

A HOT WATER AND HEATING

1	COMBI BOILER If you have hot water on demand from a boiler without hot water storage cylinder or tank give yourself 2 points.	2
2	WELL INSULATED HOT WATER CYLINDER WITH GOOD CONTROLS Where you have a hot water tank with a minimum 35mm insulation jacket or equivalent plus hot water from boiler on timer with boost or electric immersion on timer with boost then give yourself 2 points.	2
3	SOLAR THERMAL Where you have solar thermal panels on your roof contributing to domestic hot water heating please give yourself 5 points for one panel or 10 points for two or more panels.	10
4	HOT WATER TEMPERATURE LIMITED TO MAX 60°C Restricting temperature to 60°C saves energy (temperatures below 60°C may have health implications). If you have restricted your water temperature to 60°C give yourself 2 points.	2
5	A RATED CONDENSING BOILER These are much more efficient than standard boilers and so save significant amounts of energy. If your boiler is recommended by the Energy Saving Trust and/or A+, A++, A+++ rated give yourself 4 points.	4
6	UNDERFLOOR HEATING If the majority of your heating is underfloor this is more efficient as it generally reduces energy usage. However your floor must be properly insulated to qualify. If so, give yourself 5 points.	5
7	BIOMASS BOILER Do you have a boiler using non-fossil fuel such as logs, wood pellets or woodchips (from sustainable and local sources)? Well done! Give yourself 20 points.	20
8	GROUND SOURCE HEAT PUMP Where the heating is sourced from the ground using an electric heat pump give yourself 15 points. To be effective buildings with heat pumps should have a high level of insulation and draughtproofing.	15
9	AIR SOURCE HEAT PUMP Where heating is sourced from the air using an electric pump. Not as energy efficient as ground source heat pump. To be effective, buildings with heat pumps should have a high level of insulation and draughtproofing.	10
10	HEATING AND HOT WATER TURNED DOWN OR OFF BETWEEN OCCUPATIONS If you are not available to do this you should instruct your caretaker to do it (and check it is being done!). If you are sure this is being done give yourself 2 points.	2
11	THERMOSTATIC CONTROL ON RADIATORS OR HEATERS You should have either thermostatic valves on all radiators (but one can be omitted if there's a room thermostat) or zoned thermostats for underfloor heating or thermostats on every electric heater. If you have one of these give yourself 2 points.	2
12	ADDITIONAL BEDDING If you provide thicker duvets, blankets, throws, etc. for all beds for cold weather give yourself 2 points. This encourages less energy use in bedrooms and, by the way, should be done anyway!	2
13	WOODBURNING STOVE(S) If you have additional space heating from woodburning or pellet stove(s) give yourself 2 points. Does not apply to multi fuel stoves (see below).	2
14	MULTI FUEL STOVE(S) Provided you encourage burning wood by supplying it (you can charge extra) and discourage coal burning then you can give yourself 1 point for having a multi fuel stove.	1

MINIMUM SCORE TO PASS SECTION A = 10 POINTS

B APPLIANCES AND ENERGY CONSERVATION

NB APPLIANCES SHOULD ONLY BE REPLACED WHEN NECESSARY (not very green to chuck out something still working! You could give to charity of course)

1	LOW ENERGY LIGHTING CFL (usual type of low energy bulb), fluorescent or LED. Give yourself 4 points if every bulb in your property is low energy, 2 points if 75% or more are low energy, 1 point if 50% or more are low energy.	<div style="border: 1px solid black; padding: 2px; text-align: center;">% of rooms complying?</div>	4
2	ENERGY EFFICIENT WASHING MACHINE - if washer/dryer complete TUMBLE DRYER as well Give yourself 2 points if your washing machine is recommended by Energy Saving Trust or A+, A++, A+++ rated and well maintained.		2
3	ENERGY EFFICIENT TUMBLE DRYER Give yourself 2 points if your tumble dryer is recommended by Energy Saving Trust or A+, A++, A+++ rated and well maintained.		2
4	ENERGY EFFICIENT DISHWASHER Give yourself 2 points if your dishwasher is recommended by Energy Saving Trust or A+, A++, A+++ rated and well maintained.		2
5	ENERGY EFFICIENT FRIDGE – if fridge/freezer complete FREEZER as well Give yourself 2 points if your fridge is recommended by Energy Saving Trust or A+, A++, A+++ rated and well maintained with good seals.		2
6	ENERGY EFFICIENT FREEZER Give yourself 2 points if your freezer is recommended by Energy Saving Trust or A+, A++, A+++ rated and well maintained with good seals.		2

7 OTHER ENERGY EFFICIENT APPLIANCE Give yourself 2 points if you have another appliance recommended by Energy Saving Trust (e.g. TV) or A+, A++, A+++ rated and well maintained. Maximum 2 points.	<i>Specify appliance?</i>	2
8 SLOW COOKER Slow cookers use a low level of energy so if you have one give yourself 1 point.		1
9 ENCOURAGE LOW TEMPERATURE WASHING 2 points if you encourage low temperature/quick washing, e.g. ask us to add it in to your Information folder.		2
10 MONITOR ELECTRICITY AND ENERGY USE Monitor energy use to see where savings might be achieved e.g. by replacing appliances, improving draughtproofing or glazing, more low energy lighting, etc. So if you will keep tabs on your energy use whilst registered as an eco cottage, give yourself 2 points.		2
11 ENCOURAGE NATURAL CLOTHES DRYING Do you have an outside washing line, plus wash basket and pegs to encourage natural energy-free drying? Are they also in good condition and easily accessible? If so then give yourself 2 points.		2
12 ECO TORCH Provide wind-up or rechargeable torch instead of conventional one? 1 point!		1

MINIMUM SCORE TO PASS SECTION B = 12 POINTS

C WATER CONSUMPTION AND DISPOSAL

1 MODERN LOW VOLUME CISTERNS OR WATER SAVING DEVICE IN LARGE TOILET CISTERNS (where appropriate) Do you have modern low volume cisterns with dual/short flush or have you fitted water saving devices (usually free from SW Water) where cistern capacity over 6 litres. If yes give yourself 2 points. Make sure flush volumes sufficient for your drainage.		2
2 AT LEAST ONE SHOWER There should be at least one shower in the property - but not a power shower! 2 points.		2
3 AERATED SHOWER HEADS AND TAPS Do all your showers have aerated heads and all taps have aerators? These provide better performance for a lower flow and save water. If so, have 2 points.		2
4 WATER BUTT(S) Where you have a water butt in the garden so that garden/pots can be watered with rainwater then give yourself 2 points.		2
5 NO DRIPPING TAPS Dripping taps can waste significant amounts of water. If you check this regularly (or get your housekeeper or caretaker to) and sort them out then that's another 2 points.		2
6 SELF CLOSING TAPS Self closing taps - push or sensor (like the ones in many public toilets). If you have these fitted in your bathrooms and loos then give yourself 2 points.		2
7 REDUCED WATER PRESSURE / FLOW RESTRICTION Water pressure turned down and/or flow restrictors fitted below each tap (subject to maintaining adequate flow obviously). 2 points.		2
8 WATER METER INSTALLED AND MONITOR WATER USAGE If you have a water meter & encourage water efficient practices give yourself 2 points. You will need to monitor usage regularly for evidence of leaks (rectify immediately) and advise guests on how to reduce usage (ask us to add it to your information folder) .		2
9 ECO LAUNDRY PRACTICES WHEN WASHING PROPERTY'S CHANGEOVER LINEN If you, your housekeeper or laundry use <u>ALL</u> the following environmentally friendly practices and products: plant-based washing powder which quickly biodegrades with min. impact on aquatic life; air dry laundry; only do full loads, then award 2 points.		2
10 RAINWATER HARVESTING If you have set up a rainwater harvesting system for flushing toilets then give yourself 10 points.		10
11 REED BED SYSTEM Not a sewage treatment system on its own, but used in conjunction with a primary treatment, e.g. a settling or septic tank. They only treat liquid effluent - solids need to be treated elsewhere. If you have a reed bed system give yourself 10 points.		10

MINIMUM SCORE TO PASS SECTION C = 8 POINTS

D WASTE AND RECYCLING

By law, rented holiday home waste is considered commercial waste. You need to employ a waste carrier to collect and remove the waste from your property. It is your responsibility to ensure that you use a Licensed Waste Carrier who disposes of the waste responsibly.

1 YOUR LICENSED WASTE CARRIER OFFERS A COMPREHENSIVE RECYCLING SERVICE If your Licensed Waste Carrier offers a comprehensive recycling service (recycles the same items as Cornwall Council) and you use this service, give yourself 2 points. Facilities should be set up in your property to allow guests to sort recyclable items so your Licensed Waste Carrier can collect and recycle them. In our experience there are very few properties where some sort of system could not be set up.		2
2 CLEAR RECYCLING INSTRUCTIONS Do provide clear instructions for your guests on recycling and rubbish facilities, collection days and times and award yourself another easy 2 points!		2

3	INFORMATION REGARDING NEAREST RECYCLING CENTRES/BANKS If you provide information on the nearest recycling service e.g. nearest bottle banks and recycling centre for larger items, then that's another 2 points.	2
4	REDUCE JUNK MAIL 2 points for registering your property with the Mailing Preference Service (http://www.mpsonline.org.uk/mpsr/)	2
5	OLD APPLIANCES, FURNITURE AND OTHER LARGE ITEMS RECYCLED Many electrical retailers take old appliances for recycling or they can be taken to the nearest council run recycling centre. Good furniture could go to charities e.g. St Petroc's or StoreHouse. If you will be recycling when the time comes add another 2 points.	2
6	COMPOST BIN If you provide a compost bin for garden and/or vegetable waste then award yourself a couple of points. Also applies where group composting facilities are available such as on an eco development/park.	2
7	COMPOSTING INFORMATION AND CADDY You need a compost caddy indoors for guests to take compost outside to the compost bin and also provide clear instructions for composting vegetable waste. No point having a compost caddy without a compost bin! 2 points.	2
8	FOOD DIGESTER A food digester is a compost bin which will take all food waste including cooked food (rather than just vegetable waste). You would need to provide very clear instructions for usage but if you do provide these, then award yourself 2 points.	2
9	BAG IT AND BIN IT SIGNS Do discourage disposal of sanitary items into sewage system by putting up 'Bag it and Bin it' signs in loos and bathrooms.	2

MINIMUM SCORE TO PASS SECTION D = 10 POINTS

E PURCHASING

1	ECO CLEANING PRODUCTS Chlorine/phosphate-free (washing up liquid, cleaning products, dishwasher tablets, etc.). Many brands available but Ecover do a wide variety. Housekeeper must be instructed accordingly! 2 points if 75% or more eco products.	2
2	ECO HAND SOAP AND HYGIENE PRODUCTS If you leave soaps and other hygiene products and they are made from plant based, natural ingredients or certified as organic give yourself another 2 points. Housekeeper instructed as above.	2
3	RECYCLED/FSC PAPER GOODS E.g. 100% recycled or FSC certified toilet roll and kitchen towel. Housekeeper instructed as above. Another 2 points.	2
4	ORGANIC LINEN If you provide certified organic household linens such as organic cotton bed linen, tea towels, bath mats then that's another 2 points.	2
5	NO AEROSOLS Spray bottles (e.g. with a trigger spray) or other dispensers are more environmentally friendly than aerosols (even if aerosol has no CFCs). Trigger sprays are refillable and reusable and do not need additional chemicals to function. For example, you could swap an aerosol furniture polish for a spray bottle one. If no aerosols used have another 2 points.	2
6	BUY IN BULK Buying in bulk reduces packaging and freight (and sometimes cost) and may help your housekeeper as well. So bulk buy loo rolls (at least 16 in a pack) and cleaning materials and washing up liquid (at least 5 litre containers) and dispense as appropriate into smaller containers. Another 2 points.	2
7	LOCAL PRODUCE If your welcome tray provides majority locally produced items, e.g. Cornish biscuits and milk then you can give yourself another 2 points.	2
8	FAIRTRADE PRODUCE Fairtrade products give a better deal for the producers. All tea and/or coffee provided for welcome tray to be fairtrade certified. If so, 2 points.	2
9	PALM OIL FREE If all products used in your property are 100% palm oil free, you can give yourself another 2 points.	2
10	REUSABLE SHOPPING BAG(S) If you provide reusable shopping bag(s) to minimise use of disposable ones then you can award yourself another 2 points. Why not ask us for a sustainable, reusable and biodegradable Cornish Horizons jute bag?	2
11	USING LOCAL BUILDING CONTRACTORS AND SUPPLIERS Do you use local building contractors/tradesmen and buy building materials locally where available and practical? If so give yourself 2 points.	2

MINIMUM SCORE TO PASS SECTION E = 8 POINTS

F TRANSPORT

1	COMPREHENSIVE INFORMATION RE. PUBLIC TRANSPORT, CYCLING, WALKING Do you provide information on cycling, public transport and walking? Do you encourage guests to do this? If so take 2 points.	2
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2 ENCOURAGE REVISIT USING PUBLIC TRANSPORT	
If guests would like to come back to your property why not provide them with information on how they might use public transport (if a little way from bus or train include taxi details or collection service) to get there? If you can do that then give yourself 2 points.	2
3 BIKE HIRE INFO	
Cycling is becoming more popular so do provide plentiful information about hiring bikes locally and then give yourself 2 points.	2
4 WEATHER PROOF SECURE CYCLE STORAGE	
It's a great idea to provide space/facilities for cycle storage at your property. If you can provide covered storage or a cycle rack with weatherproof covers and it is secure then award yourself 2 points.	2
5 ENCOURAGE USE OF ELECTRIC VEHICLES	
If you provide facilities for recharging an electric vehicle or specific charging point then you can give yourself another 4 points.	4

MINIMUM SCORE TO PASS SECTION F = 4 POINTS

G INFORMATION AND LOCAL/ECO PROMOTION

1 PROMOTE CORNISH HORIZONS ECO COTTAGES SCHEME	
If you will be or are displaying details of the Cornish Horizons Eco Cottages Scheme in your Information Folder then that's another 2 points.	2
2 VISITOR CHARTER AND OTHER GREEN INFO	
Similarly if you display the Cornish Horizons visitor charter and our other green info pages in your information folder you get 2 points.	2
3 PROMOTE LOCAL VISITOR ATTRACTIONS	
Paying particular attention to promoting cultural events and attractions near your property so as to reduce car travel will gain you another 2 points.	2
4 INFORMATION REGARDING ENVIRONMENTAL DAYS OUT	
Similar to above but specifically providing information about where they can go, walking, cycling or travelling by public transport rather than use car. You could also encourage visits to eco attractions e.g. Eden Project. This merits 2 points.	2
5 PROMOTE BUYING LOCAL	
If you encourage guests to buy local produce, visit farmers' markets and local shops or use local grocery delivery services such as The Cornish Food Box Company then that merits 2 points.	2
6 PROMOTE RESTAURANTS USING LOCAL PRODUCE	
Recommend local restaurants where they use local produce and ingredients (not just any old local restaurant) and you can award yourself another 2 points.	2
7 INFORMATION ON WILDLIFE IN THE GARDEN, GROUNDS OR LOCALITY	
You could do a little write up on wildlife in the garden, grounds (if say a farm or communal development) or locality; provide a nature diary and that would gain you 2 points.	2
8 CREATE A GREEN PACKAGE	
Negotiate with a local green attraction, e.g. riding stables, for a discount for people visiting your eco cottage. Include the information in the property, or ask us to add it to your Information Folder. 2 points.	2
9 GREEN TOURISM ACCREDITED	
Becoming Green Tourism Business Scheme accredited will give you 2 points.	2

MINIMUM SCORE TO PASS SECTION G = 8 POINTS

H SUPPORTING LOCAL WILDLIFE

1 SUPPORT AND PROMOTION OF WILDLIFE INITIATIVE	
If you support and promote to guests a wildlife project e.g. Cornwall Wildlife Trust. (Support could include donation or volunteering.) Then you can achieve another 2 points.	2
2 NATIVE AND WILDLIFE HABITAT IN GARDEN OR GROUNDS	
Create a specific wildlife area by planting native trees, shrubs and/or wildflowers. In small gardens, plant native, wildlife-friendly plants. Then give yourself 2 points. For how to do it see: www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/creating-a-wildlife-friendly-garden/	2
3 PROVIDE SHELTER FOR WILDLIFE	
Wildlife shelter could include hedgehog homes, bird/owl/bat boxes, bird feeders, bee shelters etc. If you provide some of these wildlife habitats in the garden or grounds of your property, then give yourself 2 points.	2
4 CHEMICAL FREE GARDEN	
Provided you do not use insecticides/herbicides/pesticides, etc. in the garden (except where <u>absolutely</u> necessary) then you can award yourself another 2 points.	2
5 PEAT FREE GARDEN / CONTAINERS	
If you only use peat-free products in the garden and flower baskets/boxes, or if you have no garden but have plant containers outside and these are all peat free, then you can have 2 points.	2

MINIMUM SCORE TO PASS SECTION H = 6 POINTS

I INSULATION AND HEAT LOSS REDUCTION

1 ROOF INSULATION

a) Loft/roof insulation to current Building Regulations (1st October 2010 or later)

Current Building Regs = 270mm rockwool insulation or equivalent (others such as Celotex/Kingspan are thinner but achieve the same level of insulation). Points depends on % of loft area covered, e.g. 100% covered = 20 points, 75% = 15 points, 50% = 10 points and less than 50% = 0 points.

% of roof ceiling area?	20
type & depth?	5

b) Add for additional insulation in excess of Building Regs

Give yourself an extra point for every 50mm rockwool (or equivalent) insulation in excess of above up to a maximum of 5 points.

2 GLAZING

a) Double glazing throughout

If you have double glazing throughout then you score 4 points. Additional points at c), d) and e) can be achieved below.

4

OR b) Triple glazing throughout

If you have triple glazing throughout then you score 8 points. Additional points at c), d) and e) can be achieved below.

8

c) Gap between panes between 16mm-20mm

16-20mm is the optimum air gap to maximise insulation so if your glazing has this gap then give yourself 4 points. However, do not score if the gap exceeds 20mm.

4

d) Gap argon filled

Argon filling improves insulation so if your glazing is argon filled score another 4 points. You must be absolutely certain the gap is argon filled.

4

e) Glass has e coating

E coating improves insulation so again you can score an additional 4 points if your glass is e coated but you must be absolutely certain that 1 or more pane of glass per window is e coated.

4

3 DRAUGHT PROOF

a) All windows, doors, walls etc. draught proof

Efficient draught proofing to all windows, doors, letterboxes etc., plus filling gaps in walls, around wastepipes and frames (don't forget to check under windowcills) will score you 4 points.

4

b) Heavy curtaining or thermally lined curtains throughout

If every window has either curtains with thick linings or curtains with blinds, then you can give yourself 2 points.

2

4 FLOOR INSULATION

a) Insulation in ground floor structure to current Building Regs (1st October 2010 or later)

Floors should achieve a U-value of 0.25 W/m²K or less. (U-value measures how quickly heat travels through the floor.) You need usually min. 70mm high-performance foam insulation, or 150mm mineral wool (depends on floor type, etc.) 6 points.

6

b) Add 4 points if floor insulation significantly exceeds above

That is to say if the floor U-value is less than 0.2. If so give yourself another 4 points.

4

c) Un-insulated floor but thick carpet/thick underlay

Score 2 points if really thick carpet or underlay is provided to minimum 75% of ground floor.

2

5 EXTERNAL WALL INSULATION

a) All walls insulated to min. current Building Regs (1st October 2010 or later)

If your walls are insulated to current Building Regs standards i.e. achieve U-values of approx. 0.25 then you can score yourself 20 points.

20

b) Extra 5 points if wall insulation significantly exceeds current Building Regs (1st October 2010 or later)

E.g. Non traditional such as thick log and straw bale or traditional masonry or timber frame walls with v. high insulation and U-value is significantly below 0.25. This is in addition to 20 points above.

construction?	5
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c) OR if not to current Building Regs but complies with 2006 Building Regs

If your walls are insulated to 2006 Building Regs standards i.e. achieve U-values of 0.35 or less but more than 0.25 then you can score yourself 15 points.

15

d) OR if different construction not to 2006 or 2010 Building Regs standards but U-value below 0.5

E.g. Timber framed walls with good level of insulation with U-value 0.5 or less but more than 0.35.

construction?	10
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e) OR if cavity walls not to current Building Regs but fully or partly insulated

E.g. Traditional brick or block walls with 50mm cavity full/part insulated. 8 points for fully filled cavity and 4 points for part filled.

full or part filled?	8
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6 HEAT RECOVERY SYSTEM

a) Heat Recovery Ventilation System

If you have a comprehensive whole-house Heat Recovery Ventilation System give yourself 20 points (property must be airtight with all fresh air pre-heated by heat exchanger).

20

- b) Individual room heat recovery extractor fans
2 points per room to maximum of 4 points. Don't score if have whole house system.

4

MINIMUM SCORE TO PASS SECTION I = 20 POINTS

J ENERGY GENERATION

1 GREEN ELECTRICITY TARIFF

10 points if you have a green electricity tariff i.e. electricity from renewable sources (at least 50% must be from renewables). Ecotricity or Good Energy are green energy providers.

10

2 SOLAR PV

You get up to 20 points for electricity generated from on-site solar power. Panels producing from 2 to 4 kW = 20 points. Panels producing less than 2 kW = 10 points.

20

3 WIND GENERATION

Give yourself 20 points if you have electricity generated from on-site wind power.

20

4 WATER POWER

Give yourself 20 points if energy at your property is generated from on-site water power.

20

5 GREEN GAS TARIFF

Providers such as Ecotricity offer a Carbon Neutral gas tariff. They offset the emissions from the gas they supply and are in the process of building gasmills to produce green gas. If gas at your property has this or a similar tariff, give yourself 10 points.

10

6 CARBON OFFSET

4 points for offsetting your property's carbon footprint p.a. There are carbon calculators online - you could try the World Land Trust or the National Energy Foundation. You must ensure the offset is worthwhile, preferably accredited. We like Cool Earth.

4

MINIMUM SCORE TO PASS SECTION J = 10 POINTS

K ECO BUILDING AND FURNISHING

1 SEDUM/TURF ROOF

Increases insulation, blends in with the environment, promotes wildlife and reduces storm water run off. If you have a sedum or turf roof on the main roof of your property, give yourself 10 points.

10

2 ECO PAINT

No Volatile Organic Compounds (VOCs), formaldehyde, heavy metals, titanium dioxide or petro-chemicals. Plant-based, water-based paints are best. When these paints are used throughout the building - 4 points.

4

3 PERMEABLE PAVING

Minimum 75% use of permeable hardstanding i.e. parking, patios and paving, to decrease rainwater run off e.g. special types of tarmac, gravel or paving specifically designed to allow water to penetrate the subsoil. 4 points.

4

4 SIGNIFICANT USE OF SUSTAINABLE OR RECLAIMED TIMBER

Significant use of sustainable timber in furnishings, garden furniture, decking, shelves, furniture, etc. It must be FSC certified or reclaimed. 4 points.

4

NO MINIMUM SCORE REQUIRED TO PASS SECTION K

L OTHER SIGNIFICANT ECO MEASURES TAKEN

1 OTHER SIGNIFICANT ECO MEASURES

Cornish Horizons can award extra points for significant additional eco friendly building techniques, materials, energy saving measures which are not included in sections A-K.

?

NO MINIMUM SCORE REQUIRED TO PASS SECTION L

HOW DO COTTAGES ACHIEVE AN ECO COTTAGE OR ECO COTTAGE + AWARD

The owner of a property completes a self assessment form to list how many of the above criteria they comply with. They are then scored based on the points system shown above. Their overall score must be enough to pass the scheme (at least 150). They also have to reach the designated points in each of the areas (see below for scores).

The pass rates are as follows:



Eco Cottage

The pass rate is total score of 150 points, provided the property also achieves the minimum score in all of the first 10 sections (A-J)

The pass rate is total score of 160 points, if the property only achieves the minimum score in 9 of the first 10 sections (A-J)



Eco+ Cottage

The pass rate is total score of 190 points, provided the property also achieves the minimum score in all of first 10 sections (A-J)

The pass rate is total score of 200 points, if the property only achieves the minimum score in 9 of the first 10 sections (A-J)