What is EWI?

**External wall insulation (EWI) is a layer of insulation which is secured, using adhesive and mechanical fixings, to the exterior walls of your property.**

How will this benefit my property?

* Improves thermal performance.
* Reduces carbon footprint.
* Energy bills drop.
* Thermal comfort improves.
* Adds acoustic insulation.
* Reduces condensation and damp risk.
* Minimises thermal bridging.
* Transforms the look of your property.
* Protects the existing fabric.
* Adds value to your property.

Are there any disadvantages?

There are very few disadvantages of installing EWI to your home. Moisture build up can cause condensation so the property needs to have adequate ventilation or measure installed to assist with increased ventilation prior to the system being installed.

Is planning required?

In most cases you won’t require planning permission from your local council to install an EWI system to your home. You should always check with your local planning office first though as there may be restrictions.

However, if you live in a listed building if you’re in a conservation area or if the thickness of the insulation you’re proposing infringes into someone else’s land or a public walkway or road you will require permission. In addition, certain local authorities stipulate that planning permission is required if the outside of your house is going to change in colour or texture.

Should any planning application be required this will be applied for by your landlord, INSERT CLIENT.

Party wall awards will need to be executed if your house is in a terrace or semi-detached.

What thickness will be added to the exterior of my home by adding External Wall Insulation?

Installing EWI will add around 100mm to your house, depending on the thickness of insulation used.

How can I prepare for EWI works in my home?

Moving any items that made imped access to the external wall area of the building. Plant pots, garden furniture, trellis, barbeques, etc. if these items are in place against the external face of the building will need to be removed for the duration of the works. We are happy to assist with removing heavy items if a removal disclaimer form has been signed. Please speak to a member of our team for more information relating to this.

Will any services to my home will be affected?

Anything attached to the fabric of the building will need to be removed during the works and reinstated afterwards i.e., satellite dishes, exterior lights, security cameras, ring doorbells etc.

What are the operatives working hours?

Working hours are 8am to 5pm Monday – Friday. No weekend working will be undertaken unless in emergency situations and agreed prior with B3 Living and the resident(s).

No noisy works will be undertaken until after 9am each day.

How long do these works take to complete?

Approximate timescales listed below however these will be dependent on the property architype.

Mid-terrace house – 2 weeks.

Semi-detached house – 3 weeks.

Detached house – 4 weeks.

This is of course weather permitting and dependent on KPI set by client.

Will I have to be home for the duration of the works?

No, we would generally request that residents are home on the morning of EWI works starting to their property to ensure any items that were required to be moved are safely out of the working area. Access will be required throughout if it’s a mid-terrace with no rear gate to facilitate daily access for the works duration.

Does the work generate builders mess?

It will be dusty and there will be builders mess which we will endeavor to keep to a minimum. This will be cleaned at the end of each working day and inspected by Site Manager

How will the finish look?

There are several different finishes hat can be applied dependent on the system used – silicone render finish, scratch render finish, dash render finish, brick slips and brick effect. This is usually matched to the current finish of your home or as per rest of street. You will be consulted on the finish prior to any works commencing to your property.

How long is the system guaranteed for?

Dependent on system and contractor used this can vary between 10 and 25 years.

Diagram of External Wall Insulation Build Up (dependent on system)

Diagram

Description automatically generated