



**Case Study:**  
Church Lane, Cromhall

**Innovation**

**Fuelled.**

## Case Study: Church Lane, Cromhall



Client	Bromford Housing Association
Architect	Ridge
Contractor	Joyner Group
Installer	Joyner Group
Project	Refurb
System	K Systems M (Mineral Wool), Silcone Render (TC15) and VBriQ Acrylic Brick Slips

## Background

Bromford Housing, one of the UK's largest housing associations, manages over 47,000 homes across the West Midlands and West of England. In line with its commitment to ensuring all properties achieve at least an **EPC C rating by 2028**, Bromford launched an ambitious programme of retrofit works in partnership with Joyner Group.

The **Church Lane Bungalows** in Cromhall, formed an important part of this initiative. Although structurally sound, the ten occupied bungalows required a full upgrade to **improve energy efficiency, tackle fuel poverty, and modernise living conditions** for residents — many of whom are elderly or vulnerable.

Delivered to a consistently high standard, the refurbishment

achieved key objectives across safety, efficiency, and resident satisfaction. With **K Systems' technical expertise and proven EWI solutions**, the project successfully delivered:

- **Improved thermal efficiency**, reducing residents' energy usage and costs.

- **Long-lasting protection and durability** of the properties.

- **Greater confidence among residents** through clear communication and ongoing support.

This complex **PAS 2035-compliant whole-house retrofit** is a showcase of **best practice in retrofit** and a shining example of how

**collaboration can deliver lasting benefits** for the social housing sector and communities.



Low-rise  
Residential



Refurb



1 Storey

## Our Service

Despite the challenges of this complex refurbishment, the Church Lane project was delivered to an exceptional standard thanks to the expertise of Joyner Group, who were supported throughout by K Systems' Technical Team.

The project faced multiple complexities and K Systems played a pivotal role, providing tailored support at every stage of the refurbishment.

By partnering with Wring Group, K Systems ensured Asbestos Insulating Board (AIB) was safely and efficiently removed. Careful planning meant minimal disruption, keeping the project on track.

With K Systems' guidance, a strong focus was placed on resident communication. Residents were kept fully informed throughout and supported to manage any disruption.

The K Systems M system was installed in strict compliance with PAS 2035 guidelines. This not only met regulatory standards but also delivered long-term durability and significant thermal efficiency improvements.

K Systems' technical support was central to the successful delivery of the project, reinforcing their reputation as a trusted partner.



David Wootton, Investment Surveyor, Bromford Housing Association said:

**“Bromford Housing was excited to undertake its first PAS2035 retrofit project at its Church Lane site with Joyner PA. These ten bungalows had suffered from under investment for many years; they had poor energy performance for the mostly elderly residents, and their appearance was not something to be proud of.**

**“Bromford is delighted with the outcome of the project and the installations undertaken by Joyner PA which included full wrap EWI, new roofs, windows, doors and solar PV. The energy performance of these bungalows is now much improved – all attaining a higher EPC score. The change in appearance is striking, these homes are now among the smartest in the village.**

**“The final results of this project have provided homes that our customers can be proud to live in and fulfil Bromford’s core goal of providing homes that allow customers to thrive.”**

## Technical Project Details

K Systems provide **innovative, robust, and sustainable EWI solutions** that enhance building performance while supporting the UK’s net-zero and decarbonisation goals. The Church Lane project exemplifies our commitment to **technical excellence, collaboration, and community impact**.

This refurbishment project came with a series of challenges. All 10 bungalows remained occupied throughout the retrofit, requiring sensitive scheduling, **clear communication with residents**, and minimum disruption.

In addition to EWI, the refurb works involved roof replacement, installation of renewable technologies (PV and air source

heat pumps), full internal upgrades, and insulation enhancements. During the project, **asbestos insulating board (AIB)** was identified. Safe and timely removal was critical to maintain programme momentum. The K Systems Technical team partnered with Wring Group and ensured the **safe and efficient** removal.

**Existing insulation had to be extracted**, corroded wall ties replaced, and new cavity insulation installed – all while ensuring the structural integrity of the buildings was maintained.

To meet the project’s thermal and aesthetic requirements, **K Systems M (Mineral Wool)** EWI system was specified. The system included:

– 110mm rock mineral wool insulation: Offering **high thermal performance, non-combustibility, and excellent breathability**.

– Silicone TC15 render: **Durable and water-repellent** render finish, providing **long-term weather protection**.

– VBriQ acrylic brick slips: Delivering a **traditional brick-effect** finish that complemented the local vernacular and preserved the character of the bungalows, whilst maximising the available budget and still offering a system with **A2-s1,d0 fire rating and Category 1 impact rating**.

The K Systems M system was chosen for its **versatility, safety credentials**, and ability to



Hugh Dalton, Business Development Manager, Joyner Groupsaid:

**“Throughout this challenging project, with properties remaining in occupation, K Systems worked in partnership with ourselves, enabling all key performance targets to be achieved. Their proactive and practical approach to providing resolutions to any issues encountered ensured we were able to deliver a quality service for our client and most importantly the residents.”**

## Technical Project Details

integrate seamlessly with other building fabric upgrades, including the new roof coverings and replacement doors and windows.

The project successfully met all key objectives and delivered **measurable benefits** for Bromford Housing Association and the residents. The improvement in thermal performance is evident with all homes now meeting or exceeding EPC C standards. A **U-value of 0.29W/m<sup>2</sup>K** has been achieved, significantly reducing heat loss and energy bills.

The installation of the EWI system has also **transformed the appearance** of the bungalows, giving them a fresh, contemporary

and cohesive look. **Feedback from residents** has been overwhelmingly **positive**, with many highlighting noticeable improvements in warmth and comfort.

This project stands as a benchmark for what **successful, PAS 2035-compliant retrofit** can achieve - technically, environmentally, and socially. By combining **expert collaboration**, robust EWI solutions, and a commitment to resident wellbeing, this project not only delivered measurable improvements in thermal performance and resident satisfaction but also exemplified how sustainable retrofit can be achieved without compromising on quality, safety, or community impact.



# Innovation

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