

# ENERGY EFFICIENT LIVING

BY BARRATT HOMES



[barratthomes.co.uk](http://barratthomes.co.uk)

  
**BARRATT**  
HOMES

# WE'RE BUILDING FOR ALL OUR FUTURES

At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.

It's this vision that has led to us receiving a Gold award for the fourth year in a row, as the top national housebuilder in the NextGeneration\* Sustainability benchmark. We are the leading housebuilder in the 2017 Carbon Disclosure Project for climate and carbon action, planning and transparency. This reflects the fact that our homes are both sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too.

\*NextGeneration is the only sustainability benchmark specific to homebuilding, scoring the 25 largest homebuilders across 15 different criteria.



# WE GO A LONG WAY TO MAKE YOUR HOME SUSTAINABLE AND ENERGY EFFICIENT

We invest a lot of time talking to our customers to understand their ever-changing needs, and do our best to accommodate their views within our developments and the designs of our new homes. We also work closely with our suppliers to ensure we use the most up-to-date technology and build techniques, and it is this process of continuous development which ensures a new Barratt home is significantly more energy efficient and sustainable than homes of years gone by.

As a result, our homes are up to 65%\* more energy efficient than the same sized older home even after it has had modern day improvements, which means you could save a staggering £1,410 per year on your energy bills.\*\*

Here are some of the things we do to make a difference:

- Most of our external cavity walls are built using the latest enhanced-efficiency insulation, incorporating heat-reflecting low-emissive technology. These materials have very high levels of thermal efficiency, to ensure you stay warm inside. Our walls are twice as efficient at preventing heat loss than those constructed in the 1980s, and an incredible six times more efficient than a home built in the 1960s.\*\*\*

- Our roofs contain up to 400mm of mineral fibre insulation in the loft; this significantly reduces any heat escaping through the ceiling. In comparison to homes built in the mid-1990s our roof insulation is twice as efficient, helping to keep the warmth in whilst keeping your fuel bills low.\*\*\*

- There's more to our windows than you may think. Our double glazing is filled with argon gas which reduces heat loss. It also has a special low-emissive coating which allows beneficial heat from the sun into your home whilst minimising heat loss out. They insulate against external noise too. In comparison to standard double-glazed windows installed in the mid-1990s ours are twice as efficient at minimising heat loss.\*\*\*

- Our external doors are also insulated to reduce heat loss and improve sound-proofing. The quality workmanship ensures the door is fully sealed within the frame when closed to make it as airtight as possible, eliminating the risk of annoying draughts.

- We go to great lengths to ensure our homes minimise the escape of warm air from inside. We even pressure test to make sure everything is tightly sealed so you won't be troubled by draughty rooms.

- An efficient heating system is important to our homeowners keeping running costs down. That's why we use the latest, highly efficient SEDBUK A-rated condensing boilers – the highest efficiency rated boilers available. We also use low heat-loss hot water cylinders which ensure your water stays hotter for longer, whilst the radiators we install are designed to optimise heat output. All these measures ensure maximum efficiency is delivered from all your heating appliances and running costs are kept to a minimum.

- We use the latest energy and water efficient kitchen appliances that have an A/A\* rating which means they minimise the level of energy needed for them to operate.

- Wherever possible, our light bulbs are energy efficient and can reduce your electricity consumption to light your home by up to 75% to 80%. Each bulb could save you up to £3 a year compared to traditional incandescent bulbs.†

- When it comes to water usage, our kitchens and bathrooms have fixtures and fittings which could save you up to 25 litres of water a day per person.† Our taps and showers use the latest aerated technology to ensure you get the most powerful flow whilst reducing water usage. For a family of four, that's enough water saved to fill an incredible 243 baths a year.‡

- 22% of our homes are connected to a renewable energy source such as photovoltaic panels which generate electricity from sunlight.

\*[http://www.hbf.co.uk/fileadmin/documents/members/FactSheets/HBF\\_Fact\\_sheets\\_web.pdf](http://www.hbf.co.uk/fileadmin/documents/members/FactSheets/HBF_Fact_sheets_web.pdf)

\*\*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER Plan Assessor 5.3/4 (SAP2009 (with projected energy costs taken from DECC published figures) [http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual\\_Household\\_Energy\\_Spend\\_Infographic.pdf](http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual_Household_Energy_Spend_Infographic.pdf)

\*\*\*Based on Building Regulations requirements applicable at the time.

† © Energy Saving Trust 2017: <http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>

‡ Figures based upon the Building Research Establishment's Water Efficiency Calculator (based upon a 180ltr bath capacity).

† Compared to the UK average consumption per person per day.

## Average Annual household energy saving

Using this comparison you can see just how much lower the running costs are with a new Barratt home. **If you were to live in one of our 4-bedroom homes for ten years the savings could add up to a staggering £14,100 ... imagine what you could do with that!**

### Annual household energy spend

	£2,460	£1,050	£1,410
4 bed detached house			
3 bed semi-detached house	£1,670	£780	£890
3 bed mid-terrace house	£1,430	£760	£670
1 bed ground floor flat	£940	£500	£440

Victorian  
with modern  
day improvements

New build  
built to 2013  
regulations

Savings  
New home built to  
2013 regulations vs  
Victorian with modern  
day improvements

Figures produced by the Zero Carbon Hub. [http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual\\_Household\\_Energy\\_Spend\\_Infographic.pdf](http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual_Household_Energy_Spend_Infographic.pdf)



## OUR HOMES ARE NOT ONLY GREAT FOR YOU; THEY ARE GOOD FOR THE LOCAL ENVIRONMENT TOO

### LOOKING AFTER THE LOCAL ECOLOGY

We go to great lengths to protect and enhance the local ecology on our developments. We use qualified ecologists to make a thorough study of the area to ascertain the level of ecological value it may have. They provide invaluable advice regarding which features such as hedgerows, trees and plants should be retained to encourage local wildlife. Their findings are then incorporated across our developments to help protect and enhance the local ecology and it's biodiversity as much as possible.

Shrubs and trees improve green spaces for residents and also help support and encourage local wildlife. Last year we created or retained 1201 hectares of wildlife habitat. That's equivalent to almost 280 football pitches.\*

\* In 2017. Based on a football pitch of 0.72 hectares.

### ENCOURAGING LOCAL WILDLIFE

When it comes to ensuring our developments are environmentally friendly and protect wildlife we have no better partner than the RSPB, the UK's largest nature conservation charity. By teaming up with them on a national basis we find ways of designing and landscaping our developments and green spaces in an ecological and nature-friendly way, working in partnership to give nature a home across our developments. From hedgehog highways to nesting sites for swifts, we want to make our developments as welcoming for nature as we do for our homeowners.

We have also joined the fight to stop the decline in the population of the wild and honeybees by landscaping our open spaces and Show Home gardens with bee-friendly plants and trees and provide our customers with tips to make their gardens bee-friendly too.

### AVOIDING THE RISK OF FLOODING

Climate change is a real issue facing the world today, and to help mitigate its potential effects for our homeowners we always complete a flood risk assessment of the development and then take measures wherever required to help avoid potential flooding. Our stringent flood mitigation processes are designed to the highest industry standards and are always approved by the Local Authority and where necessary the Environment Agency.

Over half (59%) of our developments contain specially landscaped drainage such as ponds and ditches. We use soakaways and permeable paving to help and delay rainfall run-off into watercourses such as rivers and streams and public drains. This helps minimise the risk of flooding and other environmental damage even further.



## OUR HOMES PROMOTE A MORE DESIRABLE, HEALTHIER AND ENJOYABLE WAY OF LIVING

### KEEPING IT QUIET

We know that peace and quiet is important to you. So when it comes to sound insulation between rooms or adjoining properties, we use high quality acoustic dampening and sound insulating materials together with the latest construction methods to minimise sound transfer between the two. Not only are our walls insulated with sound dampening materials but our double-glazed windows and our insulated external doors also help to improve sound proofing, ensuring you receive greater privacy and peace and quiet.

### HOMES DESIGNED AROUND YOU

We spend time talking to our customers about how they want to live, and so we have designed our homes to reflect their exacting requirements. Open-plan room layouts with free-flowing space, box bay windows and French doors are just some of the things we provide within our homes to ensure they are as comfortable as possible and best suited to modern day living. Careful thought goes into the design of our homes to make the best use of daylight. Not only does this improve the experience of living in one of our homes, it also helps to reduce your lighting costs.

### WORKING FROM HOME

Our homes have been designed to help you make the most of the available space and are planned to provide flexibility in the use of each area. If working from home is something that appeals to you, you will find that wherever possible, rooms have been planned to accommodate the appropriate furnishings, and even the power sockets have been conveniently placed to allow easy access. This means you can spend less time commuting to work, save on transport costs and reduce your carbon emissions all at the same time.

### CREATING GREAT PLACES TO LIVE

There is more to a home than just a house, and we use best practice placemaking design techniques to make sure the places we create are great to live in. We have more Built for Life place design accreditations than all other major builders combined.

### THE BIG OUTDOORS

When it comes to green outside space, we like to ensure that there is plenty of it on our developments. In fact over 430 hectares of land on our developments is retained as green space via the gardens and landscaped communal areas that we build.\* All of which makes our homes more desirable and enjoyable places to live in.

### WE'RE HERE TO HELP

And when you move in, Our Home User Guides will give you all the information you need about your home and the locality to help you lead a more sustainable lifestyle. All in all, we want you to enjoy living in your Barratt home as much as you possibly can.

\* Barratt Developments PLC Sustainability Report 2017.



## OUR HOMES ARE DESIGNED WITH SAFETY IN MIND

We know that feeling safe and secure in your home is a major consideration and priority for our customers. That's why we sometimes consult with an Architectural Liaison Officer and apply safety and security principles in the design of our developments and homes, which mean they are generally safe and more pleasant places to live.

Not only that, but the design and specification of our windows, locks and doors that we use incorporate the latest security measures. Our technical team design locks on doors and windows that keep the house well secured from the outside, but need only a quick turn from the inside for an easy exit in case of an emergency. Smoke alarms are hardwired into the homes so you are safe at all times. The inclusion

of external lighting both in the home and within the neighbourhood increases the level of security, making you feel safe and more secure.

## HIGH QUALITY AND RESPONSIBLY SOURCED MATERIALS WITH A LOW IMPACT ON THE ENVIRONMENT

We carefully select and monitor all of our suppliers and work with those who are committed to protecting the environment and sourcing responsibly. Our suppliers either have or are working towards ISO14001 – the world's most popular standard for environmental management.

We are also a leading partner of the Supply Chain Sustainability School and have successfully encouraged all our construction material suppliers to become members to assist them in becoming more sustainable businesses in their own right.

As far as possible all our centrally resourced timber is sourced from companies that can trace the origin of their timber to provide us with products that are FSC (Forest Stewardship Council) or PEFC (Programme for the Endorsement of Forest Certification) approved.

Not only this, but our insulation materials have a Zero Ozone Depletion Potential (ODP) and low or Zero Global Warming Potential (GWP). This means that no harmful materials are used in their manufacture.

We know that looking after the environment is important, and we endeavour to minimise the impact on the local and wider environment. As much as we can, we use environmentally friendly materials that are rated A-A\* by the Building Research Establishment's Green Guide. We work with suppliers who can provide recycled materials, which are rigorously tested to ensure they are high quality. We have taken every care in building our new homes, not only are they more comfortable for you, but they are also better for the world we live in.



## OPERATING RESPONSIBLY AND CONSIDERATELY ON SITE

### DESIGNING OUT WASTE

Our business is committed to reducing the amount of waste we generate during the construction of your home. We reduced our overall waste tonnage by over 15,000 tonnes in 2017.

### REDUCING EMISSIONS

We work hard at reducing our carbon emissions on our developments. In 2016 we changed all our showhome decorative lighting to LEDs across an estimated 500 showhomes. We estimate that this reduces the carbon emissions released from electricity by 682 tonnes every year.\*

### HIGH QUALITY DELIVERY ACROSS OUR DEVELOPMENTS

Our developments are operated to the highest standards in a professional and responsible manner. We've won several awards in recognition of this, including the NHBC Pride in the Job Quality Awards, and have received a record number of these awards in one year across our developments – the highest number ever won by a single house builder since the scheme began in 1980.

\* We measure carbon in tonnes of carbon equivalent (CO2e) based on 8 hours running time per day 7 days per week, using 2015 DEFRA carbon conversion factors.



## FIND OUT MORE ABOUT SUSTAINABILITY AT YOUR DEVELOPMENT

At Barratt, we aim to create tomorrow's communities whilst respecting today's delicate environment. That means we create beautifully designed, high quality and energy efficient homes that are built in a sustainable and responsible way.

To find out more about the energy efficiency and sustainability of our homes visit [www.barratthomes.co.uk](http://www.barratthomes.co.uk) or speak to your local Sales Adviser.



