



Community & Children's Services Committee

Date: THURSDAY, 14 SEPTEMBER 2023
Time: 2.00 pm
Venue: COMMITTEE ROOMS, WEST WING, GUILDHALL

Members:

Ruby Sayed (Chair)	Caroline Haines
Helen Fentimen (Deputy Chair)	Laura Jørgensen
Joanna Tufuo Abeyie	Florence Keelson-Anfu
Deputy John Absalom	Alderman and Sheriff Alastair King DL
Munsur Ali	Alderman Christopher Makin
Shahnan Bakth	Benjamin Murphy
Jamel Banda	Matt Piper
Matthew Bell	Henrika Priest
Ian Bishop-Laggett	Deputy Nighat Qureishi
Anne Corbett	Naresh Hari Sonpar
Aaron Anthony Jose Hasan D'Souza	James St John Davis
Mary Durcan	Ceri Wilkins
Deputy John Fletcher	Deputy Philip Woodhouse
Deputy Marianne Fredericks	
Steve Goodman OBE	
John Griffiths	

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Ian Thomas CBE
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Reports

1. **APOLOGIES**
2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**
3. **MINUTES**
To agree the Minutes of the meeting held on 17th July 2023.
For Decision
(Pages 7 - 18)
4. **ACTION TRACKER**
Members are asked to note the Committee's Action Tracker.
For Information
(Pages 19 - 20)
5. **COMMUNAL HEATING AND HOT WATER SYSTEM**
Report of the Executive Director, Community and Children's Services.
For Decision
(Pages 21 - 66)
6. **HOUSING SPECIFIC WINTER MEASURES**
Report of the Executive Director, Community and Children's Services.
For Decision
(Pages 67 - 70)
7. **CITY ASSESSEMENT CENTRE - PROCUREMENT STAGE 2 AWARD**
Report of the Executive Director, Community and Children's Services and the Chief Operating Officer.
For Decision
(Pages 71 - 76)
8. **VERBAL UPDATES FROM THE SUB COMMITTEES, ALLOCATED MEMBERS AND PORTFOLIO HOLDERS**
For Information

9. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

10. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

11. **EXCLUSION OF THE PUBLIC**

MOTION - That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

For Decision

Part 2 - Non-Public Reports

12. **NON-PUBLIC MINUTES**

To agree the non-public Minutes of the Meeting held on 17th July 2023.

For Decision
(Pages 77 - 78)

13. **ACTION TRACKER (Non-public)**

(Pages 79 - 80)

14. **CITY ASSESSMENT CENTRE - APPENDIX**

For Information
(Pages 81 - 84)

15. **SYDENHAM HILL REDEVELOPMENT, LEWISHAM, SE26 6ND**

Report of the City Surveyor.

For Decision
(Pages 85 - 104)

16. **FINANCE UPDATE AND DRAFT ACCOUNTS FOR CITY OF LONDON COMBINED RELIEF OF POVERTY (CHARITY REGISTRATION NUMBER 1073660)**

Report of the Bridge House Estates and Charities Finance Director (representing the Chamberlain).

For Decision
(Pages 105 - 126)

17. VERBAL UPDATES

For Decision

- a) Golden Lane Leisure Centre**
- b) Repairs and Maintenance Procurement**
- c) City of London Primary Academy Islington (COLPAI)**

18. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

19. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

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COMMUNITY & CHILDREN'S SERVICES COMMITTEE (CCS)

Monday, 17 July 2023

Minutes of the meeting held at Guildhall at 2.30 pm

Present

Members:

Ruby Sayed (Chair)	Deputy Marianne Fredericks
Helen Fentimen (Deputy Chair)	Steve Goodman OBE
Munsur Ali	Caroline Haines
Jamel Banda	Alderman Christopher Makin
James Bromiley-Davis	Naresh Hari Sonpar
Anne Corbett	
Mary Durcan	
Deputy John Fletcher	

Officers:

Simon Cribbens	- Community and Children's Services Department
Chris Lovitt	- Deputy Director of Public Health, City and Hackney
Paul Murtagh	- Deputy Director of Public Health, City and Hackney
Liam Gillespie	- Community and Children's Services Department
Jason Hayes	- Community and Children's Services Department
Paul Murtagh	- Community and Children's Services Department
Will Norman	- Community and Children's Services Department
Rachel Talmage	- Community and Children's Services Department
Mike Kettle	- Community and Children's Services Department
Chandni Tanna	- Town Clerks
Julie Mayer	- Town Clerks
Mark Jarvis	- Chamberlain's Department

1. **APOLOGIES**

Apologies were received from Alderman Alastair King, Deputy John Absalom, Matthew Bell, Ian Bishop-Laggett, Ben Murphy, Henrika Priest, Ceri Wilkins, Joanna Abeyie and Shahnna Bakth.

Joanna Abeyie and Shahnna Bakth joined the meeting remotely.

2. **MEMBERS' DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS ON THE AGENDA**

There were no declarations.

3. **MINUTES**

RESOLVED, that – the public minutes and non-public summary of the meeting held on 3rd May 2023 be approved as a correct record.

The Town Clerk advised that notes and action points from the Governance Section of the Committee's Awayday on 15th June had been circulated.

4. **OUTSTANDING ACTIONS**

Members noted the Committee's Outstanding Actions list.

5. **TO APPOINT A GOVERNOR TO THE ALDGATE SCHOOL**

The Town Clerk had circulated a statement in support of a nomination and, being the only Member expressing a willingness to serve, it was RESOLVED, that – Deputy John Fletcher be appointed as the Local Authority Governor to the Aldgate School, for a 3-year term, expiring in July 2026.

6. **VACANCY ON THE SAFEGUARDING SUB COMMITTEE**

The Town Clerk advised that as there has been no responses to the advertisement for this vacancy it would be re-advertised to the wider Court.

7. **SOCIAL HOUSING REGULATORY REGIME - TENANT SATISFACTION MEASURES**

The Committee considered a report of the Executive Director, Community and Children's Services, which sought to update Members on the new Social Housing Regulatory Regime, Tenant Satisfaction Measures (TSMs), which came into effect on 1 April 2023.

In response to a question, Members noted that a breakdown of results by estate would be provided but, previously, there had been low response rates on some estates. It was expected that the use of an external company to conduct the survey would maximise returns by offering telephone, on-line and paper options for submitting responses.

RESOLVED, that:

1. A performance scorecard be developed for the full range of housing key performance indicators and that they be reported on, together with the TSMs, on a monthly basis with effect from end of June 2023.
2. Responsibility for the oversight and scrutiny of performance be delegated to the Housing Management and Almhouses Sub-Committee (HMASC).
3. Consideration be given to setting up a monthly performance sub-group of the HMASC, with delegated responsibility for the scrutiny and oversight of the key performance indicators and TSMs.
4. Officers explore options for the tenant perception survey and report their findings and recommendations to the October meeting of HMASC.

8. **WARD MOTE RESOLUTIONS - PORTSOKEN - VERBAL UPDATES ON PROGRESS**

The Town Clerk had circulated the following updates and Members would receive a further update at the September meeting Committee, ahead of a full progress report to the Ward of Portsoken.

1. The Ward of Portsoken requests the relevant department of the City of London Corporation to consider improvements to the look and feel of the current public entrance (former rear entrance) to Petticoat Tower, following the removal of the former main entrance as a result of a housing infill project.

The City Corporation's Environment Team have undertaken a two-phase refurbishment project of improvements to the Artizan Street elevation of the Middlesex Street Estate, following the removal of the ramp leading to the first-floor car park. The first phase of this project, completed a few years ago, provided an enhanced landscaping scheme.

The second phase includes:

- The installation of a new bespoke canopy over the residents' entrance to Petticoat Tower.
- Provision of signage (including estate and library signage).
- Options for covering the existing unsightly panels on the first floor (including additional signs or decorative panels).
- Options for artwork, interpretation panels or further signage at street level adjacent to the walkway alongside the hotel on Artizan Street.

Unfortunately, the second phase of the project was delayed due to the pandemic and planning, design and resourcing issues. The Housing Major Works Team will be taking over this project, with an estimated completion date of March 2024. It should be noted, however, that the design proposals for the relocation of the City of London Police's Eastern Base, to surplus space in the Middlesex Street Estate, will include the construction of two projecting 'feature boxes' on the Artizan Street façade. This will significantly enhance the look and feel of the façade, as well as covering the unsightly and unfinished cut ends from the previously removed ramp to the first floor car park.

2. The Ward of Portsoken request an update from the relevant department of the City of London Corporation on the status of the 2014 project to install power assisted doors in Gravel Lane and on the Podium level of the Middlesex Street Estate

In October 2014, residents of the Middlesex Street Estate were advised that the Corporation would be installing two additional power-assisted doors on the Estate. The first door would have been located at the Gravel Lane entrance and the second, at podium level, would have led to Petticoat Tower. Following site surveys, the project was subsequently aborted due to major structural issues. Regrettably, residents were not formally notified of this decision.

However, the City Corporation has recently completed an independent access audit on the public areas of its 12 social housing estates. The access audit identified several estates, including the Middlesex Street Estate, where communal entrance doors and internal communal doors require replacement/adjustment to make them more accessible to residents and visitors.

Officers are revisiting the proposal to install the additional power-assisted doors on the Middlesex Street Estate, in order to understand the structural problems and how they can be overcome. If possible, the project will be completed, within the existing local risk budget, by the end of this financial year.

3. The Ward of Portsoken request the relevant department and/or Committee of the City of London Corporation provide assurance that staff have appropriate training to take into account any specific needs of residents with protected characteristics who seek to engage with City of London Corporation services.

The City of London Corporation aspires to be a leader in equality and inclusion in serving its wide range of communities, staff, residents, businesses, and the workforce in the Square Mile. Equality and inclusion training, including transgender awareness and unconscious bias, are mandatory for all staff in the City Corporation. Analysis is undertaken by Adults, Children's and Education Services to ensure there is no disproportionality in terms of service delivery.

The Public Sector Equality Duty requires the City Corporation to have due regard to the need to eliminate discrimination, harassment, victimisation, and any other conduct prohibited by the Equality Act 2010, and to foster good relations and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it. To support staff in fulfilling this duty, training is provided in undertaking an Equality Analysis; i.e. - a risk assessment tool which examines whether different groups of people are, or could be, disadvantaged by policy and decision making within an organisation.

The City Corporation also supports seven Staff Diversity Networks. The aim of these networks is to provide an inclusive, safe and confidential forum for employees to network and support each other, share ideas and best practice, and to help the City Corporation to better understand the people who work for it and the communities and businesses in the Square Mile.

2. CITY OF LONDON'S WOMEN PROJECT UPDATE

The Committee received a report of the Executive Director, Community and Children's Services in respect of the City of London's Women's Project, which opened in April 2023. Members noted that the project provides the City Corporation's first dedicated accommodation service for women who are homeless and fleeing domestic abuse. Members noted its significance in fulfilling the City of London's legal and ethical obligations towards vulnerable women, while reinforcing its commitment to addressing Violence Against Women and Girls (VAWG) as part of the broader City of London Corporation agenda.

During the discussion, the following points were noted:

1. Members commended an excellent report and imaginative use of grant funding.
2. The Chair asked if consideration could be given to women with no recourse to public funds.

3. The Committee would receive a further report at the end of the year, with a comprehensive business case, to demonstrate the impact of the project and secure its continuity.
4. Clarity was sought in respect of those 'who identify as women'.
5. Platforms will be used to ensure the rooms are used to capacity and available to surrounding boroughs.
6. The resource has a specialist in BAME women.
7. The 16-18 year olds would be protected by additional safeguarding measures until age 25.

RESOLVED, that – the report be noted.

10. ANNUAL BUS PASSES FOR CARE LEAVERS

The Committee received a report of the Executive Director, Community and Children's Services, in response to a request from the Chair of the Safeguarding Sub Committee, to provide Care Leavers with annual travel cards. Members noted that the London-wide Children in Care Council (CiCC) had been negotiating with Transport for London to provide free/low cost annual travel cards. However, this was yet to be agreed, with the current offer being a 50% discount.

Members noted that the provision of 'all zones' travel cards would cost in the region £160,000, whereas the bus pass option would cost just £30,000 pa. In response to a question from the Chair in respect of available resources for the use of travel cards, rather than bus passes, the Chamberlain advised that there is currently no funding for this proposal. Therefore, a permanent local offer would need to be prioritised within the existing risk budget, and this had been flagged as a pressure in a submission to the Resource Allocation Sub Committee.

RESOLVED, that:

1. Costs for annual bus passes be approved for all care leavers, for one year, whilst the London CiCC negotiates with TfL (Transport for London) (allowing for up to 18 months if negotiations are extended).
2. It be noted that the provision of bus passes for care leavers, as part of the City Corporation's permanent local offer, would need to be prioritised within the existing local risk budget.

11. UPDATES FROM THE VARIOUS SUB COMMITTEES, PORTFOLIO HOLDERS AND ALLOCATED MEMBERS

Appointment of the Chair and Deputy Chair of the Homelessness and Rough Sleeping Sub Committee

The Chair was heard in respect of the appointment of the new Chair and Deputy Chair of the Homelessness and Rough Sleeping Sub Committee, in accordance with the new Standing Orders agreed by the Court of Common Council in April 2023. The Town Clerk reminded Members that any departure from the default position; i.e. – the Chair and Deputy Chair of the Grand Committee being the Chair of its Sub Committees, must be with the will of the Grand Committee.

RESOLVED, that –

- a) Eammon Mullally be appointed as Chair of the Homelessness and Rough Sleeping Sub Committee for 2023/24.
- b) Natasha Lloyd Owen be appointed as Deputy Chair of the Homelessness and Rough Sleeping Sub Committee for 2023/24.

Members noted the following updates from the Health and Wellbeing Board, the Chairs of the Sub Committees and Allocated Members and Portfolio Holders:

Health and Wellbeing Board

The Board had approved the Sexual and Reproductive Health Strategy and agreed to commence consultation. Members of the Community and Children's Services Committee (CCS) would receive a link to the consultation, and the Board and CCS would receive interim updates at their September 2023 meetings.

Safeguarding Sub Committee – 19th June 2023

- The draft minutes from this meeting had been included in the 'information-only' report pack for July and published, as a draft, on the relevant page on the City Corporation's web site.
- The Chair was very pleased to advise of an Award Ceremony, which would be taking place in the evening of 17th July 2023, to recognise the achievements of care-experienced young people. All Members of the Committee were invited to attend.
- Members noted the report on bus passes for care leavers on today's agenda.

Allocated Member Vacancy: South Bank Estates

As there had been a number of apologies for this meeting, the Town Clerk agreed to follow this up with an email seeking expressions of interest. Members were reminded that more than one Member representing each Estate was encouraged.

Housing Sub

Some GLA (Greater London Authority) grant funding had been returned, as it was out of time, but there had been other complications with this particular project. The Assistant Director, Barbican and Property Services meets regularly with the City Surveyors' Department, in terms of external/grant funding, and there will be opportunities for the next stages, particularly once planning permission has been granted.

In respect of the new Housing/Barbican Estate Grand Committee, the outcome of the Housing Review of the City's Estates would feed into this process. There is a separate review underway in respect of the Barbican Estate, which falls under the Terms of Reference of the Barbican Residential Committee. However, the findings and outcomes from both reviews would dovetail, following due consultation with residents. Some of the outcomes represent quick wins, which are process and not governance driven, and can be implemented sooner.

It had been necessary to cancel the last meeting of the Housing Management and Almshouses Sub Committee, due to a lack of items for decision. A full agenda was expected for the next meeting in the Autumn.

Homelessness and Rough Sleeping Sub Committee – 3rd July 2023

Construction at the Assessment Centre was underway but some serious issues with the roof had been discovered. Fortunately, there is costed risk provision and the works were completed, within budget, with no further major structural issues anticipated.

Middlesex Street – Deputy John Fletcher (Allocated Member)

The Allocated Member had visited the Estate on several occasions recently. The first was to attend a meeting of the Residents' Association, followed immediately by a meeting of the Leaseholders' Association. The main topic of discussion had been the roll out of the new communal heating system. Some leaseholders feel that the system is being imposed on them; they are very unhappy at having to pay more than expected and have found communications challenging. Since the meetings, two weeks ago, there has been an unexpected increase in the need for asbestos removal.

Following a recent quarterly meeting between the new Executive Director, Ward Members and Officers, which also considered other long-standing issues, a dedicated officer has now been allocated to resolving each one, for review at the next quarterly meeting.

The remaining uncertainties around the police occupation of parts of the Estate, and the impending sprinkler system to be installed in the Tower, had attracted some negative publicity. However, The Chair of the Policy and Resources Committee has since intervened, and the Allocated Member was confident of a more positive report in his next update to the Committee.

Golden Lane - Mary Durcan (Allocated Member)

A walkabout had taken place on 12th July 2023 on the Golden Lane Estate and the following issues were noted:

The need for improved communications about future walkabouts.

1. The cleaning complement of 5 is currently down to 2, due to recruitment issues and staff absences. Maintenance of the drains remains an issue. A proper maintenance cycle to deal with drains is required, rather than reactive repairs to blockages. Housing will provide an up-dated 'Standards of Cleaning and Maintenance' in the near future, at a date to be confirmed.
2. Fusion has been contacted in respect of the dumping of official documents on the Estate. The recycling area needs to be re-designed and made more secure to prevent regular fly-tipping.
3. Vandalism at the swimming pool and illegal parking of Lime bikes on the Estate, which Children have been able to hack into. More frequent patrols by City Police/ Park guard are required.
4. The light on Hatfield has been broken since January 2023 and the sticker is disintegrating. Holes remain following the concrete investigation in 2019. The door to Hatfield and the railings have been repaired.
5. An officer would be visiting on 13th July to consider ways of reducing noise from the football pitch.
6. The roof repair at Great Arthur house needs to be revisited, as water is pooling under the site of the repair.
7. Weeding is a problem due to the use of a less effective weed killer.

Carers – Anne Corbett (Portfolio Holder)

1. Anne was guest speaker at the opening event of the Carers' week on 5th June.
2. A coffee morning had taken place in the Golden Lane Estate, with the project worker, Farzana Khanom. Cake and refreshments were kindly provided by Sue Pearson, Ceri Wilkins and Deborah Oliver. Farzana has done a sterling job in recruiting and engaging with carers across the City and is actively helping carers to build social networks and improve their mental health.
3. Anne met one of the Hackney GPs, who works with carers, and was put in contact with the London Borough of Hackney's lead Member for carers.
4. Carers would like to see a dedicated information/advice facility in the City of London, more advocacy support re applications for benefits and grants and a better system for disabled car parking space applications.

5. The cost of living is having an impact on carers with fixed incomes, noting particularly the increase in service charges on the Barbican Estate.
6. Anne visited Mansion House to meet the Lady Mayoress on 6th June and carers from all over the City were invited. They have been invited back in October 2023 for afternoon tea.
7. Funding has been provided for a card which allows parent carers to jump queues at leisure activities and facilities. Members asked if a similar provision could be made available for adult carers.

12. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

A Member asked if the City Corporation could extend the loan period for window replacements from 10-25 years, irrespective of age. Also, as some of the works might run over a year, the Leaseholders have asked if this could be reflected in terms of the charges.

The Chair asked for a joint officer report of the Chamberlain and Housing Consultant in terms of the HRA (Housing Revenue Account) implications. Members noted that the Housing Review was due to complete in October, and the Committee would receive a report in November.

13. **ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT**

Winter Measures

The Deputy Chair asked if this could be revisited in good time for the Winter of 2023/24, in respect of the offer of thermal curtains and water tank covers, for example, so that take up and cost implications can be fully understood. Officers agreed to bring a report to the September Committee.

The Chair introduced the following item of urgent business, relating to the Middlesex Street Estate Communal Heating system.

1. Members noted that, following discussions with residents, there have been enquiries as to whether the City Corporation can revise arrangements (with Leaseholders) in such a way to allow them to opt out of the new communal heating system and only accept (and pay service charges for) the communal cold water system. There had been a further request for leaseholders to be allowed to install their own choice of heating system (except for gas) should they choose to opt out.
2. The Chair advised that this matter was brought to her attention in the immediate run-up to the publication of the agenda for this Meeting, by way of a proposed Motion by Deputy John Fletcher. Following legal advice, it was confirmed that this is something that the Committee can legitimately look into. Given the clear legal, financial and reputational implications, the Chair suggested that it would not be sensible to discuss this matter, let alone agree it, without a supporting officer report and recommendations, with a full set of

viable options and implications. It would not have been possible to prepare such a report in time for this meeting. However, Chair advised that this is an urgent matter, with contractors lined up to start work as soon as possible, and there is a pressing need for the installation to take place in good time for the Winter of 2023/24. The officer advised that the current infrastructure is beyond its lifespan by about 20 years.

3. The Chair therefore proposed, with the Committee's approval, to delegate authority to the Town Clerk, in consultation with the Chair, Deputy Chair and the whole Committee, to consider the matter ahead of the next meeting, over the course of the Summer recess. The Town Clerk confirmed that, when the report is ready, all Members will be provided with an opportunity to comment over a fixed period, and those comments/questions will feed into the final decision to be taken by the Town Clerk.
4. Members were also asked to note that, at present, the proposed changes to Housing Disclosable Personal Interests (DPI's) have not come into effect. Therefore, the usual approach to DPIs would still apply in this matter.
5. Deputy John Fletcher was then invited to set out his reasons for bringing this matter to the Committee; i.e. – in the interests of transparency and to assist officers, who have been inundated with requests of this nature. Furthermore, Deputy Fletcher stressed that, just because something can be done, it should not automatically follow that it will be done.
6. Deputy Fletcher further requested that, when the decision is made public; i.e. – a as report of action taken by the Committee, that it is accompanied by a public explanation of the reasoning, with Members comments, which can also be representative the views of their constituents and/or tenant/leaseholder groups. The Town Clerk confirmed that this would be in order. On being put to the vote, all but one of the Members present agreed to this proposal. There was one suggestion in that the matter should be considered at the next meeting of the Committee, on 14th September 2023.
7. Members noted that there had been a couple of emails from the resident groups, asking for then to be shared with the Committee. The Town Clerk advised that, at this time, it would not be appropriate in the absence of a full officer report.

RESOLVED, that:

1. Authority be delegated to the Town Clerk, in consultation with the Chair, Deputy Chair and all Members of the Committee, to take a decision in respect of allowing Leaseholders to opt out of the new communal heating system and to only accept (and pay service charges for) the communal cold water system, and that they be allowed to install their own choice of heating system (except gas) should they choose to opt out.

2. It be noted that any Members comments and the rationale in reaching the decision would be made public.

14. EXCLUSION OF THE PUBLIC

15. NON-PUBLIC MINUTES

RESOLVED, that – the non-public minutes of the meeting held on 3rd May 2023 be approved.

16. OUTSTANDING ACTIONS - NON-PUBLIC

Members received the Committee's non-public actions list.

17. SUMNER BUILDINGS & AVONDALE SQUARE ESTATE

The Committee considered and approved a report of the Executive Director, Community and Children's Services.

18. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There was one question whilst the public were excluded.

19. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED

There were no items whilst the public were excluded.

The meeting ended at 3.30 pm

Chair

Contact Officer: julie.mayer@cityoflondon.gov.uk

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Title	Date added	Action	Action owner	By When	Update/status
City of London Primary Academy Islington and Isleden House- local Lettings Plan	03/11/2022	A Member requested that a visual map regarding overcrowding of social housing be provided.	Housing Needs Manager	November	Officers have compiled the data on overcrowding in the City and are compiling this in a visual format.
Barbican Community room	13/03/2023	The outcome for the funding bid to be reported to members	Commissioning and Partnerships	September	Funding has been approved for the scheme and delivery is being procured
Savills Review	13/03/2023	Briefing to be scheduled for members after May committee if a breakfast briefing has not been arranged. A report of this to go the next HMASC meeting	Housing & Barbican	December	A report will be brought to the C&CS Committee in December 2023.
Major works Refurbishment programme -Golden Lane Estate	13/03/2023	Chair has requested for a 9 monthly update on the refurbishment works	Housing & Barbican	Nov/Dec (ask Paul ETA)	This has been included in the reporting process for the project and the first report will be presented to C&CS in the autumn
Homelessness and Rough sleeping Strategy 2023-2027	03/05/2023	Further information is needed, and a decision will either be made for the July or September Committee	Head of Strategy & Performance	November	The strategy will come to November Committee.
CCS High Level Business plan	03/05/2023	A members briefing needs to be arranged in respect to the 5 year business plan. A member requested for social mobility to be added to the plan.	Head of Strategy & Performance	January/ February	The Business plan will be brought to committee in January/ February 2024.
Vacancy on the Safeguarding Sub Committee	27/07/2023	Safeguarding Sub Committee vacancy to be re-advertised to the wider court.	Town Clerks		The position was advertised, but is still vacant.
Tenant Satisfaction Measures	27/07/2023	*Housing KPIs (with TSMs) to be reported on, on a monthly basis WEF end of June 2023. *Consideration for a monthly HMASC sub group to be set up, with delegated responsibility for the scrutiny and over signed KPIs and TSMs. *Explore options for tenant perception survey, report findings and recommendations to Oct HMASC.	Housing & Barbican	(Monthly) Ongoing	<ul style="list-style-type: none"> Officers have appointed Acuity to carry out the tenant survey in preparation for the first regulatory return which is due in April 2024 The survey will be carried out by telephone and online and will take place from 25 September to 21 October 2023 Acuity will ensure that a minimum number of tenants are contacted to ensure the results are statistically significant We are not required by the Regulator for Social Housing to survey leaseholders, however they will be included in the online survey to enable us to gauge satisfaction The proposed performance sub-group of HMASC requires further discussion and ultimately a decision by Members on whether such a group should be constituted
Portoken Ward Updates	27/07/2023	Members to receive a further Portoken progress update at Sep Committee. A full report will follow.	Housing & Barbican	Autumn C&CS	This will be delegated to the Portoken members meeting
Col Women Project Update	27/07/2023	*Chair asked if consideration could be given to women with no recourse to public funds. *Clarity sought with respect to 'those who identify as women'. *Committee to receive further report at the end of the year, with a comprehensive business case, to demonstrate the impact of the Col Women Project and secure its continuity.	Fleur Holley-Moore & Will Norman	December	A report will be coming to December C&CS Committee
Annual Bus Passes for Care Leavers	27/07/2023	A permanent local offer of annual bus passes for care leavers would need to be prioritised within the existing risk budget which was flagged as a pressure as there is currently no available resources for this.	Rachel Talmage		We agree with this.
Sexual and Reproductive Health Strategy	27/07/2023	Members of the Community and Children's Services Committee would receive a link to the consultation, and C&CS would receive interim updates at the September meeting	Public Health	September C&CS	Please find the attached - Survey link. This survey/online consultation closes on 20 September - Public Health will continue to have some online consultation, and an event is taking place in the Barbican Library on 19 September from 11am-1pm.
Golden Lane Estate	27/07/2023	More frequent patrols by City Police/Park Guard requested.			This has been noted, subject to resourcing priorities with the City Police and the Park Guard.
Golden Lane Estate - Maintenance	27/07/2023	*A maintenance cycle to deal with drains is required, rather than reactive repairs to blockages. Housing will provide an up-dated 'Standards of Cleaning and Maintenance' in the near future, at a date to be confirmed. *The recycling area need for a re-design and to be made more secure to prevent fly-tipping. *Light on Hatfield has been broken since Jan 2023 and sticker is disintegrating. Holes remain following the concrete investigation in 2019 to be . *Officers to consider ways of reducing noise from the football pitch.	Housing & Barbican		Progress to be discussed in Golden Lane/ Cripplegate Members meeting
Great Arthur House Roof Repair	27/07/2023	Roof repair to be revisited as water is pooling under the site of the repair.	Housing & Barbican		Progress to be discussed in Golden Lane/ Cripplegate Members meeting
Carers - info & advice	27/07/2023	*Carers would like to see a dedicated information/advice facility in the City of London. *Funding had been approved for a card which allows parent carers to jump queues at leisure activities and facilities. Members asked if similar could be made available for adult carers.	Strategy and Performance	November C&CS	A report will be presented at September C&CS Committee.
Window Replacement	27/07/2023	Chair asked for a joint officer report of the Chamberlain and Housing consultants in terms of the HRA implications regarding whether windows replacements could be extended irrespective of age. A Housing Review was due to be complete in October, and committee would receive a report in November.	Housing & Barbican	November C&CS	A report will be coming to November C&CS Committee.
Winter Measures	27/07/2023	Deputy chair asked if winter measures could be revisited in good time for the winter of 2023/24, in respect of the offer of thermal curtains and water tank covers, for example, so that take up and cost implications can be fully understood.	Housing & Barbican	September C&CS	A report will be presented at September C&CS Committee.
Middlesex Street Estate Communal Heating System	27/07/2023	TC confirmed that when the report is ready, all members would be provided with an opportunity to comment over a fixed period.	Housing & Barbican	September C&CS	A report will be presented at September C&CS Committee.

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Agenda Item 5

Committee(s): Community & Children's Services Committee – For Decision	Dated: 14 th September
Subject: Communal Heating and Hot Water System	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	N/A
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Director of Community and Children's Services	For Decision
Report author: Jason Hayes, Head of Major Works	

Summary

Following the Gateway 5 approval where Community and Children's Services Committee decided on the option to replace the existing communal heating and hot water system at Middlesex Street Estate in September 2019. Members approved the replacement of the existing gas heated system with a new, more efficient communal heating and hot water system.

A proposal has been made by a Member of the Community and Children's Services Committee to allow leaseholders to opt-out of the new communal heating and hot water system and install their own individual heating and hot water system.

Recommendation(s)

Members are asked to agree that the

- Communal heating and hot water system is to continue to be installed to all properties on the Middlesex Street Estate that are currently served by the existing communal heating system, as per leases under repair, continue to recover services charges for the communal heating and hot water system installation and future servicing costs.

Main Report

Background

1. The Gateway 5 report for the replacement of the existing gas fired communal heating and hot water system was approved in September 2019. Work started in November 2019 to the existing plantroom and a new temporary boiler was installed to help support the existing old boilers. Middlesex Street Estate was constructed in the 1970's and the existing pipework infrastructure was nearly 50 years old at the time of the report, with all components supporting the system beyond their expected life and recommended for replacement. This was confirmed by PCM Ltd, who were the consultant acting on behalf of the City of London Corporation.
2. The existing system has been subject to multiple failures with many parts for the existing system now unobtainable and likely to fail at any point. Much of the existing pipework has corroded to such an extent that sections of the pipework could not be reinstated due to safety risks with high pressure and high temperatures involved. The existing pipework was installed in risers internal to the flats during construction and it was ascertained that the new pipework could not be installed back into the existing risers.
3. The work includes gas fired condensing boiler system with new distribution pipework, individual Heat Interface Units (HIU's), new internal pipework to the flats and heat emitters (radiators).
4. Work was paused following the Covid -19 pandemic in March 2020. As the Government eased restrictions, work started in the plantroom once more and pipework infrastructure across the estate before being paused again due to resident objections to the Planning Application. Conditions were finally agreed, and planning permission granted, after 12 months of further consultation.
5. In March 2021 Cadent (regional gas distribution company that supplies gas to the northern side of London) approached residents in Petticoat Tower with an Energy Exchange Programme (EEP). The EEP was an initiative led by Cadent where existing gas infrastructure (same age as the communal heating and hot water pipework) is deemed beyond its expected life span and, replacement is required in order to safely continue to use gas in homes across the estate. Cadent are unable to reinstall the pipework in the existing risers for the same reasons the new communal heating and hot water system could not, and any new pipework would need to be run externally. EEP was offered as an alternative to the new externally installed pipework by offering residents £2,000 as compensation to forgo the gas supply to the property and purchase an electric cooker, together with any required electrical alterations. The EEP was successfully taken up by 100% of residents on the larger City of London estate at York Way, Islington.

6. After consultation with residents by Officers and Cadent representatives, of the 41 existing gas users in Petticoat Tower, 14 refused, 17 did not respond to any of the letters and 4 failed to provide the relevant details required by Cadent to process. The scheme requires 100% of residents to sign up to it.
7. The new pumps, boiler and other ancillary items will provide a much more efficient heating system using much less energy than the existing system. The HIU's will also allow accurate individual billing rather than the current system where all costs are shared equally. If a resident uses less hot water and heating, they pay less. The new communal heating and hot water system benefits from a connection installed and ready to accept another form of energy to supply the heating and hot water. This could be in the form of air source heat pump technology, water source or potentially a district heating system.
8. In addition to the future of the energy supply, Officers are working with a nearby developer to supply the estate with waste heat from a commercial property. The waste heat supply will contribute to the energy required to provide heating and hot water to the estate. The developer has offered design costs and to cover the cost of the equipment that will supply the waste heat to the Middlesex Street Estate.

Current Position

9. The DCCS Major Works Team are continuing to install the communal heating and hot water system alongside the communal cold-water system.
10. The existing system has reached a point where certain sections of the pipework cannot be refilled due to the condition of the pipework and the risk of leaks, flooding and harm to residents is too high. Parts that are still in operation are failing on a near daily basis and leaks, pumps failures etc. are a regular occurrence.
11. Officers are working with the developers of the commercial property around the design and legal agreements of the waste heat supply. This is at no cost to the HRA or leaseholders.

Options

12. This report is for decision, on the option noted below.
 - Communal heating and hot water system is to continue to be installed to all properties on the Middlesex Street Estate as per leases under repair, continue to recover services charges for the communal heating and hot water system installation and future servicing costs.

Key Data

13. Appendix 1 shows the feasibility study undertaken by PCM Ltd. The report covers the old communal heating system and provides a condition score. The report also raises a number of additional concerns which have been dealt with as part of this project, such as asbestos removal.

Corporate & Strategic Implications

Strategic implications

14. The new heating and hot water system will not only protect and enhance value for the City and its leaseholders but additionally provide warm homes with a reliable, more efficient components and help keep bills for residents as low as possible.
15. The new system is also future-proofed to allow renewable or further sustainable resources to provide heat for the long-term future. A connection has been installed in readiness for either contribution as a hybrid system (gas and renewable), a full reliant renewable energy supply or full renewable supply with a gas back-up for emergency.
16. Individual electric heating systems will place a far greater load on a limited electrical infrastructure that will not only require significant upgrades but the incoming supply will also require upgrading. The estate has five electrical supplies into the building, so any upgrades will be expensive. Early studies of Electrical Installation Condition Reports for flats in Petticoat Tower have confirmed that some electrical supplies may not be adequate for the additional load of electric heating.

Financial implications

17. Removal of residents from the communal system increases the apportionment and therefore contribution for the remaining leaseholders making the contributions more expensive. This is the same for any future servicing, repair cost and any costs towards future component replacement. It also adds an additional financial burden on the already stressed HRA budgets.
18. Future replacement of the communal system could be less feasible in the future due to less consumers using the system.

Resource implications

19. The contractor has struggled with team resource and competing with new build sites has proved problematic for the contractor. Delaying the work may see that resource move to other sites where the contractor is unable to retain them due to lack of work on Middlesex Street Estate.

Legal implications

20. The Comptroller and City Solicitor has been consulted in relation to the proposed option in this report and comments as follows:
21. It would be possible for leaseholders to opt out of the communal heating system **provided the Corporation agrees to the opt out**. If the Corporation does not agree to the opt out, then leaseholders would be unlikely to be able to opt out unilaterally.
22. The City **can** compel leaseholders to provide access to flats for the inspections/surveys for the replacement heating system. The City **can** compel leaseholders to provide access to flats for the installation of the replacement heating system. A challenge to the reasonableness of costs on the basis that those costs have been incurred contrary to the Corporation's Climate Action Strategy, could in theory be brought before the First-tier Tribunal (Property Chamber). However, any such challenge faces substantial difficulties and is unlikely to succeed.

Risk implications

Cost Risk

23. Delaying the project whilst decisions are made will lead to extension of time claims by the contractor and therefore further increase in costs. Material prices are continuing to rise and could lead to a further claim by the contractor.

Organisational Risk

24. None

Exclusions

25. None

Equalities implications

26. None

Climate implications

27. Around 43% of the UK's electricity is renewable (according to National Grid Group) and the UK's electricity supply still requires fossil fuel to provide enough power across the UK.
28. The communal system is future-proofed to allow a renewable or more sustainable source of energy and removal of this communal heating and hot water system from certain properties may be permanent, meaning a missed opportunity to upgrade in the future.

Security implications

29. None

Conclusion

30. Communal and district heating systems are becoming more and more preferred across the UK and European counterparts. The use a single source of energy that can be renewable would suit Middlesex Street Estate long term. When the gas is no longer available it is much easier to prepare for a new heating source with a communal system than to replace individual heating systems. It can also be argued that a communal heating system is more efficient than individual systems, having less impact on the environment.

Appendices

- Appendix 1 – PCM Ltd Feasibility Report

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CORPORATION OF LONDON

Feasibility Study and Report on The Heating And Hot Water Services

At

Middlesex Street Estate

REPORT REVISIONS RECORD

Version No.	Rev. No.	Date	Purpose / Revision Detail
001		October 2017	Draft For Comment/Discussion
002		January 2018	Incorporating client comments
003			
004			

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1. INTRODUCTION

1.1 PURPOSE OF REPORT

Due to the numerous failures and age of the existing plant and equipment at the Middlesex Street Estate, London, we were asked to visit site to review the plant equipment condition and provide a feasibility report with recommendations on replacement or upgrading of the existing equipment and services.

The purpose of this report is to provide an overview of the existing heating and domestic services systems and its condition, then to detail the possible replacement/upgrade requirements to the system.

1.2 LIMITATIONS OF THE SURVEY AND REPORT

The system was reviewed and visually surveyed on 12th, 16th and 17th October 2017; this included the main plant room, the gas meter room, cold water booster plant, the communal extraction plant, the communal heating and hot water distribution pipe work, various shops, commercial properties and indwelling systems.

In general only a visual inspection was completed during the surveys and no attempt was made to dismantle any plant, pipework, valves, distribution boards or control systems etc., also no testing of the installations was carried out.

The report is intended to:

- a. Identify the condition of the heating system serving lower and tower blocks, shops, commercial properties and the remaining life of plant/equipment where possible.
- b. Identify a menu of fully costed options available to the client to consider when determining the remedial strategy.
- c. Identify budget costs to appropriate resources during 2017-2018 to support the project.
- d. Develop a narrative for tenant and leaseholder engagement for inclusion within S20 leaseholder consultation.
- E. Create robust knowledge and understanding from which to draft a briefing document to fee tender the selection/appointment of Building Services Consultants for a design and Contract Administration rose for the completion of the desired works.

1.3 AVAILABLE INFORMATION

Apart from the details obtained during the surveys no other information was available from the Client Corporation of London at this initial stage.

1.4 GENERAL DESCRIPTION OF EXISTING SYSTEMS

1.4.1 Overview

The Middlesex Street Estate is circa 1970 and is generally split into four lower housing blocks which cover Harrow Place, Middlesex Street, Gravel Lane and a central tower block Petticoat Square. The communal boiler house is situated directly below the main tower block at basement level and the distribution pipework is networked around the surrounding blocks in five separate heating zones via the central underground car parking area which has two levels. The pipework then rises up in several places through the garages and shop/commercial property areas into the residential dwellings above.

No information has been provided to ascertain whether the building is listed but we would assume not as modifications have been carried out; such as installation of gas pipe work and

shop conversions etc. However this will need to be clarified if the recommendations later on in this report are opted for.

The tower block provides Low Temperature Heating and Hot Water (LTHW) services via the communal plant room. There are two main risers within the service ducts running through the bathroom areas either side of the central lift shafts. These terminate on the roof of the tower block where manual air vents are fitted.

In the four lower blocks the LTHW service ducts rise directly through the bathrooms of each dwelling and tee off accordingly to supply the flats on each level apart from the converted dwellings on the podium level which in the main have domestic system boilers installed providing both heating and hot water. However this is not the case in every dwelling on this level as some have been connected to the communal network. There are also other units which are vacant and may not be connected at all (access to these areas not available).

The four lower blocks also incorporate shops and commercial properties on the outer facing perimeter at ground level of which the majority are being supplied heating and hot water from the communal plant. It is noted that no heat meters have been installed and the occupiers of the shops are charged via an annual service rate according to occupiers who were spoken to.

The domestic boilers were not viewed in depth, but are approximately aged as 15+ years and above and are unlikely to conform to current regulations or be condensing type units. These units are also likely to be reaching the end of their economic maintainable lifespan.

The communal mechanical extract units are located on the flat roofs of both the lower blocks and the central tower block.

The cold water services are provided by a central booster plant room also located in the basement area.

The underground car park areas have a sprinkler distribution network provided by four separate sprinkler plant rooms and a mechanical ventilation unit as well as permanent air ducts.

There is also a backup generator in this area for the firefighting lifts in the blocks and fire and smoke alarm systems.

Dry riser systems are installed throughout the estate in all blocks.

1.4.2

Main Plant Room

The boiler plant room is in the basement area below the central tower block. There are Six gas fired Hoval 500Kw sectional boilers incorporating Nuway forced draft ranged burners. The Hoval boilers and burners were installed in 1989 and one of the Nuway burners was renewed in 2014 according to the data badge information on the appliances. The existing system was originally a dual fuel set up i.e. natural gas and oil.

There are two flues, Boilers 5&6 share a flue. Boiler No.'s 1 - 4 share the other flue. Both flues run through the central tower block and terminate on the roof above the lift motor room.

Each boiler is fitted with an individual Smedgard shunt pump (6 in total).

The oil supply has since been disconnected and made redundant and the fuel used is now solely natural gas.

The redundant oil pipe work, storage tanks and pumps have been left in situ adjacent to the boiler plant room in the oil tank room.

The oil storage tanks we are informed are empty although the existing gauges state otherwise. This should be investigated further to ensure that the oil tanks have been degassed and made safe.

The LTHW supply to the system is very basic and simplistic in design. The primary Variable Temperature (VT) heating water circuit to the blocks is fed via five separate zones incorporating their own pumps for each zone and controlled via separate three port motorised valves.

There is also a primary Constant Temperature (CT) heating pump circuit feeding these zones with its own pumping circuit and a central circuit proving the HWS primary to the HWS Cylinders in each dwelling for the estate along with shops and commercial building units.

The pumps are generally Holden and Brooke pumps of various sizes for details refer to condition survey below aged between 10-25 years.

Some of the heating and primary pipe work within the boiler room and elsewhere on the distribution network is still wrapped with its original insulation which is suspected to contain asbestos and is damaged in several places. This is a cause for major concern; if the material does contain a hazardous substance it will require immediate attention as it poses a health risk to anyone entering this area.

The plant room still incorporates the original sump pumps used for the old oil fire safety circuit.

The system is pressurised via a Pillinger pressurisation unit, Cold Water Storage (CWS) is 1000 litre break tank and a 100 litre expansion vessel.

There is a Spirovent dirt air separator installed on the primary circuit.

There is a dosing unit present but is not connected to the system

1.4.3

Within Dwellings

Within each dwelling supplied from the communal heating boilers the heat emitters are not standardised i.e. some have thermal panel radiators which are no longer made and steel panel radiators of different manufacturers. The radiator valves are of various types also and are a mix of thermostatic type and normal wheel heads. There is no form of temperature control within the dwellings apart from the thermostatic radiator valves (TRV's) where fitted.

The majority of the pipe work is run in the floor screed which splits into the dwellings via a riser from the garages below into each bathroom area.

Major concerns are raised that there appears to be no fire proofing within any of the shared service ducts and should be risk assessed urgently.

The hot water cylinders provide hot water at 60°C and is supplied via a cold water cistern directly above the cylinder in each property. There are no localised temperature controls on the cylinders and therefore the temperature is reliant on the temperature regulators within the main plant room, apart from four dwellings in the main tower block (flats 2a-d) which have been installed with unvented cylinders, a plate heat exchanger, two heating zones and individual controls and programmer.

Dwellings which are not served from the communal heating scheme have been fitted with domestic system boilers. The boilers are approx. 15+ years and non-condensing type. These dwellings are located on the podium level only.

1.4.4 Main Plant Room Gas Systems

The current gas is provided to the main plant room from the separate gas meter room below the dental health care building basement. The gas supply inlet is 150mm which runs from the gas meter room directly through the oil tank room into the main plant room. The 150mm Safety shut off valve is located within the oil tank room above the redundant oil storage tanks.

1.4.5 Main Plant Room Electrical System

The electrical system within main plant room is via an existing 400v/3ph intake supply adjacent to the entrance door which serves all the equipment, supplies of lighting within the main plant room.

The main control panel is free standing at the far end of the plant room. The control system has been fully integrated with the heating and hot water system. Generally, only temperature and pressure sensor have been fitted which can be visually seen on the wall adjacent to the heating pumps. The existing plant has not been upgraded in line with the controls, limiting the ability to use a Building Energy Management System (BEMS) for little to no more than what was previously installed.

The main control panel is approximately 5 - 10 years of age and in fairly good condition.

Access to main plant room is good via double opening doors to a stairwell next to the Artizan Library which has enough flexibility to lower major plant in and out of the basement area via suitable craneage. There is also lifting beams with the plant room.

Access is also available via the underground car park.

1.5 CONDITION RATING

Part of the report uses the following methodology to outline the condition rating of Mechanical and Electrical Services within the limitations of the survey.

Code	Condition Report	Definition & Reason for Expenditure	Probable Outcome if Determined
1	Hazardous	In hazardous condition. Works needed to comply with Health & Safety or other statutory obligations.	Failure to meet legal responsibilities. Possible closure of section of property. Danger to property users and to public
2	Poor	In poor condition or reaching the end of its useful life. Comprehensive repair or replacement needed.	Property or element will become unfit for its purpose. Maintenance and running costs will escalate. Inconvenience to property users.
3	Fair	In fair or serviceable condition with evidence of wear and deterioration. Repair or partial replacement needed.	Further deterioration and damage. Repair costs and running costs will increase with period of deferment.
4	Good	In good condition. No immediate significant repair or replacement necessary.	Deferment of repair or replacement over lifespan of property or element could result in lower standards and decrease of asset value.

2. **EXISTING SYSTEM CONDITION & RATING**

2.1 **PLANT ROOM**

The plant rooms are located within the basement area of the tower block and generally in a fair tidy state.

The plant room in general looks to have been reasonably maintained over the years.

There is no asbestos documentation/info on site. However there appears to be several possible asbestos issues that need urgent attention. Refer to pipe work section.

Lighting is inadequate with poor lighting levels and there are units which are non-functioning.

Generally all plant rooms require a general tidy up and removal of debris.

There are signs of leakage within the plant room mainly around valve glands.

Signage's within the plant rooms are poor and mostly outdated.

Condition Rating: Code 3



BOILERS

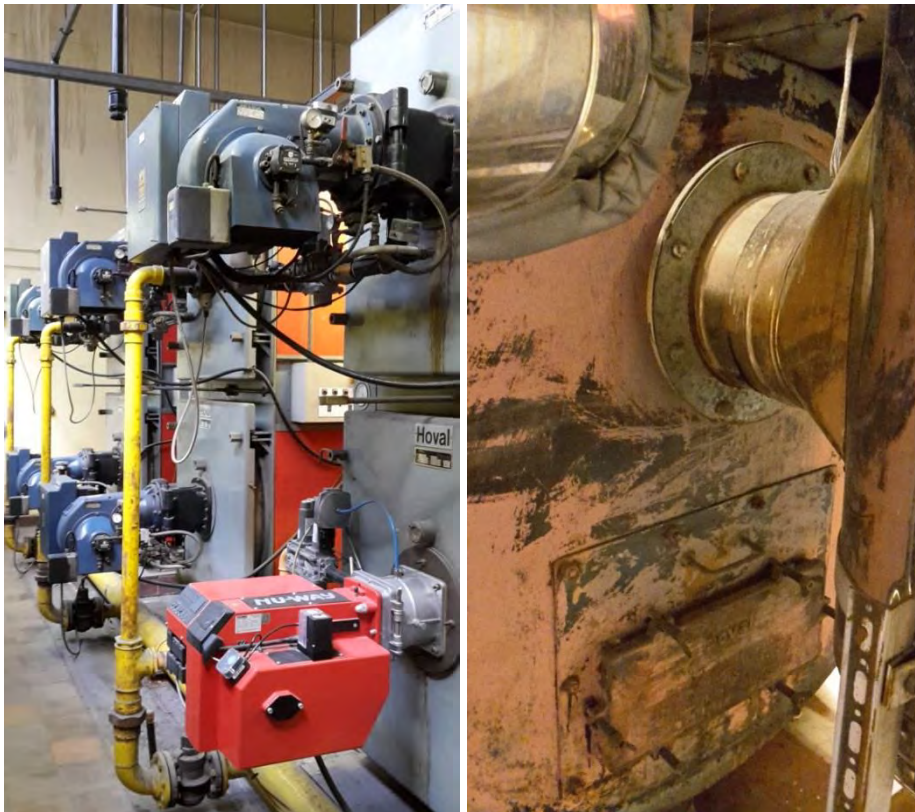
The communal heating and hot water services are supplied via 6 x Hoval SRH Plus 500Kw boilers employing forced draught 5 x Nuway NDFL 1989 burners and a 1 x New Nuway MGN860 burner installed in 2014. The boilers are approx. 30 years old as are the original Nuway Dual Fuel burners. The boilers are stacked in twos. Each boiler employs a shunt pump on the return pipe work. Some of the pumps have been recent replacements.

All look in fair visual condition. The heating system was originally designed for dual fuel. However the oil supply has been disconnected and made redundant.

The boilers share two separate flue systems, No.s 1 - 4 boilers are on one flue and No's. 5 & 6 share the far flue. These flues rise through the far end of the tower block and terminate at roof level.

The boilers have reached their economic maintainable life span and should be replaced with a more modern and energy efficient type. Preferably a condensing model in accordance with current regulations and industry standards.

Condition Rating: Code 3



The domestic boilers surveyed were mainly 15 years+ of age and in fair to poor condition.

These should be renewed and the systems brought into line with current regulations.

It is noted that the gas run supplying the domestic boilers externally has been run in copper pipe which has no identification label or colour coded. This requires rectifying ASAP as it does not conform to GSUIR 1998

Condition Rating: Code 3



GAS SUPPLY

The gas meter room is located within the basement area below the nearby dental surgery. The access door is next the Artizan Library entrance.

The meter is a Rotary/Pulse meter 150mm with a 150mm gas regulator set at 21mb.

The gas supply runs for approx. 40 metres directly through the redundant oil storage tank room before entering the main plant room.

The gas pipe work has not been sealed correctly as wiring has been routed through the pipe work sleeve and its integrity has been compromised.

There is 1 x 150mm electronic gas safety valve in the oil tank room. This is a major cause for concern and will need to be assessed under the DSEAR 2002 regulations to clarify level of risk and remedial actions required.

It is not known whether the redundant oil storage tanks plant and associated pipe work have been degassed and rendered safe in accordance with the HSE guidelines.

Condition Rating: Code 2



VENTILATION

The plant room is ventilated via combined high and low level grilles direct to outside. These are located above the windows and on the fire escape double louvred door.

There is also a Vent Axia inlet fan in one of the adjoining heating zone pump areas at high level above the pipe work at the back of the boiler plant room.

Condition Rating: Code 3



PRESSURISATION UNIT

The system is pressurised via a Pillenger Unit incorporating 2 x multi-stage pumps, 1000 litre break tank and a 100 litre expansion vessel. Approx. 15 years old and in poor condition.

Condition Rating: Code 2



HEAT EMITTERS

In dwelling pipe work installation is fair. It is run mainly within the screed floor or through ceilings.

No standardisation on valves or emitters.

Does not conform to current Building Regulations L1 of the approved document, with missing radiator thermostatic controls valves, room thermostats or programmers.

Condition Rating: Code 3



HOT WATER CYLINDERS (WITHIN DWELLINGS)

Of the 10% dwellings surveyed the pipe work installation is original and past its economic life expectancy, with missing insulation or inadequate sleeving, The pipe work rises through a central service duct then is run mainly within screed floor or through ceilings within the dwellings.

There appears to be no fire proofing in service ducts

No standardisation on valves or cylinders.

No localised temperature controls.

Hot water cylinders do not conform to current Building Regulations L1 of the approved document, with missing basic controls such as cylinder stats, regulating valves, insulation jacket and either damaged, missing or beyond economic life expectancy.

Condition Rating: Code 2



2.8

PUMPS

2 x Holden and Brooke direct drive primary pumps.

2 x Holden and Brooke belt driven Tarflex HWS primary pumps.

10 x Heating zone belt driven pumps (duty and standby).

6 x Boiler shunt pumps

2 x Sump pumps

Condition Rating: Code 3





2.9

CONTROL PANEL AND CONTROLS

The controls panel and existing controls visibly are in fair condition.

The main control panel appears to have been recently rewired.

There is no rubber safety mat below the control panel.

The Landis Gyr three port motorised valves are showing signs of slight leakage

Generally all controls require renewal, as they are inefficient for today's standards and will not meet current Building Regulations of the approved documents.

Condition Rating: Code 2



2.10

VALVES GENERALLY

The valves generally are in fair/poor condition. There appears to be a lack of maintenance and signs of leakage. Some valves have been left open ended.

Condition Rating: Code 2

PIPEWORK AND INSULATION

Pipework generally is in fair/poor condition, with signs of leakage. Valve wraps are either missing or not refitted.

Several sections of insulation is missing/damaged on main distribution pipe work externally

Pipe work within various areas is insulated in suspected asbestos material. No information available on site.

Condition Rating: Code 1





FIRE SAFETY DEVICES

Thermal links on boilers.

No Gas leak detector in boiler room and gas meter room.

Emergency shut off buttons at exit/access.

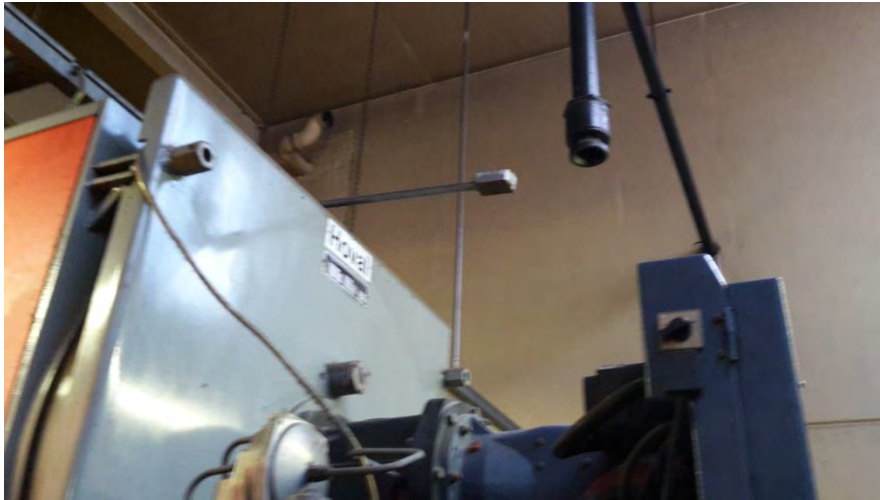
Redundant foam pipe work still in situ (for oil).

Fire extinguishers mounted on wall are within service date.

Sprinkler system in car park areas.

No fire proofing in shared riser ducts in all blocks

Condition Rating: Code 3



GENERAL WIRING AND CONTAINMENT

Wiring is visually mostly in a fair/poor condition, and original 30 years of age.

Condition Rating: Code 2



2.14

WATER TREATMENT/DOSING

Dosing pot in fair condition but not connected to the system.

Condition Rating: Code 3



GUARDIAN WATER

Guardian Water Treatment

Tank Reference Number GWTR

Tank Feeds: D/S

Inspection and Cleaning Records:

Date:	Work Carried out
<u>27-3-17</u>	[REDACTED]

Guardian Water Treatment Ltd, Units 5 & 10 The Clarendon Centre, Clones Farm Road, Clones, Co. Mon. CS4 2D.
Tel: 01226 23747 Fax: 01226 23756

ASBESTOS

No asbestos information was available on site. However asbestos suspected material is likely to be in all areas. An assessment should take place. Insulation on pipe work should take priority as this is damaged and if asbestos content is confirmed then area is highly hazardous and requires urgent attention.

Condition Rating: Code 1



COLD WATER BOOSTER SETS

There is a central plant room in the basement area containing a cold water storage tank and duty and standby booster pumps set. Approx. 15 years old.

Plant rooms require a general tidy up and there is suspected asbestos material on pipework and fire proofing is required to some areas.

Condition Rating: Code 1



COLD WATER STORAGE TANKS

These are mainly GRP cisterns but galvanised also present in some locations, are located within each dwelling and are supplied via mains water or the booster plant.

Particular concern was the galvanised tank located within the "Tiffin Box" Restaurant which was badly leaking into the electrical fuse board. The Owner stated that this had already been reported to the Corporation of London. This requires urgent attention.

Condition Rating: Code 1 (Tiffin Box)

Condition Rating: Code 3 (generally)



COMMUNAL FANS

There are Helios RDW 225/2 communal fans on the flat roofs of each block. The ductwork drops down each column of two flats in the service riser duct providing extraction for bathrooms.

The communal fans are in fair condition,

The transfer grilles within dwellings require cleaning, rebalancing, fitted with fire dampers where not installed.

Where individual fans have been installed in kitchen areas these can either remain, be cleaned or replaced, depending on condition. Where none have been installed, new fans will be installed to comply with Part F of the approved document Building Regulations.

Condition Rating: Code 2



3. **NEW SYSTEM OPTION A & B**

3.1 **OPTION A – COMMUNAL HEATING + MINIMAL DOMESTIC SYSTEMS**

The existing boilers, pipework, valves, hws cylinders, radiators, control panel and controls plus the majority of associated equipment are beyond their economic life; the plant is also beginning to fail on a regular basis and needs to be replaced with a new more efficient system to serve the estate as a whole now and into the future, especially with the continued outage of hot water and heating to the residents.

The final arrangement would be similar to existing with new modern equipment, energy efficient and highly insulated distribution pipework run within the underground car park area and redesigning of the distribution network within the blocks.

Renewing all radiators and cylinders with dwellings and installing new controls in accordance with Building Regulation L1.

Renewing all hot water cylinders to high recovery, pre-insulation type.

It is also recommended to consider installing a separate primary circuit for the surrounding shop/commercial properties connected to the communal system. The units would each be fitted with heat meters and units would be charged on energy usage. The connection to these commercial units could be offered as an optional connection as and when.

The distribution network would be run externally when it exits the car parking area on the lower blocks and split along the balcony areas at high level and enter the dwellings accordingly, incorporating a suitable heat interface unit. (HIU).

The central tower block pipework will be split into two separate risers as existing but will be run externally either side of the block and enter into the lobby area for each floor before splitting and entering the dwellings.

Note the four dwellings which have had unvented cylinders installed on level 2 can remain as is. However for conformity purposes we would recommend that these units be changed to the new design opted for; to ensure standardisation of the system.

This option will heavily rely on the existing asbestos issues being taken into account and dealt with accordingly prior to works commencing.

The properties on the podium level which have had domestic systems installed should remain as the same. However all heating system should be updated to current regulations. This will require all boilers, controls and associated fittings to be renewed.

It is also advisable to convert the remaining units on this level to domestic boiler systems apart from 230 – 239 which are already connected to the communal network as a whole block.

Each property connected to the new communal system shall have installed an individual heat meter on the heating and hot water primary circuit to enable accurate energy usage per property in accordance with the current regulations and guidelines.

Individual mechanical extract ventilation fans shall be fitted in the kitchen where required, with minor upgrades where fans are not operational or are in poor condition.

The communal fans are likely to have a small overhaul in places, with the main part of the works in ductwork cleaning, replacing grilles with fire rated grilles and/or volume control dampers, with a re-balancing and commissioning of the system

LIKELY PROCEDURE FOR REPLACING THE EXISTING SYSTEM WITH NEW

Works will need be carried out in a specific order to ensure that the heating & domestic services to individual dwellings is kept to a minimum. All of which will be subject to full invasive survey, that would need to be carried out by the contractor before works commence.

Phase 1

Would be to remove all asbestos under fully controlled conditions within the boiler plant room and any associated areas where works are intended.

This is more likely to be a separate project but can be combined into an overall scheme. However which ever option is adopted must be treated as priority.

Once the asbestos issue has been dealt with and area is deemed safe the refurbishment works can commence.

At this stage the existing main plant room shall be connected to a standalone temporary boiler and pumping system supplied by the existing gas supply. This can be connected onto the existing pipe work via the access into the plant room provided by the ventilation openings and utilise the existing pipe work the blocks and isolating the existing pipe work to the boiler plant room.

This will allow the existing boilers and pipe work to be removed and replaced without major disruption to the heating and hot water services. Ideally Phase 1 will be carried out during the summer period reducing the size of the temporary boiler plant set up to provide hot water primary only and can be factored into the tender costs. However at this stage of the report it is considering the heating services also.

On completion of replacement boilers, control panel and associated equipment. The new appliances can be connected to the existing distribution pipe work and temporary boilers plant removed.

The new system within the plant room will incorporate pressure unit and plate heat exchangers on the primary circuit to protect the new equipment whilst connected to the existing distribution circuit.

Phase 2

The new pre insulated distribution network will be pre-fabricated and installed alongside the existing network up to each block and terminating outside each property as stated previously above. It would be virtually impossible to use the same routes as the existing distribution network and running the pipe work externally will enable the replacement of the system to be done with less disruption to the occupiers and keep the services going at the same time.

Planned shutdown periods will enable stage change over periods where the disruption to the service will be minimal. This will include mechanical flushing of each section during planned shutdown period and pressure test prior to connection.

Once complete the redundant pipe work can be removed where possible and capped off as necessary.

The new external pipe work will be insulated, boxing in or cladded for protection. All efforts will be made to ensure aesthetics are not compromised.

Phase 3

Each dwelling would have its existing heating & domestic services systems removed & replaced with new. Note dwelling heating & hot water may be off for a few days, but cold

water will only be off for a short period of hours. The new systems shall be linked to new distribution pipework as they are finalised.

Each dwelling will be designed to incorporate more economic system i.e. new radiators, TRV's, TPV, room thermostat all in accordance with Building Regulation L1.

The pipe work in dwelling will be installed on the surface at either high or low level depending on the dwelling layouts. Pipe work will be boxed in where possible or unsightly.

Again all efforts will be made to ensure aesthetics are not compromised. The contractor will ensure that this is fully priced for and included in there tender submission

Asbestos information is vital for these works to commence safety and must be taken into account at tender stage.

The hot water cylinders will be sized according to need and dwelling layout with a high recovery pre-insulated type fitted with immersion back up and thermostatic controls.

It is recommended that these works are resourced sufficiently to enable 4 dwellings be completed per week.

The programme is to be administrated by the incumbent installer with assistance from the client in arranging access.

Temporary heaters are also to be made available to the residents if the need arises in particular for vulnerable occupants.

Once all replacement and installation works are completed the system as a whole will be commissioned, balanced and fully tested.

The installer will take full possession of the site and maintain the heating and hot water services both in the plant rooms and dwellings for the duration of the defects liability period (12 months) which then can be handed over to the term maintenance contractor employed by the client.

The dwellings incorporating the domestic boilers can be done at any time during the programme.

3.3

OPTION B - INSTALLATION OF NEW INDIVIDUAL 'NATURAL GAS' INSTALLATIONS TO WHOLE ESTATE

As the title suggests, this would be a complete departure from the Communal Heating system with the installation of individual systems. Assuming that all the communal systems are to become defunct i.e. heating and hot water, then the proposed system would need to provide heating and hot water. This would mean the installation of a condensing boiler with hot water cylinder or combination boiler; both have distinct benefits and both distinct problems.

The use of combination boilers could mean a reduction in the availability of hot water if a boiler were selected to meet the heating demand only. Acceptable hot water flow rates can be achieved by combination boilers if they have a high output i.e. 35Kw boilers generally provide 15.1 l/min which complies with NHBC requirements. Boilers less than 28Kw in general do not provide more than 9 l/min which would not meet the demands currently being provided by the central system.

Another consideration with an individual boiler; be that combination type or not, is the location of the boiler. The external façade of the building is mainly glazing/infill curtain wall panels with only a dividing wall between properties. To comply with Part J of the Building Regulations the fan flued boiler flue needs to be sited at least 300mm from a boundary and a similar distance away from any opening. It is also recommended for Health and Safety

purposes that the boiler flue does not discharge at low level in areas likely to be occupied due to the plumbing of the water vapour such as onto balconies or walkways.

The installation of a regular condensing boiler with associated cylinder will require not only a position for a boiler in a suitable location but also a cylinder position.

With modern boilers it is also necessary to consider the condensate discharge and in this case it could be a problem as the existing drains are a combination of copper and cast iron which are both very susceptible to corrosion from the condensate. Equipment has been manufactured to overcome this problem but it adds to the yearly maintenance costs.

As the existing gas and water main is undersized and original this would have to be replaced adding to the capital costs.

This option is not resident friendly in logistics as space within the properties is limited and residents would lose storage space.

There are costs associated with windows amendments to be included.

A further consideration, as noted in a previous section, is details of the existing gas network within the building. That this will not sustain the required increase in load required to serve both gas for cooking and gas for the boiler plant. Full checks with the Gas Supply Authority will be necessary prior to commencement.

Due to the existing window configuration, balcony and walkways any individual system will require windows to be replaced by non-openable windows and residents loss of associated kitchen space for new boilers. There will be similar pipe routes within the dwellings to that of the communal system, with additional pipework for pressure discharge, condense pipe and cold water services.

Due allowance for this would need to be accommodated in the design proposals.

Asbestos information is vital for these works to commence safely and must be taken into account at tender stage.

4. **ENVIRONMENTAL ASPECTS**

When considering option appraisals for refurbishment, it is now a requirement that renewable technologies are considered as part of the overall project.

Various types of technology could be incorporated namely (i) Biomass boiler; (ii) Solar thermal panels (iii) combined heat and power. Other technologies such as wind power and solar PV are available but in general do not contribute to the provision of heating and hot water services.

Biomass boilers are very popular because of the relatively low carbon emission and with a reconfiguration of the current plant room and potential storage space around if new storage facility was constructed it is quite possible that one boiler could be converted to biomass firing with the other remaining gas fired. Problems with delivery of fuel and storage are likely to however out way the benefits achieved by its installation, it should also be noted that biomass installation requires a relatively high level of maintenance to ensure correct operation and security of fuel supply ie: careful monitoring of fuel moisture content to ensure it does not deteriorate into compost and regular removal of any clinker/waste product. It would also require a complete review of the flue system to ensure it rises above roof level adjacent building to comply with the clean air act requirements of the Borough and GLA make this option less viable.

Solar thermal panels could be located on the block roofs to provide pre-heat to the domestic hot water calorifiers. The roof aspect makes it ideal for this type of technology, and although planning permission would be required it is the least troublesome option when providing

renewable technology to this type of system. The distance from the plantroom to the panels would however be a problem in making the system effective but it would make some savings. Again higher levels of maintenance are required to maintain the system at peak performance, and this would need to be included in the site planned maintenance schedules plus additional access to the roofs. However the additional costs required to install such a system along with the additional Health & Safety requirements for the 7th storey rooms & additional weight would far outweigh any benefits for such a system.

Another alternative is to install a gas fired combined heat and power unit with the electricity produced being used to feed landlord supplies and any excess transported to the local grid. This would provide sufficient heat to provide hot water in summer and be part of the load to meet the heating requirement in winter. These systems are generally vastly more expensive than other renewable technologies and have higher maintenance requirements the size of vent would also need to be renewed if it is to be installed without modifications to existing plant room.

Technologies such as heat pumps have not been considered due to the nature of the building and associated costs of drilling bore holes etc. (Underground slinkies are not possible on this site).

Whilst Solar PV panels do not contribute to the provision of heating and hot water, their installation would be beneficial. The benefit would be achieved at two levels, if a large proportion of the roof could be used to generate electricity, it could be used to off-set the electricity consumed in the landlord and plant room areas with similar requirements to solar as above for Health & Safety issues.

Overall, a replacement system on a like for like basis without the usage of renewables would be the best solution for this project.

5. **HEAT METERING**

5.1 **GENERAL**

Heat metering whilst not a new technology has recently become a popular method, due to changes in legislation, of providing building occupants the means to measure heat usage and thus encourage energy savings. Advances in technology have allowed the miniaturisation and contact ability of meters, and computerisation has allowed the use of 'Heat Cost Allocation' where difficult to meter locations are found.

Heat meters generally use the flow and temperature difference between flow and return of the heating medium to measure the energy consumed by the user only. The more robust system and therefore reliable is where the meters are hard wired back to a central location for either onsite reading or off site via an internet or GSM connection. An alternative system is to use mobile phone network such that each heat meter has a SIM card that can be contacted, these systems suffer in heavyweight buildings due to poor signal strengths.

In this type of building, metering systems which utilise mobile telephone networks to transmit data have been found to be unreliable. This is due to interference caused by the structural elements, and the location of pipework entry to the properties having not been designed with metering in mind.

A shielded "hard wired" system does not suffer from this problem and is therefore more suited to this type of building.

Heat metering equipment installed in the heating flow and return branches to each flat can be wired back to a central monitoring station, which can be monitored either physically or remotely by land telephone line.

5.2 METERING WITHIN THE ESTATE

The current pipe configuration within both the circuits that serve the flats does not favour heat metering. The flats are served by four heating risers and four hot water risers which pass through other flats; the heating circuit operates on a ladder type system with the main heating flow running through the roof void with drops to low level and a return. However with the external pipe option this would now be achievable.

5.3 HEAT METERING IN RELATION TO VARIOUS OPTIONS

5.3.1 Option 1 Main Plant Replacement

A heat meter would be required to be installed within the main plantroom to measure the heat being distributed around the buildings, ideally one for each circuit, i.e. tower block (flats). Each flat would be provided with heat metering, if a central hot water system is selected then a meter would be required for both heating and hot water to each flat. If a decentralised option is selected then a single meter would be required.

5.3.2 Option 2 Individual Boilers

No heat metering would be required for this option as all properties would have a gas meter which would be the users responsibility.

5.3.3 Option 3 Mixed Install

The heat metering requirement for this option would be for only those properties served from the central plant as described in Option 1 above.

6. FINANCIAL IMPLICATIONS

The following 35 year life cycle cost analysis has been completed to reflect both option a – communal heating and option b – individual heating, the basis of the installation costs are taken directly from Spon's 2017 Building services cost book, quotations and previous project costs. An assumption has been made on 2.7% inflation cost per annum retrospectively. Gas consumption for the existing communal heating has been based on last year's fuel bills, it is likely that as the existing system is no more than 50% efficient, with the new heating system on communal would be in the order of 94% efficient, the energy bills would further reduce to reflect the new installation. For the purpose of this report it has been decided that this costs saving will not be included within the detailed analysis, but is suggested here that assuming 35 years running cost in its current configuration is £4,200,000.00, allowing for plant to be less energy efficient over the 35 years, at 85% as an average over the 35 years, then 35% saving would be circa £1,600,000.00, this has been considered in the final conclusion as a financial saving to the client and residents fuel costs. Individual gas consumption is taken from Ofgem national statistics for average energy consumption and average fuel bill cost.

35 YEAR TOTAL SPEND		
MECHANICAL INSTALLATION / COMMUNAL HEATING		
GAS CONSUMPTION COMMUNAL (HTG AND HWS)		£ 4,200,000.00
MECHANICAL INSTALLATION / COMMUNAL HEATING		£ 2,800,000.00
BOILER HOUSE PPM MAINTENANCE		£ 450,000.00
COMMERCIAL / 35 YEAR COST ANALYSIS		£ 7,450,000.00
DOMESTIC HEATING		
ALL DWELLINGS INDIVIDUAL GAS CONSUMPTION		£ 16,000,000.00
FULL INSTALLATION INCLUDING;		£ 2,300,000.00
Prelims & General Contingency Sum		
Condensing Boiler		
Hot Water Cylinders		
New Gas & Water Services		
Replacement Radiators And Pipework		
3* SERVICE (CP12) INCLUDING 2.7% UPLIFT YEARLY		£ 650,000.00
DOMESTIC / 35 YEAR COST ANALYSIS		£ 18,950,00.00
INSTALLATION/CAPITAL COST		
COMMUNAL HEATING		£ 2,800,000.00
INDIVIDUAL HEATING		£ 2,300,000.00

The above indicates that over 35 years significant savings would be made on a life cycle costing. The installation/capital cost indicated individual heating installation cost is less than communal, but the savings over 35 years clearly outweighs that of the capital cost.

7.

OUTLINE SCOPE OF DESIGN REQUIREMENTS

The following provides an outline for a scope of work for the proposed boiler replacement and associated works:

- a. All mechanical, electrical, plumbing, safety systems, BMS and controls and associated work and installations required to provide complete and fully operational building services systems. This includes the heating, hot and cold water, sanitary, plumbing, gas and systems as would be expected. The Consultant is to allow in his tender to include in the design for the preferred option.
- b. Asbestos removal in the plant room will be carried out under a separate project unless agreed otherwise with the client.
- c. Asbestos removal within dwelling TBA.
- d. Amend existing incoming gas supply to serve the boiler room.
- e. Liaise with Water Utility Companies to confirm that there will be adequate flow and pressure for a full mains water and gas system, if not;
- f. Calculate the new boiler loadings and select boiler plant sizes accordingly taking into account all recommended margins and loading diversities.
- g. Design system and plant in accordance with relevant Building Regulations.
- h. Liaise with Clients representatives, manufacturers etc., in respect to design requirements, programming of works, access to properties for the entire project.
- i. Produce drawings and specification outlining agreed design proposals.

8.

PROGRAMME AND DURATION OF WORKS

The renewal/replacement of the existing systems cannot be completed without some disruption to the building occupiers. The amount of disruption will depend entirely upon the competence and skill of the contractor to programme and complete effectively any change overs from one system to another. The following information can only be a guide to the duration of the works, it can also only be an indication as to the work elements as no full design has been completed. Programming and progress of the works will also be affected by access issues which are a consequence of this type of project.

Programme of Works assuming most works carried out in more than one area at a time

Site set up and preliminary works:	30 days
Works within flats (allowing 3/5 days per flat)(working in 4 flats at time):	120 days
Asbestos removal form plant room and associated areas (not including dwellings)	120 days
Commissioning and Testing:	60 days
Works to plant room:	120 days
Works to distribution mains:	120 days

Estimated days:	560 days

The estimated 560 days can be reduced if more gangs utilised at same time.

An alternative would be a phased replacement project, over a period of 3 years, where staged replacement works would take place during the summer months.

The first year would be the main plant room and distribution pipework, connection via a hydraulic heat interface to the existing so that the new system in not in direct contact with the old would alleviate any poor water quality effecting the new. These works could then be carried out during the summer heating shutdown months.

The second year the distribution network be replaced.

The third year would consist of the blocks internals being replaced.

All being completed during the summer heating shutdown months.

This option is likely to increase costs circa 15 – 20% due to additional material & installation works along with general inflation over the period of construction.

9.

CONCLUSIONS

The general condition of the majority of the current installation is such that it is reaching the end of its economic life and beyond economical repair and that the Client wishes to replace the existing with a new more reliable and efficient system to serve the blocks now and into the future.

Having visited site and surveyed the mechanical services it is clear that most of the plant is between 25-30 years old. However there are signs of some equipment having been replaced.

The Chartered Institute of Building Services Engineering (CIBSE) publishes a guide “Maintenance Engineering and Management Guide ‘M’ “ which provides a method for predicting future life of existing plant and also tables expected life based on standard of maintenance of plant.

The following information is an extract from Guide ‘M’ and provides details on the indicative life expectancy of well-maintained plant (see below).

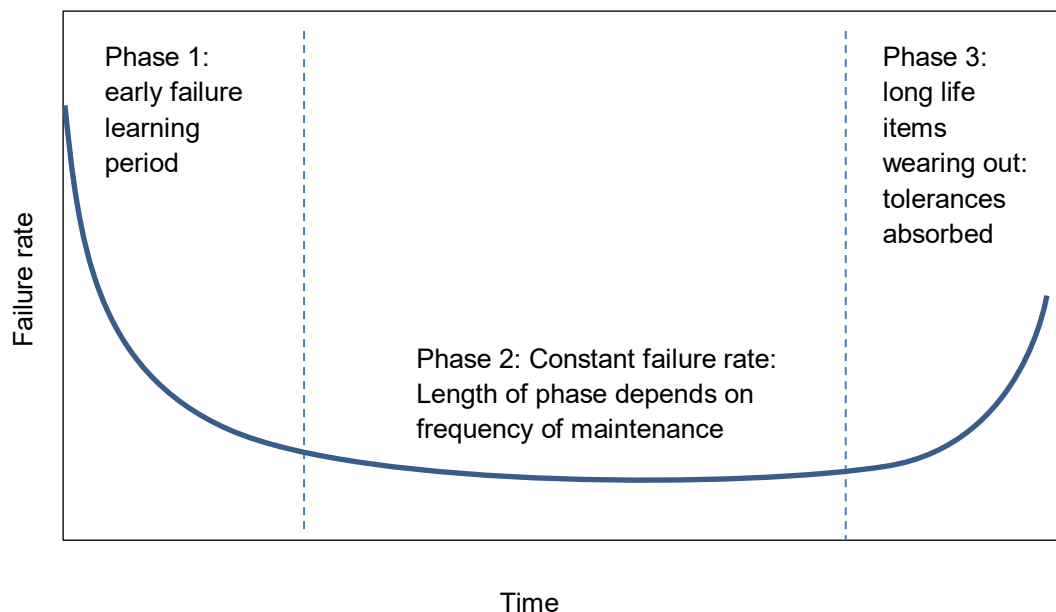
Boilers and flues	20 years
External Louvres	25 years
Pumps (base mounted)	20 years
Circulating pumps (commercial)	20 years
Pipework systems (closed galv)	30 years
Pipework system (open steel & galv)	25 years
Motorised control valves	15 years
Motorised control valve actuator	10 years
Valves (general isolation)	15-20 years
Control systems	5-15 years
Electrical services associated with plant	30 years
Plant room lighting system	25 years
Lamps	3 years
Pressurisation unit	20 years
Distribution boards	20 years
Sub-main distribution:	
- Consumer units	20 years
- Distribution boards	20 years
- Final circuits and outlets	20 years
- Lighting installations (luminaires) (external)	15 years
- Lighting installations (luminaires) (internal)	20 years
- Miniature circuit breaker (MCB)	20 years
- Switched socket outlet (SSO)	15 years
Lighting	
Lamps:	
- Compact fluorescent lamps	3 years
- Florescent tubes	2 years
- SON lamps	4 years
Lighting systems:	
- Emergency lighting minimal	25 years
- Lighting and luminaires (external)	15 years
- Lighting and luminaires (internal)	20 years
- Switches	10 years

Most of the plant installed within the building is now approximately 25 - 30 years old with much of system having been installed when the building was originally commissioned where the pipework continues to fail.

It can therefore be confirmed that most of the mechanical installation is beyond its indicative and economic life expectancy. The guide also takes this into account and describes the process as a bath graph (see below) where the plant operates in its early phase of life needing care and attention (phase 1). Then as time progresses failures and maintenance drop down level out for a period of years (phase 2), then as it ages the plant wears out, tolerances increase and plant failures increase (phase 3) to an extent where it should be replaced.

Therefore it should be noted that the age and condition of equipment within the building is in phase 3 part of our description, with the exception of the replacement primary pumps which are Phase 1, but could be considered Phase 2, as they are connected to existing poor water quality system.

BATH GRAPH OF INDICATIVE MAINTENANCE REQUIREMENTS



Phase 1: Decreasing Failure Rate: This occurs when the system is new and is a consequence of teething problems such as design and installation errors, faulty components and manufacturing faults among other matters.

Phase 2: Constant Failure Rate: In maintained systems, after the early failure period, the system will be in settled state, random isolated faults and failures will occur, and parts that wear will need repair and/or replacement from time to time as part of preventative maintenance. Such parts typically include bearings, seals, printed circuit boards, control components, motors, heat exchanger components and compressors on packaged heat pumps/air conditioners or multiple compressor chillers.

Phase 3: Increasing Failure Rate: This is the point where major components begin to fail and random failures increase with time. At this stage the cost of repair of plant and equipment begins to exceed the cost of replacement.

10.

FINAL CONCLUSION TO THE REPORT

The feasibility report provides the reader with the current condition of existing services, with conclusion based on CIBSE data and current system failures and expenditures. The conclusion is to replace the entire system in one shape or another. Due to the age of the whole installation it would not be cost effective to continue to spend money on short-term fixes that replacing on an ad hoc basis as this will be much more expensive in the long term and cause more disruption with residents having to suffer from continued outages of heating and hot water.

Option 1 of the report evaluates the replacement system on a communal heating basis and partial domestic boilers. The report concludes this is most economical choice based on 35 year life cycle cost of £7.8M the report also concludes this is less intrusive to the residents as the pipe service routes would be less disruptive and take up less resident space.

Option 2 of the report evaluates the replacement system on an individual heating basis. The report concludes this is the most expensive choice based on 35 year life cycle cost. The report also concludes this is the most intrusive to residents due to the additional works for boiler location and window/flue and several logistics within the dwellings. This is considered a more invasive option to the residents, be that less capital cost to the client.

Finally it is our conclusion that the communal heating option is preferred option as it offers more advantages for both the Client and residents based primarily on practical constraints, and significant financial savings over the duration of its life cycle.

10.1

RECOMMENDATIONS

The following recommendations are proposed on the basis that the relevant service or equipment item detailed cannot be brought back to a level of life expectancy mainly due to the fact that most of the equipment and plant may no longer be manufactured and that current legislation precludes the replacement on a like for like basis.

- 1) Replace all equipment plant, etc., within boiler room with modern energy efficient gas fired boilers, inverter driven pumps, plate heat exchanger and new pipework. The works would include updating all the associated electrical services and controls elements.
- 2) Replace the primary heating mains distribution network with energy efficient pre-insulated pipe work
- 3) Replace and update hot water services within dwellings with energy efficient appliances enabling the system to be heat metered in future.
- 4) Replace heating systems within tower block to provide energy efficient heating systems in compliance with current building regulations.
- 5) Renew all existing domestic boilers and upgrade to current regulations

The above costs are estimates only based on the initial feasibility detailed and do not take into account for concept design and do not include any costs should asbestos be found within boilers, pipework insulation and under floor ducts; associated builders work necessary to access pipework, ducts and equipment; consultant/professional fees, tender costs, associated design fees and any VAT payable. They are also subject to actual design works agreed and included in scope of works.

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Agenda Item 6

Committee:	Dated:
Community and Children's Services	14/09/2023
Subject: Housing Specific Winter Measures (Phase 2)	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Judith Finlay, Executive Director of Community and Children's Services	For Decision
Report author: Paul Murtagh Assistant Director, Housing & Barbican	

Summary

This report seeks Members' views on, and approval for (if appropriate) an extension of a programme to provide a suite of housing specific thermal winter measures to homes on its social housing estates. It is on these estates that residents will have to go through at least one more winter with poorly performing single-glazed windows.

Recommendations

The Committee is asked to:

- Note the statistics provided on the take-up of the housing specific thermal winter measures offered last winter for homes on the City of London Corporation's (the Corporation's) social housing estates.
- Agree to an extension of the programme to provide a suite of housing-specific thermal winter measures to homes on its social housing estates.

Main Report

Background

1. Blocks of flats on the Grade II Listed Golden Lane Estate still have original single-glazed windows, and the replacement or refurbishment of the windows is long overdue. While there is an accelerated project in place to improve the thermal performance of the structure of the blocks of flats, including replacing/refurbishing the windows, it is likely that work will not start on the estate until at least the end of the current calendar year. It could take up to two years to complete the project.

2. In addition to those blocks of flats on the Golden Lane Estate, George Elliston House, and Eric Wilkins House on the Avondale Square Estate, also have single-glazed windows. Although a refurbishment project is planned for these two blocks of flats, it is also likely that residents will still have to go through one more winter with poorly performing single-glazed windows.
3. At its meeting on 22 September 2022, Members of the Community and Children's Services Committee approved a programme to provide a suite of housing specific thermal winter measures to homes on its social housing estates.

Key Data

4. As part of last year's Housing Specific Winter Measures Programme, we contacted all residents (tenants and leaseholders) on the Golden Lane Estate (except for Great Arthur House) and residents in George Elliston House, and Eric Wilkins House on the Avondale Square Estate, to see if they wished to participate in the programme.
5. The range and final specification of the specific winter measures offered to residents was set at:
 - draught proofing (doors and windows)
 - draught excluders
 - cylinder jackets
 - thermal door curtains
 - window curtains
 - electric blankets
 - radiator reflectors.
6. The statistics below set out the take-up, costs and preferences of those residents on both the Golden Lane Estate and the Avondale Square Estate who chose to take part in the scheme.

Golden Lane Estate

Number of tenants requesting survey:	34
Number of tenants who had works done:	33
Survey cost:	£85 per property
Total cost of works:	£44,978

7. In addition, eight leaseholders took up the offer of having works done directly with our approved contractor.
8. The most popular of the winter measures offered was the installation of the Radfleck radiator reflectors; the cylinder jacket was the least popular.

George Elliston House, and Eric Wilkins House

Number of tenants requesting survey:	15
Number of tenants who had works done:	13
Survey cost:	£85 per property
Total cost of works:	£17,130

9. The most popular of the winter measures offered were the thermal door curtains and window curtains.
10. Although the window replacement/refurbishment on the Golden Lane Estate and George Elliston House and Eric Wilkins House on the Avondale Square Estate are now underway, it is likely that most residents will still have to go through the coming winter with poorly performing single-glazed windows. Members are therefore asked to agree to an extension of the programme to provide a suite of housing specific thermal winter measures to homes on these two estates.

Residents Affected

11. Of the two estates where, if Members agree, we can extend the programme to provide housing specific thermal winter measures, the Golden Lane Estate has 293 tenants and 273 leaseholders. George Elliston House and Eric Wilkins House have 46 tenants and 15 leaseholders. However, several residents have already benefitted from these works, as set out in paragraphs 6 and 8 above.
12. If Members do agree to proceed with the extension of the programme of the interim measures to the Corporation's tenanted properties, the cost can be met from the current budget provision for the respective window replacement/refurbishment programmes provided for within the Housing Revenue Account (HRA).

Corporate & Strategic Implications

13. There are no strategic implications directly related to this report.

Appendices

None.

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Agenda Item 7

Committees:	Dates:
Finance Committee - For Decision Community & Children's Services Committee – For Information Only	19/09/2023 14/09/2023
Subject: City Assessment Centre – Procurement Stage 2 Award Report	Public (Appendix 1 – Non-Public)
Which outcomes in the City Corporation’s Corporate Plan does this proposal aim to impact directly?	Contribute to a flourishing society: outcomes 1, 2, 3 and 4
Does this proposal require extra revenue? and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	DCCS Local Risk
Has this Funding Source been agreed with the Chamberlain’s Department?	N/A
Report of: Judith Finlay – Executive Director, Department of Community and Children’s Services Genine Whitehorne – Commercial Director, Chief Operating Officer	For Decision
Report authors: Mohammad Mostafa, Category Manager, City Procurement, Corporate Services John Barker, Commissioning Manager, Homelessness & Rough Sleeping	

Summary

Following a one-stage open tender procurement process, Thames Reach has been identified as the preferred agency to provide accommodation management and support at the City of London Rough Sleeper Assessment Centre.

Recommendation

Members are asked to:

- Approve the award of the contract to Thames Reach for a period of three years, from January 2024 at a value of £1,485,000, (plus the potential to extend for a further two years, at a total value of £2,475,000).
- Delegate the authority for the decision to extend the contract to the Department of Community and Children’s Services (DCCS) Category Board.

Main Report

Background/Current Contract

1. On 20 July 2022, the Stage One Procurement Strategy Report for the City of London Rough Sleeper Assessment Centre was presented and approved by the Operational Property and Projects Sub-Committee.
2. The service will form a key part of the accommodation pathway for those sleeping rough in the City of London and is integral to the City's commitment to ensure that anyone sleeping rough within the Square Mile is offered a credible route off the streets in line with their strengths, needs and entitlements. This will include supporting the effective operation of the wider accommodation pathway and complementary commissioned services, engaging and building strong relationships with the wider community (businesses, churches, local residents), maintaining effective partnerships with voluntary and statutory sector services that also have a role to play in supporting or working with service users, and maximising available accommodation opportunities.
3. The initial timeline outlined in the Stage One report was put back, primarily due to the accommodation refurbishment program being delayed as a result of supply-line inflation and the resulting need to re-evaluate refurbishment contract tenders. The refurbishment of the building and the procurement of the support service provider are running in tandem.

Agreed Scope/Objectives

4. The service will provide a safe, accessible space for people sleeping rough in the City of London so that their needs can be assessed and met whilst working on establishing a rapid route away from street homelessness. For many, who will not have a connection to the City of London, this will include reconnection to their local areas. The fundamental aim of the service is to identify a credible and sustainable route off the streets and encourage and support each service user to work with the service to take up the resettlement offer that is being made.

Procurement

5. A 'market warming' event was held on 6 June 2022. This was followed by a further presentation to market providers on 16 March 2023. This event served to refresh provider interest in the upcoming tender opportunity, update them on the most recent plans and status of the concurrent refurbishment works to the host building. The event attracted eight providers.
6. The tender for this service went live on 6 April 2023. A site visit for potential providers took place on 28 April 2023 and clarifications on the tender were invited up until 5 May 2023, with 48 clarifications received and responded to. The tender closed at 5pm on 19 May. The Capital E-Sourcing Portal used for this tender ensured that it was available to all relevant market providers. The tender was also advertised on the Government's Find a Tender portal.

Four bids were received from market providers. These were evaluated on prequalification criteria, technical response including a face-to-face presentation, responsible procurement, and value for money (See Appendix 1).

7. The full evaluation and moderation of all aspects of this tender has resulted in Thames Reach being chosen as the preferred provider for this service.

Opening the Scheme

8. Next Steps

With the refurbishment of the building currently underway and targeted for handover in December 2023, the timeline for this project is as follows:

Provisional contract award notification	20 September 2023
10-day standstill	20 th September – 29 September
Expected contract award	2 October 2023
Contract mobilisation	2 October 2023 – 2 January 2024
Contract commencement	January 2024

The mobilisation period for the successful provider will include such activities as:

- recruitment to relevant positions
- handing over and equipping the property
- establishing the service contracts needed to operate the scheme
- establishing partnerships with other services involved in the care and support of those sleeping rough
- forming policies and pathways
- establishing neighbourhood and wider relationships
- setting service standards and key performance indicators

As part of the technical evaluation, the preferred provider has submitted a full mobilisation plan. City of London Commissioners will manage their progress towards the scheme opening.

There will be opportunities for members to visit the scheme within this mobilisation period as we move towards handover of the site from the refurbishment contractors. Communication to the wider sector and liaison with the local community and neighbourhood will take place in this period with a view to an official opening once the scheme is established.

Corporate & Strategic Implications

9. Strategic implications

- None

10. Financial implications

The contract cost is fully funded from within the existing local risk revenue budget.

11. Legal implications

Thames Reach will be expected to comply with the agreed form of lease and will be expected to allow the City to retain a presence within the premises following practical completion of the refurbishment works and completion of the lease. Thames Reach will also have to comply with the contract's lease terms, including entering into a statutory declaration, excluding the provisions of Part II of the Landlord and Tenant Act 1954, prior to commencement of the services.

To mitigate any data protection risk, a Data Protection Impact Assessment is currently being undertaken in accordance with Article 35 of the UK's General Data Protection Regulation (GDPR). Thames Reach use Salesforce, which is a global sub-processor. As the City's Data Protection Officer, I am satisfied that there will be no need to enter into an International Data Transfer Agreement, assuming that the following contractual obligations are agreed:

- Any City Data must be solely and exclusively held by the provider's sub-processor, Salesforce, within their Data Centre based in the UK.
- Salesforce's Binding Corporate Rules, which were approved by the Information Commissioner on 13 February 2023, (see: https://www.salesforce.com/content/dam/web/en_gb/www/images/company/salesforce-uk-bcr-february2023.pdf), are an appropriate safeguard for the transfer of data in accordance with the provisions of Article 46 of the UK's GDPR.
- Thames Reach must remain liable for all Salesforce acts and omissions.

Following the expiry of the 10-day mandatory standstill period under the Public Contracts Regulations 2015, and provided there is no legal challenge to the contract award, further clarification will need to be sought from Thames Reach as to the subcontractors they intend to use for any maintenance services, and so on, since the contract terms require prior approval by the City.

As agreed with the City Surveyor, and in accordance with the terms of the contract, a written instruction will be issued to Thames Reach to commence the services following mobilisation as soon as the City Surveyor is satisfied that the refurbishment works have been completed.

12. Risk implications

The preferred provider, Thames Reach, is on a secure financial footing and an appraisal of their most recent accounts by the Chamberlain's Department as part of the procurement process gave no cause for concern. Thames Reach is very experienced in providing similar services, as was tested at pre-qualification and from market knowledge. The three-month mobilisation timeline mitigates risks as it is an adequate length of time to gear up the service, recruit quality staff and management and put partnerships in place with stakeholders.

In dealing with a cohort of vulnerable adults, there are a number of other risks to be managed. However, these risks are mitigated by procuring an experienced and capable provider to manage the project, and also reserving office space within the

scheme to ensure the presence of a City of London officer. Risks will be monitored on an ongoing basis via the contract management process.

13. Equalities implications

A project Equalities Impact Assessment undertaken concluded that the introduction of this Assessment Centre would have a positive impact on those with protected characteristics who are more likely to encounter rough sleeping. The provider understands fully that protected characteristics can add challenges to vulnerable people accepting a service.

14. Climate Implications/Responsible Procurement

Responsible procurement made up 15% of the total evaluation, and was broken down into three subsections: Sustainability, Carbon Reduction and Social Value. Contract monitoring will involve environmental inspections of properties to ensure that the tender's requirements are being carried out. The preferred provider has also undertaken to give access to its resources in training, fundraising, communications, and access to employment for young people.

15. Security implications

- None

Conclusion

This report seeks approval from Members to:

16. Award the contract to Thames Reach for a value of £1,485,000 from January 2024 for an initial period of three years, with the potential to extend for a further two years (total value £2,475,000).

17. Delegate any contract extensions to the DCCS Category Board.

Appendices

- Appendix 1 (Non-Public) City Assessment Centre – Procurement Stage 2 Award Report, 19 September 2023

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