

ENERGY EFFICIENT LIVING

CREATING SUSTAINABLE HOMES IN THE CAPITAL



BARRATT
— LONDON —

WE ARE BUILDING FOR ALL OUR FUTURES

At Barratt London, we aim to create inspiring communities of tomorrow that fulfil our customers' every need, while 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. Barratt London is proud to be part of Barratt Development PLC that was awarded the Sustainable Developer of the Year at What House? and Housebuilder Awards — two of the most prestigious industry accolades. This reflects the fact that our homes are both sustainable and energy efficient, which minimises their impact on the environment, whilst reducing your energy costs too.



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 building techniques. It is this process of continuous development that ensures a new Barratt London home is significantly more energy efficient and sustainable than homes of years gone by.

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

- Most of our external walls are built using the latest enhanced-efficiency insulation. These materials have very high levels of thermal efficiency to ensure you stay warm inside.
- There's more to our windows than you may think. Our double-glazed windows are filled with argon gas and a low-emissivity coating, which reduces and minimises heat loss. Additionally, the double glazing insulates against external noise. In comparison to standard double-glazed windows installed before the year 2000, ours are twice as efficient at minimising heat loss.*
- We go to great lengths to ensure our homes minimise warm air from leaving your home. We even pressure test to make sure everything is well sealed so you won't be troubled by draughty rooms.
- An efficient heating system is important to our homeowners to keep running costs down, but they tell us it's equally important to ensure that unexpected breakdowns and boiler repair bills don't occur. Almost all of our developments have a centralised heating plant, which means that individual gas boilers are not needed. Each home has its own heat meter and a compact reliable Heat Interface Unit (HIU) that connects the apartment heating system to the communal network. The centralised heating plant is operated 24 hours a day, 365 days a year by specialist teams who ensure that heat is always available. We don't just use boilers either. In many of our developments, most of the heat is actually recovered heat from combined heat and power units that also generate electricity. This allows us to make the best use of scarce fossil fuel reserves and reduce the overall carbon dioxide emissions from our developments.

- Our systems are also progressive as they are designed to be able to connect to the developing network of district heating schemes in London. These systems offer a further increase in efficiency and the potential to tap into new, greener forms of energy, including biogas and energy from waste.
- Our homes are now so well insulated that radiators can be smaller and less obtrusive. Many of our homes have super-efficient low temperature underfloor heating systems, meaning radiators are not needed. All these measures ensure maximum efficiency is delivered from all of your heating appliances and running costs are kept to a minimum.
- We use low heat-loss hot water cylinders which ensure your water stays hotter for longer.
- We install the latest energy and water efficient kitchen appliances, minimising the energy needed to operate.
- All of our light bulbs are energy efficient and can reduce your electricity consumption to light your home by up to 80% to 90%. Each bulb could save you up to £3 a year compared to traditional incandescent bulbs†

- All of the lighting in the common areas of our developments, including the lighting in bin stores and cycle stores, is controlled by movement sensors, which means that it is always on when needed but switches off automatically when not required.
- When it comes to water usage, our kitchens and bathrooms have fixtures and fittings which could save you up to 30 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.

We are so confident about the quality and efficiency of our homes, they come complete with a NHBC Buildmark Warranty** which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.

*Based on Building Regulations requirements applicable at the time.

**First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.

†Energy Saving Trust (www.energysavingtrust.org.uk).



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 maintain 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 valuable advice regarding which existing 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 its biodiversity as much as possible.

For areas where landscaping is limited, Barratt London does everything we can to improve the ecology of our sites. Additionally, many of our homes have biodiverse roofs. These roofs replicate the natural rich biodiversity that develops when urban plots become derelict. In some instances, we don't even plant them; rather, we provide the ideal growing medium on the roof and let nature take over. This allows plants to grow that are native to the site, require minimal maintenance and help support local wildlife populations.

ENCOURAGING LOCAL WILDLIFE

When it comes to ensuring that we protect the wildlife on our developments, we have no better partner than the Royal Society for the Protection of Birds (RSPB) – the country's largest nature conservation charity. We have teamed up with them to help advise on ways we can design and landscape our developments and green spaces in an ecological and nature-friendly way, working in partnership to give nature a home on our developments.

We have also joined the fight to stop the decline in the population of the British honeybee by working in conjunction with the British Beekeepers Association. We landscape our open spaces and Show Home gardens with bee-friendly plants and trees and provide you with tips to make your gardens bee-friendly too.

AVOIDING THE RISK OF FLOODING

Climate change is an 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 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.

Where appropriate, we use soakaways and permeable paving to help avoid, reduce and delay rainfall run-off.

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 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. Furthermore, we surpass building regulations by specifying levels of sound insulation that are up to two times better than the minimum required. Additionally, our double-glazed windows also help to improve sound proofing, ensuring you receive greater privacy.

HOMES DESIGNED AROUND YOU

We spend time talking to our customers about how they want to live, and have designed our developments to reflect their exacting requirements. Open-plan room layouts with free-flowing space, private balconies and winter gardens 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. Furthermore, 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.

We build secure weatherproof cycle stores for all of our developments so that if you choose to cycle there will always be somewhere secure and convenient to store your bike when you get home.

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.

THE BIG OUTDOORS

We strive to retain as much green space as possible on our developments through the gardens and landscaped communal areas that we build, which make our homes more desirable and enjoyable places to live.

WE'RE HERE TO HELP

To ensure your development is presented and looked after to a high standard at all times, we have introduced Barratt Residential Asset Management (BRAM), a not-for-profit management company set up to exclusively manage and maintain the surroundings of your development. This means taking care of communal areas by doing jobs like changing light bulbs, repainting walls, mowing grass and undertaking repairs to lifts and communal boilers.

We also have our Home User Guides to provide you with all of 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 London home as much as you possibly can.



OUR HOMES ARE DESIGNED WITH SAFETY IN MIND

We know that feeling safe and secure in your home is a major consideration and a priority for our customers. That's why we embrace Secured by Design principles and apply safety and security measures in the design of our developments, which means they are generally more safe and pleasant places to live.

Not only that, but the design and specification of our windows, locks and doors incorporates the latest security measures. The inclusion of external lighting in your apartment, townhouse or penthouse, throughout the development and the wider 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 wherever possible work with those who are committed to protecting the environment. All of our suppliers either have or are working towards ISO14001 – the world's most popular standard for environmental management, which means they are trustworthy and responsible partners.

All of our timber is responsibly sourced, minimising deforestation. It's either Forestry Stewardship Council (FSC) approved or Programme for the Endorsement of Forest Certification (PEFC) approved, which means our timber is from sustainable sources.

Moreover, we're always working to minimise the impact upon global warming by using thermal and acoustic insulating materials that have a Global Warming Potential of less than five. This means that substances that can make a significant contribution to global warming are not used in the manufacture of these materials.

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 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

Our Site Waste Management Plan for reducing, re-using and then recycling construction site waste means that 95% of our waste gets recycled rather than ending up in the landfill. In fact, we are one of the most responsible developers in dealing with our site waste.*

We also register all of our developments with the Considerate Constructors Scheme (CCS), where we submit to rigorous external audits of our site operations in five key areas, including appearance, community, environment, safety and workforce. We believe that being a good neighbour is very important, so we endeavour to achieve the highest possible scores and are proud of the fact that many of our sites have gained an award for 'Performance Beyond Compliance'.

* Barratt Developments PLC Sustainability Report 2013.

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.

FIND OUT MORE ABOUT SUSTAINABILITY AT YOUR DEVELOPMENT

At Barratt London, we aim to create tomorrow's communities, whilst respecting today's delicate environment. 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 barrattlondon.com or speak to your local Sales Adviser.



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