

## **CITY AND COUNTY OF SWANSEA**

### **MINUTES OF THE SPECIAL COMMUNITIES CABINET ADVISORY COMMITTEE**

**HELD AT ROOM 235, GUILDHALL (COUNCILLORS MEETING ROOM) -  
GUILDHALL ON TUESDAY, 7 MARCH 2017 AT 2.30 PM**

**PRESENT:** Councillor R A Clay (Chair) Presided

<b>Councillor(s)</b>	<b>Councillor(s)</b>	<b>Councillor(s)</b>
J E Burtonshaw	U C Clay	A M Cook
T J Hennegan	Y V Jardine	M B Lewis

#### **Also Present**

Councillor Andrea Lewis Cabinet Member for Next Generation Services  
Councillor Hazel Morris

#### **Officer(s)**

Kate Jones	Democratic Services Officer
Allison Lowe	Democratic Services Officer
Martin Nicholls	Director of Place

#### **Apologies for Absence**

Councillor(s): N J Davies, R D Lewis and G J Tanner

#### **39 DISCLOSURES OF PERSONAL AND PREJUDICIAL INTERESTS.**

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

#### **40 THE PASSIVHAUS EXPERIENCE - PRESENTATION BY JOHN LEFEVER (HEAD OF DEVELOPMENT FOR THE HASTOE HOUSING ASSOCIATION).**

John Lefever, Regional Head of Development, Hastoe Housing Association, provided a presentation on Passivhaus.

The presentation comprised of the following: -

- Hastoe Overview
- Some of Hastoe's Awards
- Why Passivhaus?
- Affordability
- Hastoe's Scheme Costs
- How do we Manage Costs?
- AECOM – Cost Management – Passivhaus Costs Research Project
- Social Objectives
- Passivhaus Wimbish
- Benefits to Hastoe
- Burnham Overy Staithe, Norfolk, church land with overage on market unit (PH)

- Households in fuel poverty
- Passivhaus – Ditchingham
- Way forward
- Protecting the climate and addressing rural fuel poverty
- Wimbish Passivhaus Measured Performance & Occupant Feedback
- Ventilation – Filters

Questions were asked of the Presenter who responded accordingly. Questions focussed on: -

- Development of in-house workforce
- Specific training required to build a Passivhaus
- Partnership working with contractors
- The need to find the right partners and involve them at the outset
- Viability of sites and ratios of house occupation, namely affordable housing, shared accommodation and open market
- Cross subsidisation of schemes
- Provision of Allotments as part of the scheme
- Informing tenants on how to get the best from their Passivhaus
- Provision of User Guides for each individual home
- Local Authority nominations for occupancy
- Passivhaus structure and ability to hang furnishings on walls
- Filtration of air in a Passivhaus, the health benefits and logistics of changing filters
- Provision of offsite parking
- Ways to reduce water usage
- Recommendation to tenants for the use of A+++ energy rating appliances to maximise efficiency and savings
- Positive feedback from occupants of Passivhaus
- No requirements for radiators in Passivhaus so space can be maximised
- Possibility and ease of fixing a break in the airtight construction
- Involvement of local schools in Passivhaus Schemes
- Possibility and benefits of Passivhaus construction for community buildings and schools
- Conversion of existing building into Passivhaus – enerfit
- Rent levels for Passivhaus

The Chair thanked the Presenter for taking the time to provide the presentation and for sharing his experience.

**RESOLVED** that: -

- 1) The contents of the presentation be noted.
- 2) A site visit to Milford Way be arranged for Committee Members.

The meeting ended at 3.46 pm

**CHAIR**