



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Housing Overview and Scrutiny Committee

Monday, 20 January 2025

Councillor Virginia Moran
Cabinet Member for Housing

Riverside communal heating upgrade works - Overview January 2025

Report Author

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Purpose of Report

To update the committee on the progress of the Riverside communal heating upgrade works. Providing an overview of the project position, completed work so far and projected timescales.

Recommendations

That Committee note the contents of the report and the progress being made to upgrade the communal heating system to resolve long standing issues with the system.

Decision Information

Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing
Which wards are impacted?	Grantham St Wulframs;

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 There are no financial implications arising directly from this report, which is for noting.

Completed by: Paul Sutton Interim Head of Finance (Deputy s151)

Legal and Governance

- 1.2 This work programme does not present any legal or governance issues and is a report to update Members on progress.

Consult with Graham Watts, Mandy Braithwaite or James Welbourn (Do not delete)

Completed by: Mandy Braithwaite, Legal Executive

2. Background to the Report

- 2.1. The Council has a clear commitment in its Corporate Plan 2024-2027 to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations. This project focuses on upgrading the existing communal heating system at Riverside Sheltered Housing Scheme which will contribute towards achieving this commitment.
- 2.2. This report provides the Committee with an update regarding the progress of the works identified for the communal heating system at the Riverside Sheltered Housing Scheme.
- 2.3. On 19 September 2024 the Housing Overview and Scrutiny Committee were provided with a summary of the recommended short-term rectification and enhancement works for the heating and hot water system at the Riverside Sheltered Housing Scheme. Table 1 provides details of the recommended works.

- 2.4. It was recommended that the works initially focused on items 1-8 as these directly relate to the heating and hot water provision and that the due to the age the boilers were also replaced.

Table 1 – Short-term rectification/enhancement works

No.	Item	Rectification/ Enhancement	Cost
1	Insulate existing pipework	Rectification	£28,000
2	Complete water quality testing and chemically dose the system	Rectification	£3,300
3	Rectify support for pumps within plantroom	Rectification	£4,800
4	Provide a control panel for the boilers and pumps	Enhancement	£20,000
5	Rectify issues with control valves	Enhancement	£28,000
6	Complete wiring of immersion heaters	Rectification	£9,000
7	Replace Thermostats with intelligent modern controllers	Enhancement	£27,000
8	Flush, clean and chemically dose the heating systems	Rectification	£20,000
9	Replace Laundry Hot Water Cylinder	Enhancement	£2,500
10	Replace common room fan convectors with new radiators	Rectification	£20,000
11	Remove hot water system in common room kitchenette subject to it no longer being used	Rectification	£1,000
	Total		£163,600

- 2.5. During the mobilisation phase, individual flats were checked to ensure all immersion heaters were fully operational and in good working order. All dwellings were checked except for three which the contractor could not gain access to. One resident has refused the work, the Council are actively pursuing access to the outstanding two dwellings to complete this element of works.
- 2.6. Initial works commenced in the boiler room on 11 November 2024 in preparation for the temporary boiler being installed. The temporary boiler was delivered to site and connected on 13 November 2024. This provided a reliable source of heating and hot water to all flats during the boiler replacement works.
- 2.7. Over the following 5 weeks the new boilers were installed along with all ancillaries and components, including the new Building Management System in the boiler room. The new boilers are operational and at the time of writing this report the Council has not received any reports from residents regarding issues with the heating system.
- 2.8. The boiler commissioning process has commenced which includes sign off by the Council's contractor, Aaron Services and the manufacturer, Worcester, this will be completed over the coming weeks and will ensure the Council has the 5-year manufacturer's warranty in place at final sign off.

- 2.9. Flushing of the existing pipework for the whole scheme is scheduled to commence on 13 January 2025 and is expected to be completed by 14 February 2025. Once this has been completed, chemicals will be added to the system to ensure the existing pipework and system is in the best possible condition to ensure efficient running.
- 2.10. The installation of new thermostatic controls in each flat will commence early January 2025. This will improve the temperature control within the flats and improve the efficiency of the system.
- 2.11. Throughout the works, SKDC has had a frequent presence on site from our Mechanical Contracts Manager to ensure the works have progressed on schedule and that any concerns or issues that residents have experienced have been addressed in a timely manner.
- 2.12. Table 2 provides a breakdown of the costs incurred to date on the project:

Description of works	Cost
Plant room works including new boilers, pipework, flushing of primary system and control system	£104,308
Temporary Boiler	£14,000
Flushing of the Secondary System	£24,000
Thermostats	£12,277
Total	£154,585

3. Key Considerations

- 3.1. The works to the communal heating system at the Riverside scheme have been undertaken at the earliest opportunity and in a structured manner to avoid any disruption of heating and hot water for the residents during the winter.

4. Reasons for the Recommendations

- 4.1. To ensure the Housing Overview and Scrutiny Committee are kept updated regarding the works to the Riverside Communal Heating System.

5. Background Papers

- 5.1 Riverside Grantham Sheltered Housing Scheme Heating System Update report presented to the Housing Overview and Scrutiny Committee on 19 September 2024

[http://moderngovsvr/documents/s43576/Riverside.pdf?\\$LO\\$=1](http://moderngovsvr/documents/s43576/Riverside.pdf?LO=1)