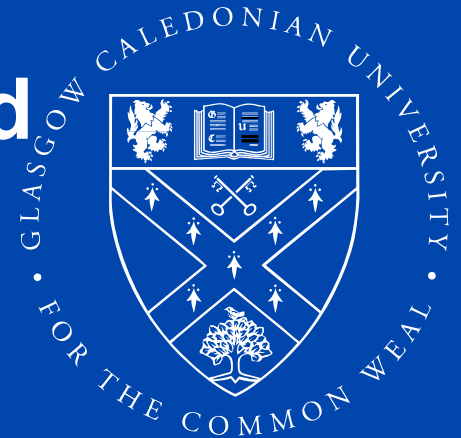


What performance must be designed into housing?



Professor Billy Hare PhD, BSc (Hon), BA, MCIOB

School of Science & Engineering

Department of Construction & Built Environment

Glasgow Caledonian University



University for the Common Good

Prof Billy Hare PhD, BSc (Hon), BA, MCIOB



GCU Research Lead: Construction
Leader: Healthcare Built Environment Doctoral Academy



CIB Joint Coordinator: W099 HS&W in Construction
CIB Board Member & Joint Coordinator UK



Napier: Associate Director
Scottish Healthcare Built Environment Network



What performance must be designed in? Wish List

Wish List!	What needs to be designed in?	Comment
Affordability	Low energy demand; low maintenance; durable components; whole-life costs	Affordable rent is not enough if the home is expensive to heat, maintain or adapt.
Health & wellbeing	Thermal comfort; ventilation; IAQ; daylight; acoustics; moisture/mould prevention	Housing should actively protect health, not simply avoid obvious defects.
Energy & carbon	Fabric efficiency; low-carbon heat; renewables; efficient systems; embodied carbon	Performance should mean actual operational performance, not only predicted performance.
Resilience	Overheating; flooding; extreme weather; moisture; climate adaptation	A home designed today may still be occupied in 2075 and beyond.
Usability & adaptability	Accessible layouts; changing family needs; ageing; disability; technology	Good housing should allow people to remain as circumstances change.
Durability & maintainability	Robust materials; accessible services; replaceable components; simple systems	Design for residents and for those who inspect, maintain, repair and refurbish.

What performance must be designed in housing? Reality Check

Rank	Dimension	Rationale for position	Challenges / unintended consequences
1	Energy & carbon	Mature standards, technologies and modelling; readily quantified and specified.	Performance gap; airtightness/ventilation problems; overheating; system complexity; embodied/operational carbon trade-offs.
2	Durability & maintainability	Strong designer/client control; robust materials and accessible services can be specified; maintenance data available.	Higher capital cost; deferred rather than eliminated maintenance; proprietary lock-in; long-life choices may constrain adaptability.
3	Resilience	Future overheating, flood and climate risks can increasingly be modelled; many measures are cheaper at design stage.	Uncertain future scenarios; present-day cost; insulation/airtightness can increase overheating; security/accessibility conflicts.
4	Usability & adaptability	Established accessible/flexible design principles; often inexpensive when designed in from the outset.	More circulation/space can reduce dwelling yield; extra cost; future household and technology needs are uncertain.
5	Health & wellbeing	Many determinants are understood and measurable: ventilation, temperature, daylight, acoustics, damp and space.	Health is multi-factorial; design objectives can conflict; behaviour and maintenance affect outcomes; fuel poverty can negate design.
6	Affordability	Energy, durability, maintainability and efficient space can support affordability.	Land, finance, rents, energy prices and income sit beyond design control; lowest capital cost can undermine whole-life affordability.