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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



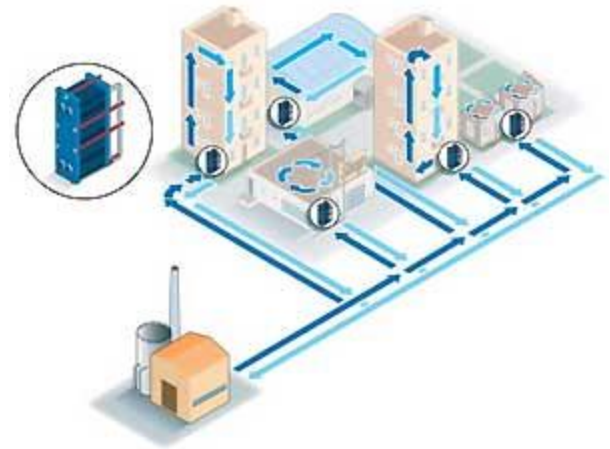
- Biomass installation
- Infrastructure problems

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

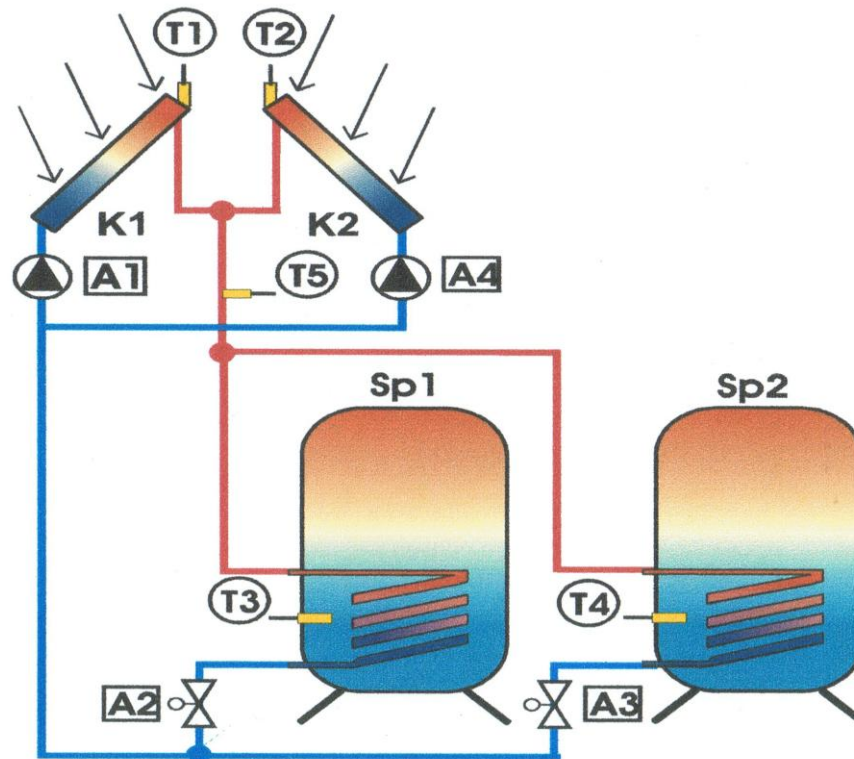
- Business plan drawn up
 - 400,000 pound loan
 - Five pound rent rise to service loan
 - Virtually no one objected to rent rise
-
- Subsequent 75p rise agreed for an extra £100,000 due to eco kitchen designs



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

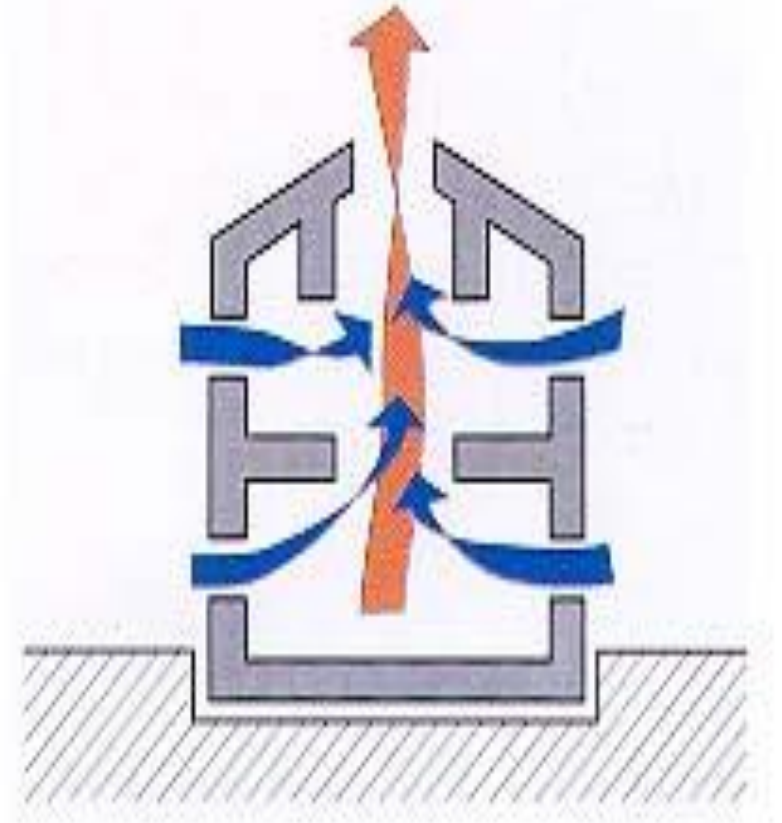
Solar sales soaring

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



Ventilation

- Passive stack
- Humidity sensitive extractors
- Heat recovery vents



A man with dark hair and a beard is lying on his back on a large, colorful rug with a geometric pattern of blue, yellow, and green. He is looking up at the camera. The rug is laid out on a wooden floor in a hallway. The walls are white, and there are two small, square skylights in the ceiling. A wooden staircase railing is visible on the left side of the frame. The overall scene is brightly lit, suggesting the skylights are open or the lights are on.

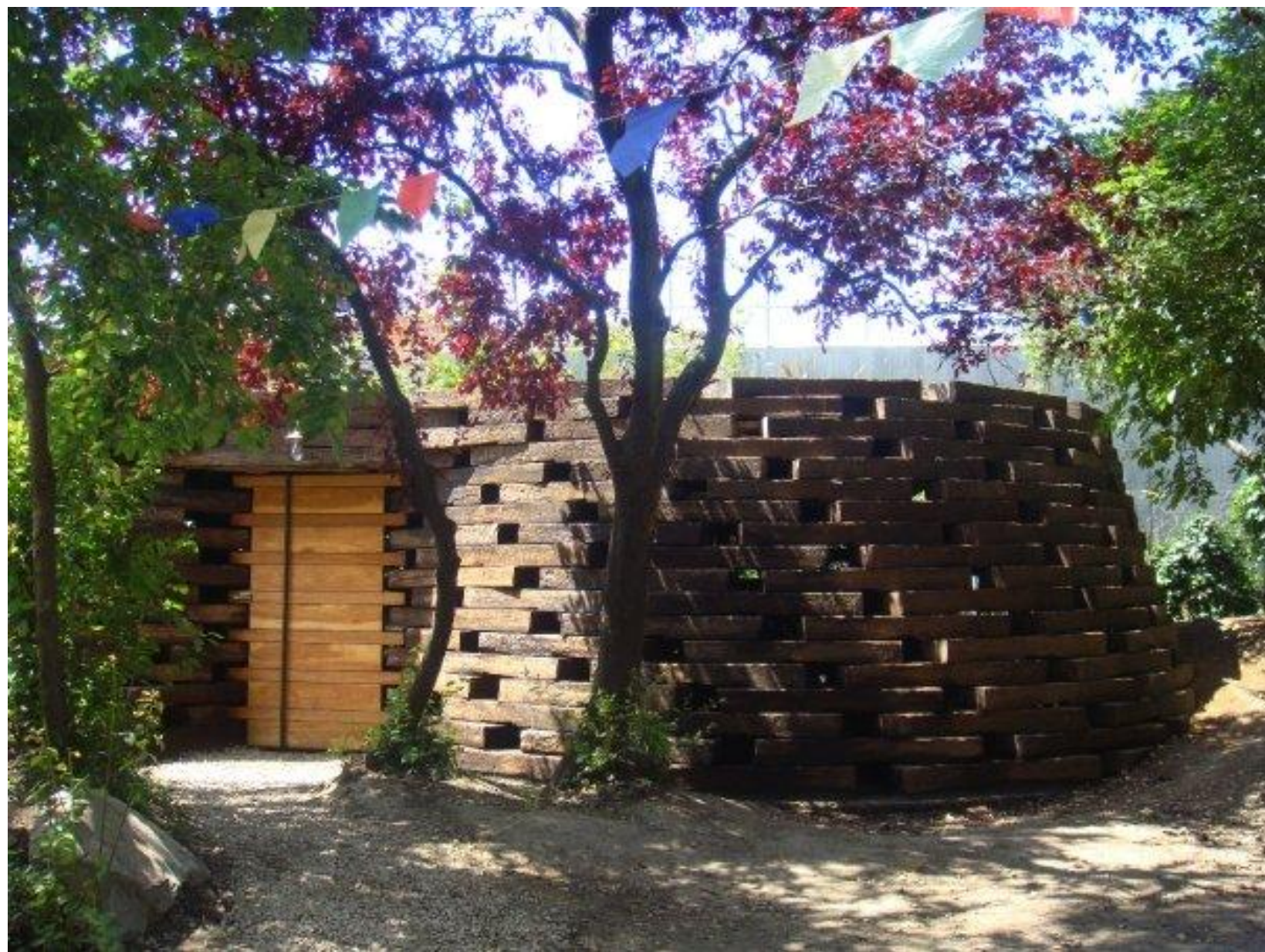
New skylights

Electrical

Low energy bulbs

Motion sensitive light switches

















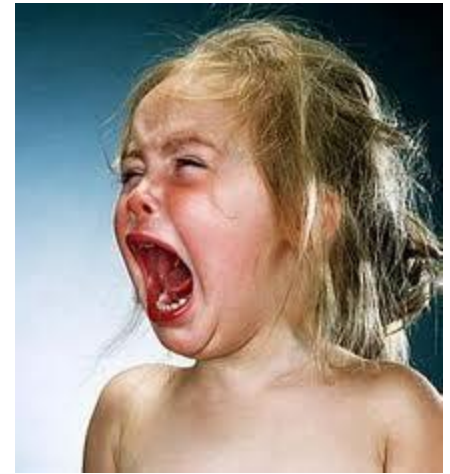
← Before

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