

Responses to speaker questions from ‘Tried and tested solutions for a green recovery: New homes and places’ on 11 March 2021



Ben Burton, ben.burton@york.gov.uk	Response
Who did Ben just mention from Plymouth?	WARM, WARM: Passivhaus design, training and certification (peterwarm.co.uk)
do you know your % cost uplift per unit compared to a traditional build?	It differs per unit but the zero carbon uplift is in the region of 15-20% against base build cost. This excludes land, fees etc.
Do you have any opinion on the matter of paying a Carbon Offsetting Fee to compensate for poor fabric efficiency?	<p>I'm no expert on this but where the capacity to reduce is available that should always be the first option. Carbon offsetting tends to rely on tree planting which sequesters carbon as the tree grows. This means that the benefits aren't seen until later and aren't guaranteed.</p> <p>Carbon offsets are not our get-out-of-jail free card (unep.org) The speed by which we reduce carbon emissions is vital to determining the level of temperature rise, a stated in the link.</p> <p>Carbon taxes would be able to support carbon sequestering processes.</p>
are you using multiple contractors? What codes of eco standards are there that you are going off as well as Passivhaus, who are these houses for? Are they social house or mixed with private housing?	<p>For our first two sites we will be using a single contractor, however we would have to do a new procurement for the following sites.</p> <p>Passivhaus will be our only certified standard. We are however also looking at our embodied carbon and agreeing what framework for measuring whole life carbon we use. As it stands we expect our properties will exceed RIBA 2030 targets for embodied carbon.</p>

<p>Government Incentives Schemes? Duration to receive Gov Vouchers? 3 months, 12 month?</p>	<p>Unclear on this question sorry.</p> <p>I do hope that Government extend and improve the current Green Homes programme though. Uptake of solar panels and insulation was big business 15 years ago and we need to get back to those levels.</p>
<p>York has flooding issues, like my area. How does this impact?</p>	<p>None of our sites are in high risk flood zones fortunately. However, surface water run off rates in York are something we have to consider keenly as these are limited to reduce flooding. This would typically require concrete attenuation tanks which are terrible for embodied carbon, so we are trying to move towards natural rain gardens and SuDs.</p>