



Homes &
Communities
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Pioneering research
and skills

Masterclass feedback: Contracting & procurement

Top 3 challenges

1. Client & contractor motivation

- Regulation/a form of requirement to assess overheating
- Experience
- Knowledge at the client end –knowing that overheating is a risk
- Harnessing that knowledge into the procurement process

2. Simplicity

- Clear specification

3. Funding?!

Ways forward

1. Definition

- Experience

2. Guidance

- Set up a working group to develop a set of standardised clauses

3. Insurance

4. To novate or not to novate?

- Don't novate architect or engineers, retain them as a client, as in-house, as aide to ensure preventative processes are carried out from start to finish – if you leave it until too late, the designers will be in a position where they have little ability to effect change and simultaneously need to protect their own design interests



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Masterclass feedback: Building management & resident action

Top 3 challenges

1. Responsibility

- Ownership of risk – who is accountable? Business operations (is it on the risk register?), Management, Asset/Fabric, Development? Housing Managers? or individual behaviour?

2. Modelling assumptions

- Uncertainties

3. Design decisions driven by cost minimisation and profit maximisation

Ways forward

1. Design feedback loop

- 'Client education'
- Occupant advice
- Lessons learnt from communal heating management/audits/H&S back into how designers can mitigate risk

2. Matching homes to occupants?

- Take a proactive approach to mapping most at risk stock rather than dealing with complaints as they arise.
- Data collection – feed into new designs and lettings policies – avoid housing vulnerable people in vulnerable stock

3. Hierarchy of actions

- Overheating mitigation measures including advice to residents
- Cost benefit analysis of smaller and more expensive measures and their ability to solve the problem
- Compliance



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Masterclass feedback: Building design solutions

Top 3 challenges

1. Define overheating criteria
 - Establish a commonly agreed standard that design teams can work to
2. Identifying when to worry
 - Types of vulnerable buildings & residents
3. Understanding how to operate buildings to keep cool
 - Are clients asking for overheating risk reduction in design?
 - Designers need to understand how, not just occupants (+window design issues)
 - Can't be top down, needs to be top down and bottom up –implies the feedback route

Ways forward

1. Role of regulation
 - Need clear direction from government
2. Role of BIM
 - Ought to be able to help us if only to encourage collaboration and involve the right people at the right time
 - Develop a wider industry understanding of the issues
3. Considered use of dynamic simulation
 - Identifying when you need to worry, use of it, when you need to
 - Practical assumptions – don't believe the model too much, make sure the reality matches the model better
4. Improve understanding of geographical risk
 - Will there be a problem in the North?
5. Known problem archetypes
 - Should they be banned? – can occupant health & wellbeing prevail over developer returns? (single aspect flats, double loaded corridors)