

BOXED

BOXED ENERGY CASE STUDY EXTERNAL SITE

SALFORD FOYER



Client: Places for People

Project details: Salford Foyer

Address: 1 Lower Smeedley Road, Salford, Greater Manchester

Technical Partner: Baxi Heating

Heat Supply Agreement Start Date:
29th October 2015

When Places for People needed to replace the heating system at a project in Salford, Greater Manchester, Boxed Energy's commissioning, installation and servicing package presented the ideal solution – with no upfront costs.

Salford Foyer provides housing for young single people with a range of support needs. The scheme comprises 39 one- and two-bedroom apartments, as well as some additional mother and baby units.

In 2015, the building's annual gas consumption was measured at approximately 550,370 kWhs.

Steve Mather, Property Services Director at Places for People said:

▬▬ *The existing heating system at the Foyer was over 25 years old and coming to the end of its operational life. We were aware of its steadily reducing efficiency and the need for an effective, environmentally sensitive and customer-focused solution.*

Whilst our priority was ensuring that the heating system could be relied on by our residents, we were also keen to reduce any unnecessary energy consumption and lessen the environmental impact of the building.

We identified the need for new boilers and storage heaters and decided that an external plant room would be needed for the system. For this we would need to gain planning permission and to liaise with residents to ensure they were aware of works being undertaken, and ensure disruption was kept to a minimum.

The capital investment required to replace such facilities are significant so we were keen to consider the offer from Boxed Energy.

The Boxed Energy funding model freed up vital capital resources, so we were able to invest in thermostatic radiator valves (TRVs) and time and temperature controls in all the units, which are more economical for our residents. ▬▬

SYSTEMS INSTALLED AT SALFORD FOYER

Boiler Room

Three SIRIUS
TWO WH110kW boilers

Two 230/960
Ecoflo hot water heaters

Bespoke Central
Energy Unit (CEU)

Other domestic works

Thermostatic
Radiator Valves (TRVs)

Time and temperature
controls for apartments



Through its innovative HSA model, the new heating system at Salford Foyer will be owned and maintained by Boxed Energy, for the duration of a 20-year contract.

All system maintenance will be managed by Boxed Energy, with Places for People paying:

- a monthly standing charge for the replacement system
- a monthly fixed energy charge
- a monthly operation and maintenance (O&M) charge



Boxed Energy sourced third party funding for the necessary upfront capital through its Heat Supply Agreement (HSA) model, and commissioned its technical partner Baxi Heating to design and manufacture a replacement external heating plant.

Baxi Heating is a leading domestic and commercial heating and hot water brand. Through its extensive product range, Baxi Heating offers high-quality, reliable, energy efficient solutions; including boilers and water heaters, heating controls, combined heat & power products, as well as solar thermal systems.

Boxed Energy's Central Energy Units (CEU) are quick to install, quiet and efficient to run, and are available in a range of colours to suit a building's external appearance.

Boxed Energy worked with the building's residents to decide the location and finish of the new heating plant, and secured the necessary planning permissions.

Andy Green, from Baxi Heating's Commercial Team:

“We designed a bespoke heating plant for Salford Foyer, based on the specific needs of the customer. This included new, highly-efficient boilers and gas-fired water storage heaters for the building.

In tandem with the domestic controls, we also installed technical monitoring equipment, meaning that any heating issues in the building can be identified and resolved far quicker.

As part of the Boxed Energy model, Baxi Heating will be responsible for the operation and maintenance of the new heating system, so receiving accurate data about the system's performance will be invaluable going forward.”

The new heating plant was fully installed by Baxi Heating over an eight week period.

Derek Watters, Head of Environmental Sustainability at Places for People:

“Through the Boxed Energy model, we've been able to make major improvements to the communal heating system at Salford Foyer, without any significant upfront expenditure.

The ongoing operation and maintenance (O&M) service provided by Boxed Energy means that our customers can depend on a more reliable heating and hot water service, while their energy costs remain consistent and affordable through the Heat Supply Agreement (HSA).

As the HSA model incentivises Boxed Energy to run the new system at maximum efficiency, we know that heating and hot water service will be guaranteed for our residents, and any risk associated with its upkeep is taken out of our hands.

We've achieved improved performance from our building's heating system, received positive feedback from our customers, and already reduced our carbon emissions on site by over 25 tonnes this year – all without the need for any upfront capital outlay.”

