



modern landscaping for a
new era in social housing



Tobermore

leading the way within the social housing sector



Established in 1942 Tobermore Concrete has become one of the most successful paving and walling manufacturing companies in Ireland and recently announced a £10million investment on a new factory which is set to increase capacity by 50 per cent over the next two years to service a major expansion across the UK.

For the ever-growing customer base, the move will mean Tobermore will be able to extend even further the already extensive product range whilst maintaining the quality of product that has helped the team win the prestigious European Quality Award in 2007.

The world-renowned European Foundation for Quality Management (EFQM) Award was presented to the company in October 2007 and represented the culmination of 10 years of continued improvements, with the emphasis on quality, product, service which is now become the Tobermore brand.

A New Era for Social Housing

In recent years Social Housing builders and providers have increasingly realized that the external home environment is every bit as important as the internal finish. Creating a stimulating environment and an extra room outside so that residents can enjoy outside living and their children can play safely has become a key objective for many housing associations, councils and other providers. This trend has led to better occupancy rates, decreased vandalism and increased property values for the house builders.

The positive effects of good quality, affordable housing on residents are also clear. They contribute to good health and well-being, improved educational attainment and more community pride and self confidence.

Tobermore has been at the forefront in promoting attractive external hard and soft landscaping for social housing schemes and some of our success stories are illustrated in this brochure.

We believe that the success of a modern social housing scheme is influenced by the following 4 main considerations.

- Environmental
- Aesthetics
- Recreational
- Value for Money





Flooding in busy residential areas has been a major issue in Ireland and the UK in recent years.



Doirin Álainn social housing scheme, Killarney, County Kerry:
Hydropave 240 Brindle and Charcoal

environmental

Hydropave and the Code for Sustainable Homes

From 2 June 2008, all new 'new build' self-contained schemes must meet the Code for Sustainable Homes rating level '3 stars' or better. Social Housing providers can go a long way to attaining the Level 3 code by using 'Sustainable Urban Drainage Solutions'. Up to 2 credits are available for using a 'SUD's' system to improve water quality of the rainwater discharged and for protecting the quality of the receiving waters.

Tobermore's unique SUD's system is called Hydropave. The Hydropave system collects rainfall and stores the water in a specially designed sub base before releasing it very slowly into the neighbouring drainage systems. The water is absorbed into a sub base through specially designed joints in the paving bricks and the pollutants are removed before the water is released to drains and adjoining rivers.

Kerry County Council opt for Hydropave roads

The Kerry County Council made the decision to use Tobermore's Hydropave on the links roads in Doirin Álainn, a new social housing development in Killarney. Tobermore believe the decision to use Hydropave over Porous Asphalt was down to the following reasons:

- Raised sustainability credentials: The Code will enable social housing providers to demonstrate their sustainability credentials to the public.
- Reduced Risk of Flooding: Both providers and residents will have peace of mind that their homes have a reduced risk of flooding.
- Cost: The Hydropave/Tarmac cost differential is minimal.
- Life Span: Hydropave has a longer life span than porous asphalt (25 years in comparison to 8-10 years).
- Durability: 'Weathering' especially with frost can make the asphalt break down prematurely – reducing performance.
- Function: There are 'gaps' in the asphalt, so when used on areas where there are vehicles the system can clog up with tyre rubber etc – reducing the performance or resulting in system failure.
- Permeable paving has a better BREEAM rating (A+ in comparison to tarmac at C)



Doirin Álainn social housing scheme, Killarney, County Kerry:
Tegula 60mm Charcoal (Footpath) with Hydropave 240 Brindle (Links Road)

aesthetics

Many social housing providers are seeing the difference that a quality, well landscaped and functional design can bring to social housing communities. The new era of Social housing schemes must be well designed, planned and sympathetic to their environment.

Tobermore provides an invaluable Free Design Service to Social Housing Providers/Councils and incorporating this design in developments contributes significantly to the aesthetic appeal of the outside space. Good design creates a stimulating environment to improve health and well-being to residents, more community pride in the area and even adds value to the homes.

One of the biggest challenges for Social Housing providers is to make small areas appealing as well as functional - the good news is that with creative design and the right use of products and colours, you can have both!

Social Housing Refurbishment - Sligo Borough Council

Miriam Callaghan, Sligo Borough Council, has specified attractive hard landscaping to create a striking transformation of existing council houses in Sligo. Roads, front gardens and footpaths have been effectively designed and paved in products such as Tobermore Tegula, creating a new vibrant look which has enhanced the aesthetic appeal of the area and increased the value of the properties.

"We believe that by creating a stimulating, attractive external environment it will encourage our tenants to respect their neighbourhoods and look after their properties." stated Miriam Callaghan.



Social housing scheme, County Sligo:
Tegula 50mm Heather with Tegula 50mm Charcoal Border



Social housing scheme, County Sligo:
Tegula 50mm Heather with Tegula 50mm Charcoal Border



Social housing scheme, County Sligo:
Tegula 50mm Bracken with Kerbstones 104x173x80mm Bracken



Social housing development, Dublin:
Tegula 50mm Natural & Charcoal with Tegula Setts 50mm Charcoal Trim



Ballymun Regeneration Scheme, County Dublin:
Tegula 50mm Bracken



Ballymun Regeneration Scheme, County Dublin:
Shannon 60mm Bracken

recreational

A new focus on outdoor activities in social housing areas has seen an explosion in demand for safe and functional playing environments at home for children across Ireland and Britain. Social housing has entered a new era with many schemes providing communal and recreational areas for children to play, have fun and 'be children'.

There is nothing quite as dull and uninspiring as black tarmac and many social housing providers are ensuring that the external hard surfacing provides a vibrant, exciting and stimulating environment for children to learn and play.

Ballymun Regeneration Scheme – Recreational and economic boost for Ballymun residents

Ballymun is one of the most ambitious and successful regenerations schemes in Western Europe. The high rise flats which have been synonymous with Ballymun have been replaced with high quality housing.

New hotels, shopping centres, leisure centres and of course the first Ikea store in the Republic of Ireland are testimony to the incredible transformation that has taken place.

Tobermore paving products have been used extensively in each phase and have helped to create a vibrant and harmonious external environment.

Dorothea Burger, Senior Executive for Ballymun Regeneration Scheme and has worked with Tobermore since the first phase kicked off.

"Tobermore's range of paving products and willingness to come up with new innovative designs and products has been important to us. We developed a uniquely textured paving block in conjunction with Tobermore and this has been used extensively throughout the various phases." stated Dorothea.



Using Tobermore products is a cost effective for the regeneration of existing schemes.

value for money

Value Products

Tobermore have a reputation of producing award winning quality products at an excellent price. We sell and deliver direct to the customer allowing you to benefit from highly competitive rates.

Free Landscape Design

Tobermore have over 35 landscape designers nationwide and as a social housing provider you will have access to our free landscape design service that will incorporate designs for both multiple or individual sites.

Added Benefits

Not only can the social housing provider get value for money on the cost of the landscaping products and free landscape design but they can also improve the value of the property making it more appealing to potential residents. Therefore providing an 'extra room' outside brings the benefit's of increased occupancy rates whilst also increasing the value of the property.



Balcurris, Ballymun Regeneration Scheme:
Tegula 50mm Bracken



Tobermore's **FREE** landscape design service
is available for multiple or individual sites.

The use of hard and soft landscaping can increase occupancy rates for social housing providers