

# Independent Design Review for your new building

## The challenge

High operational performance of a new building is essential to ensure its maximum value for rent and resale. Managing the risk of a building achieving its target operational performance is a significant part of making this happen.

In order to get a design reviewed target NABERS rating, Design for Performance (DfP) have made an Independent Design Review mandatory.

## Overcome the challenge:

Fully DfP compliant Independent Design Review (IDR).

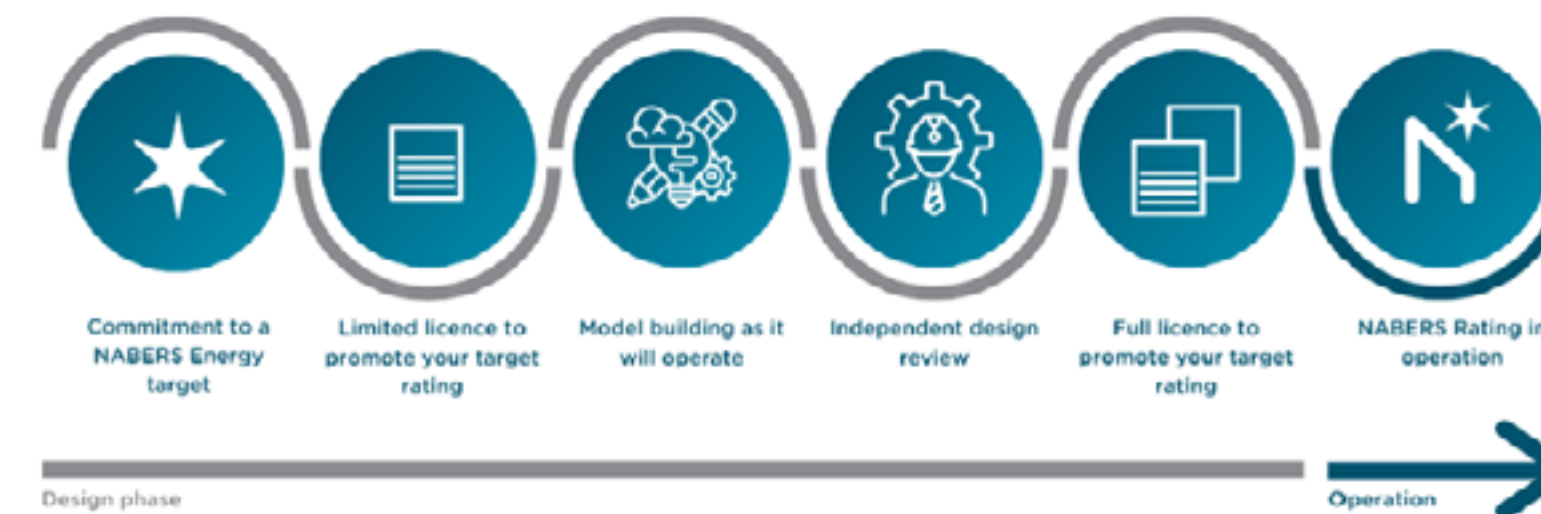


# Independent Design Review

## Who it is for:

DfP pioneers who want a design reviewed target NABERS rating.

At present NABERS UK is specific to office buildings; this may extend to other categories in future.



# Independent Design Review

## What it involves:

This is a risk management exercise to deliver high confidence that a building will achieve its target operational performance. The outcomes of the process are a set of recommendations across all stages of the design, construction and operation of the building with the goal of mitigating performance risk.

It is not expected that a design will adopt all the recommendations in the IDR, rather that the IDR process facilitates an open discussion of the design and rating achievement plan at a key stage when refinements can be made cost effectively to mitigate performance risk.

## What you get:

Fulfil the mandatory requirement set by DfP to get a design reviewed target NABERS rating as part of the DfP process.

A thorough, independent review of all aspects of the building design which identifies opportunities to improve your building.

Understand potential issues which may prevent your building achieving the target operational performance.

We will deliver this using the official IDR template which will be presented at a debrief session, giving you the opportunity to fully discuss the outcomes and recommendations.

# Why Verco

## UK technical advisor to BBP

As well as the technical expertise required for each review, we have a unique and specialist insight into the NABERS UK and DfP processes, rules and rating tools. Verco Technical Director, Dr Robert Cohen acted as lead UK technical advisor to the BBP and has worked alongside Australian experts since 2015 to bring NABERS and DfP to the UK.

## Experienced IDR pioneers

Over the last 5 years, we have pioneered the introduction of the IDR into the design process on multiple projects ranging in size from 4,000 to 90,000 m<sup>2</sup>. This enables us to advise clients how best to deploy the IDR cost optimally for their specific projects.

# Design Review options

## One shot

A single design review is undertaken, typically at RIBA stage 3 or 4 of the design process. This is early enough to permit meaningful risk mitigation activities, but late enough in the design for the recommendations to be very specific.

A cost effective option for smaller or less complex projects or those with less ambitious performance goals.

## Sequential Design Reviews

Multiple design reviews are scheduled in order to gain additional insight and allow more ambitious scope of the review. Options include:

Stage 2 (concept design): This review is able to consider major strategic design aspects such as the overarching HVAC servicing strategy, or major architectural considerations. As the design will lack fine detail at this stage, recommendations on control and detailed service design are limited.

Stage 3 (detailed design): A good balance between specificity of recommendations and potential to make significant changes is possible at this stage.

Stage 4 (technical design): recommendations at this stage can be very specific, but major strategic design decisions are likely to be 'locked in'.

Stage 5 (construction): At this stage, the potential impact of design changes in the construction stages can be captured, and detailed insight can be captured ready for the operational stage.

A powerful option for larger, complex projects or those with an ambitious/ exemplar performance goal; sequential reviews give a deep insight into the development of a design across the building lifecycle and maximise the learning outcomes for future projects.

# Next steps

## Have a chat

Speak to us about the Independent Design Review or how we can help you with your operational performance challenges.

Contact us

## Webinar: Independent Design Reviews; why, what and how.

Design review panellist member, Greg Waring will talk you through the process of an Independent Design Review, illustrated using typical examples from Verco's experience.

Watch webinar

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