

LATYMER COURT



THE CUSTOMER

Latymer Court Freehold Company are responsible for maintaining utility services to 375 flats that comprise this large and busy 1950's residential complex in Hammersmith. Residents sit on the board of the Company which represents all the residents' interests.

THE CHALLENGE

With much of the plant room being original to the 1950's construction, the system was under considerable strain. With service delivery close to breaking point a multitude of problems began arising and Birdsall Services were called in to manage some small works and offer conditional reports to the client. The existing boiler plant and water cylinders were no longer in manufacture and parts were no longer available either. Coupling this with the increasing demands of residents something had to be done.

With a 70-year old building (originally designed for coke fired boilers!) some considerable builders works would be required to make the modern systems workable. As well as construction works, plumbing, engineering and electricals, controls and software engineers would be required for BMS adaptations and modernisation. Could a single contractor be appointed to avoid the inevitable trade cross overs and interfaces (and all the additional meetings that would entail!) the answer is yes.

"

...THE BIRDSALL TEAM HAVE DELIVERED A COMPLETE PLANT
ROOM REFURBISHMENT IN A CHALLENGING ENVIROMENT...

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ESTATES MANAGER AT LATYMER COURT

"THE BIRDSALL TEAM WERE ACCOMADATING AND FRIENDLY AND HAVE DELIVERED A COMPLETE PLANT ROOM REFURBISHMENT IN A CHALLENGING ENVIRONMENT WHERE THE FLATS WERE FULLY OCCUPIED FOR THE DURATION OF THE WORKS."

ESTATES MANAGER AT LATYMER COURT

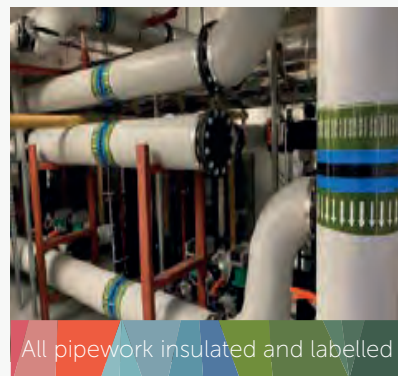
THE SOLUTION

The solution was to undertake a full plant room refurbishment to deliver a new district heating scheme to adequately supply heating and hot water to all 375 flats with additional reserves.

The residential buildings remained fully occupied during the works, so managing noise was important as well as non-disruptive heavy plant deliveries and waste removals. We had to modify the design to fall within budget without compromising on system performance.



10 Modular Boiler Installation



All pipework insulated and labelled

THE OUTCOME

Over a phased 2-year contract period Birdsall's Project team removed all the antiquated heavy plant and corroded pipework. Working to a mutually considered specification, new modern high efficiency boilers were installed over the summer of 2019 & hot water services in the Spring of 2020.

A new controls panel and user-friendly software was built by Birdsall's controls engineers and interlinked with the existing Building Management System offering the client improved management of services and modernised metering capabilities.

Extensive builder's works were undertaken to facilitate the new design and Birdsall's building team worked cohesively with our engineers on site to achieve the necessary adaptations and minimise disruption.

Additional safety features and general gas safety system upgrades have been performed to bring the plant room up to current regulations and therefore conforming to insurance policy conditions.

Following on from a successful heating delivery changeover we completed the hot water services refurbishments in June 2020 under the challenge of COVID-19 restrictions. Now the energy delivery at Latymer Court has been fully optimised.

The client now operates a modernised plant room, with the added benefit of substantial improvements in energy efficiency.



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