

AWARD: LOW CARBON DEVELOPMENT OF THE YEAR



Testway Housing

'Testway's Hockney Green in Andover - Green living without compromise'

Seventeen eco-homes to cut carbon emissions - without sacrificing modern living



Hockney Green during the build process



Hockney Green after completion



The sunspace gallery featuring re-used furniture



Angela Smith, Minister for Climate Change at Hockney Green

Notable Features

Testway Housing's pioneering development of 17 homes uses eco-features to significantly reduce both the household carbon footprint and residents' fuel bills but without compromising modern living standards or style.

Positive publicity surrounding the shared ownership and social rent scheme has raised awareness of green living among all stakeholders.

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Setting the scene

The project aimed to:

- Build a low carbon development
- Promote greener lifestyles and encourage residents to embrace them
- Build an exemplar scheme for future developments
- Create a sustainable community

Testway recognises that the eco-model will be standard for future properties and wanted to find out which eco-enhancements worked, and which didn't.

A whole range of eco elements were used including sunspaces, wind cowls and extra thick walls. The experience will also help Testway find measurable ways to improve the carbon footprint of its 5,500 existing properties. It provides hard data to measure environmental efficiency and cost effectiveness.

The show home, by celebrity designer Oliver Heath, used his eco-friendly paint, homeware and furniture from Testway's Twice as Nice recycling centre to demonstrate how going green can actually enhance modern living standards.

It was visited by the Minister for Climate Change and featured on four news bulletins.

Beating the odds

The main challenges were:

- Neighbourhood concerns
- Funding a development costing 25% more to build
- Visual appeal
- Lack of precedent

Consultation was key to resolving planning

issues and helping avoid local objections. An extra grant was secured from the Housing Corporation towards funding the £3.1 million project. Test Valley Borough Council gave £75,000. The design, by experienced eco-architects Zed Factory, means only the extra thick walls, massive hot water tank and roof's wind cowls/turbines, are tell-tale signs of eco-friendliness. The commitment and expertise of both architects and contractor, Felthams, realised the project on time and within budget.

Reaping the benefits

Economic: Fuel poverty issues are tackled; fuel bills for some of the poorest in society are reduced to a maximum of £50 a year. It's an investment in the future through the evaluation of eco-technology.

Environmental: Hockney Green far exceeds standard regulations. For example insulation is improved by 62% over the standard. The homes significantly reduce the household carbon footprint by cutting emissions. One property is also having both electricity-making solar panels and a wind turbine added, which could make it the first carbon neutral social housing property in the country.

Social: All Hockney Green residents now know more about climate change issues and what they can do to help. They received eco training and signed a pledge to green living. The project attracted much media interest and demonstrated the reality of green living to a wide range of people including, government ministers, MPs, councillors, students and other housing companies.

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