

Sustainable Homes

New phase of activity

The Housing Corporation has agreed to provide Hastoe Housing Association with a further IGP Grant to continue the work of the Sustainable Homes project. The additional grant will ensure that the project continues to the end of 2001 and demonstrates the Corporation's commitment to the environmental work carried out by a range of RSLs and outside agencies.

The new grant will fund an extensive programme of activities, which will include:

- * Developing an environmental matrix.
- * Organising a second Sustainable Homes Conference – planned for the autumn of this year.
- * Continuing to provide RSLs with advice and assistance about environmental matters and sources of information.
- * Organising a series of workshops on developing environmental policies.
- * Revising and updating the Directory and Good Practice Guide.
- * Maintaining and developing the web site – www.sustainablehomes.co.uk
- * Producing a new series of Newsletters, at least two a year are planned over the next two years, with a special double edition this autumn to feature the sustainable development work being carried out with the support of IGP grants from the Housing Corporation.
- * Presenting environmental issues and the work of Sustainable Homes at exhibitions and conferences.

The environmental or sustainability

The spring 1999 issue of the Sustainable Homes newsletter featured the housing being developed by CDS and local residents in Harlow Park, Liverpool.

The first phase of the project received an innovation award from the Chartered Institute of Housing and Inside Housing. Phase 2 of the project is now on site using the TRADIS range of factory produced structural wall panels, roof and floor cassettes.

The picture (right) shows a section of the roof structure being craned into place.



matrix is intended to assist decision-makers and managers within RSLs to understand the how, when and why of some of the various initiatives which may have an environmental impact in housing. As importantly the matrix will help to identify some of the situations where the desired result may not be achieved. It is hoped that the matrix will help RSLs target their environmental efforts in providing better value for money and quality in future housing.

The workshops will be working with small groups of RSLs to assist them in the production of their own environmental policies and plans. Sustainable Homes will publish the results of the workshops as a

future policy paper. Those organisations interested in participating should get in touch with Sustainable Homes.

Numbers will have to be limited but we will want to try and get a good cross section of organisations involved in the programme.

Martin Rowbottom takes on the role of Director in March (see back page). A new Steering Group is being formed to help advise the project, this will include Abena Nsira from the National Housing Federation,

Chris Watts from the Housing Corporation, Gordon Malcolm from Focus Housing Group and Phil Thompson from Ealing Family Housing Association.



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TRADA Visits – follow up

The summer 1998 issue of the Sustainable Homes newsletter carried a report on a series of visits which we organised in conjunction with TRADA. Representatives from the housing industry, RSLs and their consultants visited north east Scotland to look at various aspects of our home-grown timber industry.

The visits were sponsored by the DTI. A follow up report covering the visits and providing useful background information on the size and scope of the British timber industry has now been produced by TRADA.

Copies of the report "Sustainable Timber..... Sustainable Homes" can be obtained at a cost of £20 inc p&p in the UK from: TRADA Information Centre, Stocking Lane, Hughenden Valley, High Wycombe, Bucks HP14 4ND. Tel: 01494 563091. Fax: 01494 565487. E-mail: information@trada.co.uk

Seasons Greetings.....

The recent Christmas card from ECD Energy & Environment contained the following adaptation of a well known song:

*"On the twelfth day of Christmas
my true love gave to me:
Twelve turbines turning
Eleven heat pumps heating
Ten cyclists cycling
Nine drivers walking
Eight loos composting
Seven spray taps spraying
Six birds a nesting
Five BREAAM ratings
Four solar panels
Three reed beds
Two low E lights
And a sustainably planted fir tree!"*

Suitable sentiments for greeting the new millennium. This raises the possibility that readers of the Sustainable Homes newsletter may have their own favourite re-working of a well known song on an environmental theme.

All contributions welcome, with the caveat that publication is strictly at the discretion of the Editor!

Smart Homes – the future

When someone spends £15,000 on a car, they expect that it will come with electrically operated and heated windows and mirrors, central locking and a range of other electronic computer-chip controlled devices. However when they spend £150,000 on a house, they are often quite happy with a timer/thermostat for the heating and a smoke alarm. A situation which could change in the near future. "Digital Futures: Making homes smarter", a new study from David Gann and his colleagues at SPRU at Sussex University, looks at the progress and potential for using computer control systems in the day to day management of our homes. The brief and accessible report considers the experiences of the Joseph Rowntree Housing Trust and Edinvar Housing Association in producing prototype smart homes.

Whilst the adoption of "high tech gadgets" may seem inappropriate for

those considering environmentally friendly housing, one has to recognise that anything which helps to provide efficient and cost effective control over the use of energy in homes has to be welcomed.

It is clear from the report that the smart homes market is one with great potential, but that the providers of technology have a long way to go in both the adoption of common systems and the development of consumer awareness in terms of new products.

Within the book there is a good separation of the technology and the social/policy issues, which allows the general reader to miss out a lot of the technical details and jargon. The book is a welcome introduction to what will be an expanding subject and one which all house providers will need to address in the not too distant future.

"Digital homes: Making homes smarter" was written by David Gann,

New Centre for Innovation

ZETHUS -Zone for Education and Training in Housing Using Systems, is a joint venture between a group of housing associations (AMPHION – represented by Hyde), The University of Greenwich and The Palmer Partnership. It is located on the Greenwich University campus at Dartford and comprises a 300m² centre for demonstration, seminar and





Using smart controls in the Joseph Rowntree Housing Trust house in York.

James Barlow and Tim Venables and was published for the Joseph Rowntree Foundation by the Chartered Institute of Housing.

Copies are available from the CloH at £12.95 plus £1.50 p&p. A Digital Futures video is available at £9.95 (inc

VAT) plus £1.50 p&p, the Digital Futures CD ROM at £13.95 (inc VAT) plus £1.50 p&p. All three can be ordered for £25 (inc VAT & p&p).

CloH Publications Team at Octavia House, Westwood Way, Coventry CV8 8JP Tel: 0247 685 1700.

ion and Research.....

research purposes. It will run DETR sponsored workshops for decision-makers from the housing sector and co-ordinate housing systems research in the UK. It will also establish and monitor benchmarking initiatives for the social housing sector focused on Egan compliance.

ZETHUS has an exhibition area to display innovative product developments and space for seconded staff to learn the new technologies in detail. The main demonstration area is the **Global Village**, a site of 8 'show-houses' each constructed from a different technology to illustrate best-practice in off-site manufactured housing systems. These will also be used for research purposes. Zethus is currently forming a number of client clubs (of which **AMPHION** is the first) to explore each technology that is demonstrated in the global village over a three year period.

An opening forecast for Easter 2000.

Organisations interested in participating should contact Simon Palmer on 01622 - 817107 or spalmer@ukonline.co.uk.

World Habitat Awards

The Building & Social Housing Foundation is seeking entries for its annual competition for the World Habitat Awards. Two awards of £10,000 are made each year with the presentation taking place on World Habitat Day. Preliminary submissions are required by 1 July and further information can be obtained from:

Diana Deacon, Deputy Director, Building & Social Housing Foundation, Memorial Square, Coalville, Leicestershire LE67

3TU Tel: 01530 510444

Fax: 01530 510332.

E-mail: BSF@compuserve.com

Free Design Advice for greener buildings

The DETR is continuing to support the Design Advice Service as part of the Government's Energy Efficiency Best Practice Programme.

Design Advice offers professional, independent and objective advice on the energy efficient and environmentally conscious design of buildings. Any building or group of buildings can be considered, provided that it has a minimum floor area of 500m², and this can include refurbishment projects. Schemes which have recently benefited from the service include housing projects in Kirklees and Lincoln, and the Brompton Rural Housing Society project in Elmfield, Carlisle.

The Design Advice support will be considered for:

- * One day environmental/energy consultancy with full cash-back reimbursement - plus
- * Specialist consultancy with 30% grant support.

RSLs considering innovative housing schemes ought to consider this service to assist their projects.

Further information can be obtained from: Design Advice, BRE, Garston, Watford, Hertfordshire WD2 7JR. Tel: 01923 664258. Fax: 01932 664787.

E-mail: DesignAdvice@bre.co.uk

Recycled Materials

There has been increasing interest in the last few years both in the UK and in Europe in demonstrating the feasibility of using recycled building materials. Nonetheless enormous quantities of construction and demolition waste are still being generated – in the EC as a whole an estimated 221 to 334m tonnes in 1995.

All member states are now required to implement waste management plans with the objective of reducing the quantity of waste produced. However at present only a small proportion of construction and demolition waste is recycled in the UK, compared with over 80% in Denmark.

The Centre for Waste & Recycling at BRE has undertaken extensive research into use of recycled materials, and is currently engaged in establishing standards for re-use of materials such as aggregate for concrete.

Recently some major construction projects have begun to take up the challenge of setting targets for waste re-use and recycling. The Beddington Zero Energy Development (BedZed)

in Surrey, scheduled to start on site in 2000, will use building materials from recycled and renewable sources, chosen from within a 25-mile radius of the Beddington site. This development by Peabody Trust is designed by Bill Dunster.

Sassi Chamberlain Architects and Ecological Development have produced a cost comparison and outline specification for the use of a combination of recycled and environmentally-preferred materials in a standard timber-framed house. It incorporates the use of better-known recycled materials such as aggregates, bricks and tiles, but also seldom-employed or recently developed components such as:

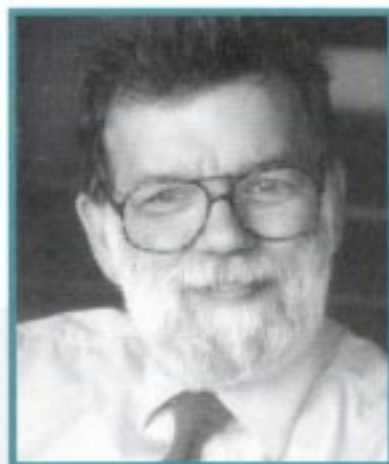
- windows made from recycled timber and re-used floor-boarding
- skirting-boards and fencing made from recycled polystyrene – kitchen cupboards and furniture made from cellulose (recycled paper).

Using these materials has been estimated to add from 2% to 5% only to overall costs, not including land and professional fee costs, depending on which material options are used.

Recycled materials save energy used in manufacturing and transport and thus CO2 emissions, and also help to reduce the use of increasingly scarce resources and minimise the environmental impact of the resourcing process.

Ecological Development is applying for funding to construct demonstration minimal waste houses and would like to hear from RSLs interested in being partners in this project.

For more information, contact Norman Beddington Tel 0207 837 6308 or by e-mail on NB.ecodev@btinternet.com



Martin Rowbottom (above) changes roles on the 1st March to become Director of Sustainable Homes. Throughout a 25-year career in development work, first at Sutton Housing Trust (now William Sutton Trust) and more recently at Hastoe Housing Association, Martin has been promoting energy and environmental issues in housing. An early project was with the Federation, BRECSU and the Housing Corporation to establish the cost effectiveness of energy efficiency standards for new schemes.

Hastoe was one of the founding members of the European Housing Ecology Network (EHEN) and Martin acted as Chair of one of the early THERMIE project groups. Recent work at Hastoe has included, using BREEAM to assess the environmental impact of housing, and Affordable Water, water conservation for low-income households.

Martin's interest in environmental issues began in the 1970's whilst studying for a degree with the Open University, the new role as Director of Sustainable Homes will enable him to concentrate on developing new initiatives for Sustainable Homes and continue the environmental work at Hastoe.

Diary Dates

21 March 2000

Equinox 2000 Conference at the RIBA
London Contact: Mike Trim – BRE. Tel: 01923
664754. Fax: 01923 664709 www.bre.co.uk/equinox

27 & 28 April 2000

Spring meeting of EHEN in Lisbon Contact: Marjatta
Fredriksson – Helsinki University of Technology Tel: 00 +
358 9 451 4468 Fax: 00 + 358 9 455 4508
e-mail: marjattafredriksson@hut.fi

20 – 22 September 2000

NHF Conference in Birmingham – visit the
Sustainable Homes stand in the exhibition

22 – 25 October 2000

Sustainable Building 2000 Conference – Maastricht
Contact: Conference Secretariat Tel: 00 + 31 24 323
4471 Fax: 00 + 31 24 360 1159 e-mail:
sb2000@novem.nl www.novem.nl/sb2000

October/November 2000

Second Sustainable Homes
Conference. Details in the
next Newsletter.

Sustainable Homes

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