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
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
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)