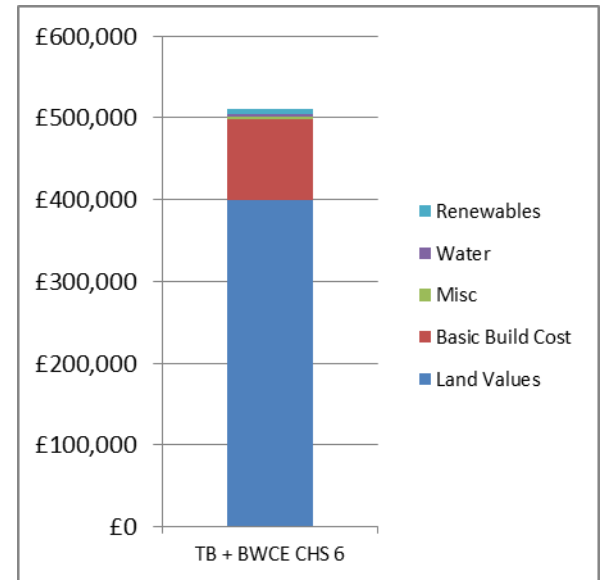
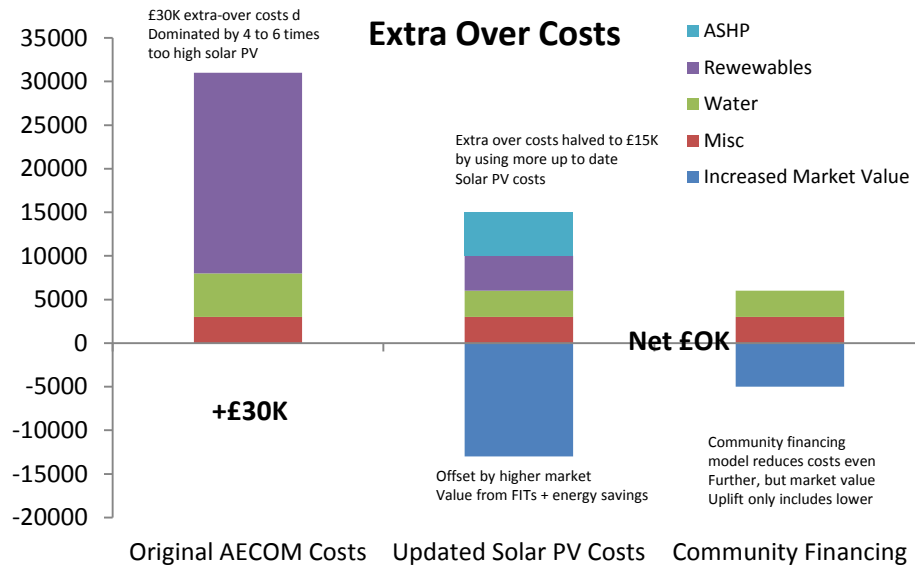


Response to MOD Concept Statements

- Transition Bath submitted a 15 page detailed response to the MOD Concept Statement in an effort to make the developments more sustainable
- We are concerned that many of our suggestions will not be absorbed into the final document
- The latest version of the proposal promotes only 20% sustainable housing (CfSH Code 5 & 6)
- We feel this lacks ambition and aspiration and that the council should specify all housing to be Code 5 & 6
- Bath has an established record on community action in sustainability – B&WCE, Bath Homes Fit for the Future, Warmer Bath, Sustainable Retrofit SPD, 6 successful local DECC LEAF Projects – we feel that this gives the council a mandate for requiring new homes are built to a high standard of sustainability + high land values
- Other MOD site disposals e.g. Plymouth and Bordon, are being specified to Code 5, Code 6 and even Passivhaus standards

Response to MOD Concept Statements

- Original AECOM extra-over costs of £30K restricting case for higher levels of sustainable housing
- But the analysis is flawed as it doesn't take into account cheaper solar pv and/or community financing



- The main impact is the significant reduction in the cost of renewables from £23K to £4K
- Market values should also be increased as a result of FIT income and lower energy bills
- Killer option: Alternatively a community energy company could finance the renewables

Response to MOD Concept Statements

Please read our seven-chapter response statement:

- Schools to be BREEAM Excellent (only 7% extra cost)
- RIBA Case for Space and space standards for homes
- Community shops and cafés (Ensleigh)
- Allotments and housing layout to promote community interaction
- No to suburban cul-de-sacs
- Low key parking arrangements
- Low cost, frequent public transport
- Support local economy and skills base – designers, builders, tradespersons
- Co-housing and self-build opportunities



Response to MOD Concept Statements

Next Steps

- Transition Bath to work with the Council throughout the consultation and procurement process, particularly in the oversight of any viability studies, potentially in combination with a knowledgeable councillor (David Martin)?
- Back our analysis in support of Code 6 housing
- Find solutions that support the local economy
- Work towards a beneficial legacy for future generations which we can be proud of

Philip Haile, Energy Efficiency Professional, TB Energy Group

Paul Stansall, RIBA Architect, Trustee Transition Bath