

Policy & Resources Committee

Date:	13 February 2018
Title:	Town Hall Boiler
Contact Officer:	Janine Howells, Asset Manager

Purpose of the Report

1. To consider the replacement of the Town Hall gas boiler.

Background

2. The current gas boiler serves the heating system within the ground floor offices and Information Centre at the Town Hall. The boiler was installed 16+ years ago and is housed in the loft space above the disabled toilet. Over the past few years the boiler has become increasingly more unreliable with significant costs being incurred in maintaining the boiler. The boiler frequently breaks down during the colder months and the advice given by the Council's heating engineer is to replace the boiler as soon as practically possible.
3. In 2015 an Energy Performance Audit and Advisory Report was undertaken on the Town Hall in accordance with the requirements of The Energy Performance of Buildings (Certificate and Inspections) (England and Wales) Regulations 2007.
4. A number of recommendations were made within the report and this was noted at the Policy and Resources Committee meeting held on 21 July 2015. The Council, where possible, will take these recommendations on board when considering any remedial or improvement works to the building to improve the energy performance of the Town Hall.
5. A recommendation within the report is to replace the gas boiler with a condensing type. This recommendation is classed as having a high impact on the energy performance of the building. As the current boiler is now unreliable and requiring frequent repair it is recommended to replace the boiler with a condensing type and by doing so, meet one of the high impact recommendations contained within the report.

Resource Appraisals

6. The cost to replace the boiler would be approx. £2,500 + VAT. The new boiler has a 5 year parts and labour guarantee.

Legal Powers: Local Government Act 1972 s133

Recommendation:

- i) To resolve that £2,500 be allocated from the Rolling Capital Fund to provide a replacement gas boiler for the Town Hall.***