

Harrow Council BISF Homes Upgrade



The Problem

There are a number of British Iron and Steel Federation (BISF) properties within Harrow Council's housing stock. These were constructed in the 1940s using a steel frame and concrete panels, with prefabricated metal sheeting to the exterior which was later clad in plastic. The Council identified 9 BISF properties that required an upgrade as they were particularly cold and expensive to heat. They were keen to improve the comfort of these homes and make them more energy efficient.



External Wall
Insulation



Over Door
Canopies

The Solution

Harrow Council engaged Keepmoat as the main contractor to carry out the refurbishment of these houses. Keepmoat arranged for the windows to be replaced, and instructed a firm of Structural Engineers to report on the condition of the buildings. Their investigations identified some necessary repairs, so InBuild was appointed to complete the remedial work before proceeding with the external wall insulation.

InBuild applied a corrosion treatment to the steel legs which are bolted into concrete padstones at the base of the houses. Re-grouting was then carried out to the padstones and the access points were covered with 6mm ply and sealed.

InBuild removed the plastic cladding and used 200mm polystyrene infill strips to even out the metal sheeting. Extra steel fixings were used as instructed by the Structural Engineers. InBuild then used the BBA approved Insuletics external wall insulation system with a silicone based anti-crack thin top coat render providing a highly water repellent surface. New gates were fitted where required, new canopies were installed over the front doors and the downpipes and wastepipes were all replaced.



During

The Result

The project began in August 2015 and was completed four months later. Feedback from the tenants has been excellent, with many already noticing a marked improvement in the warmth and comfort of their homes. Not only are the houses cheaper to heat but also, they have been given a complete external makeover and a new lease of life.



After

For more information contact InBuild at www.inbuild.co.uk or call us on

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