

Jim Noble

Chair

**Sanford Housing
Co-operative Ltd**

London



Sanford Housing Co-operative

New Cross, London

- Built in 1970
- 14 purpose built shared houses, 6 studio flats – 130 members
- Carbon C60 project has reduced carbon emissions by over 60%, using:
 - Solar panels
 - Biomass boilers
 - Green training and awareness
- ▶ **New** Bicycle storage area made from railway sleepers
- ▶ **Won** Inside Housing Magazine Award 2008
- ▶ **Won** Self Sustainable Energy Award 2008



Sanford is fully mutual

- Unique sense of community
- Low rent but good living conditions
- Environmentalism is a priority



Sanford Carbon 60

- Sanford as co-operative



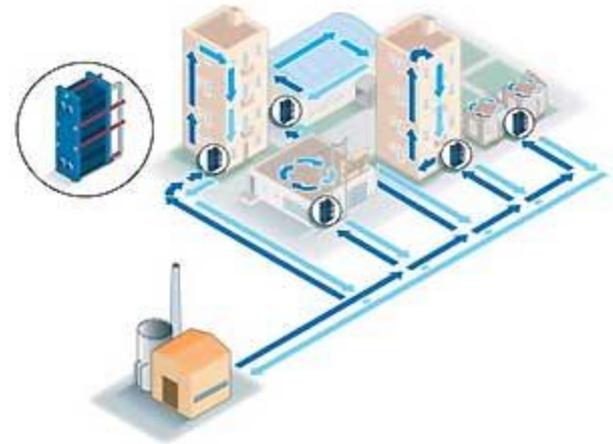
- Biomass installation
- Infrastructure problems

Sanford Carbon 60



Tenants decide

- Extensive community questionnaire
- Initial plans for one big boiler shelved
- New kitchens
- Italian boiler adopted
- Solar heating
- Wind turbine inefficient



Five pound rent rise

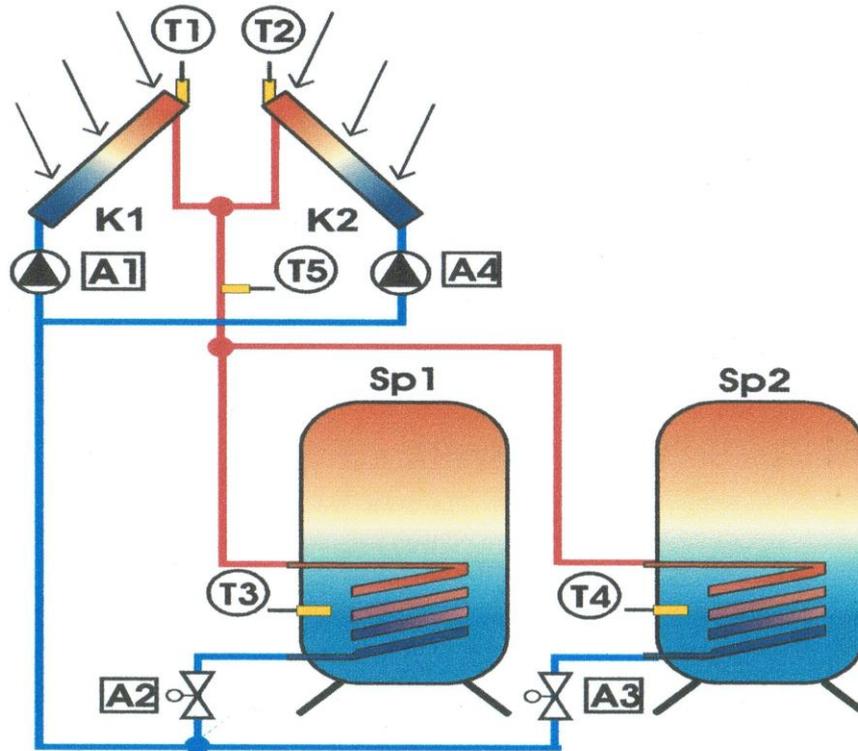
- Business plan drawn up
- 400,000 pound loan
- Five pound rent rise to service loan
- Virtually no one objected to rent rise
- Subsequent 75p rise agreed for an extra £100,000 due to eco kitchen designs



Biomass installation



The system



THE GAS MAN COMETH

- Gas company difficult to deal with
- Electricity company slow
- Eventually had to abandon co-operation with gas company

Caveat emptor

Britain (now) uses
EU pellet standards



- Bleak festive season
- Enthusiastic customer service masked empty promises
- Unseasonably warm weather prevented disaster

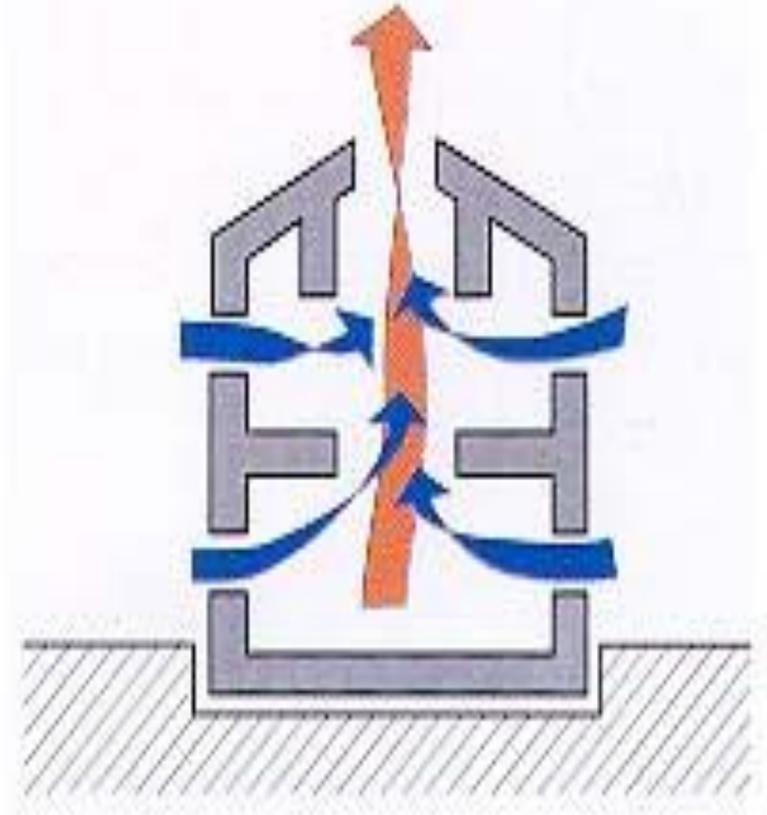
Solar sales soaring

- Solar hot water
- Two houses linked
- Tanks upgraded
- Company overwhelmed and stopped trading



Ventilation

- Passive stack
- Humidity sensitive extractors
- Heat recovery vents





New skylights

Electrical

Low energy bulbs

Motion sensitive light switches

















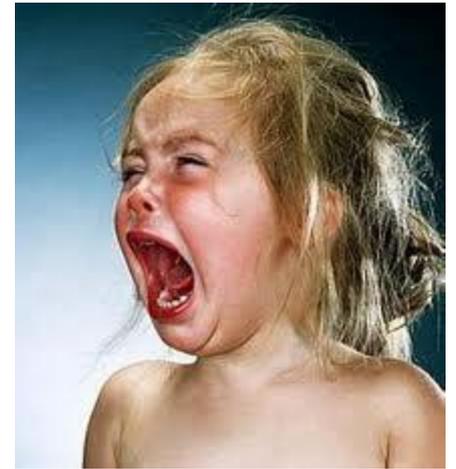
← Before

After!! →



Problems of innovation

- Planning permission
- Pellet supply
- Project management (J3, Archytype)
- Few options for contractors
- Unfamiliar materials for workers
- All the normal problems of building work
- Disillusionment



Conclusion



- People are prepared to pay, suffer and work together to reduce carbon
- Suffering is unnecessary
- This isn't expensive over a community
- Infrastructure needs to improve
- Targets are possible