

Cities, Communities and Homes: Is the Urban Future Livable?

- **Paper / Proposal Title:**

A Novel Procurement Approach for Sustainable Utilisation of Empty Homes to Help Mitigate the Current Housing Crisis: Case Study of Retro-Tek

- **Format:**

Written paper

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- **Abstract (300 words):**

The Retro-Tek research project investigates the potential of existing buildings in the UK contributing to both urban regeneration and the reduction in energy usage within existing buildings in the UK, through a retrofit programme targeted specifically at empty homes. According to latest statistics by the Department for Communities and Local Government there are over 600,000 empty homes in England, equating to almost 10 homes per each homeless family in the country. In East Midlands alone there are 56,715 empty homes or 2.77% of the total housing stock. Research reveals a strong connection between concentration of empty properties and areas with higher levels of multiple deprivation. The project therefore aims, along with the obvious environmental sustainability benefits, to support communities and areas in need of regeneration, by helping to both address housing shortages, fuel poverty and help tackle socio-economic

problems associated with areas that have high concentration of empty, derelict houses. A unique design and procurement approach is developed in this research, aiming to combine bringing empty homes back into use with a sustainable and affordable refurbishment strategies. The viability of proposed methodology has been tested on two case studies through selection of two empty terrace homes with typical typologies and regional geographical locations, generating results within a measurable data format. The research has further developed and proposed a commercial, financing, procurement and the supply chain strategy and is currently investigating funding opportunities to undertake a major regional scheme that will bring back 1000 empty homes in use by 2025.

• **Author(s) Biography (200 words each):**

Dr Boris Ceranic is a long standing Programme Leader of undergraduate and postgraduate architectural courses and an experienced academic, practitioner and researcher. He has spent ten years on the construction sites and in his own design and build practice, prior to entering academia. Since then, he remained research and practice active, publishing on an international level and chairing panels at the international conferences, referring international journals, undertaking PhD supervision and examination, and engaging in externally funded research projects and consultancy, all of which are based on the real build projects and case studies.