

Liverpool Mutual Homes: Granby Four Streets, Liverpool



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Building type:
Social Housing

Technology used:
ecoTEC plus 837
combination boiler

SYSTEM SPECIFICATION

Liverpool Mutual Homes is the city's largest housing association, having taken control of 15,000 properties previously managed by Liverpool City Council in 2008. As part of its ongoing commitment to enhance the city's available stock of social housing, LMH undertook a major regeneration project within the Granby Four Streets district of Toxteth, a diverse and famous part of Liverpool's historical heritage. It involved the total refurbishment of a number of two and three storey, pre-1919 terraced houses which had over time fallen into a bad state of repair.

The work carried out included the provision of modern interiors, high specification kitchens and bathrooms, double glazing and high levels of insulation. A critical element to the project was the Liverpool Mutual Homes specification of Vaillant's **ecoTEC plus combination boilers** to provide the heating and hot water solution for over 50 properties. With the construction of the homes dating back nearly 100 years, and with room sizes typically larger than those found in modern new builds, the heating solution had to be correctly specified to work effectively and economically within such properties.

Vaillant has a long-standing working relationship with Liverpool Mutual Homes, having supported them on previous regeneration and refurbishment projects. Following detailed discussions regarding the type of heating system that could provide residents with a flexible, cost effective and easy to use solution, it was decided that the installation of the ecoTEC plus combination boiler would satisfy all such requirements.

The ecoTEC plus combination boiler is part of an extensive portfolio of Vaillant products designed to deliver heating solutions for the complete range of property sizes.

It boasts an 89.4% efficiency rating and can deliver hot water within five seconds without the need for a storage tank or cylinder. The addition of advanced modulation during periods of low heat demand ensures that the system only consumes low levels of energy consumption with maximised efficiency meaning residents' energy bills are optimised at all times.

The renovation project has also been named as a recent winner of the much coveted Turner Prize for 2016.

PROJECT BACKGROUND

- Substantial award-winning regeneration project
- Pre-war terraced properties offering significant heating challenges

It was awarded in recognition of efforts to highlight the cultural and historical significance of the Granby Four Streets area. The project also involved the local community working with an artist's collective to create a range of handcrafted details to replace elements of the properties that had been removed over time.



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Successful installation

The installation of the ecoTEC combination boiler systems into over 50 properties on the Granby Four Streets project was successfully completed alongside the major construction and refurbishment works being undertaken. A number of key stakeholders were involved in the project under the overall management of Liverpool Mutual Homes, including Liverpool City

Council, Plus Dane Group, Northern Housing Alliance and the Granby Community Land Trust. Vaillant ensured that at every stage all parties were fully informed of the heating specification and installation process. The major install was completed on time and to budget, creating affordable homes whilst maintaining the quality of products installed.



OUTCOME

The result of a true collaborative approach which saw many trades and stakeholders working to a common purpose, has been the renaissance of a once deprived area of the city through the creation of a number of updated, well heated, effectively insulated homes that are

now available to rent or purchase through shared ownership. Tenants and property owners have the peace of mind knowing that they are occupying homes that offer all the features and benefits of modern living, and that their heating and hot water demands are being satisfied in the most economical and effective way possible through Vaillant's ecoTEC combination boilers.



WHY VAILLANT?

Chris Bowen
Assistant Development Director at Liverpool Mutual Homes:

"LMH already had a trusted and long-serving working partnership with Vaillant. Over that time we have come to rely upon their sound judgement and recommendations for

appropriate heating solutions for our projects. In the Granby Four Streets case, it was clear that the ecoTEC combination boiler specification offered many advantages that would be beneficial both in terms of the overall regeneration project, and for the residents who would be living in the area.

"The proven delivery of lower energy consumption and with it reduced energy costs, as well as the ability

to efficiently satisfy heating and hot water needs, was central to selecting the ecoTEC solution. Vaillant worked with us every step of the way, handling the installation project with great professionalism and attention to detail to deliver what is a fantastic result for all concerned. Most importantly, the residents are now enjoying their fully modernised new homes."