High and dry

In this issue, **EcoConsulting** continues its focus on the EcoHomes' energy section by looking at the building envelope and drying space in houses.

Ene 2: Building Fabric

Credit Background: This energy credit gauges the thermal performance of the buildings' envelope, essentially rewarding dwellings that are properly and thoroughly insulated with thermally-resistant openings (such as double or triple-glazed windows), and limited glazed areas. In effect, building fabric has the most sizeable long-term effect on energy consumption in dwellings, and would prove difficult, inefficient, and costly to change over a building's life time.

Credit Benefits: Lower heating bills for the occupants, healthier and more comfortable internal environment, reduced impact on climate change over the life span of the dwellings.

Credit Requirements: As for Ene 1, full SAP (Standard Assessment Procedure) assessments of the worst-case scenario of each house type of the development have to be submitted. SAP worksheets need to be completed by an accredited SAP assessor, preferably an NHER-certified assessor.

The credits awarded will be calculated according to the percentage improvement across the site in the average U-value over Building Regulations Part L target U-value, as shown in the table below. It is important to note that this methodology differs from the familiar Target U-value method used for Part L compliance, as it does not adjust target U-values according to the heating system installed.

Percentage Improvement	Credits obtained
3%	1
6%	2
9%	3
12%	4
15%	5

Air drying clothes in the traditional way has the advantage of being environmental friendly.

Ene 3: Drying Space

Credit Background: Given our modern standards of living, it has become customary to include an energy-consuming tumble dryer in houses, or at least to provide allocated space to install it. However, air drying clothes in the traditional way has the advantages of being environmentally friendly, economical, and certainly reduces the risk of finding your clothes damaged or shrunk by the misusage of a tumble dryer. Thus, the idea behind this credit is to ensure that an adequate drying space is provided as an incentive to naturally dry clothes by hanging them.

Credit Benefits: Lower electricity bills and energy consumption, reduced impact on climate change.

Credit Requirements: The provision of either external or internal dedicated drying space is needed to obtain this Ene 3 credit (only one credit is available). Fixings or fittings in each flat or house will be required to hold at least a 6 meter line for three or more bedroom flats, and at least 4 meters for one or two-bed units. External space needs to be secure, whether in a private or communal garden, or a balcony (if large enough). Internal drying necessitates good natural ventilation (such as an openable window) if it is unheated, or controlled ventilation (such as an extract fan with humidistat) if it is heated. However, providing drying facilities in living or dining rooms, bedrooms, kitchens, or main halls will not qualify.

Ene 2: Ease of compliance		
EASY ✔ (1-3 credits)	MODERATE ✔ (4-5 credits)	COMPLEX

Ene 3: Ease of compliance		
EASY ✔	MODERATE	COMPLEX