



BALLYMUN

REGENERATION NEWS

January / February 2008 Issue 68

Why?

In 1997 world leaders met in Kyoto, Japan to agree on a strategy for decreasing the amount of Carbon Dioxide (CO₂) in our atmosphere in order to reduce our impact on climate change. This came into force in 2005 and as part of it Ireland agreed to cut CO₂ emissions by 13%.

Because around 30% of all energy used in Ireland is in buildings, the Government has set a target for a 40% reduction in energy use in all buildings in the country.

In 2006 the national building regulations were revised with this in mind. Soon all buildings are to have an energy efficiency rating from A to G, similar to that of a light bulb or fridge.

What it means for the resident

Annual Savings

The total energy bill of your new house or apartment will be reduced because of these new energy saving measures. On average you could save €75 on electricity and €285 on gas bills per year compared with a normal house built to today's standards. Also because of its simple, robust design the system requires little or no maintenance and is very easy to use.

Property Prices

When it comes to house hunting it will no longer just be about location, view, neighbourhood services or local schools. From here on one of the first questions to be asked will be "What energy rating does this house have?" BRL are aiming to achieve an average rating of A3 on Phase 4 units. It is expected that energy ratings will have an affect on house prices. With this and the fact that Dublin City Council tenants can purchase their homes at

a discounted price Phase 4 residents are in a very good position.

Environment

On average the new units will produce 1.7 tonnes of CO₂ less than a house built to the 2005 Building Regulations minimum standards. We are also using more environmentally friendly building products to make these homes greener and cleaner.

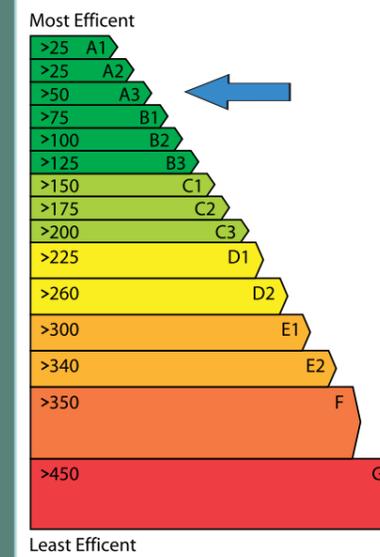
Of course like any new technology, the effectiveness of this new system will depend on how it is used. Therefore this is simply the beginning of the process. Over the coming months we will be embarking on a major programme to ensure that everyone is both familiar with our plans and that by the time the first residents move into Phase 4 homes next year they will be able to use the system to gain the best advantage from it. This will be done through a series of open days, meetings, media and the Transition Course.

INSIDE

- Special edition newsletter on Phase 4 houses



NEW ENERGY RATING SYSTEM



BRL are aiming to achieve an average rating of A3 on Phase 4 units

NEW ENERGY SAVING HOMES

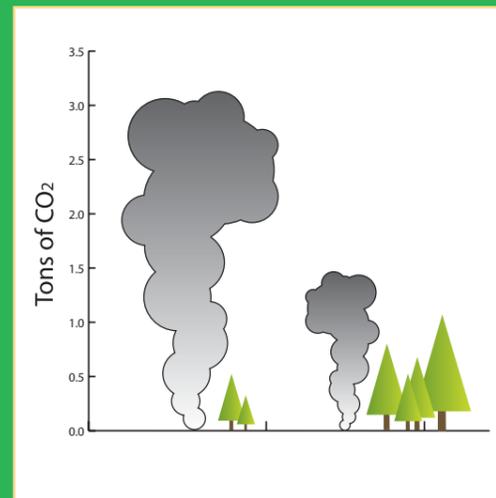
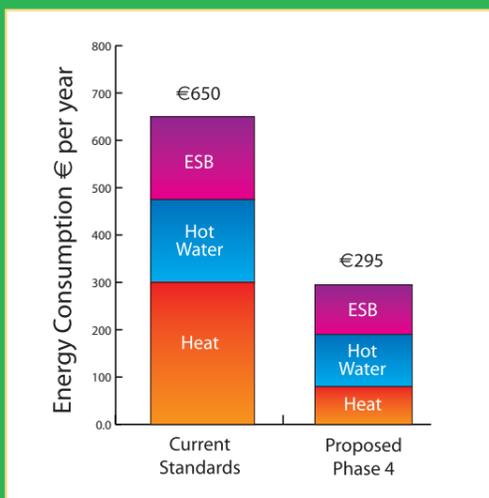
In this special edition of the Newsletter we look at the plans for the new energy efficient Phase 4 homes which will save money for residents and are good for the environment.

In the 1998 Masterplan, BRL made a commitment to ensure that the houses in Ballymun would be built to a higher standard than minimum building regulations. We have achieved this aim and all of the new homes built since the regeneration started in 1998 are high quality design and finish. Now, with new proposed regulations and the need to lower carbon emissions, BRL are continuing to improve building standards and will start construction of over 400 new 'sustainable' homes soon. They will have extremely good insulation, and other energy and water saving devices.

This is an exciting new development and will be the largest sustainable housing project in the country. Phase 4 Ballymun will be a showcase for the rest of the country and a feature for all of the community to be proud of.

The centre pages of the Newsletter show how the new features work and the back page outlines what it will mean for anyone moving into one of these new homes.

HEALTH & SAFETY
If you see anything that you are concerned about on the building sites, outside of working hours, please contact Ballymun Gardaí at 01 666 4400

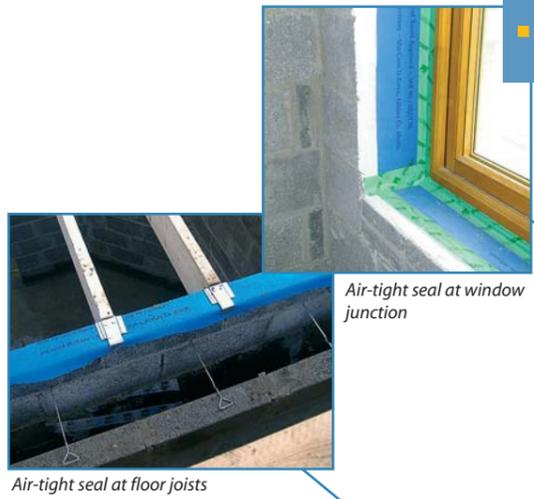
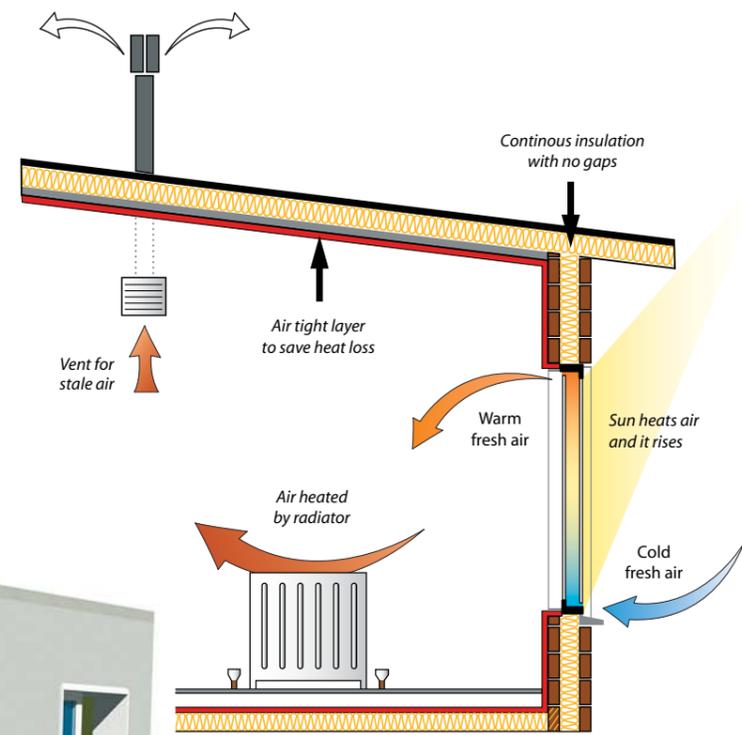


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Ventilation – How it Works

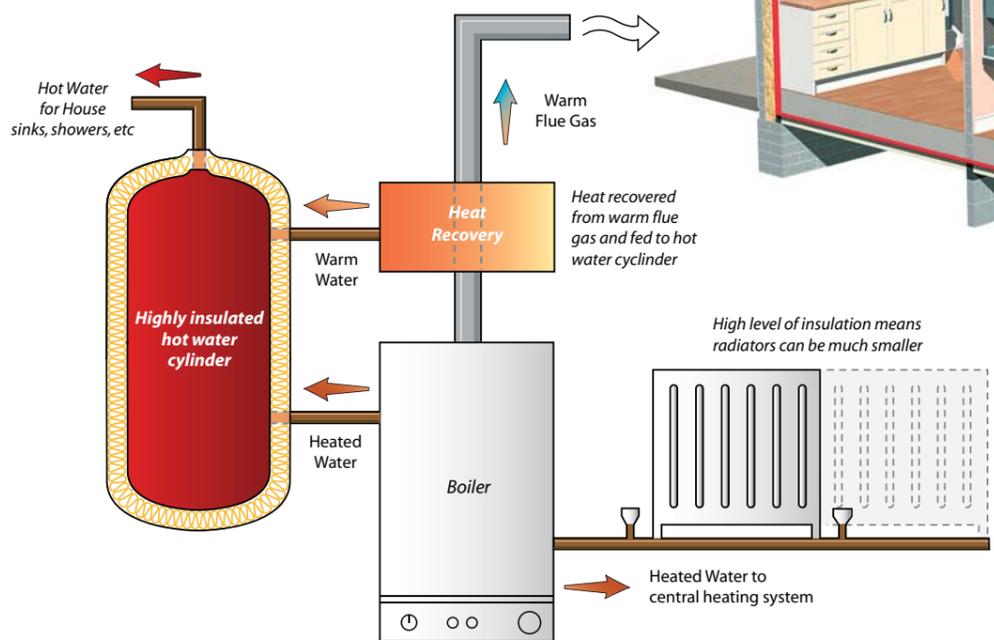
- The building is airtight. This stops energy loss through gaps or holes in the walls
- A ventilation system is required
- Fresh air enters through vents in the windows and is heated by the sun
- The air vents continually suck stale air out of the building, this in turn draws more fresh air in through the window vents



Ventilation – Some Interesting Facts

- The system is always on
- It does not require any attention from the resident
- It is very low maintenance
- It is passive i.e. it does not require electricity to function

How the Technology Works



High level of insulation means radiators can be much smaller



Heating system

- The system includes an additional heat recovery feature
- Heat is recovered from the boiler flue
- This heat goes back in to heat the water
- The boiler is used less and therefore less gas is used which saves on gas bills



Insulation

- Increased and improved insulation means less energy loss through roofs and walls
- Detailed design avoids gaps in insulation
- The insulation is tested on site using thermal imaging cameras

