



Notting Dale Heat Network Programme

Performance Dashboard

August 2026

Contents

Heat Network Programme

1. Programme on a Page
2. Budget & Spend
3. Top 5 Risks
4. Primary network sequencing
 - a) Kensington Leisure Centre
 - b) Thermal Store
5. Transitional Heat 2026 – 27
6. Heat On
7. Secondary & Tertiary Procurement
8. Programme outcomes and outputs
9. Radiator sizing
10. Thermal comfort
11. Social value outcomes for residents

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. All heat network pipe construction in the highway is now completed. 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.'

Workstream summaries: Progress to date

Resident Co-Design and Engagement

Successfully engaged > 200 residents on energy centre locations & designs. Resident active involvement in Thermal Comfort pilots. Letters issued to residents and Leisure Centre customers about Vital's construction works.

Programme milestones:

Practical completion for renewable primary network and plant is forecast for Summer 2027.

Primary Network: Hoarding will be installed day after Notting Hill Carnival, followed by scaffolding about a week later to commence roof replacement works. Shop drawings for the thermal store architectural treatment are in development.

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. Successful HNES revenue funding bid. Phase 2 Scope of Works appointment documents completed. Mott MacDonald start in September 2026.

Budget and Costs

- Value for money cost comparison completed for secondary and tertiary works and contingency managed within budget to date.
- 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 lower levels of warmth on the new system. Thermal Comfort Pilot completed, with testing confirming comfortable temperatures in non-refurbished flats, consistent with those in occupied properties across the estate. Resident feedback was generally positive, and a digital twin will provide final assurance ahead of Go Live.

Next month and beyond

- Increased communications & notification of timescales, with confirmation of Heat On sequencing a key focus.
- Working with OR Consulting Engineers Ltd to assess the feasibility of connecting the Grenfell Tower Memorial to the heat network.
- Planning application determination for LW1 electrical substation, with discussion on required conditions.
- Gain approval for re-procurement of secondary and tertiary works from original Cenergist contract;
- Design of re-routed water services under proposed electrical substation location by Thames Water for Cascade Water Services Diversion.
- Appointment of UKPN following new quote.
- Procure electrical power upgrade for Renewable Boiler Room.
- A solution for transitional gas between old and new heat network has been developed and is being reviewed technically and commercial. This review will conclude 26th August.
- Develop operational financial model to ensure fair & transparent project charges for residents.
- Finalise Resident Transition support and Resident Price Promise ahead of Treadgold House go live.
- Finalise 'Heat as a Service' offer for residents, which then forms the basis of resident communication

Overall progress

Construction is progressing well. 100% of Notting Dale Heat Network's buried primary network now built. First Heat On forecast for Summer 2027.

Key statistics

2km primary pipe
(100% Complete)



399
+3 from July



New Domestic or
residential system
installed

Heat Network Primary & Secondary – Budget & Spend

Primary Works	KDRs Total	Actuals	Anticipated Spend	Budget Movement	Remaining	Comments
DBOM (excluding IDNO works)	£ 13,880,924.90	£ 6,688,046.10	£ 7,192,878.80		£ -	
DBOM (excluding IDNO works) Contingence	£ 1,430,546.25	£ -	£ 976,733.00		£ 453,813.25	cell C5 are Variations agreed.
Funding of Electrical upgrade costs	£ 1,900,000.00	£ 623,458.00	£ 1,237,730.69		£ 38,811.31	
Leisure Centre Section Roof Construction	£ 1,500,000.00	£ 9,513.75	£ 1,331,988.07		£ 158,498.18	
Primary and plant - Additions incl Architectu	£ 900,000.00	£ 65,773.75	£ 835,535.00		-£ 1,308.75	
Primary and plant - Design and contract adm	£ 950,000.00	£ 611,996.75	£ 224,000.00		£ 114,003.25	KLC - secondary works £250K added here
Programme Overhead / Contingency	£ 1,010,000.00	£ 283,714.20	£ 203,847.00		£ 522,438.80	
NDHN	£ 680,000.00	£ 680,000.00	£ -		£ -	This budget has been spent
Total	£ 22,251,471.15	£ 8,962,502.55	£ 12,002,712.56	£ -	£ 1,286,256.04	
Secondary and Tertiary Works	KDRs Total	Actual Spend	Anticipated Spend	Budget Movement	Remaining	Comments
D&B Prices	£ 12,710,778.89	£ 5,486,954.77	£ 4,298,721.15		£ 2,925,102.97	
D&B Contingency	£ 1,237,538.94	£ -	£ -		£ 1,237,538.94	
Commercialisation, design and expansion	£ 660,000.00	£ 227,801.34	£ 429,872.12		£ 2,326.54	Worst case scenario consultant fees will be 10% of the Contract
Green Fund	£ 266,000.00	£ 66,893.50	£ -		£ 199,106.50	
2026-2027 budget identified	£ 6,167,201.00	£ 1,834,267.24		£ 5,279,922.64	-£ 946,988.88	07/04/2026 - £3.8m budget movement to Lot 1 Main Works 28/07/2026 - £1,479,922.64 budget movement to Lot 3 Main Works
Total	£ 21,041,518.83	£ 7,615,916.85	£ 4,728,593.27	£ 5,279,922.64	£ 3,417,086.08	
	Remaining	£ 13,425,601.98				

The Heat Network programme remains in a strong financial position, with approximately £4.7m of budget remaining after accounting for actual expenditure, forecast costs and approved budget movements. This includes £1.29m within the Primary Works budget and £3.42m within the Secondary and Tertiary Works budget, providing sufficient headroom to manage remaining risks, contingencies and final programme costs.

Heat Network Strategic Health Check

Top Five Risks

Heat Service needs to work First Time and All the Time

Risk: Only one heating season remains to test & trial. Reputational risk in such a sensitive location.

Mitigation:

- Phase 1 technical due diligence completed. Digital Twin built.

Next steps:

- Phase 2 technical due diligence contracted. Mobilisation underway
- Digital twin for Sensitivity Analysis and Optimisation Study.

NDHN Construction

Risk:

- Increased capital expenditure.
- Health and safety
- Quality and pace of delivery, with financial and reputational risk

Mitigation:

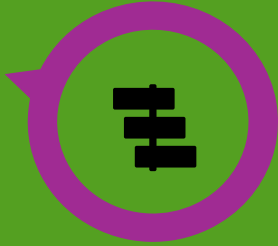
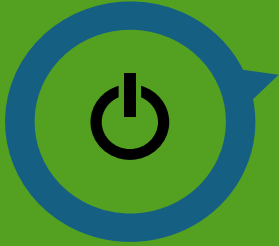
- 100% of buried pipework installed, with nitrogen purging evidencing no leaks.
- Reallocation of programme funding approved by Leadership Team, 4 June 2025

Next steps:

- KLC secondary upgrade (90% complete)
- Treadgold House adoption & commissioning
- Procurement of secondary & tertiary network installs. Key Decision drafted.



Excellent Customer Experience



Refurbishment Programme Delay & Extended Heat Network Connection Timeline

Risk: Refurbishment Programme funding gap means poorly insulated homes connect, with risk of high energy bills; perceived/actual poor thermal comfort; & a slower heat network programme

Mitigation

- Successful Thermal Comfort pilot
- Lobby government & GLA for a strategic funding solution

Next Steps

- Review Refurb Programme & scope
- Cenergist reprocurment almost complete. Key Decision drafted.

Differential customer relationships & complexity of change journeys

Risk: standard blanket communication fails to respond to outlier needs

Mitigation: mapped heat customer resident cohorts

Next Steps:

- Provide cohorts with bespoke comms to address consultation fatigue and individual needs
- Resident Price Promise review
- Implementation plans including Energy Act 2023
- Strategic communications for residents

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

Risk: poor customer experience at Treadgold House undermines trust in the Notting Dale Heat Network

Mitigation: technical due diligence + Resident Transition

Next Steps

- Treadgold House 'Heat as a Service' pilot
- Supporting residents through the change

Heat Network Programme 2026-27

Heat network
ready to
supply heat,
Nov 2027*



Heat Network Programme – Kensington Leisure Centre 2026-27



Preconstruction Documentation. CPP, RAMS, logistics plan, TMP, hoarding license, noise / environmental consent



Design recommencement
QA strategy, ITP, Tin hat design, lifting plan and crane study, Geotech survey for Crane



Roof waterproofing procurement
Place order, surveys, GA's procurement, fabrication



Roof gantry procurement
Place order, surveys, GA's procurement, fabrication



Site setup
Temporary works design, hoarding install, welfare container, temp power and water, access



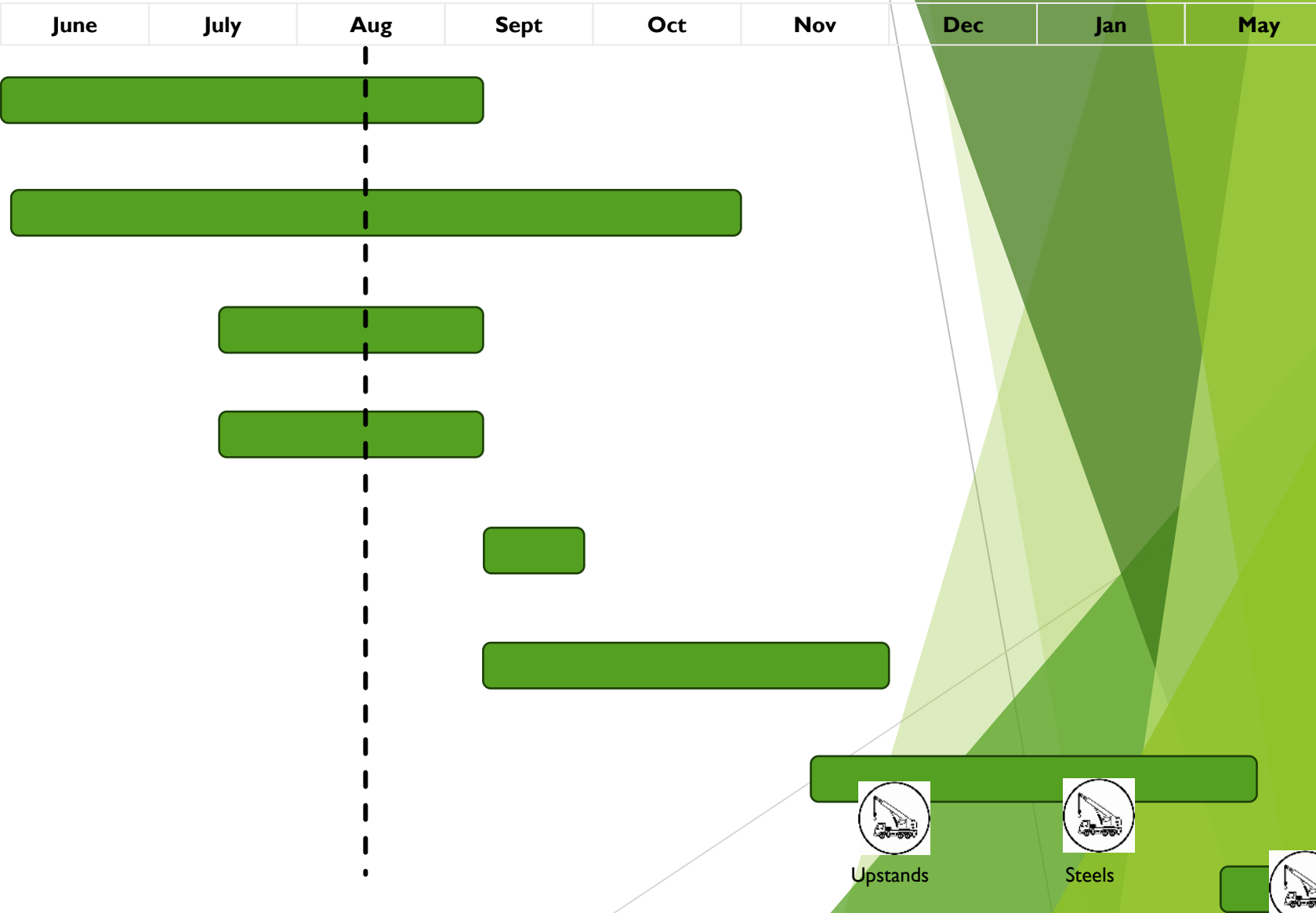
Roof waterproofing construction
Scaffolding, strip and clear roof, top hat, underlay & insulation install, cap sheet, strike



Roof gantry construction
Cut penetrations, upstands, vapour layer, top heat, horizontal steels



Packaged plant room
A/G pipework, ASHP sections, insulation, LV switch gear, electrical



Notting Dale Heat Network

Upcoming key activities:

- September – Hoarding installation to the front and side of the leisure centre
- September – Roof access scaffolding and hoist installation



Vital reviewing lighter acoustic mineral wool plant room construction. Gantry connections pending plant room weight reduction.



Lot 3 hoarding colour agreed; H&S/CDM signage only. Site to be cleaned.



Hoarding installation confirmed for 1 September; no PC impact. Scaffolding 7 September.



CWG roof programme received; amendments required.



McBains fee sought for brise soleil/glazing inspections.



Procurement –
Hydraulic Substation
Room Refurbishment:
1) M&J
2) Gilchrist



Procurement –
Fire Strategy:
1) Inline
2) Acurfire
3) Osbornes

Kensington Leisure Centre

Closures

Activity description	To	From	Duration	Notice required by	KLC Notice status
Closures within period – Position ASHP Sections	09/02/2027	15/02/2027	1	17/11/2026	On track
Closures within period – ASHP Pipework & Connections	16/02/2027	15/03/2027	4	24/11/2026	On track
Closures within period – Crane required	24/11/2026	08/02/2027	11	01/09/2026	On track

Thermal Store Location





Elevation of the thermal store structure



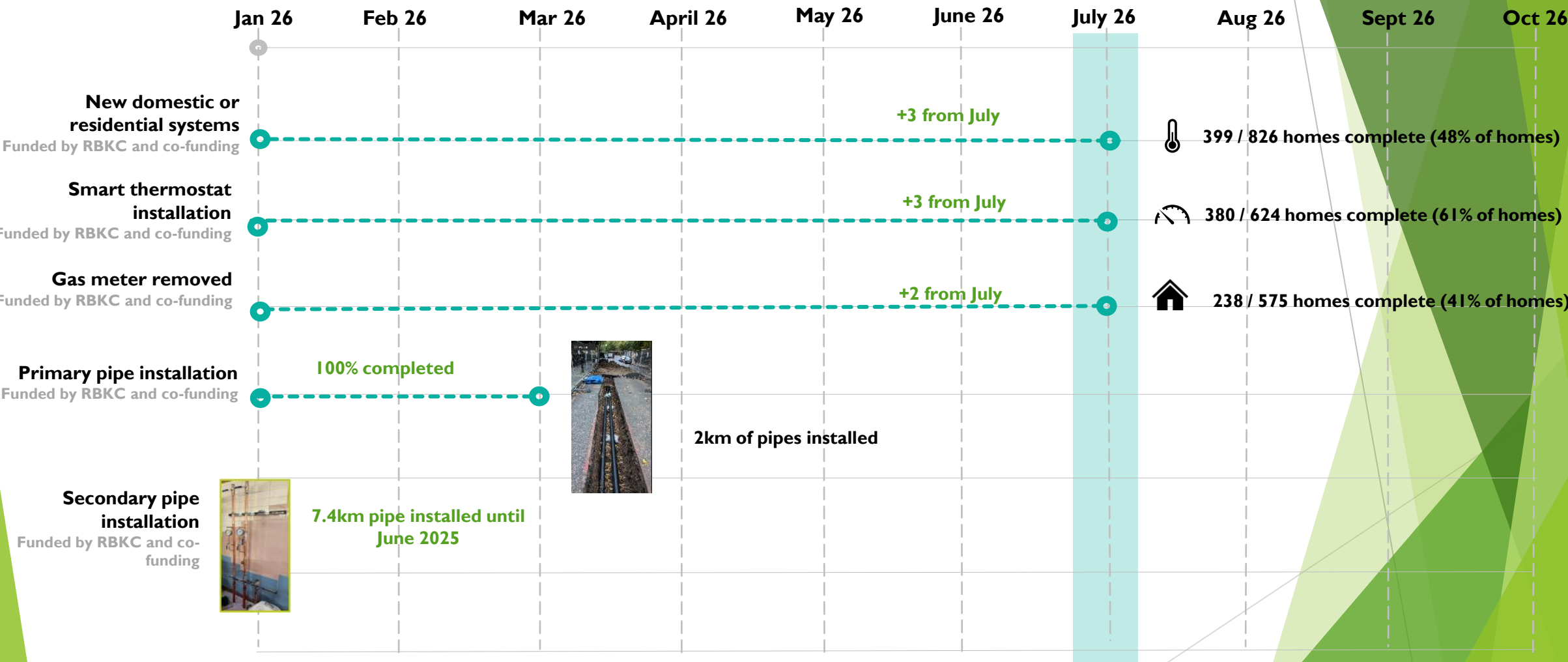
Secondary & Tertiary Procurement

Following Cenergist's administration:

1. **Procurement Strategy:** Housing Management have worked with the Council's Procurement and Legal teams to diversify the delivery of the remaining secondary and tertiary installations across Lancaster West Estate. The aim is to deliver value for money and where possible, to make up for programme delays.
2. **Market Testing** Given the exceptional circumstances arising from the insolvency of the original contractor, the Council carried out market testing and a detailed value for money assessment rather than a full competitive procurement exercise.
3. **Value for money analysis:** undertaken by Lancaster West Neighbourhood Team's Quantity Surveyor, with detailed input from the Council's Procurement and Legal teams, as well as the Housing Management Procurement Panel.
4. **Additional due diligence:** Preferred contractor's competence is being confirmed through pilot
5. **Key Decision:** Drafted report with final advice on Section 20 leaseholder consultation to be added. Approval of preferred contractor is scheduled for September 2026..

Programme Outputs

Progress to date



Programme Outcomes

Benefits realisation

6.49MWh produced this month
50.36MWh since Apr 25



Camelford Court Solar Panels

Saving



1.3tCO₂e this month
9.7tCO₂e saved since
Apr 2025

Solar PV also installed at Camelford Walk, Clarendon Walk, and Talbot Walk. Only Camelford Court data available on Solar Edge

Reducing gas usage
in homes



since 2019

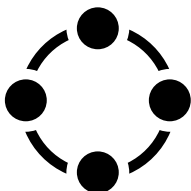
Saving



58tCO₂e
in FY 2024/5 since FY
2019/20

58tCO₂e is roughly equivalent to taking 34 round-way flights in economy class from London to New York.

315 gas hobs have been replaced



with induction hobs

Saving



15.2tCO₂e
every year
+ 0kgCO₂e since last
month

12tCO₂e is roughly equivalent to driving 75,000 miles in an average gasoline-powered car.

Unrefurbished Tertiaries

Attributes

- Directly Fed
- Original Radiators have central inefficient connection points
- Operationally less efficient, with sludge in system
- High-temperature from district gas boilers.
- **Will never be connected to new heat network.**

Calculations From Surveyed Properties

- Indicates that radiators of this size are not changing massively during refurbishment and yet these inefficient radiators that do not always consistently work, are providing plenty of heat for most residents.



Originally Installed Radiators in 1960s



Various replaced and added radiator through years

LANCASTER WEST
NEIGHBOURHOOD TEAM

WT1

Pre-Cenergist Refurbished Tertiaries

Attributes

- Part of internal refurbishment and Voids programme
- Low Entry – Low Exit Pipe connections reducing efficiency
- Currently fed by high-temperature from district gas boilers.
- **Will need to operate on lower temperature network.**

Calculations From Surveyed Properties

- Indicates that in most voids visited radiator sizes will be sufficient at lower temperature, with a case-by-case basis for upgrades to existing radiators

Radiator size previous
calculated separately from
wider heat network

Entry / Exit at low



Cenergist Specified Refurbished Tertiaries

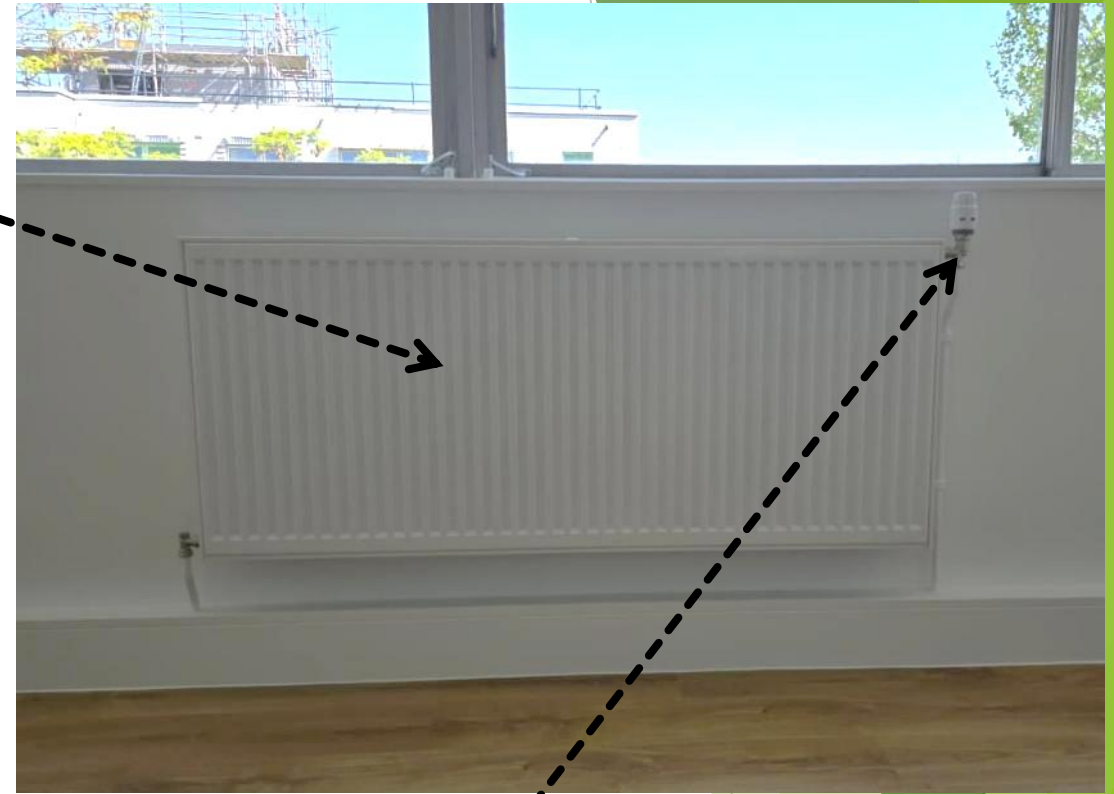
Attributes

- Updated specification following incorporation of Cenergist Specification
- High Entry – Low Exit Pipe connections has higher efficiency
- Currently fed by high-temperature from district gas boilers.
- Size designed for new network.
- **Will need to operate on lower temperature network.**

Calculations

- Generally, specification recommends possible solutions but there are various flats where space requirements or locations are not possible or do not reflect the flat.
- Few examples of flats that are shown to have additional bedrooms

Radiator size
previously calculated by
Cenergist heat loss
calculation for lower
temperature network.



High Entry - Low Exit

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NEIGHBOURHOOD TEAM

WT1

Programme Outputs

Thermal Comfort Trials

Through last winter of 2025/26, thermal trials were conducted in two Lancaster West homes to demonstrate the ability of the future Notting Dale Heat Network to warm homes that have not yet been fully refurbished.

The trials demonstrated the ambient temperatures achievable via the new Notting Dale Heat Network in homes that have yet to benefit from all the energy efficiency improvements planned with the estate-wide Refurbishment Programme. Resident perceptions remain as a strategic risk.

2 homes had an HIU installed, from which the temperature could be controlled to mimic the flow rate for the Notting Dale Heat Network (55°C):

- **34 Morland House (EPC E52):** heat network tertiary specification radiators
- **448 Testerton Walk (EPC D60):** LVE Refurbishment pre-heat network specification radiators



Property Performance: Quantitative

- ▶ A range of heating tests were carried out in both 34 Morland and 448 Testerton Walk during cold conditions in the winter. The 'flow rate' of the water heating radiators was adjusted to match that of the future Notting Dale Heat Network.
- ▶ Aico environmental sensors allowed the ambient temperature within the two properties to be tracked and monitored.
- ▶ High level findings are presented below:

	34 Morland House	448 Testerton Walk
1	55°C flow rate consistently delivered comfortable warmth during cold external temperatures.	55°C flow rate consistently delivered comfortable warmth during cold external temperatures.
2	Temperatures of 24.5°C and higher were demonstrated as achievable with external temperatures at 0°C.	Tests conducted with external temperatures of 0-2°C demonstrated achievable internal conditions of 24.4°C.
3	The system consistently demonstrated capacity to increase the temperature by over 4°C in less than two hours during outdoor ambient conditions of 0°C.	The system demonstrated capacity to increase internal temperatures by 4°C in less than two hours, with both outdoor temperatures of 0°C and the blind of the single glazed window open.

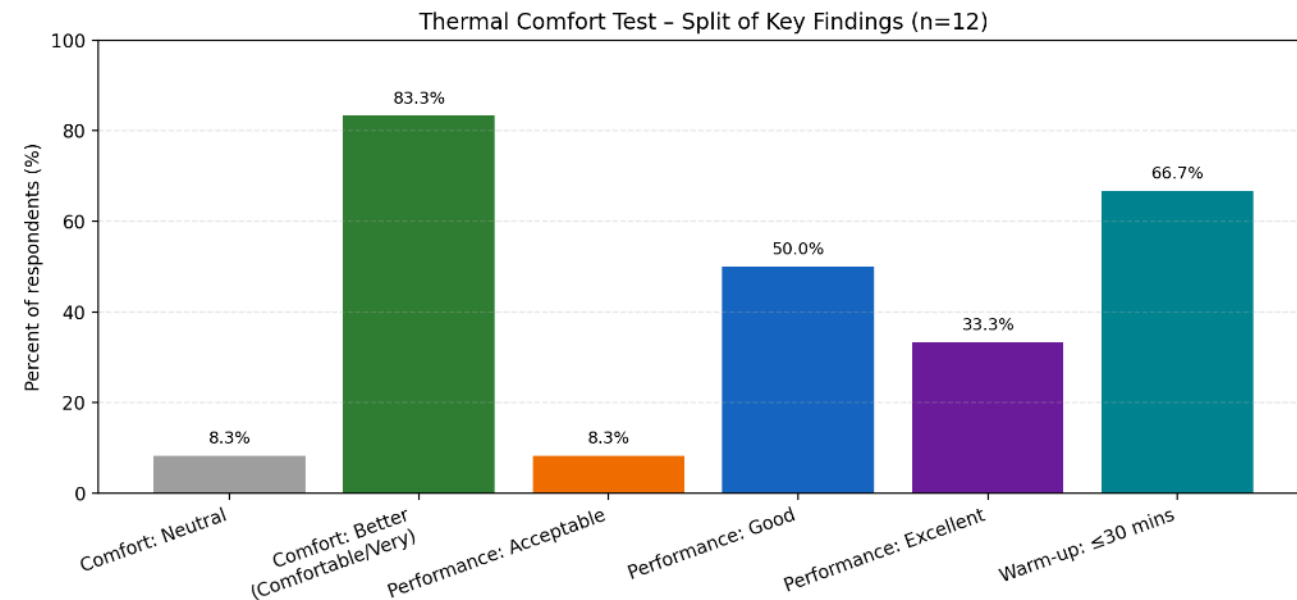
Property Performance: Qualitative

Along with the quantitative analysis demonstrating the Notting Dale Heat Network's ability to appropriately heat homes, resident feedback was also gathered:

- During winter 2025/26, resident volunteers spent 6 hours in one of the test properties (from 14:00 to 20:00).
- The flow rate was again set to mimic heat network conditions.
- Prior to their visit, the heating was turned off for a minimum of 18 hours
- Residents were asked to turn the thermostat to their desired temperature for the period, and report back on how they felt the system performed.

From 12 resident surveys completed to date, resident sentiment was predominantly positive:

- Overall comfort during the 6-hour heating period was rated as neutral or better than the system in their current home by 91.7% of respondents
- The same proportion of residents rated the overall heating system performance as acceptable, good, or excellent.
- Two-thirds of participants (66.7%) felt the flat began to warm within 30 minutes
- A quarter experienced a slower warm-up (30–60 minutes)



Social Value Delivery

Discussions to recommence following agreement to restart the project.
Social Value Lead at Vital has been contacted for a meeting w/c 27 July
(awaiting response/confirmation)



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