



Case Study:
Cheviot Court, Ayrshire

Innovation

Fuelled

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Client	North Ayrshire Council
Architect	North Ayrshire Council
Contractor	Redpath Construction
Installer	DM Roofing
Project	Refurb
System	K Systems P (Phenolic), Silicone TC 15 Thin Coat Render

Background

Cheviot Court in Ayrshire stands as a testament to the transformative power of External Wall Insulation (EWI) when **expertly specified and installed**.

Originally constructed in the post-war era using traditional concrete panel systems, this **mid-rise residential block** typified the social housing of the 1960s – robust in structure but severely lacking in thermal performance. Energy bills were high, heat retention was poor, and living conditions were well below modern standards.

K Systems was selected to design and deliver a high-performance external wall insulation (EWI) solution that would dramatically **improve the building's energy efficiency, enhance**

aesthetics, and reduce heating costs for residents – many of whom are elderly and vulnerable.

The transformation of Cheviot Court has delivered modern, more energy efficient and sustainable properties that are now fit for the future. The project exemplifies K Systems' commitment to **technical excellence, resident wellbeing, and sustainable design**.

By overcoming structural challenges, budget limitations, and intricate detailing requirements, the project demonstrates the power of EWI to **rejuvenate social housing while delivering tangible, lasting benefits to communities**.



Low-rise
Residential



Refurb



1 Storey

Our Service

As Cheviot Court was already occupied, a critical element of this project was to deliver the refurbishment with **minimal disruption** to the current residents.

The installation programme had to **prioritise safety and communication**. Installers coordinated logistics to minimise disturbance, maintained safe access routes, and provided regular updates to residents, who remained fully informed throughout the process.

This is one of K Systems strengths, ensuring jobs are delivered in a timely fashion, without delay, without disruption, and with full disclosure of each phase given to residents throughout the project to **build rapport, trust, and confidence**.

K Systems' technical experts worked closely with North Ayrshire Council's architectural team to produce **bespoke detailing** around complex junctions, ensuring thermal continuity and watertightness. **Regular site**

visits were completed to ensure the system was installed to the highest standard, in line with specification, and to ensure all involved parties were delivering to time and on budget.

The refurbishment of Cheviot Court is a great example of K Systems' unparalleled ability to deliver **constructional excellence** that not only meets but **exceeds the expectations of its customers**.



Technical Project Details

Cheviot Court faced a critical issue: its original concrete panel construction offered no insulation, leaving the building exposed to harsh Scottish weather and resulting in poor thermal comfort for residents. The decision to install an EWI system was essential to address these performance issues, but doing so presented its own challenges:

- **Thermal inefficiency:** The structure lacked any form of thermal envelope, requiring a system that could significantly improve U-values within budgetary constraints
 - **Design complexity:** Detailing at roof junctions, window reveals, and service penetrations had to be meticulously planned to avoid cold bridging and future maintenance issues
 - **Aesthetic transformation:** The new finish needed to modernise the building while gaining approval from both residents and the local authority
- **Budget limitations:** A tight budget demanded a system that could deliver maximum performance at minimal thickness, without compromising on quality or durability

To meet these demands, K Systems specified **K Systems P**, a 60mm phenolic insulation system paired with a **Silicone TC 15 Thin Coat Render** finish in white – the ideal solution for these properties.

Phenolic insulation delivers **excellent U-values even at lower thicknesses**, which was crucial where structural and design limitations, such as narrow window reveals and roof overhangs, restricted available space.

This **high performing, light-weight** system is **easy to apply** and particularly well-suited to the original 1960s concrete panels, ensuring **quick and secure adhesion** without adding undue stress to the existing structure.

The Thin Coat Render offers silicone and polymer-modified technologies to

provide protection, alongside excellent breathability. This **low-maintenance, modern finish** is UV-stable, weather-resistant, and prevents algae growth, ensuring long-term durability and a **fresh, clean appearance**.

The transformation of Cheviot Court has delivered significant, measurable improvements. Residents enjoy **enhanced thermal comfort**, reporting **warmer homes** and **reduced reliance on heating**, particularly in the winter months owing to a **reduction in U-value from 1.24W/m²K to 0.30W/m²K**. The improved energy performance has translated directly into **savings for tenants**, many of whom were previously in fuel poverty.

The sleek white finish has modernised the properties' appearance, creating a bright and welcoming façade that has drawn praise from both residents and visitors. With enhanced protection from the elements, reduced maintenance requirements, and a **design life of decades**, the EWI system secures the **long-term viability** of the building.

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