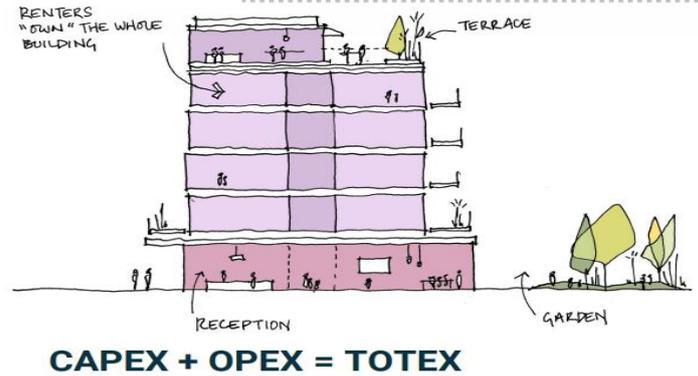
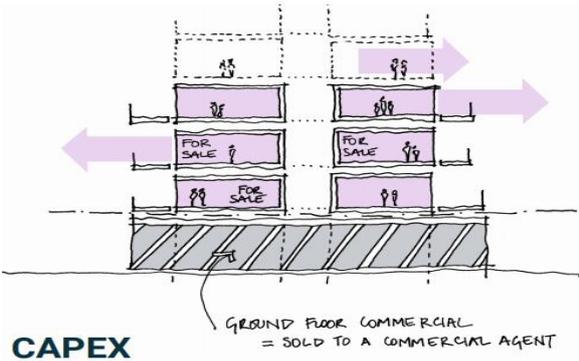
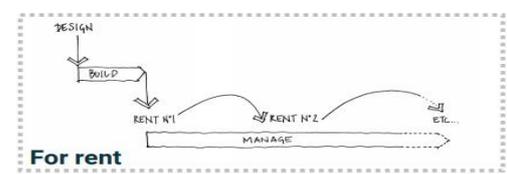
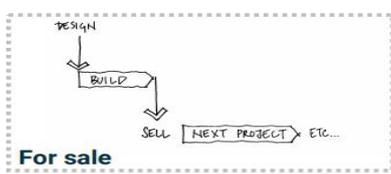


Courtesy: Félicie Krikler, Director, Assael Architecture

## Design quality & lifetime cost savings

10/03/2021

- **We are very good at calculating cost, good at calculating financial value but we really struggle to calculate the non-financial benefits to the planet or society.** However, a shift is in progress, with forward thinking councils and build to rent schemes showing what can be achieved when long term considerations influence design.
- **The root of lifecycle approaches is a focus on building communities rather than buildings.** Huge social and financial benefit can be gained by working with the community and paying attention to the details of the design for all those who will use, manage and maintain it. Building providers must inform design development and building managers should be reviewing plans. Replace the question 'can I afford to build this?' with 'can I afford to own it into the long term?'
- **The highest long term environmental benefits with highest first come from the form and orientation of the buildings, followed by the design of fixed services eg plumbing and electrics and lastly the benefit of add on mechanical and electrical 'kit'.** There are a range of tools available to calculate whole life value and lifecycle costing plus good case study examples (see list below) however there is a need to move towards fewer common, industry-wide approaches as take up is piecemeal.
- **Build to rent has come in as a disrupter to the established build to sale model.** Architects are retained and standardisation combined with high density, flexibility, high quality details, use of modular construction plus good user feedback have combined to ensure schemes are profitable while providing the services needed to provide great quality to residents.



Courtesy: Félicie Krikler, Director, Assael Architecture

### Useful Links

The LSDC and social value <https://www.london.gov.uk/about-us/organisations-we-work/london-sustainable-development-commission/our-current-work-and-priorities/social-value>

Social Value Toolkit for Architecture <https://www.architecture.com/knowledge-and-resources/resources-landing-page/social-value-toolkit-for-architecture>

Greenford Quay <https://www.greystar.com/investor-services/europe-overview/united-kingdom-business-services/greenford-quay>

WELL Certification - <https://v2.wellcertified.com>

RICS standards document <https://www.homeof2030.com/>

BRE publication <https://www.bregroup.com/projects-reports/whole-life-costing-and-life-cycle-assessment-for-sustainable-building-design/>

Home of 2030 <https://www.homeof2030.com/>

Igloo footprint web link <http://www.iglooregeneration.co.uk/footprint/>

Tower Hamlets Supplementary Planning Document [https://www.towerhamlets.gov.uk/ignl/planning\\_and\\_building\\_control/planning\\_policy\\_guidance/supplementary\\_guidance/supplementary\\_guidance.aspx](https://www.towerhamlets.gov.uk/ignl/planning_and_building_control/planning_policy_guidance/supplementary_guidance/supplementary_guidance.aspx)

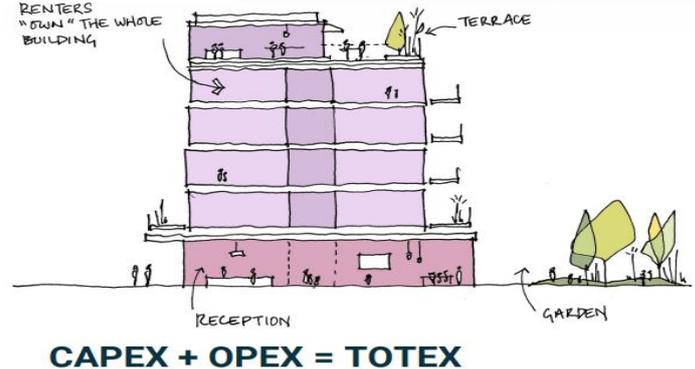
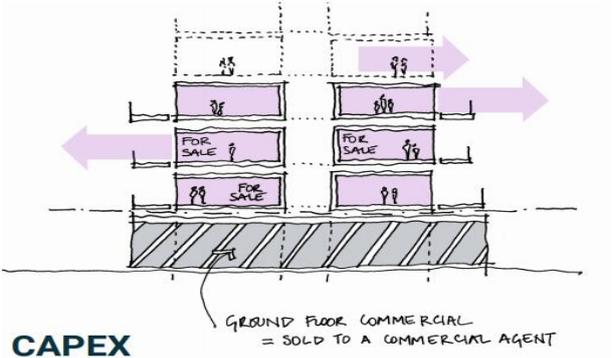
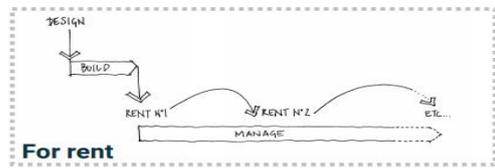
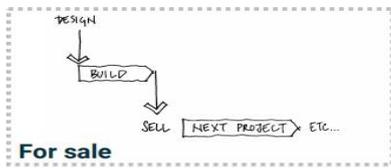
Life Cycle Assessment [https://www.designingbuildings.co.uk/wiki/Life\\_cycle\\_assessment](https://www.designingbuildings.co.uk/wiki/Life_cycle_assessment)

### Speakers:

**Attendees: 33**

Chris Brown – Executive Chair and Founder, igloo Regeneration

Kathryn Bourke – Senior Lifecycle Manager at Imagile Professional Services and lead author of Life cycle costing RICS professional guidance



Courtesy: Félicie Krikler, Director, Assael Architecture

Lucia Cerrada Morato – Regeneration Project Manager and Public Practice Associate, LB Tower Hamlets

Becky Mumford – Officer, Regeneration Team, LB Tower Hamlets

Félicie Krikler – Director, Assael Architecture

James Pargeter – Senior Advisor at Global Apartment Advisors