

Prospecthill Court, Greenock

SCOTLAND
HOUSING
AWARDS 2024
WINNER

CONTRACT VALUE

£3.6m

BUILDING

Prospecthill Court

PROJECT DURATION

33 weeks

Jan 2024 – Aug 2024

CLIENT

River Clyde Homes –
David Eadie
Senior Technical Manager

PROCUREMENT

Scape Framework
Scotland

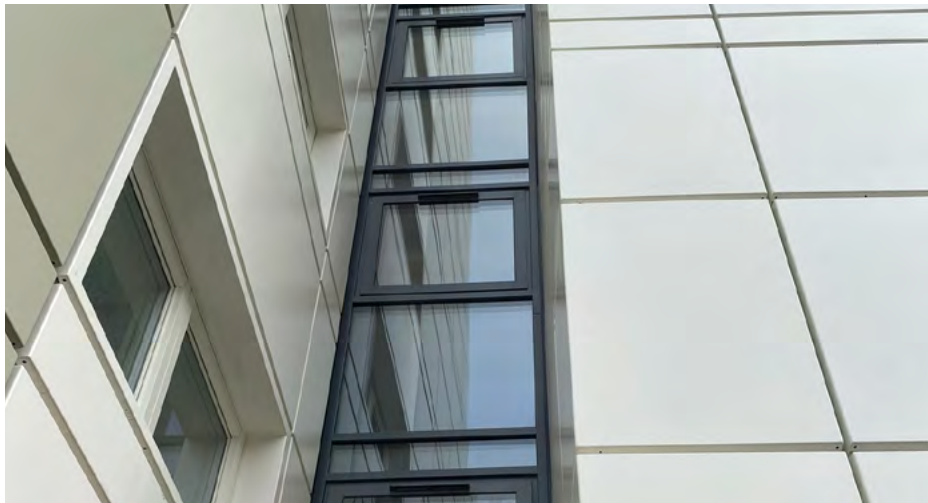


PROJECT SCOPE

Prospecthill Court is a tower block in Greenock with 91 one and two bedroom flats. The works comprise overcladding using our insulated aluminium rainscreen and high-performance integrated triple-glazed windows as part of a range of energy efficiency and carbon saving measures. It was a no-fines concrete structure and required special 'sieve' resin anchors requiring careful design, install and testing. All work was carried out with minimal disruption to residents whilst the building was occupied.

River Clyde Homes Prospecthill Court project has won the **Net zero in housing category** at the CIH Scotland Awards.

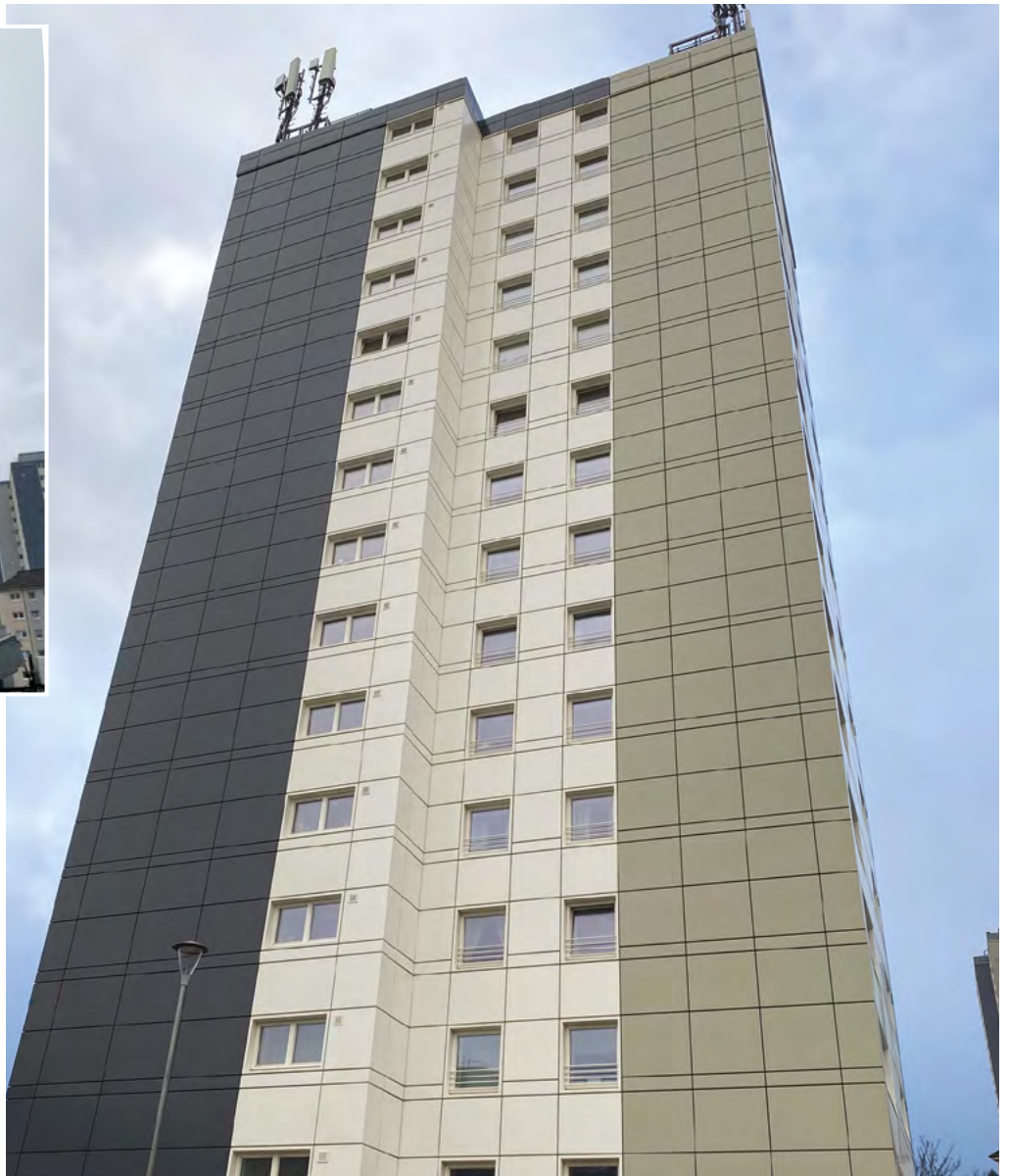
This award celebrates organisations that can demonstrate they have overcome some of the significant challenges in cutting carbon emissions.





Richard Orr, Head of Assets and Regeneration, River Clyde Homes, commented

*“We assessed the whole-life value of various products available through our supply chain, we opted for a solution which was far from the cheapest available, but which offered better quality and long-term return on investment. This will practically eradicate fuel poverty as an issue from within the tower block. Once all our retrofit measures have been applied, our calculations project that the annual carbon impact will be slashed from around three tonnes of carbon per flat to just five tonnes of carbon for the entire building. **That’s an incredible 3,500% reduction in carbon!**”*



River Clyde Homes is committed to prioritising carbon reduction and mitigating fuel poverty. The retrofit works at Prospecthill have been designed to reduce the previous energy demand from around 16,750 kWh a year per flat to around 2,680 kWh – a reduction of over 80% in space heating and operational carbon emissions. This will significantly improve the lives of the residents, both from a financial perspective and their health and well-being and contribute to the overall sustainability of the area. Additionally, it has considerably improved the look of the building, something important to residents.



The £4m redevelopment includes a £1.65 million grant from the Scottish Government Social Housing Net Zero Fund, with the rest of the money from RCH's capital funding.

The entire works were delivered with minimal disruption whilst the building remained fully occupied. Residents were very happy with the process and the outcome, remarking *"I think it's absolutely marvellous, what they've done is perfect, you can't hear the wind and the rain at all", "I'm over the moon with it, the workers have been fantastic and always very considerate", "I've lived through upgrading in my home before, but this time has been so different & that's thanks to communications regarding the works, also polite and friendly staff carrying out the work", "It's going to be so much easier to heat the place now, it's so much better."*



KEY OUTCOMES

Building life extended by more than 60 years

Heating energy consumption reduced by 80%

Operational carbon emissions reduced by 80%

Contemporary quality building - "looks like a new build"

Capital payback in c.10 years from savings in heating energy alone

Close collaboration ensured project progressed whilst the building was fully occupied with minimal disruption to residents.