

Energy and Environmental Strategy

The heating and domestic hot water in the new buildings has been given special attention in order to give tenants a high comfort level, which is individually controlled, at no extra running cost. These criteria were identified through consultations with the tenants.

Recommendations:

1. individual high efficiency gas boilers with thermostatic controls and timers, allowing tenants to regulate their individual environments,
2. in order to keep the heating costs down to present levels, we are specifying insulation levels which are significantly better than the latest 1997 Building Regulations. The additional capital costs for the extra insulation will have a relatively short payback time when included at the construction stage,
3. the smart card system as method of payment to allow for budgeting on a weekly basis.

These three recommendations will ensure that the heating and hot water requirements of tenants, in all new buildings, will be fully satisfied.

In addition, we are recommending that 5% of the buildings will have innovative and experimental energy and environmental features. These will take advantage of:

- renewable energy sources
- a reduction in 'greenhouse gases'
- a reduction in water consumption
- where possible the use of natural materials

thereby contributing to a healthy living environment.



WASTE SEPARATION

Best Practice
100% of homes



SOLAR PANEL IN ROOF

Innovative
4% of homes



PHOTO VOLTAICS

Experimental
1% of homes

INNOVATION - 4% OF HOMES

Energy	Health	Environmental Impact of Materials	Water	Transport	Waste
Low Energy Lighting with separate ballast control	Minimum PVC	Timber floors	Very low flush WC's (3.51)		Composting bins
Passive extract vents	Natural oils or waxes	Grass blocks instead of asphalt/concrete	Aerator taps		
Solar water heating systems	No chemical contaminants		Advice on low water uses appliances		
Low energy appliances	Fast drying water based paints		Rainwater for flushing toilets		
	Fast drying glues instead of epoxies		Shower as standard		
	Solid timber no MDF				
	Paint and plasterboard instead of wallpaper				
	Natural floor - linoleum				

EXPERIMENTAL - 1% OF HOMES

Energy	Health	Environmental Impact of Materials	Water	Transport	Waste
Photovoltaics (PV) for fridges	Units of hypoallergenic housing	Low maintenance green roofs	Greywater recycling	Homeworking	Kitchen wormery
PV street lights	Facilities for the disabled	Transparent insulation	Composting WC's	Car free housing - grass areas	
PV bus shelters	<ul style="list-style-type: none"> • Automated door and window openings • Voice activated heating 	House of recycled or waste material	Reedbeds	No roads	
Solar heated bus shelters		Bamboo floor			

Note : These options are indicative only and subject to evaluation

The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section explores ways in which energy can be saved.

