

Future heating seminar
At Hoare Lea, London, 14 Sept 2016



CIBSE
Homes for the Future Group



Affinity Sutton

HEATING FOR MODERN HOMES -PAUSE FOR THOUGHT

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**HELPING PEOPLE
PUT DOWN ROOTS**

Heating for Homes – Pause for Thought

Technology – a complex business!

- Design
- Installation
- Inspection
- Commissioning
- In use
- Maintenance

And not forgetting....

- Innovation
- Design and build/ procurement changes

The chain of success... Or failure

Complexity in M&E

Level of complexity increases with:

- Fewer aspects
- Fewer levels
- Deeper plans
- Bigger windows

Controlling Environments

These all lead to a much more controlled environment with more active technologies in:

- Lighting
- Ventilation
- Heating
- Cooling

An Office Environment?

This is not dissimilar to an office environment. However there are differences.....

- Limited wall space for external outlets
- Reduced ceiling voids
- Residents need some control
- Landlords are different to business facilities managers

Issues Residents Have

- Resident can't switch suppliers
- More access requirements
- More liaison requirements – HIU, meter
- Reporting repairs/problems

Issues Landlords Have

- Ownership and management – ESCOs, billing providers, bad debt agencies..
- Access to parts of system – Plant, HIUs, meters, telecoms
- Contract set up, management, enforcement
- Resident details management e.g. voids
- Transparency in tariff setting

Conclusion

- Watch the level of complexity
- Are we expecting too much of homes?
- Use of passive design and passive/active technologies – an integrated strategy with all technologies included, starting with passive.
- Keep it simple. For example:
 - Super insulation, triple aspect and electric heating
 - PVs and energy storage
 - Where we use CH, reduce the complexity and reliance on other technologies

THANK YOU