



See how you can  
save money on utility  
bills while saving  
the environment

# Eco open houses in Brighton and Hove

28–29 June and 5–6 July 2008



**14 HOUSES RENOVATIONS & NEW-BUILD FREE ENTRY**



**Visit a house for a chance to win  
an energy smart meter! See p24**



# Welcome to eco open houses

**During the weekends of 28-29 June and 5-6 July 2008 you can visit 14 eco-houses in Brighton and Hove. They range from ordinary houses that have been improved to reduce energy and water bills and to help the environment, to specially designed eco-friendly buildings. The aim is to show that positive changes can be made on all sorts of levels.**

**This event is free and all are welcome. We can visit these houses thanks to the generosity of the householders. Please be respectful and observe some rules:**

- **Opening times vary and some can only be visited as part of a guided tour. Please read the times at the bottom of the pages carefully before turning up!**
- **Children must be supervised by an adult.**
- **Sorry, no dogs (please ask householder for permission to admit guide dogs).**

This brochure is printed on paper from sustainable forests. Printed by Beacon Press using their **pureprint** environmental print technology. Vegetable oil based inks are used throughout. Beacon are carbon neutral. Design by Julian Howell.

For more information about the properties visit  
**[www.ecoopenhouses.org](http://www.ecoopenhouses.org)**

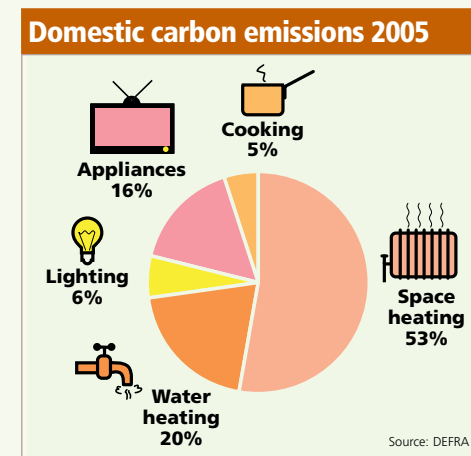
For those without internet access, leave enquiry on Brighton Permaculture Trust  
voicemail: 07746 18 59 27

## Why visit eco open houses?

We must all now be aware that the way we live our lives is unsustainable. A recent study on ecological footprints in major cities revealed Brighton and Hove has one of the poorest ratings in the UK. If everyone in the world consumed resources like we do then we'd need the resources of 3.47 planets to live sustainably, but of course we only have one planet!

It is now accepted that fossil fuel emissions are leading to global warming. Nearly half of the city's carbon emissions come from energy use in homes. Many think fuel is expensive now, but there seems little doubt that as demand rises and supplies become less secure, prices are likely to become harder to afford. But there are other issues too. In the South East we are using more water than can be replenished naturally. Flooding is increasing. Other forms of pollution and waste disposal are also massive issues.

But what can we do about it? This event aims to empower and inspire us all to make environmental changes in own homes through seeing what practical steps other people have taken in their homes. It is about learning from the experience of others and making positive changes to reduce our environmental footprint, sometimes at very little cost.



## What makes them eco houses?

Between them the houses demonstrate examples of:

- Environmental renovation
- Renewable energy
- Water savings
- Rainwater harvesting
- Natural and recycled materials
- Insulation methods
- Reduced energy bills
- Waste water recycling
- Green roofs



Some of the houses are newly built, others have been 'eco renovated'. Some are modern and others are traditional. Some look strikingly unusual while others, dare we say, look quite ordinary. So what makes them 'eco' houses? The answer is simply that in all of them the owners have taken effective measures to reduce their negative environmental impact. Some of the properties have south facing windows and some have solar panels to harvest the sun's energy. Others have simpler but equally effective measures like double-glazing, draft proofing, blinds and thick curtains.

Mention eco houses and most people will picture a new building. Certainly new buildings can be built to high environmental specifications but most of us live in older properties. 69% of homes in Brighton and Hove were built before 1939 and these buildings have the highest energy use, hence improving their energy performance, and that of all the homes in the city, must be a priority.

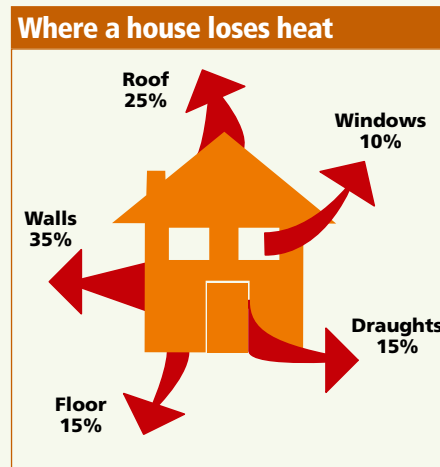
Whatever else you get from this event, we want you to be inspired to make changes. Often very simple things can make a big difference to your pocket as well as the environment. It is just as important – and certainly much cheaper – to reduce our use of energy than it is to generate electricity from the sun or wind!

## Useful terms

**Biodiesel** – a liquid fuel made by blending vegetable oil with solvents which can be used as a transport fuel. Biodiesel can be made from a variety of oils, some of which are from unsustainable sources such as coconut or palm oil. Biodiesel is different from using straight vegetable oil on its own.

From 15 April this year all forecourt diesel has 2.5% biodiesel in it.

**Biomass** – any type of grown plant matter, ranging from logs, wood pellets and wood chip through to elephant grass and other materials. It can be combusted to produce heat or power.



**Carbon emissions** – carbon dioxide pollution from an activity that uses fossil fuel; for example, flying, heating a house with oil, gas or coal, driving a car that runs on petrol or diesel. Carbon dioxide is a greenhouse gas and is a major cause of climate change. Mains gas and electricity result in carbon emissions, with electricity producing over twice that of gas.

**Ecological footprint** – the amount of land it takes to support all our needs for resources, including water, food, fuels, materials and waste disposal.

**Energy efficiency** – the use of technology that requires less energy to perform the same function, for example using triple 'A' rated white goods or energy efficient light bulbs.

**Evacuated tubes** – a type of solar thermal unit, it is a pipe in a vacuum sealed tube that collects heat from the sun to produce hot water.

**Ecohomes excellent** – a standard by the Building Research Establishment (BRE) to rate a new-build house against a number of benchmarked ecological features. This has recently been replaced by the Code for Sustainable Homes, against which all new-build houses must be rated.

**Greywater recycling** – collecting waste water from sinks, showers and baths and reusing it for toilet flushing or watering the garden. Grey water is waste water that has not been mixed with sewage.

**Photovoltaic (PV) panels** – panels, usually mounted on a south facing roof,

that use a technology that converts sunlight directly into electricity.

**Passive solar design** – a design form that uses less mains energy through taking advantage of natural elements; sun, wind, air and earth. It uses factors such as building orientation, solar gain, super insulation, thermal mass and passive ventilation to provide heating and cooling.

**Rainwater harvesting** – collecting water that falls on a roof and using it. A good way to reduce the amount of drinking-quality water used in a house by using rainwater for washing clothes, flushing a toilet or watering the garden.

**Renewables** – systems which produce energy and hot water in a way that doesn't depend on fossil fuels such as gas and mains electricity. Examples include solar thermal units for hot water and photovoltaic panels or wind turbines for electricity

**Solar thermal** – using the sun's energy to directly heat water. Can be a solar panel or evacuated tube.

**Sustainable urban drainage** – an outside surface that is porous to allow water to be absorbed by it, which is good for reducing flooding risk.

**Zero carbon** – a building/development that generates no total carbon emissions resulting from energy use from heating, hot water or electricity use. This is achieved by best practice in energy efficiency plus use of renewables.



## 1 15 Deanway Hove BN3 6DG

- + insulation + solar thermal
- + rainwater harvesting
- + energy efficiency measures
- + biodiesel
- + water conservation

In their 1970s home, Cleland and Sharada have made considerable effort to reduce fossil fuel energy use. They monitor and observe energy and water use and have found that they have saved carbon emissions as well as money on their bills. Improvements include reducing heat loss through adding a porch as a buffer zone against cold air coming in and adding bubble wrap (acting as secondary glazing) to windows. They have also undertaken basic draught proofing – a simple and effective way of making savings on heating, but one which is often overlooked.

Cleland and Sharada have a solar energy company 'Ecohisolar' ([www.ecohisolar.co.uk](http://www.ecohisolar.co.uk)). In January 2007 they installed a solar thermal system to provide hot water, reducing their gas use by about 25%. They also produce their own bio diesel for their car and have installed a 2000L rainwater harvesting system to collect rainwater.

**BUSES:** 81, 81c to Woodland Parade

**TRAINS:** Hove Station 2 miles

## 2 Hove (address given on booking)

- + condensing boiler
- + heating controls
- + solar thermal

Tony and Miriam have lived in this detached Edwardian house for 20 years. Through a desire to reduce the house and family's carbon footprint and to save money, they installed solar thermal water heating. As an installer of renewable energy systems (Riomay), Tony chose 'evacuated tubes', convinced they were more efficient than other solar thermal technologies.

The system provides hot water to both the house and swimming pool. Tony and Miriam have also installed a high efficiency condensing boiler, and fitted thermostatic controls on all radiators to reduce their energy and carbon emissions further.

**Visiting is by pre-booked tours only** on Sunday 29 June at 2pm, 3pm and 4pm.

Book online at [www.ecoopenhouses.org](http://www.ecoopenhouses.org), or for those without web access call Brighton Permaculture Trust on 07746 18 59 27.

**BUSES:** Buses 27, 27a, 77 to Hill Brow OR 81, 81c to Woodland Parade (or **BRIGHTON STATION** and then buses 27, 27a, 77)

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY		SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	OPEN	OPEN	CLOSED	CLOSED		CLOSED	CLOSED	CLOSED	CLOSED
2PM-5PM	CLOSED	CLOSED	CLOSED	CLOSED	See times above	CLOSED	BY YOUR ONLY	CLOSED	CLOSED



### 3 5 Dyke Road Avenue Brighton BN3 6QA

- + sweet chestnut cladding
- + underfloor heating + live/work unit
- + recycled newspaper insulation
- + organic paints + clay plaster

Previous owner Donna Gray's vision for this house was to design a modern family home with strong ecological ideals that brought together landscape and architecture with interior and furniture design. The original house has been radically remodelled and extended to include a design studio. The house is a great example of using environmentally friendly materials including jute and recycled newspaper insulation, clay plasters, organic paints and locally produced sweet chestnut wood cladding. Underfloor heating is used with exposed screed floors and solar thermal panels. The landscaping has been designed to connect indoor and outdoor space, as well as separate the house from the design studio.

**Viewing is by tour only** in the afternoon of Saturday 5 July. Tours start at 2pm, 3pm and 4pm and will be led by the architect, Duncan Baker Brown of BBM Sustainable Architects.

**BUSES:** Buses 27, 27a and 77 to Top of Woodruff Avenue (or **Brighton Station** and then buses 27, 27a and 77) **TRAINS:** Preston Park Station

### 4 73 Wilbury Crescent Hove BN3 6FH

- + solar thermal
- + insulation
- + energy conservation

Jeffery and Brenda have been in their Edwardian terraced house now for 23 years, and have always saved energy and water in their home. Having worked for Seaboard Electricity for 31 years, Jeffery has monitored electricity use and made the most of cheap off peak electricity.

Now retired, Jeffery and Brenda have taken their conservation approach further, installing solar thermal water heating\* with Southern Solar, a Lewes based company and: 'the nicest contractors we've ever dealt with!'. They did this to save money, but also to become more self sufficient and improve the energy rating and value of their house. Since solar panels were installed and loft insulation was increased to 12" (in 2006) Jeff calculates a 58% saving on gas and 48% saving on electricity through energy efficiency measures.

\*They received a council and central government grant to subsidise this.

**BUSES:** 7 to Holland Rd, 56 to Cardinal Newman School, 81/81c to Old Shoreham Rd  
**TRAINS:** Hove Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY		SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
	CLOSED	CLOSED	CLOSED	CLOSED		10AM-1PM OPEN	OPEN	OPEN	OPEN
See times above	CLOSED	CLOSED	BY TOUR ONLY	CLOSED		2PM-5PM CLOSED	CLOSED	CLOSED	CLOSED



**5** **25 Lyndhurst Road**  
**Hove**  
**BN3 6FB**

+ solar thermal  
+ insulation

When Steve and Tanya moved into their Edwardian terraced house in Hove it was cold and damp with the flat-roofed back extension especially prone to cold and condensation. They had a new central heating boiler fitted and added thermostatic radiator valves to all the radiators. They also highly insulated the flat roof, which has transformed the extension into a warm and comfortable space.

When Tanya and Steve decided to build a loft extension to expand the space for their family and visitors, they felt this was the ideal time to install solar water heating. With the help of a council grant, Southern Solar installed their system in May 2007. As a result they have seen their gas use drop by 30% and didn't need to use their gas boiler for water heating until October!

**BUSES:** 7 to Lyon Close or 56 to Silverdale Road (or **BRIGHTON** or **HOVE** stations and then bus 7)

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	OPEN	OPEN	CLOSED	CLOSED
2PM-5PM	OPEN	CLOSED	CLOSED	CLOSED



**6** **38 Gladstone Row**  
**Stroudley Road**  
**Brighton**  
**BN1 4GT**

+ Ecohomes 'excellent' standard  
+ solar thermal + energy efficient  
+ rainwater harvesting  
+ green walls  
+ car club

Developer QED and Building Company Adenstar have built these 21 three-bedroom townhouses on the New England Quarter site to high environmental standard, achieving Ecohomes 'excellent' standard at design stage. Come to the Marketing Suite at no. 38 on Stroudley Road behind Brighton Station and see an example of one of the houses. Features include: solar thermal; use of natural light; energy efficient lighting inside and out; dual flush WCs; aerating taps; 'A' grade white goods; timber cladding in sustainable larch.

New owners will benefit from secure cycle storage, preferential membership of City Car Club, and Brighton train and bus services on the doorstep. The houses have balconies and roof terraces and a new 'greenway' is due to be planted below the houses.

**BUSES:** Buses 5, 5a, 5b, to London Road (York Hill) or 8, 37 to Fleet Street  
**TRAINS:** Brighton Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	OPEN	OPEN	OPEN	OPEN
2PM-5PM	OPEN	OPEN	OPEN	OPEN



**7 One Brighton  
Brighton  
BN1 4GH**

- + zero carbon in energy use + triple glazing
- + biomass heating and hot water
- + photovoltaic panels + ventilation system with heat recovery + breathable clay block walls + sustainably sourced timber

If everyone in the world used the same resources used by people in the UK we would need three planets to survive! The One Brighton development has been designed using ten guiding principles developed by BioRegional and WWF international to lower the ecological footprint of residents to within the capacity the earth can sustain:

- |                              |                                 |
|------------------------------|---------------------------------|
| 1 zero carbon                | 6 sustainable water             |
| 2 zero waste                 | 7 natural habitats and wildlife |
| 3 sustainable transport      | 8 culture and heritage          |
| 4 sustainable materials      | 9 equity and fair trade         |
| 5 local and sustainable food | 10 health and happiness         |

The apartments' features include triple glazing, highly insulated breathable walls, a community heating system from biomass and hot water for heating, and solar panels for electricity.

**Viewing is by tour only.** These are on Saturday 5 and Sunday 6 July only, leaving at 10am, 11am and noon from outside the One Planet living marketing suite on Stroudley Road. Tours will not go onto the site.

**BUSES:** 5, 5a, 5b or any bus to London Road (York Hill) or 8, 37 to New England Street. **TRAINS:** Brighton Station



**8 6 Southdown  
Avenue  
Brighton  
BN1 6EG**

- + internal insulation + condensing boiler
- + solar thermal + high performance glazing
- + radiant wall heating + energy controls
- + solar thermal + wood stove
- + low energy cooking

Sigrd and Peter initially planned to have a passive solar house built, but couldn't find an affordable building plot in the city. Instead they bought a lovely Victorian house near Preston Park, with great access to the city. However, the house was far from their green ideals. This is how their idea of the eco-refurbishment of a Victorian house was born. Even though they have an awareness of environmental issues, and they work in this area, Sigrd and Peter had no design or technical expertise in sustainable building before starting this project. It took five months of planning and eight months of hard work by various local tradesmen to transform the house from a typical Victorian house into a bright, warm and environmentally friendly home. The house possesses many features to improve its energy efficiency most notably insulation of the internal walls of the house and wall radiant heating. It is predicted that the CO2 emission have been cut by 70%. Their house features on the Old Homes SuperHomes website (see useful info page 26).

**BUSES:** 26, 46, 46a, 50, 50a, 79 to Rugby Road  
**TRAINS:** London Road Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY		SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
See times above	CLOSED	CLOSED	BY TOUR ONLY	BY TOUR ONLY	10AM-1PM	CLOSED	CLOSED	OPEN	CLOSED
	CLOSED	CLOSED	CLOSED	CLOSED	2PM-5PM	CLOSED	CLOSED	CLOSED	OPEN

- 1** 15 Deanway, Hove
- 2** Hove (address on booking)
- 3** 5 Dyke Road Avenue, Hove
- 4** 73 Wilbury Crescent, Hove

- 5** 25 Lyndhurst Road, Hove
- 6** 38 Gladstone Row, Stroudley Road, Brighton
- 7** One Brighton (marketing suite, Stroudley Road, Brighton)

- 8** 6 Southdown Ave, Preston Park
- 9** Smart House, Ditchling Road
- 10** 1A Whichelo Place, Queens Park
- 11** 42 Golf Drive, Dryad Housing

- 12** 10 Uplands Road, Hollingdean
- 13** 6 Hogs Edge, Hedgehog Housing, Bevendean
- 14** Earthship Brighton, Stanmer Park







9

## Smart House Ditchling Road (corner of Vere Rd) Brighton BN1 4SE

- + passive solar design
- + thermal mass + super insulation
- + photovoltaic panels + solar thermal
- + under floor heating
- + passive ventilation
- + green roof + rainwater harvesting

The Smart House is a south facing bungalow embedded into the ground. It demonstrates a passive solar design, providing a warm comfortable home all year round whilst using almost zero energy. It has photovoltaic and solar thermal panels producing renewable energy and hot water on site and a grass roof to attract bio diversity.

The holistic design uses a sustainable approach from the outset, rather than simply adding on renewable energy as an afterthought. This illustrates that sustainable architecture has to begin with a thoughtful understanding of environmental techniques. In principle, the scheme could be constructed as a modular system that is designed to be fairly accessible to most people.

**BUSES:** Buses 26, 46, 46a, 50, 50a, 79 to Bromley Road

**TRAINS:** London Road Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	CLOSED	CLOSED	CLOSED	CLOSED
2PM-5PM	OPEN	CLOSED	CLOSED	CLOSED



10

## 1A Whichelo Place Brighton BN2 9XE

- + timber frame
- + solar thermal
- + sheep's wool insulation
- + condensing boiler
- + grey water system
- + green roof

Jackie and Alan have lived in Brighton since 1992 in various houses, but were increasingly 'fed up with living in cold, damp, draughty places, paying huge heating bills and constantly running up and down stairs.' After completing a self-build course they decided to have their own house built that would be as 'green as possible.' They looked around for a suitable site and successfully bid on the plot in Hanover at auction. They gained planning permission to build a bungalow and the project was completed in 2007.

The bungalow is a highly insulated timber frame building slightly set into the ground with underfloor heating throughout. It is very light and airy inside. Each room has its own roof light that lets in plenty of natural light, reducing the need for additional lighting. The house was built to 'Eco homes' excellent standard and is a Green Apple National Silver Winner.

**BUSES:** 25c, 37, 37b, 81, 81a, 81b, 81c to Queens Park Road (Pepper Pot)

**TRAIN:** Brighton Station 1 mile

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	CLOSED	CLOSED	OPEN	OPEN
2PM-5PM	CLOSED	CLOSED	OPEN	OPEN



11

## 42 Golf Drive Dryad Housing Cooperative Brighton BN1 7HZ

- + biomass heating
- + timber frame house
- + tenants green policy
- + self build
- + food growing

Flo and Andy moved into this timber frame house, which was built by the original tenant in 1990. It is one of 16 houses on the site nestled under Hollingbury Golf Course and the Roedale allotments. Extensive south facing windows bring light and warmth into the house which overlook their small but beautiful garden bursting with salad crops and the communal garden planted with fruit trees.

They are part of Dryad Housing Cooperative, which was created by tenants who moved into 11 timber framed houses on the site. The Cooperative has developed a green policy, updated their houses with rainwater butts and installed wood stoves in which they burn locally sourced wood. This, and using a green electricity tariff, has significantly reduced their carbon footprint. The Cooperative hopes to go further by installing solar thermal for hot water in the future.

**BUSES:** 50, 50a to Burstead Close

**TRAINS:** Moulsecoomb Station 1 mile

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	CLOSED	CLOSED	CLOSED	CLOSED
2PM-5PM	OPEN	OPEN	CLOSED	CLOSED



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## 10 Uplands Road Brighton BN1 7FA

- + passive solar design
- + heating controls
- + cavity wall insulation
- + recycled paper insulation
- + water meter + efficient boiler

Keith and Krystyna's 1980s split level house may not fit people's preconceptions of an eco house, but what is inspiring about this property is the effect that a number of affordable changes have had on energy consumption.

The large Southeast facing windows, probably installed to enjoy the views, allow the morning sun to heat the house, as does the double glazed conservatory that has also been added. The house was built with little insulation so cavity wall insulation, thick loft insulation, double-glazing, insulated doors and draft proofing have been added throughout. Additionally thick lined curtains and blinds help to reduce heat loss at night and individual radiator thermostats have been added. Keith and Krystyna are convinced they need to heat the house much less though this would be hard to quantify since the measures have been implemented over a number of years and the amount of gas used to heat water may have changed as their daughter has grown up.

**BUSES:** 50, 50a to Mountfields

**TRAINS:** Moulsecoomb Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM-1PM	OPEN	OPEN	OPEN	OPEN
2PM-5PM	OPEN	OPEN	OPEN	OPEN



### 13 6 Hogs Edge Bevendean Brighton BN2 4NQ

- + sustainable timber
- + passive solar design
- + green roof + water conservation
- + recycled paper insulation
- + sustainable materials

Hedgehog Housing is a co-operative of ten beautiful self-built timber frame houses. They are located in Bevendean – probably one of Brighton’s best kept secrets – and have idyllic south-facing verandas and stunning views of the Downs.

Brigitta came to the project in ‘97, when the co-op was just getting going. The build took 2½ years with each family putting in 30 hours labour a week. She has a huge sense of pride and achievement from building her own home and loves the sense of community. The ecological footprint of Brigitta’s family is small due to her conscious lifestyle choices (no car) and careful conservation measures in the home. Originally the roofs were grass, but this suffered in dry weather. It was replaced with sedum, which has been successful. Energy bills are low thanks to the solar gain from the extensive south facing windows, the open plan and economic layout, and ‘Warmcell’ insulation (recycled paper).

The houses were designed by Robin Hillier from Architype.

**BUSES:** 49a (Hogs Edge is off Norwich Drive)

**TRAINS:** Moulsecoomb Station then bus 49a from stop in The Avenue



### 14 Earthship Brighton Stanmer Organics Stanmer Park Brighton BN1 9PZ

- + passive solar design
- + photo voltaic panels
- + wind turbine + rainwater harvesting
- + grey water recycling
- + thermal mass + super insulation

The Earthship Brighton was designed and built by the Low Carbon Trust as a project aiming to create a model passive solar, low carbon building for use as a community centre at Stanmer Organics, Stanmer Park. Earthships are off-grid self-sufficient ‘green’ buildings, constructed using waste car tyres and other recycled materials. They use natural systems to provide all utilities – solar energy for heat and power and rain for water. They heat and cool themselves, and use plants on site to treat sewage. They also employ extensive energy efficiency and water conservation measures, ensuring that the rainwater and renewable energy they harvest goes as far as possible. For more details of the project see [www.lowcarbon.co.uk](http://www.lowcarbon.co.uk) or the book *Earthship: building a zero carbon future*.

**Visiting is by guided tour only:** meet at Stanmer House on Sunday 29 June at 2pm or 10.30am on Sunday 06 July.

**BUSES:** Buses 25, 25c (to Stanmer Park main entrance) or bus 78 to Stanmer Village (weekends only) **TRAINS:** Falmer Station

	SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY		SAT 28 JUNE	SUN 29 JUNE	SAT 5 JULY	SUN 6 JULY
10AM–1PM	OPEN	OPEN	CLOSED	CLOSED	10AM–1PM	CLOSED	CLOSED	CLOSED	BY TOUR ONLY
2PM–5PM	OPEN	OPEN	CLOSED	CLOSED	2PM–5PM	CLOSED	BY TOUR ONLY	CLOSED	CLOSED

## Eco Open House team

Eco Open Houses event has been coordinated by:



### Brighton & Hove City Council

[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)

The council's Sustainability Team, based in the Policy Unit, works to mainstream sustainability across the council and city. Sharp focus on reducing carbon emissions involves working with schools, communities and employers; a new Climate Change Strategy will also focus on adaptation. More new work to tackle the ecological footprint of Brighton & Hove will help update the councils' 2002 Sustainability Strategy and other key strategies. The Team works closely with City Planning to set high standards of sustainability in new development in the city.



### Brighton Permaculture Trust

[www.brightonpermaculture.co.uk](http://www.brightonpermaculture.co.uk)

Brighton Permaculture Trust promotes greener lifestyles and sustainable development through design. We run a range of courses and events, from an introduction to permaculture to an advanced diploma course and specific courses/events on green architecture, gardening and fruit growing. We also run projects in schools and manage orchards and a small fruit nursery at Stanmer Park, Brighton. Permaculture design is about practical ecological strategies for land, water, buildings, people and communities. It is based on the philosophy of co-operating with nature and caring for the earth and its peoples.



### Low Carbon Trust

[www.lowcarbon.co.uk](http://www.lowcarbon.co.uk)

The Low Carbon Trust is a not-for-profit organisation formed in 2001 to set up, manage and promote environmental projects. Our main objective is tackling climate change through highlighting the connection between buildings and the carbon emissions resulting from their use. We do this by running innovative low-carbon construction projects, and training, outreach and education workshops. Our first project was the development of the Earthship Brighton project. After winning various awards, it is being showcased as one of the most innovative eco-buildings in Europe.

## Supporters

Eco Open Houses has been generously and equally supported by the South East England Regional Assembly and Legal & General.



**COUNCILS AND  
COMMUNITIES  
IN PARTNERSHIP**

### South East England Regional Assembly

[www.southeast-ra.gov.uk](http://www.southeast-ra.gov.uk)

*'The Assembly is pleased to support the eco open houses event. We hope it will encourage more people to make their homes energy and water efficient by showing how environmental benefits and cost savings can go hand in hand with quality design'* says the Assembly Chairman Cllr Keith Mitchell CBE.

The Assembly – a partnership of councils and communities in the South East – has a 20 year vision setting out how we can improve quality of life, ensuring a healthy economy while protecting the environment, reducing waste and cutting pollution. Part of our role is to help the region respond to these challenges by sharing good practice – for example, the eco homes in Brighton and Hove, a climate change guide for planners and a study on reducing our impact on the environment.



### Legal & General

[www.legalandgeneralgroup.com/csr/csr.cfm](http://www.legalandgeneralgroup.com/csr/csr.cfm)

At Legal & General we have taken our environmental responsibilities seriously for many years. Since the 1990s they have formed part of what has now become a comprehensive Corporate Responsibility programme. During this time we have worked with the Carbon Trust to identify the extent of our carbon footprint and to reduce our overall environmental impact.

Our programme has focused on reducing carbon emissions and waste to landfill by increasing our energy efficiency and improving our recycling. Legal & General's new offices in City Park offices, Hove opened in 2006. We are delighted that two of three buildings at the site have obtained 'Very Good' rating through the Building Research Establishment Environmental Assessment Method (BREEAM). We believe this provides us with a firm base from which to manage our environmental impacts in Brighton and Hove for years to come.

## A chance to win an energy Smart Meter!



You can win a fantastic energy smart meter which will help you monitor and reduce your electricity use. Mains electricity is responsible for twice the carbon emissions of main gas – so through reducing electricity use you can significantly reduce your carbon footprint.

**To win one of five available smart meters, just attend one of the Eco Open Houses and fill in a feedback form, making a pledge to reduce your environmental footprint at home.**

The Efergy Smart Meter is a new wireless monitor that provides instant feedback on the total household electricity consumption, allowing users to easily identify and eliminate energy wastage. The Smart Meter can also display electricity costs and CO2 emissions. It features an audible alarm to notify of excessive electricity usage and incorporates an inbuilt memory facility that stores cumulative data over 18 months. The unit comprises a sensor that easily clips on to the electricity meter's live feed wire, a transmitter and a portable LCD display monitor. Very simple to install.

Smart Meters have been donated as prizes for house visitors and to all participating houses, by the South East England Development Agency (SEEDA).



SEEDA is committed to working with its partners to reduce the rate of increase in the region's ecological footprint, a priority of the Regional Economic Strategy (RES). SEEDA, through South East Excellence is pleased to support the showcasing of examples of good practice through Eco Open Houses in Brighton & Hove.

[www.southeastexcellence.co.uk](http://www.southeastexcellence.co.uk)



## Council energy grants

The Brighton & Hove Warm-Homes project is a partnership between the council, Climate Energy and EDF Energy working to help you to improve home energy efficiency, save money on gas and electricity bills and claim benefits you might be entitled to.

Brighton & Hove Warm-Homes' offers

- 100% grants or a discounted price of £189 each, for loft and cavity wall insulation.
- 100% grants or part grants for installing solar water heating systems.
- 100% grants for installing energy efficient central heating or replacement boilers.
- Free confidential benefit entitlement checks

The grants and discounts are normally available to owner occupiers, leaseholders and in some cases, private tenants who must have permission from their landlord to carry out the work. There are age, benefit or income eligibility criteria for 100% grants. All schemes are subject to a property survey.

**Call 0800 048 0727 to find out more or to apply!**

# Links and further information

Further details of these organisations – as well as many more – are on our website [www.ecoopenhouses.org](http://www.ecoopenhouses.org)

## Green building

### Association for Environment Conscious Building (AECB)

Tel: 01559 370908  
[www.aecb.net](http://www.aecb.net)

### Green Building magazine

Tel: 01559 370798  
[www.newbuilder.co.uk](http://www.newbuilder.co.uk)

### Energy Saving Trust

Tel: 0800 512012  
[www.energysavingtrust.co.uk](http://www.energysavingtrust.co.uk)

### Building Research Establishment (BRE)

Tel: 01923 664000  
[www.bre.co.uk](http://www.bre.co.uk)

### Carbon Trust

Tel: 0800 085 2005  
[www.carbontrust.co.uk](http://www.carbontrust.co.uk)

## Grants

### Brighton & Hove City Council Warm Front grants

Tel: 0800 316 2805  
[www.warmfront.co.uk](http://www.warmfront.co.uk)

### Low Carbon Building Program

[www.lowcarbonbuildings.org.uk](http://www.lowcarbonbuildings.org.uk)

## Measure your carbon footprint

### Action on CO<sub>2</sub>

Tel: 0800 512 012  
<http://actonco2.direct.gov.uk/index.html>

## Eco-renovation

### Old Home SuperHome

[www.sustainable-energyacademy.org.uk](http://www.sustainable-energyacademy.org.uk)

### Ecovation

[www.ecovation.org.uk](http://www.ecovation.org.uk)

### Parity Solutions

Tel: 0208 296 0863  
[www.parityprojects.com](http://www.parityprojects.com)

### Energy Saving Trust (as above)

### Building Research Establishment (BRE) (as above)

### Earthwise Construction

Tel: 0845 6800015  
[www.earthwiseconstruction.org](http://www.earthwiseconstruction.org)

## Other

### Sustainable Development Commission

Tel: 0207 270 8498  
[www.sd-commission.org.uk](http://www.sd-commission.org.uk)

### Forum for the Future

Tel: 0207 324 3630  
[www.forumforthefuture.org.uk](http://www.forumforthefuture.org.uk)

## Local links

Details of local green building suppliers, eco-friendly businesses and products can be found in the Green Pages booklet produced by Brighton Peace and Environment Centre and available at each eco open house during the event.

...continued from back page

	Approximate cost of change	DO NOW	DO IN A YEAR	DO BY 3 YEARS
<b>Reduce my electricity use</b>				
Always turn plugs and electrical items and technology off	No cost and saves money!			
Start monitoring my electricity use and note how much I'm saving				
Switch to a green energy supplier that invests in renewables (wind/ solar/tidal/biomass)	An extra £10 per quarter			
Get intelligent energy saving plugs for 'white goods'. (Try centre for alternative energy online shop <a href="http://www2.cat.org.uk/shopping">www2.cat.org.uk/shopping</a> )	£25–75			
Replace all my lights bulbs with energy efficient versions	£100			
Install photovoltaic (solar)panels or tiles – depending on situation but could supply all electricity needs for low energy light bulbs and more	£5,000–£7,500*			
<b>Save water</b>				
Installing a water meter (free from my water company) and start monitoring how much water I can save by simple measures see <a href="http://www.southernwater.co.uk">www.southernwater.co.uk</a>	No cost and saves money!			
When buying new, buy low water use shower heads, washing machines and dual flush toilets				
Get a water butt for watering my garden	£25			
Invest in a rainwater harvesting system – to flush toilets, and to use with my washing machine	£5,500			
<b>Use natural materials</b>				
Use non-toxic, local and even recycled materials for insulation, plastering, decorating, floorboards etc. where possible. (To reduce the likelihood of 'sick building syndrome' which plagues well-sealed, well-insulated buildings AND to promote local green industries of which there are many in Brighton and SE England)	Costs of green materials: about twice the norm			

\* see council grants page for possible grant funding or try [www.lowcarbonbuildings.org.uk](http://www.lowcarbonbuildings.org.uk)

# Eco house pledge

If you have been inspired by a house you have visited, you might like to consider an eco house pledge. Keep this to remind you of your pledge.

## I pledge to...

	Approximate cost of change	DO NOW	DO IN A YEAR	DO BY 3 YEARS
<b>Reduce my gas use for water and space heating</b>				
Turn my central heating down by a couple of degrees	No cost and saves money!			
Put on an extra jumper instead of turning heating up!				
Turn radiators off in rooms I don't use				
Use heavy curtains to keep heat in				
Make sure my heating is not on when I'm out				
Take quick showers instead of deep baths				
<b>Start monitoring my gas use and notice how much I'm saving</b>				
Check my boiler is running efficiently	£65			
Insulate my loft	£100*			
Replace my boiler with a very efficient one	£800*			
Insulate external walls if possible, or fill cavity wall	£450–£1,500*			
Insulate the ground floor	£500–£2,500*			
Install under floor heating (it works with warm water not hot water, therefore saving lots of energy. Runs off normal boiler; works well with solar thermal)	£2,500 to install			
Invest in solar thermal energy to preheat water for central or space heating	£3,000–£4,500*			
<b>Reduce my electricity use</b>				
Always turn off unnecessary lighting	No cost and saves money!			

*continued over...*