

Ignoring the Evidence. Why don't we learn from building performance

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Talk

CMR1
Day one, time from 1555 – to 1610



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What is Post occupancy evaluation?



Illustration by Neil Webb

Problem statements

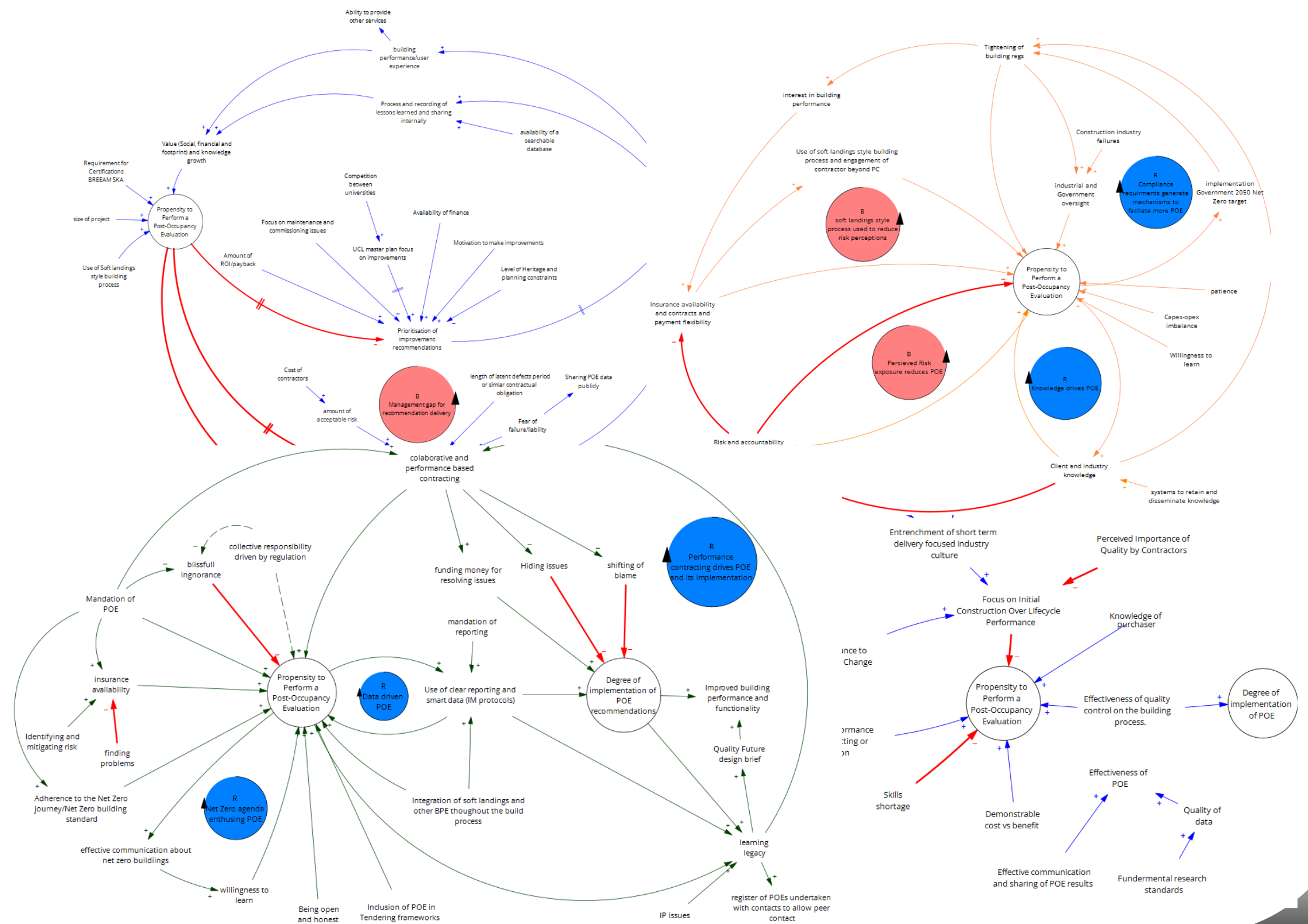
Why is it still not mainstream practice?

What are the Barriers and Drivers to effective POE?

Where is it possible to leverage the system?

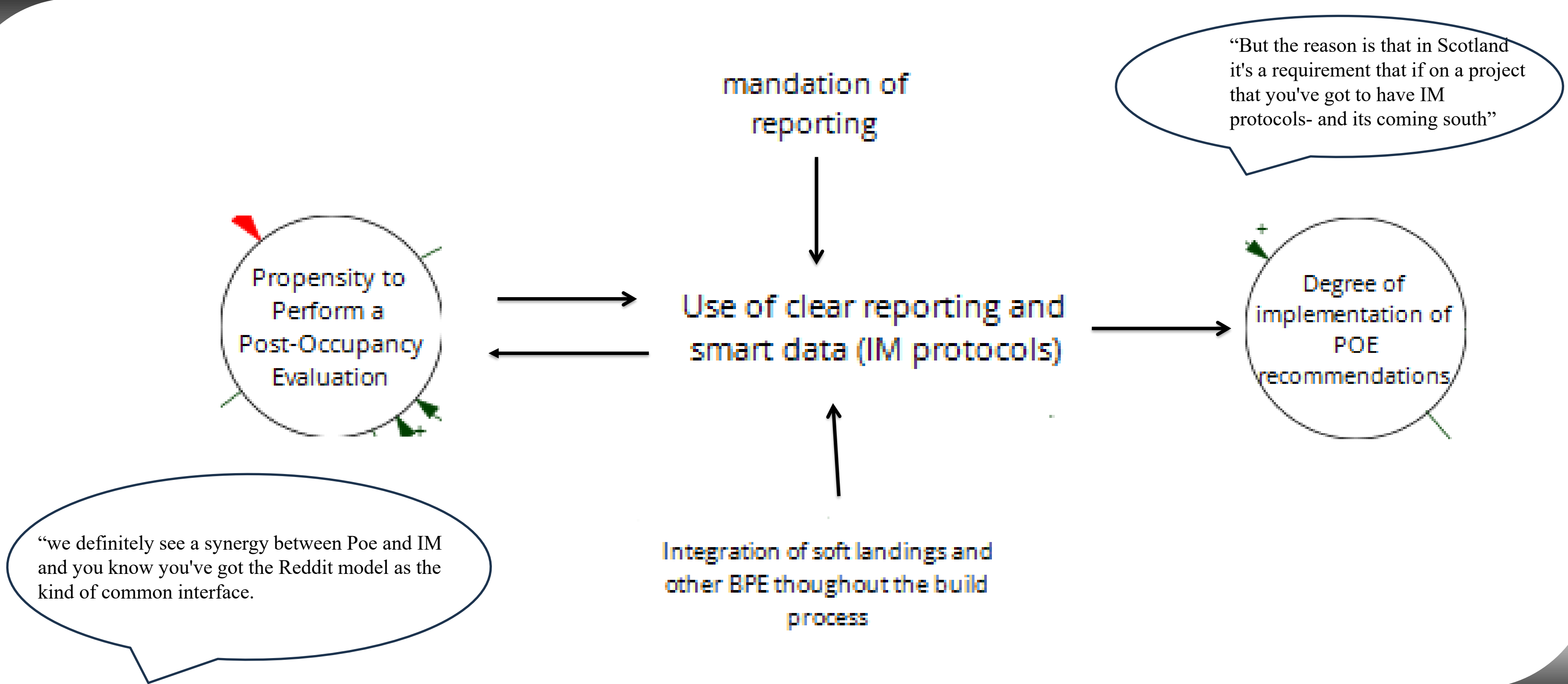
Methods

- Architect
- Estate manager
- engineers
- developers
- facility managers
- project managers
- contracts and finance
- occupants
- regulators



Propensity to
Perform a
Post-Occupancy
Evaluation

Degree of
implementation of
POE
recommendations



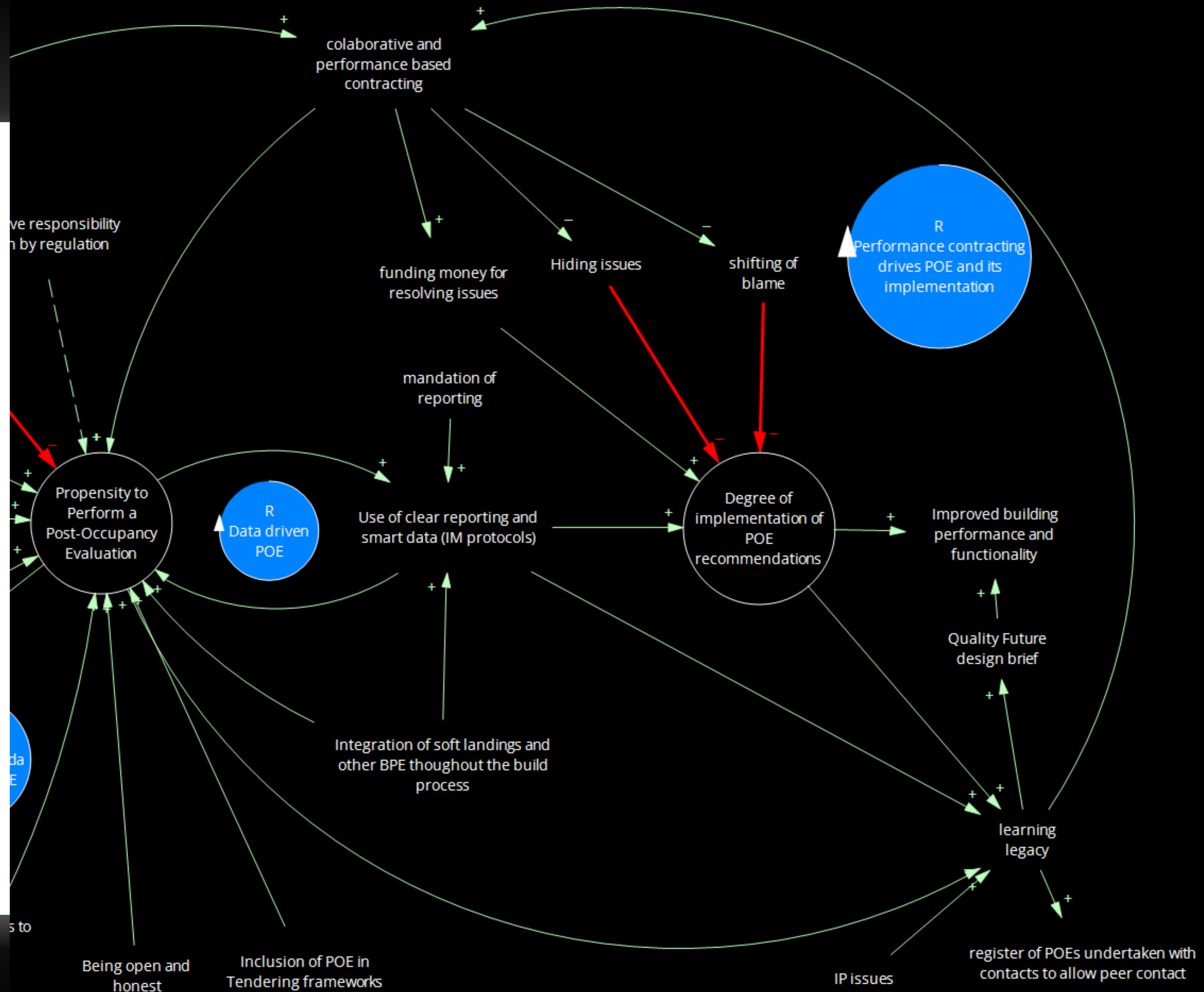
“So interestingly, contracts I think contracts and POE and BPE is like its such a big gap and I know that people know it is and but no one's kind of worked out the way to address it yet.”



“A clause which was about having a pot of, I think £50 grand for addressing identified issue and it created a contractually free space where instead of trying to hide things or shift blame it was just bring it up and that ran through two years after the 12 months ran and the builder was still involved in those conversations. And all of the money was used.”

“Absolutely, and also there is a kind of levelling up of the industry because when you do a Poe, you learn lessons which you hopefully are then able to, or you have the potential to then inform what you do next time you do something and you know it's bonkers that, you know, Apple would never bring out the next iPhone before finding out how successful the previous iPhone was. And yet here we are”

“And now the client has that learning, they realise how important performance based contracting is”





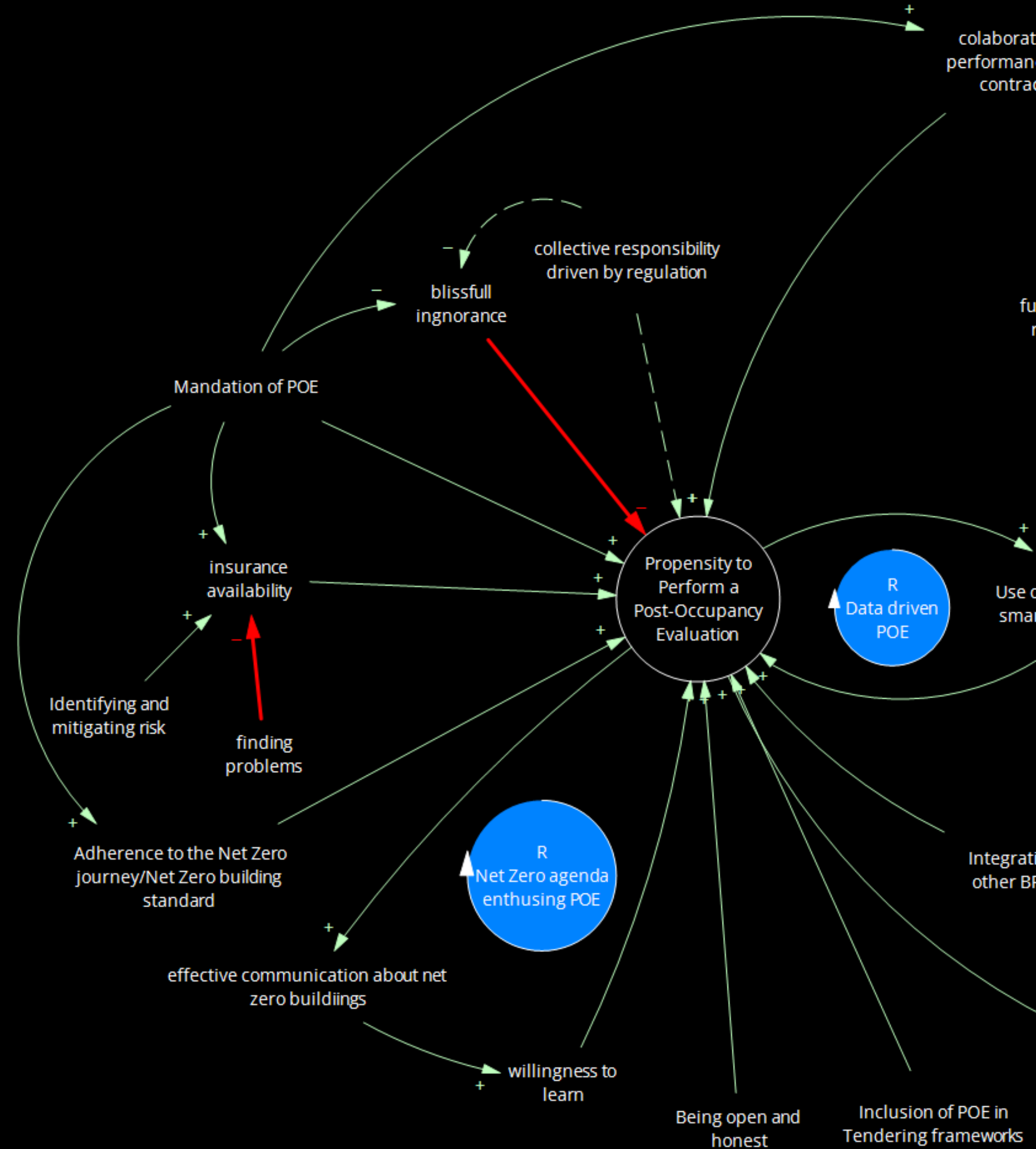
“There's so much. miscommunication in the industry around a net zero building, and so the idea that you have to do POE as part of a net zero building I think is exceptionally positive.”

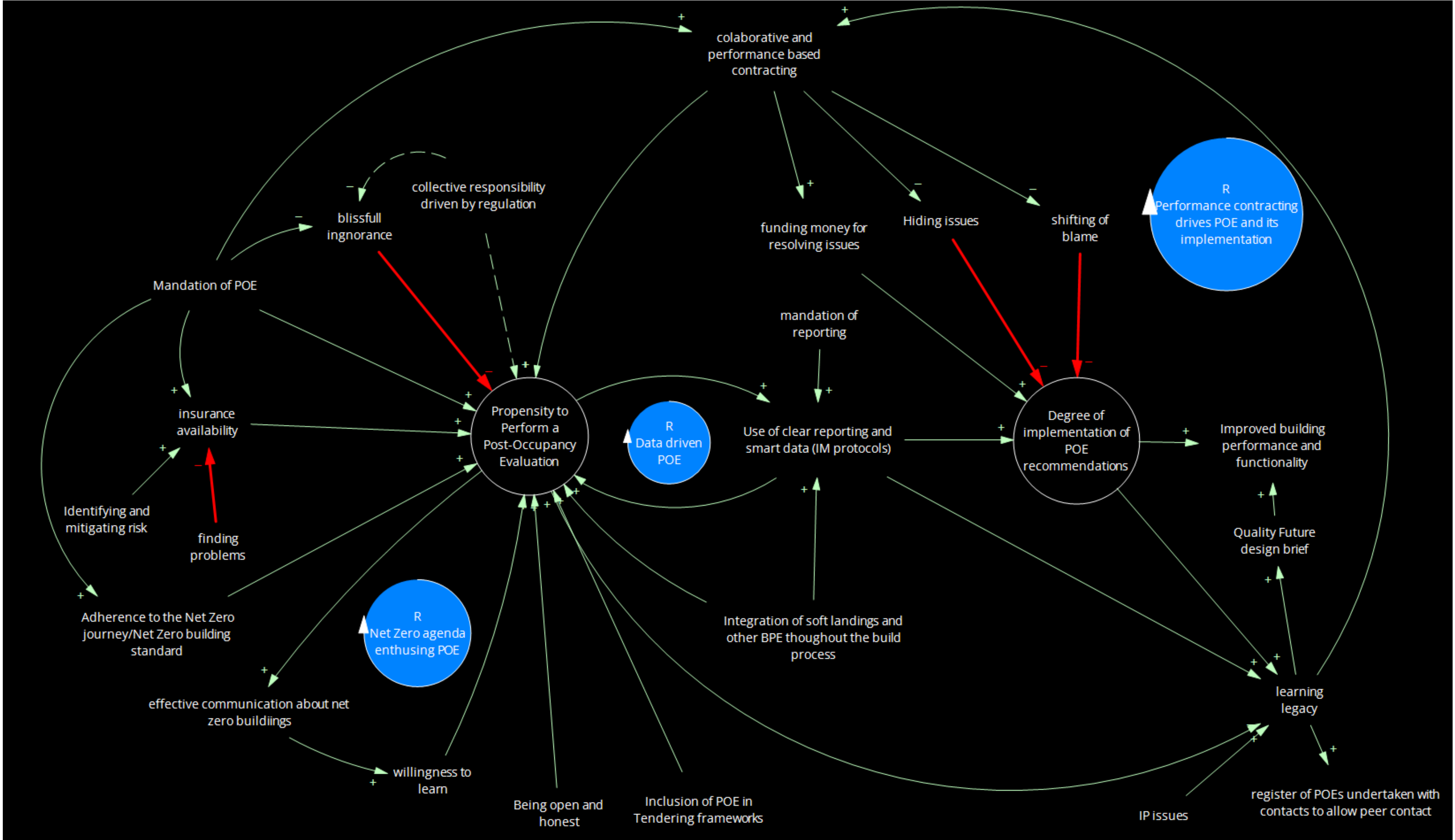
“So yeah, I would maybe we need to mandate some Poe and then also that helps the PI insurance thing because then it's like, well, the industry has to do it. So I have to be able to have PI insurance for. And then that would then help drive the contract progression because you'd have to be able to have the contracts to enable it.”

“Egotistical architects don't actually want to know how badly their buildings are working. They know they know that if you look, there will be issues and they just don't want to know.”

“As opposed to some insurers perspective who think that while you're actively looking for issues.... we won't support you in doing this work.”

There could be something around the Building Safety Act (Grenfell) here and needing to bring a sharper eye to everyone's kind of collective responsibility.”





High level preliminary findings

- For a POE to deliver value, a POE has to be undertaken, and the learnings implemented.
- Improving the communication of POE learnings is essential to drive the implementation of the learnings.
- Innovative contracting, insurance and finance mechanisms can create an environment to enable POE.
- Mandation of POE can sharpen industry focus and catalyse mechanisms to enable POE.
- The construction industry is entrenched with a short term delivery focused culture characterised by blissful ignorance and open loop thinking.
- A new construction industry mindset requires the following attributes; willingness to learn, patience, openness and honesty.

Thank you for listening
And to the EPSRC for funding and for SCIO hosting today.
Any questions
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