



+ Spotlight

Developing our homes of the future

Research and innovation will help us to meet the changing needs and aspirations of our customers, improve efficiency in construction and reduce the environmental impact of the homes we build.

We ran our Design Competition with the RIBA in 2016 to inform the development of our future house types. We selected a winning design that can be easily adapted both internally and externally to suit different sites and customer demographics. Other expected benefits include more natural daylight inside the homes and improved cost efficiency in the construction process.

Throughout 2017 we worked with Openstudio Architects, the competition winners, to design a series of prototype homes. Once the designs are ready to be built, three of our regional businesses will take part in the prototype pilots, expected to start in 2018. We will be testing a number of sustainable build technologies including the use of timber frame to replace block work and cross-laminated panels with wood fibre insulation.

These techniques enable more off-site production which can improve efficiency as well as having lower embodied carbon. We also expect better thermal performance for the finished homes. We will also be testing a living roof system and measures designed to improve internal air quality. We are evaluating each step of the process to understand the benefits and any challenges during construction and post-occupancy.

Despite being only one – although significant – element of our Project 2020, the findings and lessons learnt from building the prototypes will be invaluable in informing our production strategy for the future.

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