



ADVANCED MAINTENANCE UK LTD

Heating, Plumbing, Ventilation, Renewables

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Case Study: Communal Heating Upgrade Baker House



Communal Heating Upgrade, Baker House



➤ Background

The communal heating system at Baker House was outdated, inefficient, and experiencing frequent breakdowns. With 72 residential units relying on continuous heating and hot water, the client required a full-scale replacement that could be delivered without disrupting residents' daily lives.

As the largest heating upgrade completed by Advanced Maintenance UK Ltd, this project demanded careful planning, resident liaison, and robust risk management to ensure successful delivery.

➤ Scope of Works

Advanced Maintenance UK Ltd acted as principal contractor, delivering a complete system upgrade including:

Pre-Project Engagement

- Resident liaison meetings to explain timelines, disruption, and safety measures
- Appointment of a dedicated Tenant Liaison Officer for on-site communications

Temporary Services

- Crane delivery and installation of a temporary plantroom
- Integration with existing systems to maintain continuous hot water supply

Plantroom & System Works

- Removal of legacy cast iron boilers
 - Installation of 10 high-efficiency condensing boilers
 - New inverter-driven pumps with anti-vibration mounts
 - Bespoke flue system installation
 - Trend Building Management System (BMS) integration, linked to fire safety systems and automatic gas shut-off
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Communal Heating Upgrade, Baker House

Scope of Works Continued

Pipework & Insulation

- Replacement and insulation of heating pipework
- Exterior pipework protected with custom colour-coded boxing

In-Apartment Works

- Replacement of corroded galvanised water supply pipes during heating upgrade
- Installation of new radiators and system balancing

Asbestos Management

Full survey and safe removal/encapsulation of identified materials

Outcome

The project was completed on time and within budget, delivering:

- Reliable heating and hot water across all 72 units
- Modern, energy-efficient boilers with improved performance
- Enhanced safety through BMS integration with automatic gas shut-off
- Reduced long-term maintenance demand
- Full reinstatement of the plantroom following removal of the temporary system

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Client Benefits

- **Resident Protection:** Continuous hot water supply throughout works
- **Compliance:** Audit-ready documentation, asbestos management, and certification
- **Cost Efficiency:** Long-term savings from modern equipment and reduced breakdowns
- **Resident Satisfaction:** Improved heating reliability and professional liaison throughout
- **Future-Proofing:** Smart BMS controls and high-efficiency plantroom design

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Contact Us



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