

VASO by Eco's recycled glass homes proposed for village scheme

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A pioneering recycled glass solution is proposed for a new housing scheme in Scotland. [VASO](#) by Eco is a world-first construction innovation which enables sustainable homes to be built at speed, supporting Scotland's net zero and sustainability goals.

VASO by Eco's build solutions create buildings from panels manufactured from recycled glass, providing affordable, low energy cost, low carbon homes.

The innovation, designed and developed at Eco Group's HQ in Dumfries and Galloway, is being proposed for a new affordable housing project, at Closeburn north of Dumfries.

As a partnership between Nith Valley Leaf Trust (NVLT), South of Scotland Community Housing, and VASO by Eco, South of Scotland Enterprise recently commissioned a feasibility report for development of the brownfield site at Closeburn.

NVLT is investigating the site for a new housing project following last year's housing survey, which evidenced a strong demand for more affordable homes in the area.

The Closeburn homes are designed to be available for young people from the area or seniors looking for warmer, cheap to heat, attractive homes at affordable rents.

VASO by Eco's new build system and building modules, which use circular processes and advanced materials, will reduce the cost of living for residents.

The homes will be designed, manufactured and constructed off-site by Annan-based VASO By Eco, flat

packed and then re-assembled on site.

The VASO by Eco build solution would represent a 20-week timesaving compared with traditional construction.

Mike Steele of NVLT said: “This is a rapid, low-impact build process which significantly minimises disruption during the building period and gets tenants in quickly.”

Eddie Black, Eco Group’s founder and MD, said: “Closeburn is a brilliant example of how VASO by Eco can create thermally efficient, affordable housing delivered at pace with minimum impact on the community while creating massive value for the community and allowing it to grow.

“This circular innovation creates a new build system and building modules with scalable manufacturing, providing large amounts of housing quickly and sustainably where it is most required.

“It’s also a solution which will create green economy jobs – helping young people gain new skills, apprenticeships and reskilling others to create new career opportunities.”

Mike Staples, Chief Executive of South of Scotland Community Housing, said: “SOSCH is delighted to be working with Nith Valley LEAF Trust (NVLT) to support the development of a new phase of five community-led affordable homes in Closeburn.

“NVLT’s earlier award-winning Passivhaus housing on Castle Crescent has been extremely successful, but we understand there is much greater demand for affordable, energy-efficient homes within the community.

“By addressing priorities from the 2016 Community Action Plan – including the need for family-sized affordable homes, tackling fuel poverty, and helping to reduce outward migration – the Castle Crescent homes have demonstrated how community-led action can have a transformative impact on a rural community, while contributing to responsible land use in the South of Scotland.

“Building on this success and ambition, SOSCH is pleased to be working with NVLT and Eco Group on proposals for a new phase of community-led housing on another underutilised site within the village. The plans consider the delivery of homes using innovative VASO Build technology, a sustainable, thoughtful and low-impact solution.”

Roost architects will show digital images of what the two and three-bedroom homes and a communal guest suite could look like at a community drop-in session at Closeburn on October 29, 4pm-7pm.

The drop-in session takes place at the village shop, 68 Closeburn, with local residents encouraged to come along and share their views on the designs.

Mike Staples said: “As project partners seek to progress this development, it is vital at this stage that NVLT hears the views of the local community. Residents will have the opportunity to meet the designers, explore 3D models and digital simulations and provide feedback on the proposed designs. Local voices are essential to community-led housing – ensuring the development meets the needs of the community while fostering a sense of ownership and pride. We encourage all local residents to attend the event and share their views.”

The Dumfries & Galloway Local Housing Strategy (LHS) 2025–2030, the latest to set out a comprehensive framework for addressing housing challenges across its region, pledges to adopt innovation.

The strategy promotes community-led housing and encourages innovative models such as cohousing and modular construction to diversify housing supply and empower local communities.

Sustainable innovation in build systems—particularly industrialised construction methods such as Modern Methods of Construction (MMC) and modular/offsite building— is also increasingly recognised as a strategic enabler within the Scottish Government’s Housing Emergency Action Plan.

Aligning with national strategies like Housing to 2040, VASO by Eco recognises the need for collaborative action to address housing pressures. Its recycled glass panels offer superior thermal performance, fire resistance, and durability. They are also backed by a 60-year Lloyds of London warranty.

Eddie said: “With VASO by Eco we have a solution which is going to prove a complete game-changer for the Scottish, UK, and worldwide construction industry.

“VASO by Eco’s speed and efficiency can provide a systematic solution to the nation’s housing shortage. It will allow Scotland to be at the forefront of a building solution which will help solve the housing crisis here and in other places around the world.

“VASO by Eco’s modular build system can erect a four-bedroom house super structure in just four days, with panels manufactured in under four hours. This rapid deployment capability directly supports a national priority to increase housing supply to meet urgent demand and circular economy growth targets.”

Commentators have repeatedly said a different approach to housebuilding is needed to meet the UK’s shortfall of homes.

Prosper’s “Housing Supply For A Growing Economy” report highlighted the need to accelerate the adoption of Modern Methods of Construction (MMC) and invest in offsite manufacturing and innovation.

Garry Legg, Head of Strategy, Planning and Partnerships, at South of Scotland Enterprise, earlier this year said: “There is a unanimous consensus that we must do things differently to address the housing challenge, with partners in the South of Scotland already coming together to take the action they know is required.

“The South of Scotland is up for, and ideally placed to be, Scotland’s testbed for doing housing differently.”

VASO by Eco has been shortlisted for a Circular Economy Award by BE-ST, Scotland’s national innovation centre for construction and the built environment.

BE-ST’s awards celebrate the businesses, organisations and individuals making the biggest contribution to decarbonisation in the built environment and championing a just transition to zero carbon.

BE-ST works with organisations across the built environment sector, including industry at all levels, universities and colleges, and the public and third sector, to come up with new ways to transform the built environment to become stronger, more sustainable, and smarter.

BE-ST’s Accelerate to Zero Awards 2025 take place at Òran Mór in Glasgow on November 6.