

Living demonstration homes for the Western Isles

Reclaimed from abandonment -
eco houses, for all seasons



 **THE ENERGY**
ADVISORY SERVICE



 **TIGHEAN**
INNSE GALL

The vision

Our demonstration homes showcases how a low carbon future can be made from homes we currently do not use. And because the home is lived in, it will be available to visit during the day, at evenings and weekends too. Come and see how efficient insulation and building practise can slash energy running costs, reducing energy usage and running energy efficient appliances. The demonstration home will be monitored room by room so you can see exactly how energy is used.

Using state of the art technology and architectural practise we will demonstrate how current housing stock can be utilised and how those in fuel poverty can be assisted:

- Eradicate fuel poverty
- Slash waiting lists for social housing
- Keep rural communities
- Increase numbers of homes available

The Demonstration Home will also provide the following economic regeneration benefits:

- Increased employment opportunities for young people
- Young people rebuilding their local communities
- Increase traditional skills base
- Increase in supply chain usage
- Real projects for construction students

Too many people in the Western Isles live in cold, damp homes. We will demonstrate how to live in a warm damp free home.

The Demonstration Home will show how a low carbon life can be achieved simply by going about your normal daily business, watching TV, washing clothes, cooking meals, playing games etc without costing the earth.

The Demonstration Home will have information available in a clear format throughout to illustrate a low carbon life.

□ *Front and back cover image: Gateway.*

□ *Image right: Blue Chair.*



The team

The project is led by Tighean Innse Gall, formed in 1991. Its principal activities are working with Hebridean Housing Partnership to develop housing for low cost home ownership; assisting elderly or disabled owner/occupiers through Care and Repair; delivering energy efficiency measures to householders through Taigh Blath and offering an Energy Advice service to householders and small and medium sized businesses. Principle people involved are:

■ Tighean Innse Gall

Stewart Wilson BSc(Arch), B.Arch, Dip BP, Cert Bld Diag, RMAPS (Director)

Brian Whittington BSc (Hon's) PGCE MSc ACIH (Project Manager).

Tighean Innse Gall (roughly translated from Gaidhlig as Housing for the Hebrides) is a not for profit organisation managed by a Voluntary Committee which was established twenty years ago. Its core function is to develop and secure funding for new social housing for the registered social landlord. Tighean Innse Gall (TIG) has grown to manage the Western Isles Care and Repair Service for the Local Authority Comharile Nan Eilean Siar and it also manages the Home Safety Scheme for the Western Isles Safetywise group and it delivers a wide range of fuel poverty prevention projects and services through its commercial arm Taigh Blath and its sister company TEAS.

■ SBA Architects Ltd

Formerly Stuart Bagshaw and Associates) lead by their Director Stuart Bagshaw FRIAS RIBA Chartered Architect, leads the architectural design and research team and is supported by The Rennie Partnership, Chartered Quantity Surveyors. Stuart's award winning architectural practice was established in 1982 in the Uists, then shortly afterwards relocated to Stornoway. Prior to establishing his practice, Stuart had been a housing architect in Warrington New Town and in 1977 took up the position of Architect, then senior architect in the Uist office of CNES. Stuart has gone on to win awards relating to working with the community and housing, winning the Grand designs viewers award for the best house in Britain. Stuart's approach to innovative architecture, alternative energy and maintaining local identity and sense of place has received national acclaim.



The team (continued).

■ Black House Creative

A full service design, branding and marketing agency based in the Isle of Lewis, established 2009.

Lead by their Creative Director Richard Chyzy, they are responsible for the creative direction of the project. All illustrative materials used throughout the Demonstration Home will be created and produced by them.

A highly experienced designer with over 25 years experience across all design disciplines, working in both public and private sector, Richard and his team work closely with their clients to guide them through the whole design and creative process.

Clients range from Bakeries to Chocolatiers, Whisky producers, Hotels, Seafood and Food Stuff producers, Sporting Estates, Scottish Gift Companies, Community Groups and of course Energy and Sustainability initiatives and organisations.

■ John Maher

The Flying Monk (www.theflyingmonk.co.uk) will be our Photographic Director throughout the project, building up to a new display at An Lanntair coinciding with the opening of the Demonstration Home.

■ Comhairle nan Eilan Siar

Having been incredibly supportive we would like to thank the Housing, Development and Legal departments for their assistance.

Iain Watson from the council added: "Comhairle nan Eilan Siar is fully supportive of this project. The implications of its success are clear, affordable housing for young people in rural areas. These young people will literally rebuild local communities. Employment opportunities in the rural areas are welcome, and decent affordable housing is too good an opportunity to miss."



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FAQ's

Below you'll find a small selection of frequently asked questions, if you have any other questions not covered within this brief prospectus, please feel free to contact us using the details on the back cover page of this publication.

Q: Why not just build new houses?

A: Building single units in rural areas is not economically viable on a social housing or rent to buy basis.

Q: Why not just leave the homes, they don't harm anyone?

A: As our elderly population die out there will be many more empty homes. They are a valuable resource as an embedded thermal mass to create low carbon homes for the future.

Q: What are the benefits of this project?

A: Threefold - Supporting rural communities; local regeneration and provision of low cost homes for young people, and ending derelict housing, promoting revitalisation of local communities.

Q: Isn't it cheaper to build new homes?

A: Initially yes, but the reduction in running costs means over the lifetime of the property it will be more economical to recycle the empty properties.

Q: Why does this create employment, surely building new homes does the same?

A: This is an employment opportunity for young people in rural areas to rebuild their local community and get housing through the rent to buy scheme.

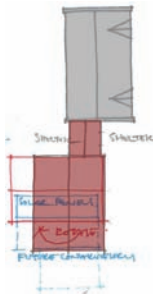
This scheme will enhance skills by learning about traditional building techniques in a modern setting.



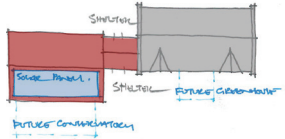
The concept

Introducing the living demonstration home concept, based on a traditional, typical house type.

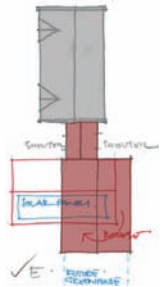
The exploded drawing shows the concept applied to a south facing house type; which is the optimum orientation for solar gain. The sketches below illustrate how the concept could be adapted and applied to an east and west facing house type in order to maximise solar gain.



East Facing






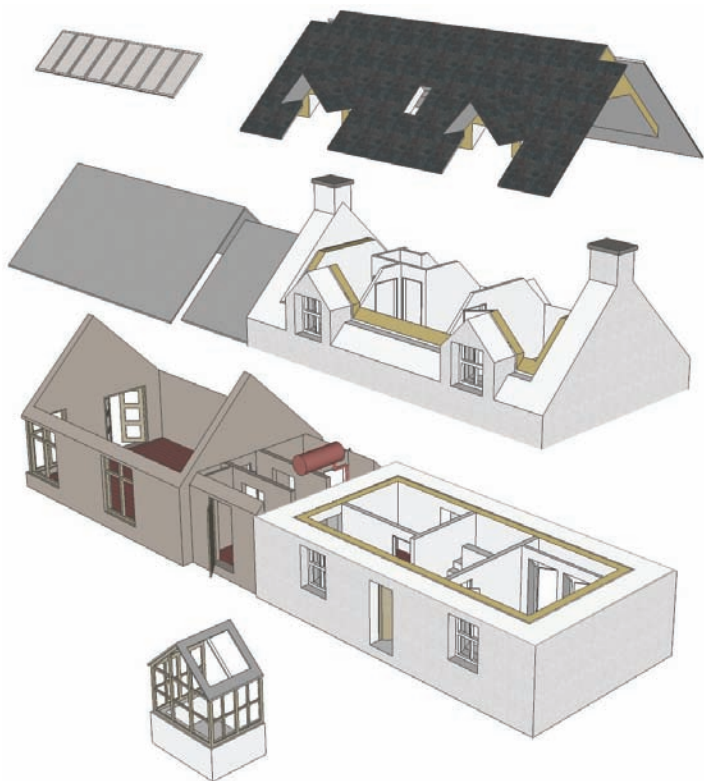
South Facing



West Facing

There are three key elements within the concept design which are highlighted in the drawing opposite:

-  Insulate existing house
-  Create a highly efficient extension
-  Install heating and water systems utilising renewable energy sources



■ Near zero carbon emissions

■ Near passive house standard extension

■ Existing house thermal store

■ Extension generating heat

■ Excess heat utilised to heat cold house

■ Character and form retained

The Demonstration Home principal point of contact is
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We are grateful to John Mather, The Flying Monk www.theflyingmonk.co.uk
for generously allowing us to use images from "Leaving Home" his major
work on empty properties in the Western Isles.

designed & produced by blackhousecreative.co.uk

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