

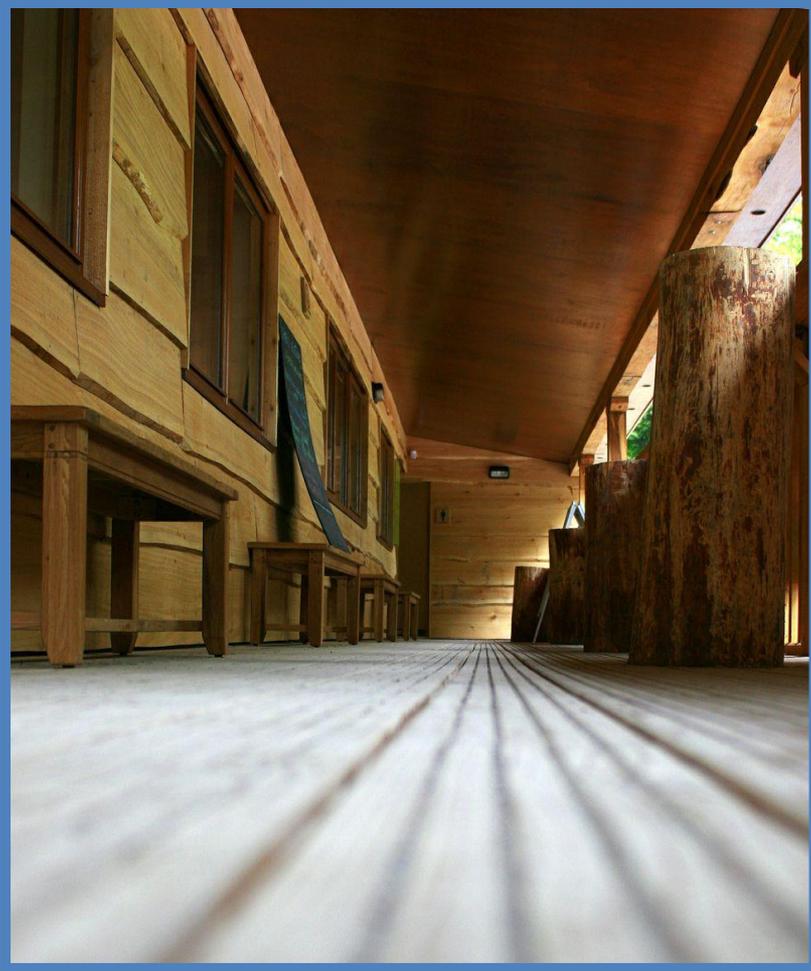


Low Carbon and Sustainable Homes in Wales

Williams Homes Perspective

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Content



- Introduction to Williams Homes
- Our Ethos
- Sustainability
- Example projects
 - Bangor semis
 - Bala development
- Opportunities, challenges and risks
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Williams Homes (Bala) Ltd



- Family business established in 1999
- Timber frame and joinery production.
- Client led Housing projects
- Developer builders
- Commercial low carbon projects

Our Ethos



- Ensure **QUALITY** through own manufacture and directly employed build team
- Ensure **AFFORDABILITY** through Fabric First design philosophy
- **LOCAL** labour and materials where possible
- Commitment to **TRAINING** staff in the principles of low carbon construction
- Commitment to **LOW CARBON** and **SUSTAINABLE** from the outset



Williams Homes and Sustainability



- Always aim to use sustainable products
- Committed to the development of local supply chains
- Low carbon for real (low carbon in design, delivery and use)
- Quality and durability

Bangor semis



- 2013 Part L (Code level 4)
- 140mm WH inside-out frame
- Wood fibre sarking, insulation and rendered wood fibre cladding
- Vapour open (no cavity)
- Passive ventilation
- Wood pellet u/f heating
- Accoya windows
- Partnership with NBT for monitoring and performance guarantee

Orchard Terrace - Bala



- 12 homes / 2 commercial
- WH twin wall stud system (minimal thermal bridging)
- 220mm cellulose insulation
- WH triple glazed timber windows
- Wood pellet district heating
- Locally sourced timber where possible

Challenges, risks and opportunities



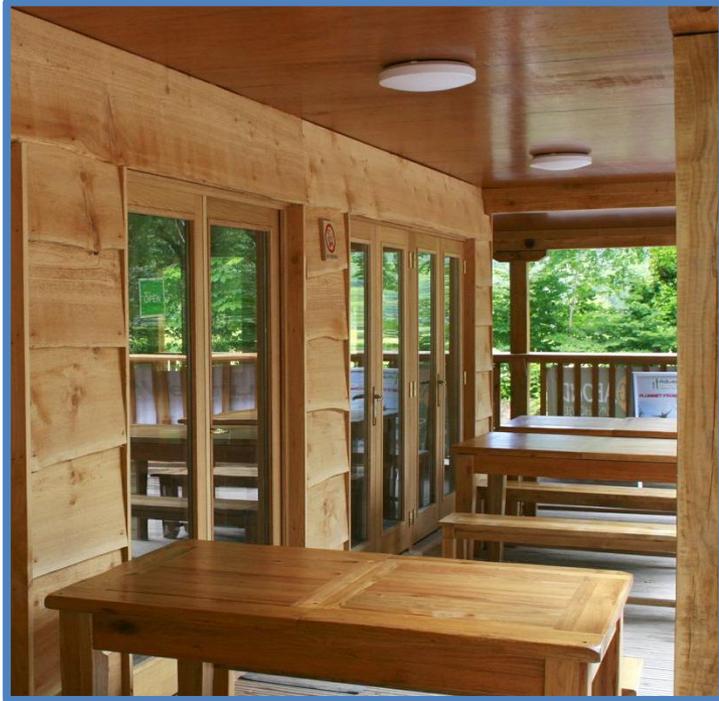
- Inappropriate policy (CfSH and Affordable Housing)
- Performance gap
- Development of Welsh supply chains (particularly timber)
- Education and Training
- Research and development (thermal performance and moisture)



Summary

For low carbon and sustainable building to become the norm we need:

- Better standards and policy (particularly Building Regulations, Planning, and the Code for Sustainable Homes)
- More skills training
- More education
- More research
- Long term vision in the development of supply chains



Williams Homes is committed to delivering high quality, affordable, low carbon and sustainable timber frame buildings that exceed the requirements of the building regulations – as standard.

Thanks for listening

Gary Newman

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www.williams-homes.co.uk

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