

A HOT WATER AND HEATING

1 COMBI BOILER Hot water provided by a combi boiler without hot water storage cylinder or tank.	2
2 WELL INSULATED HOT WATER CYLINDER WITH GOOD CONTROLS Hot water tank has a minimum 35mm insulation jacket or equivalent plus hot water from boiler on timer with boost or electric immersion on timer with boost.	2
3 SOLAR THERMAL Solar thermal panels on roof contributing to domestic hot water heating. Number of panels divided by number of people property sleeps multiplied by 20 to give score up to max. of 10 points.	10
4 HOT WATER TEMPERATURE LIMITED TO MAX 60°C Domestic hot water temperature set to 60°C to save energy (temperatures below 60°C not recommended as may have health implications).	2
5 A RATED CONDENSING BOILER These are much more efficient than standard boilers and so save significant amounts of energy. Boiler recommended by Energy Saving Trust and/or A, A+ or A++ rated to qualify.	4
6 UNDERFLOOR HEATING Majority of heating is underfloor (much more efficient as it generally reduces energy usage), but floor must be properly insulated to qualify.	5
7 BIOMASS BOILER Boiler using non-fossil fuel such as logs, wood pellets or woodchips (from sustainable and local sources).	20
8 GROUND SOURCE HEAT PUMP Heating sourced from the ground using an electric heat pump. Building should also have high level of insulation and draughtproofing.	15
9 AIR SOURCE HEAT PUMP Heating sourced from the air using an electric heat pump. Building should also have high level of insulation and draughtproofing.	10
10 HEATING AND HOT WATER TURNED DOWN OR OFF BETWEEN OCCUPATIONS Owner does this or instructs caretaker to do it.	2
11 THERMOSTATIC CONTROL ON RADIATORS OR HEATERS 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.	2
12 ADDITIONAL BEDDING Thicker duvets, blankets, throws, etc. provided for all beds for cold weather to encourage less energy use in bedrooms.	2
13 WOODBURNING STOVE(S) Additional space heating from woodburning or pellet stove(s). Does not apply to multi fuel stoves (see below).	2
14 MULTI FUEL STOVE(S) Owner encourages burning wood by supplying it (maybe at extra cost) and discourage coal burning.	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. 4 points if every bulb in property is low energy, 2 points if 75% or more are low energy, 1 point if 50% or more are low energy.	4
2 ENERGY EFFICIENT WASHING MACHINE - if washer/dryer complete TUMBLE DRYER as well Washing machine is one recommended by Energy Saving Trust or A, A+, A++ rated and well maintained.	2
3 ENERGY EFFICIENT TUMBLE DRYER Tumble dryer is one recommended by Energy Saving Trust or A, A+, A++ rated and well maintained.	2
4 ENERGY EFFICIENT DISHWASHER Dishwasher is one 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 Fridge is one recommended by Energy Saving Trust or A, A+, A++ rated and well maintained with good seals.	2

6 ENERGY EFFICIENT FREEZER Freezer is one recommended by Energy Saving Trust or A, A+, A++ rated and well maintained with good seals.	2
7 OTHER ENERGY EFFICIENT APPLIANCE Another of the appliances is one recommended by Energy Saving Trust (e.g. TV) or A, A+, A++ rated and well maintained. Maximum 1 appliance.	2
8 ECO KETTLE Allowing small amount of water to be boiled.	2
9 SLOW COOKER Slow cookers use a low level of energy.	1
10 ENCOURAGE LOW TEMPERATURE WASHING If owner encourages low temperature/quick washing, by recommending this in Information folder.	2
11 MONITOR ELECTRICITY AND ENERGY USE Owner monitors energy use to see where savings might be achieved e.g. by replacing appliances, improving draughtproofing or glazing, more low energy lighting, etc.	2
12 ENCOURAGE NATURAL CLOTHES DRYING Owner provides outside washing line, plus wash basket and pegs to encourage natural energy free drying. They should be in good condition and easily accessible.	2
13 ECO TORCH Wind up, LED or rechargeable torch provided instead of conventional one.	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) Property has modern low volume cisterns with dual/short flush or older cistern (where capacity over 6 litres) fitted with water saving device.	2
2 AT LEAST ONE SHOWER At least one shower in the property - but not a power shower.	2
3 AERATED SHOWER HEADS AND TAPS Showers have aerated heads and all taps have aerators. These provide better performance for a lower flow and save water.	2
4 WATER BUTT(S) Water butt in the garden so that garden/pots can be watered with rainwater.	2
5 NO DRIPPING TAPS Owner checks for dripping taps regularly and remedies ASAP.	2
6 SELF CLOSING TAPS Self closing taps (push or sensor) fitted in bathrooms etc.	2
7 REDUCED WATER PRESSURE / FLOW RESTRICTION Water pressure turned down and/or flow restrictors fitted below each tap (subject to maintaining adequate flow).	2
8 WATER METER INSTALLED AND MONITOR WATER USAGE Water meter fitted and in information folder owner encourages guests to use water efficient practices.	2
9 ECO LAUNDRY PRACTICES WHEN WASHING PROPERTY'S CHANGEOVER LINEN The housekeeper or laundry use <u>ALL</u> the following environmentally friendly practices & products - plant-based washing powder which quickly biodegrades with min. impact on aquatic life; air dry laundry; only do full loads.	2
10 RAINWATER HARVESTING Property has a rainwater harvesting system for use flushing toilets.	10
11 REED BED SYSTEM Reed bed used as part of the sewage treatment process.	10

MINIMUM SCORE TO PASS SECTION C = 8 POINTS

D WASTE AND RECYCLING

1 USE COUNCIL RECYCLING SERVICE Owner encourages guests and provides adequate facilities to use council recycling services (or a similar private scheme).	2
2 CLEAR RECYCLING INSTRUCTIONS Owner gives clear instructions to guests on recycling and rubbish collection days and times.	2
3 INFORMATION REGARDING NEAREST RECYCLING CENTRES/BANKS Owner provides information on the nearest recycling service e.g. nearest bottle banks and recycling centre for larger items.	2
4 REDUCE JUNK MAIL Owner has registered property with the Mailing Preference Service to reduce junk mail.	2
5 OLD APPLIANCES, FURNITURE AND OTHER LARGE ITEMS RECYCLED Owner recycles or reuses old appliances and furniture from the property wherever possible.	2
6 COMPOST BIN Compost bin provided for garden and/or vegetable waste. Also applies where group composting facilities are available such as on an eco development/park.	2
7 COMPOSTING INFORMATION AND CADDY Compost caddy provided for guests to take compost outside to the compost bin and also clear instructions given for composting vegetable waste.	2
8 FOOD DIGESTER Food digester provided which will take all food waste including cooked food (rather than just vegetable waste). Very clear instructions for usage must also be included.	2
9 BAG IT AND BIN IT SIGNS Owner discourages 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 75% or more eco products - chlorine/phosphate-free (washing up liquid, cleaning products, dishwasher tablets, etc).	2
2 ECO HAND SOAP AND HYGIENE PRODUCTS If owner provides soaps and other hygiene products (NB not normally provided in holiday cottage) they are made from plant based, natural ingredients or certified as organic.	2
3 RECYCLED/FSC PAPER GOODS 100% recycled or FSC certified toilet roll and kitchen towel.	2
4 ORGANIC LINEN Owner provides certified organic household linens such as organic cotton bed linen, tea towels, bath mats.	2
5 NO AEROSOLS Trigger sprays or other dispensers provided in place of aerosols. Trigger sprays are refillable and reusable and do not need additional chemicals to function.	2
6 BUY IN BULK Owner buys household items for property (e.g. loo rolls, cleaning materials, washing up liquid etc.) in bulk to reduce packaging and freight and dispenses as appropriate into smaller containers.	2
7 LOCAL PRODUCE The majority of items provided on welcome tray are locally produced items, e.g. Cornish biscuits and milk.	2
8 FAIRTRADE PRODUCE All tea and/or coffee provided for welcome tray are fairtrade certified. Fairtrade products give a better deal for the producers.	2
9 REUSABLE SHOPPING BAG(S) Reusable shopping bag(s) provided at property to minimise use of disposable ones.	2
10 USING LOCAL BUILDING CONTRACTORS AND SUPPLIERS Owner uses local building contractors/tradesmen and buys building materials locally where available and practical.	2

MINIMUM SCORE TO PASS SECTION E = 8 POINTS

F TRANSPORT

1	COMPREHENSIVE INFORMATION RE. PUBLIC TRANSPORT, CYCLING, WALKING Owner provides information on cycling, public transport and walking to encourage guests to do this.	2
2	ENCOURAGE REVISIT USING PUBLIC TRANSPORT Owner provides information to encourage returning guests to use public transport to get to the property on their next stay.	2
3	BIKE HIRE INFO Owner provides plentiful information about hiring bikes locally.	2
4	WEATHER PROOF SECURE CYCLE STORAGE Owner provides space/facilities for secure cycle storage e.g. covered storage or a cycle rack with weatherproof covers.	2
5	ENCOURAGE USE OF ELECTRIC VEHICLES Owner provides facilities for recharging an electric vehicle or specific charging point.	4

MINIMUM SCORE TO PASS SECTION F = 6 POINTS

G INFORMATION AND LOCAL/ECO PROMOTION

1	PROMOTE CORNISH HORIZONS ECO COTTAGES SCHEME Owner displays details of the Cornish Horizons Eco Cottages Scheme in their Information Folder to encourage guests to choose an eco property for future holidays.	2
2	VISITOR CHARTER AND OTHER GREEN INFO Owner displays details of the Cornish Horizons visitor charter and our other green info pages in their information folder.	2
3	PROMOTE LOCAL VISITOR ATTRACTIONS Owner displays details promoting cultural events and attractions near their property so as to encourage guest to reduce car travel during their stay.	2
4	INFORMATION REGARDING ENVIRONMENTAL DAYS OUT Owner displays information about where guests can go, walking, cycling or travelling by public transport rather than using car. They also encourage visits to eco attractions e.g. Eden Project.	2
5	PROMOTE CARBON OFFSET OF JOURNEY Owner displays information to advise guests know that they can offset their journey down to Cornwall via Cornish Horizons website.	2
6	PROMOTE BUYING LOCAL Owner encourages guests to buy local produce, visit farmers' markets and local shops or use local grocery delivery services such as Cornish Food Market.	2
7	PROMOTE RESTAURANTS USING LOCAL PRODUCE Owner's information promotes local restaurants where they use local produce and ingredients.	2
8	INFORMATION ON WILDLIFE IN THE GARDEN, GROUNDS OR LOCALITY Owner provides some information on wildlife in the garden, grounds (if say a farm or communal development) or locality; or provides a nature diary, photos etc.	2
9	CREATE A GREEN PACKAGE Owner has negotiated a deal for people visiting their eco cottage with a local green attraction, e.g. riding stables.	2
10	GREEN TOURISM ACCREDITED Owner has become an accredited member of the Green Tourism Business Scheme.	2

MINIMUM SCORE TO PASS SECTION G = 8 POINTS

H SUPPORTING LOCAL WILDLIFE

1	SUPPORT AND PROMOTION OF WILDLIFE INITIATIVE Owner supports and promotes to guests a wildlife project e.g. Cornwall Wildlife Trust. Support could include donation or volunteering.	2
2	NATIVE AND WILDLIFE HABITAT IN GARDEN OR GROUNDS Owner has either created a specific wildlife area by planting native trees, shrubs and/or wildflowers or, in small garden, planted native wildlife friendly plants.	2
3	PROVIDE SHELTER FOR WILDLIFE Owner has created some type of wildlife shelter such as bird/owl/bat boxes, bird feeders, bee shelters in the grounds.	2
4	CHEMICAL FREE GARDEN Owner does not use insecticides/herbicides/pesticides, etc. in the garden (except where <u>absolutely</u> necessary).	2

5 PEAT FREE GARDEN / CONTAINERS		2
Owner only uses peat-free products in the garden and flower baskets/boxes, or if they have no garden but have plant containers outside, these are all peat free.		

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)	of ceiling area?	20
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.		
b) Add for additional insulation in excess of Building Regs	type & depth?	5
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		4
Double glazing throughout scores 4 points. Additional points at c), d) and e) can be achieved below.		
OR b) Triple glazing throughout		8
Triple glazing throughout scores 8 points. Additional points at c), d) and e) can be achieved below.		
c) Gap between panes between 16mm-20mm		4
16-20mm is the optimum air gap to maximise insulation so if glazing has this gap then scores additional 4 points. However, if the gap exceeds 20mm then 0 additional points.		
d) Gap argon filled		4
Argon filling improves insulation so if your glazing is argon filled scores another 4 points. Owner must be absolutely certain that argon filled.		
e) Glass has e coating		4
E coating improves insulation so scores an additional 4 points if glass is e coated. Owner must be absolutely certain that 1 or more pane of glass per window is e coated.		
3 DRAUGHT PROOF		
a) All windows, doors, walls etc. draught proof		4
Efficient draught proofing to all windows, doors, letterboxes etc., plus filling gaps in walls, around wastepipes and frames (not forgetting under windowcills) scores 4 points.		
b) Heavy curtaining or thermally lined curtains throughout		2
If every window has either curtains with thick linings or curtains with blinds.		
4 FLOOR INSULATION		
a) Insulation in ground floor structure to current Building Regs (1st October 2010)		6
Floors should achieve a U-value of 0.25 W/m ² K or less. (U-value measures how quickly heat travels through the floor.) Usually min. 70mm high-performance foam insulation, or 150mm mineral wool (depends on floor type, etc.).		
b) Add 4 points if floor insulation significantly exceeds above		4
That is to say if the floor U-value is less than 0.2. scores additional 4 points.		
c) Un-insulated floor but thick carpet/thick underlay		2
If really thick carpet or underlay is provided to minimum 75% of ground floor.		
5 EXTERNAL WALL INSULATION		
a) All walls insulated to min. current Building Regs (1st October 2010)		20
If walls are insulated to current Building Regs standards i.e. achieve U-values of approx. 0.25.		
b) Extra 5 points if wall insulation significantly exceeds current Building Regs (1st October 2010)	construction?	5
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.		
c) OR if not to current Building Regs but complies with 2006 Building Regs		15
If walls are insulated to 2006 Building Regs standards i.e. achieve U-values of 0.35 or less but more than 0.25.		
d) OR if different construction not to 2006 or 2010 Building Regs standards but U-value below 0.5	construction?	10
E.g. Timber framed walls with good level of insulation with U-value 0.5 or less but more than 0.35.		
e) OR if cavity walls not to current Building Regs but fully or partly insulated	fill or part filled?	8
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.		

6 HEAT RECOVERY SYSTEM

a) Heat Recovery Ventilation System

Property has a comprehensive whole-house Heat Recovery Ventilation System (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. No score if have whole house system i.e. if have points under 16 a.

4

MINIMUM SCORE TO PASS SECTION I = 20 POINTS

J ENERGY GENERATION

1 GREEN ELECTRICITY TARIFF

Property has a green electricity tariff i.e. electricity from renewable sources (at least 50% must be from renewables).

10

2 SOLAR PV

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

20 points if property has electricity generated from on-site wind power.

20

4 WATER POWER

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

20

5 GREEN GAS TARIFF

Providers such as Ecotricity replace normal gas supplies into grid with methane from waste production. If gas at property is 'green' gas gains 10 points.

10

6 CARBON OFFSET

Owner offsets property's annual carbon footprint (The Act on CO₂ website has a calculator) ensuring the offset is worthwhile, preferably accredited e.g. Cool Earth or Carbon Retirement.

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. A property with a sedum or turf main roof scores 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

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

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:



The pass rate is total score of 150 points, provided 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 they only achieve the minimum score in 9 of the first 10 sections (A-J)



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

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