What is IWI?

Fitting an additional layer of insulation to the internal surface (walls) of your home.

How will this benefit my property?

This will increase the surface temperature and decrease the risk of mold and condensation. The benefits include reduction of draughts, enable your home to retain heat for a longer period and lower energy bills.

Are there any disadvantages?

There is a risk your property could develop surface condensation if ventilation becomes inadequate.

Installation of Internal Wall Insulation (IWI) will increase wall thickness which will decrease the floor area of each room of the property.

How much floor space will be affected by Internal Wall Insulation?

The thickness of internal wall insulation varies dependent on the system used, but you can expect it to be anywhere from 60mm to 100mm. This is just a rough indication; further information will be provided at your pre works appointment.

How can I prepare for IWI works in my home?

Your dedicated Resident Liaison Officer will work with you to ensure you are adequately prepared for the works.

First, we will undertake a variety of detailed surveys to your home and dependent on the type of IWI system being used we will plan a sequence of works.

Works will be done on a room-by-room basis which will require all personal belongings being removed and relocated until works to that area have been complete.

Any fixtures and fittings to walls will also have to be removed – televisions, mirrors, and shelving.

Electric sockets and radiators will be isolated and removed for the works duration.

All residents will be given at least 2 weeks’ notice of any works being undertaken and Breyer Group will provide packing boxes to assist with the works preparation.

What services to my home will be affected?

Heating - temporary electric heaters will be provided if required. These can be used in the rooms being occupied during the works.

Bathroom – We will advise when any works are being undertaken to the bathroom and there may be a time when these will be unusable. Residents’ toilet facilities will be reinstated at the end of the working day however there may be a day when washing facilities may be unavailable due to plastering / tiling drying times. This will be advised at survey stage with prior notice of disruption to any facilities. Should there be personal factors to consider we will work with residents to allocate respite or alternative facilities.

Kitchen – Following the initial survey it is usual to incorporate a kitchen refurbishment with the IWI works. Generally, a kitchen refurbishment takes 10 working days to complete at which time you will have limited cooking / washing machine facilities.

What are the operatives working hours?

Working hours are 8am to 5pm Monday – Friday. No weekend working will be undertaken unless agreed with [CLIENT] and the resident.

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

How long do these works take to complete?

Guideline timescales for the following architype sizes are usual and will be dependent on additional works that may be instructed to be undertaken. We will discuss timescales with each resident based on their individual property but to give an indication please see below.

1-bedroom dwelling – 6 weeks

2-bedroom dwelling – 7 weeks

3-bedroom dwelling – 8 weeks

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

We will require the tenancy holder to attend the survey appointments. Once the works have started a key facility with the site team is available or a key box can be fitted and a code agreed between the site team and resident, failing this another option could be a neighbor holding the key during the working day. These are all items that will be discussed during your pre works visit.

Does the work generate builders mess?

Yes, this work can generate a significant amount of dust, but we will endeavor to keep this to a minimum. Operatives will cover door openings with plastic sheeting, floors will be protected with corex and where possible hand tools will have dust extraction attachment. A builders’ clean will be completed at the end of each working day and any rubbish removed.

Is there any possibility I can be decanted for the works duration?

This is currently not an option but if the resident or any members in the household have any extenuating circumstances to which the works would have a adverse impact on we would have to consider other options.

If I incur bills due to ongoing works who will reimburse me?

This will need to be investigated on a case-by-case basis. Evidence of additional costs attributed to the resident will have to be provided and accessed by Lambeth Council and Breyer Group Team.

What decoration works will be included?

Painting – will I receive choices, or will this be white paint?

Skirting boards

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

