SUSTAINABLE PROJECT OF THE YEAR 2026

ANDERSON CONTRACTORS LTD - OVERVIEW

Executive Member: Ralph Anderson

Property Name: The Nuthatches

Can you provide a brief description of the project and its intended impact on sustainability?

This 4,200 sq ft eco home transforms a former builders' yard, previously affected by significant asbestos and contamination, into a high-specification, sustainable residence. The property incorporates an air source heat pump, 21 solar panels, two Sigen battery storage units, mechanical ventilation with heat recovery (MVHR) and a high-performance insulation package, achieving an EPC score of 98 (Band A). A rainwater harvesting system collects roof runoff for toilet flushing and external taps, reducing mains water consumption. The development also delivers a 30% Biodiversity Net Gain (BNG) through a combination of on-site enhancements and off-site woodland improvements.

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How does the project reduce its environmental footprint (e.g., carbon emissions, resource use, waste)?

The home uses a sustainable prefabricated timber frame and locally sourced cedar cladding, reducing construction waste and material transportation. High-performance insulation, MVHR, an air source heat pump, 21 solar panels and two Sigen batteries minimise energy demand and carbon emissions. Rainwater harvesting reduces mains water use, while the redevelopment of contaminated brownfield land and delivery of 30% Biodiversity Net Gain provide wider environmental benefits.

In what ways is the project innovative or creative in addressing sustainability challenges?

The project was designed to maximise energy self-sufficiency by integrating solar generation with battery storage, allowing the home to meet its electricity demands almost entirely without drawing from the grid and export surplus generation. This is combined with rainwater harvesting, MVHR and a high-performance building fabric to reduce demand on energy and water resources. The innovation lies in how these systems work together as part of the home's overall design, rather than relying on a single sustainable technology.

Can this project be scaled up or replicated in other locations?

Yes, the approach is replicable across a range of residential developments. We have delivered similar sustainable homes previously and are currently building two more on the same site, demonstrating the practicality and scalability of our approach. By combining proven technologies with sustainable construction methods, the model can be adapted to suit different sites, designs and project requirements.

What systems are in place to monitor, measure, and report on the project's sustainability performance over time?

The home's monitoring systems provide ongoing visibility of its energy and water performance. An integrated app tracks solar generation, battery storage, household electricity consumption and surplus energy exported to the grid. The rainwater harvesting system also allows the homeowner to monitor the volume of water held in the storage tank. Together, these systems help assess resource use, renewable energy performance and the home's reliance on mains supplies over time.

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What challenges did the project face in terms of sustainability and how were they overcome?

Achieving a 30% Biodiversity Net Gain was one of the project's biggest sustainability challenges. It required extensive habitat creation and enhancement, alongside a detailed Habitat Management and Monitoring Plan. These measures were implemented to improve ecological value, with ongoing monitoring and management required to ensure the habitats establish successfully and deliver lasting biodiversity benefits.

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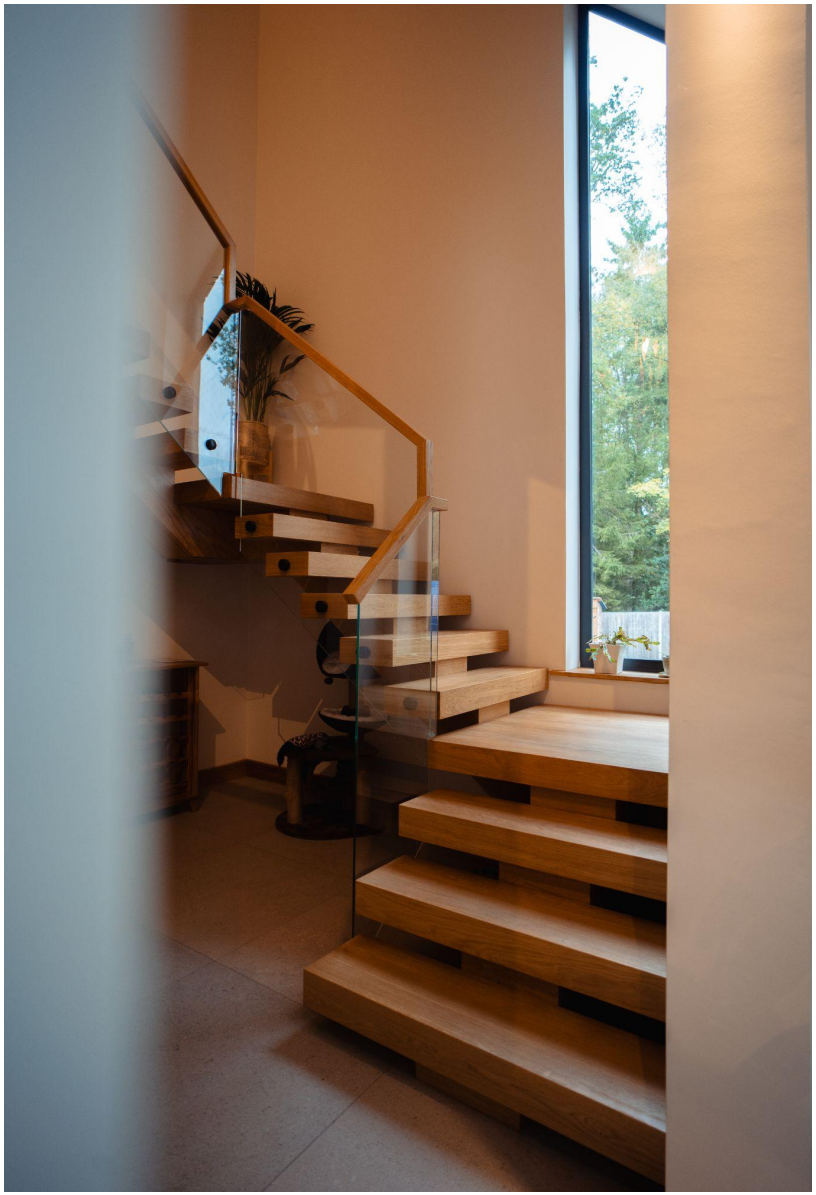
ANDERSON CONTRACTORS LTD - PHOTOS





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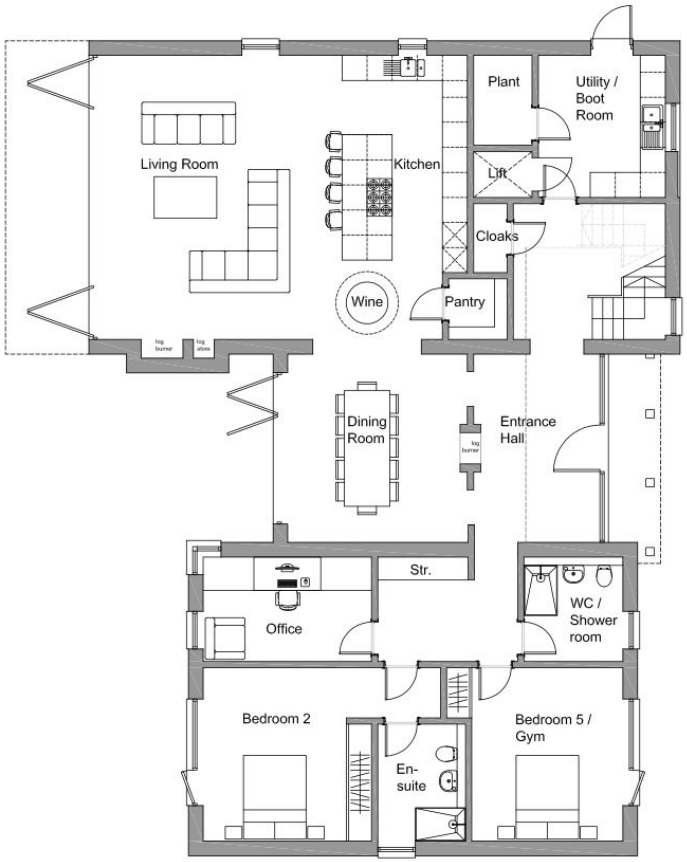
ANDERSON CONTRACTORS LTD - PHOTOS

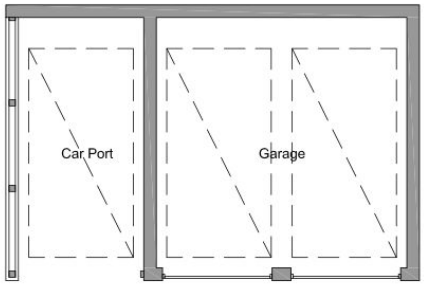




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ANDERSON CONTRACTORS LTD – FLOOR PLAN





01 PROPOSED GROUND FLOOR PLAN
1:100

Scale Bar: 1:100

0 1 5 10

revision/date note

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project
Scott's Yard,
59 Nine Mile Ride

title
Unit 4 Proposed Ground Floor Plan

status
PRELIMINARY

scale	date
1:100 @A3	November 2023

job no.	dwg no.	status/revision
738	072	PR05

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