

225 Court Farm Road

The Hyde Group

Services: Quantity Surveying and CDM Co-ordination

Contract Dates: 2007 - 2008

Contract Value: £50,000

Project Overview

Keegans (providing quantity surveying and CDM co-ordination services), ECD Architects (providing architectural design services) and PPCR (carrying out resident satisfaction surveys) are working with Hyde and Mears to find practical, cost effective and potentially replicable solutions for reducing CO₂ emissions in existing housing stock via a comprehensive review and selection of the technologies available. This study proves that the higher target of 80 per cent is achievable and replicable.

The new project, dubbed Retrofit & Replicate, is in line with a national shift in the housing sector's focus from new build, as it aims to address the huge challenge of reducing CO₂ emissions through the retrofitting of existing housing stock. Current government targets aim to reduce the UK's total CO₂ emissions by 60 per cent by the year 2050, however the overwhelming expert opinion in relation to housing is this target should be a more challenging 80 per cent.

The property identified is a 1930s mid-terraced home in Mottingham, South East London in need of refurbishment and currently achieving a SAP energy rating of 60, well above the UK average of 48. It will therefore be a challenging, but ultimately more constructive task, to meet the CO₂ reduction target of 80 per cent.

Technology that was incorporated into the project included super-insulation to both internal and external building fabric, triple-glazed windows, insulated doors, solar thermal panels, LED lighting, water-saving devices and rainwater harvesting.

We are confident that this two-year project can make a major contribution to the development of national sustainability and energy efficiency policies.

