

Shaun Bennett

Director of Property

Current position

- Stock base of 12,400 Homes
- Average SAP rating 77 (upper quartile performance)
- 1,300 no. of PVs installed, currently integrated into the re-roofing programme
- All Council homes will be at least band C by the end of 2026

Cast Iron refurb project

- Supported by SHDF, in partnership with Midlands net zero energy hub
- From band E to C
- Co-ordination of Contractors, vfm, integrating other work, tenants lived in.
- 250 homes completed over 2 phases, avoiding nesting season
- Hard to treat



English Make Castiron Homes



Here are some of those British houses that came from the foundry, and to the left, above, a scene in the foundry at Thorncliffe, near Sheffield, where the cast iron plates were made. Molds of the unique house plates were made by a Cleveland, O., company.

Business Sales In Week Includes S. J. Music Firm

One of the largest sales recorded during the past week was that of the Gimmel Music Store, at 14 East San Antonio Street, purchased by Joseph M. McKiernan Jr. from Adolf Gimmel. The sale included the stock and fixtures.

The A. E. F. Grocery, at 698 North Second Street, was sold to R. B. Alai by Carrie Jason. The sale, which included the equipment and groceries, was transacted at the office of the California Title and Trust Company, 98 South First Street.

A Morreal has sold his confectionery, including the stock and fixtures, located at 259 South First Street, to Louis Mortellaro. The sale was transacted at the office of O. H. Speciale, Bank of San Jose Building.

The William C. Buchta service station and equipment at Madrone has been purchased by A. M. Berger. The sale was completed at the office of W. A. and F. L. Johnston, First National Bank Building.

The Pepper Tree Inn of 403 Bryant

By MILTON BRONNER
NEA Service Writer
SHEFFIELD, Eng., May —Cast iron houses—which might prove popular in Chicago, inasmuch as they are bombproof—are being manufactured by a British iron firm near here.

They can pack a complete cast iron house into freight cars, ship it to destination and have it erected within 30 hours to one week after the material is delivered. Already, the town of Derby has erected 500 such houses and other towns have erected smaller numbers.

But the cast iron houses are not being erected in England for the same reason they might be erected as a cage. They have been developed as a means of meeting the tremendous housing shortage and combatting the high cost of brick and other building material.

For about \$2125, a two-story cast iron house can be purchased. The ground floor contains a big living room, kitchen, larder, coal bin and lavatory. The top floor contains three bedrooms and a bathroom. For an additional \$125, a house with larger rooms can be obtained. A purchaser desiring a small bungalow—containing a living room, two bedrooms, re-

ception hall, bathroom, scullery and larder—can get it for \$1425. The outer walls of these homes are constructed of cast iron plates, covered with a special cast of rough cement. A patented method of joining the flanges makes the houses completely weathertight and provides secure fastenings for the inside walls. The inside walls are made of wood, covered with asbestos cement boards. The roofs and porches are covered with red tile. Floors of living rooms and bedrooms are of wood, other floors of concrete.

It is claimed that these houses last longer than the ordinary brick house and do not require repainting. On account of the excellent insulation, they maintain an equable temperature.

The material can be obtained quickly, because all the prospective owner has to do is consult a catalogue and specify the type of house he wants.

\$1050 Give
\$3950—Fine 6-room home on corner. Double garage, chicken and gutter. Lawns, shrubs worth at least \$5000 but has authorized this give away terms.

The Evening News
San José, California
Saturday May 12,
1928





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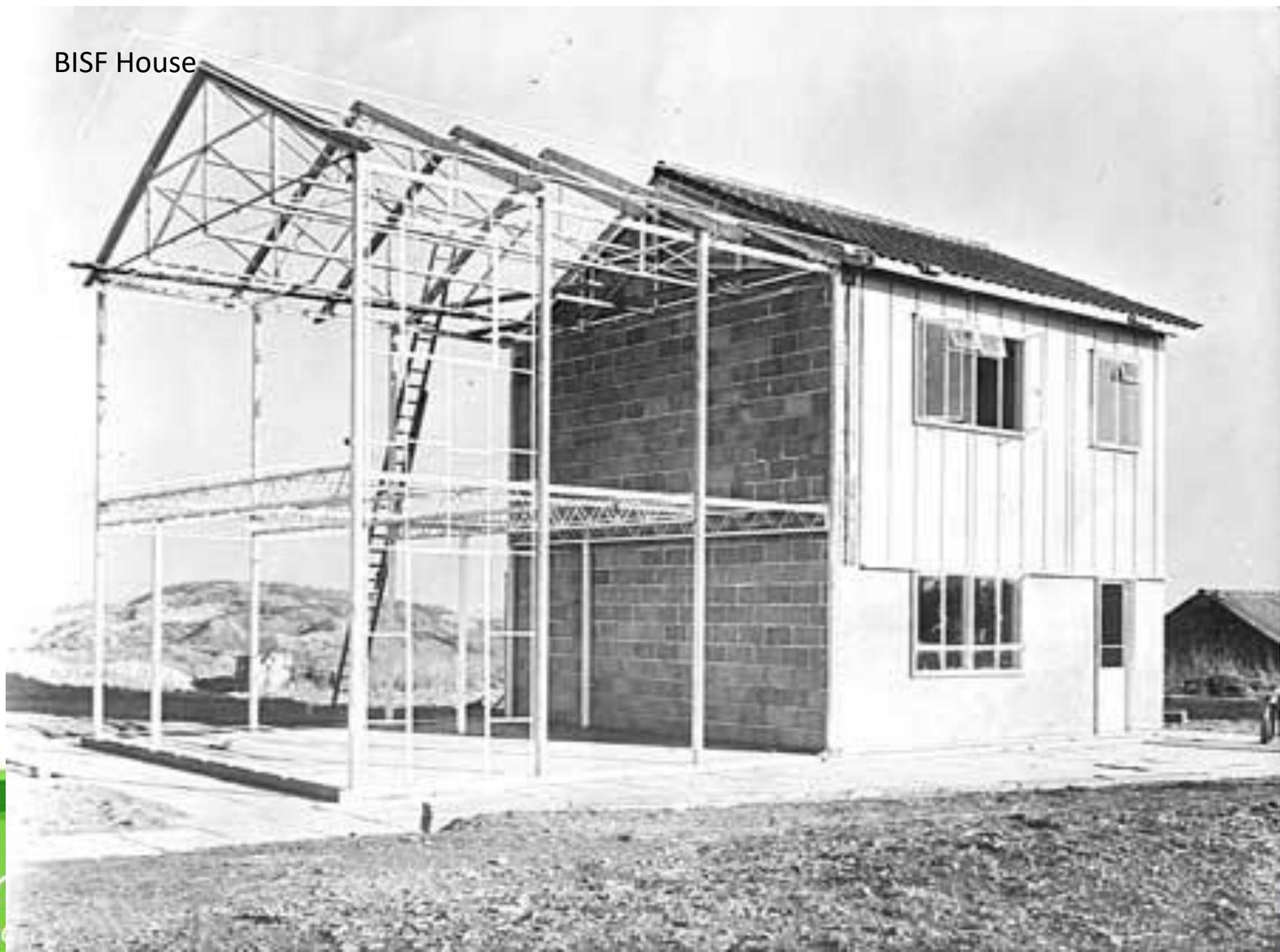
Support and Advice

- Open days during the project
- Operational base on site at our local office
- SCS getting behind every door
- Gas servicing, money advice and support
- Eyes wide open campaign, all staff

Unity House



BISF House



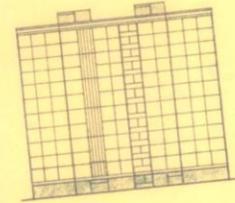
Hawkesley Bungalow



RIVERMEAD HOUSE BATH STREET, DERBY



TENANT'S HANDBOOK



RIVERMEAD HOUSE

multi storey flats
Bath Street

OFFICIAL OPENING
14th May 1965



COMMEMORATION OF COMPLETION
OF 10000th POST-WAR DWELLING

Retrofitting history

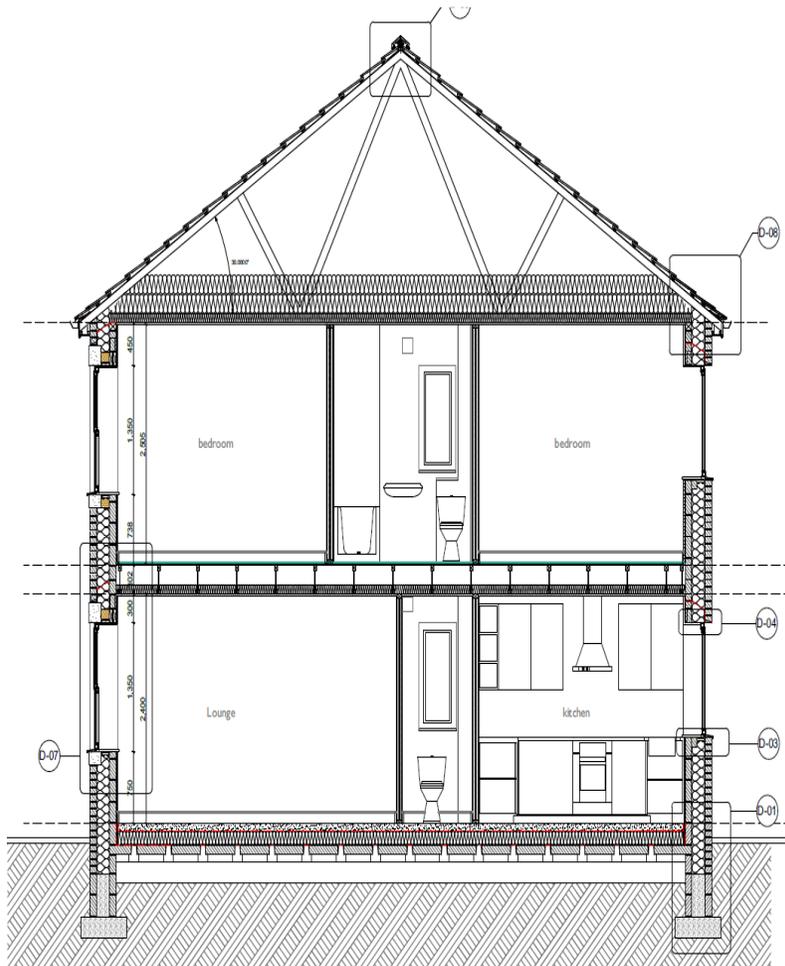
- 1980's Internal insulation to many pre war homes during modernization works.
- 1990's Lofts, Cavities, heating systems, windows, low hanging fruit first approach
- Major refurbishment of many non-traditional homes, incorporating insulation.
- 2000's External and internal insulation to solid walled homes
- 2010's Solar Pv, air source heat pumps to selected homes.
- 2020's Complete work to insulate external walls to solid walled homes.

Funding

- Standards Of Performance
- Estate action
- Energy Company Obligation
- Community Energy Saving Programme
- Renewable Heat Incentive
- Local Authority Delivery Programme
- Social Housing Decarb Fund
- Capital programme

What next?

- Journey to net zero
- Costs will be a factor, both install, maintenance and running costs for the customer
- Government strategy on decarbonization of the electricity and gas networks???
- Decent Homes 2?
- Pros and cons of all low carbon heating options
 - Heat pumps, all varieties
 - Hydrogen
 - Others



12.5mm plasterboard on studs with
 9mm
 125 x 18mm factory primed soft
 boarding with perimeter air
 75mm sand/cement fibre reinforcement
 500 gauge polythene separating layer 1
 up at edge of board. Ensure polythene
 has 150mm overlap, taped at joints &
 turned up 150mm at

Perimeter up board insulation min
 225mm high (150mm KW - R4)

150mm perimeter performance rigid board
 sub-insulation (0.50m KW - R5)

1200 gauge polythene damp proof membrane
 at barrier. Any services penetrations through
 barrier to be sealed with
 damp proof course to be level on
 beam at external wall jun

PC Beam on Block floor to suit
 engineer's details. Craft cement
 surface of beam and base floor

Non-selective herbicide applied
 ground below suspended
 construction to kill any remaining
 or weeds

100mm concrete blockwork with a
 strength of 3.5N/mm² and minimum
 density of 1800kg/m³ to structural
 engineer's specification

NB. All working construction details
 in conjunction with the current m
 accredited details available on
 works in relation to thermal pe
 continuity are to be checked
 / supervisor to ensure the work
 accordance with the accredited
 accordingly.

Technical spec

- Traditional build, internal blockwork provides good thermal mass to help regulate temps
- Insulation: 500mm roof, 200mm walls, 150mm floor
- Get junctions and details right to avoid gaps/thermal bridges.
- Low carbon heating system
- Solar Pv integrated into the roof (saving on roof tiles 😊)

Thank you

