The Good Homes Alliance

Good Homes & Places:
why bother?

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The Good Homes Alliance

1. **Environmental & social imperatives**
2. **Current industry performance and concerns**
3. **Possible solutions**

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Introduction

The Good Homes Alliance is a group of housing developers, building professionals and other industry supporters whose aim is to build and promote sustainable homes and communities and to transform the whole of UK house building into a sustainable endeavour.

The GHA was launched on 28th February 2007 as a member-based Community Interest Company (CIC)

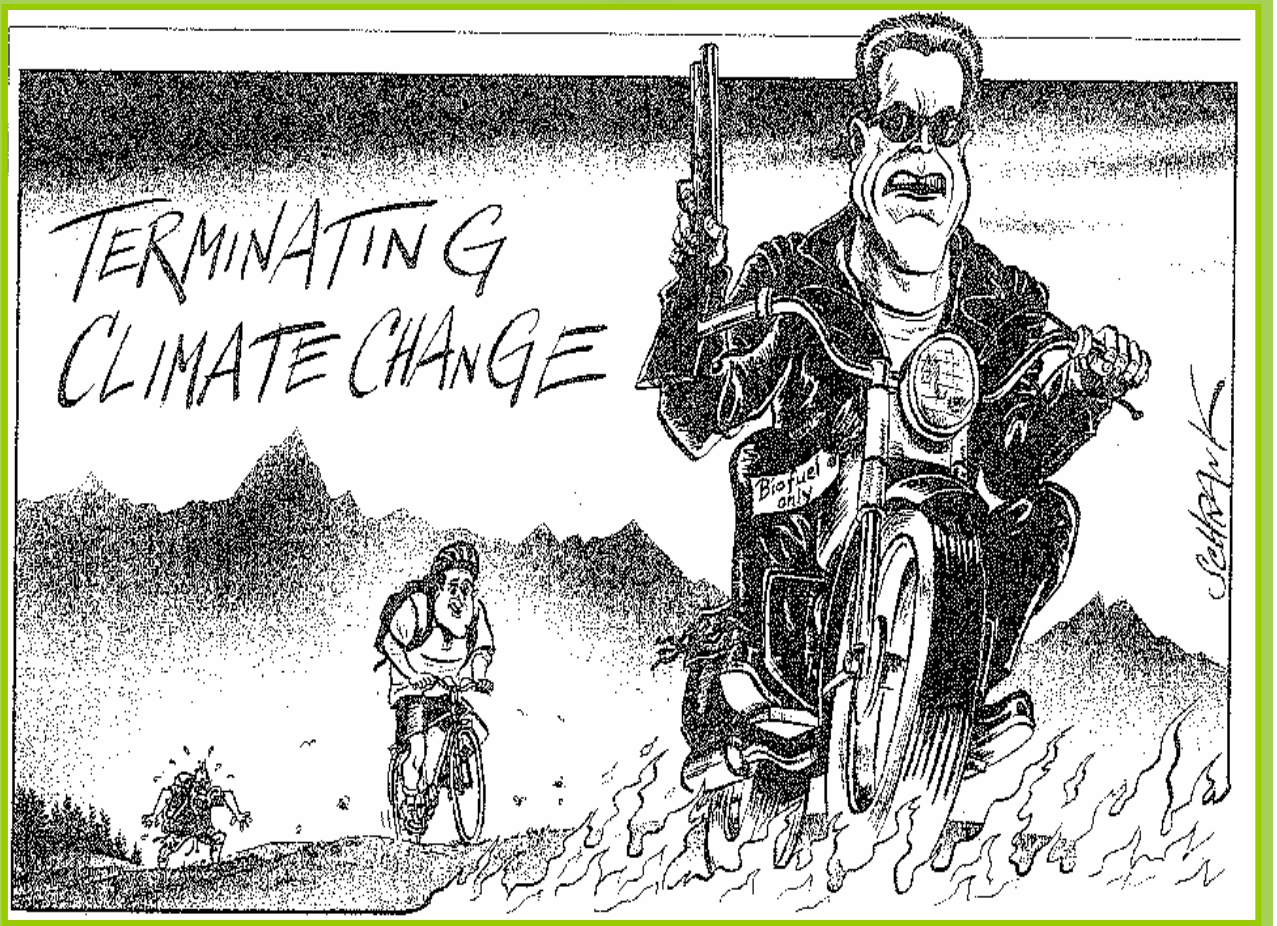
Alaska’s Glacier Bay 1941

Alaska’s Glacier Bay, 2004

USGS / Bruce Molnia

Emerging Leadership

STERN
review
ON THE ECONOMICS
OF CLIMATE CHANGE



Sustainable Communities

Why We Exist

We need to radically improve the performance of housebuilding in the UK, particularly in terms of:

1. **Energy and climate change**
2. **Health and well-being of occupants**
3. **Build quality**

And other important impacts, such as:

1. **Resource use**
2. **Pollution and other environmental impacts**
3. **Sense of community**

GHA Building Standards

All Developer Members have signed up to meet the GHA Code requirements on at least 51% of new projects:

- **A reduction in CO2 emissions from new homes by at least 70% compared to the average use in UK housing stock, according to building type, in 2003.**
- **EcoHomes excellent**
- **Post occupation monitoring and assessment**
- **All other homes must meet at least the EcoHomes Very Good standard.**

All GHA Members sign up to the GHA Charter, which includes clear guidelines for social and environmental performance, such as occupant health and well being and community sustainability.

What are our current concerns?

1. **The Cavity Wall**
2. **Airtightness**
3. **(Some) Builders**

The cavity wall

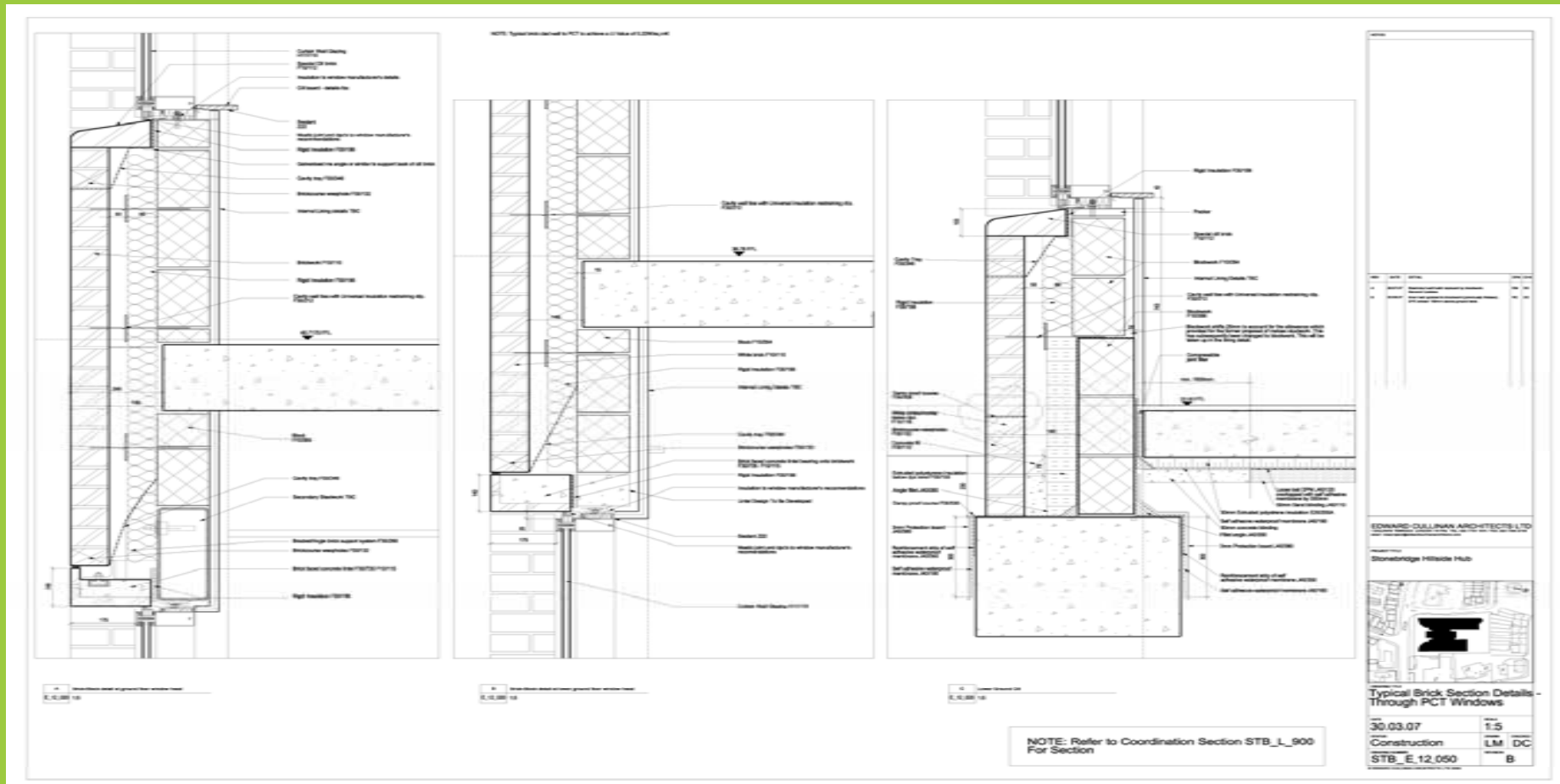


Image – Edward Cullinan Architects

The cavity wall

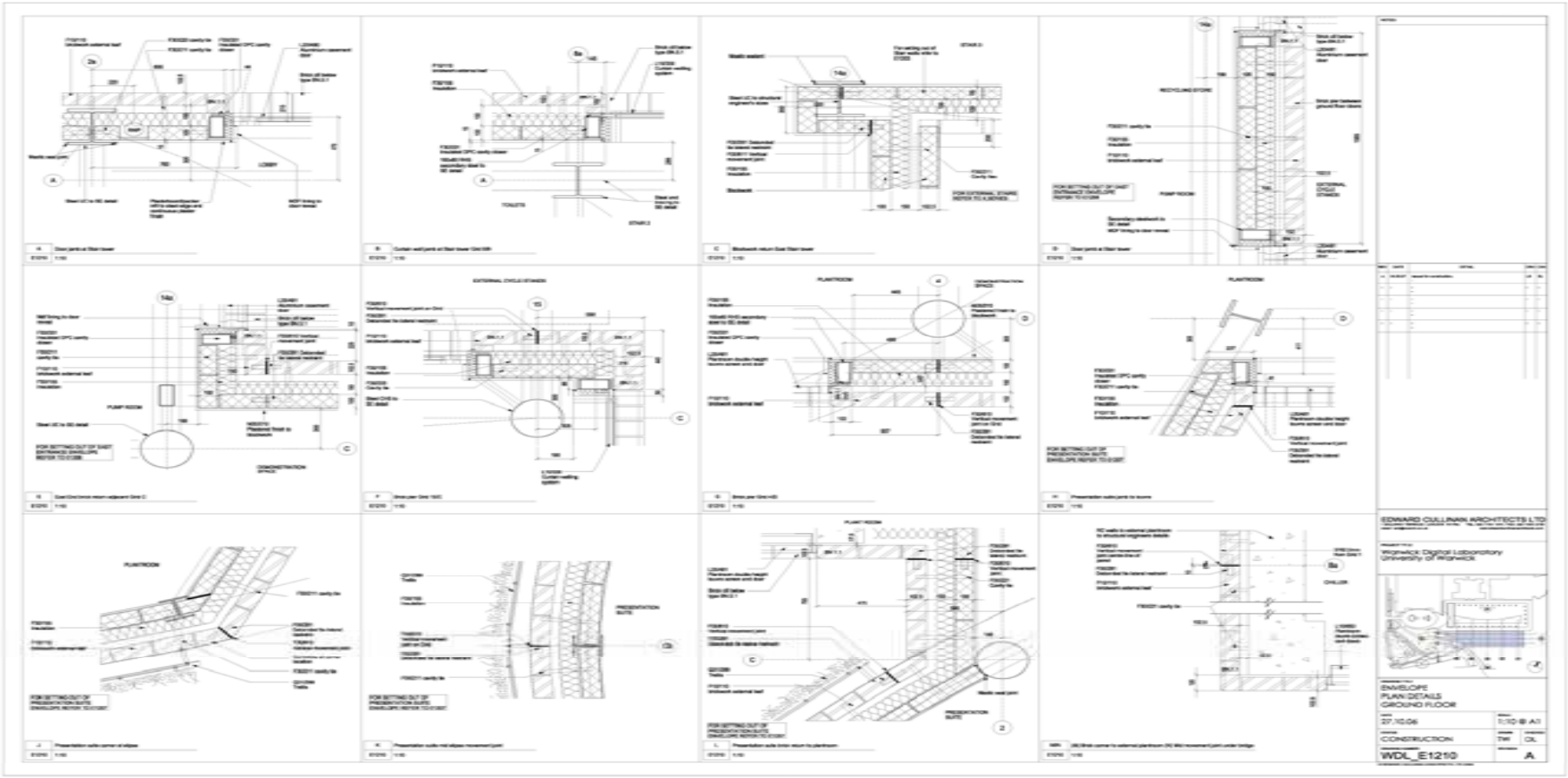
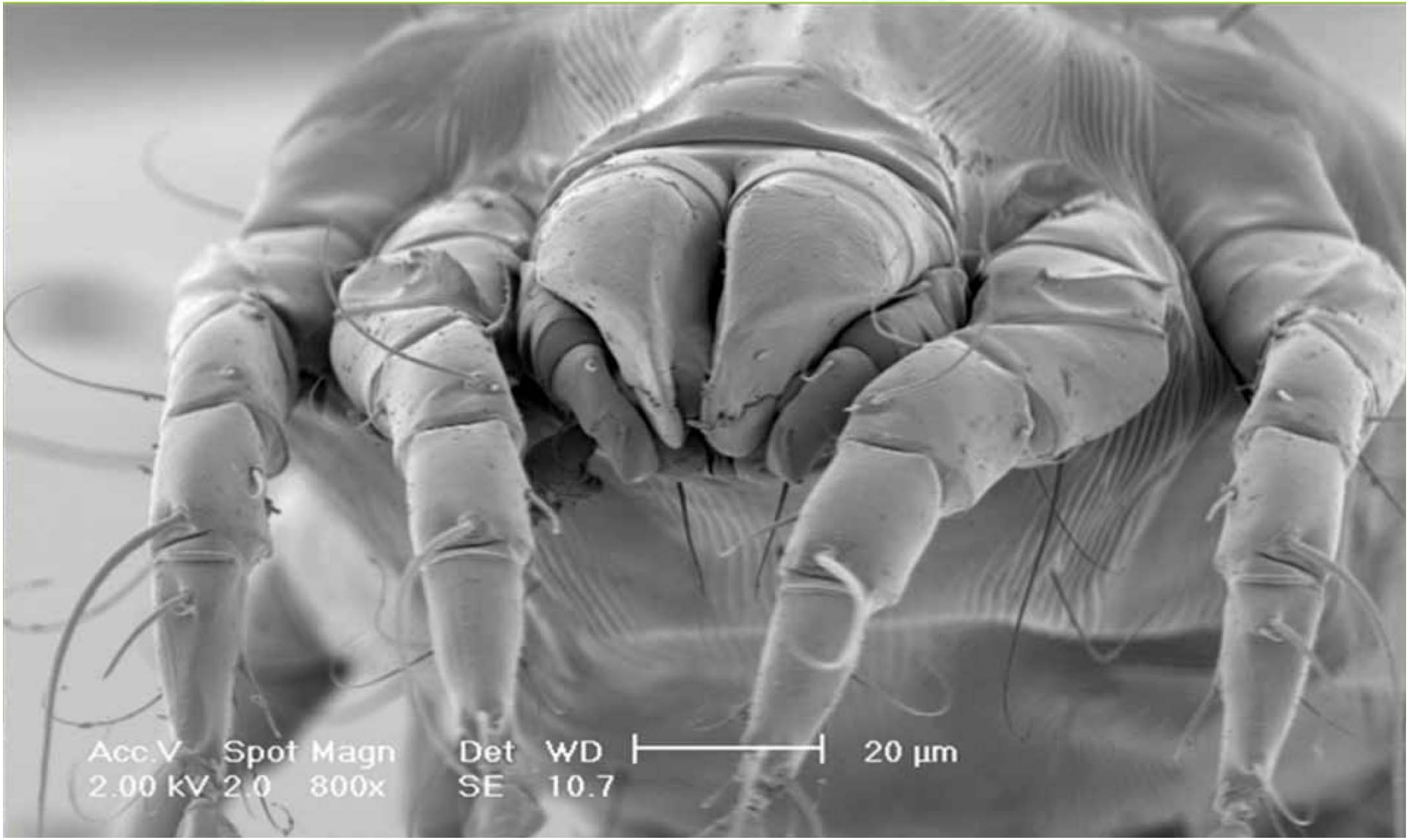


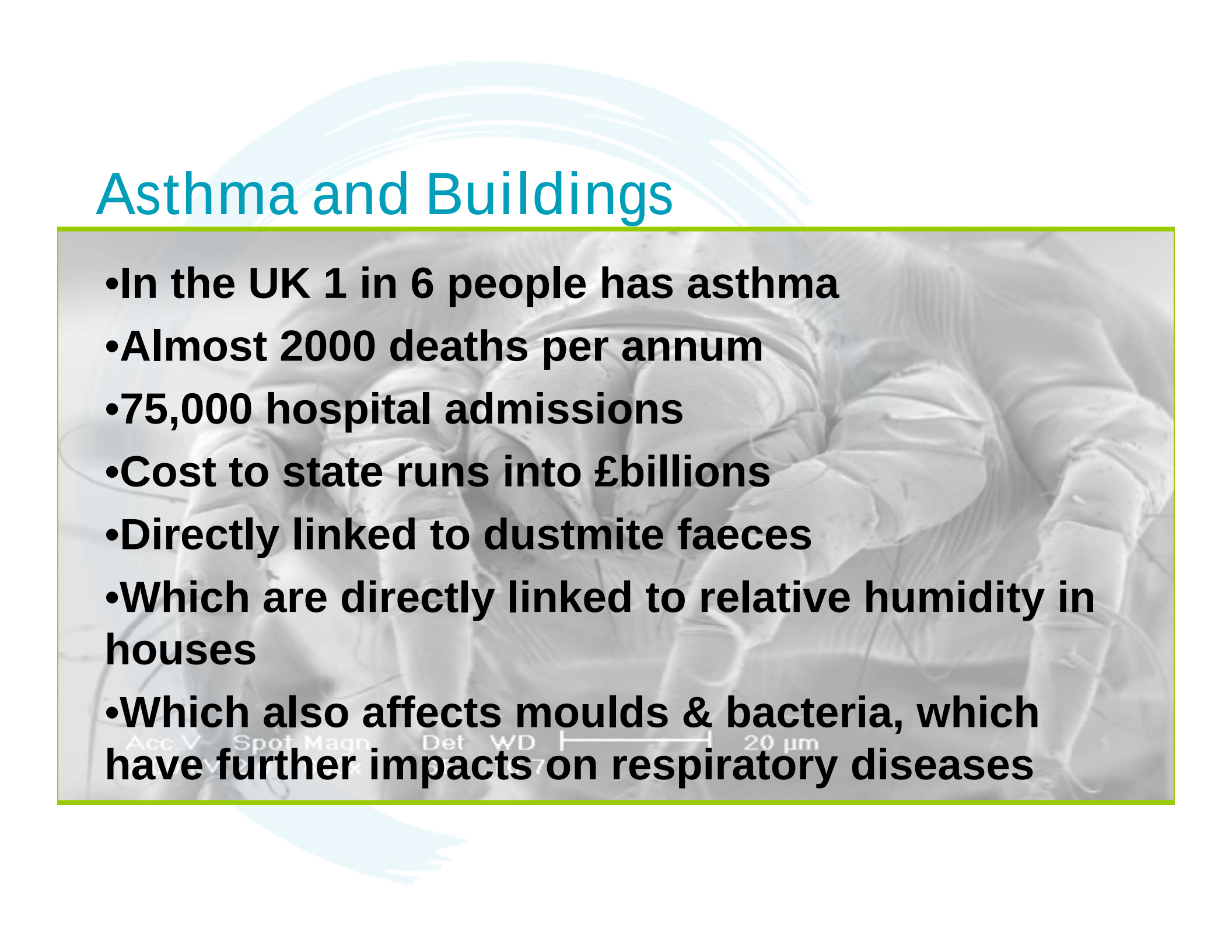
Image – Edward Cullinan Architects

Airtightness

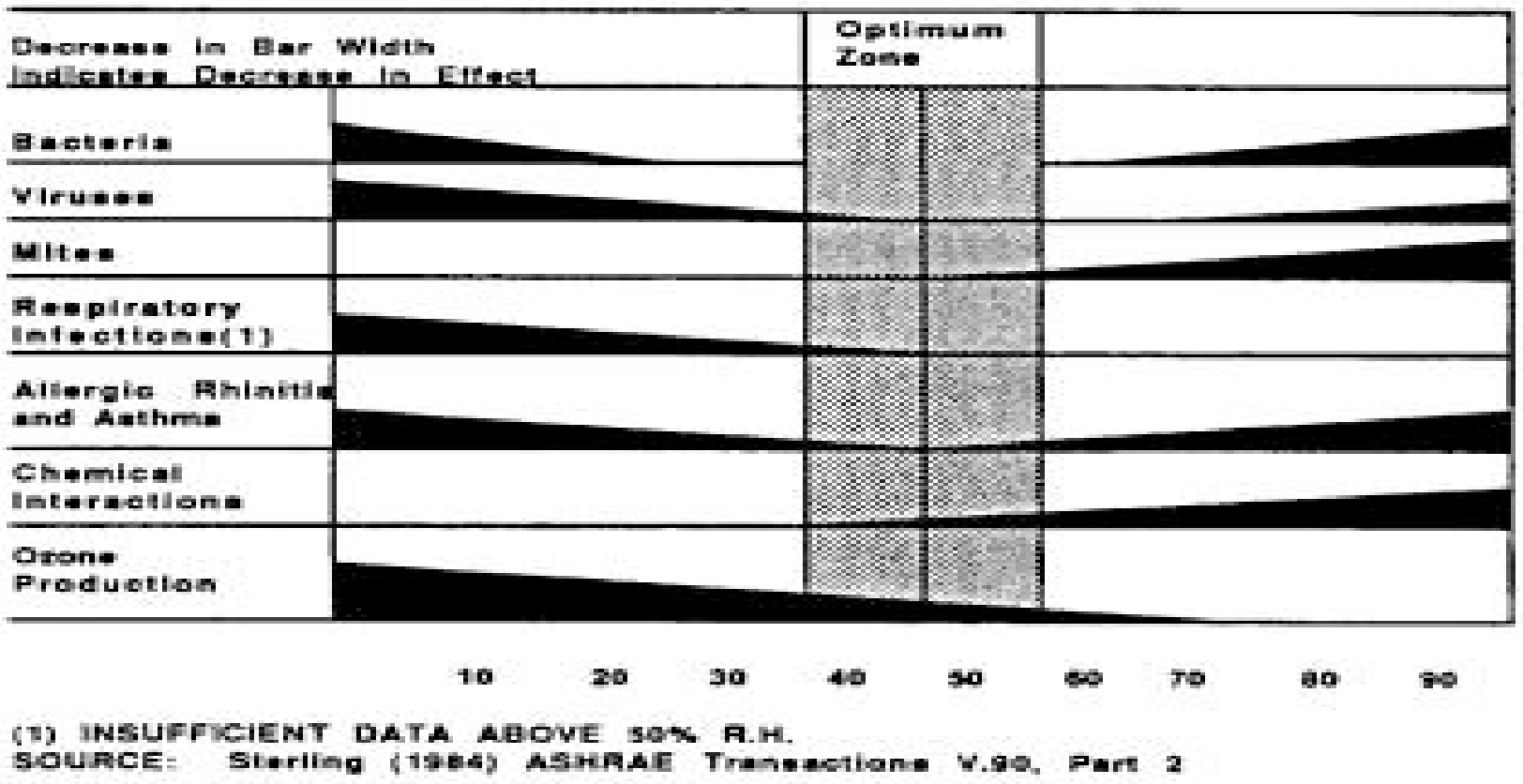


Asthma and Buildings

- **In the UK 1 in 6 people has asthma**
- **Almost 2000 deaths per annum**
- **75,000 hospital admissions**
- **Cost to state runs into £billions**
- **Directly linked to dustmite faeces**
- **Which are directly linked to relative humidity in houses**
- **Which also affects moulds & bacteria, which have further impacts on respiratory diseases**



Heath and Relative Humidity



Slide – NBT Consult

Builders !

Buildings

Image – Edward Cullinan Architects

Resulting building performance

1. **In 2004, a survey by BRE for the Energy Saving Trust found that 32% of new homes did not meet the 2002 Building Regs (Part L) air permeability standard of 10 m3/h/m2 (17% of flats, 43% of houses)**

2. **The Code for Sustainable Homes requires higher standards (approx 3 m3/h/m2 for Level 3 and 2 m3/h/m2 for Level 4)**

3. **Other surveys show a drop in thermal efficiency of 30-40% between years 1-4**

Source – [1] [2] Assessment of energy efficiency impact of Building Regulations compliance, EST 2004

The Solutions?

- **Mechanical ventilation**
- **Moisture control in the fabric**
- **Non toxic materials**
- **Understanding of internal emissions**
- **Solid wall construction**
- **External insulation**
- **Breathing buildings**