

# Uttlesford DC PassivHaus – September 2010

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Business Development Director  
Hastoe Housing Association

# Hastoe

- Leading Rural Housing Association
- Lead Investment Partner – 3 Regions
- 4,000 Homes
- Little Chesterford office
- Developing 450 – 500 homes pa
- Quality, innovation and sustainability



# Rural Living – Property Market

- Rural prices fallen 13% in last year
- Urban prices fallen by 18%
- Average rural house price of £203,535 is 21% higher than urban house of £168,376 (15% higher a year ago)
- First-time buyers = 27% of all rural home buyers (highest % since 2000)
- FTB = 44% of all urban home buyers

# Rural Living – Housing Data

- 20% of England's population live in rural areas
- 11% of homes in rural areas are for social rent c.f. 21% in urban areas
- £17,000 income buys a home in 28% of rural wards c.f. 50% of urban wards
- 45% of 16 – 35 yr olds cannot afford to live in their home ward



# The Outside World

- CSR October 2010
- HCA 2010/11 programme
- Rural targets
- LA role
- New HCA design standards
- Energy bills/ rural issues
- Economic uncertainty



**Hastoe**  
●●●● Group

# Why PassivHaus

- Low (ish) technology
- Innovative, but tested
- European experience
- Benefits to residents
- An exemplar – but one we can replicate
- First rural affordable PH in the UK

# PassivHaus

- Building shape & orientation
- Super insulation/ windows
- Air tightness and solar panels
- Mechanical ventilation and heat recovery
- Heating load up to 90 % less
- Capital cost – grants/ rents





# GRAND DESIGNS



Written and Presented by  
Kevin McCloud

Executive Producer  
Charlie Bance

Series Producer  
Madeleine Hall

Directors  
Ann Lolic  
Richard Parkin  
Michael Rottliffe  
Ned Williams

Cotswolds  
Wednesday September 22nd  
9pm on Channel 4

Repeated Saturday September 25th  
7pm on Channel 4



Hastoe  
Group

# Grand Designs

- “Is it going to be a glorious hot pot or a dog’s dinner?”
- “Exercise in vanity”
- High quality, affordable homes
- Able to do more
- It’s what we do!

# PassivHaus



# In Summary

- Look at things differently
- High quality
- Low energy bills
- The way forward



- [www.wimbishpassivhaus.com](http://www.wimbishpassivhaus.com)