Sustainability Guide

The sustainable benefits of living at Ebury

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How Sustainable is Ebury?

The Ebury renewal project increases the number of homes in the area, meaning that more people have access to high quality homes in a location close to the city centre and other key amenities.

At Ebury, we proudly put sustainability at the heart of everything that we do, from design to construction. To us, the Ebury renewal project is so much more than creating beautiful buildings. We are committed to creating places and energy-efficient homes that help communities to thrive. This commitment is shown through our recent 'outstanding' score from BREEAM Communities' Sustainability Assessment.

So, how sustainable is Ebury? Extremely sustainable, keep reading to find out why!

We are *committed* to creating places and *energy-efficient* homes that help communities to *thrive.*

The Two Ps: *People and Planet*

The two Ps offer a useful breakdown of how Ebury is making improvements.

People

Homes designed with *resident participation*

Maximised *comfort*

An *affordable home* for everyone

Great *air quality* in homes

Quiet homes

On-site *employment opportunities* for residents

More *open space*

Working with our contractors to *deliver social value for the community*

Planet

Ground source *heat pumps*

70%

less carbon than current building regulations

Greywater recycling

High performance homes

Increased *Biodiversity*

Low carbon heating and cooling systems

100%

electric heat pump systems

Rainwater harvesting

Sustainable homes

The new homes on the development are triple glazed throughout, improving insulation, thermal comfort and reducing noise from the railway and roads.

In addition, we install appliances with high efficiency ratings and smart meters to give you greater control over your energy use.

Discover more features of the sustainable homes:

Low water use fittings

Low water use fittings will be installed into every new home. These fittings help to use less water in the toilet, sink and shower, saving costs for residents and preventing water waste.

Low energy LED lighting

Reclaimed water flushing

Sustainable materials

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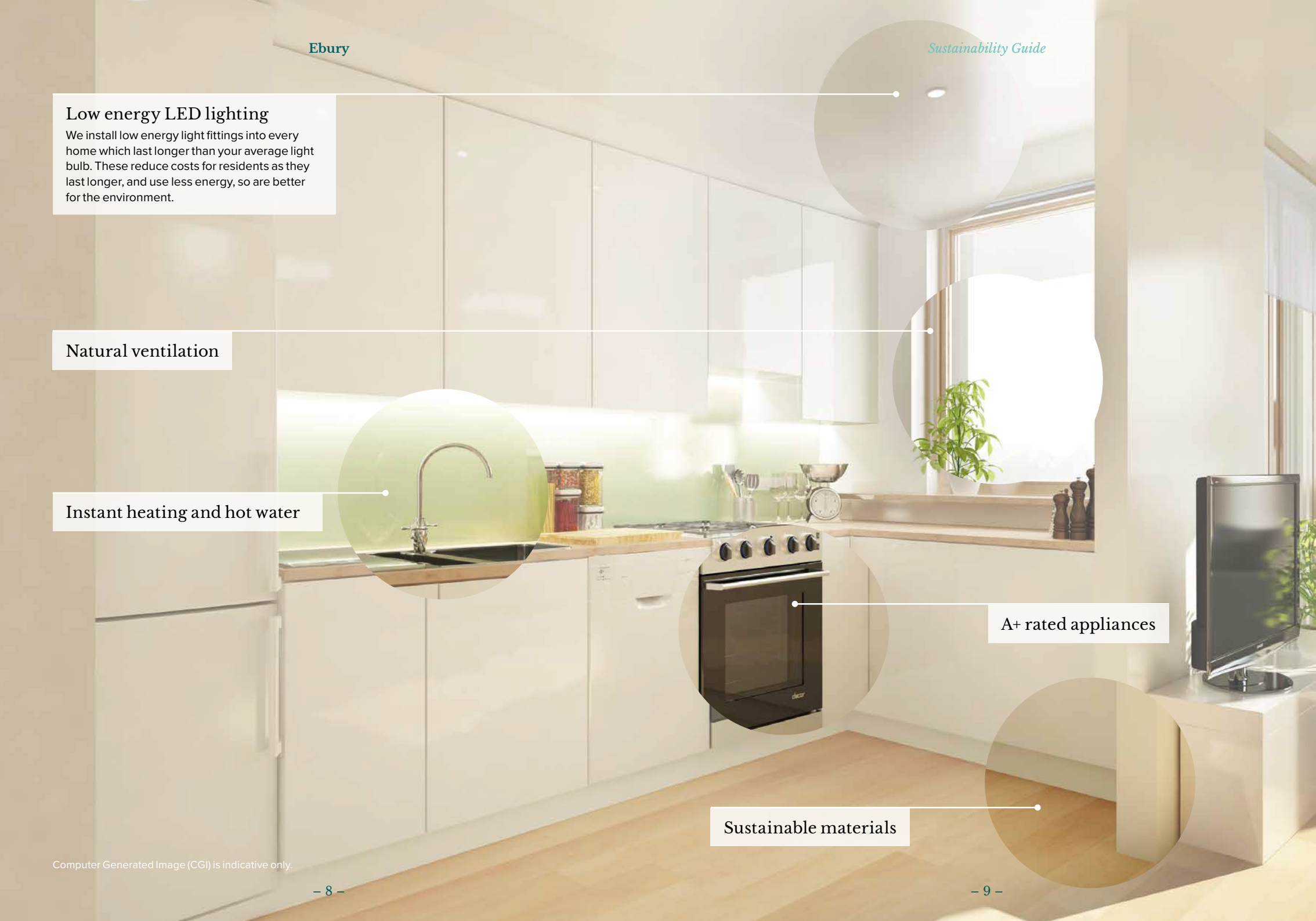

Low energy LED lighting

We install low energy light fittings into every home which last longer than your average light bulb. These reduce costs for residents as they last longer, and use less energy, so are better for the environment.

Natural ventilation

Instant heating and hot water

A+ rated appliances

Sustainable materials

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Smart energy meters

The installed Smart energy meters will track exact expenditure on electricity, saving money on energy bills and lowering unnecessary energy usage. Energy display devices will help residents to manage energy use.

Private balconies

We understand the importance of outdoor space and in addition to the outdoor space and communal areas being provided, we've ensured that nearly every new home has a private balcony. This comes with benefits for residents, encouraging time spent outdoors, socialising, and relaxing.

The few one bed homes without a balcony will enjoy a larger home with large opening windows into the living space creating an outside feel to the space.

Warm and quiet homes

The new homes at Ebury will be made from an insulated fabric that help to keep homes warm. This reduces the need for heating to be turned on, reducing energy use, and lowering bills.

Well insulated homes also reduce the amount of noise that can be heard from outside and neighbours, creating peaceful spaces for residents.

Mechanical ventilation (with heat recovery) and an element of comfort cooling allows windows to be closed to minimise noise so residents can enjoy peaceful homes.

Enhanced air quality

Every home has a continuous heat recovery mechanical ventilation installed, which reduces air pollution levels within the home. Residents will breathe in cleaner air, which can have substantial health benefits.

Bright homes

Each home has been designed and positioned to increase the amount of daylight coming in. Creating 'brighter' homes should reduce the need to turn on lights in the day, which is better for the planet and helps to reduce electricity costs for residents.

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Outdoor space and *sustainable construction*

In addition to building sustainable homes, the outdoor space on the development, and construction methods prioritise people and the environment.

Greywater recycling

The scheme reduces the amount of water used in each home as the new buildings use a Greywater recycling method which filters and stores wastewater from wash basins, showers and baths and reuses this for toilet flushing or irrigation. This can save up to 30% of water per building!

Sustainable storm water management

The site will utilise blue roofs, sustainable drainage systems and green infrastructure throughout the public realm to attenuate rainwater, reduce discharge rates from the site and alleviate pressure on London's drainage network.

Roof space and solar panels

Roof space is used to reduce rainwater run-off and solar panels are installed wherever practical. The solar panels offset 7.5% of the estate carbon emissions from heating, cooling, and hot water.

30%

of water is saved per building with *Greywater recycling*

Fossil fuel free development

This means that all heating, cooling, and hot water is provided by an all-electric energy centre using a combination of ground source and air source heat pumps. This makes the development significantly lower carbon. The ground source heat pumps use heat from the ground to improve the efficiency of heating and further reduce the use of electricity.

Carbon emissions for heating, cooling and hot water will be 70% better than current regulations.

Reducing carbon

We've further reduced embodied carbon during the Phase 1 construction period by careful specification and working closely with our contractor to successfully eliminate 120 tons of embodied carbon.

'Outstanding' score in latest sustainability assessment

BREEAM Communities' sustainability assessments measure the sustainability of new developments. Ebury was ranked 'outstanding' in the BREEAM Communities assessment, scoring over 90% throughout the following areas:

- Social and economic wellbeing
- Local economy
- Resource energy
- Ecology and transport

We are incredibly proud of this score, as it demonstrates our commitment to building homes that improve the lives of residents and are kinder to the planet.

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Reusing material from demolition

The material from demolition was reused in constructing the new buildings. This saves hundreds of lorry trips to landfill, reducing air pollution and high carbon emissions.

Centralised energy centre

Environmentally friendly building material

We're using a high content of cement substitute in the concrete structure of the new buildings. This reduces embodied carbon of cement, responsible for about 8% of the world's carbon dioxide emissions.

Ecological enhancements

Planting is key to the development and will help to increase biodiversity in the area.

We will be planting:

- A variety of trees
- Hedges
- Rain gardens to harness rainwater and add to the measures above

We are ensuring that pollen producing plants are included, as well as shrubs which will offer nesting and commuting spaces for birds.

Other ecological enhancements include:

- Bird boxes
- Bat boxes
- Natural timber for wildlife to colonise

Low energy lighting

Beautifully designed public spaces

We are creating peaceful public realm spaces that will encourage residents to spend more time outside, promoting health and wellbeing.

Low car scheme

Ebury renewal project is a low car scheme. This means that parking is limited across the scheme. This will encourage residents towards more sustainable methods of transport such as running, walking and cycling.

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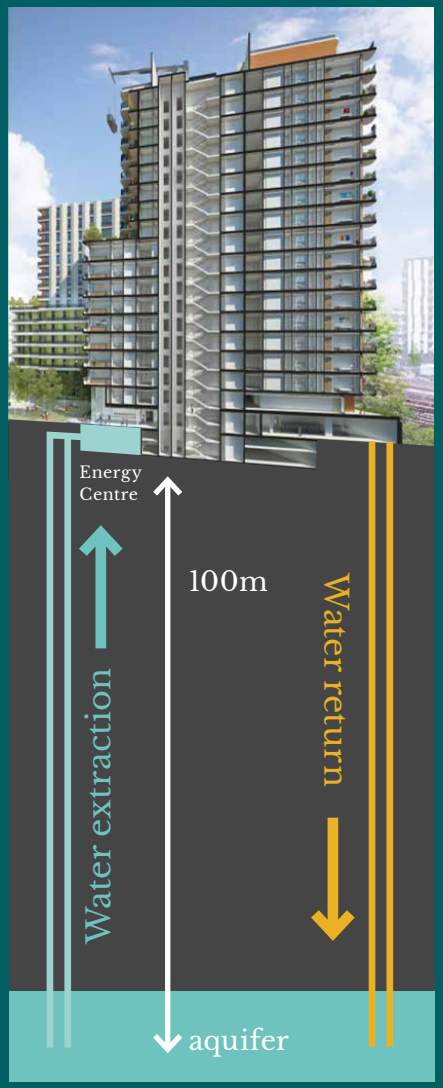

Ground source heat pump

All of the homes on the development will be heated by a ground source heat pump. This pump transfers heat from the ground outside, to inside the home, helping to reduce carbon emissions.

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Meet the team
City of Westminster

Vikki Everett
Head of Development

Vikki has worked in the housing and regeneration sectors for the past 20 years, delivering complex high value contracts on major renewal schemes across London and the United Kingdom. She has lead the design, technical and commercial aspects of the Ebury regeneration scheme since 2019 and worked with the team to deliver this major construction with the wide support of local stakeholders.

Emily Myers
Senior Development Manager

Emily has worked in the Westminster Development team for nearly five years, joining the Ebury project in 2020. She is the Senior Development Manager responsible for the delivery of Phase 2 of the project, focussing predominantly on design, planning and viability.

Matt Stafford
Development Delivery Manager

Matt joined the Westminster Development team in 2021 and is the Development Delivery Manager responsible for the delivery of Phases 1 and 2 of the project. Matt has over 10 years experience in the delivery of new build affordable housing and is focused predominantly on design, construction and programming of the works.

Eve Mouser Smith
Communications and Engagement Manager

Eve has worked in Regeneration, Communications and Engagement for nearly five years. She recently joined the Ebury project and is responsible for communicating key messages about the project to residents and stakeholders.

Meet the team
Arup & astudio

Becci Taylor
Director Arup

Becci is a Director at Arup and has led the sustainability strategy and building services at Ebury from the outset. She takes a systems approach to deliver sustainability and resilience, and has led industry change alongside project delivery to keep Ebury at the forefront of low carbon, high comfort design.

Andy Pye
Director Arup

Andy oversees the engineering team's delivery of Phase 1 and 2. He is a director, structural engineer and is experienced in working with contractors to deliver complex projects. He helped negotiate the license for our ground source heat pump with the Environment Agency and is currently chasing improvements in embodied carbon in the Phase 2 design.

Iona Norton
Senior Engineer Arup

Iona is a senior engineer at Arup focussing on low-carbon heat network design and lead the design of the Ebury Energy Centre and energy strategy during Phase 1. She undertook an options study which assessed the actual performance of different heat pump configurations, considering the impact on resident bills, whole-of-life carbon, cost, complexity and compliance.

Richard Hyams
Director astudio

Richard has been the lead architect on Ebury since the start of the project. Richard has overseen the team at astudio using his strong design leadership skills to ensure that the design for the current and future stages of Ebury has been tailored for Westminster and the community it will sit within.

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