

Date received:	4 th January 2026
Date responded:	27 th January 2026
Subject:	Douglas City Council's Housing Stock – Boilers

Question:

- 1. "How much public money has been spent on "energy efficient boilers" within our local authorities housing stock?**
- 2. Why is installing the boiler and implementing the cost onto the tenants rent agreement, without choice of alternative, priority over the standard of the housing stock and fixing the properties from the damages caused by the last energy saving programme?**
- 3. Do the boilers still meet their efficiency standard, if the property does not meet a minimum standard of U value?**
- 4. Have the properties been tested for this prior to the boiler being installed at a cost to the tenant?"**

Response:

1. In the last 12 months the Council has spent £462,173.91 installing new Gas Boilers
2. It is important that the boilers are replaced when required (end of life). The replacement of a boiler does not take priority over other maintenance of the Council's properties nor is it used as a substitute for addressing possible building fabric issues.
3. The efficiency rating of a boiler relates to the performance of the appliance itself and is not dependent on the thermal efficiency of the property in which it is installed. The energy efficient boilers are more economical to run which is a benefit to the Council's tenants. A condensing gas boiler will continue to meet its tested and certified efficiency standards regardless of a property's EPC Rating or U-value.
4. Properties are not tested prior to boiler replacement as this is not required.