
Sustainability and zero carbon

Tony Tench - Deputy Chief Executive, Housing 21

Housing LIN HAPPI hour – 10 October 2023

About us

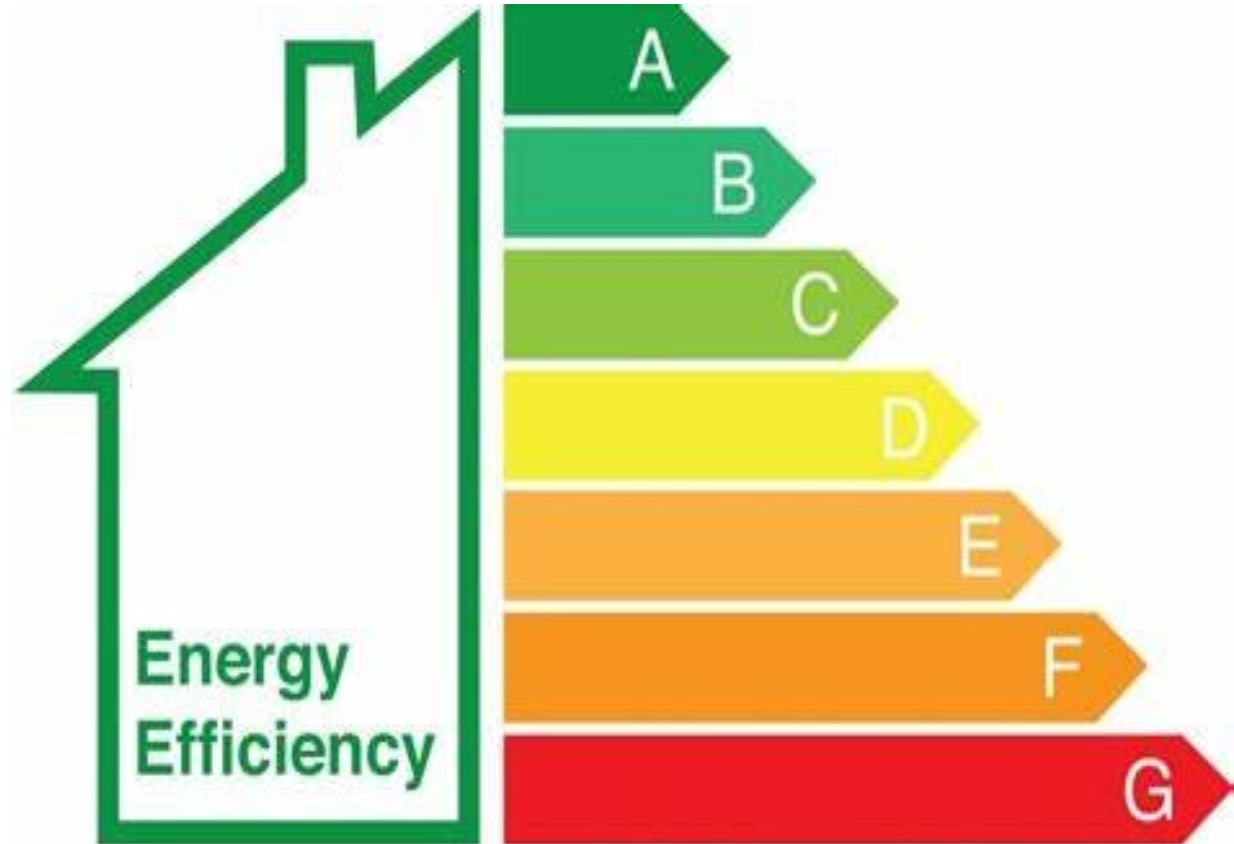
Housing 21 is a not-for-profit provider of Extra Care and Retirement Living for older people of modest means.

- ✔ Operating in **240 local authority** areas
- ✔ Managing around **23,300 properties**
- ✔ Providing over **48,000 hours of social care** each week



Committed to doing no harm

- ✓ Adopting Modern Methods of Construction and low carbon specification
- ✓ Investing in existing homes and improving energy efficiency
- ✓ EPC C (68%) and EPC B (32%) – driver was affordable warmth for residents
- ✓ Piloting non fossil fuel heating – biomass, ASHP, GSHP
- ✓ Laying the foundations for projects that meet tomorrow's standards today



Patent House and Patent Walk

- ✓ The largest net zero category one MMC / modular Retirement Living scheme in England
- ✓ The first scheme to meet Housing 21's updated low carbon specification
- ✓ The culmination of years of research and investment
- ✓ Net zero requirements designed and built in from the start
- ✓ Completed June 2023. Fully let at social rents!



Homes for the future

“Our ambition was to create **affordable homes** with **minimal running costs** whilst reducing the impact on the environment using **sustainable construction methods**”



Homes for the future

Net zero: “Achieving a **balance** between the **carbon emitted into the atmosphere and the carbon removed from it**”

The Energy Saving Trust

Housing21.org.uk



Housing21

Achieving success

Effective partnership working:

- ✔ Offsite manufactured modular build – working in partnership with offsite developer M-AR and Henry Riley as Employers Agent and Modular Consultant
- ✔ Supported by funding from City of Doncaster Council and Homes England
- ❖ Winner of the Client of the Year at the Offsite awards 2023

2023 Winners



OFFSITE
AWARDS 19.09.23
Co-located with **OFFSITE EXPO**

The scheme

- ✓ 20 homes for social rent:
 - 8 bungalows
 - 12 apartments; six one-bedroom and six two-bedroom
- ✓ High-performing, efficient technologies throughout
- ✓ Air source heat pump water heating
- ✓ High insulation values and airtightness
- ✓ Mechanical ventilation with heat recovery for well-controlled ventilation
- ✓ Photovoltaic (PV) panels fitted



Making a difference

“These bungalows have provided us with everything we need to live a comfortable life, they are close to family and have **all the “mod cons” to lead an affordable lifestyle.** It’s great that we can easily contact members of the Housing 21 team for any extra support we might need going forward”

Ethel and Margaret, residents



What's next?

- ✔ Working with residents, supporting them to get the best out of the building
- ✔ Recording energy use/ monitoring operational carbon to adapt and learn, shaping the direction for future builds



Investing in Homes for Tomorrow

- ✓ Investing in **existing homes: £36m**
100 percent EPC or above (32 percent EPC B)
- ✓ **Remodelling and refurbishment** of existing and acquired schemes: more sustainable than new build
 - Acquired over 1,700 homes over 5 years
 - Improve homes and services for residents
- ✓ **Property Standards:** modern designed kitchens and bathrooms reflecting residents' choices
- ✓ **Interior design led:** Modern communal areas



Making a difference

"We are thrilled with the **quality** and **standard** of the makeover.

It is like living in a posh hotel.

The designs are **dementia-friendly** and **comfortable** for a variety of different people's needs."

Residents at Handley Court



Any questions?