

22 May 2013

Energy Conversations, the Building Centre

Mind the Gap:
A more radical response?

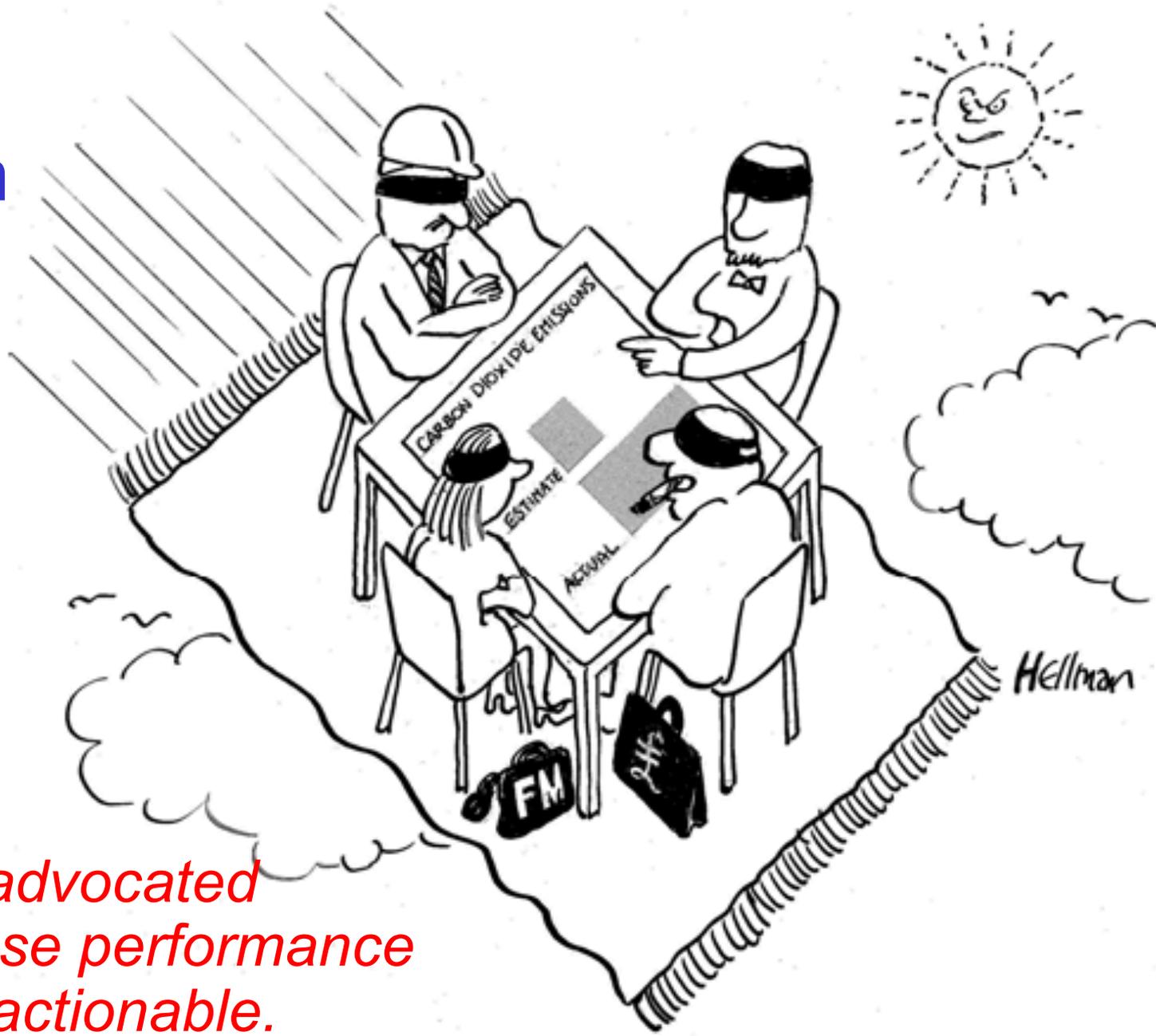
Bill Bordass

bilbordass@aol.com

the **Usable Buildings Trust**

www.usablebuildings.co.uk

The situation in 2001



The report advocated making in-use performance visible and actionable.

So where are we now? *A policy shambles.*

- Building-related policy measures don't join up.
- Building performance is confused with construction.
- Policies don't focus on actual performance in use.
- Policies add complication, *instead of getting people to focus on what needs doing to get things to work properly.*
- Procurement processes aren't fit for purpose.
- Designers are trapped in the ghetto of "Regulated Loads"
- DEC's are not used to disclose performance, but sidelined.
- Lack of technical support, *e.g. no government investment in benchmarking in-use energy performance since 2002.*
- Too much emphasis on carbon. *First energy, then carbon.*

So we have got much better at achieving savings in the virtual world than in the real one.

What should we be doing?

OBJECTIVES:

- Focus on actual energy performance in use.
- Motivate all players to concentrate on improving it.

TECHNICAL INFRASTRUCTURE:

- Provide consistent underpinnings for all activities.
- Radically improve communication and benchmarking.
- A public interest activity: markets alone can't do this.

GOVERNMENT:

- Building performance is a separate knowledge domain from construction. It needs strong, independent representation.
 - Provide support for a common technical platform.
 - Use it to help disparate policy measures to converge.
-

An aerial photograph of a city, likely Los Angeles, with a massive, dark, billowing plume of smoke or ash rising from a mountain in the background. The plume is thick and extends high into the sky, partially obscuring the sun. The city below is a dense grid of buildings and roads, with some green spaces visible. The overall scene is dramatic and emphasizes the scale of the volcanic event compared to the human-made environment.

We need to save real energy and carbon
not virtual energy and carbon - URGENTLY!
NATURE CAN'T BE FOOLED... Richard Feynman

www.usablebuildings.co.uk