

Factsheet

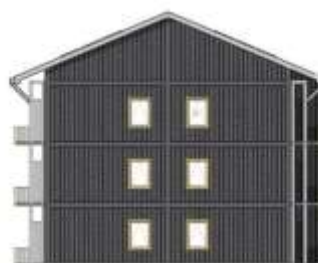
Accord: 12 new construction plastic-free houses

The demonstration exemplar of Accord is the new construction of 12 plastic free houses, to be realised in the West Midlands (United Kingdom), near Birmingham.

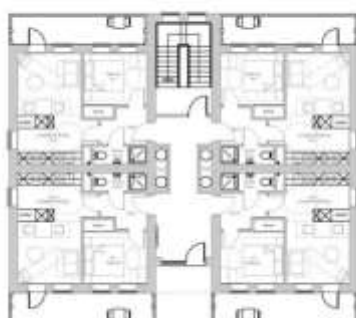
Accord will apply a closed panel timber frame construction, allowing for easy assembly, disassembly and re-assembly and re-use of components and thus relocation in case housing demands drops, whilst avoiding the use of heavy weight concrete and traditional construction methods that do not lend itself easily for prevention of downcycling. Accord Housing Association will minimize the use of plastic during the construction process. This means the organisation will use alternatives when it comes to fitting the kitchens, bathrooms and windows, as well as reducing the amount of plastic used in building materials.



Front elevation to Edward Street



Side elevations



Ground floor



First floor



Accord believes this will be the first project of its kind in the UK, where a housing association is looking to minimise the use of plastic in house-building. The closed timber framed houses have allowed Accord to build on low carbon housing development – now it is about taking that technology a step forward to reduce the use of materials that are not good for the environment both during manufacture and construction and for years to come.

The demonstration exemplar of Accord saves 65 tonnes per dwelling of material use and includes 125 tonnes of recycled materials, thus preventing 905 ton of material uses. Also, 15 tonnes per dwelling are components specifically designed for easy-to-use, thus resulting in at least 305 ton of increased material recovery in case the whole dwelling is not relocated at the end its life cycle.

If successful, the approach can be adopted more widely by Accord, which annually produces about 200 dwellings.



Developing transferable strategies for circular construction and renovation of social rented housing, aimed at the prevention of downcycling.

44 million of ERDF www.nw-europe.eu

Facts

Social housing organisation	Accord
Project name	Plastic-free houses
Location	West Midlands, United Kingdom
Circular Asset Management Strategy	2A (reuse and construct for reuse after first use period in renovation)

12 new construction plastic-free houses in cooperation with: [LoCal Homes](#).

