

STBA

SUSTAINABLE TRADITIONAL
BUILDINGS ALLIANCE

Address 5 Baldwin Terrace, London N1 7RU
Telephone 020 7704 3501 • Email info@stbauk.org

A review:

STBA 10 year anniversary and Members meeting Wednesday 16th February 2022

The past ten years have been a remarkable time for the Sustainable Traditional Building Alliance - this event was a commendation of a decade of innovation and collaboration by our Patrons and members.

James Barnes, BEIS Policy Lead for Sustainable Warmth stepped into the shoes of our keynote speaker Kate Duffy, who was recovering from COVID. James outlined the current funding schemes run by BEIS including Sustainable Warmth Local Authority Delivery Scheme (LADS) and Home Upgrade Grant (HUG) as well as the Sustainable Warmth competition. It is a testimony to the work of the STBA that we are able to actively engage with departments like BEIS, especially around the challenges of achieving net zero by 2050.



Government funding for Retrofit
16 February 2022

James Barnes
Policy Lead, Sustainable Warmth Scheme
Department for Business, Energy & Industrial Strategy (BEIS)

Department for
Business, Energy
& Industrial Strategy

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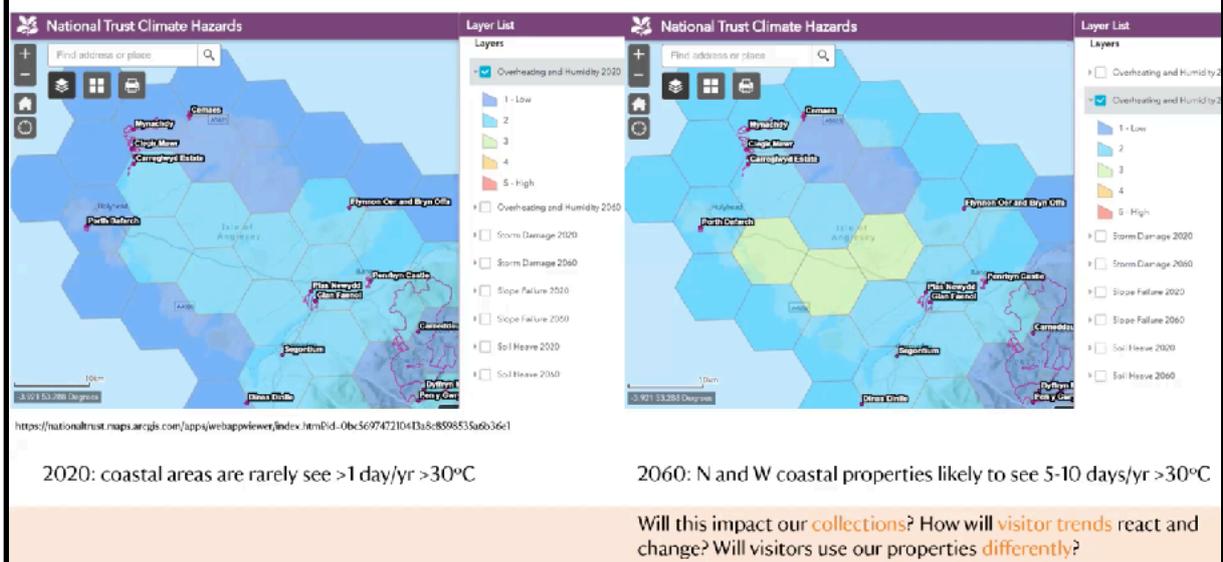
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The National Trust's Jo Lugg (Low Carbon Estate Project Manager) and Imogen Wood (Heritage & Climate consultant) delivered a presentation on the NT's Climate Change Strategy. Jo discussed the operational issues around the mitigation of the effects of climate change for their building stock and looked at pathways to meet their own carbon target for 2030. Imogen looked at what impact that different climate thresholds might have on their properties and the associated management of those sites.

- At NT we have circa 7000 properties in our Let Estate of which 3750 are residential let estate units.
- Currently our model is telling us our full Let Estate has rating of a "low E" (35.5)
- At this stage we believe that it is realistic to target an average of a "high C" across our estate (78)
- We have used our EPCs to model different interventions and found that MEES and low carbon ambitions do not work hand in hand
- Regardless of the options we have identified the following challenges:
 1. **Pace of delivery** – with fewer than 10% of our estate vacant annually, a realistic pace is circa 250 - 500 units a year, which results in a 15- 30 year retrofit programme.
 2. **Organisational Cost** – whilst some of the cost of retrofit will be included in maintenance budgets we estimate the capital cost of the retrofit scheme to be circa £175m.
 3. **Local Cost** – As an example - we estimate a traditional property in our estate the average cost of oil to oil replacement of circa £8-10k compared to a Oil to ASHP equivalent of £20k – even considering the £5k grant in the Heat and Buildings Strategy it does not cover our shortfall.



Heat and humidity: What does the hazard map show for the area from now until 2060?



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This included the need to upskill staff and volunteers; understanding the risk exposure to their assets from a variety of climate sources and required management planning that stems from this.

Professor Carolyn Hayles of Cardiff Metropolitan University discussed climate vulnerability, supplemented with the topical question: How resilient is the Welsh housing stock to climate change? She presented simulated results for thermal comfort, moisture and longevity of building fabric in a report that used modelling from six different locations across Wales for a range of property types. Her fascinating research will be available soon to an awaiting public.

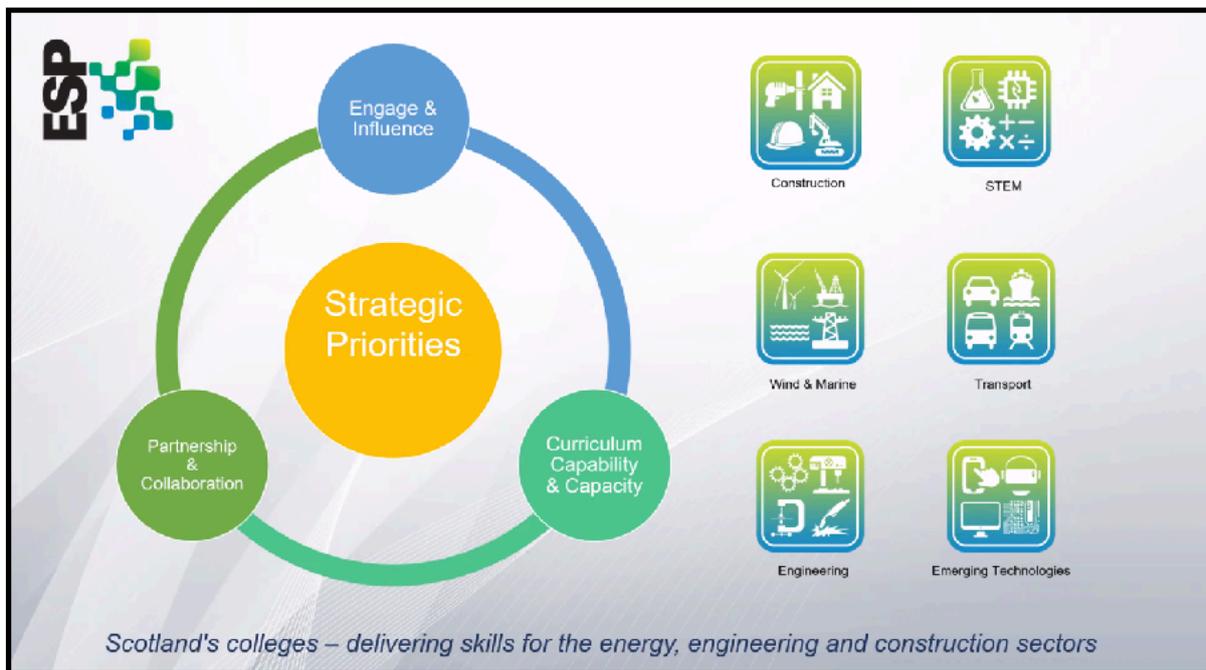


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Juliet Mallace, Programme Manager of Construction for Energy Skills Partnership (ESP) presented an overview of the 'Scottish Installers Skills Matrix'. From the launch of the 'Energy Efficient Scotland' route map in 2018, to the 'Installers Skills Matrix' in 2022, ESP have worked with the construction, heating and electrical trade bodies alongside Scottish colleges to identify and assess the current and future energy efficiency skills needs for Scotland. This research has brought together national policy with industry forecasts, to assess these needs and capacity, in order to achieve the aims of a zero carbon Scotland. This mapping technique will hopefully be used elsewhere in the UK to drive forward high-quality training and appropriate skills for a low carbon future.



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AECB's Trish Andrews teaches their 'Carbon Lite' course and together with Sarah Everitt (Training Administrator) they presented the background of AECB's new Retrofit Standard. The standard takes a fabric first approach and is underpinned by PHPP rather than the conventional rdSAP and SAP. The course is associated with the AECB's new Retrofit Co-ordination course that seeks to train a new set of PAS2035 qualified professionals that are steeped in PHPP.

The slide is titled "AECB Retrofit standard other requirements - Exemptions" and features a vertical list of six exemption categories, each preceded by a circular icon and a horizontal bar. The categories are: "If required by the historical building preservation authorities", "Due to legal requirements", "If implementation of the required thickness or fire related properties of thermal insulation would result in unacceptable restriction of the use of the building or adjacent outer areas", "If reliably moisture-robust construction is only possible with a reduced insulation thickness in the case of interior insulation", "If other compelling reasons relating to construction are present", and "Exemptions are at the Certifier's discretion". The slide includes the AECB logo and "building knowledge" at the bottom left, and "© QODA" at the bottom right.

AECB Retrofit standard other requirements - Exemptions

- If required by the historical building preservation authorities
- Due to legal requirements
- If implementation of the required thickness or fire related properties of thermal insulation would result in unacceptable restriction of the use of the building or adjacent outer areas
- If reliably moisture-robust construction is only possible with a reduced insulation thickness in the case of interior insulation
- If other compelling reasons relating to construction are present
- Exemptions are at the Certifier's discretion

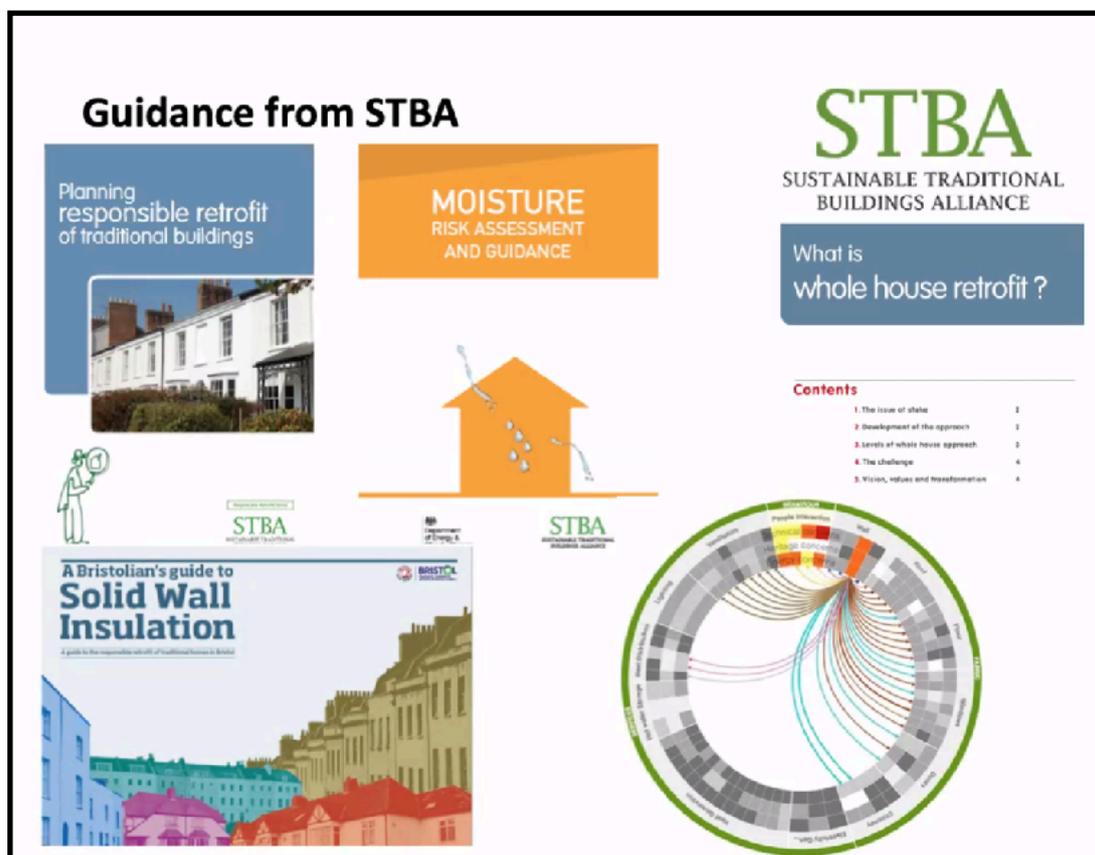
AECB building knowledge © QODA

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Policy Director (and past Director), Nigel Griffiths reviewed the past 10 years and STBA's achievements. From the beginnings of STBA and its immediate response to 'The Green Deal' in 2012, the publication of influential 'Responsible Retrofit Report' by Neil May & Caroline Rye in 2012, 2014's 'Guidance Wheel' and 2016's Planning Responsible Retrofit paper. This last paper really started the drive towards the Whole House Approach that we now see embedded in PAS2035. The STBA is now leading on a wider holistic regeneration-based approach to retrofit as set out in the 2021 paper 'From Retrofit to Regeneration'.



The next 10 years will still require a vocal advocate for the traditionally constructed buildings in the UK as the climate emergency is causing Governments to look for inappropriate quick fixes. With its 10 year track record let's hope that the STBA succeeds not only in providing this voice, but ultimately that policy and practice changes to embrace all that is positive from our traditionally built environment and starts to improve it in a truly sustainable manner.