

**Brandon Heating Meeting
11th November 2021, via ZOOM**

Attendees:

Sylvester Hilton (SH Chair), Simon Holmes (SHo), Tom Vosper (TV), Paul Gathercole (PG), Tom Lloyd (TL Resident), Marie Livingston (ML),

Apologies:

Dave Hodgson, Bola Odusanya, Cllr Eleanor Kerslake, Des Vincent

Meeting opened by Sylvester, welcome and apologies given. Minutes agreed by all.

Discussion

SH: PG made reference to the cut outs for the other blocks, we cannot justify doing a specific shut down for Brandon and we have no planned shut downs at the moment to do the remedials but will incorporate when we do and let Tom know with notice when the time comes. Tom, you indicated that you were receiving a certain level of outages but we are not seeing this come through the call centre.

TL: Our WhatsApp group has been unusually quiet for the last couple of weeks which means no problems. The heating seems to be working as it should be. The humming noise has definitely reduced, OCO have done something to bring the noise down so we have made progress; it may be the bellows. In middle of night I will hear a noise but not enough to keep me awake.

SH: The bellows seem to have suppressed the noise. That was one of the recommendations. If Tom and residents are not experiencing the same noise levels then it is good news all round. We explored the storage cylinders and the radiators.

TL: We asked for a heating meeting, it is possible that it won't be as well attended now. Residents do have questions about the government giving everyone £5k for the heat pumps. People are also asking if they can install ground source heat pumps and sell electricity back to Southwark, these questions are often better answered by Southwark instead of going through me.

TV: On the comment re 5k this was announced in the media, it is not the only grant available from the government for low carbon heating or projects, there are grants available for communal heating systems like at Brandon. We looked at 5 estates (incl Brandon) but we decided not to do Brandon or Sydenham Hill at that time. UKPN gave us a very high price for increasing the electrical supplies to the boiler house and it was deemed there wasn't enough space in the boiler house so it was a bit complex and because the funding we were chasing had a short timeframe we decided to go ahead with Consort and Wyndham. There is another grant coming next April called Green Heat Network fund which should heat pumps in estates like Brandon. We have spoken to GLA re other funding they can offer. Brandon heating is a definite potential that is on the radar for future possibility. Because they use electricity more than gas, the heat received is a bit more expensive. If a capital grant comes along and you could get the whole thing for free or at a discount that is fine but you could be left with high heating bills.

TL: I understand that insulation is quite key as you are talking about an "always on" heating system. I am happy enough that we are not in the pilots as would rather not be the guinea pigs.

TV: The Consort and Wyndham should be commissioning their system soon and we can start monitoring how it all work and feedback information. The Council is aware of the grants that are out there and are keeping an eye on it.

TL: *If the Council get a grant to subsidise the installation of the heat pump, when you come to billing leaseholders does the discount reflect on what the leaseholders pay or do you pay the whole lot?*
TV: *You would only pay the net amount, if we get half paid for that is what the service charge is calculated on.*

TL: *For the Consort and Wyndham ones, what has the bill to leaseholders been for the changeover?*
TV: *Zero, because we had a 100% capital grant for it. It is a Revenue grant, the council gets paid over 20 years for all of the renewable heat generated and the financial model produced shows that we should be able to recover all of the capital, additional maintenance and electrical costs.*

TL: I will come back with dates for the heating meeting. It would be good for the Council to speak to our residents as they have lots of questions and it would be better for them to get their answers from someone in the Council.

SH: When we decide to have the meeting we will do an agenda to look at the discussion points eg riser, plant room, heating strategy. I will circulate the range of dates to Paul and Tom and ensure we will be able to answer all the questions.

TL: If there is only a handful of people this time that would be great and would show that the Council are doing their job correctly.

SH: Tom to come back with dates and the Council will ensure it is attended.

TL: Regarding the condition of the heat systems, you wanted to find a few more void properties which you could take intrusive samples from.

SH: This wouldn't be beneficial, the samples taken from Cornish validates the condition.

PG: If we found significant corrossions etc in the other blocks we would then take samples, its best to wait and see what condition we find the risers in and take it from there.

TV: We talked about trying to find records of how many radiators and cylinders were replaced over the past 5 years or so. PG has asked for this but not yet received, going back to 2016.

TL: The majority of residents have had some but not all radiators changed. It is easy to identify the new and old radiators just by looking.

SH: We will be proceeding with the replacements as and when.

TL: That's fine, it means we are not facing a major works bill but will pay via our service charges.

SH: We are where we need to be in terms of the risers and what we said we would do, we are at a stage where we are satisfied with what we have done so far. We need to now progress with residents meeting.

Conclusions:

TL: We are not having the high levels of outages this year as we had in previous years.

PG: The system has now settled, various recommendations were made and have been acted on.

SH: Next meeting in 4 weeks' time. We should have had the meeting by then and hold a post discussion as a result.

Date of Next meeting: 9th December 2021, 15.00.