



**If your property does not have a cavity wall fill option ...what options do you have?**

External and Internal wall insulation is an option which may be considered to improve the thermal efficiency of the property.

There is lots of detail available about both these types of insulation options, and further information is available from the Energy Saving Trust ([www.energysavingtrust.org.uk/scotland/Insulation/Solid-wall-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Solid-wall-insulation)).

*This guide looks at the practical aspect of “what’s involved” if you decide to progress with External Wall Insulation (EWI) as an option.*

**Questions to ask!**

- Do I need planning / building standards consent to carry out this work?
- Do I live in a listed building or in a conservation area?

For clarification and for your peace of mind, contact the Council on 0141 577 3000 and ask to speak to a Building Standards Officer.

Once you have confirmed what’s required and provided any detail that may be required by the Local Authority, there are some other things to consider.

**Have a Property Inspection carried out:**

- Look at the roof line detail, i.e. eaves, soffits, fascias, gutters & down-pipes.
- Examine closely the existing condition (finish) of the roughcast or render on the property. Is it “loose” / defective and will it need removed before the EWI is applied?

A hammer test will need to be carried out as this will determine the metre (squared) of defective roughcast and what costs will be involved in having this part of the process completed.

The hammer test may also show up that the whole property may need to be stripped, or if the patches of defective roughcast are removed, these will require to be “dubbed out” i.e. PVA applied & then filled with a mortar base coat to form a consistent level across the wall.

- Assess the condition of these other elements: are they requiring replacement or repaired.
- Check the condition of the window and door frames

If they are older than e.g. 15 years it might be appropriate to think about replacing them now rather than “bursting” the fresh finish seals of the EWI in 2 or 3 years time.

**Note!** Window cills will usually require to be extended when EWI is carried out. Normally this is carried out with an “over cill” i.e. a wrap over the existing cill in an aluminium or alloy type material. This is required as the existing window cills will not be of sufficient depth to provide an overhang (drip edge) for the EWI.

*In some cases, this might not be deemed to be an “acceptable finish” for the householders. As such a builder should be employed to cut out and replace the existing cills with new cills of an appropriate depth.*

- Will the roofline be “altered” with the depth of the insulation material attached to the property? (that’s typically 90mm– 100mm overall increase in depth).
- Is there a lot of moss or vegetation growing in, on or around the walls of the property? If so, any roughcast remaining will need to be treated with some form of anti –fungal treatment before the EWI works are carried out.

### **Then confirm what’s ‘physically’ attached to the building**

Start at the front door then walk around the building, noting anything that is “attached” to the brickwork or roughcast.

Include the front door bell, house number or name plate, outside light, hanging basket brackets, down-pipes (plastic or cast), handrail(s) etc.

### **Other items to consider include:**

- Satellite dish plus all the cables and cable cover (i.e. where it enters the building);
- BT cable (if not underground but from a telegraph pole);
- Alarm boxes;
- Waste water pipe-work;
- Gas meter box / pipe-work;
- Outside water tap / pipe-work;
- Central heating exhaust flue;
- Back door light (?);
- TV aerial (if on a bracket attached to the wall) plus cable;
- Vent bricks for the property (if still in use);
- Vents (i.e. mechanical vent flaps) for kitchen / bathroom / utility room(s).

With the EWI requiring to be fixed on to the wall, then these “attachments” (or other items) will need to be moved / extended / repositioned.

Various tradespersons will be required to carry out these works, **before** the EWI boarders start work (i.e. the squad who fit the insulation boards).

If the roof tiles or slates are in a poor condition, it may also be worth thinking about replacing the roof tiles at the same time, making best use of the scaffolding that would have to be put in place for these two projects.

## **Environmental Impact**

- The colour of the finished render – does this have to be “cleared” by the Council’s Planning Officers?
- Will scaffolding be required? – this is dependant on the house type and style.

*The scaffolding may have to “encroach” into your neighbour’s property, either as a “bay” or perhaps if “supporting / bracing” poles may be required to stabilise the scaffolding.*

- Is there suitable access to the property for materials to be dropped off? Is this readily available for lorries’ with Hiab (lorry loader crane)?
- Is there sufficient space to store the materials? Is there a security or theft consideration whereby a compound requires to be set up?

*Scaffolding drop off, materials i.e. EWI boards can be very bulky, usually in palettes plus all the materials for the overcoat (e.g. scrim sheets etc)*

- Could site noise during the operation and weekend working be problematic for neighbours?

*The work will require mechanical fixing (i.e. drilling) of the boards to the walls, with noise also associated with the mixing machine for the render / roughcast application.*

## **Financial Implications**

Grants may be available for this type of work so make enquiries with the Home Energy Scotland helpline first (using details below) .

This type of work is costly, so make sure that you have fully explored all the options and are convinced that this is the only option available to you.

## **Further advice and information**

Should you have any questions regarding energy efficiency or wish further information, please contact

East Renfrewshire Council Energy Efficiency & Carbon Reduction Unit <b>0141 577 8529</b>	Home Energy Scotland <b>0808 828 2282</b>
--	--

*Please Note: Whist care was taken to ensure that the advice contained in this document is accurate; it cannot replace expert advice. It is intended as a guide only and the Council cannot accept any responsibility for any damage or loss incurred by an individual relying on the accuracy of the information.*