



Passivhaus in Norwich

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Context

- One of the fastest growing cities in the UK
- Young population
- “Tale of two cities”
- Housing need and demand outstripping supply
- Major housebuilding programme
- Norwich Regeneration Ltd



Why passivhaus?

Economic drivers:

- Financial return
- Council owned land
- Upskill local workforce
- Opportunities for local businesses



Why passivhaus?

Social drivers:

- Reduced energy bills
- Reducing rent arrears
- Health benefits



Why passivhaus?

Environmental drivers:

- Political priority
- Environmental strategy



Hansard Close

- 10 flats
- Completed spring 2017



Goldsmith Street

- 105 council homes, all passivhaus, to be let at social rent
- The first 93 will be occupied in 2018 with the remaining 12, which are situated outside of the main site, being developed at a later stage



Rayne Park

- 172 units of which 112 are passivhaus – largest mixed tenure passivhaus scheme in UK
- 2/3 for sale or private rent
- Being developed by Norwich Regeneration Ltd
- Show homes to be launched in November



Challenges - cost

- Higher build costs
- Cost of risk
- Whole life costs



Challenges - commercial

- Is there an uplift on private sales?
- Does it create a USP for Norwich Regeneration Ltd?



Challenges - perceptions

- Busting the “myths”- how will our tenants cope?
- Too complicated
- Management – components more expensive to maintain but fabric lasts longer?

