



New Heating System The Channel & The Banks

Seascope Management Limited

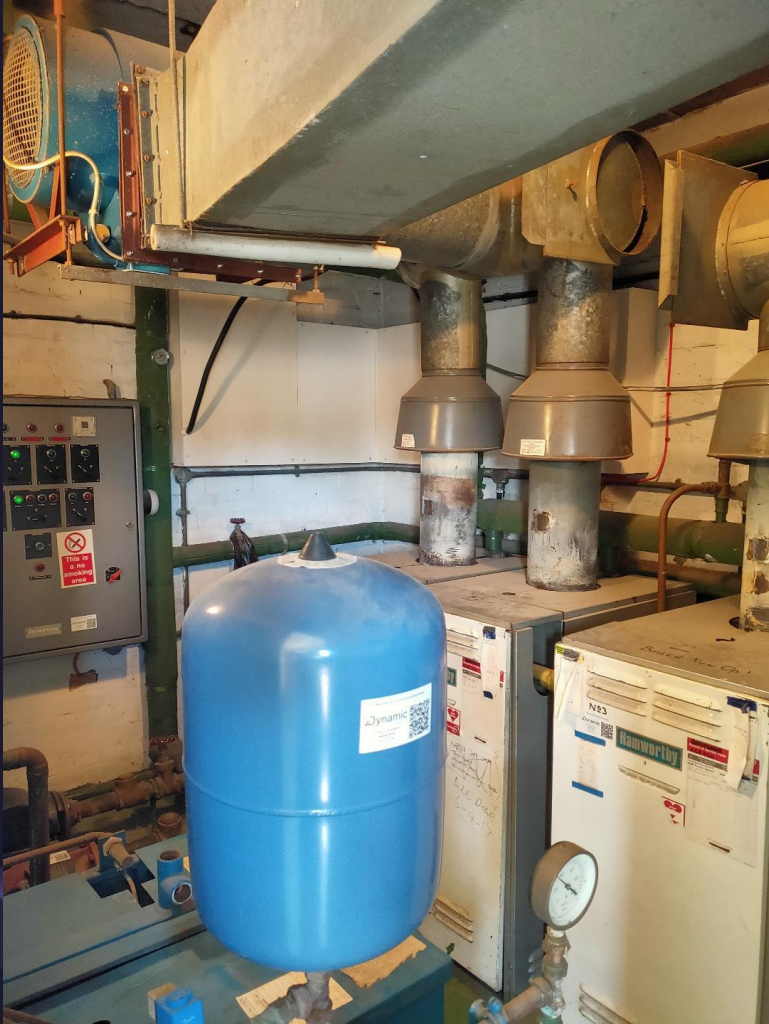


Introduction

We are pleased to be able to announce that we have successfully installed a brand new, highly efficient boiler system in both The Channel & The Banks.

After years of struggling with an outdated and inefficient system, we can finally enjoy the benefits of modern heating technology.

The Old System



The old heating system in both The Channel & The Banks utilised non-condensing boilers, was extremely inefficient, and was no longer supported by the manufacturer. It suffered from repeated faults and breakdowns, causing inconvenience and discomfort for residents. With an efficiency rating of just under 60% it was clear that a change was needed.

Despite attempts to maintain and repair the old system, it became increasingly clear that it was beyond economical repair (BER). The decision was made to invest in a new, more efficient system that would provide reliable heating and hot water for all residents.

The installation of the new system in both buildings has not been without its challenges, and we appreciate the patience of residents whilst it was going on. We hope you agree it is worth it now it is completed.

The New System

The new boiler systems installed are highly efficient condensing systems with an impressive 95.6% efficiency. This is a significant improvement over the old non-condensing system, with efficiency levels below 60%.

Discovery that the two wings in each building were already linked and the increase in efficiency means the new system can operate from one boiler room rather than two, resulting in being able to reduce to operating from one plant room and cutting the installation costs by 35%.

The improved efficiency of the new system produces less carbon emissions than the old system. This is a great benefit not only for us but also for the wider community. The installation of this new system whilst primarily because it is significantly more cost effective, does form part of our efforts to reduce our carbon footprint and promote sustainable living.



The Installation Process

The installation of our new heating systems was a complex process that required careful planning and coordination. The Seascope Management team worked in partnership with the Dynamic FM team to ensure that the installations were completed on time, within budget and to the highest possible standard.

The first step in each installation was to remove the old non-condensing system, which were no longer supported by the manufacturer and suffered from repeated faults and breakdowns. This was a challenging task, but the team from [Dynamic FM](#) rose to the occasion and worked together with their sub-contractors to safely dismantle and remove the old systems.



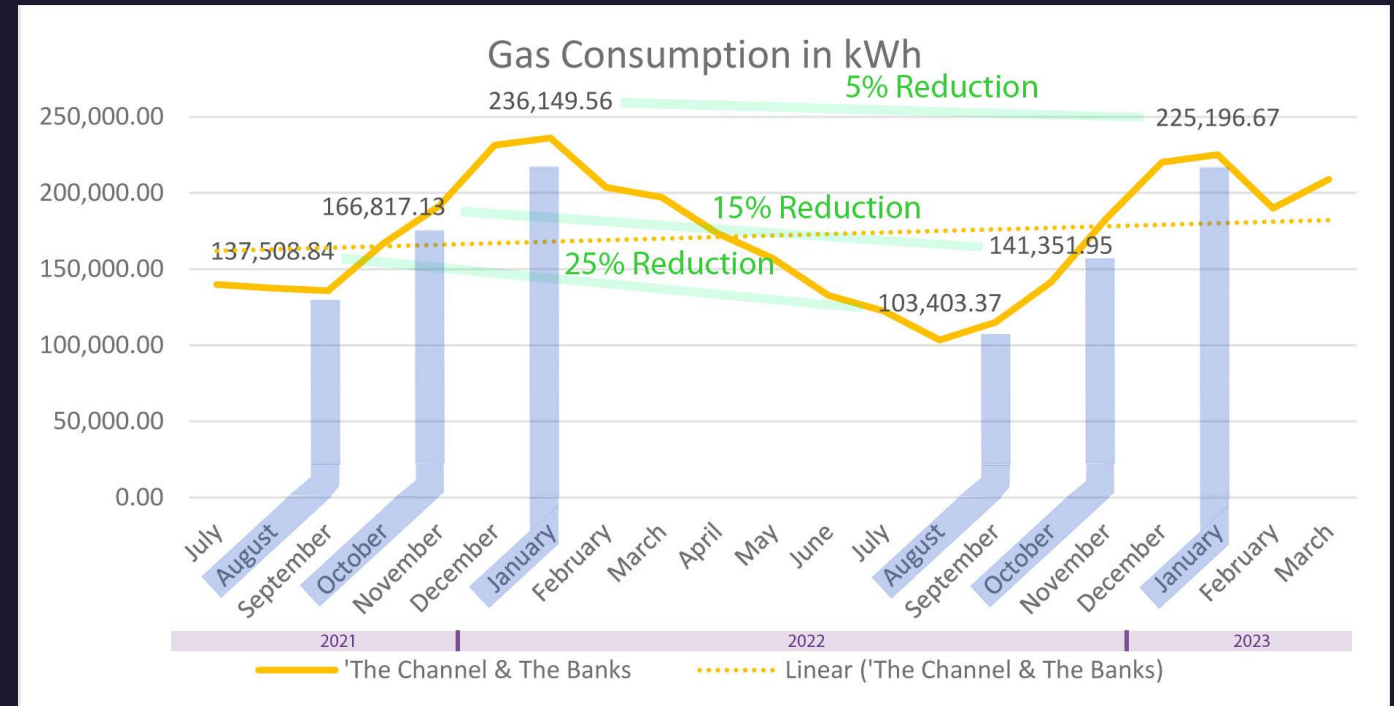
Once removed, the team began the process of installing the new systems. This involved carefully positioning the new boiler system and connecting them to the existing pipework and electrical systems. Throughout the installation process, the Seascope Management team worked closely with Dynamic FM to ensure that disruption for residents was kept to an absolute minimum.

We are proud to say that both installations were completed on time within budget and with minimal disruption, thanks to the hard work and dedication of our combined teams. Overall, the installations were a resounding success, and we are confident that it will provide many years of reliable and efficient service to the residents of both The Channel and The Banks.

Benefits for Residents

The new boiler systems will bring numerous benefits to residents. One of the most significant benefits is the consistent and reliable supply of heating & hot water, which could not always be guaranteed with the old system. This means residents no longer have to worry about chilly indoor temperatures during the winter months.

In addition to improved functionality, the new systems will also result in cost savings for us all over the coming years. The higher efficiency of the condensing system meant that when the higher gas tariffs came into place (October 2023) less energy is now required to heat the buildings.



Benefits for Residents

Without the new heating systems our heating costs would be substantially higher. Now we have installed the system into The Banks we have reduced the number of meters from 4 - 2 which will save around **£10k** per year in standing charges alone.

		Rate per kWh	Percentage Variance
Cost of Gas supply until 31 October 2023		£0.02878	
Cost of Gas supply from 1 November 2023		£0.07290	153.30%
		Standing Charge per day	
until 31 October 2023		£0.00000	
from 1 November 2023		£13.04000	New Charge
Number of meters			
01/06/2023		4	
25/06/2023		3	25.00%
Post The Banks installation		2	50.00%

Timeline

In late 2022 we issued
Section 20 Notices & the
tender process.

Contract awarded

Initial design agreed early
2023

HNES Grant application
submitted - awaiting outcome.
Further Planning and preparatory
work underway for The Banks
installation.

We will be monitoring Gas
consumption and the
performance of the new
heating systems and
reporting back to residents.





Summary

In conclusion, the installation of the new heating systems marks a significant milestone in our ongoing efforts to improve the overall experience for our residents. By replacing the old non-condensing system with new ones that boast an impressive 95% efficiency rating, we have not only significantly reduced our carbon footprint but also ensured that our residents enjoy a more comfortable and reliable heating system.

The benefits of the new systems are numerous and far-reaching. It will provide a more consistent and reliable source of heat, help keep costs to a minimum, and add to the appeal and value of our properties.

We were successful with our application for a HNES grant to assist with the cost of that installation which amounted to £28,500 and reduced the overall cost for both systems to just over £260,000.

Thank You

Seascope Management Limited

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<https://www.smlapartments.co.uk/heating-hotwater>

