

Alex Goodfellow
Managing Director
Stewart Milne Timber Systems



Timber Frame Solutions
for
Affordable Housing



UK Timber
Frame Association

UK Timber Frame Association

To promote Timber Frame as a mainstream construction method throughout the UK to the benefit of the complete supply chain, the construction industry, the environment and society.

- ⌘ UK wide
- ⌘ Independent
- ⌘ 168 Members
- ⌘ Links to Europe (EFV)
- ⌘ Represents 80% industry
- ⌘ Promoting quality
- ⌘ Supporting training initiatives
- ⌘ Lobbying Government and decision makers



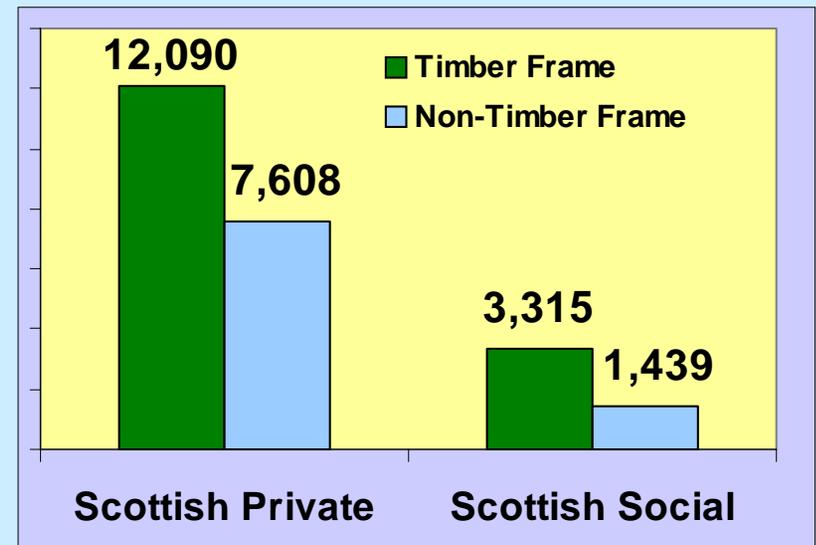
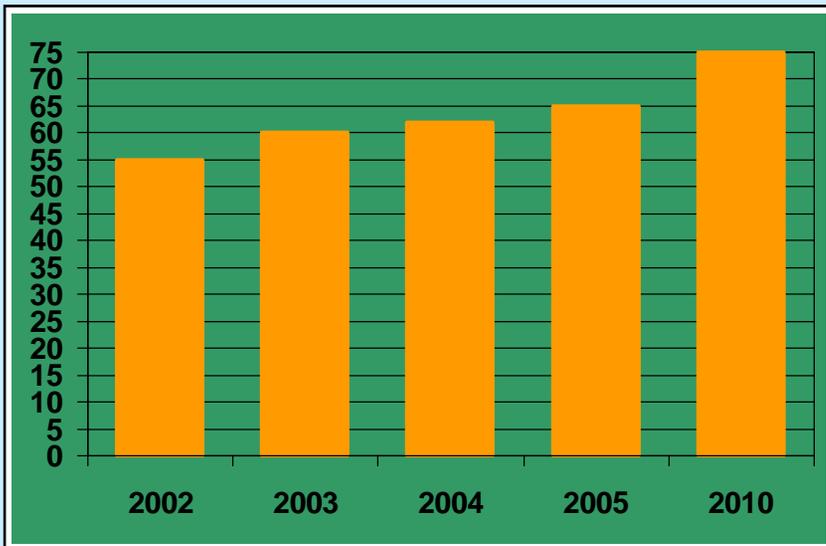
Website www.timber-frame.org



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Timber Frame Housing Market

The Scottish timber frame industry is very mature, delivering over two-thirds of all new housing starts in 2004. This is projected to grow steadily to 75% by 2010.



Scotland builds 24,500 houses per year, the affordable sector builds 4,750 per year.....

Almost 16,000 are timber frame !!



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Timber Frame : Materials & Product

Timber is:

- Natural, organic and non-toxic
- Recyclable and renewable
- Low embodied energy
- Sustainable



Timber Frame is:

- A modern building solution
- Increasingly utilising Scottish timber
- Providing high quality, low maintenance homes
- Building method of choice for Construction Industry



Benefits for Affordable Housing

Benefits for Designers and Specifiers:

- All dwellings from houses to flats
- Single to seven storey
- Design flexibility

Benefits for RSL's & Builders:

- Low maintenance & cost-effective
- Energy efficient and sustainable
- Not weather dependent

Benefits for Householder :

- Warm & comfortable
- High quality



Affordable Housing Strategy in Scotland

The National Agenda:

- Investment plan of £1.2 billion
- 21,500 new houses in next three years

The Glasgow Example:

- 10,000 new houses over next 10 years
- Additional Investment of £130M

Key Message :

The Timber Frame Industry is geared to meet these demands,

Providing.....“Homes fit for the 21st Century”



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Questions You May Care to Ask

- Do all new buildings use proven environmental & sustainable materials?
- Why are issues of land, planning & water restricting growth?
- As legislation is the only real driver, are you going to promote further sustainable construction legislation? (eg: Shiona Baird (MSP) bill for “Home Energy Efficiency Targets”)
- Are all the decision makers & stakeholders in your constituency fully briefed?
- Are we repeating the errors of the 1960’s or using proven modern methods of construction (MMC) such as timber frame?



Research Project

Housing Policy & Practice Unit, University of Stirling
“Opportunities for the Use of Timber in Scottish Affordable Housing”

Consulted :

Community Scotland, GHA, RSLs, Architects, Contractors,

Findings :

Real appetite for the use of timber in housing

Much demand for medium-rise (available in TF)

But.....

Delays due to land, planning & water

Need for direction & legislation

Need for communication, guidance & training

Seminar:

16 June at University of Stirling...all welcome



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Affordable Housing - Conclusion

- In Scotland we together have a credible timber frame solution.
- Sustainable raw materials are readily available (good supply chain).
- The timber frame industry has already invested in people and equipment for the future.
- Key partners in the construction industry are well established with excellent track records.
- With Government and Housing Association co-operation in land availability, legislation and proactive Planning Policies, the total team would be in place to address the Affordable Housing issue.
- The challenge is “Could Scotland show the way for the rest of the UK”. The answer is **YES**.

Thank You



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