



greenhomes: liveability

Greenoak is a small developing housing association working in Surrey and Sussex. Since 2000 we have addressed the linked themes of sustainability, design quality and construction performance through through a quality-driven development process.

Having pushed the envelope of 'conventional' house-building a little, Greenoak decided to develop affordable but genuinely sustainable housing. From this emerged the Greenhomes model, developed with Jon Broome Architects.

The design objectives of the greenhomes model are:

- To provide homes people will want to live in, now and in the future
- To be truly sustainable socially, economically and environmentally
- To meet 'best practice' standards as far as possible in all areas of our work
- To be flexible and adaptable over the building lifetime
- To minimise ecological and economic impact over lifetime
- To become a replicable model that Greenoak and others could develop further

Our central tenet is 'liveability': simple, passive solutions that will minimise the risk of problems for tenants and achieve good building performance. Future-proofing is achieved by allowing for renewable energy systems to be retro-fitted. The latest scheme in West Sussex is designed to CSH level 4 and is the first scheme to use renewable energy: a solar hot water system.



greenhomes: features

- light and spacious layouts
- flexibility – through meeting Lifetime Homes standards
- low heat-loss through high insulation, triple glazing
- airtightness standards of 2.5 m³/hr/m² with whole house ventilation
- timber-frame with minimal use of Portland cement on site
- external cladding in timber/lime render
- avoidance of toxic materials throughout (eg. PVC-free spec)
- reduced water wastage through design and spec
- no surface water run-off

monitoring: Although it has not been possible to communicate with tenants during construction, feedback from residents and actual performance-in-use is central to our evaluation process.

sharing: Greenoak has had support from the Housing Corporation who have funded an Innovation and Good Practice Project to review and disseminate results from the first two schemes of 26 homes. We have also received a Gold Award for Environmental Sustainability in 2007 for our wider work in this field.

evidence base: Results show that residents are enthusiastic about the spacious design and high levels of daylight. Actual resource usage compared with regional averages are: gas down 76% , electricity down 45%, water 40% down. These reductions in use are achieved without renewables or water recycling.

Further information from www.greenoakha.org