



CASE STUDY – Cavity Wall Insulation for Hard-to-Treat Housing

BUFCA SUPPLIER: Isothane Ltd

THE SITUATION

Some private housing in the local authority area of Blackburn with Darwen are hard to treat houses with narrow cavities, or cavities with variable widths. They may also have no damp-proof course or structural problems caused by failing wall ties due to water penetration into the cavity.

The hard-to-treat homes are unsuitable for traditional cavity insulation measures due to the exposure to high wind driven rain. The properties were also unsuitable for external wall insulation due to the planning restrictions and structural problems. Internal wall insulation was also ruled out due to the unacceptable disruption of tenants and the relocation costs.

SOLUTION

Technitherm® was injected into the sub 50mm and variable width cavities, providing a full fill and excellent insulation value at a fraction of the cost of external wall insulation. The material has a closed cell structure which is a waterproof barrier to wind driven rain. The product does not change the external appearance of the houses so no planning permission is needed. Furthermore, it is installed from outside the house so there is no disruption to tenants. The structural properties of the insulation eliminated the extra costs of replacing all the faulty wall-ties.

Blackburn with Darwen Council use injected polyurethane foam as a cost effective method of insulating privately owned housing stock as it is suitable for a wide variety of housing types. The residents have warmer, more comfortable homes, lower energy bills and the lifetime of their houses is extended. All Technitherm installations are covered by a 25 year insurance-backed warranty.

Stuart Pye, Housing Support and Customer Services Manager said, "The use of injected polyurethane has helped Blackburn with Darwen develop sustainable refurbishment solutions for poorly performing, hard to treat housing with wall tie corrosion. This has resulted in reduced energy bills for residents and has overcome the damp problems caused by driving rain thereby improving the health and wellbeing of the residents of Blackburn with Darwen.