Stockport Core Strategy Policy SD 2 Making Improvements to Existing Dwellings
Energy Efficiency Checklist

Planning applications for changes to existing domestic dwellings will be required, **where possible and practical**, to undertake **reasonable improvements** to the energy performance of the existing dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought.

Applicants should complete the Checklist (see over) to identify which measures are appropriate to the residence. The total cost of the measures should be no more than 10% of the total build cost and payback in less than 7 years.

How to Complete the Checklist
Initially take into consideration what measures can be physically undertaken on the property. If you cannot undertake a measure please state why in the relevant box (e.g. boiler is less than 15 years old; cement floors; no cavity walls; loft already insulated). If quotes for the measures have been undertaken then using the actual costs, you can work out the payback using the method described below.

Alternatively you can use the EST information on estimated costs and payback provided below to complete those measures on the checklist which can physically be undertaken. Please provide, where required on the Checklist, the estimated or actual total cost of the build to enable your application to be processed quickly. The Checklist should be submitted with your planning application documentation.

Guidance & Advice
Below are some advice options for each of the checklist items (see overleaf). If applicants/agents do not have actual quotes for specific items they can get an estimated cost on many of the items listed using the Energy Saving Trust's (EST) website: www.energysavingtrust.org.uk/Home-improvements-and-products and http://www.energysavingtrust.org.uk/Energy-saving-assumptions.

For insulation measures you can get actual quotes using the installer locator option on the EST website as well as estimated costs and payback:
www.energysavingtrust.org.uk/Home-improvements-and-products/Home-insulation-glazing

Whilst we do not require solid wall insulation on homes without cavity, it could be something to consider whilst having major works done on a solid wall property, saving potentially more than £300 per year on fuel bills:
www.energysavingtrust.org.uk/Home-improvements-and-products/Home-insulation-glazing/Solid-wall-insulation

For information on boiler replacements visit the website or call the EST Advice Centre on Freephone 0800 512012:
www.energysavingtrust.org.uk/Home-improvements-and-products/Heating-and-hot-water/Boiler-Scrappage-Scheme

For information on grants, cost and savings for heating controls and hot water insulation visit:
www.energysavingtrust.org.uk/Home-improvements-and-products/Heating-and-hot-water/Thermostats-and-heating-controls

For specific information on draught proofing including products and installers: www.energysavingtrust.org.uk/Home-improvements-and-products/Home-insulation-glazing/Draught-proofing

Finally for an idea of the savings per annum on energy efficient lighting visit:
http://www.energysavingtrust.org.uk/Home-improvements-and-products/Lighting

Working Out Payback
To work out the payback period, either check the quoted payback for measures on the EST's advice pages above or using actual costs from installers or product information, establish the projected fuel savings of each measure per annum. You will also be identifying the cost of the measures overleaf. Divide the cost of the item by the projected annual fuel saving to get a payback period.

If you are struggling to complete the Checklist please get in touch with the Council's Health & Environment Advisor (Planning) by emailing angie.jukes@stockport.gov.uk (or calling 474 4385). Alternatively contact the Council's Housing Energy Efficiency experts: energy.efficiency@stockport.gov.uk

You can also ring the EST Freephone number for advice on measures and how to get actual costs: 0800 512 012

Existing Dwelling Energy Efficiency Checklist

The Checklist is designed to ensure improvements to the energy performance of the **existing dwelling** since the extension will be delivered to building regulations. Full guidance on completing the Checklist is available over leaf.

Measure	**Required for**	**(Estimated) Cost £**	**Approximate Payback (yrs)**	**If not undertaking the measure please say why not**
Cavity Wall Insulation	Any dwelling that has empty cavity walls, subject to a check for suitability from an accredited installer and approval by local authority building control.	e.g. £250	e.g. 2 years	Already insulated
Loft Insulation (250 mm)	Any dwelling with an accessible loft and less than 100mm depth existing insulation.	e.g. £250	e.g. 2 – 6 years (empty / partially filled)	Already insulated
Floor Insulation	Dwellings with uninsulated suspended timber floors only, where easily accessible from underneath (e.g. basements)	e.g. £20 - £100	e.g. 1-2 years	Access issues
Replacement condensing boiler	Any dwelling with a wet central heating system with a non condensing gas or oil boiler more than 15 years old.	Variable – get a quote	Variable – get a quote	Existing boiler
Heating controls upgrade	Any dwelling with central heating that lacks a programmable timer, room thermostat or thermostatic radiator valves.	e.g. room thermostat £55	e.g. 1 year	Already installed
Hot water insulation package	Any dwelling that has an uninsulated hot water tank or a tank that has an existing insulating jacket that is in poor repair as judged by a building surveyor.	e.g. HWT Thermostat £20; HWT Jacket £35	e.g. 1 year	No tank
Draught proofing	Any dwelling that has excessive air leakage as judged by a building surveyor.	e.g. Professional = £200	e.g. 2 years	
Energy efficient lighting	Any dwelling where 75% of light fittings in commonly used areas are not classed as energy efficient (A rated under the EU energy efficiency label system)	e.g. £1-2	1 year	
Totals	Total Build Cost of Extension: £0000.00 £30,000	£300		