

Pwyllgor Newid Hinsawdd, yr Amgylchedd a Seilwaith /
Climate Change, Environment and Infrastructure Committee
Datgarboneiddio'r sector tai preifat / Decarbonising the private housing sector
DH2P_02
Ymateb gan Unigolyn / Evidence from Individual

Terms of Reference - the Committee will consider:

- the current approach to decarbonising housing in the private rented and owner occupied sectors in Wales, including the effectiveness of existing programmes and support for retrofit;
- **As a landlord, I will be buying future properties that are C or less (A or B). This means that I will take longer to save up to buy another. I already have a property that is an EPC E - the only way to improve this is to evict my tenant, then pay 1000's to insulate floors and walls (stone house), and the resulting making good. Builders in Pembrokeshire and other rental houses are so difficult to come by, coordinating everything would be very difficult. I would need a guarantee that this was all done in the minimum time.**
- **As a homeowner - I bought a wreck of a house - in the course of the renovation, I was able to double insulate the floor, insulate walls and fit solar thermal panels. I could only justify it as there was no heating at all in the house.**
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- the role of sector specific retrofit targets to help drive change;
- **As a landlord, It's not just the retrofit of internal fitting of insulation and floor insulation, it's the rest of the work - recarpeting, relaying floor tiles, refitting kitchen, plastering, redecoration, refitting internal stairs.**
- **I find the EPC system very confusing - the way that it lists what to do next in order makes it difficult to decide what to do next as the next thing could be prohibitive**
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- actions the Welsh Government should take to progress a programme of retrofit for these sectors in the short, medium and long term;
- **Short - relook at EPC - identify the quick wins. Reducing carbon can also be reducing travel - lots of companies and civil service have large offices where people travel miles to attend the office. Making working local and local multi use offices could reduce the need for travel.**
- **Medium - Rather than look at individual properties, how about every loft in Wales to have 300mm insulation, all homes and offices to have LEDs, all windows double glazed or secondary glazed in heated areas, as part of a Wales saving the world campaign**
- **Long - all new houses to use non carbon products to build and heating systems**
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- the key challenges of delivering a programme of retrofit within these sectors, including financial, practical and behavioural, and action required from the Welsh Government (and its partners) to overcome them;
- **Some ring fenced accommodation that tenants/homeowners can move into while their homes are insulated - if intrusive work is required. Retrofitting services need to be co-ordinated so that everything can be done like a new build.**
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- how the right balance can be struck between influencing/incentivising home owners and private sector landlords to retrofit their properties and regulating to increase standards to drive progress;
- **As a home owner the incentive is to reduce by bills.**
- **As a landlord, I want to be responsible and provide good quality housing where I can. I want my tenants to be happy and settled. However my pockets aren't that deep to spend thousands on this especially with the mortgage payments are not tax deductible.**

Remortgaging to raise funds would be more palatable if I could make the additional payments tax deductible. Possibly a long loan or a loan that can be paid back when property is sold may make the payment side more appealing. In terms of properties that have tenants in situ, perhaps some easement on council tax or temporary accommodation they can move into whilst work is being done. Whilst floors are being dug up or walls having internal insulation, the mess is too much for most people to stay in a property, especially if they do not own the property.

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- how effective the Welsh Government is influencing decisions on reserved matters to support decarbonisation of these sectors.
- **Sorry I cannot comment on this as I don't understand the question**

I hope this is considered - happy to get involved