

News

19.07.22

Salford City Mayor gives seal of approval on ground-breaking eco-homes

Greater Manchester's largest Passivhaus-targeted, affordable housing scheme, Greenhaus, has been endorsed as a benchmark for new sustainable development in Salford by City Mayor Paul Dennett.

The 96-apartment project, which is being delivered by The English Cities Fund (ECF) and forward funded by Salford housing association Salix Homes, will be the largest Passivhaus affordable housing scheme in the North West, making sustainable living more accessible.

Properties that are built to Passivhaus standards enjoy reduced energy consumption of around 90% compared to traditional housing stock, helping residents to reduce their fuel bills, something which is a top priority for everyone at the moment, while also cutting carbon footprints. The homes at Greenhaus will benefit from triple-glazed windows and the latest in insulation technology, using minimal energy for heating and cooling.

Greenhaus also takes the overall percentage of affordable homes being delivered by ECF to 25% across the Chapel Street area.

Construction at the site is progressing at pace and a unique living wall hoarding has been installed at the site boundary, helping to nurture biodiversity and encourage people to ask questions about the scheme and its green credentials.

As part of his visit to the site, Mayor Dennett met with ECF and Salix Homes, to discuss the development's progress and how it plays into Salford's ambitions to become a carbon neutral city by 2038.

He commented: "We're always looking at energy saving, carbon reduction initiatives at all levels across Salford and the delivery of developments like Greenhaus is helping us to not only meet our new housing targets, but be an exemplar for what sustainable development should look like. These homes go way beyond national standards which is something we want to strive for in other parts of Salford too."

Public electric vehicle charging spaces are also being installed at the site, along with a public square and landscaping to encourage people to meet with friends and neighbours and spend more time in the area.

This mirrors other activity that has taken place at developments across Salford, where the council has been investing in green spaces, walking and cycling routes, drainage gardens to reduce flooding risks and greater capacity for electric vehicles.

Joe Stockton, development surveyor, at The English Cities Fund, said: "Although Greenhaus is currently the first of its kind for the city region, we're committed to exploring how we can make more low carbon developments like this become the standard.

"For us, our buildings only mean something if they then mean something to the people that are going to live, work and enjoy their time in and around them. Currently, high-spec affordable housing with the energy saving credentials of Greenhaus is incredibly rare in the North West and

they'll have a significant positive impact on the future residents. We're proud to be paving the way and doing it in a city that's so aligned with our own green ambitions."

Sue Sutton, chief executive at Salix Homes, said: "Greenhaus represents the future of housing, delivering high-quality, sustainable and affordable eco-homes, which are better for the environment and will help address fuel poverty. We're very proud that this ambitious project is both supporting Salford's and Salix Homes' carbon neutral ambitions, as well as providing more desperately needed affordable housing in the area."

Greenhaus is being delivered as part of The English Cities Fund's - a joint venture between Muse Developments, Legal & General and Homes England - £1bn, 50-acre Salford Central regeneration masterplan, The joint venture partnership is currently delivering some of the most complex and most successful urban regeneration projects across the UK. Following the fund's expansion in 2018, it continues to take on large-scale, challenging sites and create inspiring new places.

ECF is also working with the council and the University of Salford on the £2.5bn, 240-acre Crescent masterplan.