



**NEW
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Terms & Conditions

1. Intention to Build

It is intended that those people reserving a plot will take their approved concept forward through to completion. We expect you to retain your architect until at least the start of the construction stage. This will involve them attending to a series of combined design workshops.

2. Eligibility

Tutti Frutti is open only to UK residents aged 18 years of age and over. By submitting a Financial Statement or Design Submission you will be deemed to have agreed to be bound by these terms and conditions. Only one submission is permitted from any household. If multiple submissions are discovered from a single household, then all such submissions will be removed from the scheme.

3. Availability

By submitting for Tutti Frutti you are agreeing that you and your architect will be available to attend workshop sessions, as necessary, throughout the design and build period.

4. Copyright

The ownership of copyright in the work of all submissions will be in accordance with the Copyright and Patent Act 1988, that is, copyright rests with the author. Urban Splash does however reserve the right to publish such material in whole or in part or use them in any way it thinks fit in connection with Tutti Frutti without the permission of the entrant or payment for such use (but subject always to the provisions of the Data Protection Act 1998).

5. Registration Fee

No registration fee exists for Tutti Frutti. All costs and disbursements incurred by entrants in preparing a submission are the sole responsibility of the entrant.

6. Sustainability Plan

All houses within New Islington must achieve all of the standards in the New Islington Sustainability Plan (see below). This is a legal document which was agreed back in 2002. Sustainability standards have improved since then, so some of the latest Building Regulations actually improve on these standards. Where this is the case, current Building Regulations will always take precedence. The EcoHomes "Excellent" requirement is also fluid at the moment, as the Government is introducing the "Code for Sustainable Homes" which will replace EcoHomes. These updated standards will therefore be confirmed during the detailed design process and you will be able to consult with the Project Sustainability Advisor to help you achieve them. At this stage however, you should assume you will have to achieve Level 3 from the Code for Sustainable Homes.

During the detailed design process, the project team will help to explain how your build should be reported in a standard format.

All the other information within the Plan below is still a requirement as drafted:

<http://www.newislington.co.uk/tuttifrutti/>



New Islington – Sustainability Plan

Introduction

Throughout each stage of the project, we intend to utilise techniques and develop proposals which help ensure sustainability. We have concentrated on features which will allow a vibrant community to thrive, together with specific physical measures which limit the effects of the development upon the environment.

Many of these initiatives will attract more capital cost. The long term benefits however, both in terms of reduced running costs and the lifestyle improvements that they bring to the local population make this investment worthwhile. By making best use of innovation and appropriate technologies, we aim to improve not only the individual homes but also the wider area, both in and around New Islington.

It is intended that consultants will monitor design and construction in order to prove compliance. It is also expected that consultants will feed information necessary to achieve these standards into performance specifications for contractors.

At Tender stage, drawings and specifications shall be copied to English Partnerships. A short report shall accompany these documents, explaining how that particular development has responded to the Sustainability Plan and targets. English Partnerships will review these documents and supply comments for the Developer's consideration.

Compliance with the Sustainability Plan and targets will be demonstrated at the end of each Phase. All new build developments will be constructed to achieve an Ecohomes "Excellent" rating. Our Sustainability Plan is focused around the headings below. All new build developments, in addition to the Ecohomes rating, shall achieve all of the targets below. Where existing buildings are being refurbished, the developer will strive to achieve target No's 3,4,9 and 10.

1.0 Primary Energy Consumption

Objective: Reduce primary energy consumption
Current Standard: Building Regulations Part L (2002 Edition): Carbon Index of 8 or more
Target: Reduce the carbon factor in the home by 20% over a Building Regulations Part L (2002 edition) compliant dwelling: Carbon Index of 9.1 or more
Monitoring: Carbon Index (or equivalent) calculation for Building Regulation approval
Commentary: We expect to use combined heat and power across a wide area. This is likely to be installed in a modular sequence, to suit the number of dwellings, sequence of construction and economics. By utilising CHP we should dramatically reduce CO₂ emissions over traditional UK heating systems. Other factors which could be specified to help achieve this target, are the use of higher fabric standards (lower U-values), new lighting standards, consideration given to minimum boiler standards etc. A useful reference for designers is "HEEBPp (2002) Energy Efficiency Standards for New and Existing Dwellings".

2.0 Embodied Energy

Objective: Encourage the use of materials of low embodied energy
Current Standard: None
Target: No material of high embodied energy is to be used instead of a material of low embodied energy (defined by the BRE document "Green Guide to Housing Specification") unless a firm whole life energy or firm technical argument for its use exists, and it can be shown to considerably decrease the life costing.
Monitoring: Compliance to be verified by consultant at time of specification, and an explanation given why any material which is not 'A' rated is being used.
Commentary: Brief all designers to specify materials of low embodied energy over materials of high embodied energy, unless they can demonstrate good whole life energy or technical arguments for their use exist, Useful references for designers are: "CSIRO (2002) Embodied Energy", "BRE (2000) The Green Guide to Housing Specification", "BRE (2000) Eco Homes"

3.0 Mains Water Consumption

Objective: Reduce mains water consumption
Current Standard: Environment Agency annual average consumption statistics
Target: Reduce mains water consumption in the home by 20% (relative to 2002 Environmental Agency national personal average figure of 165 litres / day)
Monitoring: Water meter readings
Commentary: We are exploring the use of borehole-sourced water to completely replace any reliance on the mains. Within the units, efficient white goods will be either directly installed or encouraged. Early discussions with British Waterways indicate that it should be possible for New Islington rainwater to drain into the canal. By draining in this way, the rainwater, which is clean, avoids becoming contaminated and having to be cleaned at the water treatment plant. By draining into the canal, the rainwater would help to maintain canal water levels. Any leakage from the canal will eventually help to replenish the aquifer from which the borehole water is obtained, thereby helping to complete the sustainability cycle. Within each unit, low water use appliances should be considered in order to achieve this target. These will include dual / low flush WCs, water-saver showerheads and taps etc. Useful references for designers are "DETR (1999) Local Quality of life Counts – Indicators for Sustainable Development 12", "HEEBPp (2002) Energy Efficiency Standards for New and Existing Dwellings GIL72".

<http://www.newislington.co.uk/tuttifrutti/>

4.0 Waste Management

Objective: Encourage recycling and reduce landfill
Current Standard: Information sought from MCC
Target: Provide facilities in the home which allow occupants to pre-sort 50% of domestic waste into recyclable waste components
Monitoring: Collection of recyclable materials to be facilitated by a local specialist. This operation will not be viable unless large volumes of waste are pre-sorted for recycling.
Commentary: Separation facilities to be provided within every dwelling. Facilitate a collection and processing chain with a local organisation.
A useful reference for designers is "DETR (2000) Local Quality of life Counts – Indicators for Sustainable Development 14".

5.0 Defects

Objective: Reduce the number of defects reported by occupiers at handover
Current Standard: DTI Construction Industry KPI system
Target: Reduce the number of snagging defects recorded by occupiers on handover by achieving a score of 8 or higher in 95% of dwellings. Scoring system will be that defined within the DTI Construction Industry KPI system.
Monitoring: Analysis of defects lists presented by occupiers at handover
Commentary: Where appropriate, modular construction techniques and prefabrication will be employed. These techniques are often more costly than traditional methods, but should be considered as part of the bigger picture. Prefabrication allows better quality to be achieved, with components being assembled away from bad weather, benefiting from the quality control techniques associated with factory production. By their nature, these methods are less subject to labour and skills shortages, which traditionally can have damaging effects on construction programmes and quality.
A useful reference for designers and contractors is "DTI (2002) Construction Statistics Annual"

6.0 Dwelling Sizes

Objective: Provide homes that make best use of space
Current Standard: Scheme Development Standards for social housing. Market forces for private housing
Target: All average dwelling sizes are to conform to the minimum overall floor areas below:
1 Bedroom Studio: 35m²
1 Bedroom + Study: 55m²
2 Bedroom (small): 65m²
2 Bedroom (large): 80m²
3 Bedroom: 100m²
At any one time, the development is to include a mix of the above dwelling types. The acceptable mix and storey heights will fit within the ranges described in the "Development Guide" section of the "Development Standards" document
Monitoring: Area schedule produced for each development
Commentary: Average dwelling sizes will form part of the architectural brief. By drawing on published best practice as well as our own development experience, we aim to ensure that the homes make best use of the space available.

7.0 Daylighting

Objective: Make best use of natural light
Current Standard: BS 8206 Part 2 (1992)
Target: Improve on the daylight factor, set out in BS 8206 Part2 (1992) by 10% in living rooms and bedrooms
Monitoring: Compliance to be verified by consultant at time of specification
Commentary: Lack of natural light can make the spaces within the home depressing and of restricted use. New Islington is arranged to make best use of natural light. The main building blocks are arranged in 'fingers' perpendicular to the sun path so that everyone enjoys as much light as possible. The community park is significant in that it provides space between the new buildings and those existing buildings which would otherwise cast shadows. Individual homes will be designed to make allowance for the effects of solar gain. Where it can be used to our advantage it will be, but designers will be asked to minimise familiar overheating problems caused by the sun.
A useful reference for designers is www.bfrc.org.uk

8.0 Noise Proofing

Objective: Improve noise proofing within dwellings
Current Standard: Building Regulations Part E (2002 edition)
Target: Improve on noise proofing standards by 10% over a Building Regulations Part E (2002 edition) compliant dwelling
Monitoring: Compliance to be verified by consultant at time of specification
Commentary: For years within the UK, many people have lived within low-density developments, where noise proofing was often not a major consideration. To achieve the number of new homes now required in the UK, it is important that people are encouraged to move into much denser new developments. A concern of potential residents is the passage of noise between homes. By demonstrating that homes within New Islington are significantly better insulated against passage of sound, we hope to allay these fears. A useful reference for designers is ODPM (2001) "Proposals for amending Part E of the Building Regulations, which covers the background to changes made in 2002.
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9.0 Construction Waste

Objective:	Reduce construction waste
Current Standard:	BRE average figure = 55 tonnes of waste (average), removed from site in the construction of each domestic dwelling. Assuming an average 40% void ratio, together with an average waste density of 1000kg/m ³ , this equates to an average bulk volume of 91.6m ³ of construction waste skipped per dwelling.
Target:	Reduce average construction waste (excluding groundworks) to 45.8 m ³ skipped per domestic dwelling.
Monitoring:	Incorporate into design and procurement strategy. Ensure site management is in place to count the number and volume of skips leaving site.
Commentary:	<p>There are numerous buildings across the site that are scheduled for demolition. As part of the Infrastructure and Remediation Strategy, we intend to crush and recycle any demolition material which is fit for re-use. We have also looked for sustainable methods which can be used to treat the contamination across the site. This has resulted in a methodology which should allow virtually all of the contaminated ground to be treated on-site and reused within new landscaping</p> <p>Where appropriate, modular construction techniques and prefabrication will be employed. These techniques are often more costly than traditional methods, but should be considered as part of the bigger picture. Prefabrication allows better quality to be achieved, with components being assembled away from bad weather, benefiting from the quality control techniques associated with factory production. By their nature, these methods are less subject to labour and skills shortages, which traditionally can have damaging effects on construction programmes and quality.</p> <p>Contractors will be encouraged to explore ways in which initiatives such as plasterboard recycling and the avoidance of shrink wrapped deliveries can be incorporated into the site process.</p> <p>A useful reference for designers and contractors is "CIRIA (2001) Demonstrating Waste Minimisation Benefits in Construction".</p>

10.0 Site Safety

Objective:	Improve site safety
Current Standard:	HSE reported injury rates (published annually)
Target:	Improve on national average reported injury rate (HSE Statistics: injury classification over 3 days) by 50%
Monitoring:	At the end of each development, records of any reported accidents will be compared against the national injury rate.
Commentary:	<p>Tenders to contractors will state our intentions with regard to this target. Each contractor will therefore need to commit to providing sufficient resources and training, as well as ensuring appropriate procedures are in place to achieve or better the standard.</p> <p>Useful references for designers and contractors are: "HSE (2002) Health and Safety Statistics" and "DTI (2002) Construction Statistics Annual"</p>

11.0 Information Technology

Objective:	Ensure maximum accessibility to IT
Current Standard:	Minimum provision to allow telecom provider to link home with the network
Target:	Incorporate easily accessible live IT data points to living room and bedrooms in each dwelling.
Monitoring:	Requirement to be written into specifications
Commentary:	Initial proposals should allow access to the internet from living room and bedrooms in every dwelling. This is an aspiration which should then allow new IT technologies to be embraced during the lifetime of the development, such as community websites and web cams. By ensuring that these facilities are available in every home, it is then possible to establish email credit lines to collect service charges etc.

7. Submissions

Urban Splash does not accept any responsibility for lost, delayed, damaged or incomplete submissions. Proof of e-mailing or posting will not be accepted as proof of delivery of any parts of a submission. No parts of any submission can be returned.

Failure to comply with any of these terms and conditions will result in the disqualification of the submission and Urban Splash reserves the right to disqualify any submission, at any time, at its absolute discretion in such circumstances.

8. Timetable

Urban Splash reserves the right to adjust and amend the proposed timetable, planning process or build process if necessary. All affected plot self builders will be notified of any changes in writing.

9. Law and Jurisdiction

These terms and conditions shall be governed by, and construed in accordance with English Law and shall be exclusively subject to the jurisdiction of the courts of England.

If any of these terms and conditions should be determined to be illegal, invalid or otherwise unenforceable for any reason, then that provision shall be severed and deleted from these terms and the remaining terms and conditions shall survive and continue to be binding and enforceable

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