

# East Hoathly With Halland Community Land Trust

- Being formed by villagers who want to respond positively to the needs of the village
- Priced out of properties in the village
- Young families breathe life into villages – the children are our future
- Want to see high quality, truly sustainable homes built for the sake of the village not the sake of profit
- We have a provisional steering group consisting of local families and some members of East Hoathly Village Concerns
- About me: director of Low Carbon Trust, director of several other environmental projects, have worked closely with leading zero energy development architects and professors including Bill Dunster OBE who is offering support for this project



# Aims and Motivations

- Create a sustainable, workable vision for the future of our village
- Have control over the housing in which we live
- Live in an ecologically responsible way which reflects our ideals
- Respond to the challenges of energy and climate change by creating a progressive, zero carbon development
- Respond to the national and regional housing crisis by creating genuine affordable homes
- Protect our precious local landscape and wildlife
- Preserve and enhance the community fabric of the village
- Contribute to the collective good by doing something worthwhile which will continue to have positive reach beyond our own lives



# Why Land Trusts?

- Land Trusts offer a model of development that serves the local community as opposed to the bank balances of developers
- Community led - building homes that serve the village for the future
- Financially empowering model
- Equitable development allowing sustainable growth
- Work with Parish and District Councils as opposed to against them
- Ensure the future of affordable homes in the village

# Homes for People Not For Profit



**A development the community can be proud of**



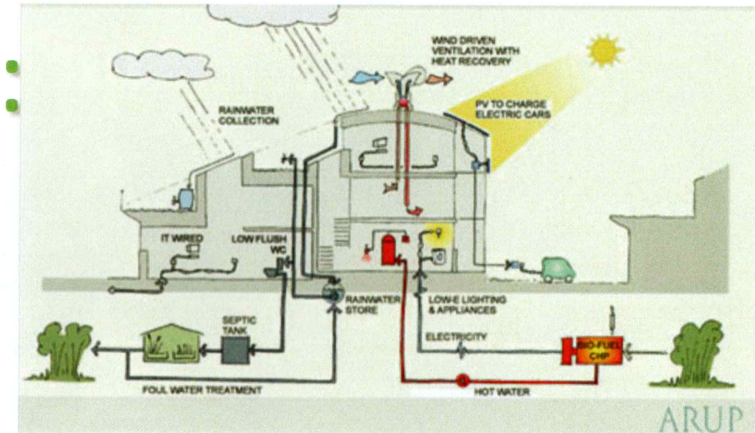
# Some Ideas:

- Zero Carbon – off grid development, little impact on existing infrastructure
- Desire to showcase high quality sustainable developments
- Genuinely affordable
- Offer – owner occupier, some social housing, some co-ownership, some workshop/office space potential for small amount of eco tourism
- Identified – real need for affordable homes
- Some need for social housing opening up relationship with WDC
- Local interest in downsizing opportunities with an interest in co-housing – beating the epidemic of loneliness for retirees



# Some Design Principles:

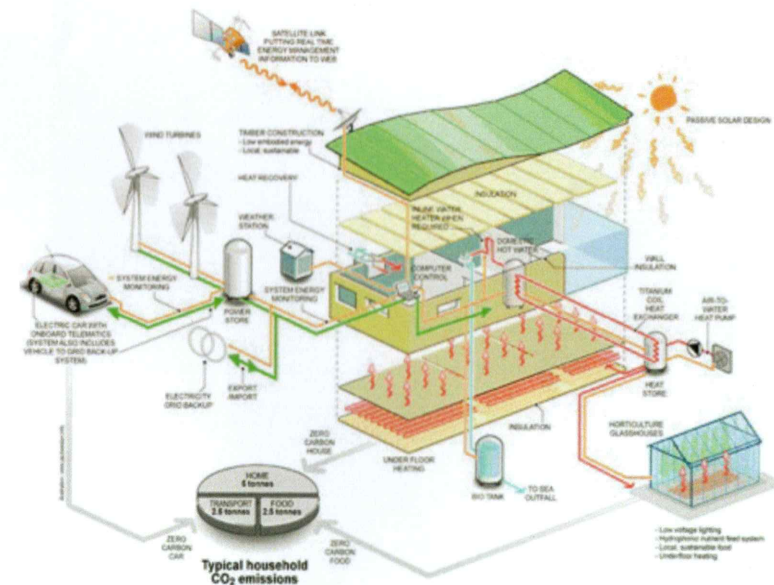
Zero energy— designed to use only energy from renewable sources generated on site



Energy efficient— houses can face south to take advantage of solar gain, are triple glazed, and will have high thermal insulation, potential for thermal mass buildings

Water efficient— rain water falling on the site will be collected and reused

Waste efficient – Potential to treat waste on Site with small scale biogas or reed bed systems



Low-impact materials— building materials will be selected from renewable or recycled sources



# ZED - Off The Shelf Answers



Solstice



Aurora



Corona



Equinox



Eclipse



Photon



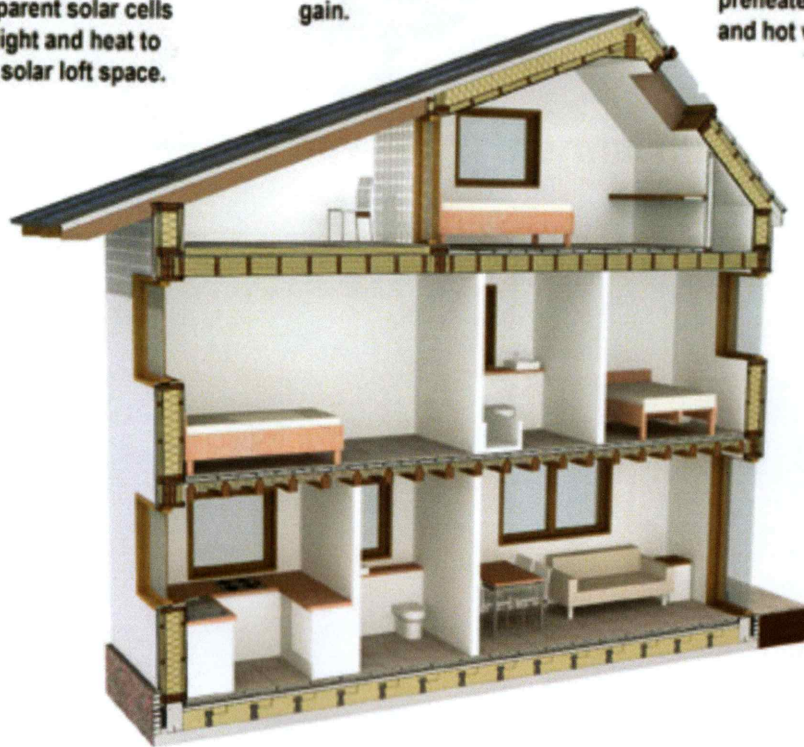


# Zero Energy Development

**Fully integrated roof surface** provides renewable energy generation and a weatherproof surface. Semi transparent solar cells also allow light and heat to transmit to solar loft space.

**Solar Orientation:** South facing glazing with shaded overhangs to reduce summer solar gain.

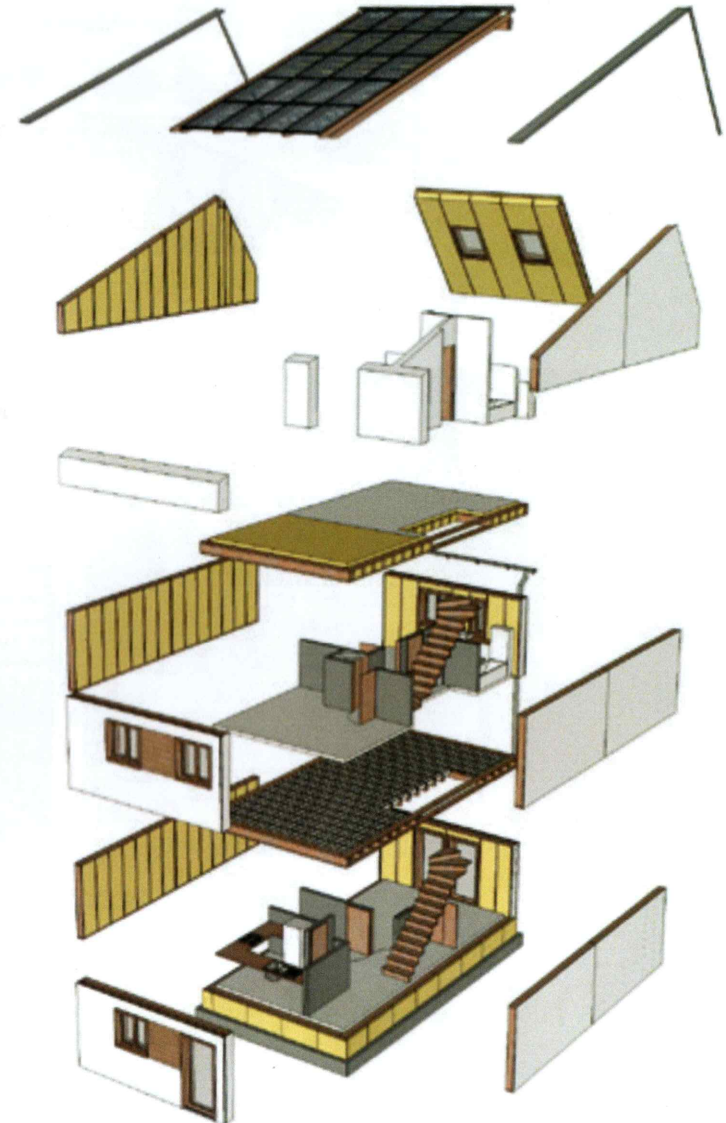
**ZED Hub:** Integrated hot water cylinder with air-source heat pump and ventilation system, providing preheated warm air to living spaces, and hot water for the home.



**Thermal Mass:** Heavyweight floor and ceiling finishes help stabilise indoor temperatures by storing heat. This reduces both the heating load and the risk of overheating in summer.

**Wood Burner:** providing back up heating in winter months, and provides cosy atmosphere to living spaces. Heats hot water cylinder via back-boiler coil.

**Super Insulation:** All walls, rooves and ground floors to be superinsulated to meet Code Level 6 standards.



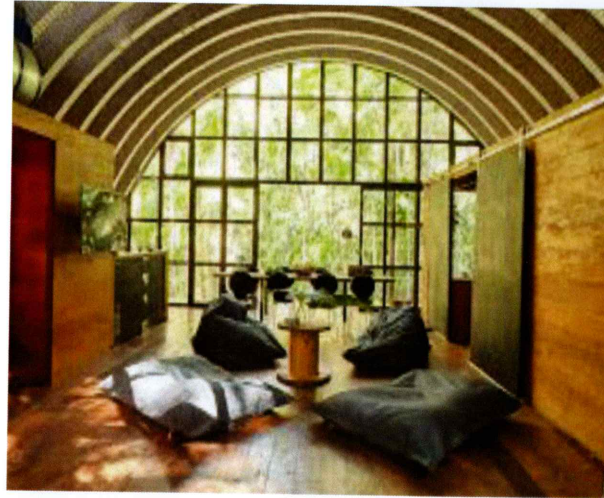


# Earthships – Beautiful but hard to build



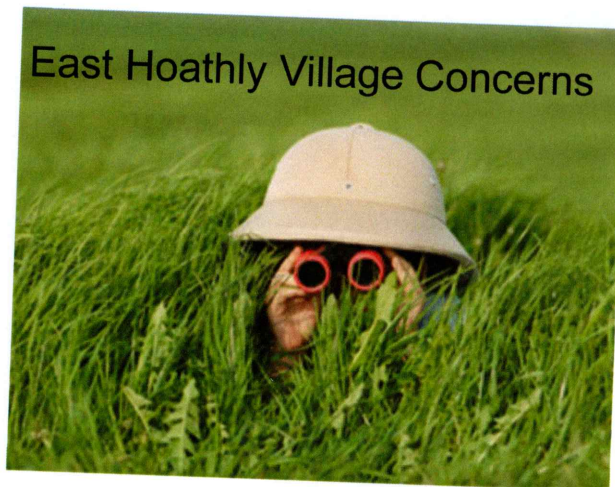
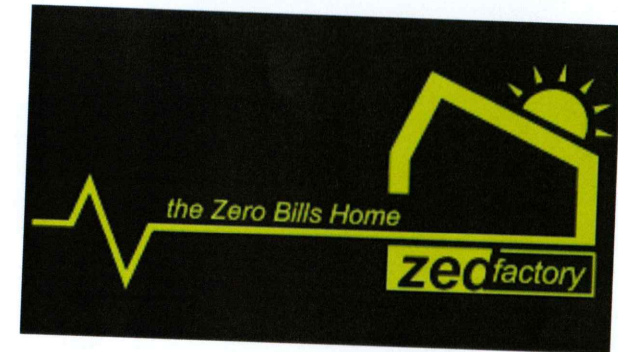


# Low Cost Thermal Mass Buildings





# So far we are working with:



**We welcome interest in the project so  
please join our mailing list**