

## Grenfell Tower central heating factsheet

July 2015

### Benefits of the new central heating system

The new communal heating system will have significant benefits over the existing system:

- you will be able to use the system whenever you wish (rather than being limited to the October to April heating season)
- you will be able to use as much hot water as you choose, on demand
- you will be able to control the temperature in your home and in individual rooms
- the system will be more energy efficient and, together with improved insulation and new double glazed windows, the energy required to heat your home will be reduced
- individual billing for energy use will put you in control of your heating costs.

### Location of the heat interface unit

As part of the new heating system, each home will be fitted with a heat interface unit (HIU). This unit is wall mounted and is the size of a small boiler.

The **recommended** location of the HIU is in the hallway of each flat, where it will be fully enclosed in a cupboard with a louvre door. This cupboard will be located on top of the shelving unit in the hallway. We're aware that this may be a problem in a few one bed flats and this will be discussed individually with those residents. For this recommended location the work will take three days and this can be arranged over separate days to accommodate you.



The proposed new  
louvred cupboard

Those in **two bedroom** flats will also have the alternative option of the HIU being located in the cupboard off the kitchen, where the hot water tank is currently located. The original proposals indicated that this unit would be located in the kitchen of each property, in the cupboard where the existing hot water tank is located. However, following a detailed survey of flats, a number of significant practical implications have been identified with this location:

1. **Five consecutive days' access by Rydon will be required to carry out that work.**
2. Residents going for this option may have no hot water, and only intermittent cold water, for up to five days while the work is carried out.
3. **Full access would be required to the cupboard before and after the work. In many cases instances this would mean having to create a new opening to the cupboard, as well as the temporary or permanent relocation of adjacent kitchen units. This will be more disruptive and time consuming.**
4. The location of the HIU in the kitchen will require further pipework and ducting at high level in the bathroom and toilet, causing further disruption to your home.
5. **The kitchen cupboard contains all of the hot water storage, hot and cold water pipework for the stack (i.e. all of the flats above and below). To install the HIU here it will be necessary to isolate the hot and cold water supply to each flat. Given the age and condition of the pipework, this will not always be possible. We would also need to turn off the service in the stack, affecting all flats above and below.**

## **Other factors to consider**

### **All flats**

Our consultants, Max Fordham, have recommended that the hallway is the most practical location for the HIU. However, we have listened to residents' concerns and have revisited the options as a result.

### **Two bedroom flats**

1. The finish to the wall and access hatch to the cupboard in the kitchen will be as in the show flat i.e. **MDF board and emulsion paint finish.**
2. Access to the cupboard in the kitchen needs to be maintained for future repair and maintenance. You will not be able to fit kitchen units. You will need to be able to move white goods such as fridges to allow access.
3. It will only be possible to install the HIU in the kitchen when the building's new hot and cold pipework is operational. This is so that we can switch over to the new central heating system on completion of the work in your home.



4. We can arrange to meet you at home to discuss both the possibility and the implications of having it in the cupboard in the kitchen.
5. You will then be asked to sign an undertaking confirming that you understand these implications and that you will allow full access in the future for servicing.

## One bedroom flats

Those in one bedroom flats will also have a choice of the HIU being fitted in the cupboard on the other side of their bathroom. But this will lead to more ducting of pipework across your bathroom.

## Answers to your concerns

**The heat interface unit will partially block the hallway and impede exit if there is a fire or similar problem in the flat.**

Answer: This is not an accurate statement. The narrowest point of access in an out of each flat is the width of the front entrance door. The HIU is narrower than the width of the shelving unit found in most hallways. The proposed cupboard would be flush with the edge of the shelving unit and would not reduce the width of the hallway. There is no question that this location would impede exit in the result of a fire. We are aware however that a small number of one bed flats have a narrower shelf in the hallway and we can discuss other options with you individually.

**The heat interface unit will have dangerous sharp corners at approximately the eye level of a 10 year old child.**

Answer: We have listened to residents' concerns about the aesthetics of the boiler and that a child may bump into it. Our revision to the proposed design is to fully enclose the HIU, pipework and overflow in a cupboard with louvre door in the recommended hallway location. We hope that this proposal addresses this concern. We would be happy to meet with residents at the show flat to view the proposed installation.

**Safety implications of siting water pipes above the electrical fuse box are a matter of concern.**

Answer: The installation of the HIU meets current regulations and each installation will be signed off by a suitably qualified electrician. The overflow pipe below the HIU is plumbed directly into the bath waste and is not located directly above the electrical unit. The location of the HIU is therefore quite appropriate and does not pose a health and safety risk.