



## QUESTIONS...

1. You are doing great things in reducing the energy requirements of Colchester's existing social housing. What is being done to ensure all the planned new build e.g. at West Tey, whether private or social, reaches the same high standards in reducing energy requirements?
2. Have you looked at trialling infrared panel installations in any of your housing stock, in particular off gas properties?

## AND ANSWERS....

**Mark Wright** Director of Property Services, Colchester Borough Homes says...

Unfortunately we at CBH are not in a position to influence new build homes in the private sector; hence some of the thrust of the presentation was directed towards the benefits to the commercial developer of investing in low carbon footprint homes.

We have looked at infra-red panels but have to date found that a whole house heat pump solution provides a better return on investment over time and has a bigger impact on reducing fuel costs for off gas properties. Of course we will continue to review all technologies as the benefits and payback improves as the efficiency of products increase and costs of production reduce through manufacturer's research and development programmes.

**Chris Outtersides** NEGC Project Manager says...

One of the key themes of the proposed Garden Communities is the integration of smart technology. As set out in the North Essex Garden Communities Charter, this will include the consideration of smart water management, smart energy, smart building and homes and smart integration.

This will also include the consideration of data-driven systems for water management and energy use to make them more efficient and improve the lives of residents. Further information can be found within the North Essex Garden Communities Charter, which is available on Colchester Borough Council's website.