

The BESA logo is a white, bold, sans-serif font on a dark blue background. The letters are slightly shadowed, giving it a 3D appearance.

**BESA**

BUILDING ENGINEERING  
SERVICES ASSOCIATION

"Performance  
Gap? Are we  
treating the  
symptoms not  
the disease?"

15 NOVEMBER 2017



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[BESA Group](#)











# Problem?



membership means more

# Design





# Products









# Performance Gap







# Awards Dinner







**n spec**



**n time**



**n budget**



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# CAVEAT EMPTOR

















# Supply chain management

























# JUST TOO LATE











## Main Contractors fault?





# Major Contractor Margins







# Problem skip





# Get a bigger skip









# CHP





# Basic Submarine Equation

Formula

$A=B$

A=number of dives

B= number of surfaces



Diving good

Sinking bad





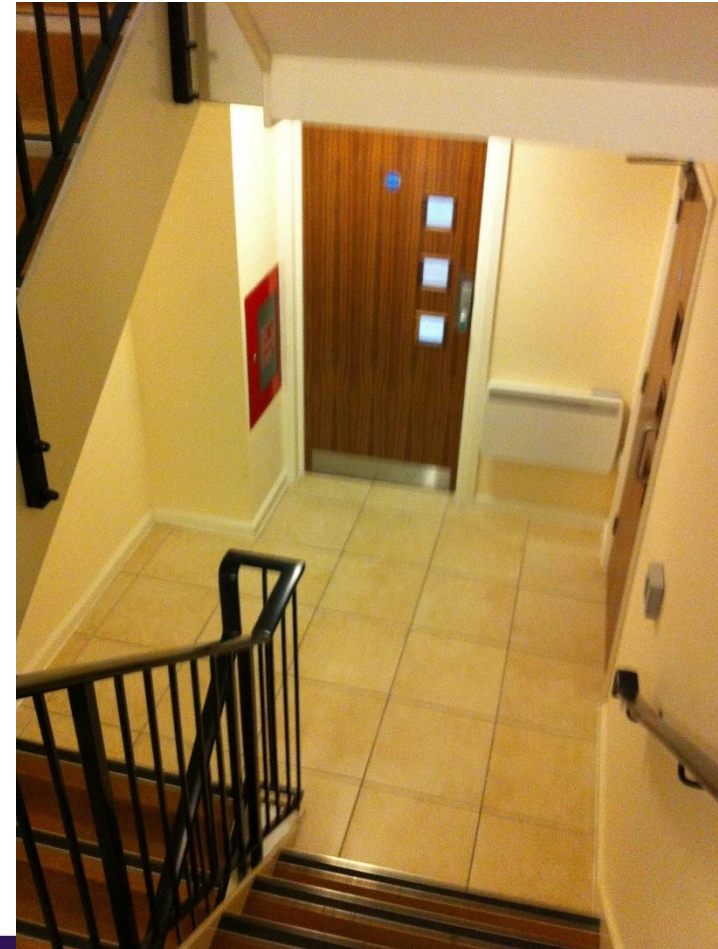
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# We have these





# Point of entry stairs and lift



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# Building Regulations

- Building occupied in 2012
- Built in 2011
- Building Regulations 2010?
- Building Regulations 2006
- Planning requirements
- Code for Sustainable Homes Level 3





- Data logged
- 51,300 kW to heat load
- 8,400 m<sup>3</sup> natural gas
- 17,700 kg from carbon footprint



# Heat meter





## Solar thermal array



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## OTHER DEFECTS

- Water Hammer
- Water leaks
- System noise
- Rainwater installation incorrectly installed
- GasSafe notice on boilers
- SVP
- Overheating 41C
- Refuse area
- Security
- Electrical installation
- Roof



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## What about the other stuff?

- Drains
- Structure
- Passive Fire Protection
- Cladding

# Ventilation Hygiene Elite

info@besca.org.uk  
0800 652 5533  
www.besca.org.uk

## SCHEME DOCUMENTATION

- ✓ Scheme Handbook
- ✓ Code of Conduct
- ✓ Certificate of Registration
- ✓ Certificates of Compliance

**BESCA** | APPROVED  
VENTILATION HYGIENE ELITE

**BESCA APPROVED  
VENTILATION  
HYGIENE ELITE**

Industry recognised scheme allowing  
self-certification of cleanliness of  
ventilation systems

**DEVELOPED FOR THE  
INDUSTRY BY THE INDUSTRY**  
To ensure the highest cleaning ventilation hygiene  
standards are achieved in line with BESA TR19

**A MEASURABLE BENCHMARK OF  
COMPETENCE**  
Recognising companies who are competent in their field,  
achieving a defined and measurable level of cleanliness

**THE SCHEME IS OPEN TO ALL WHO  
OPERATE WITHIN THE SECTOR**  
Who have the appropriate management systems  
and comply to health and safety requirements

**THE NEW SCHEME IS  
ALSO DESIGNED**  
To give clients peace of mind, employing a verifiably  
competent ventilation hygiene specialist.

**INTERESTED IN JOINING OUR  
VENTILATION HYGIENE ELITE SCHEME?**  
Visit: [www.besca.org.uk](http://www.besca.org.uk)  
for further information and to express your interest

The BESCA VHE scheme will be run as a pilot initially, all VHE members will be kept  
informed and notified of any changes to the scheme that might arise during this period.

**BESCA**

- ✓ Must comply with TR19
- ✓ Record & evidence part clean situations
- ✓ Photo's of pre & post clean that include date, time and location



## Timestamp Camera Free

Yubin Chen Photography

★★★★☆ 2,032

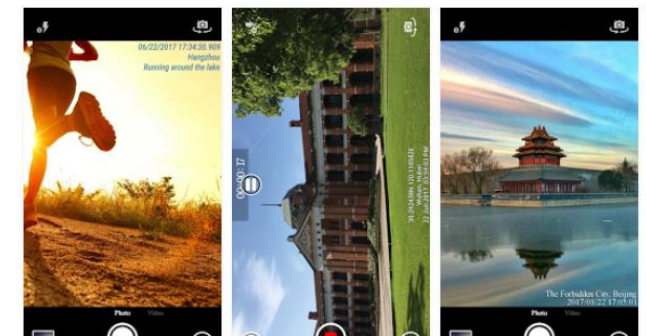
PEGI 3

Contains ads

⚠ You don't have any devices

Add to wishlist

Install



Timestamp Camera is the best(maybe only) app to add timestamps to new videos.

- Add current time and location when recording or capturing, you can change time format or select the location around easily. Timestamp Camera is the only App that can record video with the time watermark accurate to millisecond(0.001 second).

- Support 61 timestamp formats



# What do we actually do?



FARMER

BIM

DFMA

MATES IN MIND

SYMPTOM



DISEASE

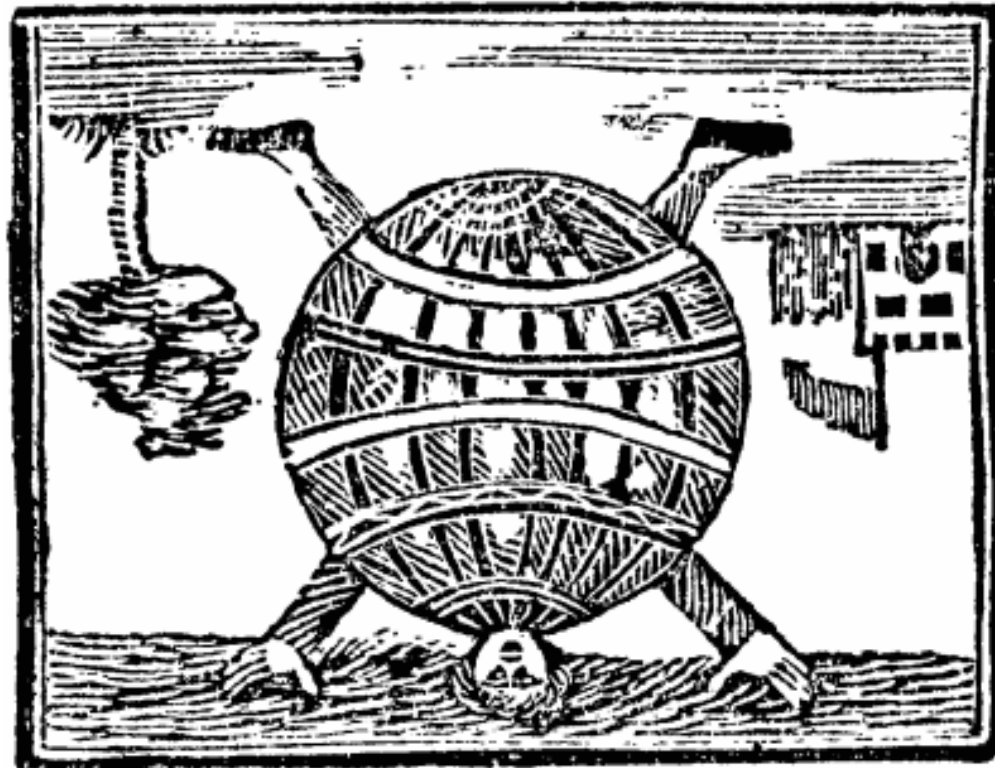
ACCREDITATION

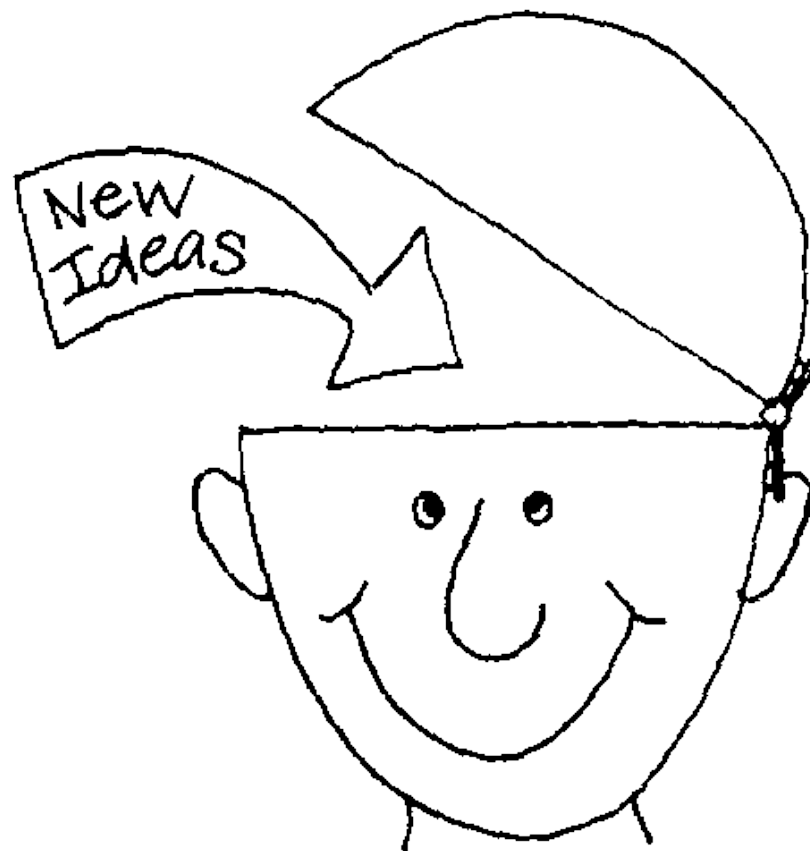
CLERK OF WORKS

IMAGE

PROJECT BANK ACCOUNTS

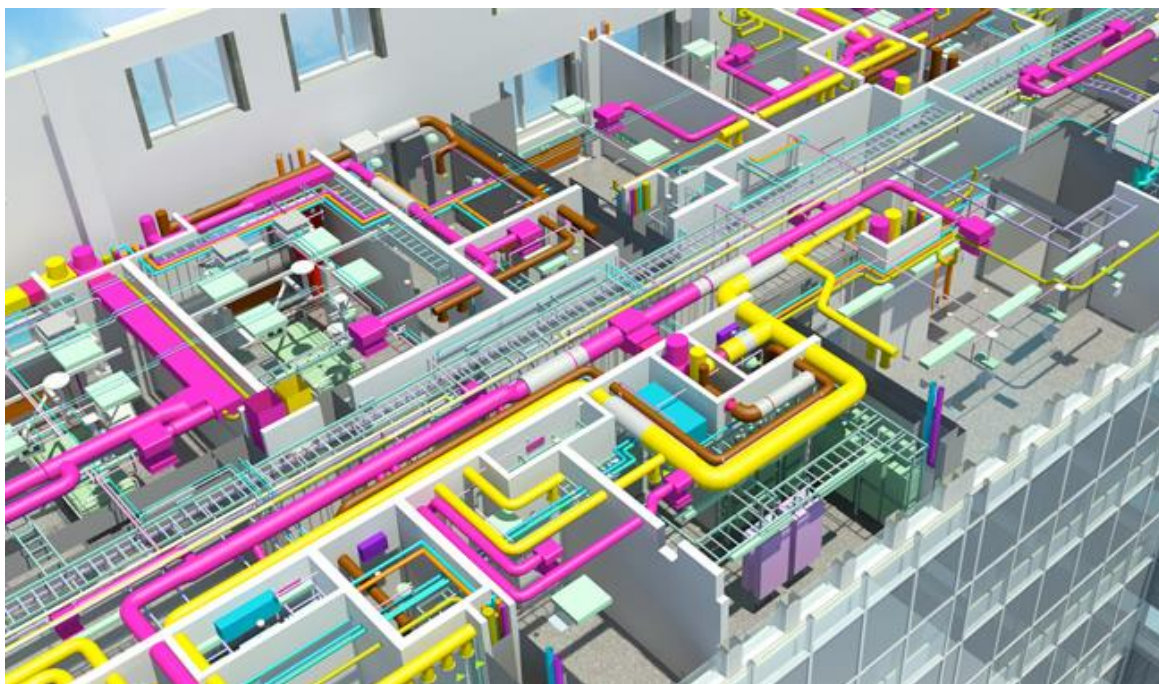
OFFSITE







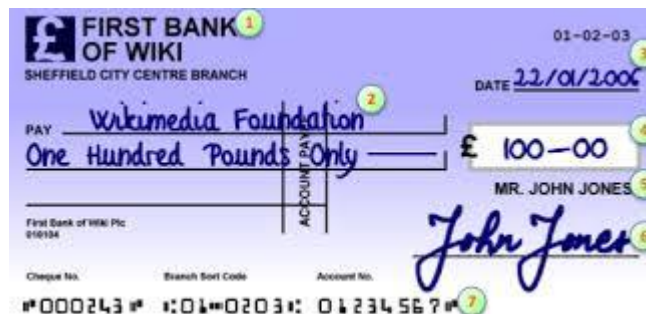




# Promise not delivery

S<sup>AP</sup>

SBEM 



**1** FIRST BANK OF WIKI  
SHEFFIELD CITY CENTRE BRANCH

01-02-03 **3**

DATE 22/01/2006 **4**

PAY Wikimedia Foundation **2**  
One Hundred Pounds Only £ 100-00 **5**

MR. JOHN JONES **6**

*John Jones* **7**

First Bank of Wiki Plc  
916124

Cheque No. Branch Sort Code Account No.

⑈000243⑈ ⑆01000203⑆ 01234567⑈





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## New Part L

- $\text{Kw/m}^2/\text{yr}$
- $\text{CO}_2/\text{m}^2/\text{yr}$
- Innovation

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# PRODUCT



# NOT PRODUCTS

Would you go to sea?

Rank bad neighbours





An iceberg floating in a blue ocean under a blue sky. The visible tip of the iceberg is small and jagged, while the submerged part is much larger and more complex in shape. The text '£22bn a year.' is overlaid in yellow on the submerged part of the iceberg.

**£22bn a year.**



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## A LIST - THE ONLY LIST

- FOCUS ON PRODUCT
- DRIVES BEHAVIOURS
- **IF YOU DON'T CARE ABOUT THE PRODUCT?**
- WHY CARE ABOUT THE PEOPLE & SKILLS?
- WHY BOTHER TO PAY PROMPTLY?
- BROKEN SYSTEM
- BROKEN BUILDINGS, PEOPLE,
- LOSERS ARE THE CITIZENS & TAX PAYERS
- FIRE SAFETY A CONSEQUENCE OF GOOD BUILD
- CHANGE PLANNING & BUILDING REGULATIONS
- CHECK PERFORMANCE – USE DIGITAL
- DELIVERY NOT PROMISE





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Thank you for listening



@outsidewrecker4