**February 2016, members of KEF and TTK tour St George’s Kew Bridge development**

A composite of all the observations, info and comments after our visit, some from us, some from Malcolm Wood of St George. The visit was mainly to see and find out more about their CHP plant.

* New flats (and probably all new-build) are very energy-efficient. In terms of the average energy consumption for a St George 2 bed apartment they expect the energy consumption to be 4,850 kWh.  This is for the heat only which runs off the gas CHP and the boilers in the energy centre. (Guestimate that the net floor area is 70 m2, this gives a figure of 69 KWh/y/m2 for heating and hot water only, which is very good but not exceptional.) There is no direct gas to the apartment.  Electricity usage is difficult to estimate because residents have their own supply agreements with a utility provider - probably the total energy consumption is about 110 KWh/y/m2, if you add in electricity for lighting, cooking etc.

* CHP is very energy-efficient, though is only as fully green/sustainable as its energy source (this one was powered by gas).
* Councils can get swept up in fashionable solutions, e g biofuels, and different solutions work for different developments and locations, something we should bear in mind. Working with local councils presents different challenges from authority to authority.
* The main drivers to energy efficiency are the GLA requirements from the London Plan which exceed building regulations.  The GLA follows the energy route map for “Lean, Clean and Green”.  First developers have to prove that they have taken measures to make the building façade and components as energy efficient as possible = Lean.  Following this, a cleaner source of energy is considered i.e. gas in lieu of electricity (or oil or biofuel) = Clean.  Lastly, St George consider what renewable energy can be utilised in the scheme = Green.
* There’s a fair amount of integrated and joined up thinking about the efficiency points, ie, it's not just about energy sources, but insulation, light pollution and encouraging other low carbon activities.
* Responsible (most? all?) developers (and Councils) are well aware of flood risks and the necessary protections.
* St George also aware of need to plant for specific environments, e g where prone to tidal flooding with brackish water.