

# Reducing carbon

Improving sustainable living in existing homes and communities

Winner Daneville Estate, Liverpool,  
Liverpool Mutual Homes



In April 2008, council tenants in Liverpool voted for 15,000 properties to be transferred to a newly established housing association, Liverpool Mutual Homes (LMH). Among the transferred properties, LMH took control of around 600 homes on the Daneville estate in the Walton area of Liverpool.

Many of the Daneville properties were in a poor state of repair and around 60 had been empty for a number of years. LMH found them to be unsustainable and impossible to mortgage, and they were consequently earmarked for demolition.

However, local residents expressed a desire to preserve the properties. So, in its first year of operation, LMH, in conjunction with its construction partner Bramall, undertook a £17 million programme to restore some 330 of the estate's decaying homes to a habitable state.

Dave Woods, LMH's head of investment, says the programme has improved the image of the estate and attracted new tenants to the area. "It's really important that we bring long-term void properties back into use and

get new people onto the estate," he says. "Building the estate back to where it should be will help to create a vibrant new community."

The large-scale refurbishment programme has allowed LMH to increase the environmental performance of its homes, reducing their level of carbon dioxide emissions. "A lot of the work we have been doing is making

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sure the properties are much more energy efficient," Woods says. "Customers will see benefits in reduced bills and a more comfortable living environment."

Indeed, by retaining rather than demolishing the existing homes, LMH made an instant saving in carbon emissions. And the refurbishment works have contributed

to an increase in the estate's efficiency by using low carbon features and technologies.

These measures have included cladding the refurbished properties in a structural insulating material that increases the thermal efficiency of the homes. All roofs and lofts have been heavily insulated and every home has been fitted with a highly efficient boiler. Other environmental measures include rainwater butts for recycling water, facilities for storing bicycles and new windows and doors to improve insulation.

In total, LMH estimates that the improvements will cut the estate's overall carbon emissions by more than 3,500 tonnes a year. And the increased efficiency will be reflected in customers' energy bills, which LMH have calculated will fall on average by £534 a year.

Judges in the Reducing Carbon category were looking for organisations that have implemented extensive carbon reduction measures in the refurbishment of a large building or a number of buildings. Entrants had to demonstrate how the measures they have taken reduced the carbon footprint of the building or buildings.

The judges said of the Daneville estate project: "The speed of the refurbishment is impressive, with phase one having taken 12 months. Most works have been carried out in occupied properties with tenants and residents in situ. Another testament to the success of this project is the fact that tenants have reported themselves extremely satisfied, despite the highly disruptive nature of the works."

According to Dave Woods, the Daneville project has given a massive lift to the reputation of the area, which was previously regarded as an undesirable place to live. "Some formerly void properties are now at a premium on the estate and we have a waiting list for them, as opposed to a waiting list to get off the estate, which was the case 12 months ago," he says.

## ► Judges' comment:

"This is an excellent example of the regeneration of a rundown 1920s estate that has dramatically reduced carbon emissions in the process."