

4. Please indicate which category best describes your organisation

(Tick one only)

Executive Agencies and NDPBs	<input type="checkbox"/>
Local authority	<input type="checkbox"/>
Other statutory organisation	<input type="checkbox"/>
Registered Social Landlord	<input type="checkbox"/>
Representative body for private sector organisations	<input type="checkbox"/>
Representative body for third sector/equality organisations	<input type="checkbox"/>
Representative body for community organisations	<input type="checkbox"/>
Representative body for professionals	<input type="checkbox"/>
Private sector organisation	<input checked="" type="checkbox"/>
Third sector/equality organisation	<input type="checkbox"/>
Community group	<input type="checkbox"/>
Academic	<input type="checkbox"/>
Individual	<input type="checkbox"/>
Other – please state...	<input type="checkbox"/>

CONSULTATION QUESTIONS

1. Are the vision and objectives as set out in sections 19 and 20 appropriate for Scotland's Sustainable Housing Strategy? Please answer Yes or No and provide fuller explanation if you wish.

Yes No

It is my belief that the vision and objectives are positive.

2. What do you think are the main barriers that prevent home owners and landlords from installing energy efficiency measures?

It is my opinion that financial payback, lack of expertise & Knowledge and greed are key reasons why energy efficient measures are not introduced.

3. Please explain any practical solutions and/or incentives to overcome any barriers you have identified.

There are many good universities in Scotland which provide energy and environmental courses that properly provide the student with key skills that are required to move this work forward properly and steadily.

4. Given Scotland's diverse range of housing, what support is needed to enable people to get energy efficiency measures installed?

Confidence in the individuals providing advice (Degree or Masters) Qualified individuals working in partnership with Software providers & adequate training packs. No large fees for membership of schemes & a removal of any existing monopolies. One Qualified route for energy certification & removal of bureaucracy. Edinburgh Napier Universities Msc EEE or BEng EEE is an example of a course that provides individuals with excellent training in this regard.

5. (a) What specific issues need to be addressed in respect of improving energy efficiency in rural areas, particularly more remote or island areas?

Access to materials & longer distances to travel increase costs and if a monopoly exists in training or certification cost can be much higher.

5. (b) How should these be addressed?

Certified products should be used with adequate installation instructions allowing suitably qualified individuals such as electricians or plumbers to install products under the supervision of a degree qualified engineer.

6. Taking into account the models and funding sources outlined in section 1.20-1.37, what role might local authorities and other agencies play in bringing about a step change in retrofitting Scotland's housing?

It is my opinion that degree qualified individuals should be able to certify energy efficiency measures and then submit this to local councils.

7. What role should the Scottish Government play in a National Retrofit Programme?

The Scottish government should recognise university courses and debt ridden individual's abilities to carry out such roles without having to pay third parties to do so.

8. What role could the devolution of additional powers play in achieving more retrofit?

The Scottish government could recognise the good training of Scottish universities and graduating student this stream of revenue (if not possible already).

9. What further action is needed to achieve the scale of change required to existing homes?

Recognition of degree qualified students.

10. How can we make sure a National Retrofit Programme maximises benefits to all consumers (for example, older people, those from ethnic minorities, those with long term illness or disability)?

Hopefully a degree qualified individual with honourable qualities will greater increase the reputation of such schemes.

11. (a) Should the Scottish Government consider whether a single mandatory condition standard (beyond the tolerable standard) should apply to all properties, irrespective of tenure?

Yes No

11. (b) If so, how would that be enforced?

Properties should be inspected by an energy related professional.

12. (a) In box 6 we identify a checklist for maintaining a quality home. Do you agree with our proposed hierarchy of needs?

Yes No

12. (b) If you think anything is missing or in the wrong place please explain your views.

I think that consideration should be taken for thermal bridging and opportunities for thermal storage and preheating of ventilation air.

13. Should local authorities be able to require that owners improve their properties; in the same way they can require that they repair them? For example, could poor energy efficiency be a trigger for a work notice? Please answer Yes or No and provide further explanation if you wish, for example on how this might work.

Yes No

Yes if reasonably practical.

14. Should local authorities have a power to enforce decisions taken by owners under the title deeds, tenement management scheme or by unanimity? For example, should they have explicit powers to pay missing shares of owners who are not paying for communal repair work, in the same way they can for agreed maintenance work? Please answer Yes or No and provide further explanation, if you wish.

Yes No

Yes if reasonable.

15. Should local authorities be able to automatically issue maintenance orders on any property which has had a work notice? Please provide further explanation if you wish.

Yes No

Yes if reasonable.

16. Should the process for using maintenance orders be streamlined, and if so, how? Please answer Yes or No and provide further explanation, if you wish.

Yes No

YES if reasonable

17. Should local authorities be able to: a. issue work notices on housing affecting the amenity, and b. require work such as to improve safety and security on properties which are outwith a Housing Renewal area? Please answer Yes or No and provide further explanation if you wish.

Yes No

Yes if reasonable.

18. Should local authorities be able to issue repayment charges for work done on commercial properties, in the same way they can for residential premises? Please answer Yes or No and provide further explanation below, if you wish.

Yes No

Yes if reasonable.

19. What action, if any, do you think the Government should take to make it easier to dismiss and replace property factors?

UNKNOWN

20. What action can be taken to raise the importance placed by owners and tenants on the energy efficiency of their properties?

EPCs should be publicly displayed and available to all. They should be calculated by degree qualified individuals who are trained in good quality energy software.

21. Should the Scottish Government introduce minimum energy efficiency standards for private sector housing?

YES

22. How could we amend EPCs to make them a more useful tool for influencing behaviour change to improve energy efficiency?

EPCS should always include recommended actions by energy degree qualified individuals.

23. Are there other key principles that we ought to consider when looking at the possible introduction of regulations?

If an individual has to pay a lot of money in addition to student debt to become and maintain his/her status as an assessor of energy, then this cost is passed on to the consumer. Individuals should be adequately insured and degrees qualified and follow a recognised document. (Faddy schemes should be avoided).

24 How could regulation be used to support the uptake of incentives?

Using a degree qualified individual will divert money to universities & professionals and provide more credibility and move it away from the negative views towards high pressure sales environment.

25. In section 2.68 we identify design options for the standard. Do you have any views on the options set out in that report? Are there other options that we should be considering?

I think that It would be good for Scotland to come up with a clear guidance document incorporating all of the energy efficiency regulations and guidance for housing. I believe that such a document should be clear, concise and be used by degree qualified energy professionals to give guidance and direct sub-contractors to carry out work & to obtain funding.

26. Do you agree that any regulations for private sector housing ought to reflect the energy efficiency capacity of the property and/or location, as is proposed for the social sector?

Yes No

YES If reasonable.

27. If you agree with Q26, should houses of the same type in the social and private sectors be expected to meet the same standard?

Yes No

YES if reasonable.

28. Are there other specific issues we need to consider in introducing regulation on the energy efficiency of the home for particular groups of people, for example older people, those with disabilities, people from minority ethnic communities?

NO unless needed.

29. Should we consider additional trigger points to point of sale or rental? If so, what?

Yes No

Construction and Improvement – carried out by OCDEAs – energy Degree qualified OCDEAS should also be allowed to carry out EPCS on existing properties as they already understand energy assessment process. EPCs should be produced for each property in Scotland. To give a datum point.

30. Should rollout of any regulation across the owner occupied and PRS sectors be phased or all at once? If you think that rollout should be phased how do you think this should be done?

Yes No

Regulation should be produced and then a specified period of time given for compliance.

31. What other issues around enforcement do we need to think about when considering how different approaches to regulation might work?

EPCs should be passed to solicitors and owners. New Build. Solicitors should be responsible for ensuring that paperwork is checked.

32. In sections 2.76-2.79 we suggest that one way of regulating would be to issue sanctions.

(a) Do you think that sanctions on owners should be used to enforce regulations?

Yes No

(b) Should owners be able to pass the sanction or obligation on to buyers?

Yes No

YES

33. The Scottish Government does not intend to regulate before 2015. The working group will consider what options for timing of any regulation might be appropriate, but, given all the points set out in sections 2.80-2.81, from when do you think it might be appropriate to apply regulations?

ASAP

34. (a) In Section 3.4 we describe the range of legislative and policy levers that we believe are available to help us transform the financial market such that it values warm, high quality, low carbon homes. Do you agree that this is the full range of levers?

Yes No

34. (b) Can you suggest any other ways to help transform the market for more energy efficient, sustainable homes?

By use of degree qualified energy professional rather than sales led company.

35. What changes would be required to current survey and lending practice to enable mortgage lenders to take account of the income from new technology or savings on energy bills?

Energy degree qualified individuals should carry out the assessment based on information provided, just a survey is required by a surveyor for a mortgage.

36. Section 3.15 lists a range of challenges that may prevent the benefits of a more sustainable, energy efficient home being fully recognised in its value. What further challenges, if any, need to be addressed?

Use of schemes that are subject to change and non use of traditional university routes.

37. (a) Sections 3.16-3.22 set out the action that Scottish Government is currently developing to encourage greater recognition of the value of sustainable homes. Do you agree that this action is appropriate?

Yes No

37. (b) What further action is needed to influence consumers and the market?

The Scottish government should merge OCDEA and DEA qualifications and allow either route to produce Dwelling EPC's.

38. What steps can we take to ensure that we design and develop sustainable neighbourhoods?

It is my opinion that each neighbourhood/area needs a well designed Ecohub where children can play and parents can come to learn about sustainability and energy efficiency and low carbon/renewable generation, possibly combined with energy efficient (small scale) accommodation testing & showcasing.

39. Section 4.10 sets out the main challenges to address in taking forward our aim of new build transformation. What further challenges, if any, need to be addressed?

The main challenge is convincing people that it is something that they can afford to do.

40. What action is needed to increase the capacity for developing and bringing to market innovative methods of construction?

University scholarships should be given to talented students to work on projects on wide-scale sustainable construction, not just industry.

41. What further changes to the operation of the Government's affordable housing supply programme would help to enable it to champion greener construction methods and technologies in the medium term?

University scholarships should be given to talented students to work on projects on wide-scale sustainable construction, not just industry.

42. What further action is needed to influence the construction industry to make greater use of innovative methods to deliver more greener new homes?

Payments to house buyers who buy Sustainable homes meeting a certain standard.

43. (a) Has Chapter 5 of this consultation identified the key challenges to ensuring Scottish companies have the skills to take advantage of the opportunities expected to be on offer?

Yes No

43. (b) If not, What other challenges are there?

Clarity and Certainty are important.

44. What further action is needed to ensure there is appropriate investment in skills and training to meet these opportunities?

Funding should be available for individuals wishing to embark or retrain within energy/sustainable related professions. To retain individuals within eco environment. Monopolies must be removed.

45. How can the construction industry be made more aware of the potential funding and support for skills and training development opportunities and engage effectively with those providing training to ensure that it meets their current and future needs?

Training should be provided locally and training schemes that are remote should set up in Scotland also.

46. How do we ensure that skills and training opportunities are provided on an equitable basis to all groups in society?

By reducing the cost of any additional training after university and by allowing compassion/discretion/judgement to be used in due process.

47. Apart from training and skills opportunities are there any other issues that should be addressed to make employment in construction and other industries becomes more representative?

Removal of Schemes, but the retention of certified software and provision of remote free training material.

48. Please describe any specific difficulties relating to skills and training that apply to those in remote and island areas and your view on how these may be addressed.

Removal of Schemes, but the retention of certified Individuals, software and provision of remote free training material and QA.