



# Energy Efficiency Best Practice in Housing

## Benefits of Best Practice: Heating and Insulation



### Why should you go beyond the basic minimum requirements of the Building Regulations?

#### Best Practice. Everyone gains

Refurbishment and new build to Best Practice standards offers far-reaching benefits. Incorporating insulation levels and heating systems recommended by Best Practice standards can yield economic, environmental and social benefits to your organisation, your tenants and to the wider community.

#### Refurbishment or New Build to Best Practice standards can:

- reduce the management costs of dealing with complaints and carrying out repair work
- minimise capital costs by identifying opportunities for installation of energy efficiency measures within existing repair and improvement programmes
- cut the capital cost of heating installations by reducing heating load through improved thermal performance
- reduce or eliminate the potential for condensation and mould growth
- improve tenants' quality of life through fewer incidences of cold and damp related illnesses, by enabling them to maintain a comfortable and easily controlled household temperature at reasonable cost
- make hard-to-let properties more attractive to prospective tenants
- add value to your stock
- improve the SAP (Standard Assessment Procedure) profile of your stock, helping to meet key Best Value performance measures
- tackle fuel poverty and rent arrears by reducing tenants' fuel bills. For example, the Best Practice specification for heating systems can see annual fuel cost savings of £79 for a semi-detached property with solid walls and a regular oil boiler
- reduce the CO<sub>2</sub> emissions for your stock - helping to meet local HECA and national CO<sub>2</sub> reduction targets
- contribute towards achieving Housing Corporation Scheme Development Standards. These require evidence to show that the

energy efficiency standards for new build and refurbished housing are compatible with the requirements of the Best Practice programme

- be achieved for typically 6% above the cost of new build to building regulations standard for masonry construction (8% for timber frame)
- deliver estimated fuel cost savings of 19% for an average new build dwelling
- enable your organisation to adopt an approved comprehensive standard as part of your own development briefs.

#### Refurbishment of an Existing Semi-Detached House

SAP rating	Typical semi-detached house	Typical annual heating and hot water costs
48	Basic gas central heating	£421
54	Basic gas central heating, windows double glazed and draughtstripped	£373
83	Basic gas central heating, fully insulated and double glazed	£204
101	Fully insulated, double glazed; heating to CHeSS Best Practice	£144

#### What is current Best Practice and where can I find it?

To find out more about Best Practice, call 0845 120 7799 or visit [www.est.org.uk/bestpractice](http://www.est.org.uk/bestpractice) and order these free publications:

For heating systems and controls: Central Heating System Specifications (CHeSS) (GIL59)

For refurbishment: Energy Efficient Refurbishment of Existing Housing (GPG155)

For new build: Energy Efficiency Standards - For New and Existing Dwellings (GIL72)

#### Energy Efficiency Best Practice in Housing

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