

## **Banes Sustainable Construction and Retrofitting SPD Consultation October 2021 – Proposed responses**

Overall, I believe the new SPD represents an improvement, as the guidance is clearer and more user friendly, and less onerous in terms of Listed Building Consent. There are though some areas I believe could be improved upon and propose the following responses.

### **- Retrofitting Options**

- Propose, ballpark potential financial savings for each measure are included.
- Secondary Glazing - My suggestion is, they consider removing the requirement for listed building consent, and provide more extensive guidance on what is acceptable. As I believe, if done correctly, this is a simple, relatively inexpensive, un-intrusive measure, that can be easily removed if required, but the LBC may be prohibitive to many who might otherwise instal it.
- Replacing open fireplaces with Woodburners should also be recommended, as woodburners are typically 80% efficient versus open fires' 20% efficiency, and burn cleaner releasing fewer pollutants.
- Propose adding – Replace existing lights with energy saving alternative.

### **Quick Wins**

- Behind Letterboxes - Suggest, brush letterbox draft excluders would be a far more effective suggestion than fabric, which particularly if lightweight will be next to useless. They can be bought for less than £10 from any good DIY store and very easily installed.
- In the roof - My fear is this may only serve to encourage, some with the most poorly insulated homes to believe laying a few old blankets is sufficient insulation. Even if someone were to have enough spare blankets to fill in-between all their rafters, this would still provide a very poor level of insulation.

It is essential people with little or no loft insulation, many of which are likely to be in fuel poverty, are made aware how easy and inexpensive it is to insulate the roof properly, along with how much they can save on their bills by doing so.

Propose, an indication of the cost to insulating the roof properly by DIY or Professional contractor, along with guidance on what grants are available and how to source them, would be more worthwhile here.

Propose adding – Replacing halogen light bulbs with LEDs, particularly in downlights of which some houses may have > 100. A typical LED bulb for a down light will be around 4 or 5 watt, whereas existing halogens are typically 50 watt.

Propose adding – Heating control advice and simple installation of Thermostatic Radiator Valves (TRVs)

**Summary table: Retrofitting measures and their impact**

- Impact column - my suggestion is, an indication of financial savings are included along with environmental impact. The reason being although some will be motivated by environmental impact others will only really be motivated by financial savings.

**Original windows** - particularly on rear facades is overly onerous and will act as a barrier to homeowners reducing heat losses through their windows. We feel this policy is outdated by comparison with recent changes in government policy, and is incompatible with B&NES being able to meet its climate change targets, therefore would like it reworded to be more in favour of energy conservation and to reduce the barriers to upgrading the energy performance of our existing buildings