

Underfloor Heating Working Party

Meeting Wednesday 8 February 6PM

Draft Minutes

Members: Ted Reilly, Chair

David Graves

Eric Guibert

Christopher Makin

Apologies: Sandra Jenner

Officers: Helen Davinson, BEO

Christoffer Sedgwick representing Mike Saunders

Ed Tran representing Graeme Lowe

1. Administration

- a. **Minute taking.** It was agreed that Members should take the Minutes by rotation. Christopher Makin volunteered to take the Minutes at this meeting. Future Minute takers are listed, alphabetically, below.
Bosco Chiclana
David Graves
Eric Guibert
Mary Hickman
Ted Reilly
Christopher Makin
- b. **Relationship with Asset Maintenance Working Party (AMWP):** Ted and Christopher are members of the AMWP and will ensure this working group's actions are aligned with/do not overlap with those of the AMWP. As such, it was agreed that it was appropriate to keep the two groups separate at this stage as both have full agendas.

2. **Report on current results of Seasonal Load Transfer:** The seasonal load adjustment is designed to "borrow" heating load from January and February and to "give" it to October and April.
In October we had an additional 920 Minutes. In January our load was reduced by 994 minutes. This is a good match, and 74 less minutes of heating = a £5,000 saving.
3. **Wash-up on webinar:** It was noted that we need to either action some of the interventions below, or document why they cannot be undertaken as they have been discussed for many years.
4. **Report on the Dorset Solar Farm:** The Solar Farm is now on stream and over the year will provide the City Corporation with 50-60 percent of its electricity, including our Underfloor

Heating. Officers are working on how we will be charged as, for instance, our heating system takes power at night when the Solar Farm is not producing power. Ed Tran will produce a written explanation of the impact on this new energy on underfloor heating charges.

5. **Climate Action Team Barbican Heating Research:** A specification is being produced, that will go out to tender, for a study by consultants to see how the Underfloor Heating system can be made more 'flexible'. This could include heating based on the weather forecast rather than actual temperatures, and/or changes to the hours during which heating is provided. Any changes to the system would need to be consulted on and full costings provided. It was confirmed that the control system for the heating is modern and very flexible.
6. **Implementation of interventions:** All potential interventions will need proper costings and consultation for interventions that affect multiple homes.
 - a. **Individual heating controls: Key issues are:**
 - i. Charging/metering. Ann Mason together with David Graves are looking into this. We need to understand the impact on pricing if our consumption increases as we currently have a contract to purchase an agreed amount of power at agreed times of day.
 - ii. Can we introduce a dual electricity supply so residents can have individual heating controls that switch to use the power they purchase individually as leaseholders for their homes.
 - b. **Soffit Insulation:** Not discussed, but consultants estimated that the payback on this intervention is low.
 - c. **Wall insulation and double/secondary glazing:** Ted will write to the BEO asking them to appoint preferred suppliers so that residents interested in these interventions can do so easily and use an approved supplier.
 - d. **Ventilation/drafts:** Needs to be reviewed alongside the Arup fire safety report as residents receive conflicting advice as to whether the central forced air ventilation system can be adjusted. If the ventilation is reduced the risks in terms of increasing damp/mould/odours vs reducing heat loss / potential to avoid fire/smoke transfer need to be clarified.
 - e. Potential for support from City Climate Action Strategy team: Ted will enquire as to whether they can fund any trials on the above interventions.
7. **EPC / flat lettings:** There was a discussion as to whether Listed Buildings such as the Barbican will need an Energy Performance Certificate (EPC) in order for them to be let. This needs to be kept under review.

This link is to the National Residential Landlords Association is provided FYI
<https://www.nrla.org.uk/resources/energy-efficiency/minimum-energy-efficiency-standards-listed-buildings>
8. **AOB:** It was noted that we should look for opportunities to make the Estate more 'flexible' as works are considered in the light of the Savills report.
9. **Meeting closed at 7pm.**
10. **Next Meeting Dates are to be agreed.**