

### **Reading Friends of the Earth:**

#### **Reading Local Plan examination – Issue 7, Question 6 – additional information**

During discussion of 'Issue 7: Question 6' I was asked if there were any other examples of housing built to high standards, at costs that would be viable, in addition to the Exeter Council Passive House example which I had referenced in our January 2018 comments on H5 in the Pre-Submission Plan.

I have consulted colleagues and have more detail on Exeter, additional examples of authorities adopting low energy principles, and evidence from a supplier and an industry body.

The recent IPCC report has emphasised the need for urgent action to achieve deep reductions in emissions.

#### **Exeter:**

The link to the Exeter example is repeated here: <https://passivehouseplus.ie/news/design-approaches/passive-house-is-affordable-for-large-scale-housing-en Craft>

I have been informed that Exeter's motivation is value for money. They can bring PH in at conventional build prices, and it gives much better whole life costing. Build costs for example for one recent PH-certified development of 3-bed terraced homes was £1,145 sq m (excl. external works). This didn't include professional fees, which were estimated at a 15% uplift (→ £1,260 sq m approx).

They started building to PH 8 years ago, at which time there was a premium of some 20%. This was partly because many of the products were sourced from Scandinavia or Germany, and the local contractor base wasn't very well established. This is different now, with a capable supply chain having emerged, and ECC has a contractor framework established that other LA's can use.

#### **Norwich:**

Norwich has two Passivhaus schemes in progress, covering over 200 dwellings, described in this article.

"For the city council, there were a number of drivers that led us to take the decision to deliver Passivhaus. Among them: the promise of reduced energy bills for our tenants to help them tackle fuel poverty; compliance with the council's environmental strategy; the ability to generate income from council assets; and the desire to replace stock lost through the right-to-buy with high quality new stock using the retained RTB receipts."

#### **Dublin:**

While obviously outside UK jurisdiction at least two Councils in Eire have called for Passive House standard (or equivalent) to be mandatory.

**Bristol:**

Social housing designed using the Passive House Planning Package and taking the 'Fabric First' approach

**Devon:**

Not Passive House but Level 5 of Code for Sustainable Homes – 50% less energy use than building regulations.

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12<sup>th</sup> October 2018

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