News

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Greenhaus: Another first for Salford as sustainable, affordable apartments starts on site

Partners The English Cities Find (ECF), registered provider, Salix Homes and contractor, Eric Wright Construction, joined together to celebrate the start of yet another first for Salford, the start of 96 Passivhaus-accredited affordable apartments being built at Greenhaus in the heart of the city, which will be the first of its kind in the North of England.

Greenhaus is part of ECF's £1bn, 50-acre Salford Central regeneration and will bring forward one and two-bedroom apartments, taking the overall percentage of affordable homes delivered by ECF to 25% across the Chapel Street area of the masterplan.

Properties that are built to Passivhaus standards enjoy reduced energy consumption of around 90% compared to traditional housing stock, helping residents to reduce their fuel bills and cut their carbon footprints. The homes at Greenhaus will benefit from triple-glazed windows and the latest in insulation technology, using minimal energy for heating and cooling.

The development, which is located opposite Salford Cathedral, will also include new public Electric Vehicle parking spaces, a public square and greatly enhanced landscaping in the area.

Maggie Grogan, development director at The English Cities Fund (ECF), added: "To get on site and start bringing the vision for this pioneering scheme to life is a momentous moment for all involved. As a business, we're committed to delivering place-changing regeneration that not only brings diverse communities together, but also helps to tackle the climate crisis too and Greenhaus will do just that.

"Since 2006, we've been working in partnership, bringing together the best of the public and private sector to transform this area of Salford. Together, we're delivering regeneration that'll improve homes, lives and communities in the city, while providing opportunities to connect, thrive and proser and we're looking forward to seeing the positive impact Greenhaus will bring."

Sue Sutton, chief executive at Salix Homes, said: "Chapel Street enjoys an incredibly rich history and the innovative Greenhaus development marks the next exciting chapter for this historic part of Salford.

"At a time when affordable housing is in such short supply, we're very proud to work alongside our partners to deliver these high quality, sustainable, eco-homes of the future, and we look forward to seeing this ambitious development start to take shape on the Salford skyline."

Salford is no stranger to being a city of firsts: Chapel Street – where Greenhaus will stand – became the first street in the world to be lit by gas in 1806; is home to the oldest free public library; the first five-star hotel in Greater Manchester and will even be home to Europe's largest living wall on ECF's 115,000 sq ft commercial development, Eden.

Paul Dennett, Salford city mayor, added: "Salford has pledged to be carbon neutral by 2038 to tackle the climate change emergency - and to continue providing affordable housing. This scheme meets both those priorities and is yet another first for Salford. Given the current rise in energy prices this kind of low carbon, low-cost heating home is going to become more and more important in the future so I am delighted that Salford is leading the way to show what can be done."

John Hartnett, managing director, Eric Wright Construction, said: “We are proud to be supporting not only a green future for Salford in the delivery of high efficiency buildings built to Passivhaus standards but also supporting Eric Wright’s own journey to net zero carbon. These new homes will deliver valuable social housing in partnership with Salix Homes and continues our role in the redevelopment of Chapel Street and Salford Crescent following the recent completion of the Atelier project with Muse.”

Salix Homes secured an undisclosed sum from NatWest, along with grants from Homes England and Greater Manchester Combined Authority (GMCA) to help fund the multi-million-pound scheme.

Construction is anticipated to take around two years to complete.