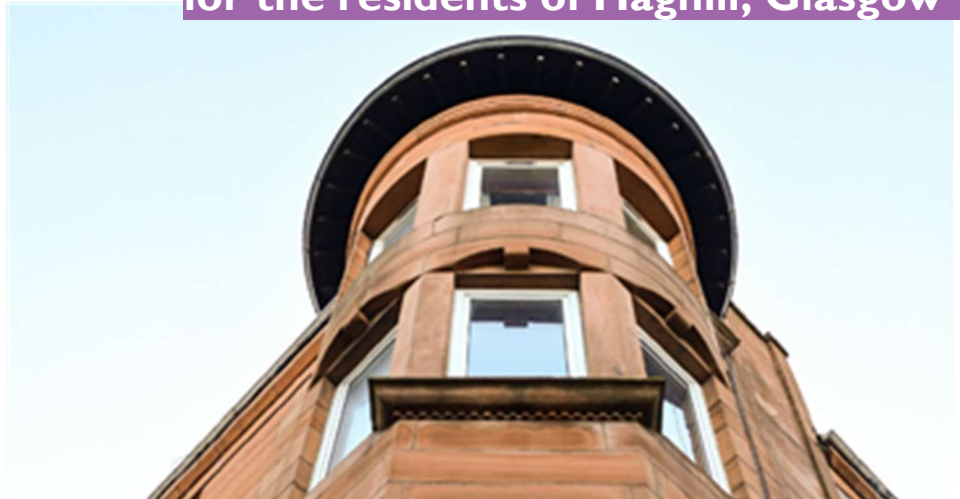


Creating a bespoke insulation solution for the residents of Haghill, Glasgow



Target group:
Building professionals,
Housing Associations

External / Internal Wall Insulation & extensive repair works

Glasgow, Scotland

Year of construction:
Late 1800s

Number of units:
239

Current retrofit status:
completed

Overview

Haghill is an area in the inner East End of Glasgow around 2 miles from the city centre. The core and oldest part of the area contains around 450 almost entirely privately owned pre 1919 four storey sandstone tenements. The data zone covering the area is in the lowest 3% of the Scottish Indices of multiple deprivation, with high levels of income deprivation and fuel poverty amongst the community.

The old tenement stock was mainly constructed around the end of the 19th century. While in the pre- and inter war era the area was considered as being relatively upmarket, it has now been in a spiral of decline for a number of years, with house prices well below the Glasgow average. Around 20% of the properties in the area are owned and let by private landlords – though there are some higher localised concentrations, and there is a significant problem in the area with empty properties. In addition to this a high number of individual tenements lack proper factoring arrangements, which has led to low levels of maintenance and increasing levels of disrepair. The old tenements are surrounded with a mix of refurbished and improved interwar tenements owned by Housing Associations, together with new build social rented and privately owned houses, providing a stark contrast in housing quality in the area.

The old tenement stock still has a core community of long term residents who enjoy its location and relative proximity to Alexandra Park and excellent transport links to the city centre. They also have a long term commitment to the area, and share the ambition to see it improve. Milnbank Housing Association are a Community Based Housing Association, and the principal registered social landlord in the area having built up their stock in recent years through the acquisition of stock previously owned by Glasgow City Council and subsequently transferred by them to the Glasgow Housing Association. They have been active in the wider area for some forty years and have for the past few years been engaging with owners within the private housing stock to develop and implement a number of small scale projects to improve the general environment of the area. They also have a general commitment to assist in the improvement and regeneration of the area, supported by committee members who live locally. Milnbank have also previously worked with the City Council to facilitate loft insulation, funded from the Scottish Government's Universal Home Insulation Programme, to a substantial number of the private properties.

ver recent years Glasgow City Council has been working in partnership with Milnbank Housing Association, which owns a high percentage of the adjacent stock, to improve conditions within the older tenement stock. They are now working with the Association to deliver a wider range of objectives; acquiring empty properties and poor private rented accommodation in the area, in order for the Association to secure a foothold in buildings where it can introduce factoring and management arrangements.

Scope of Works

The full scope of works includes the following: Internal wall insulation to the front elevations using a BBA approved IWI system, external wall insulation to the rear and gable elevations, using a BBA approved EWI system, replacement of all rainwater goods, soil pipes and waste pipes, extension of gas flues overflows etc. to the rear of the building. Stone repairs, repointing windows and replacement of ogee gutters to the front elevation. Various roof repairs including leadwork and slating, and repairs to close walls.

The project has been challenging in a number of ways. Access to the rear of the properties is awkward as the back court area is entirely enclosed by other tenements. Air spaces between blocks are occupied by small single storey shop units, with some being occupied and others void. This necessitates using bridging scaffoldings to span the units and access the back areas. Access to individual properties to carryout gas flue work and remake drainage connections has also been challenging due to some absentee landlords and empty properties, though this has been helped by the Council using their statutory powers. The rear walls have been built using roughly dressed and uneven sandstone, requiring a significant amount of hacking back and dubbing out to provide an even surface for the EWI.

Multi Phase

The programme began with a pilot scheme and developed to encompass 4 further phases. These are shown below together with the volume of units and the values of each phase

Phase	No of properties	Contract Value	Completion
Pilot	16 no. flats	£112,884.09	May 2015
2A	79 no. flats	£553,221.88	April 2016
2B	48 no. flats	£363,919.82	September 2016
2C	40 no. flats	£257,376.41	May 2017
3	56 no. flats	£504,179.34	June 2018

The total spend on the programme was £1,791,579 inclusive of all funding streams.

Funding

The project includes 3 main funding streams, as listed below:

ECO - As an approved ECO provider with five of the 'big-six' utility companies, we have been able to secure ECO funding at a highly competitive rate. This contributes greatly to the overall funding model, enabling our clients to boost the package of improvements across the community.

HEEPS:ABS – The Scottish Government's HEEPS funding for home owners is another way in which we are maximising financial assistance for works in Haghill. Using our in-house compliance team (which has over 40 years' collective experience) we manage every aspect of this process for our client, including ongoing government reporting.

Owner contribution - Both owner occupiers and private landlords paid a contribution to the overall costs of the works carried out. This was minimised by the main funding streams mentioned here, namely ECO, HEEPS and PSHGs.

PSHG – A Private Sector Housing Grant was made available through the Council's Scheme of Assistance and is being used to add further value to this project. Specifically, it is used to finance the

'stitch-in-time' repairs described above (the non-insulation-based elements of work). To benefit from these particular upgrades, owners are required to enter into a binding agreement to deliver and implement a maintenance agreement for their property, which ultimately will protect the interests of Milnbank HA, the Council and fellow building occupants down the line.

Programme of engagement

Given the nature of the area, we knew it was vital that we engaged effectively with the private sector - early and often. We were fully responsible for promoting gain initial customer sign-up to the project, so we held pre-works community information days, with all our key site staff in attendance (Contracts Manager, Site Manager, surveyors and our Resident Liaison Officer (RLO)). This made sure Haghill residents were familiar and comfortable with us from the very beginning.

To further promote our offering, we distributed information booklets which made clear the financial and cosmetic benefits of our measures; these were sent to all private households in the area. We also provided monthly newsletters ensuring that those owners who didn't take up RLO visits, were still kept fully abreast of progress. As around 20% of Haghill properties are owned and let by private landlords, combating 'no-access' was, and remains, a key consideration for us. We planned appointments many weeks in advance and made several re-checks on suitability before the day.

In some cases, close liaison with the Council was necessary to deal with absentee landlords and empty properties (the Authority used their statutory powers under the Housing Scotland Act 2006).

Site safety and security

Due to the nature of the area (a busy thoroughfare), it was necessary to safeguard the health and safety of local residents, and minimise the risk of theft and vandalism. To do this, we set up a local site compound to store all materials when not in use. Lock-up ladders facilities were also used overnight, to prevent unauthorised access to scaffolding.

Special consideration was given within the construction phase health and safety plan to the restricted access to the rear of the properties.

Outcomes

With the programme seeing 239 properties receive energy efficient insulation the programme has realized significant carbon savings. Having reviewed the surveys of the property both pre and post installation, we've established that the programme has realised a carbon saving of 5,400 tonnes. That saving equated to a similarly substantial ECO contribution, thanks in large to the market leading rates secured by Everwarm on behalf of our client, which in turn secured the overall financial viability of the programme.

any question?



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Information



Interreg ACE Retrofitting project:

<https://www.nweurope.eu/projects/project-search/accelerating-condominium-energy-retrofitting-ace-retrofitting/>

Everwarm

<https://www.everwarmgroup.com/>

Saving Energy Aberdeen web platform

<https://www.savingenergyaberdeen.co.uk/>

Aberdeen City Council energy efficiency web pages:

<https://www.aberdeencity.gov.uk/services/housing/home-energy-efficiency>

You too are facing the challenge of the energy retrofitting of privately-owned condominiums in your city?

The ACE-Retrofitting project aims to develop a governance model facilitated by cities linking owners and building professionals to accelerate condominium energy retrofitting. The French CoachCopro tool will be upgraded and adapted to other countries.

The consortium is composed of Agence Parisienne du Climat (France), Maastricht University (the Netherlands), Energy House Antwerp (Belgium), the City of Liège (Belgium), Aberdeen City Council (UK), Frankfurt Energy Agency (Germany), the City of Maastricht (the Netherlands), Changeworks (UK) and Energy Cities (coordinator). Study visits are organised in the partner cities of the consortium.

www.nweurope.eu/ace-retrofitting



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