

Energy Efficient Social Housing

Passivhaus Social

LOCAL GOVERNMENT AUTHORITIES BUILDING PASSIVHAUS (UK)

November 2025

PASSIVHAUS SOCIAL

Maximising benefits

Minimising costs

LOW BILLS

REDUCED RENT ARREARS

HEALTHY HOMES

DURABILITY & FUTUREPROOFING

LOW CARBON EMISSIONS

ENERGY EFFICIENT SOCIAL HOUSING

The number of local authorities and housing associations adopting Passivhaus are increasing rapidly since the announcement of the climate emergency, and in some areas, it is becoming mandatory.

LGAs building super energy efficient dwellings - **132** (34.5%)

The following list are councils already building Passivhaus (informed by Passivhaus UK Buildings Database, and Eco-Architective)

ENGLAND (95 of 317)

1. Barnet Council (LB) '25
2. Barking and Dagenham Council (LB) '22
3. Basildon Borough Council '25
4. Bath & NE Somerset Council '20
5. Bedford Borough Council '18
6. Birmingham City Council '22
7. Bournemouth Christchurch & Poole (BCP) Council '18
8. Brighton & Hove City Council '23
9. Bristol City Council - LPI encourages PH and offers exemptions '15
10. Broadland District Council (Norfolk) '17
11. Cambridge City Council '22
12. Camden Council (LB) '16
13. Central Bedfordshire Council '20
14. Cherwell District Council '19
15. Christow Parish Council '17
16. Crawley Borough Council '17
17. Dacorum Borough Council '20
18. Devon County Council '22
19. Dorset Council '21
20. Ealing Council (LB) '21
21. East Devon District Council '16
22. East Suffolk Council '20
23. Eastleigh Borough Council '19
24. Eden District Council '22
25. Epping Forest District Council '25
26. Exeter City Council (ECL) '09
27. Fareham Borough Council - Policy of 10% '15
28. Gosport Borough Council '22
29. Great Yarmouth Borough Council '13
30. Greater London Council '21

ENGLAND continued...

31. Hackney Council (LB) '25
32. Hammersmith & Fulham Council (LB) '23
33. Hampshire County Council '20
34. Haringey Council (LB) '23-26
35. Harlow District Council '23
36. Herefordshire Council '21 (PassivhausPlus)
37. Hounslow Council (LB) '22
38. Hull City Council '21- housing in partnership with Goodwin Development Trust '16
39. Isle of Man Government '17
40. Islington Council (LB) '23
41. King's Lynn & West Norfolk Bor. Council '22
42. Kirklees Council '20
43. Lambeth Council (LB) '17
44. Lancaster City Council '18
45. Leeds City Council '17
46. Leicester City Council '17
47. Lewisham Council (LB) '25
48. Manchester City Council (This City) '23
49. Mansfield District Council '21
50. Merton Council (LB) '25
51. Mid Devon District Council '22
52. Newham Council (LB) '21
53. Norfolk County Council '21
54. North Kesteven District Council '22
55. North Norfolk District Council '21
56. North Somerset Council '23
57. Northumberland County Council '23
58. Norwich City Council '16
59. Nottingham City Council (NCCHS) '23
60. Oldham Council '23

Are you missing from the list?

This list is not exhaustive. The number of local authorities and councils building Passivhaus and adopting policies in their Local Plans is rapidly expanding. Please contact @EcoArchitective and we will update our information.

LOCAL AUTHORITIES BUILDING PASSIVHAUS (UK)

ENGLAND continued...

61. Plymouth City Council '18
62. Portsmouth City Council '22
63. Reading Borough Council '23
64. Rother District Council '23
65. Salford City Council '22
66. Shropshire Council '22
67. Solihull Metropolitan Borough Council '23
68. South Cambridgeshire District Council '22
69. South Tyneside Council '25
70. Southend-on-Sea City Council '23
71. Southwark Council (LB) '22
72. Spelthorne Borough Council '21
73. Stockport Metropolitan Borough Council '23
74. Stratford-on-Avon District Council '18
75. St Helens Borough Council '23
76. Sunderland City Council '23
77. Sutton Council (LB) '19
78. Tandridge District Council '16
79. Telford and Wrekin Council '22
80. Tower Hamlets Council (LB) '14
81. Waltham Forest Council (LB) '23
82. Wandsworth Council (LB) '23
83. Warwick District Council - Passivhaus but not certified '23
84. Watford Borough Council (LB) '23
85. Waverley Borough Council '21
86. West Sussex County Council '22
87. Westminster City Council (LB) '23
88. Westmorland and Furness Council '24
89. Wigan City Council '22
90. Winchester City Council '23
91. Wolverhampton City Council '12
92. Wootton Wawen Parish Council '18
93. Worthing Borough Council '23
94. Wrexham County Borough Council '24
95. York City Council '21

Supported by Homes England
& Department for Social Care

WALES (9 of 22)

1. Caerphilly Borough Council '19
2. Cardiff City Council '22
3. Carmarthenshire County Council '14
4. Conwy County Council '25
5. Denbighshire County Council '21
6. Flintshire County Council '23
7. Gwynedd Council '18
8. Powys County Council '21
9. Swansea City Council '18

SCOTLAND* (17 of 32)

1. Aberdeen City Council - Passivhaus but not certified '23
2. Aberdeenshire Council '23
3. Argyll and Bute Council '10
4. Clackmannanshire Council '23
5. East Ayrshire Council '23
6. Edinburgh City Council '21
7. Fife Council '21
8. Glasgow City Council - New residential to be Passivhaus '19
9. Highland Council '21
10. Midlothian Council '23
11. North Ayrshire Council '22
12. Outer Hebrides Council '22
13. Perth & Kinross Council '23
14. Renfrewshire Council '22
15. Waverley Borough Council '21
16. West Dunbartonshire Council '23
17. West Lothian Council '20

There are a total of 382 authorities across the UK (317 England, 22 Wales, 32 Scotland, 11 Northern Ireland).

List updated March 2024. *See Policy Update. Dates assumed, planned/completed.

There may be Local Housing Associations and housing associations providing housing for Local Authorities not listed here.

LOCAL AUTHORITIES BUILDING PASSIVHAUS (UK)

IRELAND (5 of 31) & NORTHERN IRELAND (6 of 11)

Northern Ireland Housing Executive

1. Armagh City, Banbridge & Craigavon Borough Council (NI) '24
2. Belfast City Council (NI) '24
3. Causeway Coast and Glens Borough Council (NI) '24
4. Derry City & Strabane District Council (NI) '25
5. Dublin City Council '25
6. Dún Laoghaire-Rathdown County Council (Dublin) - All new builds mandatory '18
7. Fermanagh & Omagh District Council (NI) '25
8. Fingal County Council '25
9. Newry Mourne and Down District Council (NI) '24
10. South Dublin County Council '21
11. Wexford County Council '17

Policy Update December 2024

Average cost of Passivhaus (May 2024)

Build cost per m² £1,500 - £3,900 (average £2,150)Build cost per 150m² dwelling £225,000 - £585,000 (average £322,500)

The **Scottish Parliament Assembly** on 12 December 2024 laid amendments to the Building (Procedure) (Scotland) Regulations to enable the implementation of the Scottish equivalent to the Passivhaus standard. The proposed implementation timeframe with revised standards being published in early 2026 and becoming mandatory in early 2028. Totalling 32 authorities.

Edinburgh City Council has adopted Passivhaus for its Future Schools programme, announced plans to carry out a targeted energy efficient retrofit of the Council's operational buildings and committed to Passivhaus as the default standard for all Council newbuilds.

Glasgow City Council has set 'The Glasgow Standard' as a minimum standard for housing in Glasgow funded through the affordable housing supply programme. Passivhaus certification is deemed an acceptable route towards achieving the 'Gold' level within the standard. Gold level compliance has been required for new developments since September 2018. Numerous social housing schemes within Glasgow have achieved Passivhaus certification.

Midlothian Council net zero housing design guide seeks to address operational energy and the performance gap in new build projects with ambitions for the Passivhaus standard for new council buildings from 2022, with Passivhaus Plus being adopted in 2024 and Passivhaus Premium in 2028.

Perth & Kinross Council is embracing the Passivhaus standard as "a key industry standard for delivering high quality, low energy buildings". The Council has several Passivhaus projects in different stages of development, including new primary and secondary schools as well as a Passivhaus leisure centre.

The Welsh government launches Net Zero Pattern Book January 2025 developed by Tai ar y Cyd with the support of social housing providers, drawing on the Passivhaus standard to meet Welsh Development Quality Requirements (WDQR) 2021, and a space heating target of 40 kWh/m²/year, as an alternative to EPC A.

Exeter City Council is already building Passivhaus newbuild social housing, mixed tenure and extra care facilities. The Council has established Exeter City Living a profit-for-purpose limited development company that helps deliver healthy and climate-resilient certified Passivhaus homes of multi-tenure and affordable housing; Profit is re-invested into Council services.

Herefordshire Council Future Homes policy has committed all new council housing to achieving the Passivhaus Plus standard.

York City Council has adopted the Passivhaus standard for its new homes delivery programme outlined in its Design Manual.

West Oxfordshire District Council, Cotswold District Council and Forest of Dean District Council have collaborated to produce a Net Zero Carbon Toolkit for local authorities which includes Passivhaus advice and guidance, funded through the Local Government Association Housing Advisers Programme and led by Passivhaus Trust. The toolkit has now been adopted by West Somerset and Taunton Council. Folkestone & Hythe District Council has commissioned a similar toolkit.

City of Doncaster, Sheffield City Council, Rotherham Metropolitan Borough Council, and Cornwall Council Housing Decarbonisation Strategy, are exploring Passivhaus initiatives.

Many more Council Local Plans are now incorporating or investigating Passivhaus to meet Net Zero. Those already building Passivhaus are adopting policy and advancing to Passivhaus Plus. Encouraging and facilitating Passivhaus developments enables local authorities to align construction practices with environmental goals. This not only enhances the reputation of the local authority as environmentally conscious but also encourages developers and architects to prioritise Passivhaus principles in their projects. It also provides councils with a key solution to fuel poverty within the social housing sector.

The Passivhaus Trust strongly recommends the use of absolute targets based on heating demand, peak heating load and EUI (energy use intensity). The use of relative 'notional building' energy targets (Part L Government Approved Document 2023), will not deliver the performance required to achieve Passivhaus equivalent levels of comfort, indoor air quality and low energy bills. Absolute targets are one of the key recommendations in LETI's Climate Emergency Design Guide and have been chosen for RIBA's 2030 Climate Challenge targets and for Local Plans developed by many local authorities around the UK; they are also likely to be fundamental to the new UK Net Zero Carbon Building Standard.