

32 Bateman House,  
London,  
SE17 3PF.

20th April 2021

To:  
Cllr Alice Macdonald  
Cllr James Coldwell  
Cllr Eleanor Kerslake  
Cllr Stephanie Cryan

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**Re: Feasibility study re: Tower Block Riser & DHN Plantroom Pump Replacements, carried out by MEPS Consulting dated 20th May 2020.**

I have taken the time to read the feasibility study which you are using as a basis to let a contract to replace the riser pipework and I would like to raise a number of serious concerns. I tried to attach a copy of the report which I have annotated, mainly the first 14 pages, but I will also extract the main points here, for your convenience.

Here is my annotated version of the report which I had to add as a link, due to the ongoing issues with LBS mail servers limiting attachment size.

[https://brandontra.co.uk/wp-content/uploads/2021/04/2020.5.22\\_Brandon-1-Feasibility-Report\\_F-with-notes.pdf](https://brandontra.co.uk/wp-content/uploads/2021/04/2020.5.22_Brandon-1-Feasibility-Report_F-with-notes.pdf)

The existing heating infrastructure has worked fine from when I moved onto the estate in 1998 until the recent riser pump upgrade in October 2019. Since the riser pump upgrade, we have had two significant issues:

1. Frequent heating outages and
2. High pitched humming noise being transmitted through the heating pipework from the plant rooms where the new pumps were installed.

LBS did commission an acoustic noise report (link below) but have not as yet carried out any of the recommendations.

<https://brandontra.co.uk/wp-content/uploads/2021/04/Redacted-noise-report-Acoustic.pdf>

Instead, you appear to be pressing on with a decision to replace most of the riser pipework on the outside of the six towers, on the basis of a flawed feasibility study. Whereas it is visually evident that the riser ducting is not weathertight & the insulation has been waterlogged as a result, MEPS Consulting only carried out a visual, non-invasive evaluation of the pipework, and have somehow concluded that it is both in need of replacement and also not in need of replacement.

Despite that the Brandon was built with maintenance in mind, and that there is a solid concrete balcony every second floor to allow inspection & maintenance without the need for scaffolding, MEPS Consulting failed to notice this, and have not inspected the majority of the

pipework. And also that the one component which does need remedial works to, namely the aluminium ducting, is excluded from being replaced.

I am somewhat surprised that you are willing to commission a £2.2 million capital works programme on the basis of this report. Given that this is a potential £2.2m project, would it not make more sense to just investigate the pipework on one block, to properly ascertain that actual condition of the pipework with a proper invasive survey?

It appears to me that this potential £6,829.74 per property outlay is being proposed to remedy the fitting of incompatible heating riser pumps in October 2019.

The heating system worked perfectly well for the 21 years that I have lived here, and it was only after the upgrade to the more sophisticated riser pumps and the associated control systems being installed that we began to experience multiple outages & the humming noise issue. It is clear that the noise is originating from the plant rooms housing the new pumps, and that the metal pipework is merely the conduit carrying the sounds to residents properties.

May I ask that you have one of your technical people read and respond to ALL my comments in the Feasibility Report PDF? (link above)

**We would urge you to pause this project, and allow an independent heating expert to assess the works carried out to date, evaluate the installation of the new riser pumps in 2019, contact Grundfoss, the heating pump manufacturer and ask them to inspect the pump installation & suitability, and commission an invasive pipe survey at various levels on one of the tower blocks, to ascertain whether the pipework actually does need replacing.**

We really need to take a step back and sanity check this whole project, rather than having to resolve it later on, with expensive legal teams at a First Tier Tribunal. That rarely leaves anyone looking good.

Regards,

Tom Lloyd  
Chair, Brandon 1 TRA