

Yew Tree House Environmental Policy

As both a business and a private household, we want to be socially responsible in our attitude to the environment. We are therefore making every effort to reduce our carbon footprint with regard to heating, lighting, travel, waste processing and purchasing policy without affecting adversely the excellent safety, comfort and quality of service that our guests rightfully expect.

Local Produce

We source as many of our everyday groceries as possible locally. Vegetables are sourced from local shops/markets or are home grown. Smoked fish offered as part of the breakfast menu comes from UK waters.

We make every effort to avoid wasting food whilst ensuring that guests receive an excellent standard of fresh cuisine.

Motoring, Travel & Communication

Living and working in a rural location means that a car is essential. Currently we have two vehicles, one of which is rarely used and will be disposed of in due course. The primary car is a modern Euro 5b diesel powered unit. We make a conscious effort to use electronic communication rather than the postal service whenever possible and have registered with the Mailing Preference Service in order to limit receipt of junk mail.

Energy Saving

Insulation

Our house was constructed approximately 26yrs ago and has cavity walls fitted with rigid polystyrene insulation panels. The roof is insulated using a mixture of polystyrene blocks and glass fibre mat. Modern, draft proof PVC framed double glazed window units are fitted throughout. There is no under-floor insulation.

We intend to increase the thickness of the loft insulation to 270mm throughout. To expedite this task in 2009 we installed an additional (fire rated) loft access hatch.

Central heating

In June 2009 our 20 year old floor mounted cast iron gas fired boiler was replaced with a new wall mounted Worcester Bosch condensing unit.

Radiators are fitted with thermostatic valves so that guests can regulate room temperature as required. A combined electronic thermostat/time clock is wall mounted in the dining hall. This limits the hours of operation and is set at 18C. All accessible pipework has been insulated.

Supplementary heating

Within guest bedrooms supplementary heating is provided on request. This takes the form of a portable direct electric fan heater. Within the proprietor's accommodation there is a cast iron stove which is currently fuelled with split logs obtained from sustainable sources.



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Energy Saving (contd)

Domestic hot water

Domestic hot water is supplied via a separate (modern) mains pressure direct gas fired storage calorifier. This features a natural recirculation system which reduces significantly the time taken for a tap to run hot, thus reducing water consumption. All accessible pipework has been insulated. The water storage temperature is 60C so as to prevent the development of Legionella bacteria.

To eliminate excessive hot water usage, flow restrictors have been fitted to the shower outlet hoses in all the guest en-suites. These limit the flow to 7.6 litres per minute.

The numbers of towels and pillowcases provided for guest use are commensurate with room occupancy (eg two sets of towels and pillowcases are not provided when there is single occupancy of a double room).

Lighting

Low energy light sources (LED/triphosphor fluorescent) are used throughout the building. One guest en-suite bathroom is fitted with automatic lighting controls. External security lighting is PIR activated.

Appliances

We replace defunct domestic appliances with ones having an "A" energy rating. A 30C programme is used for all non-white laundry washed on site.

Kettles within guest accommodation generally have a maximum capacity of 0.85 litres to limit unnecessary beverage water heating.

During the winter months the primary cooking and kitchen heating appliance is a gas fired balanced flue four oven AGA. For reasons of energy conservation and economy, from May to October the AGA is turned off and food is prepared using an electric fan oven and a gas fired hob.

Televisions/DVD players located in guest rooms are fitted with standby facilities. However, these units are switched off manually each day when the rooms are cleaned.

Laundry

All sheets and duvet covers are both washed and dried by a contract cleaning company that provides a collection and delivery service. All other items are laundered on the premises using biological washing powder in conjunction with a 30C cycle. Whenever practicable, washing is dried outside on a large rotary washing line. Otherwise it is dried in our modern "B" rated electrically powered condenser-type tumble dryer.



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Water Usage

To economise on water consumption (and for hygiene reasons) we use automatic dish washing. The older WC cisterns have been fitted with devices to reduce water storage capacity. We use rainwater butts to collect and store water for garden use and for car washing.

All guest en-suites are fitted with cubicle-type showers (one en-suite also has a bath). These showers are fitted with 7.6 litre per minute flow restrictors.

Dripping taps are repaired promptly.

Waste & Recycling

Waste paper, cardboard, plastic bottles, cans and glassware are all recycled using the local authority's home collection system. Vegetable matter is composted. Electrical items are taken to the waste recycling centre at Skipton. Plastic bags are reused.

Use of Chemicals

Our home grown produce is obtained without the use of artificial fertilisers or chemicals.

Toiletries

We source all our toiletries from the Pure Lakes Perfumery who are Cumbria Business Environmental Network Gold Award winners and who guarantee that their products:

- Are hand made in Cumbria
- Use ingredients that are natural and biodegradable
- Do not contain SLS, Parabens, artificial fragrance or colours
- Have not been subjected to animal testing
- Incorporate ingredients from ethical & sustainable sources
- Are suitable for sensitive skin
- Are delivered with minimum packaging - recyclable or degradable

The dispensers provided within each en-suite are re-filled after the departure of each guest so as to reduce the volume of waste generated by our business.

External Areas

In accordance with the wishes of the Local Authority's Tree Conservation Officer we have felled a number of large cypress trees to the rear of the property and have replaced them with mixed hedging so as to provide shelter for a wide range of garden birds. The areas of hard landscaping have been reduced and the kitchen garden extended.

A wildlife pond of ample dimensions has been constructed; aerating plants, pond insects and amphibians have been introduced.

EAW/4.5.15



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