

Item No. 6.	Classification: Open	Date: 24 June 2020	Meeting Name: Housing Scrutiny Commission
Report title:		Update on Wyndham District Heating System	
Ward(s) or groups affected:		Newington Ward	
Cabinet Member:		Councillor Kieron Williams, Cabinet Member for Housing Management and Modernisation	

RECOMMENDATION

1. That the housing scrutiny commission note the update on Wyndham district heating system.

BACKGROUND INFORMATION

2. The Wyndham district heating system serves 1280 properties and has three zones; East, South, and West. All three zones are fed from the central boiler house located behind the Coniston tower block on Wyndham Road-West zone covers Brandon 2. Extensive works have been carried out on 3 of the four boilers after a system failure in 2019 which resulted in the deployment of temporary containerised boilers to maintain service.

Recent issues in May 2020

- Gas booster pump blew wc 11-05-20 -24 hour outage TEXT AND WEBPAGE UPDATE.
 - Weekend 16th, 17th May-east zone pump blew a seal and estate lost all of its water and service Texts were sent and our block outage webpage was updated.
3. Our contractors are in the process of refurbishing the boiler house which serves both the Wyndham and Brandon 2 district heating systems. Unfortunately, three weeks ago one of the gas boosters which supplies gas to the boilers failed.
 4. In addition to this, on the weekend of the 16th and 17th of May, the main pump which supplies the East Zone of the estate also failed causing the system to loose water and resulting in a major service outage.
 5. The East Zone circuit was switched to a stand by pump on the 18th May and the original pump is now with specialists and was rebuilt and was back in service on the 25th of May 2020.
 6. Investigations following the gas booster problem highlighted a main electrical supply issue to the boilers which required four days of rewiring work. This has now been completed.

7. Specialist controls experts are now checking all the boiler and burner supplies but service is now restored. In addition, normal planned maintenance is taking place and that was the reason for the planned outage on the 26th of May. A letter to all estate residents was sent explaining the reasons for the recent problems.

Completed Works

- Electrical supply works within boiler house now completed
- Rebuilt main east zone pump now rebuilt and back in operation as of 25th May 2020
- Controls specialist working in boiler house at present sorting out new burner wiring.
- 3 remaining temporary boilers, expected to be removed by mid July 2020.
- 3 of 4 main boilers have been rebuilt in last year and new burners fitted, remaining main boiler will be checked and rebuilt and new burner fitted once other 3 boilers are all working and been tested for resilience.
- All other components within the boiler house will be checked under normal operating conditions once the permanent boilers have been recommissioned and before the remaining temporary boilers are removed from site.

Planned major works:

8. Due to COVID 19 these works were delayed, this is being overseen by Major Works Team and will comprise the following:
- A. Replacement of underground heating mains on east and South zones and hydraulic separation for West zone.
 - B. Formation of 5 new plant rooms for the five tower blocks to enable pressure reduction and reduce strain on old plant-Major works have had numerous resident consultation meeting around this mains replacement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
None		

APPENDICES

No.	Title
Appendix 1	Explanation of Brandon Heating
Appendix 2	Wyndham and Brandon Costs (Planned Preventative Maintenance and responsive repairs)

AUDIT TRAIL

Cabinet Member	Councillor Kieron Williams, Cabinet Member for Housing Management and Modernisation		
Lead Officer	Gavin Duncumb, Head of Engineering (Acting)		
Report Author	Gavin Duncumb, Head of Engineering (Acting)		
Version	Final		
Dated	16 June 2020.		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Law and Democracy		No	-
Strategic Director of Finance and Governance		No	-
Cabinet Member		Yes	Yes
Date final report sent to Scrutiny Team			16 June 2020