

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3719/P	Luca Latini	06/10/2024 12:35:53	AMEND	<p>The proposed gas pipe layout does not take into account the current internal layout and gas distribution of the apartments in the block. The proposed entry point would require major invasive works inside each apartment's kitchen to install new pipes or to intercept the existing ones running inside the walls and concrete slabs. This would cause an unacceptable level of disturbance and incur additional costs for the leaseholders and taxpayers (as it is assumed that internal works in council tenants' flats would be paid for by the council). Therefore, the proposed layout should be modified to allow for a less invasive and more cost-effective implementation.</p>

Note that the current layout of the apartments is as follows:

Each apartment has a dedicated service cupboard and a gas boiler cupboard, positioned one above the other (one on the entry level and one downstairs). These are located next to the entry door, opposite the kitchen. The main gas feeder runs vertically through the building, passing through the aforementioned boiler and service cupboards.

The main valve is located in the upstairs cupboard. From the valve, the gas pipe enters the floor slab, feeding the boiler below, and runs within the slab and walls to supply the kitchen hobs.

The proposed design suggests entering each unit under the sink. Some kitchen furniture may need to be removed or altered to allow the pipe to enter through the wall and facilitate the works. The installer would need to break the floor to locate the existing pipework embedded in the concrete slab, cut, and install a new connection. Alternatively, a completely new internal pipe network could be installed (would surface mounting be allowed?).

The location of the new gas meters and the entry point to each unit should be realigned with the existing service cupboards, where the current valve for the internal flat distribution is also located. This would minimize the works within each unit by removing the valve and connecting the new pipe entering through the wall to the existing termination of the flat's internal pipework.

I'd also like to note that the Section 20 notice to the leaseholders of the block has not been issued yet.

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