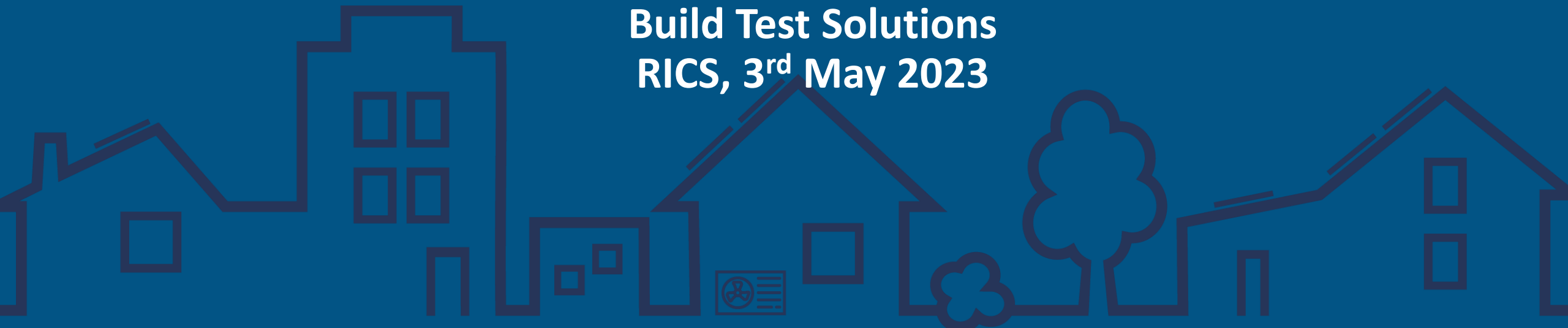


# Measured Insights > Informing Quality Retrofit

Luke Smith

Build Test Solutions  
RICS, 3<sup>rd</sup> May 2023

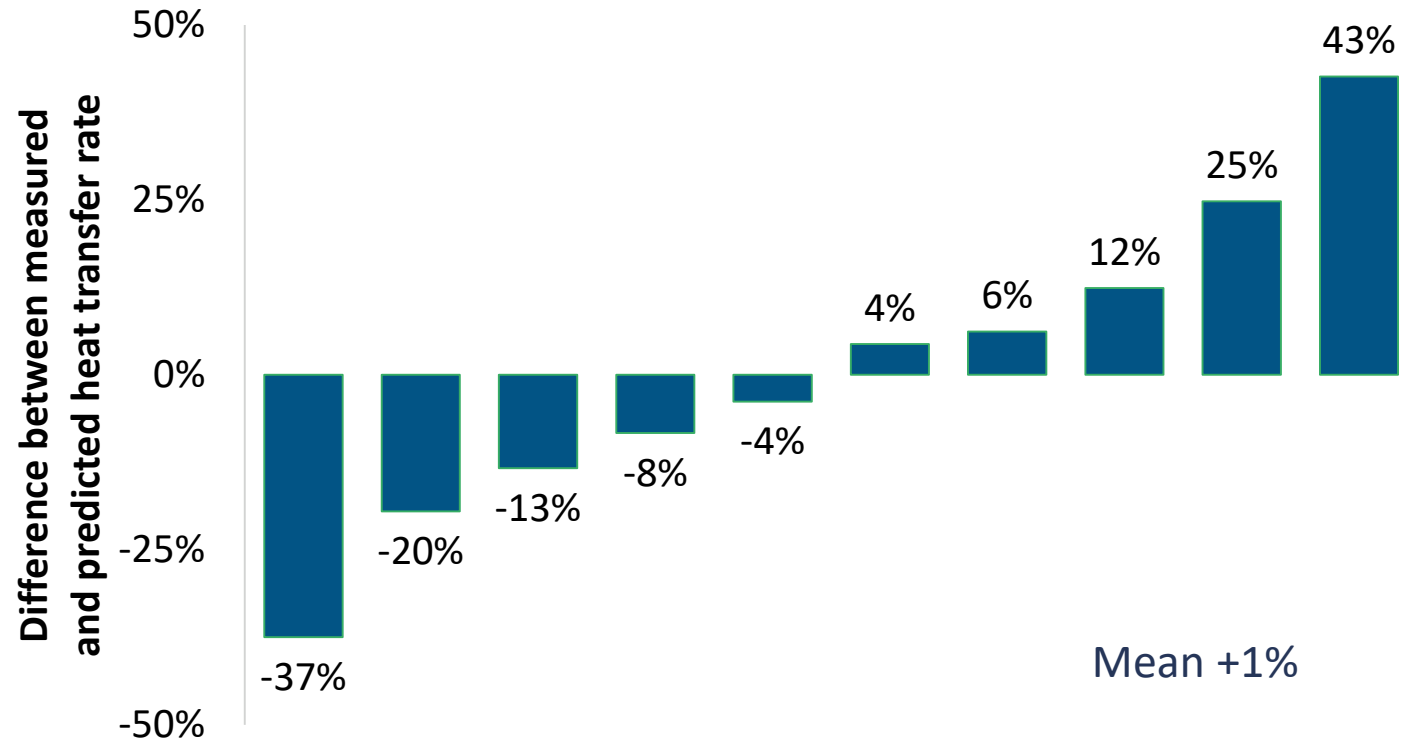


# Retrofit

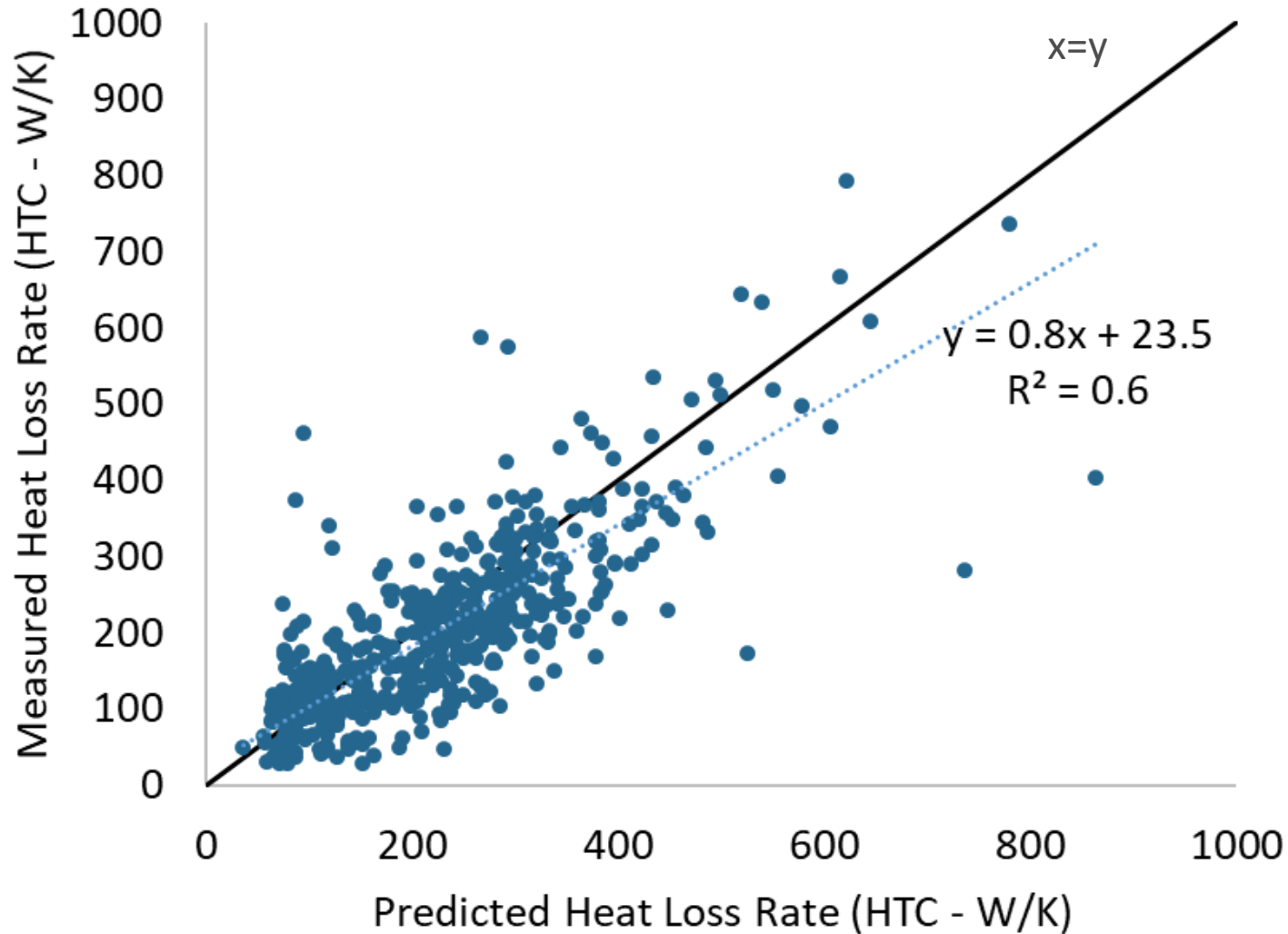
- Homeowners, landlords, social housing providers, architects, investors
- Typically led by either:
  - Clear objectives e.g. reduce my bills, get to EPC C etc.
  - Visual survey and recommendations
  - Grant money / distress purchase
- How do you know where to start/what to prioritise/what spec?
- How do you know if the investment has truly delivered?



# Why measure?



# Why measure?



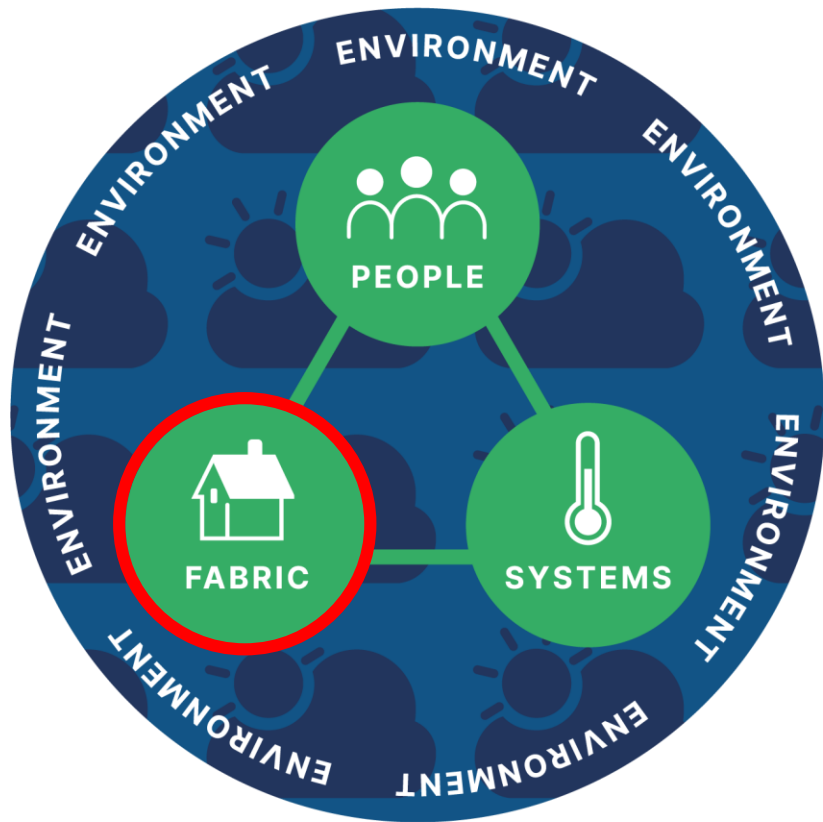
Across 500+ homes:

- Heat loss predictions good... on average
- But only actually right for 42%!
- 72% of homes with unexpected performance had less heat loss than expected



**energy**  
saving  
trust

# Available tools



- Heat Loss (HTC)
- Airtightness (Pulse/Blower Door)
- U-values (Heat3D/Heat Flux)
- Ventilation flow rates
- Mould and overheating risk (temp/RH sensors)
  
- Occupant surveys (qualitative)
- Thermography (qualitative)



# Opportunities for surveyors

1. **Better appraise retrofit options** for building owners or help portfolio holders to better target investment
2. Help EPC orientated landlords **override conservative/punitive assumptions**
3. Measure peak heat demand to determine **heat pump readiness**
4. **Validate improvements delivered** by investment in energy efficiency measures
5. Work with the finance sector to **check and quality ensure spend** on energy efficiency measures (ESG/decarbonised asset books)
6. Offer **compliance orientated measurement services** in line with RIBA Plan of Work POE, PAS2035, ADL and ADF, BS 40101:2021 etc.

# Thank you

[enquiries@buildtestsolutions.com](mailto:enquiries@buildtestsolutions.com)

[www.buildtestsolutions.com](http://www.buildtestsolutions.com)

@BuildTestUK



Slide: 7