

CASE STUDY

Blackfriar Court

Scheme: Blackfriar Court

Client: Salix Homes

Value: £2.7m

Duration: 52 weeks

Client Contact: Alan Edge

Salix Homes

Diamond House

2 Peel Cross Road

Salford M5 4DT

T: 07766 101726

Alan.edge@salixhomes.org.uk



Blackfriar Court is a 15 storey tower block in Salford. Built in 1964 it contains 88 tenanted flats.

The block is managed by Salix Homes, however, there is an active tenant management organisation representing the views of Blackfriars Court and neighbouring blocks, known as Vertical Villages. They played an active part in the design and delivery of the works, which were carried out with residents in situ.

Scope of works.

Complete refurbishment of 15 storey tower block with residents in situ. Works included:

Internal:

- Replacement kitchens
- New bathrooms (including some wet rooms)
- Electrical rewires
- Installation of new heating system
- New flat front doors
- Asbestos removal from communal areas as well as individual flats (balcony windows, drying rooms in kitchens and bath panels)
- New communal lighting and power.

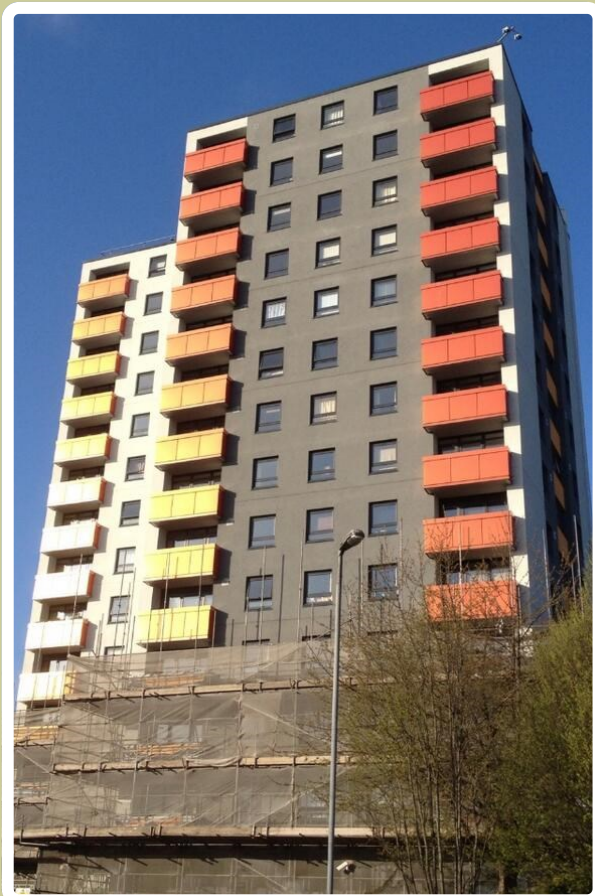
External works include:

- New insulated render system
- New windows
- Installation of EcoPod heating system
- Installation of solar thermal panels
- New roof
- Major concrete repair works
- Balcony cladding, and
- Environmental works

Key features of the project:

The major refurbishment works were carried out with residents in situ throughout.

The client had decided to use the Belfry 'EcoPOd' system to provide renewable heating to the block and remove



the expensive and ineffective electric storage heating system that had been installed when the block was built. The EcoPod Heating System combines highly efficient cascade boilers with solar power and results in considerable savings on utility bills of up to 43% a year for tenants.

The 'EcoPod' is an impressive piece of equipment and weighs around 6.3 tons. It would take around 5 hours to prepare and install, and Emanuel Whittaker had to hire a special crane to lift it into place, 229 feet on top of the tower block.

It took several weeks to prepare the roof to accommodate the EcoPod. Whilst installing the EcoPod heating system to the roof, the top 4 floors had to be evacuated for safety reasons. Rather than simply organise for residents to leave their properties for the day, the resident liaison officer organised a community event for all residents to enjoy. He provided a safe viewing area, refreshments and entertainment for the day, not just for the top 4 floors, but for the whole block and invited the neighbours and the client to witness the event.

Project results:

The EcoPod is an effective use of the clients own resources, as it means they no longer have to carry out individual gas safety checks or carry out as much maintenance on the outdated heating system.

The EcoPod means significant reductions in carbon emissions, and considerable savings on residents heating bills.

Despite the complexities, the project was completed to a high standard, with customers giving 98% customer satisfaction.

The new heating system along with the insulated render system ensured the residents saved on their heating bills