



## SETTING UP FOR SUCCESS

# PASSIVHAUS FOR THE PUBLIC SECTOR - REDUCING RISK, COST AND CARBON

## SUMMARY

These notes follow on from the presentation provided by Sally Godber of WARM & Coaction and are taken from an upcoming course aimed specifically at clients and decision makers. The course which covers these topics in much more detail, will pilot on 31<sup>st</sup> March. For more information click [here](#) to email us.

### THE PROBLEM IS NOT TECHNICAL

- There are more opportunities if you look for them!
- Work out what positives you have and how you can leverage them

### APPROACH DESIGN DIFFERENTLY

- Be clear on what you want,
- Understand what costs and impacts performance
- Get in early to achieve best value

### GET THE RIGHT TEAM

- Work out how you can get support internally and externally
- What do you need to do to improve your skills?
- Carefully select the right team
- Work out how you get the most out of them

## PRESENTATION NOTES

### WE NEED TO MAKE CHANGE

- Buildings need to be healthy, affordable, and low-carbon.
- This isn't happening, even though our building regulations are improving. There are intrinsic issues in the industry which means many new buildings are not delivering on design promises.
- Passivhaus is one of the few approaches bucking this trend, as demonstrated by multiple in-use studies across building types from housing to complex laboratories.

**THE PROBLEM IS NOT TECHNICAL**

With such a strong evidence base why isn't Passivhaus rolled out as the norm?

- Key barriers are not technological but processes, culture, and industry norms.
- To make change, we need to understand and address what holds people back.

There is huge opportunity to deliver Passivhaus for low cost and low stress, meaning it can be rolled out at scale. It needs a different approach – this is what we're going to cover.

**WHY CHANGE IS HARD**

- Initiating change is hard, we all have a natural resistance which we need to be aware of.
- This applies to us, our colleagues and the project stakeholders.

**LEVERAGING POSITIVES**

- We need to address the resistance head on, we all have more influence than we realise.
- Spend time identifying what you can leverage to drive better outcomes.
- Work out who you need on board for support internally:
  - What will engage them and align with their aspirations?
  - What do they need to know and how do you communicate it to them?
- What support do you need externally, what gaps in your knowledge are there and how do you make sure you have access to the right support:
  - Competitors
  - Specialists
  - Training
  - Support groups

**INDUSTRY RESPONSE AND HOW TO MANAGE**

- Industry norms: construction prefers consistency and predictability.
- We need to lean into this, and leverage whatever we can. Two key aspects we can use:
- Leverage scale:
  - Standardisation unlocks efficiencies for teams and contractors.
  - Pipeline of work allows investment and innovation.
  - This can be applied across projects or within a single project.
- Leverage simplicity and repeatability
  - Understand the complexity of design and make sure that it is working for you.

**LOW CARBON AND LOW COST**

- With this approach it is possible to deliver low carbon and low cost.
- The golden hour: early design decisions strongly influence cost and carbon.
- The earlier standards are embedded, the lower the cost impact.
- Getting trustworthy modelling at this stage to feed into the design is essential.

**GET THE RIGHT TEAM**

- The early-stage input is critical and has a huge impact on cost; getting the right team is at the heart of this.
- The Passivhaus consultant and certifier have a huge impact and can support inexperienced teams.
  - You want people with the right technical ability, experience and attitude.
  - Individuals matter more than the organisation they work for (although getting both is good)
  - They need to work in collaboration, put in time to build relationships and create shared goals.

For more information on any of the topics raised in the presentation or in these notes please contact Sally, [Sally@peterwarm.co.uk](mailto:Sally@peterwarm.co.uk) DD/Mobile: 01752 270 212