

## Improving heating operations at Carillion property



**Date** October 2002

**Location** 550 Mauldeth Road West

**Client** Carillion Estates Dept.

**Facilities Management** Carillion Services

**550 Mauldeth Road West, Chorlton was built in 1971 and the heating system installed was a perimeter system with 4 boilers. The system had become unreliable and costly with age, as there were no time settings as the mechanism had failed. It was agreed by the Client, the Estates Dept. to reinstate and upgrade the Trend Building Management System to operate the boilers and zone controls.**

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Upgrade & reinstatement of Trend Building Management System (BMS) at 550 Mauldeth Road West, Chorlton

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### Business Benefits

- **Reduced Costs**  
Reduction in heating bills.
- **Pollution risk minimised**  
CO<sub>2</sub> output reduced by some 15%.
- **Improve customer relations**  
Clients visiting the site experience a well-controlled environment.
- **Employee motivation**  
Manageable heating and pleasant environment to work in.

Information supplied by:  
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In the first instance, before the new Trend Building Maintenance System could be installed we had to first replace the boilers. The boilers had been in operation since 1971 and the building was operating on one boiler. The boilers have now been upgraded. Martindale's had completed the work in January 2003.

The building originally had a Trend heating BM System installed but had not been operational for some 5 years. Trends undertook a number of surveys of the property and were able to reactivate a number of the controls on the perimeter heating.

The project has been ongoing for a number of months due to a number of problems being encountered by Trend.

Needless to say, training was given in October 2002 and the system has been operational since the end of October 2002.

We now have a manageable heating system, which means that people are comfortable at all times and should any adjustments be required by an individual or a business unit, we can now deal with their requests.

We are now looking to make significant cost savings as the heating is operated on a time-clock system and can be adjusted manually. We can now also shut-off the heating over the weekend when we have no people working. Heating start up is controlled by an optimum start algorithm in the controls to minimise the heating on time.