



VEYA HOMES

CREATING SUSTAINABLE QUALITY HOMES WITH GROWN IN BRITAIN

Veya Homes put quality and excellence at the heart of their building practices.

So what happens when a construction company also asks themselves the tough sustainability questions, or when they make using sustainable resources their mission?

Like many in the industry, you may have wondered, where do

we start and what expertise can we draw from?

It can be useful to hear from others who have already laid the foundations. How did they approach it, what challenges did they overcome and, crucially, what was the commercial and environmental impact?

We spoke to Sarah Harvey, Director, at Veya Homes about

their experience of partnering with Grown in Britain (GiB) to put sustainability at the heart of construction and modern living...



THE TOUGH QUESTIONS:

- Can we place sustainability at the heart of what we do?
- Can homegrown timber supply chains deliver?
- Can we build sustainably with commercial success?
- Can we measure success?

Modern living with sustainability at its heart.

We are proud of our history and journey. Veya Homes was born out of a long term shop fitting and joinery company in Bristol. We were expert craftspeople first, with a commitment to exceptional construction practices and quality.

Working with wood builds an affinity and appreciation for the materials which make our business, and an awareness of the environmental impact of it.

So, you could say we've always had sustainability at our core.

Over time, our vision expanded and we wanted to use the knowledge and skills of our team to develop a high-quality modular building system. It needed to be sustainable in terms of the materials used, and the future energy consumption of the buildings themselves.

Vision, conviction, and drive were needed to find answers. But those in the construction industry will know, these are never in short supply. From here, our ethos was established...

FINDING OUR PARTNER: GROWN IN BRITAIN

AN EXPERT PARTNER IS KEY.

We leaned heavily on the expertise at Grown in Britain. Their certification scheme for locally sourced 'good wood,' meant we could build with the peace of mind we were hitting our sustainability goals.

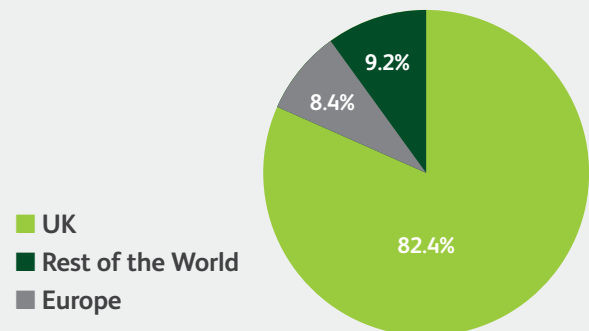
But it had to work logistically. Sustainability must dovetail with build quality, timelines, supply chains and costs. Darren Sims, our Senior Contract Manager, won't compromise on quality and he can't speak highly enough of the timber we worked with.

The homes are stunning and were valued considerably higher than we were anticipating. The thermally modified Brimstone ash from Vastern Timber on the external façade is just so incredibly beautiful and we're delighted to have incorporated GiB certified BSW timber via Travis Perkins.

COMMERCIAL AND ENVIRONMENTAL OBJECTIVES

Our commercial objective was to build sustainable homes which would not cost the earth to build or maintain. An analysis of three other completed build projects showed 91 % of timber used was from non-UK sources – we saw the huge potential to do something differently so decided to move away from traditional concrete block and brick. We made it our mission to use locally sourced sustainable materials wherever possible to demonstrate to the housing market environmental objectives can be achieved as part of the standard house-building model.

GiB Project certification



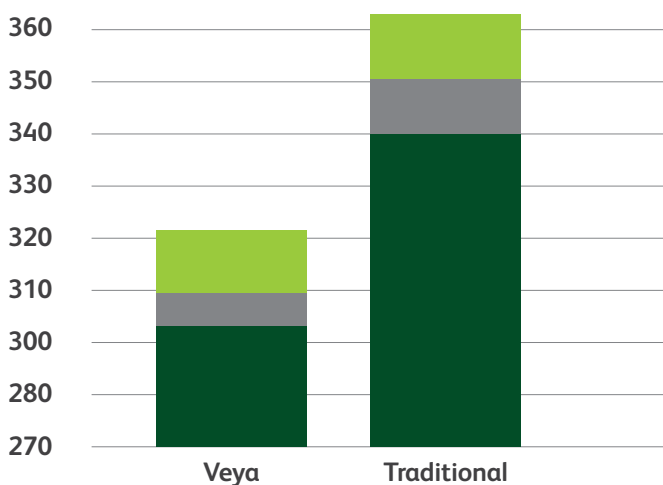
GiB's project certification measured all timber inputs into the build. 82 % of the Veya house build met Grown in Britain project requirements, demonstrating just how much home-grown timber could be used given the opportunity, and the project found a mere 6 % of materials required a design change to accommodate UK supply, underscoring the compatibility of our sustainable practices with standard market values. We've set a blueprint for our future work.

ENVIRONMENTAL IMPACT

We worked with Grown in Britain to assess the impact of the build from 'cradle to practical completion.' Whilst we were delighted with the construction, quality, and aesthetics, had we also met our environmental objectives?

The Embodied Carbon Assessment Report from AES Sustainability Consultants Limited showed our houses produced significantly lower embodied carbon during raw material supply, transport and manufacturing. The use of locally sourced timber throughout the construction contributed significantly. We're excited to consider our next steps working with Grown in Britain, which includes upgrading and retrofit projects, and exploring the use of recycled timber. Our footprint was lessened. Our impact was greater.

Veya Homes Vs Traditional Homes



*Global warming potential (GWP) (kgCO2eq/m2)

■ A1 - A3 ■ A4 ■ 54

LEARN MORE ABOUT THE VEYA HOMES PROJECT AT WWW.GROWNINBRITAIN.ORG



www.growninbritain.org