

18. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB COMMITTEE

A Member asked the following question in advance of the meeting:

'Middlesex Street residents have been informed that we are in the process of appointing expert consultants to look at the both the Heating (and hot water) and the ventilation so that we may develop detailed options appraisal report.

However in a letter to the Chair of the leaseholders association, an officer wrote that rather than a fully independent report looking at all options there was a preferred option that we are looking to keep the estate on a communal heating system rather than seek to install individual systems in each dwelling.

The communal system is unpopular with many tenants and leaseholders. As we are going to spend money on experts can we please make sure they look objectively at all options and take into account environmental considerations and the relative nuisance of different types of installation to residents'.

Officers responded as follows:

The City has appointed Phoenix Compliancy Management, a specialist mechanical and electrical consultant, to carry out a detailed condition survey of the communal and district heating, hot water and ventilation systems at:

- York Way;
- Cullum Welch/Crescent House on the Golden Lane Estate;
- Middlesex Street.

The survey will provide us with detailed and robust information on the condition of the existing heating systems, their serviceability and their expected remaining life span.

The survey will also provide us with a detailed options appraisal on the future maintenance, improvement and/or replacement of the existing systems taking into account a number of relevant factors including:

- Current condition;
- Costs (future maintenance and replacement costs);
- Reliability;
- Available technology;
- Environmental considerations;
- Connectivity;
- Sustainability.

At this stage, we have made no decisions as to the future maintenance, improvement and/or replacement of the communal heating system at Middlesex Street and will not do so until we have received, considered and analysed all the options presented to us by our specialist consultant. The report is expected to be submitted to us in the Autumn.

In response to a supplementary question, Members noted there would be Estate wide consultation once an options appraisal was ready but there might be limited options in this case.