



The district energy centre which will provide Scotswood's new community with heating and hot water is being fitted out, ready for commissioning.

The innovative, gas fired system is expected to produce carbon emissions up to 35 per cent less\* than those created by a conventional development and deliver significant energy cost savings for the residents.

The combined heat and power facility is located on the site of an old abattoir on Whitehouse Road. It will eventually supply all 1,800 homes at The Rise, where the first properties went on sale last month.

Once the first homes are connected it will go live with E.ON operating the plant, which ensures all houses reach level 4 of the Government's Code for Sustainable Homes.

The Rise – a 66 hectare site overlooking the River Tyne - is the largest, single site, housing led regeneration scheme in the North of England. It is being developed by New Tyne West Development Company - a public/private joint venture partnership comprising Newcastle City Council and developers Barratt Homes and Keepmoat.

Over the next 15 years £265 million will be invested in the site bordered by Armstrong Road to the north, Whitehouse Road to the south, Atkinson Road to the east and Roberts Street/Muswell Hill to the west.

Additional benefits for residents will include a heat interface unit - which replaces the gas boiler - maintenance, 'smart' metres - which ensure that home owners pay for the exact amount of

energy used - and no risk of gas or carbon monoxide leaks.

Duncan Bowman, Development Director with NTWDC said: "This is a really exciting project for us. An energy centre serving a site of this scale will be the first of its kind in the north. This particular aspect of the redevelopment of Scotswood has been a long time in the planning and it is thanks to the commitment of NTWDC and E.ON that it has come to fruition.

"It marks another important step towards creating a vibrant and sustainable community, where people will be proud to live and work. We are confident that the promise of reduced energy bills will be received well by future residents."

Steve Hunt, Senior Business Development Manager with E.ON, added: "This latest example of our community energy schemes is set to help transform Scotswood into a prime example of an energy efficient community. We have similar partnerships throughout the country to fund and deliver community energy programmes in areas that are in most need of investment and regeneration.

"Through our first community energy project in the North East, we're helping to make decentralised energy a more viable and accessible form of heating and hot water."

The plan is that once 600 homes are completed and connected the energy centre will become a combined heat and power plant, meaning Scotswood will have its own neighbourhood electricity generating facility.

The Initiative has been well received by local residents and community groups  
Cllr. Hazel Stephenson said: "The whole regeneration of Scotswood is about innovating and re-invigorating the area with new housing, jobs, training and opportunities.

"The energy centre is another positive chapter in the area's revival and the first of its kind in the north, which should make the Scotswood community proud. Added to that, the benefit of reduced and simplified energy costs will be well received by local people."

Of the 1,800 sustainable homes – up to 25% of will be affordable homes for rent and shared ownership, owned and managed by Tees Valley Housing – part of the Fabrick Group. There will, also be new community and commercial facilities, together with parks and public open spaces.