

VENTURE HOUSING ASSOCIATION LIMITED

Affordable Warmth Strategy

Poor health, poor housing standards and affordable warmth are inextricably linked. It is important therefore there is a commitment to achieve affordable warmth for all tenants and in doing so ensure that all properties achieve a reasonable degree of thermal comfort as prescribed by the Decent Homes Standard.

However, the Decent Homes Standard is vague as to the definition of a reasonable degree of thermal comfort and therefore in developing our strategy we have used the definition prescribed by the World Health Organisation, in that the heating system should be able to achieve a temperature of 21 degrees in the living room and 18 degrees throughout the rest of the home.

In order to ensure that our developments achieve these aims, Venture will as part of the design process ensure that:-

- i) Whole dwelling upgrades will achieve better than Standard Assessment Procedure SAP 70 rating.
- ii) Partial improvements shall progressively take dwellings within the stock to better than a Standard Assessment Procedure SAP rating of 50 by 2008.
- iii) Designers will seek to secure affordable heating for occupants based on 10% of net mean income of benefits for occupants (using standard occupancy as the baseline criteria) including wherever practicable, arrangements for domestic hot water.
- iv) We will use an Energy Worst First Investment targeting strategy, with energy efficient improvement priority given to dwellings under a SAP mean rating of 50.

In order to enhance the energy efficiency of the stock, designers will as part of design process for major works target works at increasing efficiency. These works could include:-

1. The provision of double glazing to achieve a value of 2.00 W / M2 k.
2. Cavity wall insulation to achieve a value of 0.45 W / M2 k.
3. External cladding, where cavity wall insulation is not practicable to achieve a value of 0.35 W / M2 k.
4. Dry lining the internal walls to achieve a value of 0.35 W / M2 k.
5. Increase roof insulation to 250 mm to achieve a value of 0.16 W / M2 k.
6. The provision of central heating systems (CHESS) HR2 OR HC2.
7. Primary hot water pipe work insulation.
8. Controlled ventilation to prevent condensation.
9. Draught proofing.
10. Hot water storage tank insulation.
11. Thermal Board to the internal face of stairwell walls.
12. Low energy light fittings to bedrooms and hallways.

13. Radiator provision in drying cupboards to discourage tenant practice of drying clothes over radiators.
14. The provision of proper controls on the heating system including TRV valves, timers and room thermostats.
15. Insulated baths