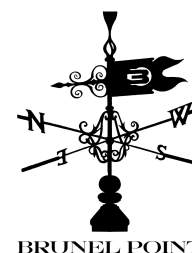


BRUNEL POINT MANAGEMENT COMPANY LIMITED

Boiler Replacement Policy

Version 2.0 - Issued 28 February 2021



1. Brunel Point Management Company (“**BPMC**”) has received a number of requests for alterations to exteriors to facilitate installation of condensing boilers.
2. Every lease issued by BPMC to a leaseholder at Brunel Point, includes a restriction substantially in the following form:

Not to make any structural alterations or additions to the Demised Premises or any part thereof nor to alter the external appearance thereof

3. Every freehold interest granted over land within Brunel Point and is subject to covenants with BPMC in substantially the following form:

Not to erect on the Property any building or other structure whatsoever whether of a permanent or temporary nature and not to extend or alter the external appearance of the dwelling erected thereon by the Transferor without the prior written approval of the Transferor and in connection with any such approval to submit two copies of a sufficiently detailed drawing and specification of the proposed works and to pay the reasonable charges of the Transferor and its professional advisers in dealing with such application whether or not it is approved

4. In both cases, these clauses would prevent you from being able to make any changes to the exterior of your dwelling, which restricts the type and style of boiler which you can install without consent from BPMC to such change. BPMC is willing to consent to some changes for this upon certain conditions, and in order to assist BPMC and its residents in understanding when consent will generally be given, BPMC has set out the following criteria. Note that these criteria are subject to change and are not binding on BPMC, who may grant or refuse consent at any time, in its sole discretion.
5. You, as an owner of either a leasehold or freehold in Brunel Point subject to this restriction (the “**Owner**”) wish to request the consent of BPMC in relation to a replacement boiler more fully detailed below, and with the below listed accompanying documents.

Granting of Consent

Requests for consent to replace boilers and to modifying the external walls of BPMCs property will typically only be considered by BPMC if the proposed replacement boiler and works to install it comply with the “**Guidelines for new installations**” as set out in Appendix A below.



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94 Park Lane, Croydon, Surrey, CR0 1JB
- management@brunelpoint.com -



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Recent inspections have identified that various owners have made alterations going beyond the permitted changes by:

- 1) Installing new Pressure Relief Valve (PRV) outlets rather than reusing the existing PRV ducting that was already in place.
- 2) Installing external condensation drainage either leaking directly to the ground or connecting such drains to the communal roof drain pipes. This puts the development at risk as the drains are for use of rainwater waste only and should not be used by any individual to connect private services to.

Both these alterations are not been approved and as such are a breach of your lease or covenant as set out above.

As a result, BMPC has reviewed the situation and decided that existing installations must comply with the “**Guidelines for existing installations**” as set out in Appendix B below.

By signing this document I agree to adhere to the terms of the consent granted to me in relation to the replacement boiler I wish to install. I understand that should I breach any of these terms, or avoid requesting such consent, then BPMC may, in it's sole discretion seek to enforce such restriction and seek damages and costs of such recovery from you.

Signed by the **Owner(s)**:

Full Name of Owners(s):

Signature:

Date:

Property:

List of Supporting documents (enclosed):

Signed for and on behalf of **Brunel Point Management Company Limited**:

Name:

Signature:

Role:



*Brunel Point Management Company Limited,
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- management@brunelpoint.com -*



Guidelines for new installations

As set out above, any alteration to the exterior of the building requires an application to be made for consent to such changes, to BPMC. Standard fees as at the time of the application will apply and you will be advised of the amount payable.

Based on following conditions and evidence of compliance with these being supplied, a provisional authorisation to proceed with works may be granted:

- **Boiler Flue:** must be *low-profile* boiler flue (e.g. protruding a maximum of 150mm) in black or grey uPVC. Any alteration to current flue provisions must be made good (i.e. remove existing flue, close off resulting hole with matching brickwork & mortar etc to a good standard)
- **Condensate waste pipes:** under no circumstances should condensate waste pipes be routed along externally via external walls nor should any waste pipework be connected to the communal roof drainage pipes. All condensate pipework must be routed internally in the flat.
- **Pressure Relieve Valve (PRV) ducts:** Each flat will have access to an existing PRV pipework based on the existing installation, which pipes PRV discharge externally. Owners must use the existing internal pipework which provides draining via an existing overflow. Alternatively, relying on the use of conversion kits exist that permit PRV discharge to be fed into internal drains. However BPMC recognises that in limited circumstances, it may be necessary to consider alternative approaches and so, will consider such exceptional applications to install a new copper PRV pipe to be routed via the external wall to a suitable location that is within regulations and not causing any impact to neighbouring flats.
- Any damage to external communal walls (i.e. brick work) must be made good via matching bricks and mortar

When works are finalised, a visual check by someone acting on behalf of BPMC will confirm that the above guidelines have been followed and works are of satisfactory quality. Only then will final approval be confirmed which shall be recorded.

Where works are not according to standards, owners have a duty to bring works up to standard in order to not breach your lease or covenants with BPMC. Failure to do so will lead to notice of unauthorised change and permits BPMC to instruct corrective action and charge owners for the costs.

- **Lifetime duty to prevent damage by PRV discharge:** once installation is completed, owners have a continued and ongoing duty to inspect their external PRV pipework for discharge and water leaks which may cause damage to development walls. Where leaks are notified by BPMC to owners, owners must remediate within reasonable time and where damage occurs, instruct contractors to clean and remedy any damage caused. Failure to do so will lead BPMC to instruct their own contractors to take remedial action and recover such reasonable costs in doing so.



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Guidelines for existing Installations

As set out above, any alteration to the exterior of the building requires an application to be made for consent to such changes, to BPMC.

Corrective instructions will be issued to those flats that have made installations in breach of the lease terms based on following principles:

- BPMC *accepts that unauthorised PRV discharge pipes may have been installed previously* and BPMC is amenable to providing retrospective approval for these works based on certain conditions being met.
- A Lifetime duty inspect the PRV discharge pipework for discharge leaks and damage to walls is part of the approval. Where leaks are notified by BPMC to owners, owners must remediate within reasonable time and where damage occurs, instruct contractors to clean. Failure to do so will lead BPMC to instruct their own contractors to take remedial action and recover costs as per terms of the lease
- BPMC *does not accept the need and hence will not grant retrospective permission for any installation of external condensate waste pipework*. Owners will need to work with their heat engineers and installers to remove such external waste pipework and make good any damage caused by any resulting unauthorised holes in BPMCs walls. Internal condensate waste solutions exist for **all** boilers and should be installed.
- If you have previously rectified your installation and have received a notification that your installation has been consented to by BPMC, then you may proceed on that basis.

The following processes apply, depending on whether:

A. if an Approval **was requested for new boiler installation and granted**, then:

1. If only a PRV discharge pipe was installed beside alterations to flues, and if the works are of sufficient standard and the flue alterations are in line with current BPMC guidelines, then pending visual checks by BPMC, retrospective approval may be granted with no further action required. Owners will be advised when this is the case or whether further remediation will be required or not.
2. Where external condensate waste drainage has been installed, owners will have 90 days from date of this letter, to remove the drainage pipework and make good any damage to development walls and communal waste pipes. There will be no exceptions to this, in order to maintain the visual uniformity of the development and to prevent damage to communal drainage and exterior walls for insurance purposes.

B. if an Approval **was not requested for new boiler installation or not finally granted**, then:

1. Owners must make a written application to BPMC to get retrospective approval. Standard fees as at the time of the application will apply and you will be advised of the amount payable.



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2. If only a PRV discharge pipe was installed beside alterations to flues and if works are of sufficient standard and the flue alterations are in line with current BPMC guidelines, then pending visual checks by BPMC, retrospective approval may be granted with no further action required. Owners will be advised when this is the case or whether further remediation will be required or not.
3. Where external condensate waste drainage has been installed, owners will have 90 days from date of this letter, to remove the drainage pipework and make good any damage to development walls and communal waste pipes. There will be no exceptions to this, in order to maintain the visual uniformity of the development and to prevent damage to communal drainage and exterior walls for insurance purposes.

Where works are deemed not according to these standards, owners have a duty to bring works up to standard in order to not breach your lease or covenants with BPMC. Failure to do so will lead to notice of unauthorised change and BPMC may instruct corrective action to be taken, and shall charge owners for such reasonable costs incurred in doing so costs.



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