COUNCIL – TUESDAY, 7 MAY 2024

QUESTIONS AND ANSWER SESSION

QUESTION FROM SIOBHAN DILLON TO THE RELEVANT PORTFOLIO HOLDER

Whilst visiting flat at Coleorton Moor, which I believe are Council owned, I noticed that they had heat pumps installed. I also noticed a damp patch in the ceiling of the hallway. My understanding is that buildings should be brought up to a certain thermal insulation standard before installing heat pumps, otherwise they have to work too hard to bring the building to appropriate temperatures and, in these circumstances, are not cost efficient either financially or environmentally.

I presume a leaking building would not be at an appropriate standard, therefore rather than benefit the occupants and the environment, the heat pump installation is harmful.

Does NWLDC have a standard to which buildings should attain, and achieved, before installation of heat pumps?

REPONSE FROM THE RELEVANT PORTFOLIO HOLDER

With regards to a "leaky" building; and any damp and mould, we are not aware of any significant or harmful issues in the building we hold in the vicinity. I would encourage tenants to report anything of concern in the normal way and will be assessed. We are certainly not aware of anything 'harmful'. Even if a leak has occurred this is likely to of occurred after installing the heat pumps in question.

NWLDC is obliged to abide by Standard Assessment Procedure (SAP) tests and current building regulations. Standards Part L1A (conservation of fuel and power) and Part F (ventilation) for existing dwellings. These standards were amended from 15 June 2023 and works that commenced prior to this date are not held to the improved standard, which is likely in this case.

Generally, heat calculations and a suitability survey are undertaken before any retrofit or heating upgrade is carried out by NWLDC.
This response is generic in its nature as we are not aware of the exact location of the property in question. If Ms Dillion would provide me this after the meeting I can supply a more tailored response if required.