

## Underfloor Heating Working Party

### **Hard to heat flats**

There is a category of flats on the estate that are classified as hard to heat, typically top floor and sub podium. Historically all these flats were provided with wall mounted storage radiators, which were powered by the underfloor heating system. Many of these have been removed.

It is proposed that all these flats will be offered the installation of new, better designed storage radiators, which could be additionally powered by the resident's own domestic supply. This additional supply would be under the control of the resident.

The BEO would facilitate the installation of this dual supply radiator, but it would be charged to the resident. The purchase and installation would be around £1,000.

### **Extending the heating season**

The Barbican lease stipulates that background heating will be provided from 1<sup>st</sup> October to 30<sup>th</sup> April in the following year, but that the BEO can extend this period should the weather be unseasonably cold.

In most years, the BEO is put under pressure by some residents demanding that the heating season be extended. This September the BEO was asked by twelve residents to turn on the heating early. At current prices this is a cost to the service charge of £5,100 per hour and isolated bursts of an hour or less have no impact on comfort levels.

In an attempt to make the decision on early/late turn off objective and to ensure that any heating is meaningful the following protocol is proposed.

The heating season will only be extended when the Met Office minimum temperature forecast for three successive days is 10° C or less.