JB1

Low-carbon and fresh air

a missing link?

ZCY Buildings Group
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breathable homes

Slide 1

JB1 Jennifer Brierley, 28/06/2021

Innovate UK

Building Performance Evaluation Programme: Findings from domestic projects

Making reality match design

January 2016

breathable homes

breathable homes

STRATEGY
Healthy lives
Healthy homes
Good indoor air quality
COVID
Mitigate climate change
Low-carbon homes
Airtightness
ZERO BY 2050 "CARBON"
Ventilation
Design
Installation
operation
Maintenance
PRACTICE

Training gaps…

What about residents' health?

I'll be honest, the main push was deliver something to that code standard, not really bothered how you get there…a bit of a points exercise instead of thinking about the people who're actually going to live in them. Maintenance cost didn't really come into it.

Hsg assoc Head of Assets

Ventilation demands of everyday living?

The whole accommodation gets all the smells. Sometimes, when she is cooking vegetables or making bread the whole house is full of humidity. Open the window, but still we get all the windows wet.

Resident using ventilation fan on boost

Installing ventilation systems?

It's nobody's, the general labour on the site or the plumber or the electrician or whoever it is that gets the job of actually putting that in doesn't necessarily understand the finer points of installing.

Hsg assoc Devt Director

…more training gaps

How important are ventilation systems?

They're just like, a bit of a bugbear to be honest, for want of a better word. I mean there's a lot more riskier stuff we need to concentrate on, like gas servicing or fire risk assessments and stuff like that. It's taking our mind off that.

Hsg assoc Maintenance Manager

What ventilation system?

I just got the tenancy agreement, my keys, and then that was it really. No-one even told me it was there or what it was or how to use it.

Re-let tenant in home with MVHR

How do you work the ventilation system?

They give you a booklet, and you read the booklet, but it don't tell you really a lot about it. It's just basic stuff, like saying keep your doors shut, keep your windows shut. A lot of it is not in layman's terms.

First tenant in new home with MVHR

Keep ventilating!

Thank you

Dr Jenny Brierley

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www.breathablehomes.com (planned…)

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