

Heathcott Road, Leicester







Site background

- Heathcott Road is situated off Saffron Lane towards the south of Leicester city centre
- Community-led partnership
 - emh group
 - Westleigh Partnership Ltd
 - Saffron Lane Neighbourhood Council
 - Leicester City Council
- Disused allotment site 13 acres
- Sold to Saffron Lane Neighbourhood Council for £1
- Leased to emh homes for 125 years at £500 p/a ground rent per property
 - Giving them regular income for the length of the lease





Property details

- 68 affordable homes together with permaculture farm and open green space including planting of fruit trees for community garden
 - 4x 1bedroom 2person flat (2 wheelchair adapted)
 - 31x 2bedroom 4person house (3 wheelchair adapted)
 - 27 x 3bedroom 5person house (2 wheelchair adapted)
 - 4x 4bedroom 8person house
 - 2x 2bedroom 4person bungalow wheelchair adapted
- Mix and density specified by Leicester City Council









Experience of PassivHaus

- Town Street, Sandiacre (Westleigh 2015)
 - 40 units 4 passivhaus certified
- Hart Lea, Sandiacre (Lindum 2013)
 - 9 units 3 passivhaus certified
- Developed by Westleigh Partnerships
- WestFrame
- Final design RG+P









Lesson Learnt from previous schemes

- Locked MVHR plant cupboard & placing on external walls to minimise ducting
- In-line heating element in MVHR duct work
 - Tenant control via thermostat
- Airflow vents locked in position to prevent tampering
- Familiarisation sessions
- No loft hatches



Lessons Learnt from previous schemes

- More on site interaction with residents
- Pre installation of Virgin Media TV connections
- Residents signed agreements not to damage air tightness with screws & wall fixings
- Westleigh had greater control over the build process
 - Record of access by individual trades for quality audits
 - Regular air tightness tests
 - Changes to materials used based on previous experience
 - Step by step guide for trades on site



Things to consider for the future

- Test air tightness on voids
- Adjustment of doors & windows to ensure air tightness
- Fit external letterboxes
- Extra glands for future fittings
 - Problems with knowing location in future
- Ability to provide extra heating
- Ensure MVHR unit is operation whilst properties are void



Costs



- A simplistic comparison of the construction costs between the residential element of Derby Road (34 units) and Heathcott Road(68 units) to determine an extra over cost in meeting Passivhaus standards.
- For comparison the substructure and superstructure costs identified within the respective CSA's plus an allowance/adjustments for prelims.

- Heathcott Road equates to £936/m2
- Derby Road equates to £770/m2
- An increase of 21%







































Air tightness testing



















Social Return on Investment

- emh group aim to have significant social impact, positively benefitting its customers and the communities which it is active in. Social impact is the difference in an individual's life due to emh's inputs and activities
- Energy efficient upgrades
- Less fuel poverty
- Improved physical and mental health from reduced damp and cold
- Provision of 9 wheelchair facilities





- Social and economic revitalisation
- Educating tenants to gain the maximum benefit of a new property
- Equipping contractors with new skills
- New jobs and opportunities in the local area



Social Values over 30 Years

Summary Social Values over 30 years					
	<u>Total</u> £567,299	Decent Homes		PassivHaus	
Reduction in Carbon Usage		30%	£170,190	70%	£397,109
Utility Bill Savings	£2,277,300	30%	£683,190	70%	£1,594,110
Improved Physical Health	£595,173	20%	£119,035	30%	£178,552
Improved Mental wellbeing	£903,753	35%	£316,314	65%	£587,440
Total Value	£4,343,525		£1,288,728		£2,757,211



Would we do it again...

- General benefits for residents
- Lower energy bills
- Lower noise pollution
- However,
- Higher build costs
- More tenant training needed
- Maintenance savings replaced with other maintenance costs









- Our task is to provide as many affordable homes as we can, so unlikely unless the costs to provide passivhaus come down
- Maximise fabric first approach
- Providing energy efficient housing for everyone, not just the few





Any Questions?

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