The journey so far 2018
At Greencore, we aim to give everyone the opportunity to live in high quality, low carbon homes.

We’re working to scale up the delivery of low carbon homes, using innovative offsite manufacturing techniques, high performance materials, and efficient methods of construction.

Our ultimate goal is to bring a community-first approach to housebuilding, and to leave a legacy of sustainable housing for future generations.
Greencore at a glance

Greencore Construction designs and builds high-performance, healthy, low carbon homes for discerning self-builders and land owners in Oxfordshire.

We have an experienced and friendly team that has worked on many residential and commercial developments. Our team is fully committed to Greencore’s agenda of sustainability and quality.

Since 2013:

- 35 homes in planning
- 30,000 person hours of offsite manufacturing
- 30 homes built
- 300% increase in turnover
- 2,000m³ of natural insulation used, locking up carbon
- 1,500 tonnes of embodied carbon saved
- 75 years collective experience in Passivhaus construction
- 400m³ of sustainable PEFC or FSC-certified timber used, locking up carbon
- STA Awards 2017 Highly Commended
- 300% increase in turnover
Some recent highlights

**Walnut Mews, Marcham**

Three sensitively designed and built new homes in the village of Marcham. Finished to the highest standard by Greencore, the homes have been built using high performance, natural materials and benefit from very low energy bills and greatly enhanced living comfort.

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**Preston Crowmarsh, Oxfordshire**

A two-storey, 160 sq m home, with a superstructure built in just 9 days using the Biond offsite construction system.
Marsh Baldon, Oxfordshire

A speculative project to build a traditional looking thatched home, but using the Biond offsite construction system of hemp-lime panel construction to deliver very high environmental sustainability standards.

The Acre, Cumnor Hill

Set on generous, leafy plots within minutes of Oxford city centre, The Acre at Cumnor Hill is the first custom build development by HAB Housing, the company set up by Grand Designs presenter Kevin McCloud.

Kings Lane, Longcot

At Kings Lane, Greencore is building six affordable homes for Sovereign Housing Association, plus nine new homes for private sale. They will be completed in 2019.

All 15 new homes are designed to achieve a negative carbon footprint and very low ongoing energy costs. The six affordable homes will be built to the same high standards and will be among the best performing affordable homes constructed in the UK.

Coming soon...

Springfield Farm, Kingston Bagpuize – 25 properties, including 9 affordable homes and plots available for self and custom build.
Greencore and the Sustainable Development Goals

Three years ago, 193 countries around the world signed up to the 2030 Sustainable Development Agenda, with its core set of 17 Sustainable Development Goals (SDGs) and 169 targets.

These goals are the UN’s blueprint for achieving a happier and healthier world, and are increasingly being used by organisations to rethink approaches to sustainable value creation.

There are 10 goals that resonate particularly strongly within Greencore Construction:

**Goal 1: To end poverty in all its forms everywhere**

Tackling fuel poverty by delivering high performance affordable homes which will need around 25% of the energy of the standard new home

**Goal 3: To ensure healthy lives to promote wellbeing for all at all ages**

Delivering good health and wellbeing from the use of natural materials in construction and minimising the presence of volatile organic compounds. Implementing mechanical ventilation and heat recovery systems in all our homes, to deliver fresh air and reduce humidity which helps to eliminate mould

**Goal 7: To ensure access to affordable, reliable, sustainable and modern energy for all**

Encouraging the use of clean energy at our new developments through enabling group contracts with suppliers of green energy

**Goal 9: To build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation**

Delivering industrial innovation through offsite construction and pre-manufacturing to transform the way we build homes in the UK and potentially overseas

**Goal 8: To promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all**

Doing our bit for the local community in delivering opportunities for decent work, and economic growth
Goal 11: To make cities and human settlement inclusive, safe, resilient and sustainable

Ensuring we enhance sustainability in the new communities which are being created in our developments and integrating these within the local communities.

Goal 12: To ensure sustainable consumption and production patterns

Minimising waste from our manufacturing process and using mostly natural materials which can be recycled at the end of their useful life.

Goal 13: To take urgent action to combat climate change and its impacts

Delivering very low carbon footprints and “nearly zero energy buildings” (NZEB) in our developments which perform radically better than homes built by traditional construction methods with bricks and blocks.

Goal 15: To protect, restore and promote the use of terrestrial ecosystems; to manage forests sustainably; to combat desertification; to halt and reverse land degradation; and to halt biodiversity loss

Using mostly natural, plant-based materials. The use of FSC and PEFC certified timber, hemp and natural wood fibre insulation locks up biogenic carbon into the fabric of the building and consequently reduces the overall carbon footprint of the building, while providing an ongoing demand for sustainable construction materials.

Goal 17: To strengthen the means of implementation and revitalise the Global Partnership for Sustainable Development

Working in partnership with like-minded organisations seeking to enhance the sustainability of the built environment, including local property developers, land owners, councils and housing associations.
Supporting the UK’s Clean Growth Strategy

July 2018 marked the tenth anniversary of the passing of the UK Climate Change Act, and the UK becoming the first developed country to adopt into national law its legally binding commitment to reduce greenhouse emissions.

The Government’s current Clean Growth Strategy now sets out the direction of policy for the next 30 years, and the PM has promised that, within 12 years, energy use in all buildings will be halved.

Greencore Construction and its Biond system are exactly what the Clean Growth Strategy talks about – a high efficiency, low carbon, offsite method of building that is now transforming housebuilding and general construction.

The Biond system has been scrutinised, tested and improved by a three-year EU eco-innovation programme led by the University of Bath, which was completed in August 2016. The research results show that, when it comes to thermal performance, the Biond system’s panels hold nearly four times the amount of heat as a mineral wool insulated panel of the same U-value.

The Biond system delivers:

- Zero carbon or very low carbon footprint.
- Very low energy costs (a four bed house would be expected to cost in the region of £250 a year for heating and cooling).
- High levels of comfort through humidity control and ventilation.
- A home which meets the aspirations of the customer at a reasonable cost with low risk through tried and tested timber frame technologies.
- A fixed price guarantee on most projects where the specification is agreed in advance – typically £1,800 per sq m for “everything but the curtains”.
- A flexible approach to design and construction to allow bespoke custom build.
- Delivery of high performance through care in construction which can be verified by post occupancy monitoring.

“Heating and powering buildings accounts for 40 percent of our total energy usage. By making our buildings more energy efficient and embracing smart technologies, we can slash household energy bills, reduce demand for energy, and meet our targets for carbon reduction...

“Meeting this challenge will drive innovation and higher standards in the construction sector, helping it to meet our ambitious homebuilding targets and providing more jobs and opportunity to millions of workers across the country. It will be a catalyst for new technologies and more productive methods, which can be exported to a large and growing global market for clean technologies.”

Theresa May, Prime Minister
One Planet Living

In 2018, our development at Kings Farm Close, Longcot, was awarded One Planet Action Plan ‘national leadership’ status by specialist sustainability charity, Bioregional.

The One Planet Living framework was created by Bioregional as a system for planning sustainable developments and keeping them on track to achieve their goals.

Alongside developers, Greencore drew up a One Planet Action Plan, covering all aspects of sustainability (social, economic and environmental), based on the ten One Planet Living principles.

We aim to continue evolving this Action Plan at Kings Farm Close and intend to work with Bioregional to implement the One Planet Action Plan on future projects.
A growing business in Oxfordshire

The housing market in Oxfordshire is very buoyant and is driven by the changing demographics of our population and a consistent shortage in supply against a backdrop of increasing demand.

The area immediately around us contains Oxford and the Science Vale (Culham, Didcot & Harwell). We are at an important position in the Oxford to Cambridge growth corridor, earmarked for significant economic growth over the coming years, while rail improvements are also making the area even more desirable to commuters.

There are local plans for significant development over the next five years.

Greencore is committed to growing our business in the region as we continue to demonstrate the delivery of high performance housing at broadly the same cost as traditional housing.
Do you know of land available for development?

Our team is always on the lookout for development opportunities in and around Oxfordshire. If you have land to sell or know of any potential sites, please get in touch.