

- ▶ **Graham Robertson**
- ▶ **Head of Development for Loreburn Housing Association**

- ▶ **Loreburn Housing Association - Registered Charity and Social Landlord**
- ▶ **Own and manage over 2500 homes across Dumfries & Galloway**
- ▶ **Social Rented Accommodation**
- ▶ **Supported Housing**
- ▶ **Sheltered Housing**
- ▶ **University Accommodation**
- ▶ **Shared Ownership Properties**

- ▶ **Creating Great Places to Live**

- ▶ Development Programme
- ▶ Over 250 Passivhaus units in our current new build programme
- ▶ This includes 66 Extra Care units across two sites
- ▶ Why Passivhaus?
- ▶ Almost HALF the population of Dumfries & Galloway Live in Fuel Poverty
- ▶ Defined by spending more than 10% of net income to pay for fuel costs
- ▶ Address the Climate Emergency declared by Dumfries & Galloway Council in June 2019

The Impact of Passivhaus on Physical Health



Strong link between Housing and Health.



The constant temperature that Passivhaus homes produce can benefit some health conditions.



The purified clean air reduces toxins.



Reduces likelihood of condensation related issues.

Mental Wellbeing

- ▶ Mental wellbeing should increase as a result of living in a Passivhaus.
- ▶ Reduction in cold home syndrome.
- ▶ Less financial worries in running a Passivhaus.
- ▶ Reduction in psychological issues reduces the chance of poor physical health.





To date, we have completed 4 fully certified Passivhaus units with a further 7 currently under construction

Our Extra Care Projects

- 🏠 **Approached back in 2017 by the Health & Social Care Partnership (HSCP) for Dumfries & Galloway**
- 🏠 **Seeking two locations to work in partnership with Loreburn HA**
- 🏠 **HSCP looking to bring housing and care services together in one location**
- 🏠 **Enable those with care needs to live independently for longer and reduce time spent in hospital**
- 🏠 **Sites at Moffat and Langholm identified**
- 🏠 **Moffat – up to 31 x Extra Care units with ancillary buildings**
- 🏠 **Langholm – up to 35 Extra Care units with ancillary buildings**
- 🏠 **All to be built to PH standard**



Our Experience of Planning ECH to PH Standard

Early engagement with the right people within the Client group

Ensure a robust Strategic Assessment for demand and a Business Case is in place at the outset

Appoint the right Design Team – Not just PH qualifications

Ensure sufficient time is allocated within the project programme to allow the right people to feed into the design process – Health professionals

Once house types and layouts are agreed these can be replicated

Seek early input from the contractor on construction detail

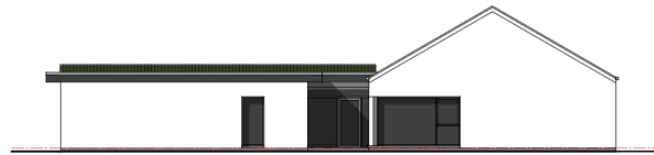
Standardise construction detail wherever possible

Ensure all parties are aware from the outset what Passivhaus means

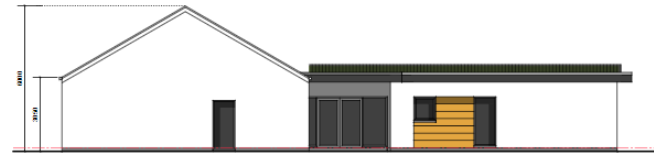
Keep it simple



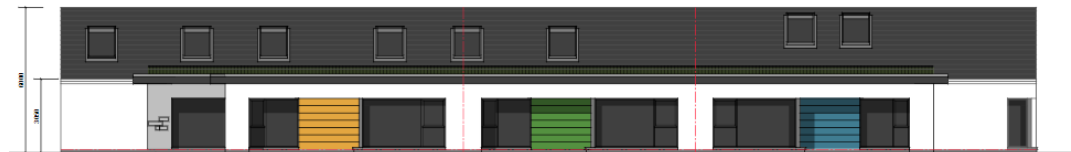
West Elevation



North Elevation



South Elevation



East Elevation



REVISIONS	DATE	BY

PROJECT: **Regional Base Case Development**
Municipal, Lehigh Valley
for Lehigh Valley Association Ltd

CLIENT: **Lehigh Valley Association Ltd**

DESIGNER: **ROBERT FOLTER & PARTNERS**
ARCHITECTS

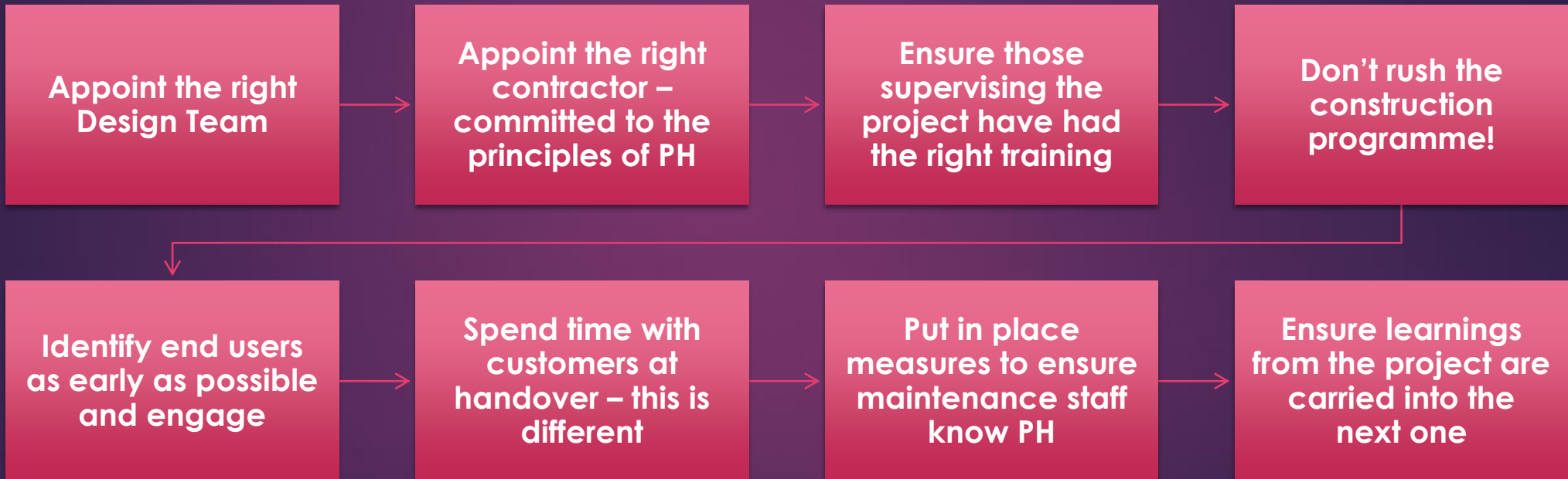
DATE: **9/30/15**

SCALE: **1/8" = 1'-0"**



Core & Cluster

Our Experience in building to PH Standard



What have we learned
from our first PH project that
will benefit our PH Extra
Care Housing projects?

The Benefits:

- ✓ Improved construction details
- ✓ Health benefits to our customers
- ✓ Running costs

Lessons learned:

- Do more to support the end user – this will be especially relevant for Extra Care Housing
- Do as much to future proof the property as possible - avoid future installs
- Engage early with utility companies – don't recognise PH

The beginning of Loreburn's Passivhaus ECH Journey...

Any Questions?