

Preston City Council

PRIVATE SECTOR CESP SCHEMES

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Sandown Court

Sandown Court

Background

- 244 flats spread over two 18 storey blocks in the City Centre
- Built in the 1960's as Social Housing
- Sold in the early 1980's to private investors
- 50/50 split between Owner-occupiers and private rented
- Owner-occupiers are mainly elderly
- Private rented – low incomes/benefits
- Level of investment required beyond everyone's means

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Issues

- The blocks were constructed using reinforced shuttered and poured concrete as well as large concrete panels. U value of 3.53.
- Windows were a combination of poorly fitted double glazing and single glazed wooden and aluminium framed units. E Rated or worse.
- Building fabric very thermally inefficient
- Heated by electricity
- Electricity bills ranged between £800 and £1650 pa

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In Summary

- The un-insulated concrete construction coupled with the exposed location and inefficient windows meant that heat losses were very high. This was reflected in the higher than normal electricity bills in comparison to other communal living high rise units across the country.
- The majority of the residents were living in fuel poverty
- Many of the flats were cold & damp and consequently suffered from condensation and mould growth, leading to complaints to the Council's Housing Standards team
- Prospective owners could not get mortgages and landlords found it hard to attract and retain tenants

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- **Main Problems to overcome**
- **Finding a funder**
- number of options, perseverance and persistence
- **Residents Agreement**
- hearts and minds, public meeting, scheme champions, very short timescale
- **Residents Contribution**
- difficult for some, lenders were dismissive, Council support needed to find a lender
- **Planning Issues**
- not the usual approach, high level commitment, steep learning curve for all

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What has been achieved

- An insulated external cladding system has been applied giving a 'u' value of 0.27
- 'A' rated triple glazed windows have been fitted
- A biomass district heating system has been installed
- The roofs have been insulated
- The energy bills for each flat are expected to be on average £450 pa; flats are now A rated for energy performance
- Carbon savings will be approximately 926 tonnes pa, 27,780 over the life time of the boiler. Level of RHI sufficient to service loan repayment
- The first CESP biomass scheme for SSE
- Increased penetration levels for CESP funding, other properties benefitted
- Annual service charge not increased and can now be directed towards new lifts and other environmental enhancements
- All at no additional cost to the residents
- £3.8million scheme, Council contribution of >100k
- Changed the climate of Avenham forever

Sandown Court















Sandown Court



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The Management Committee now getting to grips with monitoring meters and applying for their Renewable Heat Incentive

Seven Rivers, Fishwick



Seven Rivers

Background

- 104 flats spread over 7 low rise blocks
- Built in the early 1970's
- Privately owned
- Predominantly private rented ~ 70+%
- All residents on low incomes/benefits and almost all living in fuel poverty
- Much less socially cohesive than Sandown Court

Seven Rivers

Consultation is the Key

- A consultation event was held for the residents to present the scheme
- Energy Efficiency, warmer homes and lower bills was not a big priority for residents
- Security and anti-social behaviour were the biggest issues
- Residents did not want a CESP scheme to go ahead unless security measures were installed.

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Additional Measures Installed

- Electronic security gates on 3 entry points to the parking areas
- High security doors to all blocks at ground floor level with key pad entry
- Permanent office accommodation for Community Police Officers to be based on site
- Car Park re-surfacing and security lighting
- Concrete repairs on stairs and walkways
- Repairs/re-spraying to all metalwork on balconies, stairwells and walkways

Seven Rivers



ABBREVIATIONS

- CESP – Community Energy Savings programme
- U value – the measure of heat loss in a building element; lower is better/more thermally efficient
- RHI –Renewable Heat Incentive
- SSE- Scottish and Southern Energy

- **THANK YOU AND ANY QUESTIONS?**
- For any further information, contact Andrea Howe, Team Leader on 01772 906764.
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