

## Securing Complete Code for Sustainable Homes Level 6 within a Housing Development

- **Local authority area:** Wakefield Metropolitan District Council
- **Stakeholders:** Strategic Housing Officers, Wakefield District Housing (WDH), Homes and Communities Agency (HCA), Planning Officers

### Summary

This case study describes a successful partnership approach to securing a zero carbon Code for Sustainable Homes (CSH) level 6 affordable housing scheme at Park Dale, in Airedale, Castleford.

### Key learning points

- Close working relationships and regular meetings with architects, planning, highways etc. are key to ensure the impact of any minor changes on the technology and CSH requirements are fully understood.
- An overriding Project Team was set up to oversee this project. There were then sub-Project Teams who led on elements such as design, commissioning the biomass boiler, on-site development, training and development of staff and tenants, etc. These all fed up into the overriding Project Team to ensure that there was a co-ordinated approach.

### Background

- The £12 million pound scheme was supported by £5.77m investment from the Homes and Communities Agency to deliver 91 family homes that meet Code for Sustainable Homes level 6. This means that the homes will produce no net carbon emissions during their life and the tenants will benefit from significant savings on their energy bills.
- All homes have mechanical ventilation and heat recovery systems, solar photovoltaic panels that enable the landlord to sell power back to the National Grid, superior levels of internal air tightness and grey water recycling, as well as many more energy-saving features.
- Homes in the new neighbourhood will draw heat from its own “Eco Centre” – a district biomass heating system that will be powered by renewable wood pellets produced in Yorkshire.

- Tenants will save significant amounts of money on household energy and water bills.
- Residents of the scheme and in the local area will be offered efficiency training at the specially designed “Eco Centre”, which forms part of the scheme.
- 12 unemployed people from the local area were provided with training and employment under the Homebuilders partnership during construction.

## Method

- Initially the concept was established, followed by the Project & Design teams who worked out how Code 6 could be achieved, and designed the scheme around achieving this.  
‘Buy-In’ was established from Partners (Wakefield Council / HCA), followed by consultation with Planners / Highways / Secured By Design/ local Community. This led to redesign and re-consultation work.
- A pre-construction CSH 6 certification was secured and the planning application was submitted.
- A Delivery Team reporting to the Project Team was established, along with delivery mechanisms and monitoring to ensure quality was maintained.
- A training and apprenticeship programme was established and work started on site.
- Regular testing and monitoring of construction and technologies was undertaken.
- A training and maintenance programme was delivered for installation of renewable technologies.
- A training programme for tenants was established and delivered once the scheme was complete.
- A post-construction CSH Level 6 certification was achieved and the performance of properties is constantly monitored.
- The scheme received approximately 40-45% of its funding through the HCA, with the remainder of the funding for the project coming from WDH’s own resources.
- **Barriers**
- The main barriers were in relation to the lack of knowledge of the Code for Sustainable Homes and the ramifications that measures imposed would cause. These predominantly occurred in the initial stages around the planning process. Once everyone was aware of what could and could not be changed due to the criteria of the Code, the process became a lot smoother.
- Communications became a slight issue and to resolve this, a communication strategy was established.

- There was very limited information about CSH 6 when we were developing the scheme, so we had to look at what is used in other countries and individual products that had been used within this country, as well as with the manufacturers as to whether technologies complimented one another. The technologies used were established products that were easy to use, but had only previously been used as stand alone products.
- **Timescale**
- The project took approximately 2 years to get through the design and analysis stage with a further 2 years' on site development. The key stage of the project was the design stage and ensuring that the properties would meet the requirements of the Code.

## Result - Key outcomes and impact

- The Park Dale area of Castleford previously had a reputation as a challenging area to live in.
- The scheme has resulted in physical, environmental and social rejuvenation, has built confidence back up in the community, and has made it a desirable place to live.
- The efficiencies achieved by the properties mean that people will reduce their carbon footprint, and save money on their energy bills long term, with the help of training.
- Efficiency will be maximised through monitoring of energy use by WDH and the inclusion of Smart Meters for tenants.
- Advice on achieving a more eco-friendly lifestyle will also be offered.
- The scheme provides an example for other Housing Associations of how high quality sustainable homes and affordable housing can be achieved within a development.

## Key contact

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## References / Links

<http://www.wdh.co.uk/community/partnerships/newbuild/newdevelopments/ParkDale/Default.aspx>

<http://www.lifetimehomes.org.uk/>

<http://www.buildingforlife.org/>