Jim Noble
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
New skylights

Electrical

Low energy bulbs

Motion sensitive light switches
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