

Sidlaw Property Solutions

Stewart Little

Presenting on behalf of:

Martin Callahan.MSc (Building Surveying)

Domestic Energy Assessor

Retrofit Assessor

Level 3 Qualified in Surveying Old & Traditional Buildings

Level 5 Qualified Retrofit Coordinator

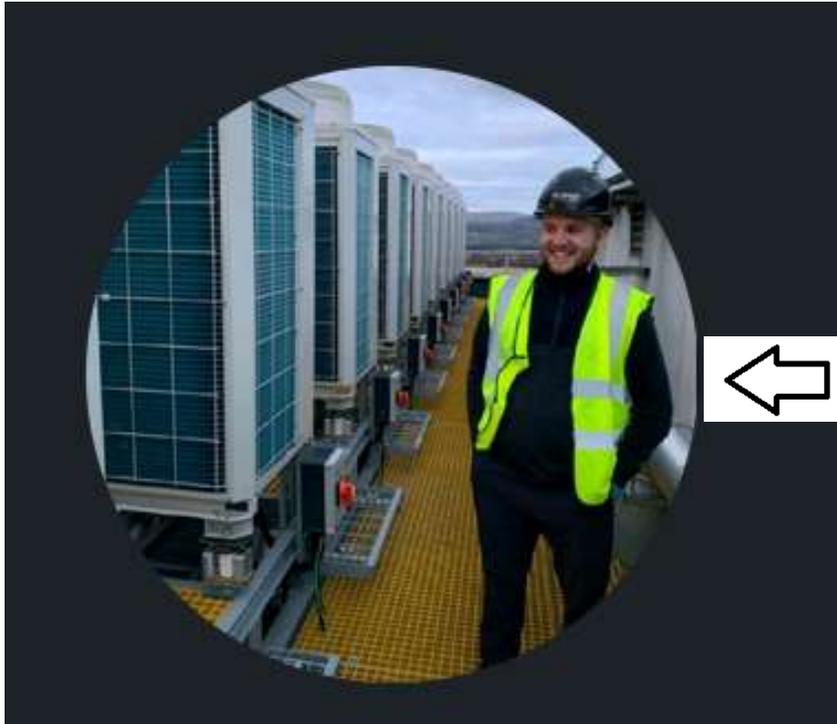
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What is a Retrofit Advisor?

- ▶ The Retrofit Advisor role and Retrofit Advice are defined and outlined under PAS2035, which is the Government endorsed standard for Retrofit. The standard highlights the role of effective advice in creating good retrofit outcomes that meet the needs of householders.
 - ▶ An Advisor should be the First point of contact for advice and information for Retrofit
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Why do I need an Advisor?



- ▶ Government Data found over 10% of Retrofits failed in the past due to poor standards, causing significant costs to the owner / landlord. Good advice from the start is important!

Poor Retrofit

- ▶ Poor Retrofit leads to Unintended Consequences such as Damp, Condensation & Mould, and possible health problems for the occupant.
- ▶ The PAS2035 Standard is there to protect the customer from examples like this:



The roles within PAS2035

▶ PAS2035 roles:

1. Retrofit Advisor – First Point of Contact (Giving You the Realistic Options)
 2. Retrofit Assessor – Carries out the Survey
 3. Retrofit Coordinator – Manages the Project from start to finish
 4. Retrofit Designer – Similar to an Architect (provides drawings, specification of materials etc).
 5. Retrofit Evaluator – A requirement for PAS2035 to review its success
- ▶ For Home Owners looking for Advice, they need one of the roles highlighted in Green. Similar to myself, many others can do all of these roles at one cost.



Retrofit Advisor



- ▶ Where to start as a home owner:

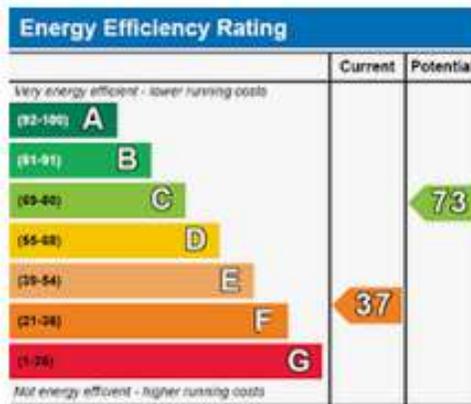
Have a Retrofit Assessment Survey Carried out to your home:

1. This might start with an EPC (Approx £80–150)
2. You may wish to have a Condition Survey and Occupancy Assessment Carried out along with the EPC (Approx £150–200)
3. Then you may consider a Thermal Imaging Survey or Air Tightness Test (Approx £300–500 each)

- ▶ The above surveys will give the surveyor a better understanding of your properties current performance, to recommend improvements

After a Survey has been Carried out

- ▶ The Advisor should provide you with the EPC rating, with a list of possible improvements



Energy performance certificates

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Internal or external wall insulation	£4,000 - £14,000	£ 510	E51	✓
Floor insulation (suspended floor)	£800 - £1,200	£ 73	E53	✓
Increase hot water cylinder insulation	£15 - £30	£ 94	D56	✓
Low energy lighting for all fixed outlets	£70	£ 49	D58	
Heating controls (room thermostat and TRVs)	£350 - £450	£ 108	D62	✓
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 314	C72	✓
Solar water heating	£4,000 - £6,000	£ 46	C74	✓
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 86	C77	✓

- ▶ A Medium Term Improvement Plan can then be written up
- ▶ Rough Costs can be provided for each improvement measure, including the projected EPC Rating once complete, including the Carbon Savings & Fuel Bill Savings (as shown above)

Recommendations

- ▶ Once you have received recommendations, the advisor should give you the best advice in line with your budget, or provide you with options for external funding.
- ▶ There are many factors to consider when looking at a dwelling for retrofit, therefore it is important to gain the correct advice at the outset as it can be complex. Some of the things I would consider on a Retrofit Assessment are as follows:
 1. Construction Type & age
 2. Occupancy
 3. Condition
 4. Ventilation
 5. Moisture Control
 6. Suitability of improvements
 7. Planning Constraints



Here are the roles again



Any Questions?

- ▶ If Stewart cant answer them all this evening,
Please do not hesitate to contact me on:
- ▶ SidlawPropertySolutions@Outlook.com
- ▶ Or on  @MartinCallachan
- ▶ Good luck!