



## who has got energy for life?

### name

**Robin**

### occupation

**Corporate Sustainability Manager**

### organisation

**London and Quadrant Housing Association**

[www.lqgroup.org.uk](http://www.lqgroup.org.uk)

### introducing Robin

Since 2006 new social housing must meet stringent targets on their Carbon footprint. At the highest level of the Code, **Level 6, the Code Sustainable Homes (CSH) demands a Zero Carbon footprint**. London and Quadrant Housing Association build about 1500 homes per year, one of Robin's roles as Corporate Sustainability Manager is to "make sure that the architects and the engineers provide the most cost effective solution to meet this code."

"reducing your consumption and CO2 means that you are reducing cost"

"Corporately I am the author of the L&Q sustainability strategy looking at everything from improving the environmental performance of the existing housing stock to changing the residents behaviour, basically anything that fits into the green agenda or concerned with energy tends to come my way, so it is a huge remit."

"The great thing about the Code for Sustainable Homes essentially means you are building a better home. **Whether you believe in the green agenda and Climate Change or not, reducing your consumption and CO2 means that you are reducing cost.** At a time like now reducing cost must surely be a good idea, from our point of view it is a no brainer."

Robin reflects "**there has been incredible momentum building behind green issues in general**; even organisations that didn't believe they had a role to play have woken up."

"However it is still interesting that with the down turn in the housing market some attitudes out there are trying to forget about the green things because we can't afford them. **People always ask what is the payback, but then what is the payback on anything**, it is a ridiculous argument. When was the last time you did a whole lifecycle cost on your windows, you just don't, what is the payback on your boiler, after 10 years don't you just throw it away?"

"**There has to be a phenomenal shift in attitude towards capital cost, not everything can be about how much it costs** to build and how much you can sell for. You should be able to build to Level 3 (of the Code for Sustainable Homes) for the same cost as a conventional build. We will keep producing good quality homes to Code level 3 and 4, no problem."

As for future strategy to reduce Carbon "we are starting four schemes where **we will get the envelope right then we will provide renewable energy**. So we will be looking to a mixture of Solar Thermal and PV where we have communal boilers. **If you put in place the technology now then your future business plans are going to be more stable.**"

"there has been incredible momentum building behind green issues"

## Loxford Road

The photovoltaic panels are fitted to the flat roof of this residential apartment block using an innovative mounting system which enables the panels to be fitted without making any holes in the roof or by adding any additional ballast to weight them down. The mounting system is designed and manufactured by a UK company and uses sophisticated aerodynamic design to ensure that the panels stay on the roof even at very high wind speeds.

The panels have been fitted to the building at Loxford Road to meet the planning requirements of the 'Merton Rule' for 10% onsite renewable and have successfully deliver over 10% of the buildings required energy.



### solar photovoltaic solutions

Retrofit over flat roof

### area (sqm)

160

### size (kW)

20

### project details

Customer

London and Quadrant Housing Association

Type of building

Social housing

Date completed

2007

Location

East London

### carbon saved / energy generated

Annual carbon saving

6.3 tonnes

Lifetime carbon saving

221.2 tonnes

Annual energy generated

14700 kWh

For further information on other innovative ways of incorporating renewable energy in your building see our Solution Sheets.