

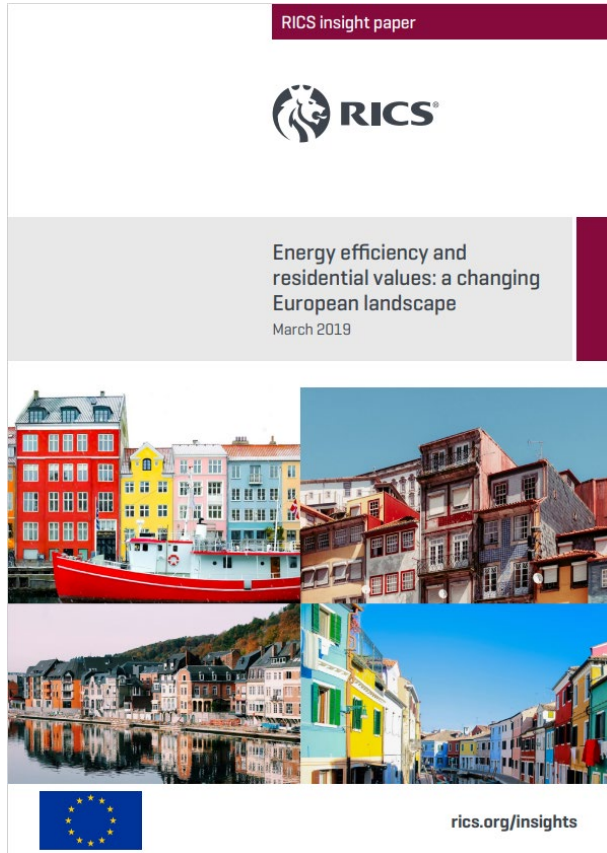
The impact of energy prices on housing, supply and heritage buildings – issues and solutions

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Impact of energy price rises



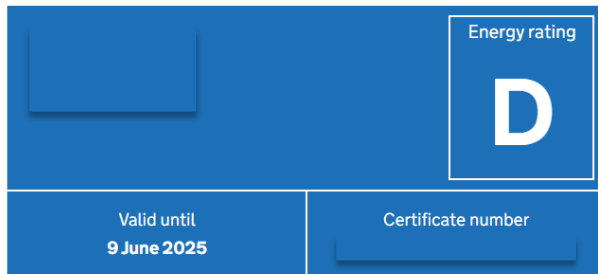
- Households struggle to afford to heat their homes.
- Complex relationship between the temperature in a property in-line with relative humidity levels
- Indoor air quality affects the health and lives of occupants.

Energy Performance Certificates

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

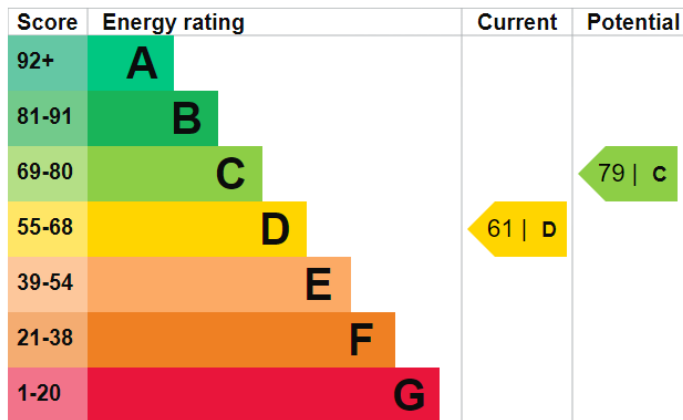


Property type	Detached house
Total floor area	116 square metres

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Building adaptation to ensure safety

- The project team concluded that while 'traditional' drivers remain paramount in determining market value, over time the **building specification** that is expected by owners and occupiers alike will change.
- To avoid 'brown discounting', owners looking at building adaptation must consider all elements of the building, as a whole house approach
- Consider life safety in all areas, particularly product selection and 'systems'.



REVALUE

THE VALUE OF ENERGY EFFICIENCY

AUGUST 2019



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Upgrades targeted at the domestic market

The Benefits of uPVC Cladding

- 1 Increase Internal Insulation**

Made from PVC-UE extruded foam boards, uPVC exterior cladding offers better thermal insulation than exterior walls made from brick, stone, concrete or timber alone. The weather-resistant, durable skin makes it easier for the building to regulate the temperature, increasing heat retention in the colder months.
- 2 Add Structural Protection**

Exterior cladding protects the walls of your home and keeps them watertight by preventing moisture from accessing the fabric of the building. It adds an extra barrier to shield the brickwork underneath.
- 3 Improve Kerb Appeal**

Upgrade your exterior walls with modern exterior cladding. It's one of the most common ways to give your home a new lease of life and can even add value to your home. Find the look that's right for your home with our choice of three uPVC cladding styles and a big range of colours.
- 4 Easy Maintenance**

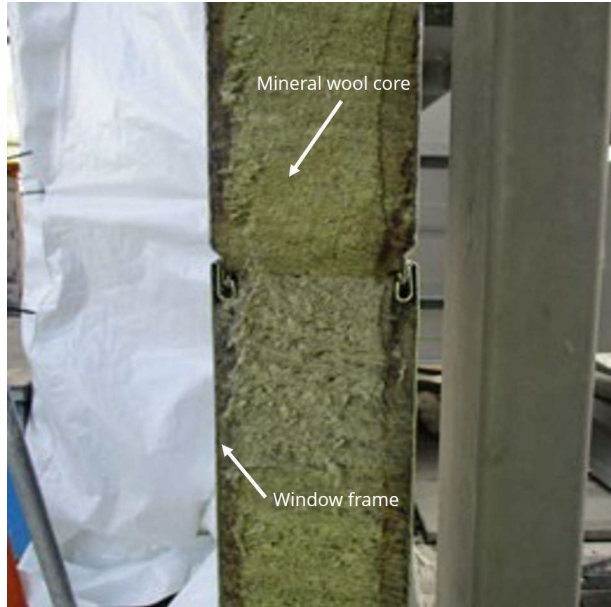
Installing plastic cladding is a much lower maintenance alternative to painting or rendering your home. It's quick and easy to do, long-lasting and resistant to fading over time. Simply wash down your cladding to keep it looking its best.



Typical adverts leading with “increasing insulation”. However, the material requires life safety consideration.



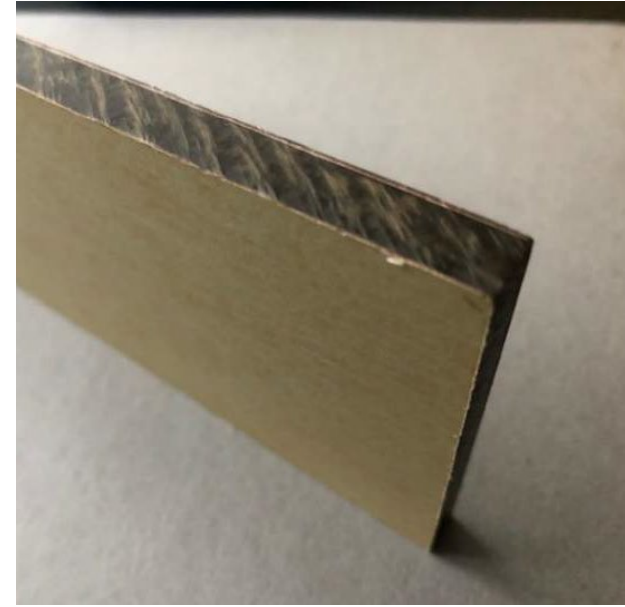
'Fabric first' retrofits to high-rise blocks



Typical insulated cladding panels with mineral wool core



Typical insulated cladding panels with PIR/PUR core



Edge of an 8mm thick High Pressure Laminate (HPL) cladding panel

'Fabric first' retrofit – Cold bridging case study



Image source: Street View Map data ©2022 Google

Explaining Fire Classification of individual products

A1	The Product is classed as a Non-Combustible
A2	Limited Combustibility
B	Combustible materials – Very Limited contribution to fire
C	Combustible materials – Limited contribution to fire
D	Combustible materials – Medium contribution to fire
E	Combustible materials – High contribution to fire
F	Combustible materials – Easily flammable

s1	Emissions absent or very little
s2	Emissions with average volume intensity
s3	Emissions with high volume intensity

d0	No burning droplets
d1	Slow dripping droplets
d2	High/Intense dripping droplets

Potential challenges – Issues and Solutions



London - Chelsea, median house prices of over £1.3 million



North - Burnley, median house prices of £99,500

New building design



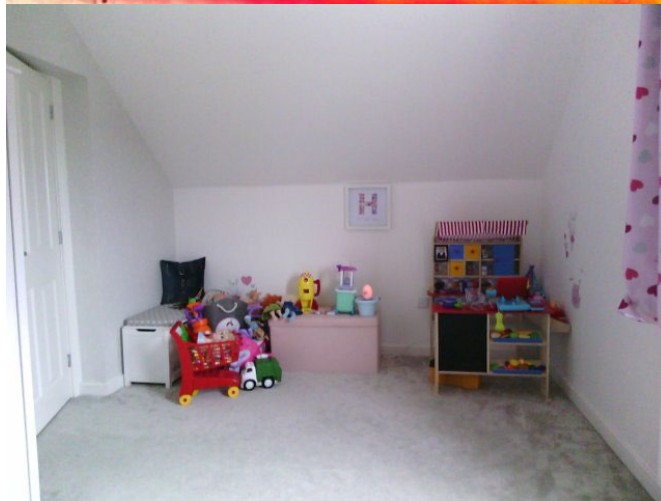
During Construction

Supply chains

Embodied carbon

Effective waste management,

Quality monitoring and checking against specifications



SUMMARY - The likely future effects on valuation of high energy use

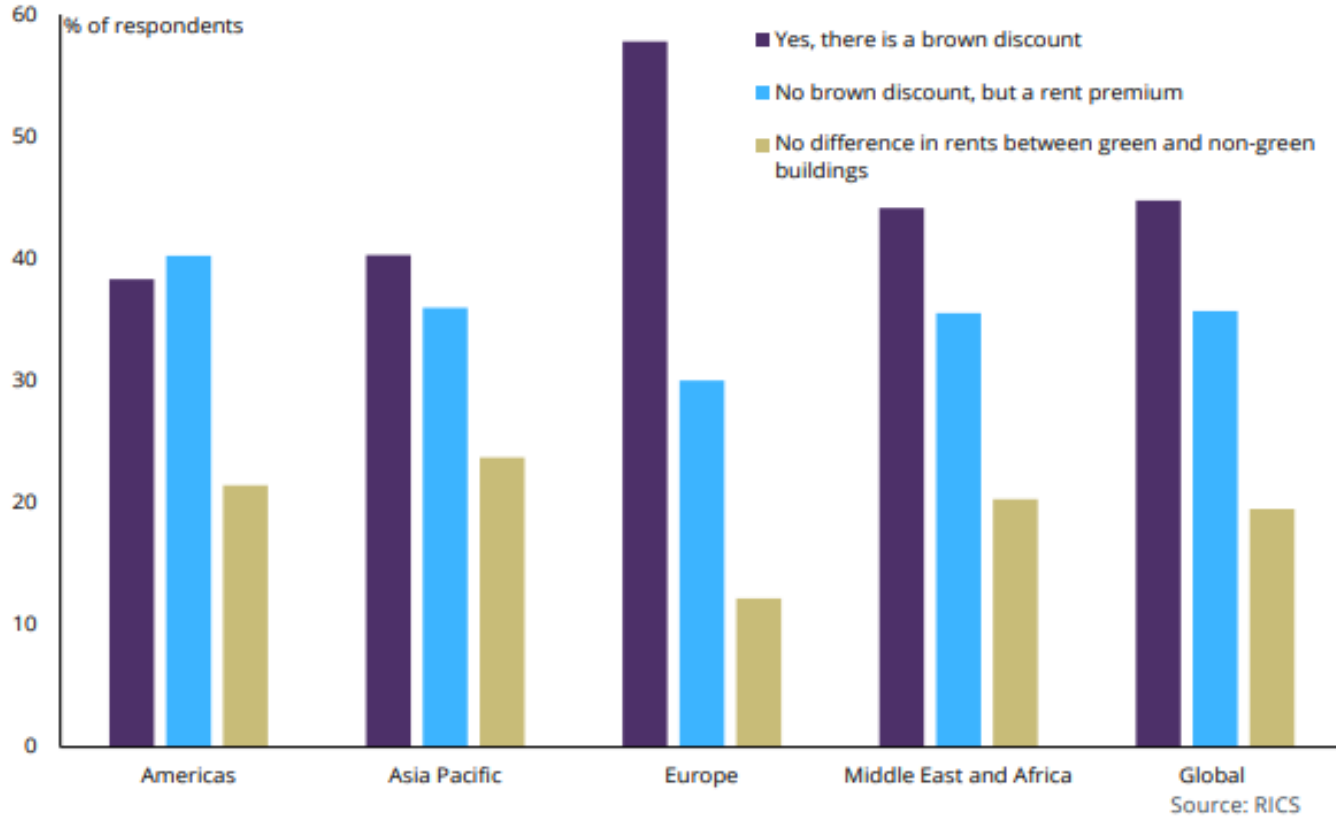


Figure 4 Brown discount for rents



Thank you.

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