

# Breaking out of our silos

## A BPN Show and Tell event



## Organisation profiles

### Building Performance Network

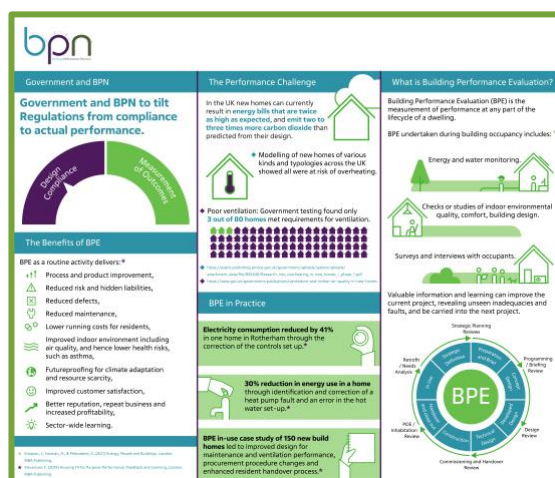
Many existing, new and retro-fitted buildings exhibit large gaps between design aspirations and in-use performance. To meet policy objectives and meet the needs of building owners and occupants, in-use performance needs to improve rapidly and radically. While many people are now aware of **performance gaps** in energy use and CO<sub>2</sub> emissions, fewer people are aware that issues are also evident in technical performance, occupant satisfaction, operating costs, environmental impact and importantly the health of the occupants.

Data is the key to understanding whether we are making the right choices throughout the lifecycle of the building. The UK suffers from a disjointed building performance evaluation sector, where data are inaccessible, study methods are not clear or shared, and decisions are often made on poor or limited data.

As a direct result of these issues, **the Building Performance Network (BPN)** was established as a membership organisation. The activities of the BPN are

- Bringing people together with an interest in building performance.
- Moving forward the practice of building performance evaluation to make it accurate and usable for the sector – see latest on the British Standard for in-use building performance evaluation (BS40101) at [building-performance.network/news](https://building-performance.network/news).
- Sharing and making Members aware of a wide range of studies undertaken in the UK. More on Membership here: [building-performance.network/membership-benefits](https://building-performance.network/membership-benefits)
- Using data to influence change in policy, procurement and practice.
- Engaging with policymakers, including Government.

To support our Members and the wider built environment community, our website hosts various resources including our infographic one-pager on BPE for homes. Please download from our website: [building-performance.network/news/new-bpn-infographics-a-visual-guide-to-bpe-for-homes](https://building-performance.network/news/new-bpn-infographics-a-visual-guide-to-bpe-for-homes)



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## Carbon Intelligence – Jonathan Webb

<b>Contact details:</b> <a href="mailto:Jonathan.Webb@Carbon.Ci">Jonathan.Webb@Carbon.Ci</a>	<b>Location of organisation:</b> UK nationwide	<b>Web address:</b> <a href="http://carbon.ci">carbon.ci</a>
<b>BPE activities you currently undertake:</b>		
<ul style="list-style-type: none"> <li>• Net Zero strategy/Pathways &amp; Due Diligence on assets including CRE, retail, manufacturing, transport, etc.</li> <li>• Obtaining building data and using data analytics to drive improved building performance</li> <li>• De-carbonisation programmes – capex programmes aligned to Net Zero/decarbonization objectives</li> <li>• NABERS assessments to demonstrate asset quality</li> <li>• Indoor Air Quality assessments and WELL standard sensors</li> </ul>		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b>		
Our clients include Investment Funds, Professional Services, and clients with corporate real estate. They are all putting in place, or have put in place, ESG targets which is driving them towards BPE as a part of this. The business case is changing from simply energy savings to demonstrating Building Performance against targets and the drive to move assets towards a Net Zero pathway.		
<b>What are your ambitions for BPE through your work?</b>		
Carbon Intelligence ambition is to provide an end-to-end service for organisations looking to reduce their carbon impact on the environment.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b>		
We can support all organisations on their route to improving building performance from an energy, carbon and well-being perspective.		

## Carnego Systems Ltd – William Box

<b>Contact details:</b> <a href="mailto:william.box@carnego.net">william.box@carnego.net</a>	<b>Location of organisation:</b> UK	<b>Web address:</b> <a href="http://www.carnego.net">www.carnego.net</a>
<b>BPE activities you currently undertake:</b> Real-time data collection and analysis services in domestic and non-domestic properties. Resident / building user / community feedback apps. Technical data systems architecture re building performance, metering and human data capture.		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b>		
For our customers, understanding and evidencing building performance is increasingly an integrated part of business models. This ranges from EnergieSprong domestic retrofits where performance monitoring is a key contractual element, through to corporate real-estate where understanding building performance is an increasingly important aspect of meeting carbon reduction / science-based targets commitments. As well as understanding whether they are getting value for money – do building projects deliver?		
<b>What are your ambitions for BPE through your work?</b>		
We hope to play a role in driving better carbon performance in the built environment and, at the same time, help buildings to better meet the needs of the people who live and work in them. Closing the broken performance feedback loops that have been tolerated in the built environment for decades – but not in other industries – is central to what we aim to do.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b>		
Currently monitoring and feedback can be seen as a ‘bolt-on’ and an additional cost. Our aim is to demonstrate that effective performance monitoring reduces overall costs, risks and guarantees better project outcomes in both the short and long terms.		

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## Energiesprong UK – Matt Wood

<b>Contact details:</b> <a href="https://www.linkedin.com/company/energiesprong-uk/">https://www.linkedin.com/company/energiesprong-uk/</a>	<b>Location of organisation:</b> UK	<b>Web address:</b> <a href="http://www.energiesprong.uk">www.energiesprong.uk</a>
<b>BPE activities you currently undertake:</b> Specify performance-based outcomes for retrofit and new build		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b> Energiesprong supports social housing providers to procure performance-based retrofit and new build, and supports the construction industry to develop and deliver solutions that are backed by a long-term performance guarantees. The driver is to unlock scale by developing a viable business case based on long-term energy and maintenance cost savings which can only be achieved with a performance guarantee. Housing providers get properties that are warmer and cheaper for their tenants to run and for them to maintain, while the construction industry gets a long-term and growing pipeline that is less dependent on stop-start government grant schemes.		
<b>What are your ambitions for BPE through your work?</b> Every retrofit and new build home delivered with a performance guarantee, helping to meet our carbon targets by unlocking a scalable and self-sustaining financial model for property owners to deliver zero carbon homes.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b> Lack of supportive government policy, low-cost finance, lack of vertically-integrated suppliers, supply chain capacity, ambition/willingness to scale up quickly, cautious public sector, inadequate planning framework. We would like to work with organisations that can help us overcome barriers and unlock scale in this area through innovative approaches to performance-based retrofit and new build. This could include tech solutions such as integrated PV-battery-grid services financial models or long-term “leasing” of heat pumps inc. maintenance.		

## Equans – Ben How

<b>Contact details:</b> <a href="mailto:ben.how@engie.com">ben.how@engie.com</a>	<b>Location of organisation:</b> National - UK	<b>Web address:</b> <a href="http://www.engie.co.uk/equans/">www.engie.co.uk/equans/</a>
<b>BPE activities you currently undertake:</b> Whole House Retrofits EnergieSprong Compliant Retrofits – 30 year monitoring Inhouse Technical / PAS2035 Compliant Surveys, Pre and Post Occupancy Monitoring SAP / RDSAP – Energy Modelling and Assessments		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b> Our clients are primarily Social Housing Landlords, Councils Housing Associations etc. Their key drivers currently are de-carbonization of stock, energy reduction and tackling Fuel Poverty.		
<b>What are your ambitions for BPE through your work?</b> We aim to provide robust monitoring/performance data to retrofit works to better understand retrofit solutions and to demonstrate to clients and others the benefits and potential of retrofit and decarbonization.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b> Key barriers to us are cost of obtaining and providing data and understanding of the benefits of data from Clients.		

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## Hydrock – Annie Marston

<b>Contact details:</b> <a href="mailto:AnnieMarston@hydrock.com">AnnieMarston@hydrock.com</a>	<b>Location of organization:</b> Nationwide	<b>Web address:</b> <a href="http://www.hydrock.com">www.hydrock.com</a>
<b>Building Performance Evaluation (BPE) activities you currently undertake:</b> <ul style="list-style-type: none"> <li>• Building Performance Modelling</li> <li>• Building Performance Optimization</li> <li>• Environmental assessments and sustainability</li> <li>• Soft landings and commissioning management</li> </ul>	<ul style="list-style-type: none"> <li>• Master planning</li> <li>• MEPH systems design</li> <li>• Post occupancy evaluation</li> <li>• Utility management</li> <li>• Vertical transportation</li> <li>• Daylight and sunlight studies</li> </ul>	
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b>		
<p>Maximize efficiencies of the building, drivers are reduced opex and capex costs, as well as ESG requirements.</p> <p>With current drivers M&amp;E systems are not performing to the task of net zero and so our clients want us to improve their efficiencies</p>		
<b>What are your ambitions for BPE through your work?</b>		
<p>To not only meet net zero goals in new build developments but help the existing building stock significantly reduce their carbon emissions.</p>		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b>		
<p>Owners and operators are often different people which can mean that operational efficiencies might not be a priority on the developer or owners list of key performance indicators. Landlords and building owners.</p>		

## Inkling – Susie Diamond

<b>Contact details:</b> <a href="mailto:susie@inklingllp.com">susie@inklingllp.com</a>	<b>Location of organisation:</b> Working from home	<b>Web address:</b> <a href="http://www.inklingllp.com">www.inklingllp.com</a>
<b>BPE activities you currently undertake:</b>		
<p>Carrying out predictive dynamic thermal modelling to 'dress rehearse' how buildings will perform at the design stage and preempt and optimise design decisions and control logic. These models can also look at comfort criteria and provide checks that the design will also result in a building that is comfortable to occupy.</p>		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b>		
<p>Because buildings should deliver what they promise, the climate crisis, to keep building occupants happy.</p>		
<b>What are your ambitions for BPE through your work?</b>		
<p>That buildings will consistently deliver on their design promises, firstly by ensuring these promises are realistic in the first place, and secondly by providing a way to diagnose where and how actual energy performance deviates from design intent and why.</p>		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b>		
<p>Cost and perceived value. We need to build trust in modelling as a valuable jigsaw piece in getting projects reliably delivering on energy targets.</p>		

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## Plymouth Energy Community – Jason Hargreaves

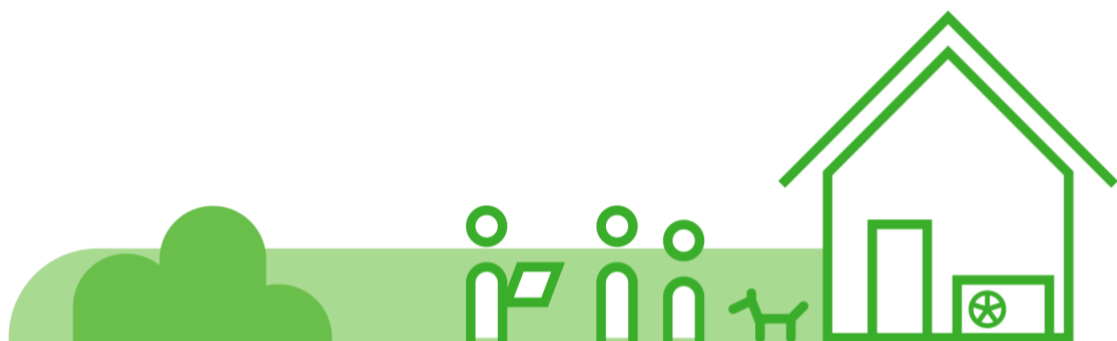
<b>Contact details -</b> <a href="mailto:support@plymouthenergycommunity.com">support@plymouthenergycommunity.com</a>	<b>Location of organisation:</b> Plymouth	<b>Web address:</b> <a href="http://plymouthenergycommunity.com/">plymouthenergycommunity.com/</a>
<b>BPE activities you currently undertake:</b> Delivery of fuel poverty retrofit, engaging with ECO installers and through LAD routes.		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b> Private home owners or tenants and landlords are our clients.		
<b>What are your ambitions for BPE through your work?</b> Our ambition is to act as a catalyst to ensure more homes are retrofitted and the quality and customer experience of that retrofit is improved. As a community owned organization, we believe building a delivery model that encourages trust in consumers is key.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b> In delivering these services to fuel poor residents, funding is a crucial issue, principally the level of capital funding for works in homes and the availability of attractive finance offers. Better monitoring and targeting of homes is needed and better technical solutions for those homes is also needed. We principally want to be working with installers within our community but longer-term partners to assist to improve technical delivery and skills in local installers and to improve access to finance would be welcome.		

## Pollard Thomas Edwards – Tom Dollard

<b>Contact details:</b> <a href="mailto:tom.dollard@ptea.co.uk">tom.dollard@ptea.co.uk</a>	<b>Location of organisation:</b> London	<b>Web address:</b> <a href="http://pollardthomasedwards.com">pollardthomasedwards.com</a>
<b>BPE activities you currently undertake:</b> Resident depth interviews, Resident questionnaires, design and site review. We partner with others to deliver more technical BPE, like co-heat testing, thermography, Smart HTC, environmental monitoring etc.		
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b> They want to understand the performance of their product, to improve outcomes and de-risk any potential issues.		
<b>What are your ambitions for BPE through your work?</b> To carry out BPE light on all our completed projects, and link these findings to projects in RIBA stage 1. To carry out detailed BPE on at least 1 project a year.		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b> Cost of testing equipment and BPE consultancy is still a barrier. We'd love to be working with more Universities and collaborative BPE consultants who can work with us to try to convince clients to pay for more BPE.		

## WMEBoom – James Warne

<b>Contact details:</b> <a href="mailto:j.warne@wmeboom.com">j.warne@wmeboom.com</a> <a href="https://www.linkedin.com/in/james-warne-264a23a/">https://www.linkedin.com/in/james-warne-264a23a/</a>	<b>Location of organisation:</b> UK, Dubai, Saudi Arabia, India & Singapore	<b>Web address:</b> <a href="http://wmeboom.com">wmeboom.com</a>
<b>BPE activities you currently undertake:</b> <ul style="list-style-type: none"><li>• All stages from feasibility through to POE.</li><li>• Briefing documentation</li><li>• Feasibility Studies</li><li>• Energy Strategies</li><li>• Concept Designs</li><li>• Planning Statements</li><li>• Circular Design strategies</li></ul>	<ul style="list-style-type: none"><li>• Scheme &amp; Technical Design</li><li>• Stage 5 construction design support</li><li>• Procurement</li><li>• Resident Engineer</li><li>• Commissioning and Handover</li><li>• Defect resolution</li><li>• Soft Landings consultation</li><li>• Post Occupancy Evaluation</li></ul>	
<b>Why do your customers do BPE? What are their drivers / high-level business case?</b> <p>BPE means different things to different clients. For some it's about validating the construction project, or ensuring value, for others it is linked to funding and CSR commitments. We work for all different types of business from Pharmaceuticals, commercial end users, retail and mixed-use developers, housing associates, local authorities, etc.</p>		
<b>What are your ambitions for BPE through your work?</b> <p>To produce better performing buildings, and to make place for people that exceed expectations. Tied into meeting the triple bottom line of sustainable development and circular design.</p>		
<b>What are the barriers to greater uptake of your services? Who would you like to be working with?</b> <p>We work with all parties, developers, clients, architects, constructors.</p>		



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