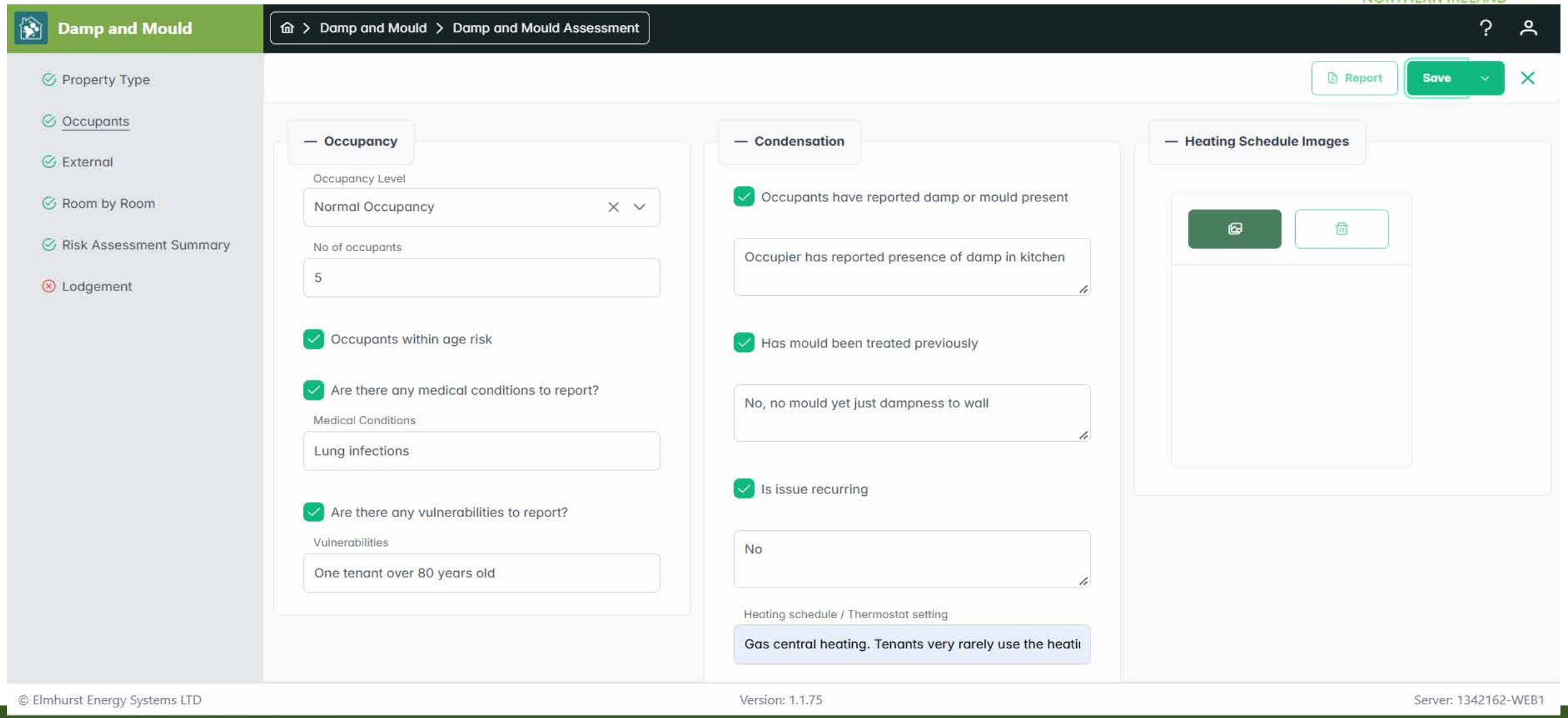
Postcode: LE12 5AB

— Front Elevation

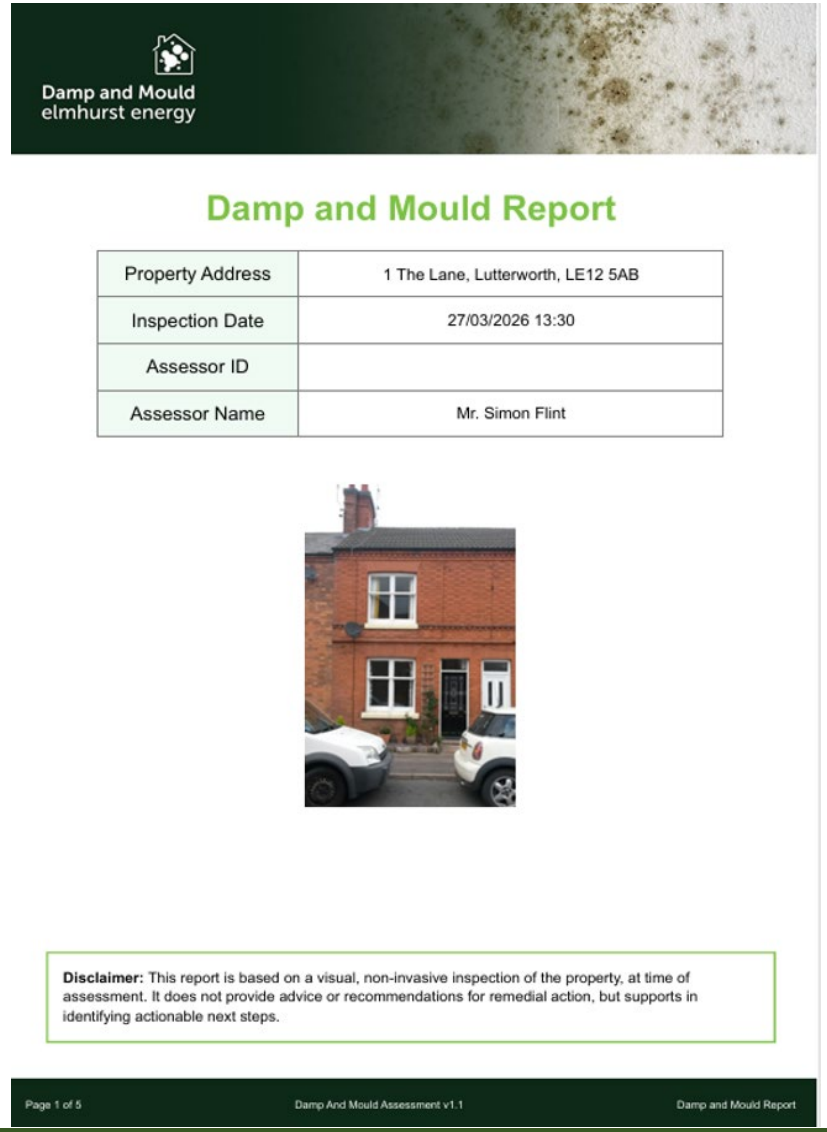


Test Case. ...

Software


Damp and Mould
Damp and Mould > Damp and Mould Assessment
Property Type
Occupants
External
Room by Room
Risk Assessment Summary
Lodgement
Report
Save
— Occupancy
Occupancy Level
Normal Occupancy
No of occupants
5
Occupants within age risk
Are there any medical conditions to report?
Medical Conditions
Lung infections
Are there any vulnerabilities to report?
Vulnerabilities
One tenant over 80 years old
— Condensation
Occupants have reported damp or mould present
Occupier has reported presence of damp in kitchen
Has mould been treated previously
No, no mould yet just dampness to wall
Is issue recurring
No
Heating schedule / Thermostat setting
Gas central heating. Tenants very rarely use the heati
— Heating Schedule Images
© Elmhurst Energy Systems LTD
Version: 1.1.75
Server: 1342162-WEB1

Software



Damp and Mould
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Damp and Mould Report

Property Address	1 The Lane, Lutterworth, LE12 5AB
Inspection Date	27/03/2026 13:30
Assessor ID	
Assessor Name	Mr. Simon Flint

Disclaimer: This report is based on a visual, non-invasive inspection of the property, at time of assessment. It does not provide advice or recommendations for remedial action, but supports in identifying actionable next steps.



Damp and Mould
elmhurst energy

Property Type

Reference

Reference:	8516-0180-5932
My Reference:	Test 2

Property Details

Property Type:	House
Number of Bedrooms:	3
Tenure Type:	Rental social

Risk Assessment Summary

Risk Assessment Summary

Total Number of Rooms Affected:	1
Is Mould Located within Habitable Rooms:	Yes
Extent of Mould in Property:	Larger areas affected or in bedrooms

Ventilation Adequacy

Ventilation Adequacy:	Inadequate

Benefits of Damp & Mould Assessor

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- Respond to increasing demand and an opportunity to educate your clients on best practice
- Broaden your service offering
- Boost your earning potential
- Support healthier, safer homes





Summary

- Increasing awareness around the treatment of damp & mould in rental properties.
- Legislative changes have already happened in the rest of UK
- New training course available.

- New competency scheme for Damp & Mould Assessors.
- New opportunities for you to take charge and shape your future, offering this new product to your clients.

Thank you for attending!

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Please leave your feedback by scanning the code below:

