



Wolverhampton Homes

# Heath Town Biomass

District Heating Scheme

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# Out with the Old in with the New!





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# History of Heath Town



## Heath Town Newsletter

SUMMER 1999

ENTER OUR COMPETITION TO GIVE OUR NEWSLETTER A NEW NAME

### THE DAY ROYALTY CAME TO TOWN



Princess Margaret arrived at the Gladstone factory in Stafford Road Wolverhampton, the morning of Tuesday 1st April, 30 years ago. After being given a tour, which took about an hour, the princess met 22 employees.

The general verdict expressed by everyone who saw her was that she was absolutely lovely.

After lunch the princess and her party drove to the then new Heath Town development, she walked up the spiral staircase on to the wide flat roof, which was lined with hundreds of people.

**ALDER HOUSE**  
Princess Margaret then entered Alder House, the first of the sky scraper blocks of flats to be opened, at the second floor level. She then went down by lift to the first floor tenants' parking room, where she met the deputy mayor of Wolverhampton, Alderman Ted Fullwood, Chairman of the housing committee, Alderman Peter Partner, the Vice-Chairman, Councillor Peter Small and housing committee members Alderman Neil Lane, Alderman T. Dickin,

Councillor J. G. Linn, Councillor Mrs. Mary Puzan and Councillor H. L. Turner.

Princess Margaret then met those responsible for the area development, including Mr. N. March, Borough Treasurer, Mr. H. Schofield, Borough Engineer, Mr. A. G. E. Chapman, Borough Architect, Mr. M. C. Burton, Housing Manager, Mr. M. E. Wales, Director of Works Contractors Ltd., the builder and Mr. D. R. Hooske, the firm's Regional Director in the Midlands.

**MEETING THE FAMILIES**  
Princess Margaret saw girls and mothers at the complete site and discussed the project with Alderman Farmer, Mr. Chapman and Mr. Wales.

After reaching the 2nd floor, the princess saw the layout of the view from the top floor, beside a typical two-bedroomed flat, she met the tenant Mr. and Mrs. Joe Collins at No. 10. On the other side at No. 7, she saw the view towards town and met the young couple who lived there Mr. and Mrs. Anthony Baker.

#### HOBGATE ROAD

Princess Margaret then walked across the flat bridge to see a different aspect of the redevelopment. These were the terraced houses in Hobgate Road, where she met a family typical of the estate Mr. and Mrs. Roy Finerty and their two year old daughter, Maria.

#### BOILERHOUSE

The Princess's last call before leaving Heath Town was to the boilerhouse, to see the massive boiler installation supplied by G. W. B. Paton's Ltd. of Dudley, which provides central heating for all the estate.

At Wolverhampton Town Hall the princess had tea and met with the wives of all the officials that she had met at Heath town.

Article taken from the Express and Star - Tuesday April 1st 1969



It's our 30th Anniversary

Hope Family and EMS Centre opening soon. It will be housed on the Chervil Rise Precinct. A progress report will be included in the next edition of our newsletter.



# History Of Heath Town

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The Heath Town boiler house constructed in 1968 and officially opened by Princess Margaret in 1969

One of the largest district heating schemes in the Midlands. The energy from the district heating plant room provides heating and hot water to 1123 properties across the estate via 2 miles of above & below ground pipe work.

The original boilers were powered by coal. In 1995 the conversion from coal to gas/oil took place, two boilers were replaced with new and the '**Black Emperor**' was converted.

Oil tanks were installed within the old coal bunkers as alternative fuel source.

Flats were individually metered until 1999 when a flat rate charge was applied to the weekly rent disregarding tenants usage.

Since this date the gas usage has increased year on year with the deficit being met via Wolverhampton Homes.

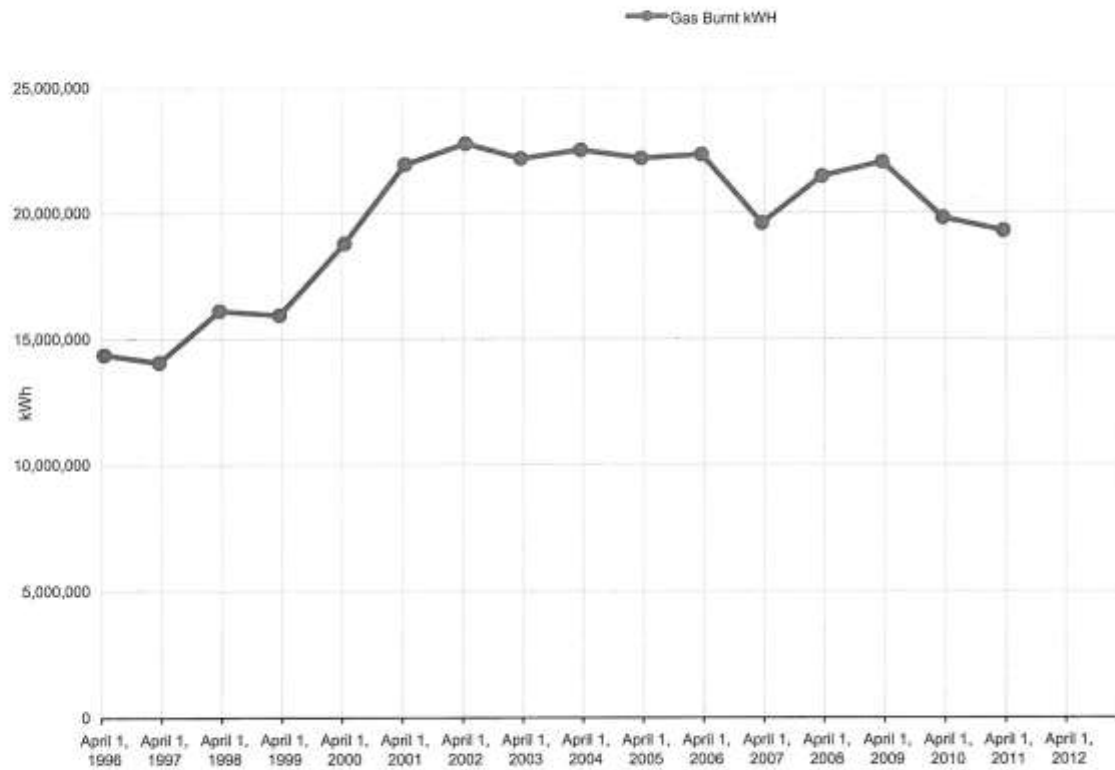




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# Increased Gas Usage from 1999

Heath Town Boilerhouse Annual gas burnt





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# Existing District Heating Scheme

The combined heat output of the boilers is 30 MBtu/h (9083KW)

Sophisticated B.M.S in place to modulate the boilers

District heating scheme also provides heat to housing offices, community centre, shops, offices, nursery & Police amenities.

51 Valve rooms within the estate containing D.P.V's

70% of the properties are installed with warm air heating, 30% with wet systems

Boiler house team consists of 5 Personnel – 1 Heating Services Manager, 1 Senior Heating Technician, 1 Electrician and 2 Heating Engineers.





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# Funding Breakthrough

British Gas Community Energy Savings Programme (CESP)

Fuel switching from Gas to Biomass

Carbon savings of 1200/1500 tonnes per year associated with the installation

Local fuel suppliers

Wolverhampton City Council 10/10 commitment

Reduced the financial impact on Wolverhampton Homes of structural works to the existing boiler house structure



# Practical Difficulties to Overcome

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Current difficulties with regards to construction of existing boiler house

Structural requirements

Contractual issues

Wolverhampton City Council sign up

Increased revenue costs to meet the higher cost  
of wood chip

No incentive for metering residents

Deliveries to site & close proximity to Housing Association block.







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# What this means to the Heath Town Boiler House team

The new 1MW biomass boiler will provide a third of the heat output for the estates requirement

The existing team will be skilled up to maintain the boiler

Daily changes to manage the running of the installation

Daily deliveries to site

More efficient boiler reduces overall plant running costs

Increased the longevity of the plant room

Future proofing





# What it means to Wolverhampton Homes

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Striving towards becoming a Green Housing Provider reduced our CO2 output and local authority CRC commitments

Engaging with local businesses to improve the local economy

Income generation via the Renewable Heat Incentive

Commercial opportunity to provide maintenance services to other biomass users

Compliance with ISO 14001 environmental management system action plan requirements – removal oil – ash





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# Our Next Steps

Renewable Heat Incentive – the ability to claim this depends on additional funding being identified

Individual metering – to enable tenants to pay for the energy they use requires additional funding

Procurement of Wood Fuel – to look at a long term framework to get localised wood fuel

Look at alternative projects to change our mindset from traditional installations



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# Thanks for the opportunity of today's discussion!

- The biomass boiler is due for commissioning in April 2012
- If you'd would like the opportunity to visit the plant and see the day to day running of the district heating scheme, please contact us.
- [steve.north@wolverhamptonhomes.org.uk](mailto:steve.north@wolverhamptonhomes.org.uk) or  
[shaun.pritchard@wolverhamptonhomes.org.uk](mailto:shaun.pritchard@wolverhamptonhomes.org.uk)