

POSITIVE HOMES

Building for the future



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Introduction

Positive Homes has ambitious plans to develop hundreds of highly energy efficient homes – by adopting sensible, practical, innovative methods to build to the highest standards quickly and safely.

Currently we build using timber frame SIPs – but are moving to modular construction as the best way to build out sites faster and more economically, to very high environmental standards.

The housebuilding sector is notoriously conservative. We have a ‘blank sheet of paper’ mentality, and want to avoid the cynicism and weaknesses of the subcontractor/ paid by the day approach more often seen.

We want to innovate in every area – design, foundations, frame manufacture and erection, fit out, energy generation, surfacing materials etc. We have already secured some Innovate UK funding for a ground source heating project, but there is more to do.

Perhaps the biggest innovation is in *culture*: developing a way of building that sees all contractors work together and engage positively in our agenda – one where health and safety and quality come equal first.

About us

Target: 200 homes completed by end 2022, 700 homes by end 2026.

Built to date

- Four, 2-bedroom homes at Prospect Road, Old Whittington, Chesterfield, S41 9DU
- Three, 3-bedroom homes at William Street North, Old Whittington, Chesterfield, S41 9DT
- Two, 4-bedroom homes at Dale Road, Keyworth, Nottinghamshire, NG12 5HS (+ refurbishment of 7 Dale Road – Victorian semi).
- Eight, 3-bedroom homes at Cottam Gardens, Nottingham, NG5 9DX on land bought from Nottingham City Council.

All built to highest ‘A’ rated standards (Energy Performance Certificate system) including features such as PV panels, mechanical ventilation and heat recovery, LED lighting, high-spec double or triple glazing.

Development Plan 2019

Fernwood Newark

- Nine, 3 bedroom 'A' rated homes
- Site purchase for £250,000 from NHS Trust
- Modular construction system – Ilke Homes
- Planning permission secured February 2019
- Flat site surrounded by existing services
- Demolition of existing building/ site preparation – summer 2019
- Build out underway for completion Christmas 2019

Costock Road, East Leake

- 22 homes – 15 three-bedroom houses and 7 two-bed houses
- Ideal for first time buyers and older 'downsizers'
- Green field site surrounded by existing services and recent development
- Planning applied for in September 2019
- Modular construction and ground source heating system proposed
- All homes to be 'A' rated, net zero carbon
- Build out from end 2019
- Completion Spring 2021

Our approach

- CULTURE: Driven by strong values, behaviours and attitude
- LEAN: Minimal overheads, significant expertise in-house
- QUALITY: Act as principal contractor, manage (local) supply chain for materials and labour
- NET ZERO CARBON: All developments to this standard by 2020 at the latest – fabric, PV and ground source heating to produce a SAP rating of at least 100.

Innovation

We are partners with the University of Nottingham and others on two Innovate UK funded projects (value £3m+):

- Ground source heat pumps – reduce installation costs and improve efficiency, making it a financially viable alternative to fossil fuels for heating and hot water
- Phase change materials – better control of temperature and humidity levels in new homes

CONTACT

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CURRENT SITE: Fernwood, Newark

This scheme will be built using the Ilke Homes modular housing system (www.ilkehomes.co.uk). Homes are built to exacting standards in a precision engineering factory in Knaresbrough, Yorkshire, before being craned into position on site. This is a true 'modern method of construction' (MMC) system, which is being increasingly promoted by the Government and Homes England as the solution to slow pace of current build out rates.

All homes on this site will be 'A' rated under their Energy Performance Certificate. Since the EPC was introduced just over 10 years ago, only 16 homes in Newark and Sherwood have been built to A rated standards (0.6% compared to 1% nationally). We predict household energy bills to be on average around £10 a week, or £250 a year for a typical family. Taken together this is a truly sustainable development, which out-performs almost every home in the UK.

