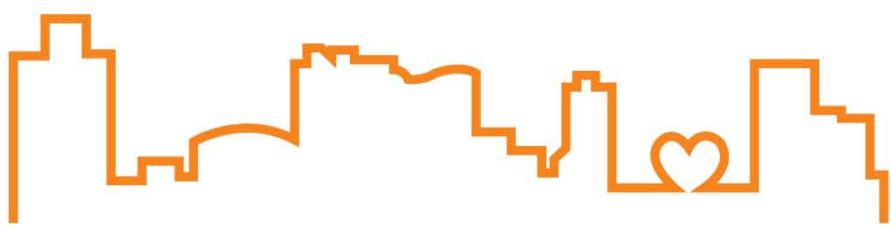


WORLD
GREEN
BUILDING
COUNCIL

James Drinkwater

**European Regional Director
World Green Building Council**





**BETTER PLACES
FOR PEOPLE**

**PUT WELLBEING AT THE
HEART OF YOUR BUILDING**

Health and wellbeing must
move to centre stage in the
building performance debate

www.betterplacesforpeople.org



How healthy is this home/ neighbourhood?



How healthy are its occupants?



What value do these outcomes deliver?

ENVIRONMENTAL PARAMETERS



HEALTH & WELL-BEING OUTCOMES



ECONOMIC VALUE

HOME ↑ ↓ NEIGHBOURHOOD 	QUANTITATIVE Light Levels Daylight Access Indoor Air Quality Humidity Temperature Space Standards Energy Costs	QUALITATIVE Aesthetics (colour, decor, design) Internal Layout Functionality Control Ease of Use Privacy
	Noise Solar access Resilience	Greenery Views of Nature Character Safety and Security Flexibility
	Air pollution Water quality Sewage and Waste Public Spaces Density	Accessibility Connectivity Transport Networks Local Amenities Sports and Leisure Defensible Space
OTHER KEY FACTORS TO MEASURE	House Type Floor Area Year of Construction	Location Weather Data Occupancy

Design Metrics

PERSONAL 	OBJECTIVE Health indicators (BMI, blood pressure, resting heart rate, weight) Disease incidence Cognitive ability Analytical skills Financial well-being Sleep quality	SUBJECTIVE Mental well-being Comfort levels Happiness Life satisfaction Empowerment Decreased stress Decreased loneliness Perceived stability
INTERPERSONAL 	Productivity Performance Prosperity	Motivation Creativity Confidence
	Personal relationships Safety and security Sense of community Social inclusion Social capital	
OTHER KEY FACTORS TO MEASURE	Age Gender Hereditary Factors	Behaviour/Lifestyle Socio-economics

Occupant Metrics

PRIVATE SECTOR	PUBLIC SECTOR	
LANDLORDS Higher rental rates Better occupancy rates Tenant longevity Lower maintenance costs	SOCIAL LANDLORDS Better occupancy rates Tenant longevity & satisfaction Lower maintenance costs Decreased complaints	
DEVELOPERS Increased asset value Asset longevity Ease of sale Market differentiation	UK Decreased NHS costs Increased economic prosperity Lower unemployment Life expectancy Mortality rates Suicide rates Obesity rates Crime rates Disease incidence rates	
OWNER-OCCUPIERS Improved health and well-being Increased asset value (and decreased risk of devaluation) Lower healthcare costs Lower insurance costs Lower maintenance costs		
OTHER KEY FACTORS TO MEASURE	Interest Rates House Prices Market Rents	Housing Demand Healthcare costs

Macro-scale Metrics





We have a unique opportunity to work with lenders to establish energy efficiency mortgages for Europe



1. Work to establish 'Wellbeing Indicators'
2. Evolve EPCs – Work to establish 'Building Energy Passports'

