

Chairs response to Cllr Alan Woodcock:

At September's Housing Policy Committee, you asked,

"Please can you confirm whether a thermographic survey has been carried out at the Westminster Estate to investigate poor insulation, and can you give me a summary of the findings?"

I can now confirm that a thermographic imaging survey was carried out at the Westminster estate to investigate potential heat loss from properties across the estate. The purpose of this survey was to provide information on the effectiveness of the cavity wall insulation following an intrusive investigation with a drill and borescope camera at one of the properties. That investigation had shown some areas of inconsistency in the insulation fill in the cavity wall which may have been caused by the insulation not having fully spread through the cavity or having settled over time.

The thermographic imaging survey demonstrated temperature differences on wall surfaces consistent with differing levels of insulation. This suggests that inconsistency in the spread and fill of the cavity wall insulation is present across the estate.

This is clearly an emerging issue that requires further investigation. Prior to further consideration of what is possible in terms of technical solutions, we need to understand how extensive the issue is across the wider stock and different property archetypes. The team are currently investigating thermographic imaging cameras and software that will be purchased to facilitate this work and support our surveying functions.

We require this understanding of the wider stock performance before we can start to consider and prioritise solutions. This needs to be considered as part of wider work to achieve EPC C for every property and future retrofit works.

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