



Delivering Safer, Warmer Homes for
Enfield Council with FIRETITE Clay Foam Insulation

FIRETITE™ Best Practice Case Study June 2026



Project data

Project: Rutland Court and Rendlesham Road, Enfield, Middlesex,
Client: Enfield Council

Consultants: Blakeney Leigh Ltd

Retrofit Designer: ECD Architects

Retrofit Coordinator: Keegans

Scope of Work: Enfield Council employed specialist contractors to remove the existing compromised mineral wool insulation in the cavities of both post war housing complexes and replace with FIRETITE Clay Foam Insulation.

FIRETITE Installer: Site Sealants

Cavity widths: varied from 60-70mm.

Project Area: Rutland Court 2955m² & Rendlesham Road 1050m²

Products Used: FIRETITE Aerated Clay Cavity Wall Insulation

As part of its ongoing commitment to improving housing stock, reducing energy consumption and enhancing resident wellbeing, Enfield Council appointed Site Sealants to carry out cavity wall insulation works at Rutland Court, Enfield and Rendlesham Road, Enfield.

Working in partnership with ECON Building Products, accredited contractor Site Sealants installed FIRETITE Clay Foam Insulation to deliver a future-proof insulation solution that prioritises both resident comfort and long-term asset protection for Enfield Council.



Scheme Overview

Rutland Court is a social housing complex consisting of 48 residential apartment within Enfield Council's housing portfolio, providing much needed social housing accommodation for local residents.

Rendlesham Road is a retirement housing complex, consisting of 20 units in 5 blocks and are also run by London Borough of Enfield.

As with many existing post war constructed social housing blocks, the walls were typically built using brick facades with a 50-70mm cavity and a block inner leaf. These cavity walls were constructed at a time when insulation standards were significantly lower than those expected today and cavity wall insulation was minimal or non-existent.

The Challenge

Majority of local authorities such as Enfield Council face increasing pressure to deliver their properties to comply or better today's standards.

The priority for Enfield Council was improving the thermal performance, fire integrity and overall energy efficiency of their properties.

Concentrating on these priorities goes a long way to help reduce fuel poverty, improve resident comfort and wellbeing and support Enfield Council's wider decarbonisation objectives.

Previous attempts to deal with these challenges, saw the introduction of mineral wool injected into the cavity of both properties. Unfortunately, over time the performance of these insulations were compromised, creating an unhappy environment for the tenants and landlord. Mineral wool insulation in both properties was removed from the cavity wall prior to the introduction of a new system.

For Rutland Court and Rendlesham Road, Enfield Council needed an insulation solution capable of delivering exceptional performance for fire, thermal, environmental targets, moisture management, indoor comfort, with little or no disruption to the existing tenants. An insulation that did not allow rain water to penetrate the cavity, risking mould and damp to the internally walls of the buildings.

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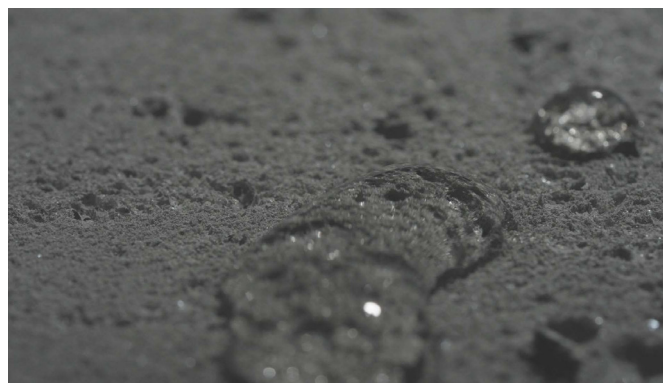
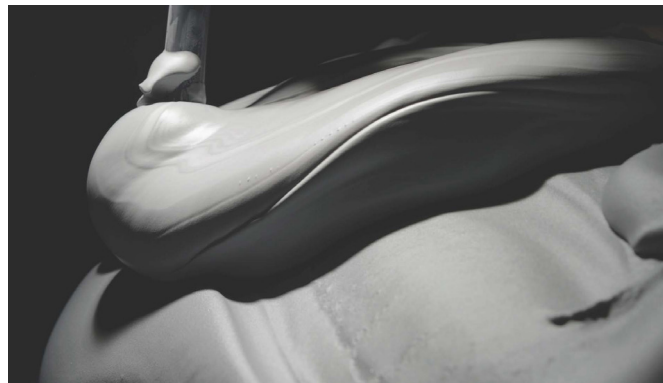
The Solution

After thoroughly investigating the benefits of FIRETITE Clay Foam Insulation, Enfield Council in conjunction with the consultants decided to move forward with FIRETITE as the material of choice for their project.

FIRETITE Aerated Clay Foam cavity wall insulation was successfully installed in the empty cavities of both Rutland Court and Rendlesham Road.

FIRETITE is a clay mineral-based cavity wall insulation system specifically developed for new-build and retrofit masonry wall applications. This unique technology creates a product that is hydrophobic but also vapour permeable, allowing the product to adapt to ambient climate changes, diffusing unwanted vapours in the cavity while reducing the risk of damp or mould and helps maintain a healthy indoor climate over the life of the building.

This unique self sealing product provides a combination of thermal efficiency, fire performance and moisture management that traditional cavity insulation materials often struggle to match. With a thermal conductivity of 0.034W/mK, this self sealing material also has the added benefit of providing a Class A2-s1:d0 fire rating, an EMICODE emissions classification of EC1plus and contributing 30 points to any BREEAM building.



Enfield Council Invests in Long-Term Housing Performance

As part of its ongoing commitment to improving housing stock, reducing energy consumption and enhancing resident wellbeing, Enfield Council will continue to invest in improving and maintaining its social housing portfolio.

The installation of FIRETITE Clay Foam insulation formed part of a wider strategy to future-proof the buildings, ensuring residents benefit from warmer, safer and more energy-efficient homes while protecting the long-term condition of the Council's housing assets. The importance of selecting a non-combustible insulation that offered a durable solution to moisture management was a priority, with the increased focus on building safety within the social housing sector.

The successful completion of the Rutland Court and Rendlesham Road projects demonstrates how innovative insulation technologies such as FIRETITE can support local authorities in delivering safer, warmer and more sustainable homes.

Through collaboration between Enfield Council, Site Sealants and ECON Building Products, these projects provide a blueprint for future retrofit programmes across the social housing sector.

ECON Building Products

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