



Lanka Property Services Ltd

Retrofitting existing housing: Getting it right



Property uniqueness

- occupancy
- existing measures
- performance
- usage patterns
- internal zoning
- Internal decor
- flora
- exposure/orientation
- drainage/water retention




Property assessments

- Inspection
- Data collection
 - Occupancy
 - defects
- Report
 - Improvements
 - wider concept
 - Cost effectiveness






Retrofit Assessment Report

Significance Survey of building elements



element overview	Element detail	property notes
local significance	conservation area / heritage special character/features	
modifications	any extensions/alterations	
extensions	general detail age Location(s)	
main walls (External)	wall construction any feature of significance any modifications any visible defects	
extension walls	construction and specific detail	
openings (Windows/doors)	type any feature of significance any decorative glazing	
floor	main structure floor coverings	
roof (main section)	main roof covering any feature of significance any modifications/repairs	
internal walls and features	any feature of significance any modifications/repairs	
Modifications and enhancements	any modifications/repairs any previous existing	
Images		

Retrofit Assessment Report

Heating and hot water

primary heating detail	special character/features	Property notes
fuel	main fuel used	
appliance detail	type of appliance manufacturer model location % of property/heating supported	
main heat emitters	main 1 and location main 2 and locations	
secondary heating	fuel appliance type Location(s) % of property/heating supported	
Images	  	

Heating controls

primary heating detail	special character/features	Property notes
Time and temperature	programmer Programmer and room stat Programmable thermostat Weather compensation TRV individual zone control	
Images	 	

- Bespoke, accurate, evidenced
- Effective, safe, compliant
 - avoiding costly mistakes

Skills, set up, and system operation

- skills development – competency
- System set up
- education
 - occupant
 - effective use
 - correct use
 - satisfaction
 - assessment
 - ✓ Post occupancy evaluation



Net zero – a wider concept

buildings, infrastructure, supply chain

- transport
 - cost / pollutant / congestion
- waste in construction
 - 40% of worlds raw resources
 - 13 + % waste
 - 75% has a residual value
- biodiversity



Collaboration

- Knowledge sharing
- Transparency
- Changing behaviour
- Holistic view
- Total engagement
- incentivize innovation
- focus on outcomes
- information
- whole life cost, value, wellbeing



Retrofitting existing housing: Getting it right

- Uniqueness
- Assessments
- Skills
- The wider concept
- Collaboration
- Changing behaviour
- **Post work evaluation**

