

# Closing the performance gap:

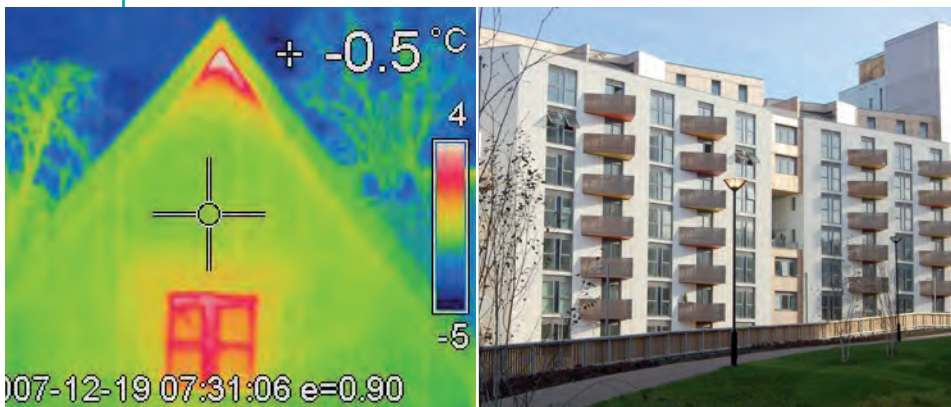
## Low Carbon 4 Real *plus* Feedback and Monitoring



**14th April, 2011: 9.30 – 17.00**

UCL Roberts Building

Corner of Torrington Place and Malet Place, London, WC1E 7JE



### The Performance Gap

Post construction testing has repeatedly revealed a significant gap between the “designed” and “as-built” thermal performance of new homes. Proving performance and closing this gap are clearly essential strategies. Monitoring and post occupancy evaluation (POE) are also essential tools to ensure our low carbon homes are operating as designed, and are comfortable and healthy.

Using monitoring and feedback to improve the delivery of low carbon homes - and hence to close the performance gap - will be explored in detail at this event.

### Low Carbon for Real

Since 2008, the Good Homes Alliance has been collaborating on a series of activities to help its Developer Members deliver low carbon performance in reality, including a major piece of work – LowCarb4Real – that explored the problems associated with, and steps to improve the energy performance of new homes. At this event, GHA Developer Members and others will describe the efforts they have taken to improve performance and what they have achieved, and learnt, on the projects they have completed to date.

### Feedback and Monitoring

The Good Homes Alliance has been running a monitoring programme, with a number of academic and developer partners, since October 2009. We have conducted a raft of detailed fabric testing on a number of dwellings on 5 sites and the first homes are now being monitored in occupation through a winter and summer period. This event will outline what has been implemented, the costs, the results, the protocols, the strategies and the learning and feedback.

### Exhibition

#### Monitoring and testing equipment

A number of companies involved in monitoring will display their products

#### Monitoring kit

Thermal imaging cameras, sensors, in-house displays, co-heating, data storage, utilities.

#### Surveys

Energy and thermal design, air tightness surveys, post construction testing and occupancy evaluation.

### To book a place at this event...

please email:

[info@goodhomes.org.uk](mailto:info@goodhomes.org.uk)

**£180 +VAT** for non-members

**£80+VAT** for GHA Non-Developers

**Free** to GHA Developers

**Early booking discount of £30  
before 14th March 2011**

# Programme

- 10.00 **Chair's introduction: Low Carbon for Real**  
**David Strong**, Chair Energy Efficiency Partnership for Homes
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- 10.15 **Delivery of low carbon homes**  
Keynote speaker – **Andrew Stunell MP** (invited)  
Closing the performance gap - and delivering low carbon, healthy homes for real.
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- 10.35 **The benefits of monitoring for occupants**  
**Sally Hancox**, Director, Gentoo Green  
How Gentoo residents are benefiting from our policy of monitoring and feedback.
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- 11.00 **Our learning journey**  
**John Hocking**, Director, Joseph Rowntree Housing Trust  
An overview of results and learning from the organisation's monitoring of both existing stock and our new build programme.
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- 11.20 **Discussion and Refreshments**
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- 12.00 **Learning for the industry**  
**David Adams**, Zero Carbon Hub and Willmott Dixon  
An update on Carbon Compliance levels, including recommendations to measure and monitor built performance. Also approaches contractors are taking to deliver low carbon, help they need, plus sharing some lessons in changing site practice.
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- 12.25 **An update on the TSB Retrofit for the Future and Building Performance Evaluation Programmes**  
**Dr Kerry Mashford**, Technology Strategy Board  
Kerry will outline the progress from the TSB programmes with an update on the Retrofit for the Future and £8m 100% funded, Building Performance and Evaluation programme.
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- 12.45 **Q&A and Discussion**
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- 13.00 **Light refreshments and exhibition**
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- 14.00 **Chair's introduction: Monitoring and Feedback**  
**Dr Bob Lowe**, UCL
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- 14.30 **Fabric testing – whole house heat loss**  
**Dr Christopher Gorse**, Leeds Metropolitan University  
LMU have now conducted over 20 co-heating tests. This talk will outline the results to date and the lessons for designers and contractors for design, the build process and site management.
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- 14.50 **Post construction testing, monitoring, learning and feedback on site**  
**Nick James**, BioRegional Quintain Ltd  
BQL has undertaken post construction testing on apartments within their pioneering One Brighton development. What were the issues and findings? And what are the lessons being taken forward?
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- 15.10 **Discussion and Refreshments**
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- 15.40 **Ongoing monitoring and post occupancy evaluation**  
**Isabel Carmona**, CA Sustainable Architecture & UBT  
Isabel will explore various aspects of monitoring and POE, including occupiers responses, key lessons for initial occupancy, comparing what was planned with what happened, and reflecting on the research process itself.
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- 16.00 **Lessons from monitoring**  
**Adrian Buffery**, Greenoak Housing Association  
An exploration of the lessons learnt from monitoring the performance of three schemes built over the last 10 years.
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- 16.30 **Interactive session**  
How to develop a monitoring strategy and how to build feedback into performance improvement.
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- 17.00 **Drinks/networking**