
From: Steve Blake
Sent: 28 January 2016 10:23
To: Batty,Tony; David Hughes; jwhite@jrp.co.uk
Cc: neil.reed@uk.arteliagroup.com; andrew.malcolm@uk.arteliagroup.com; clwilliams@kctmo.org.uk; Stuart Hannabuss; Gary Martin; Lynda Prentice
Subject: RE: Existing Apartment Ventilation - Proposed remedy.
Attachments: Nuaire Cyfan Installation Manual - Page 3 - Fitting back draught shutter....pdf

Good Morning Tony,

Thank you for your comments – I understand your reluctance to accept a higher fan speed setting.

Yesterday I spent the majority of the day observing the operation of the fans to various flats Nos 202, 161, 154, 152, 145, 131, 101, 52, 31, 23, 11 and removed the shutters.

As it was a windy day (no mast climbers 30 mph plus) I was able to experience the ‘chattering’ of the back draught shutters and also observe the condition by removing the front cover.

In addition I monitored the operation of the fan in 145 for 2 hours - (shutters removed) set to 20l/s and then at 13 l/s.

My observations were that the fan operation was perceptible at 20 l/s but not at all at 13 l/s (recommended setting).

When set at 13 l/s I did not once notice any nuisance from backdraft.

With respect to an external ‘cowl’ even if it was changed to a different type I am advised that there would still exist prevailing wind conditions that would create the ‘chattering’ scenario to occur.

Therefore our recommendation as per installation manual (see attached) is to:

- 1/ Remove back draught shutters to all fans – (‘chattering’ not possible).
- 2/ Fan speed remains set at 13 l/s – (manufacturers recommendations).

Tomorrow we will be re visiting the flats where the shutters have been removed to gauge Resident’s feedback.

Providing there is no unexpected adverse comment we will then contact all Residents to make these modification (5 minute task) and by the end of next week take away the biggest cause of complaint on the project.

Thanks again.

Stephen Blake
Refurbishment Director

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M



From: Batty,Tony [mailto:tbatty@silcockdawson.co.uk]
Sent: 26 January 2016 22:09
To: David Hughes; jwhite@jrp.co.uk

Cc: neil.reed@uk.arteliagroup.com; andrew.malcolm@uk.arteliagroup.com; clwilliams@kctmo.org.uk; Steve Blake
Subject: RE: Existing Apartment Ventilation & COW Inspection

David,

Thanks for this, from my part as discussed in the meeting today, we will not be signing off these fans under the current suggestions from Nuaire, as we believe they are not fit for purpose.

Regards, TonyB.

From: David Hughes [<mailto:dhughes@rydon.co.uk>]
Sent: 26 January 2016 16:19
To: Batty, Tony; 'Jon White' (jwhite@jrp.co.uk)
Cc: Neil Reed (neil.reed@uk.arteliagroup.com); MALCOLM Andrew (andrew.malcolm@uk.arteliagroup.com); 'Claire Williams' (clwilliams@kctmo.org.uk); Steve Blake
Subject: FW: Existing Apartment Ventilation & COW Inspection

Hi Tony & Jon

Please e-mail from JSW regarding issues raised in our meeting 2 weeks ago

Also attached is the report from Nuaire regarding the noisy extract fans

Kind regards

Dave

David Hughes
Site Manager
T
M

From: Alan Whyte [<mailto:AlanWhyte@jswright.co.uk>]
Sent: 25 January 2016 16:49
To: David Hughes
Cc: Steve Blake; Jonathon Earl; John Heggs
Subject: Existing Apartment Ventilation & COW Inspection

David

Please find attached documents and photographs relevant to the following –

Existing Apartment Ventilation

It had been mentioned that a replacement “cowl” could be provided.
Given the issue with “noise” is as a result of external air pressure being lower than internal this is not an option to consider.

After considering the attached report from Nu-aire, JSW are prepared to assist with this issue.

- Removal of the back draft shutter
- Increase the fan speed to achieve an air movement rate of 20l/s

Please note the following comment from Nu-aire

“Whilst we are of the view that there is no product defect, in an attempt to overcome any

potential back draught issue as far as practicably possible, the constant fan speed could be set to achieve 20 l/s of air movement with minimal increase in noise (approx. 4dBA as per our Technical Dept.)”

COW Inspection

The Clerk of Works has raised a concern regarding the absence of sleaving to LTHW & BCWM services through risers.

Page 22 of the ER's states-

Enclose pipes passing through building elements, (walls, floors, partitions, etc.) concentrically within purpose made sleeves. Cut sleeves from material same as pipe one or two sizes larger than pipe. Do not use sleeves as pipe supports. Install sleeves flush with building finish.

Please see attached sketch and photos.

Firstly I would state the infill method could not be classed as enclosed.

Secondly I would like to clarify the what is achieved with sleaving

The two purposes for sleaving would be –

- Impact protection for services encased in building materials (brickwork, concrete etc)
- Protection against cement based materials (concrete, screed etc)

The enlarged builders work holes have been fire stopped with fire batts up to the insulation with an additional intumescent strip on the copper BCWM service.

Given there is no issue with corrosion from cement based making good material, or risk of potential impact damage due to the nature of the material use to infill, thermal insulation properties have taken precedence in this instance.

BMS Alarms

The 200 alarms mentioned are as a result of intermittent faults on the existing system closing the gas solenoid valve. With the shared existing gas supply and solenoid, this fault logs an alarm on the new system.

Please note no schematics or other graphics are required in the ER's

Boiler Commissioning & Associated Works

The new heating plant is fully commissioned and use since Monday 21st September 2015

I do hope this closes out these issues, please inform me if further actions or information are required

Kind regards,

Alan Whyte

Senior Contracts Engineer

Tel: [REDACTED] | Fax: [REDACTED] | Mob: [REDACTED] | Email: alanwhyte@jswright.co.uk | Web: www.jswright.co.uk



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