

STA

STRUCTURAL
TIMBER
ASSOCIATION

in
partnership
with



in Association with



SUSTAINABLE HOUSING IN ENGLAND - LESSONS FROM SCOTLAND



TIME TO EXPLORE HOW YOU BUILD.



OVERVIEW

Date: Travel to Inverness 20th October, Tour starts 21st and 22nd of October 2025

Time: 8am 21st October, finishing 3pm 22nd October

Starting Location: 8am Marriott Courtyard Hotel, Inverness Airport, IV2 7BL
Overnight at the Marriott - 20 October for 8am sharp start.

Finishing Location: 3pm Aberdeen Airport (taxi option to Train Station)

PPE requirement: Bring your own safety boots, everything else will be supplied

DAY 1: 21 OCTOBER

A

HOTEL DEPARTURE

08:15

Courtyard Marriot Hotel
Rressen Circle
Dalcross
Inverness
IV2 7BL

15 min travel time to first destination



B

OSB - WEST FRASER

08:30 - 10:00

Morayhill
Dalcross
Inverness
IV2 7JQ

30 min travel time to next destination



C

SAWMILL - JW GORDON

10:30 - 12:00

Balblair Road,
Nairn
IV12 5LY

30 min early lunch at the sawmill at 11:30

30 min travel time to next destination



D

FORESTRY & LAND SCOTLAND

12:30 - 14:00

Culbin Forest,
Cloddymoss,
Forres,
IV36 2TG

15 min travel time to next destination



E

I-JOIST - JAMES JONES

14:15 - 15:45

Greshop Industrial Estate
Forres
IV36 2GW

**Travel time to hotel is about two hours - Wi-Fi will be available on the coach



F

TOR-NA-COILLE HOTEL

17:45

Inchmarlo Rd,
Banchory
AB31 4AB,

19:30 Meet for Dinner



DAY 2: 22 OCTOBER

A

HOTEL DEPARTURE

08:15

Inchmarlo Rd,
Banchory
AB31 4AB,



15 min travel time to first destination

B

KIRKWOOD HOMES - SITE 1

08:30 - 09:00

Inchmarlo
Banchory
AB31 4BR



30 min travel time to next destination

C

KIRKWOOD HOMES - SITE 2

09:30 - 10:30

Sauchen
Aberdeenshire
AB51 7JH



15 min travel time to next destination

D

KIRKWOOD TIMBER FRAME

10:45 - 12:15

Sauchen
Aberdeenshire
AB51 7JH



30 min light lunch at Kirkwood

45 min travel time to next destination

E

BANCON CONSTRUCTION - SITE 3

13:00 - 14:30

Cloverhill
Bridge of Don
Aberdeen
AB23 8BD



30 min travel time to next destination

F

ABERDEEN AIRPORT

15:00 DROP OFF

Dyce
Aberdeen
AB21 7DU



WHAT WILL YOU SEE

FOREST

Sustainable forestry supports low-carbon construction from seed to harvest. Trees absorb carbon as they grow, and when managed sustainably, forests can provide a continuous supply of renewable material.

Certification schemes ensure responsible stewardship, while forests also play a key role in delivering Biodiversity Net Gain through habitat protection and restoration.

SAWMILL

At the sawmill, logs are turned into structural timber through precise grading and drying processes. Waste is minimised, and by-products are often repurposed.

The tour highlights how local processing supports the full timber lifecycle, with robust chain of custody systems ensuring traceability. UK-grown timber is increasingly recognised as a viable, low-carbon alternative for mainstream construction.



OSB MILL

Oriented Strand Board (OSB) is made using wood strands bonded under pressure with low-emission resins. Manufactured in the UK, OSB reduces transport emissions and supports local supply chains.

These timber based boards offer strength, reliability, and versatility, making them ideal for use in housing projects and beyond. They also contribute to lower whole-life carbon in building design.



I-JOIST FACTORY

Engineered timber wood products like I-joists combine material efficiency with high structural performance. Their consistent quality and strength allow for longer spans and design flexibility.

This tour shows how technical support helps specifiers meet housing demand, carbon targets and navigate building regulations. These products are a key part of modern timber frame construction systems.

TIMBER FRAME FACTORY

Timber frame systems are factory-built for speed, precision, and minimal waste. Both open and closed panel systems (MMC Category 2) are explored, highlighting benefits for design, installation, and fabric energy performance to meet Future Homes Standard.

The factory demonstrates how DfMA can drive efficiency, lower cost and increase output. Designers are encouraged to engage early to optimise outcomes.



SUSTAINABLE HOUSING DEVELOPMENT

VISIT 1 - PRIVATE HOUSING
VISIT 2 - AFFORDABLE HOUSING

On-site visits provide a real-world look at timber homes in use. Site managers and aftercare teams share practical insights on installation, performance, and customer feedback. Technologies like heat pumps, solar panels, and fabric-first design are integrated from the start.

Developments feature sustainability measures such as SUDS and BNG, showing how faster build times and lower risk go hand in hand with higher performance. Common myths about timber are addressed with lived experience.

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For any queries please reach out to :

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We are looking forward to having you on board.