

The UK's first Code Level 5 assisted living accommodation



PROJECT	Triscott House
CLIENT	Hillingdon Council
CONTRACTOR	Breyer Group
ARCHITECT	KKM Architects
VALUE	£6.725m
LOCATION	Hayes
GIFA	4,546m ²

"We have worked hard to ensure that our commitment to sustainable building continues to be the driving force as we roll out our building programme across the borough. By utilising Innovare's i-SIP System on this particular project, we have created a building for the future that conforms to government standards on energy efficiency."

Linda Sanders Director of Social Care, Health & Housing at Hillingdon Council

Sustainable social housing with the challenge of tightening budgets

New assisted living accommodation was commissioned as part of Hillingdon Council's commitment to provide new sustainable social housing in the borough with the challenge of tightening budgets. As a result long term maintenance and running costs were as important as initial development cost efficiencies. The aim was to provide 47 Extra Care units and also house multiple community areas and staff accommodation. Because of the client's commitment to sustainability the 3 storey building needed to meet Level 5 of the Code for Sustainable Buildings.

A design strategy focusing on thermal efficiency and speed of build

A design strategy was co-developed that focused on thermal efficiency and speed of build to achieve the dual objectives of quality and cost efficiency. Innovaré custom designed and engineered a solution using the i-SIP System of structural insulated panels to meet Breyer Groups requirements. Meeting the strict Level 5 sustainability requirements required the finished building to have exceptionally low levels

of energy use and CO₂ emissions. Often, this means installing expensive renewable energy add-ons such as ground source heat pumps. But the 'fabric first' approach taken by Innovaré significantly reduced the reliance on these. This in turn limited the initial cost, simplified the fit-out and reduced the on-going maintenance needs. The high level of thermal insulation of the i-SIP System was boosted by a factory-fitted reflective breathable membrane, giving further air-tightness and enhanced insulation.

A collaborative approach to meet client expectations

By taking a collaborative approach, Innovaré and Breyer could form a joined up response to considerations of fire mitigation, sustainability with the sequencing of pre and follow-on trades through offsite manufactured construction, ensuring the fastest possible watertight build to reduce construction cost.

The client's expectations in terms of quality, appearance and building sustainability standards were met both cost-effectively and efficiently. Triscott House is one of the UK's most sustainable assisted living projects and the first to achieve Level 5 in the Code for Sustainable Homes.

