

Current boiler is located in the hallway of the property, and, despite repair, the current boiler is no longer reliable, efficient or safe. We have been informed by multiple gas boiler engineers / installation experts (from Boxt, Baxi and Prime Time Boilers) that the boiler cannot be replaced like for like in its current location due to not meeting current safety standards. The current system is exiting via a dual flue, this flue is integrated in the building via a 'flue in void' or concertina flue but it's current installation does not have the legally required inspection hatches and it terminates more than 1m from the roof. Significant internal reconfiguration would be required to make the current positioning regulation compliant, and this would not be economically or practically viable. For these reasons no registered installers will replace in its current position.

We need to replace the boiler and reposition the boiler onto an external wall so that a new safety compliant horizontal flue can be installed. We will be installing a Worcester Bosch 25si Combi boiler fuelled by the current LPG supply - the new boiler will significantly improve the efficiency rating (grade A) and will be functional and appropriate for the future, backed by a 10 year warranty. In the new position, the boiler flue will be a horizontal flue and will need to exit through the external brick wall on the right side of the Astwick Manor building. This flue exit will not be clearly visible from the front of the building due to the bathroom window structure / positioning and will therefore not impact the aesthetic of the building. This new boiler positioning will meet all current safety guidelines and will ensure viability and compliance for the coming years. To reposition the boiler pipework will be run from the current entry / boiler position through within internal plasterboard walls and pipe boxing in the hall and main bathroom.

The boiler and pipework will then be boxed in neatly by a registered carpenter to ensure it is safe and aesthetically in keeping with the property.

The work can be completed within our property (Flat 4) and with access from the communal garden via ladder to the external wall so there are no access concerns / barriers.

We have been advised this plan is the only viable alternative as (1) an electric boiler is not suitable for the property size due to the number of bathrooms, height of ceilings and size of rooms and (2) the current positioning of the LPG gas boiler is not safety compliant so cannot be replicated in a like for like replacement.

Moving and replacing the gas LPG combi boiler, as proposed, will improve our efficiency and safety, will ensure future inspections and repairs are gas safety compliant and will ensure us (and any future tenants or owners) are not subject to the risks related to the current boiler positioning.