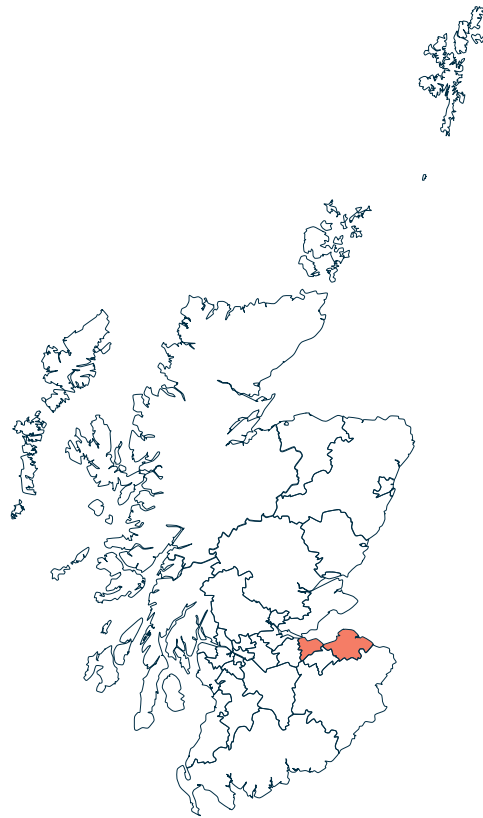


Building affordable homes for a lower-carbon future



109

NEW AFFORDABLE COUNCIL HOMES WILL BE DELIVERED

Two affordable housing developments in Edinburgh and East Lothian are demonstrating how collaborative delivery, modern construction and energy-efficient design can combine to create better, lower-energy homes.

At Wallyford in East Lothian and Burdiehouse in Edinburgh, 109 new affordable, Council-owned homes are taking shape with a clear focus on energy efficiency and long-term sustainability.

The developments are designed to be net zero ready, incorporating air source and exhaust air heat pumps alongside increased levels of insulation. Together, these measures will help reduce energy demand and support more efficient heating, creating warmer, more comfortable homes while helping residents reduce their energy use and provide lower electricity bills.

The projects are the first construction schemes facilitated through the [South East Regional Delivery Alliance \(SE-RDA\)](#), partnered by the Scottish Futures Trust. Delivered simultaneously, they are also demonstrating how a collaborative regional approach can support more effective and efficient delivery of low-energy affordable homes.



Designing energy efficiency in from the start

Rather than treating energy efficiency as an additional feature, the two projects have incorporated it into the design and construction approach from the outset.

The homes use air source and exhaust air heat pumps and higher levels of insulation to support their net zero ready design. The combination of efficient building fabric and low-carbon heating is intended to reduce energy demand while creating homes that are comfortable to live in.

The 109 homes will provide accommodation for more than 370 people when complete, showing how the delivery of much-needed affordable housing can also support wider ambitions for a lower-carbon built environment.



LOCATION: Edinburgh and East Lothian

DATE: ongoing

OUTCOME:  Climate Change  Delivery



One approach, two locations

The projects are using very similar house and flat designs, helping the local authorities to reduce duplication and apply learning across both sites.

Consecutive site assessments and standardised designs have created efficiencies through the design and delivery process, while still allowing the developments to respond to their individual locations.

For the SE-RDA, this provides an important opportunity to learn from the projects and understand how repeatable approaches can support the delivery of more affordable, energy-efficient homes across South East Scotland.

Modern construction supporting better performance

Both developments are being built using CCG's offsite modern methods of construction.

Its enhanced closed-panel iQ Timber System is manufactured at its Glasgow facility, where components including insulation, wall linings, windows and doors are installed in a controlled factory environment before being transported to site.

This approach can improve consistency and quality while helping to speed up construction. Importantly, it also supports the delivery of the homes' energy-efficient design by integrating insulation and other components into the building system under controlled conditions.

The combination of repeatable designs, offsite construction and low-energy technologies creates efficiencies both in how the homes are built and in how they are expected to perform once occupied.

Learning that can be repeated

Wallyford and Burdiehouse demonstrate how collaboration can help tackle two important challenges at the same time: the need for more affordable housing and the need for homes that use less energy.

As the SE-RDA develops, the experience from Wallyford and Burdiehouse will provide valuable learning for partners across the region.

The ambition is to take what works - from low-energy design and low-carbon heating to repeatable house types and modern methods of construction - and use it to support the delivery of more affordable, high-quality homes that are fit for a lower-carbon future.

This innovative method of redeveloping the site of the old Wallyford Primary School is a great example of partnership working. East Lothian is particularly affected by the national shortage of affordable and social housing as we are one of the fastest growing local authorities so projects like this one that provide quality homes for those who most need them are to be welcomed.

EAST LoTHIAN CABINET SPOKESPERSON FOR HOUSING & PROPERTY MAINTENANCE, COUNCILLOR ANDY FORREST

This innovative, collaborative approach across the two sites, including standardised designs and streamlined processes, has led to more efficient project delivery.

JANE MEAGHER, EDINBURGH AND SOUTH EAST SCOTLAND CITY REGION DEAL JOINT COMMITTEE CONVENER AND CITY OF EDINBURGH COUNCIL LEADER