

Fabric First Framework

How Norwich City Council is
delivering large scale passivhaus
developments



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City Growth and Development
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Norwich City Council



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Norwich City Council- delivering new homes

- 14,000+ council homes
- HRA re-financing - target set of 250 p.a
- 1st scheme in over 20 years Pointers Field- 12 units- Code 4



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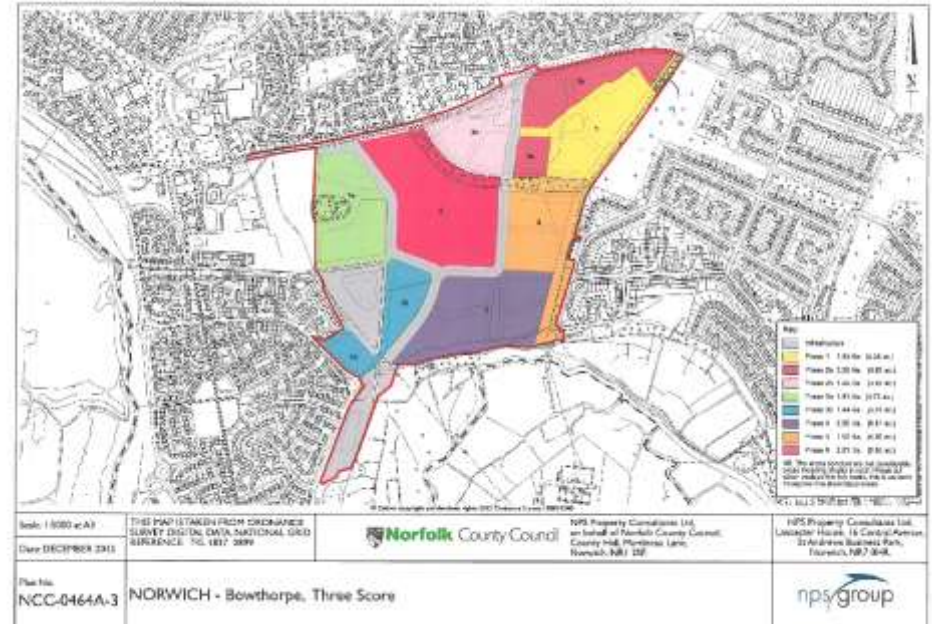


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Three Score site

- Significant council land holdings
- Largest site- Three Score- 1000 homes
- Norwich and HCA Strategic partnership
- Exemplar approach



Three Score - so far

- Infrastructure under construction
- 1st phase HWC scheme
- 2nd phase- 172 units- RM consent
- Novation of architects at RIBA stage 4.



Change of approach



- Original plan - disposal in parcels to developers to secure capital receipt for reinvestment
- Driver changed to income generation
- Council secured outline consent for 1000 dwellings
- Direct investment in infrastructure



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Delivery vehicle

- Establishment of housing company- “trading”
- Company to be client for construction contract
- Council agreement re land/ funds/ services
- First company board meeting tomorrow!



Phase 2- environmental standards

- 112 ph units;
- remainder AECB silver
- 10% renewables - photovoltaics
- Code 6 water efficiency



Phase 2- tenure



- 33% affordable (85% social; 15% shared equity)
- Tenure blind

Fabric First Framework?

- Lack of expertise/ skills on existing frameworks
- Other sites- Goldsmith Street, Hansard Close, Riley Close
- Avoiding OJEU every time
- Interest from other LAs + subsidiaries and RPs



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Benedict Binns, Associate Director



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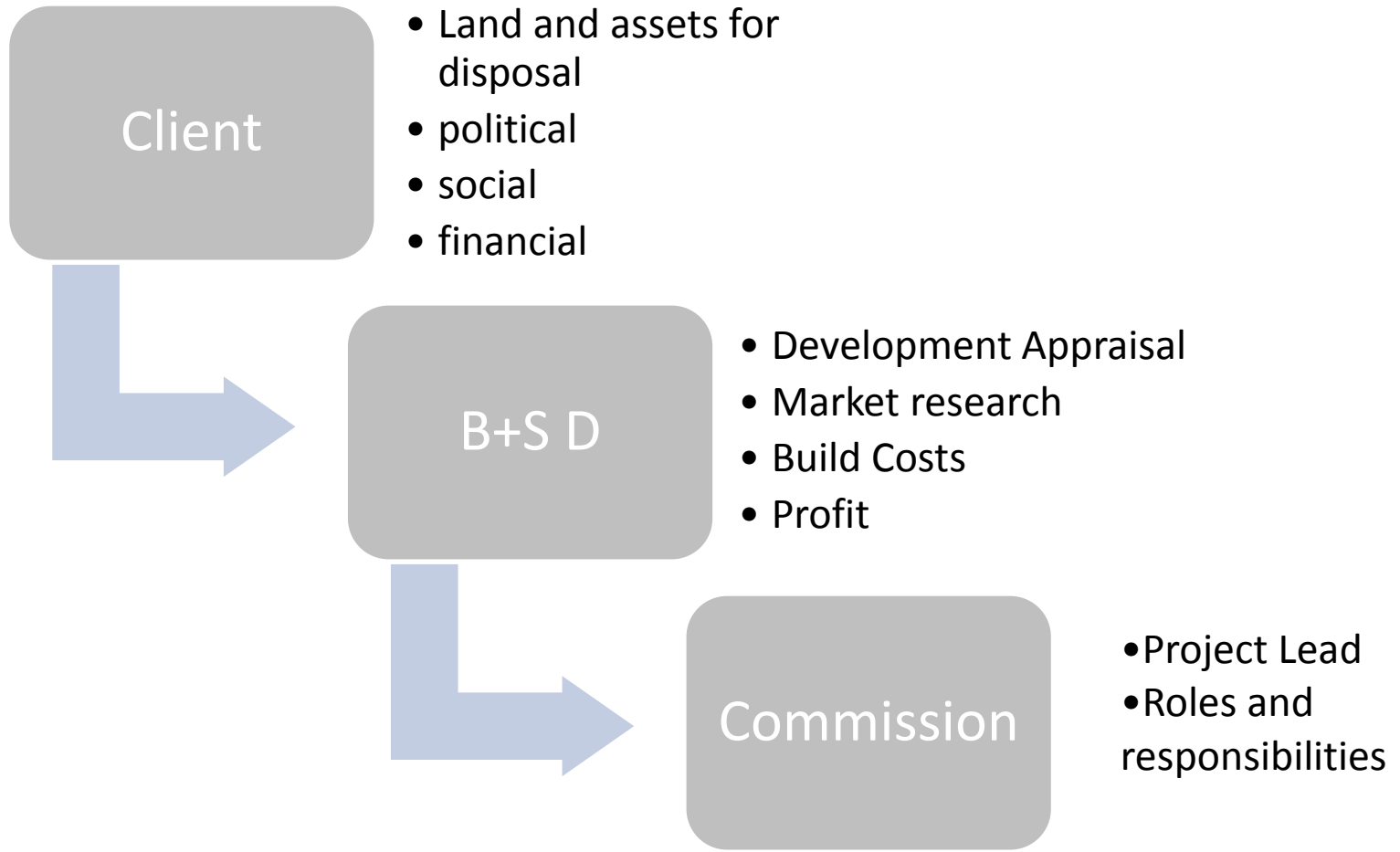
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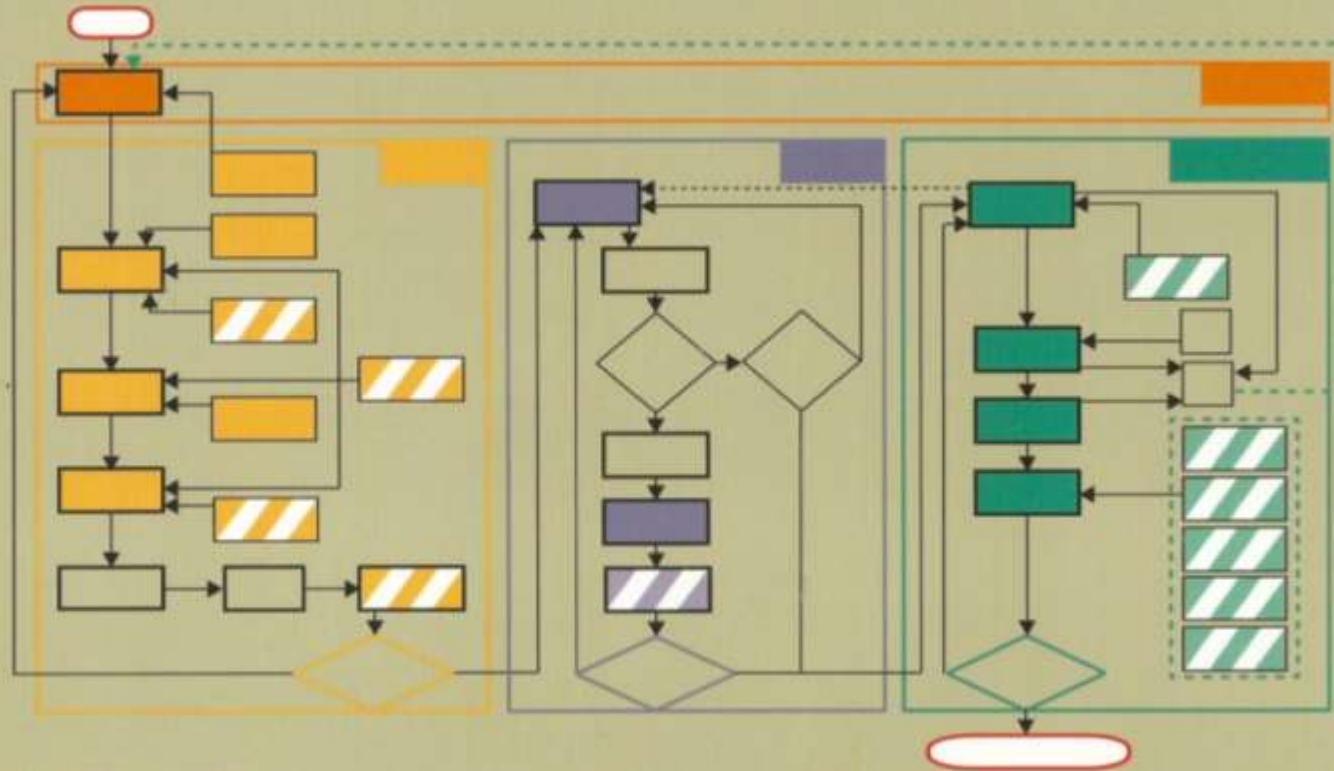
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
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PHPP Illustrated

A Designer's Companion to the Passive House Planning Package



RIBA  Publishing

Sarah Lewis



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Carrowbreck
15
Stage 4

Hurricane Way
10-20
Stage 2

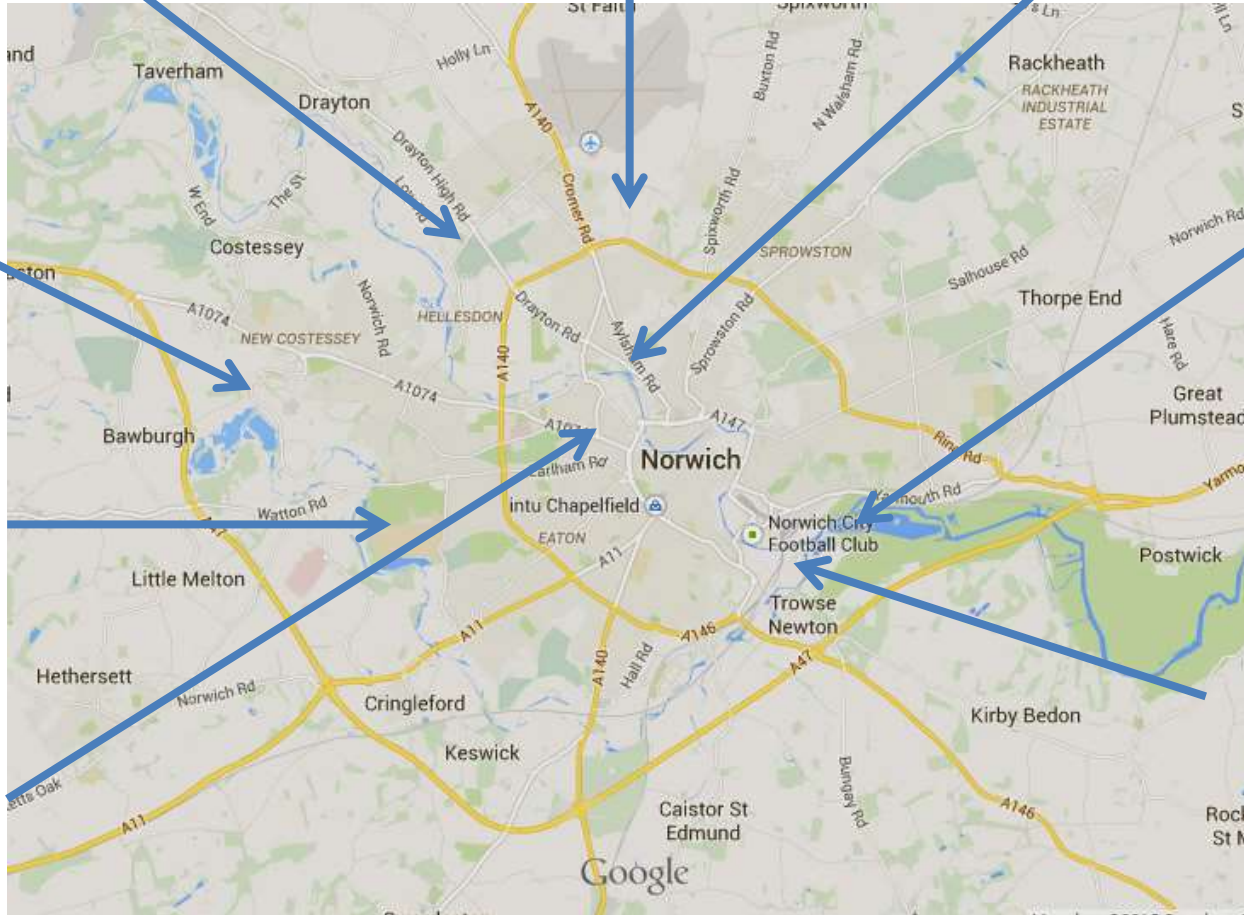
Hansard
10
Stage 4

Three
Score
112
Stage 4

Generation
Park
100
Stage 1

UEA
Enterprise
Centre
3500m2
Stage 7

Goldsmith
105
Stage 4



Broadland
HA
250
Stage 3/4

Three Score



- 172 units
- 57 social
- 115 open market
- 112 Passivhaus
- Stage 4
- 2 stage D&B
- Barron+Smith Architects



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Goldsmith Street



- 105 units
- All social
- All Passivhaus
- Stage 4
- Traditional contract
- Mikhail Riches Architects



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Hansard Close



- 10 units
- All social
- All Passivhaus
- Stage 4
- Traditional contract
- Barron+Smith Architects



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Traditional v. Design and Build: it's all about risk

- Traditional
 - More client control?
 - Increased client risk
 - Technical design has to be well co-ordinated and accurate
 - Do architects get construction and buildability?
 - Not enough data for QS's
 - Contractor buy-in
- Design & Build
 - Loss of client control?
 - Less client risk
 - Stage 2 ERs have to be well co-ordinated and accurate
 - Do contractors get the essence of passivhaus design?
 - Not enough data for QS's
 - Contractor buy-in



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INSIDE HOUSING

Sections

Search

Council seeks partners for £300m Passivhaus drive

28 April 2015 | By Pete Apps, Nick Duxbury



Regulation

A local authority is seeking partners for a £300m framework to build hundreds of super-energy efficient homes.

Norwich City Council launched the tender notice earlier this month, in what could become one of the largest drives to build Passivhaus homes seen in this country.

It is believed the framework, which will be open to all housing associations, could deliver 900 Passivhaus homes - which are built to rigorous design standards to ensure they are highly energy efficient - over its four year life.

- Developed for Norwich City Council as a response to deliver their housing programme
- Available to:
 - Any local authority and its subsidiaries
 - Any RSL



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Framework

30% Price:70% Quality split

Three Score scheme

70% Price: 30% Quality split



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PQQ - 60%

a) Provide details of up to three build systems which you wish to be part of your construction offering... that the build system can achieve energy efficient or Passivhaus certification/standard.



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PQQ - 60%

c) Provide evidence of Passivhaus certification or standard that you or your preferred build system has been involved in. For example, provide certificate or standard (i.e. air tightness) of developments in the UK or EU.



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ITT Question 1. System comparisons 30%

- a. Provide an overview of the range of build systems which meet fabric first standards and are financially attractive.
- b. Give your view on how financial parity might be achieved against other available solutions



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ITT Question 12. Workmanship 20%

- c. Provide names of those responsible for ensuring quality of workmanship and give details of the roles they undertake and activities they supervise (e.g. air quality and air permeability)
- d. Please explain how you will achieve the required stringent standards within a Fabric First scheme, what are the challenges that need to be overcome and how will you be addressing these.



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Three Score Call off Question 1.

Price per element for house type C1



House Type C1
Front Elevation
Red Brick



House Type C1
Rear Elevation
Red Brick



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Lot 1 1-10 dwellings	Lot 2 11-110 dwellings	Lot 3 111+ dwellings
Keepmoat	Keepmoat	Keepmoat
R G Carter Ltd	R G Carter Ltd	R G Carter Ltd
H Smith & Son	Hill Partnerships	Hill Partnerships
E N Suiter	Lovell	Lovell
Dove Jeffrey	Dove Jeffrey	
Foster	Foster	
Pentaco	Pentaco	

A 10 day stand still period will now commence during which time the council will not enter into contract with the successful suppliers. This ends on Monday 26 October 2015.



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Thank you

Questions



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