



## Good Homes Site Visit 2008:

### Restormel Urban Village Phase II: St Austell, Cornwall Swan Country Homes

16<sup>th</sup> September 2008, 13.00–17.00

**Meet at St Austell Station 13.00, return to station 17.00**



## Background

This event is one of three site visits organised in September 2008 to GHA Developer members' sites. It will focus on the systems and contracting aspects required to deliver sustainable homes.

First and foremost the event will provide an opportunity to visit sustainable homes that are under construction or were recently completed. The combination of presentations and site tours will explore:

- How have alternative building systems and materials been used?
- How has this affected skills and methods of contracting on site?
- What lessons have been learned from procurement and site practice?
- What impact has this had on waste, money and building performance?

At this GHA event we'll be investigating how Swan Country Homes won a national competition to build this development by building sustainability into every aspect of the project.

The event will also include short presentations on the use of new building systems and materials, how these can be insured and incorporated into developments, and the approaches being adopted to monitor performance.

## Who should attend?

GHA members, developers and housebuilders, who are interested in seeing how the planning, procurement and design of sustainable homes affects aspects of building systems and construction on site. The event will also be of interest to those in the region with an interest in seeing different examples of sustainable housing delivered in practice.

The information will be shared through presentations and informally. This will include the developers and their teams explaining how sustainable homes have become the core focus for their business. For this event we particularly welcome other developers who are interested in joining the Good Homes Alliance.

To book a place at this event please email Lilja:  
[info@goodhomes.org.uk](mailto:info@goodhomes.org.uk)

Free for GHA members, £58.75 (inc VAT) for non members

## Programme

13.00: Meet at St Austell Railway Station

13:15 Lunch and Refreshments at Polkyth Leisure Centre  
Conference Room

14.00 GHA's welcome and introduction

14.20 Presentation on plans and progress at Cedar Woods  
**Jon Massey, Design and Technical Manager, Swan Country  
Homes**

### Key Points:

This scheme aims to be:

- Carbon neutral in use with low environmental impact from the construction process
- Simple and replicable – a project that can be rolled out elsewhere
- Low risk – tried and tested technologies, yet still highly innovative for the UK
- Deliverable for low cost – through design and partnering
- Appropriate to site and to area – environmentally, culturally and socially
- User friendly – easy to use and maintain, very comfortable and very low cost to run
- Client focused with a needs based approach
- Healthy – very low allergy buildings with controlled humidity, high comfort and minimal toxins
- Beneficial to local employment and training in sustainable technologies and the possible development of local industry

### Additional Points:

As well as the above features, the SCH bid is focused on community education and social inclusion. SCH proposal therefore incorporates:

- A community education plan: the team will work with the council, occupants and the wider community to deliver, monitor and evolve the sustainable development process in terms of performance, costs, and wider environmental and social benefits. As part of this a community facility building is proposed
- Accommodation for disabled people, with outline agreements with RSLs to bring sustainability into a community of people both able and disabled of all ages. As part of this inclusiveness the development will make all units disabled friendly by encompassing lifetime home principles and secure by design standards.

14.50 Tour of Cedar Woods site

15.30 Refreshments, Q&A and close

Return to St Austell Railway Station for 16.30

### Other forthcoming GHA Events in 2008

18 <sup>th</sup> Sept 2008	Site Visit 2 – Great Bow Tard and Stawell, Ecos Homes, Somerset
30 <sup>th</sup> Sept 2008	Site visit 3 – One Brighton, CNBQ, and Spring Fields, Chalk Hill Contemporary
16 <sup>th</sup> &17 <sup>th</sup> Oct 2008	2 day Masterclass for developers, Oxford