

The BRE logo, consisting of the lowercase letters "bre" in a green, sans-serif font.

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A decorative graphic in the top right corner of the dark grey box, composed of multiple overlapping, concentric green lines that form a complex, organic shape.

Building Research Housing Group

James Honour RIBA, Manager, BRHG Secretariat, BRE

NHMF Conference
26th January 2010, Stratford Upon Avon

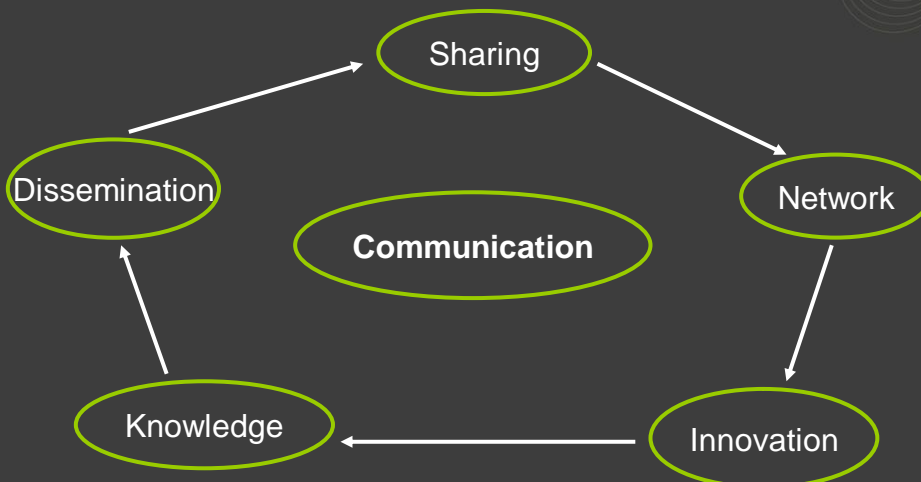
BUILDING RESEARCH HOUSING GROUP

- History
- Aims
- Services offered
- Website
- Membership
- Subscriptions
- Secretariat & Steering Committee
- Special projects



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A social housing providers' network in partnership with BRE for better homes



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www.brhg.org.uk



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History

- LA need for information on non-traditional housing
- LA & HA desire to work with the BRE and share knowledge
- Interest in BRE research
- Group formed in April 1992
- Associated with £1.5 million of BRE research to date
- Non-Traditional Houses – Identification 1918-75 (BR 469) 2004
- Integer housing 1996-2006



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Aims

Co-ordinate sharing of technical information on:

- New housing construction (including MMC)
- Planned maintenance
- Refurbishment & Renewal – C80 challenge
- Responsive repairs
- Documents and policies
- Offer value-for-money through cost-effective technical solutions.
- Dissemination vehicle
- Lobby Government, CLG, HCA, etc on funding and new social housing proposals, policies and issues.

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Services offered

- Annual free thematic event places, at three seminars and one Annual Conference for CPD
- Regional Breakfast meetings
- E-News
- Helpline
- Special Projects and BRE research opportunities
- Access to full website for information and documents
- Network benefits recognised by the Audit Commission
- Shared commissioned generic documents
- Lobbying capability

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Website

- A-Z topics
- Documents
- Presentations
- Helpline
- Useful links
- Events information
- Enrolment form



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Helpline

Members can ask for information, documentation or experience on a particular issue e.g.

- Boiler life expectancy
- Tenant handbooks
- Child and adult protection policies

- A few replies from members that have already invested time on an issue can save others thousands of pounds in time and effort, if willing to share experience gained.

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Membership

Membership runs from 1 January to 31 December.

- **Full membership**: social housing providers within the UK.
- **Affiliated membership**: commercial trade organisations with housing-related interests.
- **Special membership**: free limited service to individuals in social housing.

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Subscriptions (+VAT)

Levels are based on number of dwellings managed:

- H1 – more than 30,000 (£3,480) 13 seminar places
- H2 – between 20,000 and 30,000 (£2,980) 11 seminar places
- H3 – between 10,000 and 20,000 (£2,300) 9 seminar places
- H4 – between 2,000 and 10,000 (£1,560) 7 seminar places
- H5 – less than 2,000 (£1,070) 5 seminar places

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Secretariat and Steering Committee

- **There are over 250 tasks of the Secretariat is responsible for to keep the Group active as part of the Service Level Agreement**
- **The 14 Steering Committee members attend quarterly meetings at BRE for three year periods.**



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The Building Research Housing Group



- Membership across all social housing providers
- Crisis in housing, funding and communication
- Shared vision and goals to improve and inspire
- BRHG as a social housing client base network
- BRHG has housing stock, case studies and knowledge
- BRHG delivers own activities
- Potential to improve links with key opinion leaders and other housing groups
- Potential to link Government Departments, CLG, HCA, TSA, etc

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Spending Power



- Sixty of the most innovative social housing providers in UK
- 240 BRHG contact points
- 2009/2010 estimated spend on items of £457.8m
- Members manage 2 million homes
- Maintenance & management spend of £2.2 billion per year
- Helped to establish Integer project
- Linked to BRE research projects
- Sounding board for ideas

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Special Projects

T-Zero – Refurbishing Homes for a Low Carbon Future

- To reduce the environmental impact from existing housing, working towards a future goal of a zero carbon built environment.
- Initiated by leading organisations in energy conservation and housing .
- Supported by the Technology Strategy Board
- Interactive web-based tool that puts energy and environmental performance expertise in the hands of the householder, housing stock manager, designer or builder.

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INTEGER Intelligent & Green Housing



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Integer house interior (1998)



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This year – Experiences with renewables



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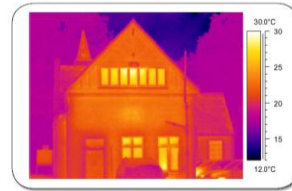
The House of the Future – C80 Challenge



- At current rates, it will take 1,000 years to replace existing housing
- 80% of 2050 housing stock is already standing, an estimated 21.8 million homes

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BRE's flagship refurbishment project



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Victorian Terrace

Rethinking Housing Refurbishment

Victorian Terrace of the future

- In Partnership: Wates Living Space, EC Harris, EEDA, University of Hertfordshire
- Demonstration/training of refurbishing buildings with:
 - Solid walls,
 - Poor insulation,
 - Draughty sash windows,
 - Inadequate heating
 - Asbestos
 - Lead in paint
 - Settlement cracks
 - Bats
- 12,000 visitors?



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Victorian Terrace - now



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Existing Structure



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Structural Repairs



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Timbers repaired



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Impact of insulation measures - PIR insulation with deep reveals – loss of height



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Aerogel Insulation – 80 mm

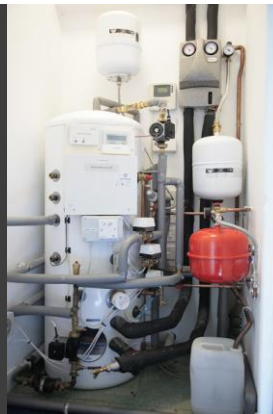


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Space and Water Heating



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Energy management & monitoring - Home hubs and Smart meters



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Presentation room - (BASF wall & floor) Phase change, LEDs and MgO board



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External v Internal Insulation



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External wall insulation BASF Neopor insulation



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**External wall
insulation -
Kingspan phenolic**



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Windows: Timber v PVC-U



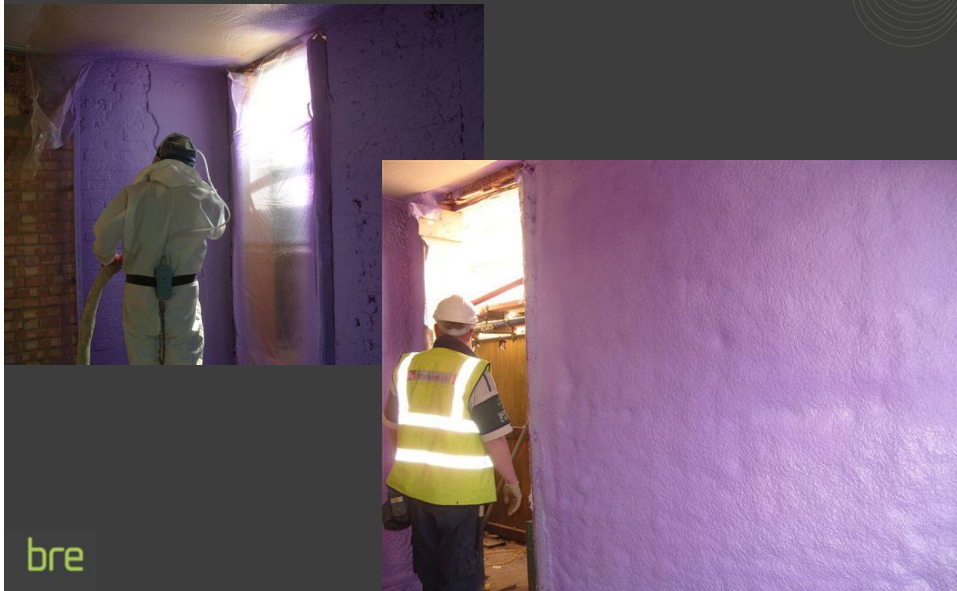
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Composite Windows



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Spray foam insulation – BASF Walltite polyurethane foam spray insulation



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EPS Insulation - Platinum Warmsqueeze



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Insulated floors



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Natural Insulation – Sheeps wool



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Incidental Measures - EWI & cills



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Ecology Measures – Bat loft entrance



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Demonstration House B (Assisted living) Saint Gobain and M&S



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Sponsors, Partners, and Supporters

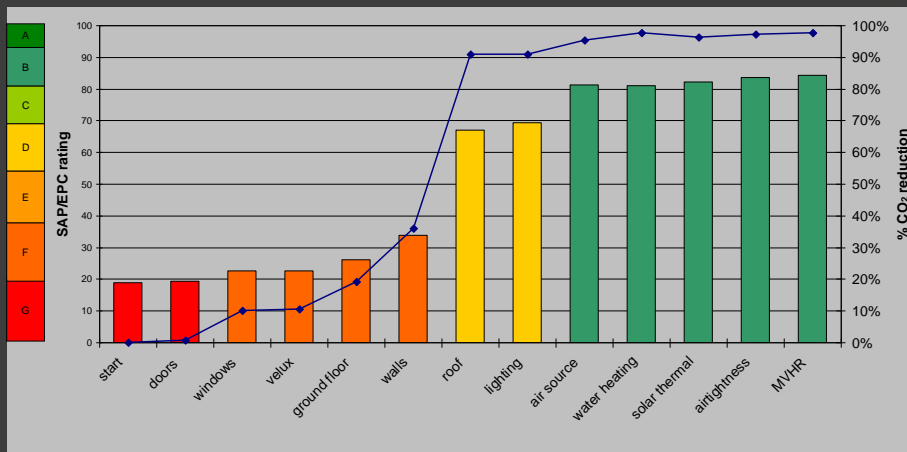
The Victorian Terrace project

delivering sustainable refurbishment

Sponsors	Partners	Corporate support	Support	Suppliers
 	 	 	 	SCA Timber Mitsubishi Dulux Monier Redland DuPont Senko Ventasix Kinrossan Alutec Miniflex Vallent Rentokil Baki Open Hub Elster FTS Twyfords GR Electrical Gridtree - Electrium Legrand Cooper Lighting MK Honeywell Hager Quinn



SAP Improvement Demonstration House C



www.rethinkinghousingrefurbishment.org



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Can we refurbish 27m homes to C80 by 2050?

- 600,000 per year required
- Real performance compared with theoretical
- The right priorities – fabric, heating, renewable energy
- Funding approach and public confidence
- Training and qualifications
- Skills and quality on site
- Occupant understanding and behaviour
- Target room temperatures - Cool it?
- Energy management and metering against targets
- Risk of energy rationing

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