

This statement is in support of the planning application by Keepmoat Homes for the partial re-plan of Phase IC3, WEHM on land adjacent to Ellacombe Road and Hollicombe Terrace, Coventry

The proposal is to replace the traditional build dwellings approved with offsite manufactured residential units by Ilke Homes.

ILKE Homes offer offsite, low rise, medium density housing with a mix of 2 and 3 storey homes.

ILKE Homes arrive to site, almost fully finished internally and externally with only minor finishing details to complete on site. This enables the installation of 2 to 6 homes a day with just minor site works to complete following this :

ILKE Homes have a high performance building fabric which exceeds building regulations by 20% as standard due to the air tight, super-insulated and thermal bridge free design.

- Typical semi-detached house Dwelling Fabric Energy Efficiency (DFEE) = 46.3kWh/m<sup>2</sup> (Vs SAP Target TFEE = 57.3kWh/m<sup>2</sup>)
- Air tightness: Test results 2.5 to 3.5 m<sup>3</sup>/hr/m<sup>2</sup> at 50Pa, 5 m<sup>3</sup>/hr/m<sup>2</sup> input in SAP (Part L1a 2016 minimum = 10 m<sup>3</sup>/hr/m<sup>2</sup> at 50Pa).
- U-Values :
  - Walls 0.15-0.17 W/m<sup>2</sup>K (Part L1a 2016 minimum = 0.30 W/m<sup>2</sup>K).
  - Floors 0.12 W/m<sup>2</sup>K (Part L1a 2016 minimum = 0.25 W/m<sup>2</sup>K)
  - Roof 0.13 W/m<sup>2</sup>K (Part L1a 2016 minimum = 0.20 W/m<sup>2</sup>K)
  - Doors 1.1 W/m<sup>2</sup>K (Part L1a 2016 minimum = 2.0 W/m<sup>2</sup>K)
  - Windows 1.4 W/m<sup>2</sup>K (Part L1a 2016 minimum – 2.0 W/m<sup>2</sup>K)
  - Thermal bridging: Average Psi-value 0.055 W/m<sup>2</sup>K (Part L1a 2016 standard values = 0.15W/m<sup>2</sup>K)
- Typical semi-detached house Dwelling Carbon Dioxide Emission Rate (DER) = 17.26 kgCO<sub>2</sub>/m<sup>2</sup> (Vs SAP Target TER = 19.34 kgCO<sub>2</sub>/m<sup>2</sup>: With 3.6kWp solar PV DER < 0 kgCO<sub>2</sub>/m<sup>2</sup> (SAP 100).

Acoustic testing has shown Ilke Homes to be a third quieter than traditionally built homes.

All ILKE Homes will have significantly lower running costs than traditionally built new homes and due to the high performance envelope with factory built quality control, Ilke Homes will have lower expected running costs than traditionally new build Homes :

- UK average existing home = £1,123/yr (OFGEM Jan 2018: Large suppliers average dual fuel bill 2016).
- Traditional new build = c. £400/yr (based on SAP calcs for typical semi-detached house).
- ILKE Homes (no PV) = £348/yr (based on SAP calcs for typical semi-detached house).