

Pwyllgor Newid Hinsawdd, yr Amgylchedd a Seilwaith /
Climate Change, Environment and Infrastructure Committee
Datgarboneiddio tai / Decarbonisation of housing

DH06_A

Ymateb ychwanegol gan Dr Ed Green - Ysgol Pensaerniaeth Cymru /
Additional evidence from Dr Ed Green – Welsh School of Architecture

Responses to further questions from the members are as follows:

1. To what extent is the absence of specific targets for all housing tenures is a block to progress?

Targets are clear, but need to be consistent (across tenures) and enforced, or hard to treat properties will just migrate from one tenure to another.

The learning from the ORP and other initiatives (eg IHP) must be disseminated quickly, and publicly, to the whole housing/building industry, and discussed collectively.

2. To what extent is it feasible for all social housing achieving EPC A or equivalent by 2030?

EPC A is hard to achieve (for some types of housing more than others), but that's probably not a bad thing.

EPC A with electric heating needs a whole house approach, the target makes the Landlords move away from the traditional component based approach to a more holistic view.

And it requires renewables in many case – which is great for fuel bills and for tenants.

3. How should the next two phases of the Optimised Retrofit Programme differ to the approach of the earlier phases?

Keep going with a consistent learning, avoid changing the goal posts.

Broaden the range and nature of initiatives that are supported.

There is not one 'correct' solution for all houses and all households.

4. How can local authorities and housing associations be encouraged to explore alternative funding streams to support housing retrofit?

There are opportunities around quality, and compliance with WFGA, which is of great interest to LA and HA.

Provide better clarity on what funding for whom

Making funding more transparent

Work with Rent Smart Wales, communicate the benefits and options to the landlords

Make energy costs for tenants more transparent (as discussed in the session)

Learn from green deal? work thru financial model, build trust

5. To what extent does the Welsh Government have a clear picture of the skills currently available in Wales, and the skills needed to decarbonise at scale?

ORP focuses on PAS2035, it is not clear whether the skills/knowledge to go beyond this (eg looking robustly at quality) are being developed

There are clear tensions between decarb vs fuel bills and quality vs capital cost (again, ref. discussion in session)

slow uptake of retrofit / current capacity of the industry is an issue in that it magnifies the scale of challenge further down the line.

In addition, following on from the discussion in session, I would like to highlight a number of publications for members that specifically connect housing quality and health.

In addition to BRE's 'cost of poor housing' report mentioned in the session, which attempts to quantify the cost to the public purse of poor quality homes in Wales, I have attached publications produced by colleagues within the university on the subject of housing quality and health.

Publications:

The short-term health and psychosocial impacts of domestic energy efficiency investments in low-income areas: a controlled before and after study

Charlotte N. B. Grey¹, Shiyu Jiang¹, Christina Nascimento², Sarah E. Rodgers³, Rhodri Johnson³,
Ronan A. Lyons³ and Wouter Poortinga^{1,4*}

Impacts of energy-efficiency investments on internal conditions in low-income households

Wouter Poortinga, Shiyu Jiang, Charlotte Grey & Chris Tweed

(To cite this article: Wouter Poortinga, Shiyu Jiang, Charlotte Grey & Chris Tweed (2017): Impacts

of energy-efficiency investments on internal conditions in low-income households, Building

Research & Information, DOI: 10.1080/09613218.2017.1314641

Neighborhood Quality and Attachment: Validation of the Revised Residential Environment

Assessment Tool

Wouter Poortinga¹, Tatiana Calve¹, Nikki Jones¹, Simon Lannon¹, Tabitha Rees¹, Sarah E. Rodgers², Ronan A. Lyons², and Rhodri Johnson²

Cohort Profile: The Housing Regeneration and Health Study

Sarah E Rodgers,^{1*} Martin Heaven,¹ Arron Lacey,¹ Wouter Poortinga,² Frank D Dunstan,³ Kerina H Jones,¹ Stephen R Palmer,³ Ceri J Phillips,⁴ Robert Smith,⁵ Ann John,¹ Gwyneth A Davies⁶ and Ronan A Lyons¹

10 Health and social outcomes of housing policies to alleviate fuel poverty

Author: Professor Wouter Poortinga, Welsh School of Architecture, Cardiff University, Bute Building, King Edward VII Avenue, Cardiff, CF10 3NB, Wales, United Kingdom
Poortinga, W. (2019). Health and social outcomes of housing policies to alleviate fuel poverty. In K Fabbri (Ed.) Urban Fuel Poverty (pp. 239-258).

Two articles that show the benefit of housing improvements in Wales (Carmarthenshire) on self-reported health and reducing visits to A&E/hospital:

Emergency hospital admissions associated with a non-randomised housing intervention meeting national housing quality standards: a longitudinal data linkage study

Sarah E Rodgers,^{1,2} Rowena Bailey,^{2,3} Rhodri Johnson,² Damon Berridge,² Wouter Poortinga,⁴ Simon Lannon,⁴ Robert Smith,⁵ Ronan A Lyons²

Social and health outcomes following upgrades to a national housing standard: a multilevel analysis of a five-wave repeated cross-sectional survey

Wouter Poortinga^{1,2*}, Nikki Jones¹, Simon Lannon¹ and Huw Jenkins¹