

CASE STUDY

Shepway Court

Scheme: Shepway Court

Client: City West Housing Trust

Value: £1.8m

Duration: 46 weeks

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City West Housing Trust took over the ownership and management of 14,600 homes including 12 specialist sheltered housing schemes in a stock transfer from the former ALMO.

Shepway Court is the 6th of the 12 sheltered schemes refurbished by Emanuel Whittaker. The scheme comprises 40 individual flats, together with a guest flat, laundry and communal lounge and kitchen.

City West's objectives are to completely refurbish the buildings to give them modern facilities and a less 'institutional' feel, whilst using, wherever possible, sustainable environmentally friendly products.

The works to each scheme included a programme of decent homes internal and external improvements as well as a major redesign and refurbishment of communal facilities.

External works included:

- Fascias, soffits and rainwater goods
- Renewal of roofs to accommodation blocks and flat roof to communal areas
- Install new doors
- Service existing UPVC windows
- Pre-paint repairs and decoration to external areas.

Internal works included:

- Remodelling bathrooms and provision of fully compliant wet rooms
- Replacement kitchens,
- Removal of asbestos (floor tiles)
- Up grade heating and electrics.

Internal (communal) works included:

- Remodelling communal facilities including provision of new kitchen, offices and storage.

Energy efficiency measures:

- Install an energy saving efficient heating system powered with the help of ground heat
- Provide pipe work running above ground that can be lagged and then covered with 'pendock' to reduce heat output from the water pipes
- Provide plumbing, pipework, individual flat thermostats and thermostatically controlled radiators to each dwelling linked to the commercial heating facility





Key features of the energy efficiency measures:

A full consultation took place before any works began. The sheltered residents were to remain in situ throughout the works and extra care was taken to minimise disruption to emergency access to the building.

As the work was carried out over the winter months, the ground conditions were very poor. The team decided to use non slip road plates to enable the drilling rig and loader to access all areas of the site with minimal damage.

After completing the site set up we had a further six weeks of drilling. The bore holes were drilled using a water system that enables the waste material to be pumped out of the bore hole and directed to a separation plant. This enables the sand to be removed from the water used in the drilling process. The sand is then stored in skips to be recycled.

Due to the constraints of the site it was necessary to drill 12 bore holes at a depth of 150 meters/approx 487 feet to attain the correct amount of pipe work needed underground to provide the necessary amount of energy to power the system.

On completion of the bore holes a loop of 40mm MDEP pipe is installed and pressure tested. All the piping is then linked by a central trench containing two manifolds that direct the piping into the boiler room. This pipe work is then pressure tested for 3 days. The piping from the manifold are connected to the heat pump and vessel, the external piping is filled with a glycol fluid. The fluid will run through the bore hole system and attain a temperature of approximately eight degrees and then when directed to the heat exchanger and buffer unit will start the central heating process.