

Case study theme:

District Councils' Network

The one voice of district councils in the LGA



St Peters Court Dacorum Borough Council

The local need

As an area in which fuel poverty is a serious and growing problem the Council is committed to improving the energy efficiency of existing stock and promote innovation in new building. This combines with a serious shortage of affordable homes. In November 2014, 1050 applicants (22% of the active housing register) had a housing need for a two bedroom property in Dacorum. The development of nine, two bedroom flats contributes to meeting this housing need.

The vision

Increasing the supply of new affordable homes is a Council and community priority and following the 'self-financing' agreement with the government the Council aims to provide 400 new Council homes over the by 2019. The vision was to bring back to use the site of a derelict church and meet both housing need and energy efficiency improvement – as a show case for potential private sector take up by demonstrating it can be delivered locally and at a reasonable price.

The challenge

The councils challenge was to develop nine, two bedroom flats. The council also decided that the new building at Gadebridge should make a positive contribution to offset global warming. In order to achieve this, the council chose to design the flats to a 'Passivhaus' standard.

The challenge was a (self-imposed) deadline to complete within 18 months and to keep development costs within a tight envelope of c. £110K and achieving the energy savings for tenants. The project will be monitored for a 12-24 month period to confirm the achievement of the energy bill reductions.

The results

The Council delivered nine, two bedroom flats, designed to the 'Passivhaus' standard. Practical completion was achieved at the beginning of May, with residents moving in shortly after.



Where next?

The council is continuing to develop homes in the borough through its new build programme. The council aims to deliver 400 new homes by 2020. All new housing developments will meet high energy efficiency standards.

The properties delivered through the Council's new build programme will continue to assist in meeting the high demand for affordable homes in the borough.

For more information >>

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