Solid Wall Insulation in Reality

Martin Gladwin MRICS
Head of Asset Management

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Plus Dane Group:

- 18,000 homes in Merseyside, Cheshire and Ellesmere Port & Neston
- 2,500 are Pre-1919 Solid Wall terraced homes
- 1,560 are in Liverpool – 20% of our Liverpool stock
- We have accessed over £1.5m of Grant Funding in 2012 to tackle energy efficiency
- Supplemented by £500k of match funding from Plus Dane
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Three Case Studies from 2012:

• CESP scheme in Bootle, Sefton
• Castlefields Estate, Runcorn
• Elaine Street, Liverpool 8
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CESP Scheme – Bootle

- Invited to join Riverside HA scheme in early 2012
- 77 Plus Dane properties in qualifying LSOA
- Commenced August and completed December 2012
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CESP Scheme – Bootle

- No owner-occupied properties included (yet!)
- Planning Approval not required – or is it?
- High Resident Satisfaction with finished product, but not the process
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Castlefields Estate, Runcorn

- Constructed c. 1960 Pre-cast concrete panels, flat roofs, deck access flats
- 8-year regeneration programme across the estate
- Demolition and new-build
- Potential demand issues on the horizon
- 253 houses (Plus Dane and o/o)
- Secured funding in 2011 for Phase 1 project covering 87 houses
- Important to secure owner-occupier buy-in
- Free of charge to 26 owner-occupiers
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Castlefields Estate, Runcorn
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Castlefields Estate, Runcorn
Thermographic analysis of the images above reveals increased temperatures, in red and yellow colours, across the elevations. This indicates heat loss via a lack of insulation in these regions.

Consistent colours seen across the elevations in the above thermal images indicates that these elevations are well insulated.
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Castlefields Estate, Runcorn

- Project commenced September 2012
- Due to complete mid-December 2012 – weather delays
- Completion in late-February 2012

- Roofing renewals – why not?

- Scaffolding, arson, theft, damage to grassed areas

- High levels of Resident Satisfaction – albeit through a difficult process

- Seeking funding for a second and final Phase
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Elaine Street, Toxteth

- 35 Plus Dane properties in a typical Victorian terrace
- ERDF Funding to provide External Wall Insulation and Solar PV
- Resident consultation – internal or external insulation?
- Planning Applications required for ‘clusters’ of properties
- Project commenced in March 2013
- Completion for end of May 2013
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Elaine Street, Toxteth
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Elaine Street, Toxteth

- Cold bridging
- Rear outriggers
- Pre-existing issues with properties – mainly dampness
- Ventilation Strategy

- Behavioural Change advice to residents
- Energy Monitoring Devices
- Testing the effectiveness of various interventions

- Important project due to volume of identical properties
- Looking for whole street delivery opportunities
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Summary

• There is Grant Funding out there, but nothing is ‘free’

• Allow time (and cost) for resident consultation and other factors

• One size does not fit all
  • Funding + Properties + Residents = different opportunities and solutions

• Don’t ignore Behavioural Change advice

• Make sure you have a Ventilation Strategy

• Monitor the impact
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