

Northampton Borough Council, Cooper Street Flats, Boiler House Replacement.

Replacement of main boiler plant and sections of district heating main would appear a relatively straight forward operation. When the 250 occupants of the five blocks of flats are added to the equation, the operation becomes considerably more complicated. It was imperative that heating and hot water services were maintained to all flats throughout the works.

Gowing & Hunt Limited assumed the role of main contractor in the execution of this contract for Northampton Borough Council. Designed by Building Services Design, the project involved the complete replacement of boilers, pumps, pressurisation unit, controls and ancillary fittings and pipework within the central boilerhouse.

A large element of the works was to replace the extensive system of corroded and leaking district underground heating pipework that served each of the block. Temporary boiler plants were installed externally to three of the blocks to ensure continuity of the primary and secondary heating services.

The new boiler installation was carefully installed around the existing boiler plant that was kept in operation for the duration of the works, again to ensure none of the tenants lost heating or hot water.

Tenant liaison formed an essential aspect of all procedures. Letters were sent to all occupants by Gowing and Hunt to ensure they were aware of the work and how they would be affected, particularly in regard to dates they would likely to be without services while pipework changeovers were made.

This liaison was equally important and relevant to other trades, including ground workers, scaffolders, fencers and bricklayers, all under Gowing and Hunt's control as principal contractor. To further support the both Northampton Borough Council and the 250 tenants, we offered a 24 hour emergency call out facility with a 1 hour response time.

The works also included the reinstatement of areas disturbed during the works such as grass seeding, replanting of flower beds, shrubs and rockeries together with the making good of footpaths, all to the satisfaction of the client and individual tenants.

