

Rainbow Way, Off Seaward Way Minehead

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Council

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Tackling the Climate Emergency

Somerset West and Taunton Council declared a climate change emergency in 2019

Right to Buy Receipts to be used to part fund new development together with other grant funding where possible, to build Council homes to low or zero carbon standards.

Challenges to be met are:

- Low carbon homes & fuel poverty implications – capacity, skills/expertise
- Time / evidencing success
- Costs for increased specification inc. risk pricing due to current market uncertainty
- Phosphate Mitigation affecting a large area of the County.
- Site in Flood Zone 3 – attenuation pond, rhyes on two sides and additional ground level height

Providing Social Housing in Minehead

- First Council homes built in the area for over 30 years
- Sustainable location
- No requirement for Phosphate mitigation
- Land owned by Council
- Two phases
- First phase for 2 industrial units – Snazaroo and Tool Station
- Infrastructure to access housing provided using grant of c., £1m from Homes England



SUSTAINABLE SITE LOCATION:

Sustainable position with cycle and walking routes
50m Bus Stop
Hospital 5 min walk
Shops 5-10 min walk
Town Centre 15 min Walk
Play area on site
Gardens and Balconies

Zero Carbon

Low Energy Transformation Initiative (LETI) criteria used to assess the zero carbon criteria for construction.

An Exemplar scheme for 54 rented Council homes approved by Council in December 2020.

	<u>LETI</u> <u>TARGET</u>
Average SAP rating for all homes	A / >92
Average Energy Use Intensity of all homes (regulated energy)	≤ 35 kWh/m²
Space Heating Demand	≤ 15 kWh/m²
Carbon Generated by the Development as a whole (regulated energy)	Zero
Air Tightness	<1 m³/h/m² @ 50Pa
U value targets:	
○Roof:	<0.09 Wm²K
○Ground Floor:	<0.9 Wm²K
○Walls:	<0.15 Wm²K
○Windows (triple glazing)	<0.85 Wm²K
○Windows g-value	0.50-0.60

Planning

The site already had a planning consent for 40 social houses, but the Housing Association decided not to pursue the scheme.

The Council then stepped in and re-designed the site to achieve 54 homes with a mix of:

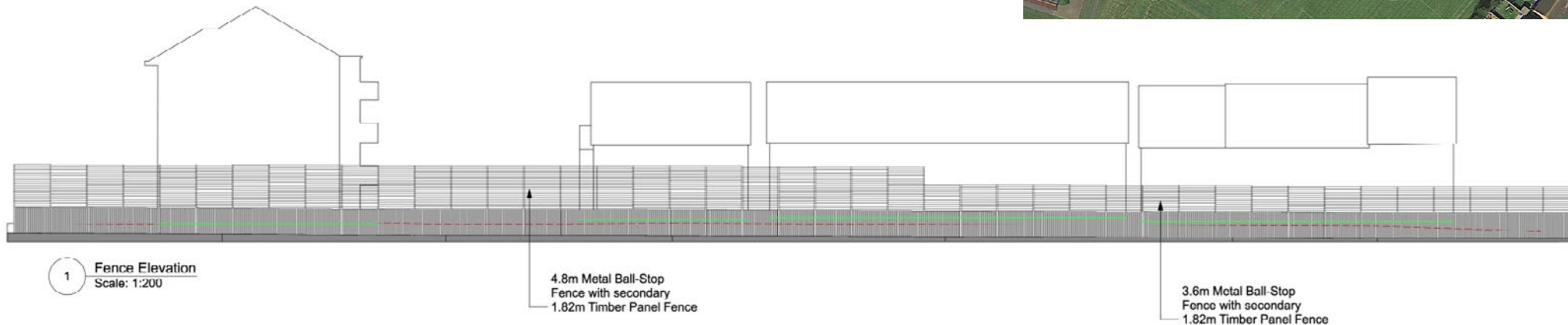
- 21 Houses with 2, 3 and 4 bedroom homes Inc. two chalet bungalows for wheelchair use.
- 33 one and two bedroom flats over 4 storeys, Inc. one flat with garden for wheelchair use.
- Planning consent was granted in July 2021

It was established that the Highways condition as part of the planning consent required the Technical Approval for the highways to be approved prior to commencement of the road works, and this in turn would severely delay the construction of the properties.

A revised Section 73 application was then made, following discussions and agreement by Highways, to amend this requirement to post- occupation was granted in April 2022.

Planning: Cricket Ball Stop Fencing

Section 73 application currently submitted to amend invalid Condition 14.



KEY:

- Finished Floor Level
- Top of Bank

Design



- Accommodate the systems into NDSS sized units
- Sufficient PVs correct orientation
- Where to put the ASHP and MVHR in flats
- Locating the communal EVCPs
- Fire Strategy considerations
- Inc. points for electric bikes/scooters
- Parking below SCC requirements (72 spaces)
- Reduced development area due to rhynes
- Regarding of site to build 7m above datum
- Piled foundations
- Air tightness testing controls
- Induction for tenants
- Measure actual performance against targets

Materials and Specification

- Employers Requirements set an ambition
- Contractor, Classic Builders, propose solutions
- Contract confirms the requirements

Solutions for Seaward way Inc.:

- Built with Porotherm Blocks
- Photo Voltaic panels
- Smart controllers
- Air Source Heat Pump
- Mechanical Ventilation & Heat Recovery
- High performance insulation and glazing
- Air tightness target <1m3
- Large Balconies to flats
- Bin & Bike stores with Sedum green “living roof”
- Electric car charging points

	Target	Prediction following Design
Average SAP rating for all homes	A / >92	A / 101
Average Energy Use Intensity of all homes	≤ 35 kWh/m ²	28 kWh/m ²
Carbon Generated by the Development as a whole	Zero	-130 CO ₂



Specification and Zero Carbon



Roof Trusses
in short
supply and
causing
delays



Switchee
smart
thermostat

Porotherm
blocks making
quick progress.
Monitoring to
ensure air
tightness.



Pictured
Porotherm mortar
hopper – specifically designed
to lay an even bed of jointing mortar.
Classic Builders' team of site



Electric
Vehicle
Chargers for
Communal
Car Park

Construction: Current Position - Houses



Construction - Flat Blocks



Rainbow Way: Proposed Handovers



Houses in Blocks 1 to 6 – anticipated by March 24 (inc 2 x disabled)

Flats in Blocks 7 to 9 – 33 x 1 & 2 bedroom – anticipated Summer 2024 (inc 1 x disabled)

Next 'Drop In' event to be held in January – date TBC.

Next Newsletter out est. December 23.

Rainbow Way: Tenancies

All properties to be advertised on Homefinder Somerset once we receive 8 week notice from the Contractor.

Local Lettings Policy in place to prioritise those with a local connection to Minehead and surrounding parishes of Minehead without Selworthy, Wootton Courtenay, Timberscombe and Dunster



Time for Questions?

