



Sheldon Square Residents Meeting: Overheating & Mechanical Cooling Proposal

Date – Wednesday 3 March 2021

Attendees:

Patrick Flynn (PF)	Head of Compliance and M&E	Network Homes
Robert Kidd (RK)	Principle Engineer	Hoare Lea

Several Residents were also in attendance – Residents will not be named directly in these minutes but will be referenced to as a collective. This document is intended to summarise the main points discussed at the meeting as opposed to a transcript of the meeting.

Items Discussed

Network Homes have been working with First Port and the Freeholder of the building to establish a solution to the overheating issue. Hoare Lea is the firm that surveyed the premises and completed the feasibility study for this project and First Port have agreed to carry out the replacement of the private block air conditioning system and will manage Hoare Lea on NH's behalf for the design, tender and delivery of the entire project.

Notting Hill Genesis (NHG) have properties located in block 27 and have yet to make a decision on the project however Network Homes properties will still be delivered in line with the project timeline regardless. NH will be fully funding cost for rental properties and a budget provision has been made for the 2021/22 budget year which starts on 1 April 2021. Leaseholders are liable for their share of the installation costs relating to this project and NH will be writing to leaseholders separately once further information about the cost of the works is determined.

The proposal consists of installing wall mounted units at high level within apartments, with pipework and power supplies running through the ceiling into communal areas of the building. Design will include individual metering so that residents are billed for their actual usage.

Various options were considered during the feasibility study and it was recommended that a VRF (variable refrigerant flow) system was utilised. It was deemed the most suitable for solution for the following reasons:

- Location and amount of plant required
- Ease of installation
- Maintenance requirements

The size of the proposed cooling unit within the property is approx. 1m to 1.5m wide by 0.3m height and depth. The size of the unit will depend on the size of the room space that needs cooling.

Regarding disruption, this will be kept to a minimum and contractors will have their own take on how they intend to deliver the programme. It won't be disruption free, but this will be considered very early in the process once a contractor is appointed.

NH commit to arranging a meeting with the nominated contractors once appointed. This will give the opportunity for the contractor to explain the programme of works and for residents to ask questions about the project and potential impacts.

The previously proposed Cool You system is still under review in terms of water usage, this is secondary option should the centralised system not move forward.

Private units are looking to commence works in September 2021 however this is not confirmed due to the early design stages we are currently in.

Following the meeting it has been confirmed that written consent must be provided by British Lands via a formal application process. The application process is being managed by First Port and NH have agreed the fees involved with this. NH are currently waiting on confirmation as to when we can expect this application to be formally signed.

First Port have confirmed that they discussed the location of the outdoors units with Rob Stickland as part of the feasibility process. Verbal assurance re the proposed location was provided however formal sign needs to be via the above process which is pending.

No formal planning permission is required from the Local Authority for the current scope of works.

Next steps

Patrick Flynn proposes that frequent engagement meetings take place at each milestone so that everyone is informed and has an opportunity to ask questions. NH is experienced in undertaking in major improvement projects and impact on resident is the primary concern for any large-scale project in occupied properties. The next meeting it is the intention to present the detailed design plan, roadmap, costs, etc.

One resident stated that leaseholders are purchasing flats without knowledge of the overheating situation and that NH should be bearing the cost of the installation for leasehold properties: Patrick Flynn commits to looking into the information provided to new residents and leaseholders prior to moving into properties at Sheldon Square and he confirms that the lease allows NH to recharge leaseholders for improvement works.

It is likely overheating will be an issue again for the upcoming summer and Patrick Flynn will look at best options for cooling properties in the upcoming summer months. Patrick Flynn also confirms that reimbursement will be processed at £150 for the summer period for each resident again this year. A letter will be sent like last year asking residents to confirm bank details and request this payment. Residents raise concerns that some residents didn't receive this payment last year despite submitting the form. Residents who haven't had a payment should email him directly and he will ensure that these payments are processed; email address is: Patrick.flynn@networkhomes.org.uk.

Following the meeting a question was posed about whether heating could be delivered by this system and whether it would qualify for any renewable funding available from Government. This has been looked into and as this isn't a renewable technology there is no funding available. The system can deliver heating as well, but the system would need to be designed slightly differently with further

works required should the panel heaters within properties need to be removed. This is being investigated as an option and will be considered as part of the detailed proposals being drafted by Hoare Lea, NH will then make a decision of whether to include the heating function or not.

Date of next update

Network will continue to work with First Port and Hoare Lea to progress the project at an acceptable pace. You should expect your next update on week commencing 3 May 2021, this will allow ample time for the design to progress and detail regarding project milestones should be available. Should we need to communicate any decisions with you prior to this date, Network will send an interim or early communication via letter.