

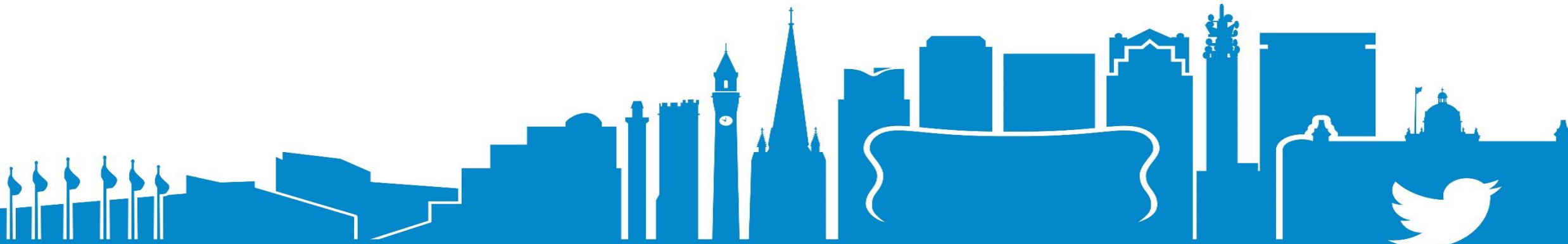
Workshop 1D:

Let off steam! We need to talk about ventilation...

Speaker: Jenny Brierley (University of Sheffield)

Chaired by: Andrew Burke (NHMF)

Room: Norfolk Room



Let off steam!
We need to talk
about ventilation...

NHMF Conference Workshop
23 January 2018

Jenny Brierley
Researcher, University of Sheffield



The
University
Of
Sheffield.

Why do we need to talk about ventilation?

Indoor Air Quality and health



Building fabric



Energy use and carbon emissions

What is this research project about?

Maintaining ventilation in low-energy rented homes...

...How do social landlords maintain ventilation systems?

...How do residents ventilate their homes?

...What is the relationship between these practices?

...What can be learnt about making ventilation effective that is relevant to housing providers?

Phase 1

November 2017

On-line survey of 400 maintenance practitioners in the UK

Phase 2

April-May 2018

Case studies of 5 housing association schemes in England

Five Quick Questions about Ventilation

4 multiple-choice questions:

Q1 How do you keep ventilation working well in your rented homes?

Q2 Who carries out maintenance of any ventilation technology in your homes?

Q3 From your experience of these means of ventilation, given the choice, which would you specify – or not specify – in future new homes?

Q4 What obstacles have you experienced to maintaining effective ventilation in your rented homes?

1 open-ended question:

Q5 In your view, what are the three biggest problems, and the solutions, for social landlords in maintaining effective ventilation in rented homes?

Who took part in the survey?

Who was invited?

All NHMF members

409 maintenance practitioners in the social housing sector

Approx 1/3 local authorities, 2/3 housing associations

UK-wide

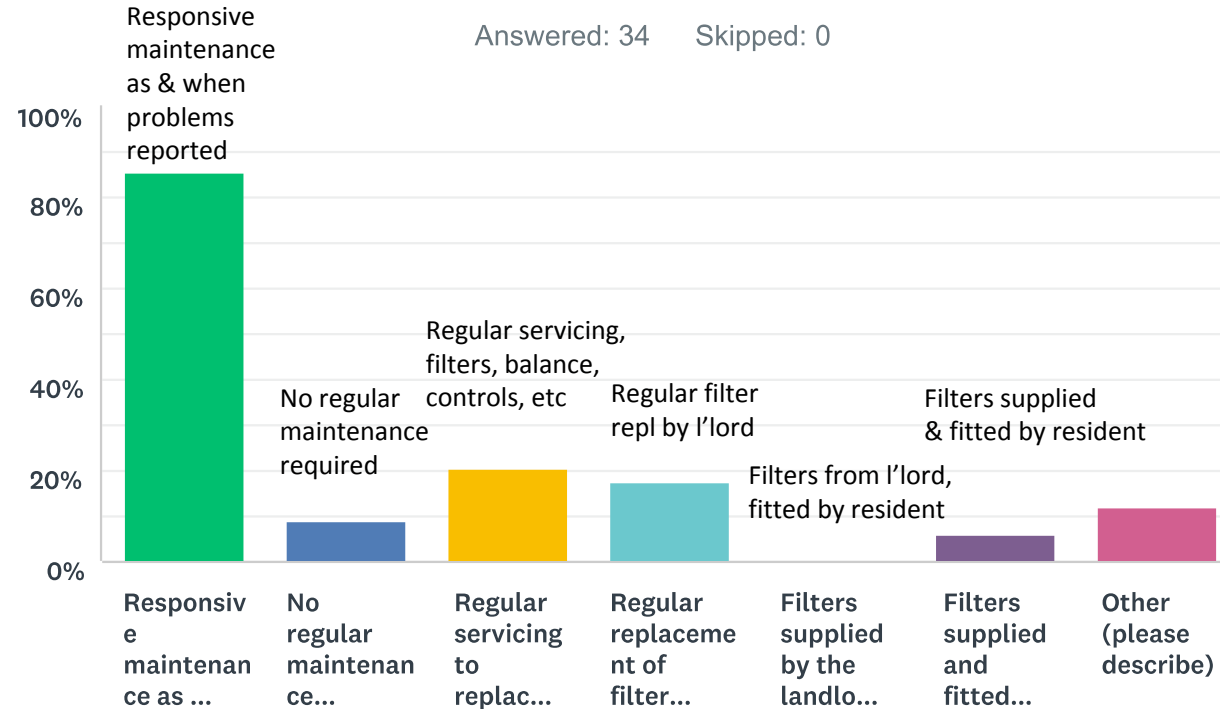
Who responded?

34 responses = 8.3%

Low number : high quality!

Representative?

Q1 How do you keep ventilation working well in your rented homes? (please tick all that apply)



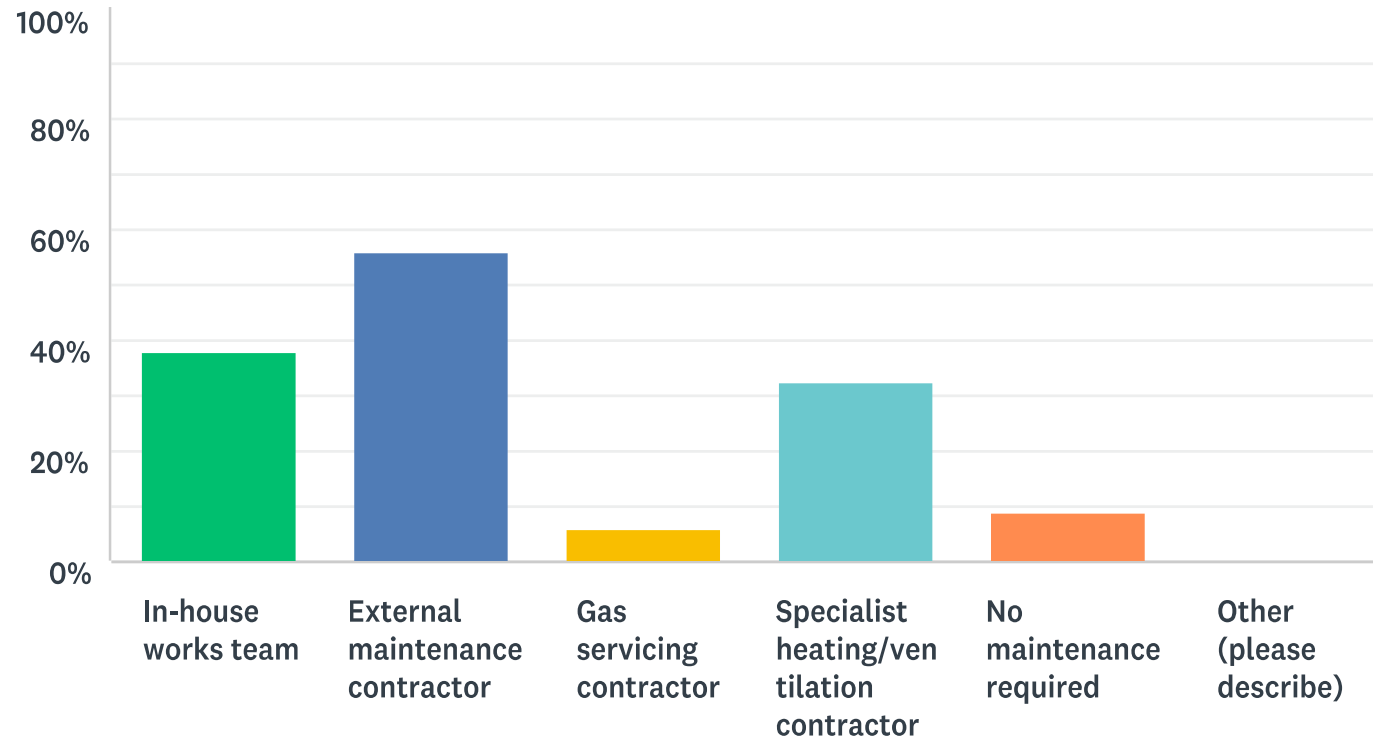
Questions to consider...

- Is ventilation maintained more effectively through planned or responsive maintenance?
- What do regular service contracts include?



Q2 Who carries out maintenance of any ventilation technology in your homes?(please tick all that apply)

Answered: 34 Skipped: 0



Questions to consider...

What is the trigger for action to maintain ventilation?

How are maintenance teams trained in ventilation systems?

Q3 From your experience of these means of ventilation, given the choice, which would you specify – or not specify – in future new homes?

Nine ventilation technologies, commonly installed in low energy new homes, listed, selected by the researcher

Response options: no problem/some reservations/would not specify/no experience

Products that all had experienced:

Trickle vents	19% had reservations
Extract fans	19% would not specify intermittent fans and 12% had reservations, <i>sensor activated</i> slightly more acceptable than <i>manual or light switch activated</i>
Windows	Generally acceptable

Products where experience is not universal:

MVHR	Over 90% of those with experience of MVHR would specify this, but over half of these have reservations
MEV	<i>Continuous</i> MEV more popular than <i>demand controlled</i> MEV, but fewer would specify this than MVHR
Passive Stack	On a par with MEV
Cooker hoods	29% would not specify

Questions to consider...

How far do maintenance concerns influence the specification for new homes?

How does the feedback loop work in your organisation?



‘Which way up is this thing supposed to go?’

Q4 What obstacles have you experienced to maintaining effective ventilation in your rented homes?

Twelve commonly cited obstacles listed, selected by the researcher

Response options: experienced frequently/sometimes/never

Obstacles universally experienced, with high % frequently experienced:

Residents do not understand the need for ventilation	79% frequent
Trickle vents/system vents blocked to prevent draughts	62% frequent
Equipment switched off by resident to save money	61% frequent
Equipment switched off by resident due to noisy system	56% frequent
Difficulty gaining access to homes	36% frequent

Obstacles not experienced by all but high % sometimes or frequently experienced:

Breakdown/unreliability of equipment/controls	76%
Maintenance requirement unclear	75%
Maintenance staff not familiar with technology installed	73%
Cost of maintenance contracts	48%

MVHR experience includes:

Filters difficult to replace/inaccessible

73% frequent or sometimes

Cost of replacement filters

62% frequent or sometimes

88% of respondents felt that ventilation performance was frequently or sometimes given low priority

Questions to consider?

How does your experience compare with these responses?

What priority should be given to ventilation performance, relative to other maintenance demands?



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Some issues to consider...

What should ventilation look like in the future?

What type of ventilation systems are needed?

What degree of control should residents have and how?

What is needed to change ventilation habits?

Can ventilation performance be improved without increasing costs?

What and where are the gaps in staff understanding?

Who is responsible for what in relation to ventilation performance?

Finally...

Have you got more ideas and insights to add to the research?
Issues you think the case studies should explore?

Take part in a Focus Group today
at 5.00pm in
or talk to me anytime during the day
or email jmbrierley1@sheffield.ac.uk

Thank you for taking part
in the workshop

Thank you to the NHMF
for supporting this research

