



MF Case 16: London, United Kingdom Beddington Zero Energy Development (BedZED)

BedZED is an environmentally friendly housing development in Hackbridge, London, England. It is in the London Borough of Sutton, 2 miles (3 km) north-east of the town of Sutton itself. Designed to create zero carbon emissions, it was the first large scale community to do so.

Beddington Zero Energy Development (BedZED)



By Tom Chance from Peckham - flickr: BedZED, CC BY 2.0,
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The 82 homes, and 1,405 square metres (15,120 sq ft) of work space were built in 2000–2002. As BedZED's low-energy-emission concept eco friendly concept, cars are discouraged; the project

encourages public transport, cycling and walking, and has limited parking space. There are good rail and bus links in the immediate area. They also have a car-share scheme.

Policy

The local government was extremely supportive of the project and facilitated planning and other required approvals.

Preconditions

The project was undertaken by a very large and experienced developer of social housing, the Peabody Trust, which brought its expertise to the project. While the Trust is a non-profit entity it operates on a commercial basis.

Financing and Funding

The project was funded as part of the Peabody Trust's normal program of capital works. The local government provided a subsidy to the project by providing the land at below-market rates. in the form of a lower cost of land. The Trust, through its finance subsidiary Peabody Capital, raises long term loans and bond finance from the capital markets as needed. As of June 2017, it had GBP 2.4 billion of outstanding credit facilities and over GBP 100 million in reserves. Given its size the Trust has very low borrowing rates. The Trust mainly earns income by providing social housing to local authorities.

Lessons Learned

Green building needs to be institutionalized in more proactive ways. This one-off project was a good experiment – even if it did not reach its “zero emissions” target – but stronger regulation it needed to make such activity routine. Such action will also reduce the premium currently paid for these buildings and will enable large scale development by such bodies as the Peabody Trust.

References

<http://www.bioregional.com/bedzed/> accessed 2 Nov 2017

http://www.bioregional.com/wp-content/uploads/2014/10/BedZED_seven_years_on.pdf accessed 2 Nov 2017

<https://www.peabody.org.uk/home> accessed 2 Nov 2017

Credentials

Authors: Ute Zimmermann, Zhuo Yao and Michael Lindfield – with Florian Steinberg.

Edited by: Florian Steinberg