

Sustainability and Energy Efficiency at Cadeby Homes

Energy Efficiency within our Homes

At Cadeby Homes we strive to accommodate our customers needs and desires when it comes to energy efficiency and sustainability. We work very closely with our suppliers, designers and builders to ensure we are using the most up-to date technology and techniques within our developments. We are proud to be able to offer homes today that are much more energy efficient and sustainable than those gone before.

Efficient heating systems are an absolute must for new homeowners, this is why we install high efficiency boilers and where required low heat-loss cylinders to ensure that the water stays hotter for longer. These two elements, coupled with radiators designed to maximise heat output, ensures that your home will be kept cosy whilst keeping running costs to a minimum.

Along with energy efficient heating systems, we have improved our double glazing by using the latest argon gas filled units which reduce heat loss as well as being an insulator against noise. We work closely with our door suppliers to ensure that our external doors are well insulated. We make sure that all doors are fully sealed within the framework to reduce the risk of draughts. All of our homes are pressure tested to ensure that they are airtight to minimise the escape of warm air.

We use the latest enhanced efficiency insulation within most of our external cavity walls. This, along with the 400mm of mineral fibre insulation in the loft space, reduces heat loss from the ceilings and walls, just like wrapping your home in a blanket, resulting in lower energy bills and warmer homes.

Cadeby Homes pride themselves on carefully selecting internal elements within our homes, such as, kitchen appliances that are energy efficient with an A/A* rating, LED lightbulbs where possible, trickle vents in windows to enhance ventilation and water saving sanitaryware in all homes. All of our homes have the provision to add an electric car charging point at the customer's request.

All of our properties currently achieve an energy rating of between 81-91% compared to the 55-68% of the average UK home. For our future developments our team are consistently researching new low carbon methods of construction as we understand the importance of taking care of our environment and the vital role construction companies play in this.

Environment and Local Ecology

At the very start of our developments we look at how we can enhance the local ecology. We have a good relationship with our qualified ecologists and they conduct a thorough examination of the area at the outset to ascertain the level of value it may have. This information is invaluable to us and their advice is key when it comes to retaining certain natural features to encourage and maintain local wildlife. This advice is then used across our developments to enhance and protect the local environment as much as possible.

Property development can occasionally be disruptive or unwelcome, with this in mind we always strive to be empathetic towards the local area. As part of our planning and development process, we endeavor to incorporate as much green space within our developments as possible. This not only creates aesthetically pleasing surroundings for our homeowners but also gives the opportunity for wildlife to thrive.

We work closely with our landscapers to ensure a wide variety of plants and trees are planted around our developments and the gardens of our properties where possible. We also include bird

boxes, bat boxes and where necessary, preserve areas for newts and other protected and endangered species.

Flooding

Our developments are always risk assessed for potential flooding. Unfortunately, climate change is a real issue in the world today and we take this very seriously. If any of our developments prove to be a flood risk then we take all the necessary measures to ensure that this can be avoided. We use stringent flood migration processes which are designed to the highest industry standard and where necessary these are always approved with the Environment Agency and Local Authorities.

Our developments contain specially landscaped drainage along with permeable paving and soakaways all of which help to minimise environmental damage caused by flooding.

Security and Well-being

Our outside spaces are very important to Cadeby Homes, after all these contribute to everyone's enjoyment and make our homes more desirable. On our larger developments (where planning permits) we endeavor to incorporate separate footpaths purely for pedestrians, so that the views can be enjoyed whilst also providing a safe route around the site and to neighbouring amenities.

We are constantly listening to feedback from our clients and making changes to the designs of our homes to suit individual needs. In recent years, working from home has become more common and therefore, in our larger properties, we have incorporated a suitable workspace in the form of a designated study, free standing garden office space or an extra room above a detached garage. This innovative idea has been very popular as it allows a separation from work-life to home-life which is important for health and well-being.

A major consideration for our customers is the need to feel safe and secure in their home, we also feel that this is a priority. This is why our homes are designed with the latest technology in mind, the windows and doors all use the latest security locks and our homes all have hard wired smoke detectors. All of our homes have intruder alarms fitted as standard but we also offer upgrades to CCTV if required. External lighting on individual homes as well as neighbourhood lighting also increases the level of security allowing residents to feel safe within their environment.

Waste

At Cadeby Homes we are very aware of the impact that waste has on our environment, this is why we are committed to reducing the amount of waste we generate during construction of our homes. With this in mind we continue to reduce our overall waste tonnage year on year.

Our site team use recycled timber, insulation and plasterboard. Any excess materials are then disposed of into specific skips and the recycling process continues.

Carbon emissions are a worldwide issue and we try to keep these to a minimum. Cadeby Homes only build within a 20 mile radius of our head office and use local suppliers and contractors in order to keep fuel usage to a minimum. Lighting, such as that within our show homes, is powered entirely by LED bulbs. Lighting accounts for nearly 5% of global CO2 emissions and by using LED this achieves energy savings of 50-70% compared to alternative technologies.

Charity and Community

At Cadeby Homes it is very important to us to support local causes and give back to the community. Most recently we have worked with a local charity to fund a "well-being" Café in Coalville which empowers adults living with a disability and those who are socially isolated. By providing a variety of activities and classes this Café offers a safe and stimulating environment for people in need.

Throughout the year we also sponsor local sports teams, donate to charity raffles and provide food and gifts to vulnerable people within our neighbourhood.

In order to integrate ourselves into the local communities of our developments, we aim to support nearby schools where possible. When building Grange Meadows in Hugglescote, we funded a new play area for Hugglescote Community Primary School as well as donating new books for their library. These connections are extremely important to us and we look forward to continuing to build on these relationships going forward.