

# The Ferndale Holiday Flat

Ferndale, Shipton, Much Wenlock, Shropshire TF13 6LB

[www.ferndaleflat.co.uk](http://www.ferndaleflat.co.uk)

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## Green Policy

### 1. Principles:

The Ferndale Holiday Flat seeks to protect the sustainability of resources, reduce harmful emissions and enhance the natural environment through:

- a. the construction of the building using eco-friendly materials wherever possible and a design to save energy;
- b. the heating, lighting, hot water and tap water provision being as economic as possible to conserve resources;
- c. the provision of furnishings and equipment reflecting the focus on eco-friendliness;
- d. the day-to-day management and maintenance of the Ferndale Holiday Flat, applying sustainable and eco-friendly values;
- e. the visitors who stay in the Flat being recommended to co-operate with these values;
- f. the promotion of these values by supporting like-minded organisations.

### 2. Application of the Principles:

- a. Construction
  - The construction of the building uses a timber frame and timber cladding, with minimal use of concrete, locally-produced clay tiles on the roof, high levels of insulation, double glazed E-glass in timber windows, draft-proofing to all windows and doors, a permeable driveway using locally extracted gravel and stone walling using local stone.
  - The building is set in seven acres of developing woodland and native hedging, planted over the past twenty years, plus a wildflower bank and sheep grazing.
- b. Resources
  - Whilst the heating system uses oil, it incorporates energy-saving controls with: thermostatic valves on the radiators and on the boiler. It is serviced annually for maximum efficiency.
  - The hot water system incorporates a thermostat on the tank and is run at an economic temperature. A solar water-heating panel reduces the consumption of oil.
  - All of the lighting uses low-energy bulbs of the CF or LED type. As the CF bulbs reach the end of their lives, they are being replaced by LED bulbs. The external lights are also of the low-energy type and controlled by movement sensors. The electricity supplier uses only renewable sources. This supply is boosted by photo-voltaic cells on the roof of the house.
  - Rainwater is collected from the roof for loo-flushing, garden watering and car washing. Mixer valves on the system and devices on the hot taps and shower head reduce the use of hot water.
  - A filter on the shower head removes chlorine
  - Sewage disposal is via a septic tank.
- c. Equipment
  - Most of the furniture is second-hand but of good quality, purchased locally
  - The white goods are nearly new.
  - Several other items are also second-hand, for example some cooking utensils.
  - The bedding and towels are 100% cotton.
  - The table lamps are constructed from left-over scraps of the oak worktops.
  - Flooring in the main area is in oak parquet.
  - Internal doors are of solid timber
  - Painted woodwork uses a low-toxicity matt finish
  - Carpeting is in a high percentage of wool
- d. Day-to-day management:
  - Cleaning products are bio-friendly and purchased in bulk quantities in refillable containers from a local supplier
  - Cleaning materials are bio-friendly and purchased from a local supplier
  - The laundry uses bio-friendly products
  - Rubbish for landfill is kept to a minimum

- Consumables such as toilet paper are from recycled sources and purchased locally
  - Consumables such as butter, marmalade and biscuits are provided from local Fairtrade sources using minimal packaging
  - The booking system uses mostly the internet and telephone, reducing the need for paper correspondence
  - Smoking is not allowed in the Flat or the grounds
- e. The guests:
- Guests are encouraged to recycle in the labelled bins provided
  - Guests are encouraged to use local suppliers and hostellers, to visit local places and to keep the use of cars to a minimum (but bearing in mind the lack of public transport in the area)
  - There is a lot of information in the Flat for guests on local places to see and things to do
  - Guests are invited to bring bikes with under-cover stage available
  - A charging point for electric cars is available to guests
  - Guests are encouraged to leave their cars at the Flat and explore the area on foot
  - Guests are invited to explore the grounds of the Ferndale Flat and enjoy the developing woodland and the resurgence of native wildflowers such as bluebells
  - The Ferndale flat website emphasises its eco-friendly credentials and these are reinforced by the information for guests in the Welcome Folder.
- f. Membership of like-minded organisations:
- The Ferndale Holiday Flat supports through membership: Shropshire Hills Area of Outstanding Natural Beauty; Shropshire Hills Buy Local Scheme; Council for the Protection of Rural England; Shropshire Wildlife Trust

*Wendy Brogden*

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