

Minutes of board meeting re Balgair 26.07.17

Present: Matthew Black, Hugh Edmond, Iain Frazer, Kayt Howell, Gordon Cowtan, Holly O'Donnell, David Howell, Stuart Higgins, Jamie Pearson.

Apologies: Gordon Murray

ACTION

MB briefly outlined and distributed the engineers report on the Balgair District Heating installation.

MB took the board through the spreadsheet of works and discussed solutions and timetables.

Through each point the board commented on the plans to rectify issues and expressed their thoughts on responsibilities for Consultant calculations. **MB**

MB advised that the Contractor couldn't attend until W/C 31st July but intend to be onsite by Wed 2nd August.

The report has been sent to the Consultant and designer of the system, David Palmer.

Board were concerned that the alarm issue had not been spotted. **MB** to ask Doug Frater.

Board asked for a log of maintenance issues to be kept. **MB & DF**
Keep in boiler room.

DF's new contract will include regular checks of water quality/inhibitor levels. **MB**

Board asked if the original snagging list had been completed and signed off? **MB**

All agreed that the flow and return issues need to be addressed. **MB** to speak to contractor to ensure we don't disturb the comfort level for our customers.

MB stated that a more comprehensive maintenance program needs to be agreed and will discuss with Doug Frater, who currently provides this. **MB**

GC explained main two issues –

1. DP's over estimated heat requirements for each home and his method of calculating these – against actual heat sales.
2. Overall heat loss is estimated at 40-50%.
10% loss is expected at the boiler, however a 30-40% loss is huge and unacceptable.

The board discussed the issue of adjusting temperature across radiators - though the Consultant/designer had advised this against.

The Board suggested looking at warranty extensions given the current issues. The installation was carried out to the designer's specification. **MB**

GC summarised –

AH (Alternative Heat) will be carrying out the remedial works.

The water quality issue will be discussed and added to Doug Fraters list.

Conversation needs to be had with David Palmer.

Advice to be taken from EST first.

After the works are complete, fully monitor the system.

We need to have before an after remedial works data for comparison. **MB**