

Rivermead Court, London SW6

Addenda to Heating and Plumbing Guidelines and Regulations

As Rivermead Court is a large and complex communal system all heating and plumbing works must be installed to the very highest standards in accordance with all appropriate regulations including, but not limited to:

- Building Regulations
- Plumbing Engineering Services Design Guide – as published by CIPHE - Chartered Institute of Plumbing and Heating Engineering
- British Standards (BS 806 & BS8558 in particular)
- Health & Safety Executive Guidance Publication No. 274 (HSG 274)
- Water Regulations Advisory Scheme

Advice for residents

- All plumbing contractors attending Rivermead Court will be stopped at the main gate and be issued with a Plumbing Contractor Water Hygiene Awareness Notice which they will sign for.
- A licence will be required for all alterations / modifications to existing plumbing – contact the managing agent for further advice.
- All occupiers are required to flush all hot and cold water outlets at least weekly – this will prevent stagnation and reduces the risk of bacterial growth within the flat.
- Damaged / seized taps and blocked drains must be repaired /replaced promptly.
- Flexible shower hoses, including their washers and removal of any inline filters, should be replaced regularly as the rubber linings can develop cracks which can harbour bacteria.
- If flushing is not possible or outlets are no longer required they should be permanently disconnected from the communal systems. Disconnection of any outlets, especially bedroom wash hand basins must be notified to RCL so that adequate use of risers can be monitored.
- Non-compliant installations may lead to remedial works being undertaken by the freeholder at the leaseholder's expense.
- Replacement of kitchen / bathroom fittings in existing positions, or within 1 metre of the existing position, will not require a licence.
- If you are in any doubt as to whether your work or repair requires a licence, please contact Mr Graeme Elkington of Faraday (contact: 0203 206 0066, graeme.elkington@faraday-property.com).

Action required for General Repairs including Alterations & Refurbishment work

- All domestic water fittings shall be WRAS approved
- High quality full bore lever action isolation valves shall be installed up stream of any outlet.
- In accordance with HSG 274 section 2.35 EPDM (Ethylene Propylene Diene Monomer Rubber) lined flexible hoses shall not be installed. Soft copper tails should be installed in lieu where required.
- When permanently disconnecting outlets it is imperative that dead legs are not formed. Pipework shall be cut back to the riser, valved and plugged.

- It is recommended that towel rails should be disconnected from the communal domestic hot water system [DHWS] wherever possible. If retained they need to remain turned on fully all year and not isolated in the summer as it creates a dead leg which is a serious health hazard.
Over /
- Thermostatic shower installations are acceptable but shall have provision for overriding the pre-set temperatures and be flushed at full temperature weekly.
- TMVs (Thermostatic mixing valves) are discouraged as they are prone to scaling up. If installed they must be easily accessible and regularly maintained/ descaled. The TMV shall be located as close to the outlet as practical.
- Shower or other booster pumps are not generally accepted apart from the 7th floor. Written consent is required for any replacement or new installations.
- All mixing valves shall be installed with easily serviceable strainers and non-return valves. Particular care must be taken when a mixing valve is connected to the mains cold water due to the pressure differential.
- All pipework installed under the floor shall be insulated and protected from damage. Copper or plastic pipework may be used providing push fit or compression joints are avoided below the floor.
- When undertaking refurbishment works connections to risers (Heating, DHWS (Domestic Hot Water Service), CWDS (Cold Water Down Service) and Mains water) shall each be fitted with a high quality full bore lever action isolation valve, and serviceable strainer. All isolation valves must be accessible with removable panels or hatches. Only certain approved installers are authorised to work on the main circulation risers, and on request RCL will arrange the fitment of the required valve and strainer.
- New Gas boilers are not permitted – existing boilers may be replaced in an identical location.

Large flat refurbishments, future proofing for new Heat Interface Units (HIUs)

- It is strongly recommended that major flat refurbishments incorporate DHWS, CWS and heating pipework designed for future connection of an HIU (Heat Interface Unit) to provide individual heating and domestic water services to the flat. In the meantime the pipework shall be connected to the main bathroom riser, with isolation valves. Heated towel rails need to be disconnected from the communal DHWS and connected to the heating system – they will need to be served from the future HIU system.
- Thermostatic radiator valves (TRVs) may be fitted to radiators which are connected to an HIU (Heat Interface Unit).
- Future DHWS pipework from the HIU position to the outlets shall be fitted with trace heating tape to maintain 55deg C and insulated. Until in use the pipework shall remain valved and drained.
- Alterations licenses for large flat refurbishments will require plumbing drawings to be submitted in advance for vetting. Drawings of completed installations with all access points marked up must also be provided to the Managing Agents.

Lease holders may find it beneficial to ensure that installers are members of the CIPHE (Chartered Institute of Public & Heating engineering) or similar organisations, as a means of demonstrating professional competence.

Rivermead Court Limited
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