

ARAN Services Ltd



External Wall Insulation, Essex

Greenfields Community Housing Project: Phase 1, 74 Mid & End Terraced properties in Braintree

EXTERNAL WALL INSULATION with Aran Services



Client:

Greenfields Community Housing took over Braintree District Council's homes in November 2007, following a tenant and leaseholder ballot for transfer in December 2006. They have around 8,100 homes and 450 leasehold properties all over the Braintree District, which covers Braintree, Witham, Halstead and many surrounding towns and villages.

Property Profile

These 2/3 bed mid & end terraced homes in Wheatley Avenue & Cunnington Road, Braintree, were built in the 1930's with a narrow cavity plinth and solid brick constructed main wall.

The project was designed to target 74 properties within close proximity of each other to deliver best value for the client. Due to the construction of the properties Greenfields had received ongoing complaints about cold and condensation along with high and comments about high fuel bill. Although the majority of the properties are mid terraced, the typical design includes a communal alleyway between the two mid terraces with an uninsulated soffit so the actual heat loss in the mid terraced properties was very similar to the end terraced properties

Greenfields Strategic Plan 2012-15 explains their commitments to their residents during this time, including building new homes, helping to reduce tenants' fuel bills and providing apprenticeship and work experience opportunities for young people.



CONTINUED OVERLEAF

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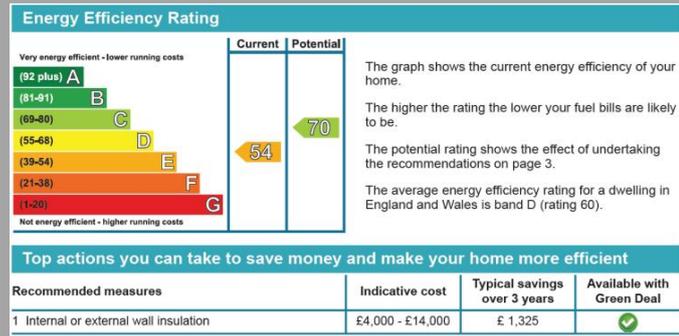
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Surveying:

Following a rigorous tender process Aran Services were instructed to complete surveys on all properties in order to ascertain the extent of the works; and carry out EPC surveys to understand the pre and post energy ratings to ascertain the amount of funding available to each property.

The properties ranged from E rating up to D meaning External Wall Insulation could make a marked improvement.



Installation

Aran Services and Greenfields treated the residents as individual customers and letters were sent to inform them of the process for survey and installation.

A programme was developed a second letter was sent to the customers with intended start dates, and an outline of the time each stage of the works could be expected to be completed. Contact details were provided in this letter for all relevant personnel from both Greenfields and Aran Services.

The site office, welfare and storage was located close to the two streets where Aran were working. All facilities were set up to the requirements of CDM and approved by Greenfields Clerk of works.

Working closely with one of our approved UK based system manufacturers deliveries were made direct to site reducing the level of transport required, cutting carbon emissions. Any off cut insulation board was also recycled further reducing the impact of the programme.

CONTINUED OVERLEAF

Comments

One resident has been monitoring his weekly electricity bill for the past two years and told us "I've seen my bill reduce by half since the works were completed"



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Completed work

On a tight schedule the properties were insulated and rendered within a 5 month programme. The project value was in excess of £690,000 and was delivered on time; ensuring we were able to access the funding on behalf of Greenfields. This funding has allowed a second phase to proceed.



Clients/Residents:

One resident said “we can’t believe what a difference the insulation has made to the warmth of the house, I’ve actually been able to turn the stat down on the heating by three degrees and the house is still lovely and toasty”

Life after Install:

Following the completion of works Aran Services issued a 25 year guarantee which is one of the many requirements under the pioneering Green Deal Scheme which has given the Greenfields Community Housing the peace of mind that their investment into their resident’s homes has the backing of an insurance backed guarantee. A handover pack was then developed with Greenfields and delivered to the clients.



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