



Private Landlord Assisted to Internally Upgrade Conservation Area Portfolio

Client: **Edmonds Property Services**
Measures: **Internal Wall Insulation, Room in Roof Insulation, Loft Insulation**

Location: **Norfolk**

Date: **June – September 2015**

Value: **£300,000**

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The Challenge

Edmonds Property Services approached Cornerstone to identify a solution to improve the thermal efficiency of a number of solid wall properties in Bunwell, Norwich, Hingham and Watton in Norfolk.

Although the minority could be treated successfully with EWI, fifteen properties were either in conservation areas or listed buildings, and therefore were not suitable for EWI. Internal wall insulation (IWI) was identified as the ideal alternative, especially given that a number of the properties would also benefit from re-plastering. However, tenants were in place in a number of the properties, with their tenancy extending throughout the works period.

In addition, a number of properties required loft insulation or were suitable for room-in-roof insulation, improvements that would enable the landlord to meet the requirements of the Energy Act 2011.

Funding was required to subsidise the majority of the cost of the works to make them feasible for the private landlord

Our Solution

The property type varied across the landlord's portfolio, and included houses and flats, some of which were Grade 2 listed. As such, expert craftsmanship was required, and our most skilled engineers were appointed to the project, with the oversight of a highly experienced Site Manager.

The works involved the installation of a British Gypsum insulation system, skimming the walls to provide an even finish, the provision of new window cills and skirting boards and final decoration to transform their appearance and thermal efficiency. Loft insulation by URSA was installed as a secondary measure in the majority of properties, and British Gypsum room-in-roof insulation installed where appropriate.

On properties where tenants were in-situ, a room by room approach was taken to avoid the need to decant them during the works.

Funding was sourced by Cornerstone through the Green Deal Home Improvement Fund (GDHIF) – a government cashback scheme – and through the Energy Company Obligation (ECO).

Facts & Figures **£200,000 of external funding secured for this private landlord**

The Result

The landlord was delighted with the transformation of the interior of the properties, as well as the improvement in their EPC rating. Starting u-values of 2.1 W/2mk were reduced to 0.3 W/2mk, greatly improving the thermal efficiency of the properties.

In total, approximately £200,000 of funding was secured by Cornerstone through ECO and GDHIF. This amounted to two thirds of the total project cost, which made the works viable for the landlord.

In addition, the works were completed on schedule with minimum disruption to the tenants, who thereafter benefitted from significantly reduced energy bills. The lower energy costs will also make the property more attractive to any future tenants.

