



# Notting Dale Heat Network Programme

## Performance Dashboard

### February 2026

# Heat Network Programme on Page

## Executive Summary

Phase 1 of the Notting Dale Heat Network in North Kensington will set a new benchmark for sustainable urban living. Heat network pipe construction started in September 2024. The heat network has been co-designed with Lancaster West residents, leading the way in terms of community involvement, to help ensure an outstanding customer experience. The significance of this approach has been recognised nationally, with the UK government's Department for Energy Security and Net Zero featuring this work as an exemplar in their 'Heat Network Investment Project Evaluation.'

## Overall progress

99% of Notting Dale Heat Network's highway primary network now built. Heat On forecast for May 2027.

## Workstream summaries: Progress to date

### Resident Co-Design and Engagement

Successfully engaged > 200 residents on energy centre locations & designs.

Planning Award for Stakeholder Engagement in June 2025.

Letter issued to non-current heat network leaseholders to clarify charging position.

### Programme milestones:

Heat-On for renewable primary network and plant is forecast for Spring 2027. Reason for revised timeline:

- Extended review of Heat Pump System location on KLC roof.
- Slower pace of overall refurbishment requiring phased transition.

**Primary Network:** Installation completed on Clarendon Road.

**Secondary Network:** Walkways: 90% complete. Camelford Walk: Partially built.

**Technical due diligence:** Full review completed by GLA's Zero Carbon Accelerator, with recommendation actions confirmed. HNES revenue funding bid submitted. Phase 2 Scope of Works prepared.

### Budget and Costs

- Contingency managed within budget to date.
- Reallocation of programme funding approved by Leadership Team, 4 June 2025.
- The DoV change sets a flat 10% Overhead & Profit rate for all variations, replacing previous 12.5% for variations over £100k & 15% for those under £100k, saving c.£200k.

### Strategic Risks

- Risk that residents perceive the level of warmth to be lower on the new system.
- Differential customer relationships and complexity of change journeys

## Next month and beyond

- Ongoing resident involvement in Thermal Comfort pilots, and review thermostat and metering and billing options
- Increased communications & notification of timescales
- Communicate offer for freeholder connections.

- Planning application determination for LW1 electrical substation.
- Gain approval for Procurement Strategy for secondary and tertiary works from original Cenergist contract
- Work with UKPN to finalise the design and build electrical power upgrade works for Heat Pump System.
- Procure electrical power upgrade for Renewable Boiler Room.
- Sign and seal Deed of Variation to Vital Energi for leisure centre roof

- Develop operational model to ensure fair & transparent project charges for residents
- Finalise Resident Transition support ahead of Treadgold House go live.

' Review and action recommendations in Zero Carbon Accelerator report, with Phase 2 work package mobilisation to follow.

## Key statistics

2km primary pipe  
+100m from Jan



356  
+4 from Jan



New Domestic or residential system installed

# Heat Network Strategic Health Check

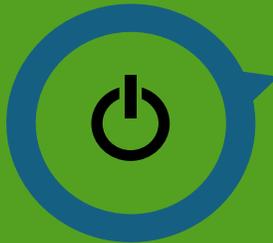
## Top Five Risks



Excellent  
Customer  
Experience

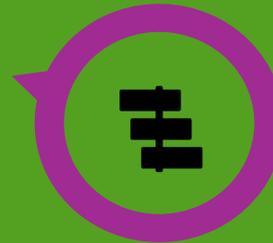
### Heat Service needs to work First Time and All the Time

- Only one heating season remains to test & trial
- Number & type of Pilot Projects



### Refurbishment Programme Delay & Extended Heat Network Connection Timeline

- Unrefurbished connections versus refurbished Treadgold House
- Review Refurb Programme & scope
- Strategic Funding Solution
- Quickly reprocure Cenergist contract



### NDHN Construction

- Costs of capital expenditure
- Delivery - quality and pace
- Treadgold House adoption & commissioning by Feb 2026
- Accelerated secondary & tertiary network installs
- KLC secondary upgrade



### Low Customer Trust & High Customer Expectations (Treadgold House is the first moment of truth)

- Technical Due Diligence on Resident Transition
- Planning for heat connections wave by wave
  - Supporting residents through change



### Differential customer relationships & complexity of change journeys

- Heat Customer Cohorts with bespoke comms that address consultation fatigue
- Implementation plans including Energy Act 2023
- Strategic communications for residents

# Heat Network Programme 2026-27

Heat network  
ready to  
supply heat,  
May 2027\*



Jan 26

June 26

Jan 27

May 27



**Kensington Leisure Centre, March 26 to Feb 27:**

- New roof
- Roof strengthening
- Heat Pump installation
- Secondary network upgrade



**Site wide testing & commissioning with secondary loads, April & May 27**



**Thermal Store & electrical substation installations (LW1 & LW3), Aug to Dec 26**



**Commission buried pipes, Jan 27 to Mar 27**



**Heating substation installations, Aug 26 – Mar 27**

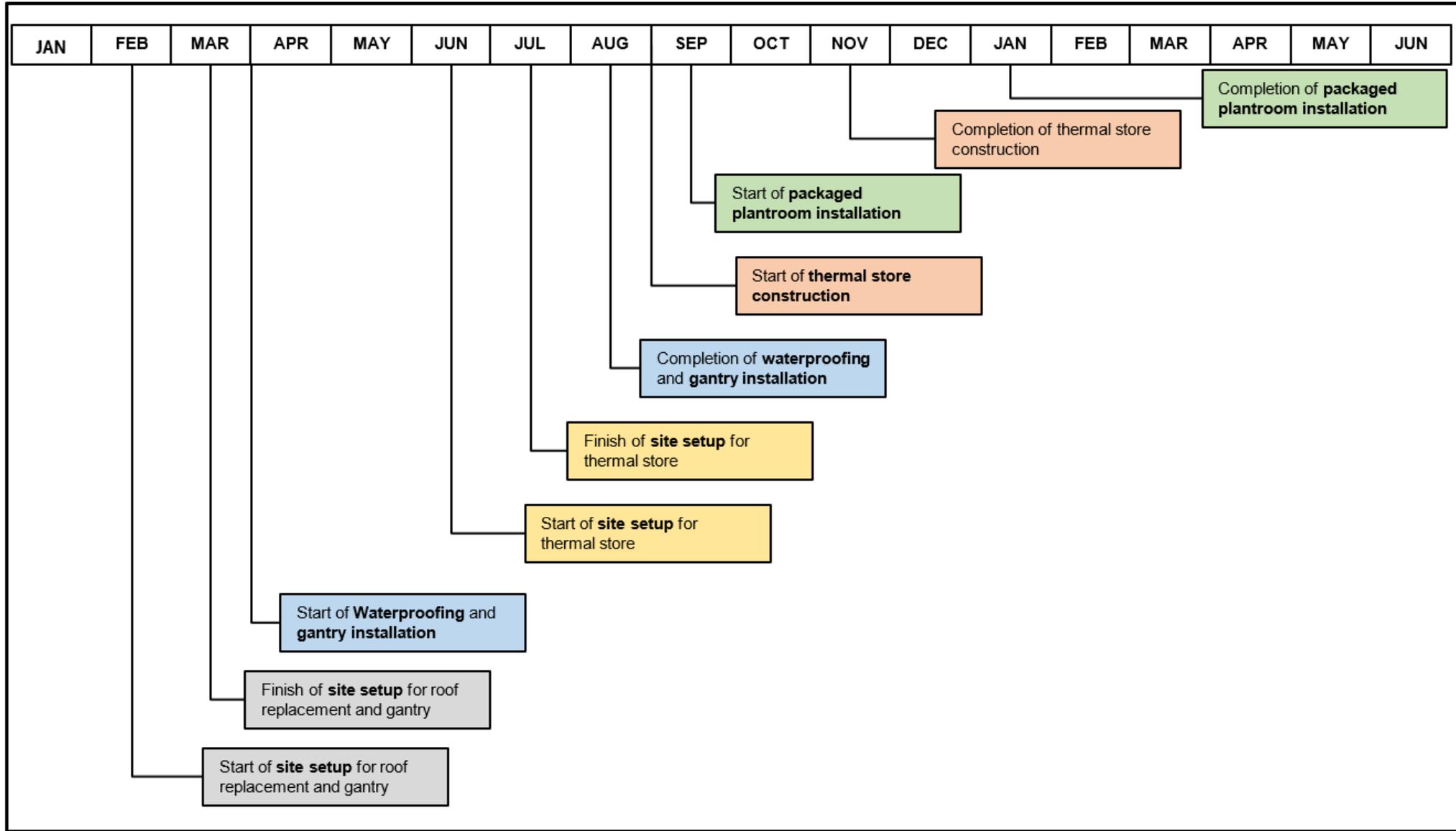


**Transitional gas design & installation (LW1 & LW3), Feb 26 to Feb 27 (tbc)**

*\*Heat On dates for KLC & individual residential blocks depend on:*

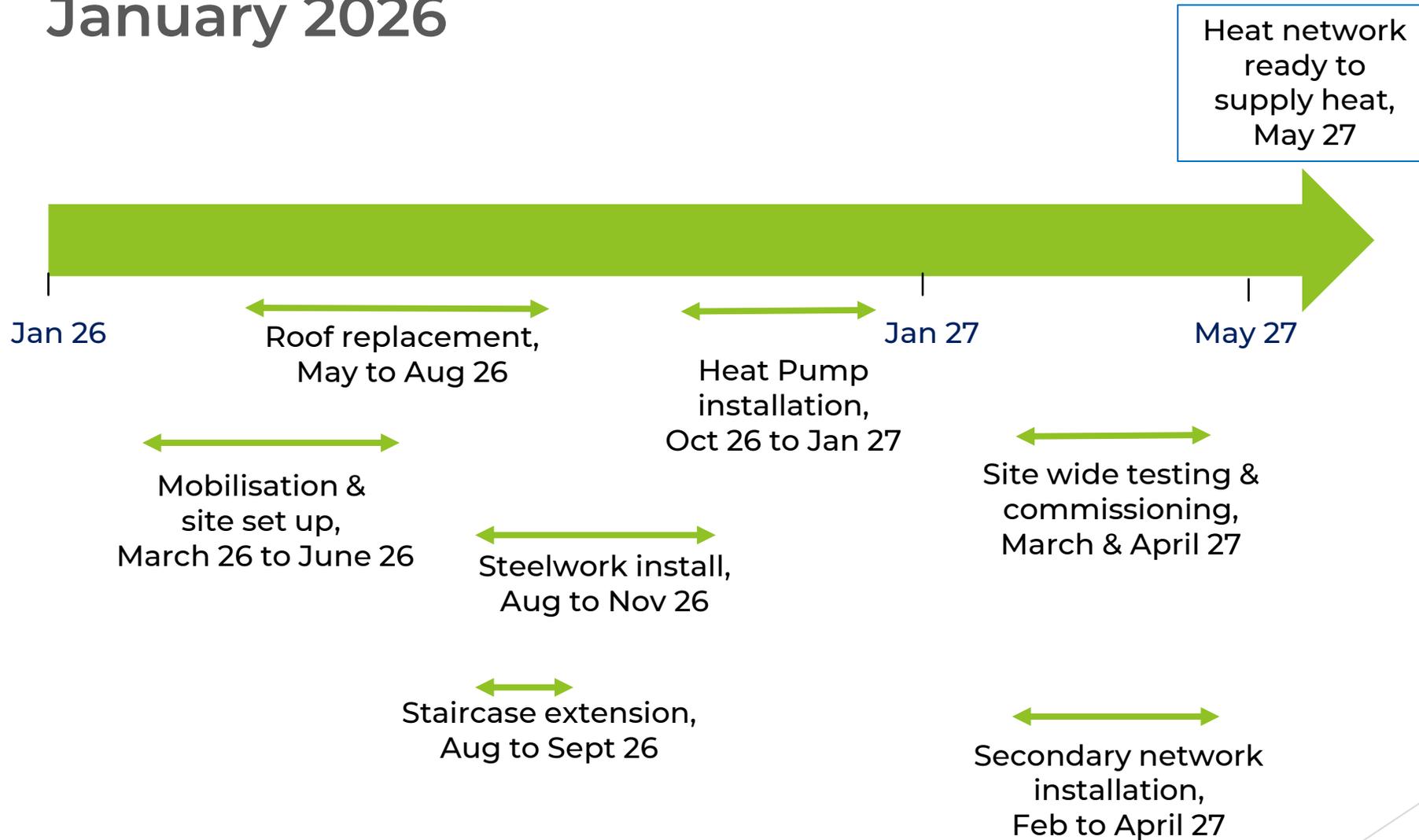
1. Heat Network Programme being delivered on time
2. Secondary & tertiary installations
3. Thermal Comfort Pilot results for unrefurbished homes
4. Assessment of optimum time to turn new heat network on & old heat networks off

# NDHN – KLC PROGRAMME



# Kensington Leisure Centre Programme

## January 2026



- *Partial KLC closure June, Aug and Nov 26 during crane lifts.*

# NDHN – Overview of DH construction

99% of all buried pipe have now been installed.

The following 'post construction' activities are being undertaken:

- Water proofing and fire stopping of penetration into LW3 plant room Relocation of comms ducting near Grenfell Road (Feb)
- Butterfly valves (Feb)
- Boxing in of all above ground pipework (Mar)
- Nitrogen purging of system (Feb)
- Review of costs for Stage 4 design of Morland and Talbot (Feb)
- Buried pipework to thermal store completed (July)
- Snagging (Feb)
- Operation and Maintenance manual (Mar)
- Lessons learnt doc (Mar)

# NDHN – Overview of DH construction



# Health and safety

Stats for W/C 26th Feb  
(penultimate week to completion)

Stats for month of Jan 26

| Vital Energi Weekly Progress Tracker |                           |         |                    |          |        |                             |                 |                 |
|--------------------------------------|---------------------------|---------|--------------------|----------|--------|-----------------------------|-----------------|-----------------|
| Contract Name:                       | Notting Dale Heat Network |         |                    |          |        | Contract Number: VC50787    |                 |                 |
| F10 Notification                     | Start 23/09/24            |         | Duration: 53 weeks |          |        |                             |                 |                 |
| Week No.:                            | 60                        |         |                    |          |        | Week Commencing: 26/01/2025 |                 |                 |
|                                      | Monday                    | Tuesday | Wednesday          | Thursday | Friday | Weekly Reviews              | Monthly Reviews | Overall Reviews |
| CDM Review                           | 0                         | 0       | 0                  | 0        | 0      | 0                           | 1               | 1               |
| RAMS Review                          | 0                         | 0       | 0                  | 0        | 0      | 0                           | 6               | 6               |
| Minor Injuries                       | 0                         | 0       | 0                  | 0        | 0      | 0                           | 0               | 0               |
| Major Accidents                      | 0                         | 0       | 0                  | 0        | 0      | 0                           | 0               | 0               |
| Vital Internal Audit                 | 0                         | 0       | 1                  | 0        | 0      | 0                           | 1               | 15              |
| Toolbox Talk                         | 0                         | 1       | 1                  | 0        | 0      | 2                           | 8               | 122             |
| Near-miss Reports                    | 0                         | 3       | 1                  | 1        | 1      | 6                           | 25              | 428             |
| Non-Compliance                       | 0                         | 0       | 0                  | 0        | 0      | 0                           | 0               | 0               |
| RLB Site Inspector                   | 0                         | 0       | 0                  | 0        | 0      | 0                           | 2               | 52              |
| Derisk Site Inspection               | 0                         | 0       | 0                  | 0        | 0      | 0                           | 1               | 15              |
| Vital SHEQ Audits                    | 0                         | 0       | 0                  | 0        | 0      | 0                           | 0               | 3               |
| Site Inspections (Daily)             | 3                         | 3       | 3                  | 3        | 3      | 15                          | 60              | 500             |

Stats since start of construction

67 external H&S inspections

# Quality assurance

## Vital Energi

| Check examples                  | Daily | Weekly | Monthly | Quarterly |  |
|---------------------------------|-------|--------|---------|-----------|--|
| Trenching and ground works      | X     |        |         |           | Quick check against drawings. Checking route, depth, width, bedding material, separation from other services etc. Evidenced by photographs |
| Clerk of works check            | X     |        |         |           | Daily or twice daily depending on location   |
| Material certification checks   |       |        | X       |           | Manufacture, factory test results, CE and EN markings once materials arrive on site  |
| Visual inspection of materials  |       | X      |         |           | Any cracks, holes, dints in pipe. Any end caps missing etc   |
| Pressure testing of band joints |       |        | X       |           | 100% pressure test checked by Vital, 10% witnessed by RBKC   |



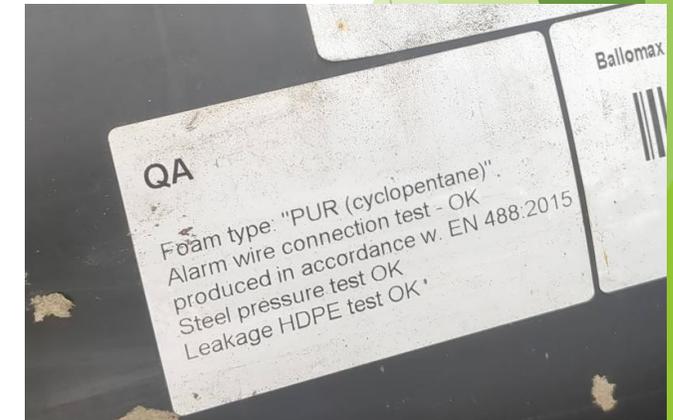
Damage to pipe outer casing



Band joint leak test



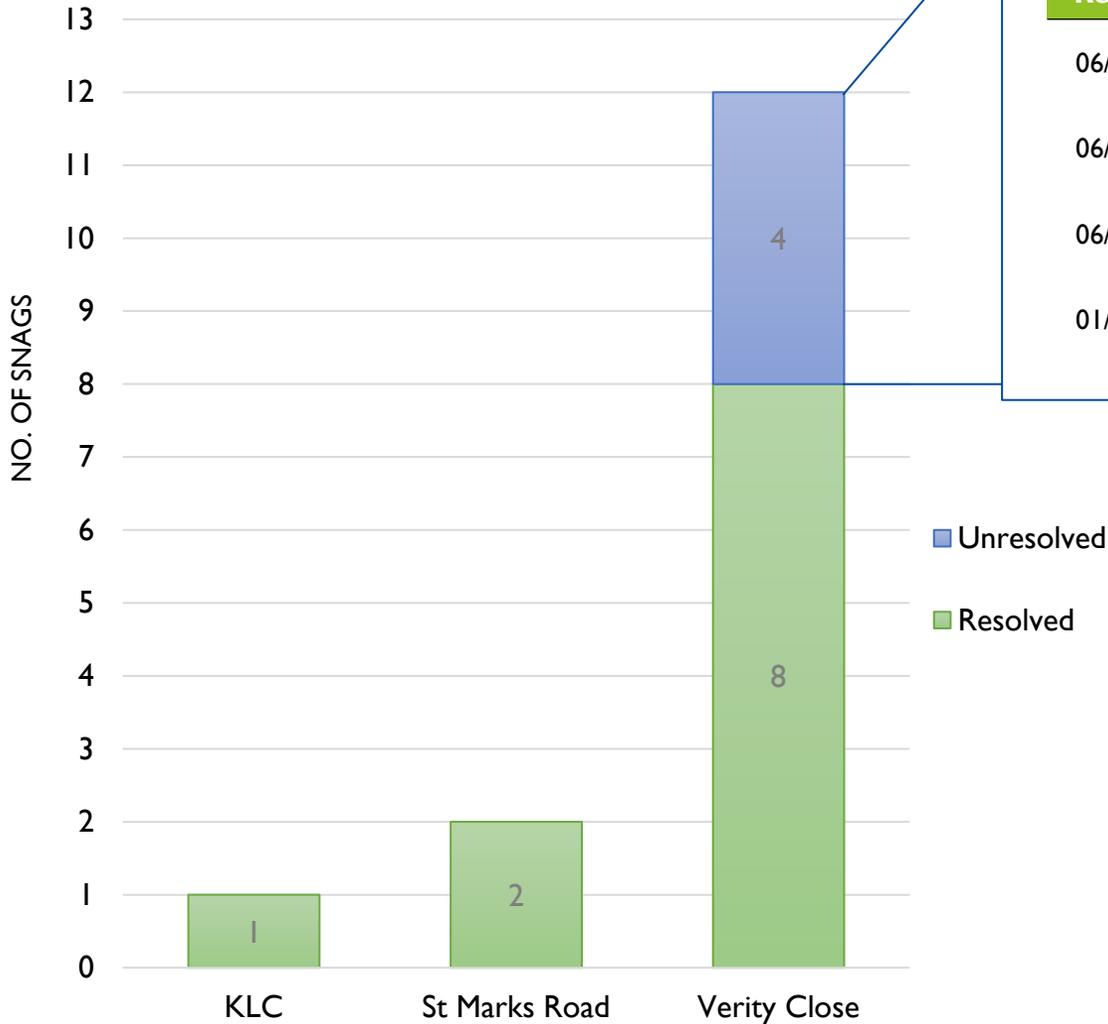
EN 253 marking confirms specification of pipe



Factory acceptance testing sticker on each pipe / fitting

# Primary works: snagging performance

**Snagging Counts by Phase**



| Date Recorded | Item             | Detail  | Severity (1 to 5) | Task assigned to Contractor   |
|---------------|------------------|---|-------------------|-------------------------------|
| 06/08/2025    | Damage to plants | Damage to plants in corner near flat.   | 2                 | Plants to be replaced         |
| 06/08/2025    | Damage to plants | Alleged damage to Christmas tree.   | 1                 | Ongoing Tree monitored        |
| 06/08/2025    | Aco drain        | Aco drain allegedly reconnected, function / service test was requested but never provided | 3                 | Aco drain test to be provided |
| 01/06/2025    | A/G boxing       | Incomplete  | 3                 | Boxing to be complete         |

**Resolved Snags by Area and Severity**



# Programme Outputs

Progress to date

Aug 25    Sept 25    Oct 25    Nov 25    Dec 25    Jan 26    Feb 26    Mar 26    Apr 26    May 26



7.4km pipe installed until June 2025



2km of pipes installed

# Programme Outcomes

## Benefits realisation

**0.31MWh** produced this month  
**24MWh** since Apr 25



Camelford Court Solar Panels

*Saving*



**65kgCO<sub>2</sub>e** this month  
**4978kgCO<sub>2</sub>e saved**  
since Apr 2025

Solar PV also installed at Camelford Walk, Clarendon Walk, and Talbot Walk but monitoring paused due to ongoing works / lack of access to Solar Edge account

Reducing gas usage  
in homes



since 2019

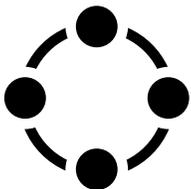
*Saving*



**58tCO<sub>2</sub>e**  
in FY 2024/5 since FY  
2019/20

58tCO<sub>2</sub>e is roughly equivalent to taking 34 round-way flights in economy class from London to New York.

**293** gas hobs have been replaced



with induction hobs

*Saving*



**11.9tCO<sub>2</sub>e**  
every year  
**+ 0kgCO<sub>2</sub>e** since last  
month

12tCO<sub>2</sub>e is roughly equivalent to driving 60,000 miles in an average gasoline-powered car. 3 new sign ups awaiting removal.

# Social Value Delivery

## Vital Energi:



**1** local resident employed on contract, including apprenticeships  
EI started as Site Administrator in November 2024.  
February update: following extension last November, EI's contract is set to last until June 2026



**£6k** support for Community Projects (financial/in-kind)  
Funding towards summer and October half-term respite schedules. £24k remaining to be spent for future community delivery



Above: EI Harding with Secretary of State for Work and Pensions, Pat McFadden MP

### Updates from Vital Energi

|                          |   |
|--------------------------|---|
| Landscaping improvements | Commitment ringfenced for improvements to Verity Close garden: improving the landscape, introducing planters, and seating areas to create a holistic environment. |
| Employment and training  | Identifying additional employment opportunities to meet the 6 FTE commitment plus apprenticeship delivery   |