

NATIONAL
ENERGY
FOUNDATION

*Improving the use of
energy in buildings*

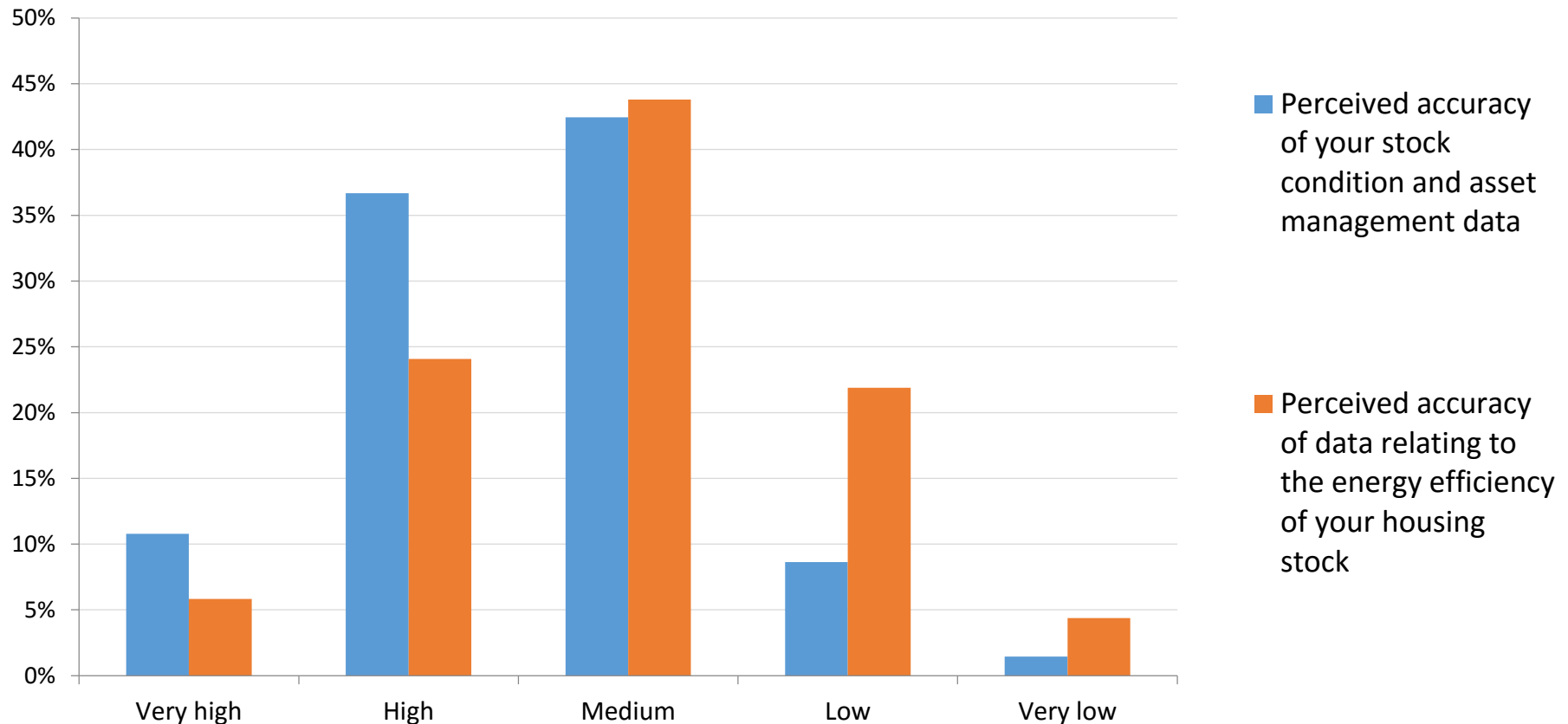
The understated role of Asset Information Management in Low Energy Retrofit

Federico Seguro, National Energy Foundation

SHAP Conference, 5th May 2016

Context – Asset Management Data

RP perceptions of the quality of asset management data

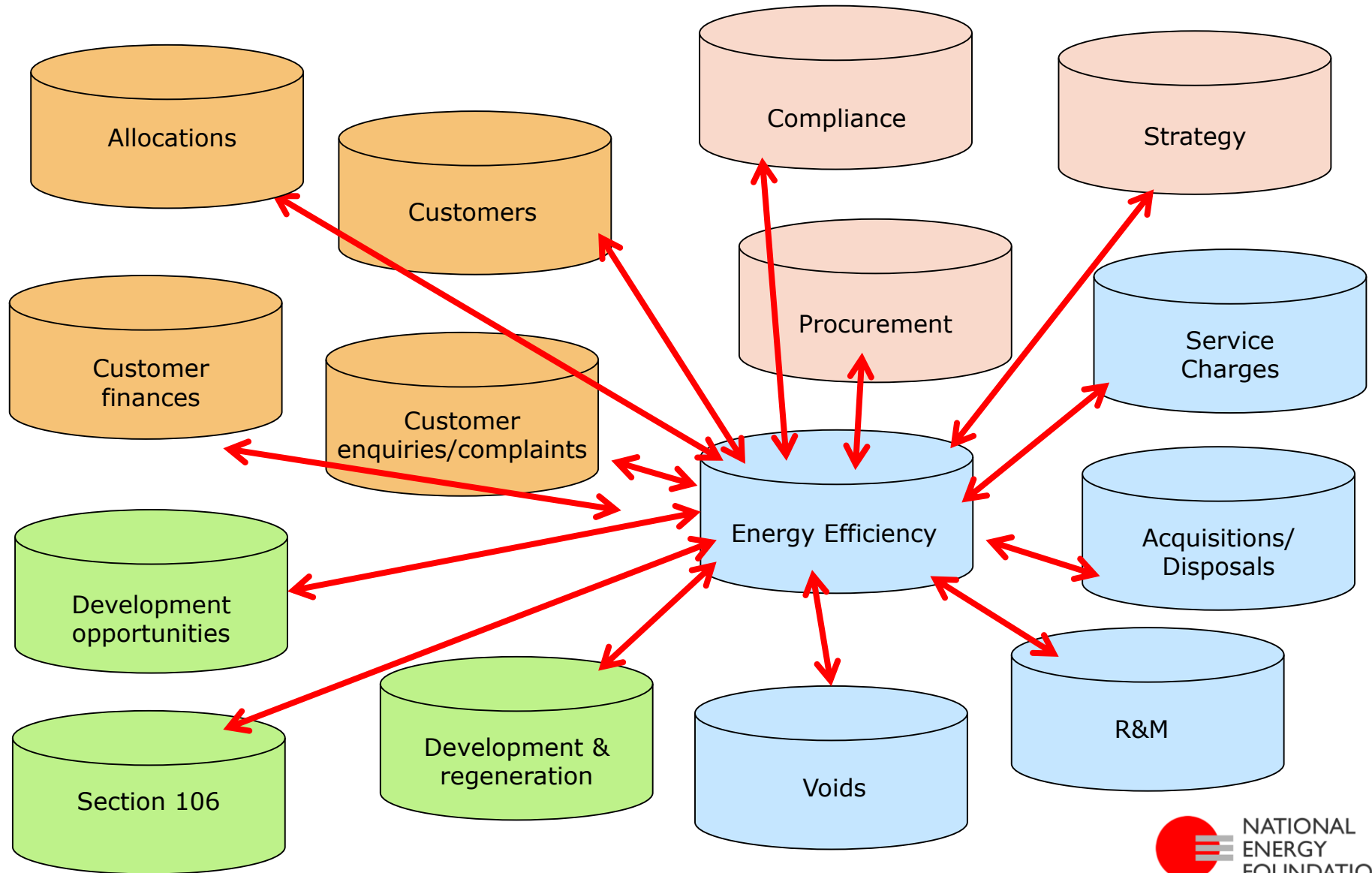


NEF/RE:NEW social housing sector survey, May 2015 (139 respondents)

Energy not the only show in town

- Policy volatility makes creating a business case difficult
- A reactive approach is unhealthy - Planning issues and specification difficulties encountered
- Wider information management related challenges in the sector, include:
 - Rent reductions / budget constraints
 - Welfare reform e.g. universal credit, under occupancy
 - Right to Buy / disposals / acquisitions / mergers
 - HCA 'Assets and Liabilities' and VFM self reporting requirements
 - Efficiency e.g. HCA global accounts year on year -2% R&M cost reductions

Data Silos



NEF iAIM Project

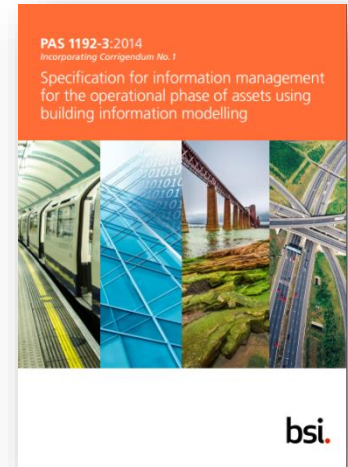
- An Integrated approach to Asset Information Management (iAIM)
- 12 month feasibility study project subsidised by InnovateUK
 - Supply Chain Integration in Construction Competition



NEF iAIM Project

- Main project aims:

- Review current approaches to asset information management in the social housing sector
- Identify asset information related challenges and opportunities
- Identify the role that PAS 1192-3 and other leading asset management standards might play in helping to drive innovation in the sector and support the response to ever growing demands placed on its assets.
- Identify best practice and novel means of information handling



Making best use of technology

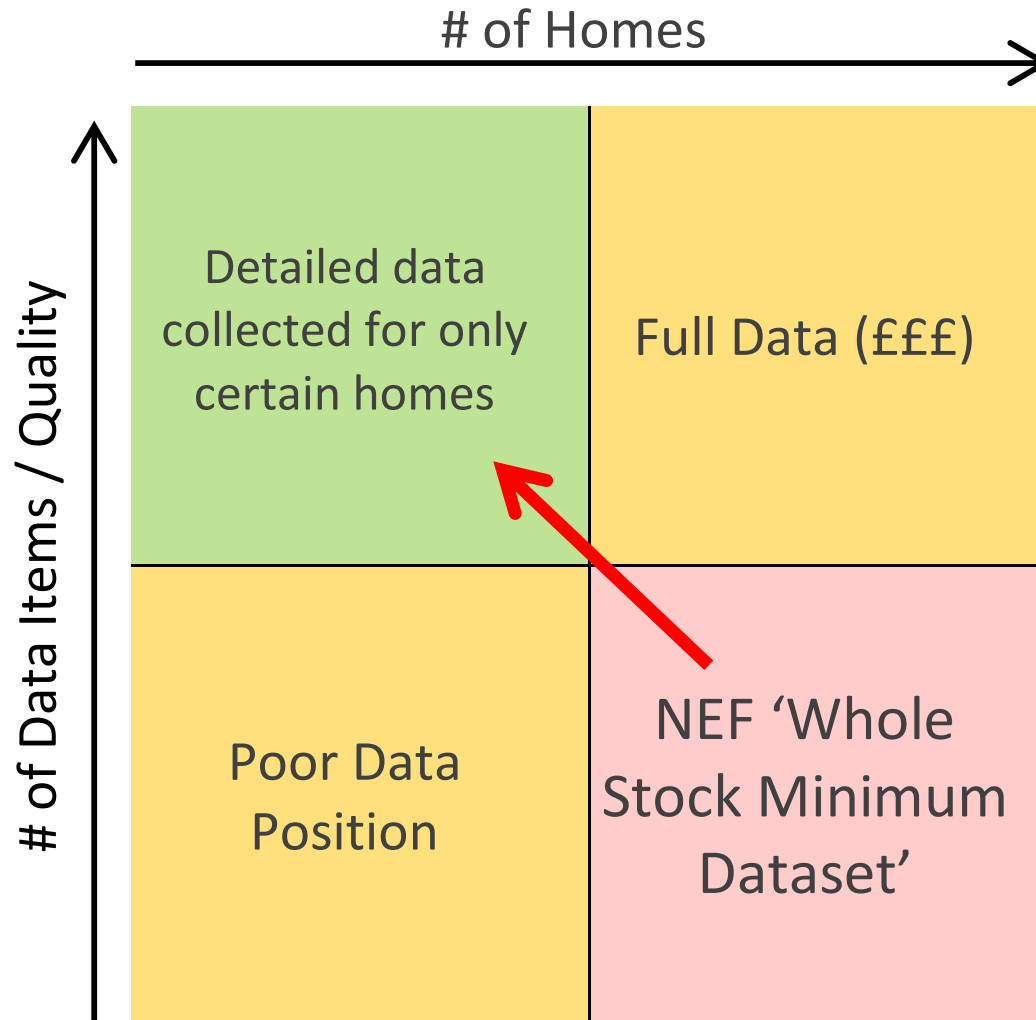
- Data gathering
- Handling
- Storage
- Analysis



What do we want from data?

- How do our assets currently perform? Biggest risks?
- What are our options? Actions we can take?
 - Invest – energy performance, HHSRS, repair/replace?
 - Divest – private sale, RTB?
 - Demolish and re-develop? New build?
 - Improve resident experience – e.g. provision of support, advice, guidance?
 - Invest in neighbourhood/streets/infrastructure?
- How do we target and prioritise investments?
- Where do we require more data/insight?
- Impacts? Costs? Benefits?

Whole-Stock Minimum Dataset



Thank you

federico.seguro@nef.org.uk

luke.smith@nef.org.uk

www.nef.org.uk