

# PASSIVHAUS – ACHIEVING SOCIAL BENEFITS FOR LANDLORDS AND RESIDENTS, NOW AND IN THE FUTURE

Dr Elanor Warwick  
Head of Strategic Policy and Research  
Clarion Housing Group

# About Clarion: England's largest Housing Association



## Our vision

Building Homes,  
Developing Futures.

## Our Mission

Clarion Housing Group provides good quality, affordable homes and neighbourhoods to people failed by the market.

We have 125,00  
homes and work  
across over 150  
local authorities

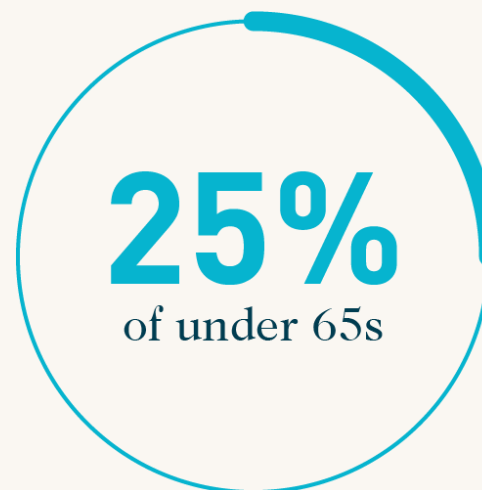
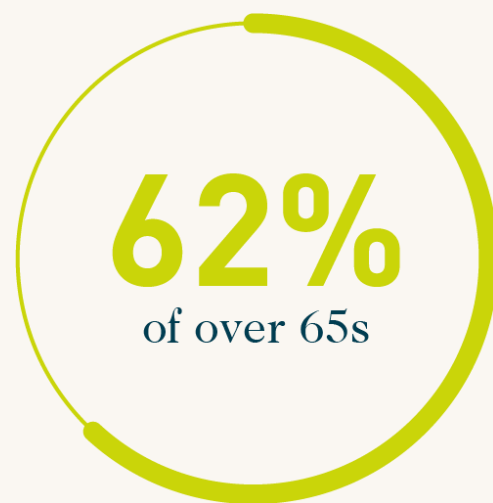
One hundred year  
history as  
a charitable business  
for social purpose



# Clarion's Customers are amongst the most vulnerable

1/3

of all our residents  
were advised to shield:



Number relying on a  
foodbank has fallen to

6%

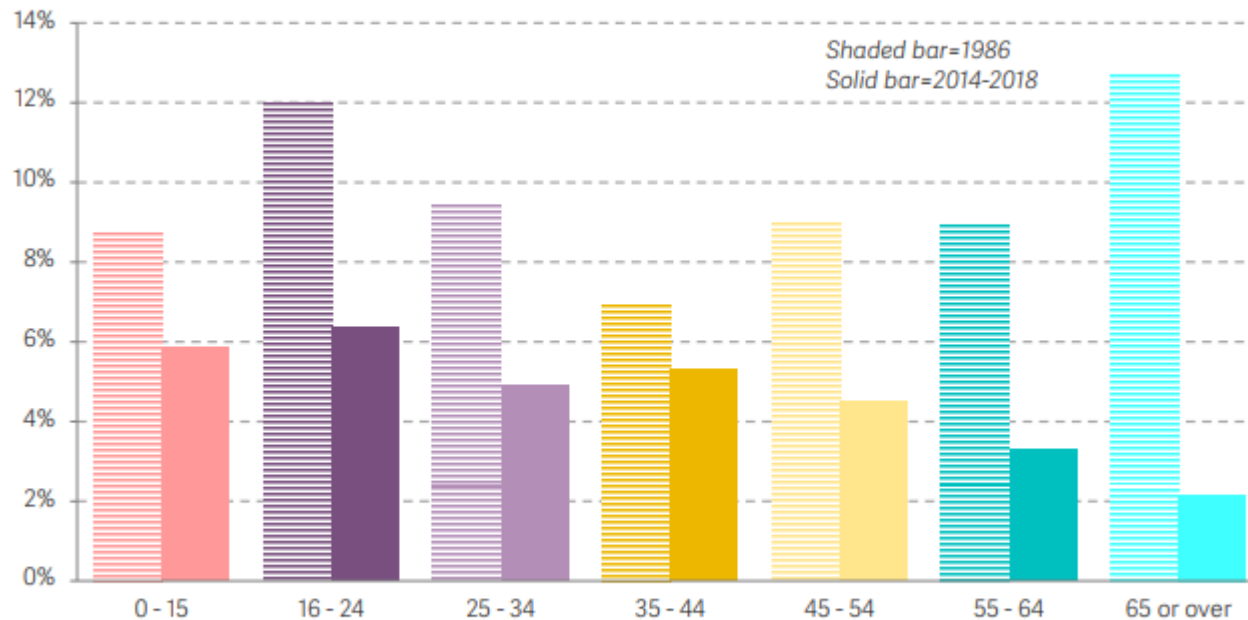
# Damp and condensation still remains a problem despite investment



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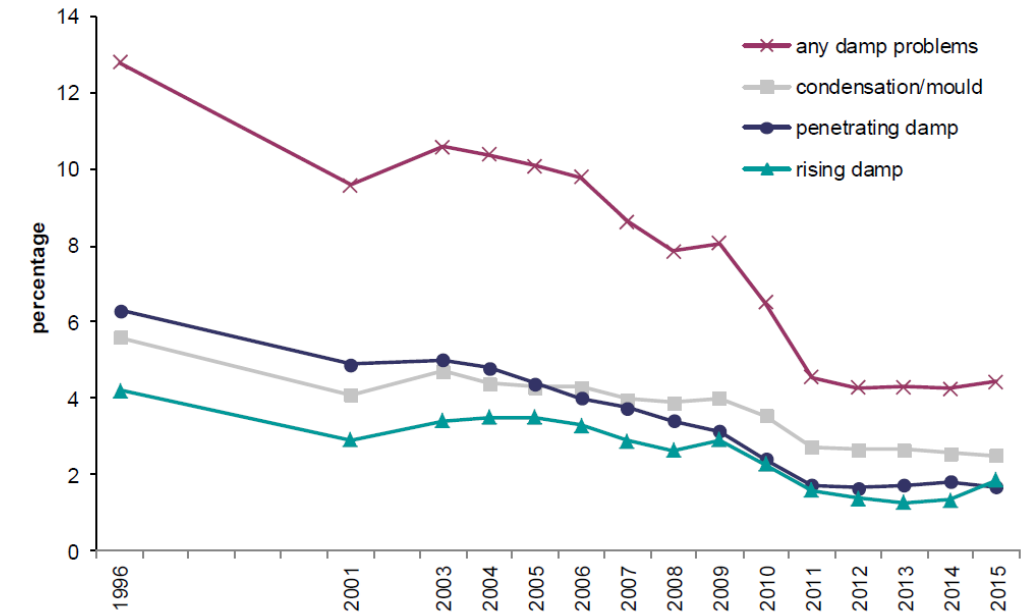
FIGURE 7: When it comes to damp, it is the oldest age group that has experienced the biggest improvement in housing quality over time

Proportion of individuals living in damp conditions, by age band: England



SOURCE: RF analysis of MHCLG, English Housing Survey; Department of the Environment, English Housing Conditions Survey.

Figure 2.7: Damp problems, 1996 to 2015



## Sources:

1996-2007: English House Condition Survey, dwelling sample;  
2008 onwards: English Housing Survey, dwelling sample

# Focus on keeping residents' health and wellbeing at the forefront of decision making

## Average “wellbeing value” per occupant:

Energy efficiency improved by one EPC band	<b>£217</b>
Rectification of serious condensation / mould growth	<b>£770</b>
Improved landscaping / tidied gardens	<b>£379</b>
Graffiti problems resolved	<b>£439</b>
Improved condition of dwellings (external decoration)	<b>£336</b>



For more details on the Social Value Bank and Wellbeing Valuation see [www.hact.org.uk](http://www.hact.org.uk)





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# Learning from Passive Close

In-depth POE to unpick problems

Disappointing findings:

- Uncomfortably warm
- Didn't see expected bill savings
- Occasionally stuffy

Causes:

- MHVR design and commissioning
- Increased solar exposure
- Occupants poor understanding of how to work a Passivhaus home



It's not the issues you expect  
that cause the problems!

# Learning from our residents

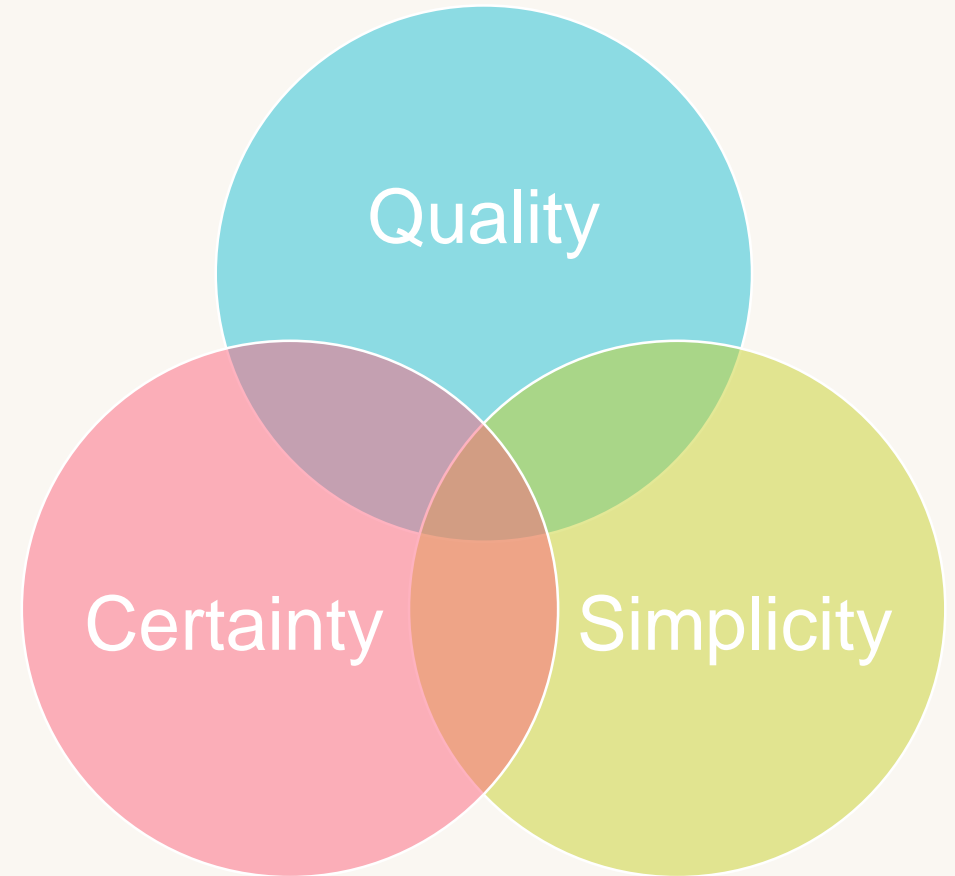
- Occupant behaviours have a huge impact
- Better explanation is needed of Passivhaus operation
- Communicating handover / running information in comprehensible ways is key



Residents do appreciate their new Passivhaus homes, yet mentioned space before energy efficiency

# Aligning client's expectations with the benefits from a Passivhaus approach

- Simplicity of form and approach  
> a simpler home
- Certainty of performance and costs
- Quality of process, components and build





# Overcoming misconceptions to demonstrate the whole life benefits case

- Local requirements and exceeding Building Regs
- Higher specification > higher costs not recognised by the market
- Additional testing requirements and costs
- Limited capacity and skill in the industry and supply chain



New developments driven by the long term view - Barne Barton, Plymouth

# The more Passivhaus homes that are built...

The more we can:

- Grow the number of contactors and designers
- Increase the scale of schemes
- Mainstream usage in HAs and LAs
- Foster support and enthusiasm amongst clients



Agar Grove: Architype, Hills, Max Fordham



..... the faster we can *all* realise the benefits

- Speeding up uptake
- Target the achievable – energy use first, no regret
- Apply appropriate Passivhaus principles
- Regional variation?
- Committing to Passivhaus design methodology early
- Being open and sharing the lessons - good and bad

INSIDE  
HOUSING



Anne McGurk is a chair and tenant at Phoenix Community Housing

## What we can learn from Goldsmith Street's Stirling success

COMMENT 28.10.19 BY ANNE MCGURK



The Goldsmith Street development in Norwich (picture: Tim Crocker)

# UKpassivhaus conference 2020

A HEALTHY & GREEN FUTURE



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