

# DISCOVER WHY A DAVID WILSON HOME IS MORE THAN JUST A HOUSE



**It's built with you and future generations in mind.**



**DAVID WILSON HOMES**

WHERE QUALITY LIVES





# OUR VISION

IS TO BUILD SUPERB HOMES THAT RESPECT TODAY'S ENVIRONMENT



Building sustainable, energy efficient homes is the greatest challenge developers face. And at David Wilson Homes, we're determined to lead by example and make a real difference – to you and the environment. That's why we only build to the very highest standards of craftsmanship using premium materials that are both sustainable and energy efficient. The result is a fabulous new home you'll love to live in, with lower running costs and a greener outlook.

Our efforts haven't gone unnoticed. We recieved the Gold award for

four years in a row as the top national housebuilders in the NextGeneration, the only sustainability benchmark specific to homebuilding, scoring the 25 largest homebuilders. We are the leading sustainable housebuilder in the 2017 Carbon Disclosure Project for climate and carbon action, planning and transparency.\*These awards by two leading sustainability benchmarks that rate a company's sustainability are further recognition for the work we do and how important we see sustainability to be.





WE'RE HELPING TO MAKE YOUR HOME

MORE ENERGY EFFICIENT

WE INVEST A LOT OF TIME TALKING TO OUR CUSTOMERS ABOUT THEIR PARTICULAR NEEDS.

We then use what we've learnt to make sure that the designs of our developments and new homes will satisfy them. We also work closely with our suppliers to make the most of the latest technology and build techniques. This process of continuous development ensures that a David Wilson home is significantly more energy efficient and sustainable than homes in the past.

Our homes are created with energy efficiency at the forefront of their design. A David Wilson home is up to 65% more energy efficient than the same sized older home with modern day improvements. This means you could save a staggering £1,410 per year on your energy bills.\*

HERE ARE SOME OF THE THINGS WE DO TO MAKE A DIFFERENCE:

- Only the finest materials are used – our external cavity walls are built using the latest enhanced-efficiency insulation, with heat-reflecting low-emissive technology. The very high levels of thermal efficiency ensure you stay warm inside. Our walls are twice as efficient at preventing heat loss than those constructed in the 1980s, and an impressive six times more efficient than a home built in the 1960s.\*\*
- With up to 400mm of mineral fibre in the loft, far less heat escapes through the ceiling. Our roof insulation is twice as efficient as in homes built in the mid-1990s, helping to keep the warmth in whilst keeping your fuel bills low.\*\*
- Our argon-filled double glazed window units reduce heat loss. And the low-emissive coating lets heat from the sun in, whilst minimising heat loss out. Compared to standard double glazed windows of the mid-1990s, ours are twice as efficient.\*\*
- Our external doors are insulated to improve soundproofing and reduce heat loss. And the high quality workmanship ensures the door creates a complete seal when closed, making it airtight and eliminating the risk of annoying draughts.

- We make sure our homes minimise the escape of warm air. We even pressure test each one to make sure everything is tightly sealed so you won't be troubled by draughty rooms.
- An efficient heating system is important to our homeowners to help keep running costs down. We use the latest, highest efficiency SEDBUK A-rated condensing boilers; we use low heat-loss hot water cylinders which ensure your water stays hotter for longer; and radiators designed to optimise heat output.



- Even our appliances are designed to save energy and costs. We use the latest energy and water efficient kitchen appliances that have an A/A+ rating.

- Where possible we use energy efficient light bulbs that can reduce your lighting electricity consumption by up to 75% to 80%. Each bulb could save you up to £3 a year compared to traditional incandescent ones.‡

- We design our kitchens and bathrooms with water saving fixtures and fittings, which could help you save up to 25 litres of water a day per person^^. Our taps and showers use the latest aerated technology for the most powerful flow whilst minimising water wastage. For a family of four, that's enough to fill an impressive 243 baths a year.‡

- 22% of our homes are connected to a renewable energy source such as photovoltaic panels.

- At David Wilson all of our homes come complete with a NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty as standard.

TYPICAL ANNUAL HOUSEHOLD ENERGY SPEND COMPARISON

The chart below demonstrates just how much money you could save in energy costs whilst living in a new David Wilson home, in comparison to an average Victorian home.

Annual Household Energy Spend	 1-bedroom Ground floor flat	 3-bedroom Mid-terrace house	 3-bedroom Semi-detached house	 4-bedroom Detached house
Victorian <small>with modern day improvements</small>	£940	£1,430	£1,670	£2,460
New Build <small>built to 2013 regulations</small>	£500	£760	£780	£1,050
Savings <small>Latest David Wilson 2013 regulation home vs Victorian with modern day improvements</small>	£440	£670	£890	£1,410

\* Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER Plan Assessor 5.3/4 (SAP2009 (with projected energy costs taken from DECC published figures) [http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual\\_Household\\_Energy\\_Spend\\_Infographic.pdf](http://www.zerocarbonhub.org/sites/default/files/resources/reports/Annual_Household_Energy_Spend_Infographic.pdf)  
Figures produced by the Zero Carbon Hub, a non-profit company with responsibility for delivering homes to zero carbon standards by 2016.  
\*\* Based on minimum Building Regulations requirements applicable at the time.  
‡ <http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>.  
‡ Figures based upon the Building Research Establishment's Water Efficiency Calculator (based upon a 180ltr bath capacity).  
^^ Compared to the UK average consumption per person per day.



# PROVIDING A HOME

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## FOR NATIVE SPECIES

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To protect wildlife, you can have no better partner than the RSPB, the UK's largest nature conservation charity. We have teamed up with them to find ways of designing and landscaping our developments and green spaces in an ecological and nature-friendly way, working in partnership to give nature a home on our developments.

We are also helping to save the wild and Honeybees, by landscaping our green areas with bee-friendly plants and flowers. This helps to counter the dramatic drop in the bee population.

Your David Wilson garden and the open spaces that feature in our developments really are created with the environment in mind. We use experienced ecologists to assess and confirm the ecological value of our sites. They help decide which features like hedgerows, trees and plants should be retained to encourage local wildlife.

Through our partnership with the RSPB we can find expert advice to make sure the ecological value identified in initial studies is nurtured, and the greenspace provision offers the greatest opportunity for wildlife. Their findings are incorporated across our developments so that they protect and enhance the local ecology and it's biodiversity as much as possible.

As well as making green spaces more pleasant, trees and shrubs help support and encourage local wildlife. When you look at the bigger picture, during the course of a year across our developments we have in 2017 planted or retained over 617,500 trees and shrubs and created 430 hectares of green spaces. So we're not just creating homes for you, we're accommodating nature too.\*

We don't just stop at the green space and gardens though. When planning a development we also undertake a flood risk assessment and take measures to reduce the impact of any potential flooding. Our flood mitigation processes are designed to the highest industry standards. We always get them approved by the Local Authority and where necessary the Environment Agency.

Where appropriate, soakaways and permeable paving are put in place to help delay rainfall run-off into watercourses such as streams and rivers and public drains. This helps minimise the risk of flooding and environmental damage around your home.

\* Barratt Developments PLC Sustainability Report 2017.





# OUR PRIORITY IS YOUR QUALITY OF LIFE

We set the very highest standards when it comes to designing our award-winning homes. It's what makes a David Wilson home a cut above.

To improve sound insulation between rooms or adjoining properties, we use high quality acoustic dampening and sound insulating materials together with the latest construction methods to minimise sound transfer. Not only are our walls insulated with sound dampening materials but our double-glazed windows and our insulated external doors also help to improve soundproofing, ensuring you receive greater privacy and peace and quiet.

We've spent much time talking to our clients to understand how they want to live. So we have designed our homes to reflect their priorities. Open-plan room layouts with free-flowing space, box bay windows and French doors are just some of the things we provide to ensure a comfortable home suited to modern day living.

We think carefully about making the best use of daylight, to improve your experience of living in one of our homes whilst helping to reduce your lighting costs.

Our homes have been designed to help you make the most of the available space and are planned to provide flexibility in the use of each area. If you prefer to work from home, you will find that wherever possible, rooms have been planned to accommodate the appropriate furnishings. Even the power sockets have been conveniently placed to allow easy access. So you can spend less time commuting, save on transport costs and reduce your carbon emissions all at the same time.

There is more to a home than just a house, and we use best practice placemaking design techniques to ensure the places we create are great to live in. We have more Built for Life place design accreditations than all other major builders combined.

When the big day comes and you move in, your Home User Guide has all the information you need about your house and the locality to help you lead a more sustainable lifestyle and make your life there as special as possible.







— WE MAKE EVERY EFFORT TO ENSURE YOUR HOME WILL BE —

# AS SAFE AS HOUSES



Naturally, you want a safe, secure home for your family and your possessions. That's why we do more than just fit locks to your doors and windows.

At the design stage, we sometimes consult with an Architectural Liaison Officer. We then apply safety and security principles in the design of our developments, which makes them generally safer and more pleasant places to live.



The design and specification of our windows, locks, and doors incorporate the latest security measures. Our technical team design locks on doors and windows that keep the house well secured from the outside, but need only a quick turn from the inside for an easy exit in case of an emergency. Smoke alarms are hardwired into the homes so you are safe at all times. External lighting around our homes and the neighbourhood increases security levels, making you feel safe and more secure.



# RESPONSIBLY

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## SOURCED MATERIALS



We carefully monitor who we use as suppliers. Our suppliers either have or are working towards ISO14001 – the world's most popular standard for environmental management.

We are also a leading partner of the Supply Chain Sustainability School and all our national construction material suppliers are members which assists them in becoming more sustainable businesses in their own right.

As a responsible house builder, we always try to minimise our impact on the local and wider environment as much as we can. So we use insulating materials that have a zero Ozone Depletion Potential (ODP) and low or zero Global Warming Potential (GWP).



We use environmentally friendly materials that are rated A/A+ by the Building Research Establishment's Green Guide. As far as possible all our timber is sourced from companies that can trace the origin of their timber to provide us with products that are FSC (Forest Stewardship Council) or PEFC (Programme for the Endorsement of Forest Certification). Either FSC approved (Forestry Stewardship Council) or PEFC approved (Programme for the Endorsement of Forest Certification).

The result is that our new homes are not only more comfortable for you, but better for the world we live in.







— 95% OF BUILDING WASTE GETS —

# RECYCLED

Thanks to our waste reduction plan, we keep our construction waste to a minimum, reducing it by 15,000 tonnes in 2017, and we recycle 95% of the remainder. We work with suppliers who can provide recycled materials, which are rigorously tested to ensure they are high quality. Our furniture factory even uses its waste wood chippings to power its heating.

We work hard at reducing our carbon emissions on our developments. In 2016 we changed all our decorative lighting across our 500 show homes to LEDs. We estimate that this reduces the carbon emissions released from electricity by 682 tonnes every year.\*

Our developments are operated to the highest standards in a professional and responsible manner. In recognition of this, we've won several awards including the NHBC Pride in the Job Quality Awards. We have received a record number of awards in one year – the highest number ever won by a single house builder since the scheme began in 1980.



\* We measure carbon in tonnes of carbon equivalent (CO<sub>2</sub>e) based on 8 hours running time per day 7 days per week, using 2015 DEFRA Carbon Conversion factors.



# OUR SALES ADVISERS ARE HERE TO HELP.

At David Wilson Homes, we all have a vision – creating tomorrow's high quality, energy efficient homes and desirable communities whilst respecting today's environment.

To find out more about the energy efficiency and sustainability of our homes visit [dwh.co.uk](http://dwh.co.uk) or speak to your local Sales Adviser.



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[dwh.co.uk](http://dwh.co.uk) or call **0844 55 66 155**

Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.