



Decent Homes Refurbishment Project Gateshead



Overcoming difficult access and speeding up construction are just two of the key benefits experienced by Gateshead Housing Company following the introduction of bags Leca Insuffill for a Decent Homes refurbishment.

Gateshead Housing Company – management organisation for Gateshead Metropolitan Borough Council -- has been using Leca Insufill for floor replacements for six years and as part of its improvement programmes under Decent Homes legislation.

FACTS

Product: [Leca® Insufill](#)

Interesting Fact: Leca® Insulation Fill 50L bags provides a solution for access through avenues and alleyways

Delivery Method: 50L Bags

Gateshead Housing Company – management organisation for Gateshead Metropolitan Borough Council -- has been using Leca Insufill for floor replacements for six years and as part of its improvement programmes under Decent Homes legislation.

Floor heave in more than 300 properties has been resolved using bagged Insulation Fill to replace the original floors, bringing U-values to the required level and providing a firm basis for new floors in one process. Leca Insufill has been the standard for void replacement in the borough since its introduction in the UK and replaces the former method of heavy Dolomite aggregates in conjunction with polystyrene insulation.

Calibre Construction, working on behalf of Strategic Partner Morrison Facility Services, dig out the original ground floors, then use the Leca Insufill bags to fill the void, prior to the installation of a damp-proof membrane and a new concrete floor screed.

Existing ground floor partition walls in the early 1960s properties are removed during preparation work, allowing the whole of the ground floor to be levelled and filled by a team of three workers in just over an hour. Comments Gateshead Housing's Senior Contract Administrator Russell Urwin: "Once the existing fill has been removed and the new ground prepared, the whole process of installing a new floor is greatly compressed.

It takes about six working hours, compared with about two days if traditional aggregates are used, to get the installation

ready for concreting." The installers also benefit from easier access as materials often have to be transferred manually down narrow garden paths or alleyways between properties, then across deep thresholds. With each 50 litre bag weighing approximately 15 kg, they fall well within the health & safety regulations limit for repetitive single person lifting and can be carried into properties much more quickly than the heavy aggregate alternative.

Adds Russell Urwin: "We adopted Leca Insufill bags as the standard specification after a detailed evaluation. The open plan nature of some estates meant that storing aggregates was difficult because of weathering and security. With the bags we can drop them at the doorstep as they are needed and take them straight indoors.

"There is also a direct benefit for the workforce as the bags are easy to lift and move about."