

Housing Association improves quality of homes using Mitsubishi Electric

Heating



A housing association has been able to maintain and improve the value of its housing stock after installing Mitsubishi Electric's Ecodan heating systems across its homes in the East Midlands



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By upgrading to a modern heating system EMH Homes will reduce its carbon emissions, reduce running costs for its residents and improve the SAP ratings of their homes

EMH Homes has been providing good quality affordable homes to individuals and families in the East Midlands since 1946 in more than 35 local authority areas.

Housing associations are under increased pressure to adhere to legislation covering both new-build properties and refurbishments. Carbon reduction and fuel poverty reduction targets drive improved energy efficiency throughout their housing portfolios.

Most of EMH Homes' properties were built between 1970 and the present but some date back even further. The housing stock is a mixture of two, three and four bedroom semi-detached properties as well as one and two bedroom flats, covering an area from Chesterfield to Northampton in towns and rural areas.

In April 2016 EMH Homes began a refurbishment project to upgrade its properties' heating systems to something more modern and energy efficient. John Thornley, Planned Surveyor at EMH Homes, explained:

“Many of our heating systems were outdated; some were even based on solid fuel going back to the days of coal allocation, the majority were storage heated. We wanted to implement a complete upgrade that would not only raise the properties' energy efficiency ratings, but also future proof the homes and make them more user-friendly for our residents.”



Case Study

“ The new heating systems will reduce the company’s carbon emissions and reduce running costs for our tenants.

EMH Homes has also taken 350 families out of fuel poverty and improved living conditions of our residents by installing the low cost heating solution of the Ecodan ASHP system. ”

John Thornley
EMH Homes

EMH Homes

Mitsubishi Electric’s Ecodan air source heat pump was ideal for this project as it can be easily retro-fitted to almost any property dating back to the 1950s.

Whether installed in small flats or large detached properties, Ecodan can reduce running costs, lower CO₂ emissions and offer reliable, sustainable heating and hot water all year round. The refurbishment programme across the EMH Homes housing portfolio is based on a 12-month increment specifically funded for that period.

The contractor for the refurbishments was T&S Heating Ltd, a heating installation firm that has been trading in the East Midlands since 1974. Company Director Robert Bluff commented: “Switching to the Ecodan system is a good move for EMH Homes and something the housing association and its tenants will really benefit from. It’s been a straightforward project for us so far and the residents have been on-board ever since they learned of the advantages the new systems bring.”

Each installation included an Ecodan pre-plumbed system using slim-line cylinders, wireless stats, Wi-Fi adaptors, drain sets, wall mounting trays and Monitoring and Metering Service Packages (MMSPs). By the end of March 2018 there were approximately 350 fully-packaged systems in the housing stock of EMH Homes.

John Thornley of EMH Homes is delighted with the 350 heating systems installed so far and is looking forward to the living affordability they will give to the housing association’s residents.



Installation Summary



- By the completion of the project, 500 fully packaged renewable heating systems will have been installed
- A mixture of 5kW and 8.5kW outdoor Ecodan units were used across the project depending on the requirements of the individual property
- All installations included a slimline cylinder and wireless controller
- In many cases an additional MMSP (Metering & Monitoring Services Package) was also installed



5kW Outdoor Ecodan Unit

8.5kW Outdoor Ecodan Unit

Pre-plumbed Slimline Cylinder

Wireless Controller

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Note: The fuse rating is for guidance only. Please refer to the relevant databook for detailed specification. It is the responsibility of a qualified electrician/electrical engineer to select the correct cable size and fuse rating based on current regulation and site specific conditions. Mitsubishi Electric's air-conditioning equipment and heat pump systems contain a fluorinated greenhouse gas, R410A(GWP:2088), R32(GWP:675), R407C (GWP:1774) or R134a (GWP:1430). These GWP values are based on Regulation (EU) No 517/2014 from IPCC 4th edition. In case of Regulation (EU) No 626/2011 from IPCC 3rd edition, these are as follows. R410A(GWP:1975), R32(GWP: 550), R407C (GWP:1650) or R134a (GWP:1300).



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