

BELGRAVE COURT Gas Outage Bulletin #8

A mixture of good news and bad news today.

Belgrave 'high' failed the safety 'drop' test, indicating that there is likely a leak somewhere on the system or perhaps more than one seepage point.

To find such leaks on mostly embedded pipework in a building that has no isolation valves would be like finding a needle in a haystack. However, we have heard from one resident who mentioned noticing a weak smell of gas from time to time.

This is being investigated and may be a lucky lead that will give us the answer.

If you have ever noticed a smell of gas in the past, it's important that you identify yourself and your location to Ronnie or the concierge as every lead is valuable. There is a danger that if the leak/s are not identified, Belgrave 'high' may be disqualified from future gas supplies and flats may need to go fully electric.

The good news is that Belgrave 'low' passed its 'drop' test and has had its gas restored to all flats with the exception of flat numbers **12a, 22a, 32a, 42a, 52a and 62a**.

It seems that those flats are on a gas riser shared with Belgrave 'high'.

Those 7 flats as well as ALL flats in Belgrave 'high' must continue to exercise extreme caution and keep all gas outlets switched off.

Thank you for your patience and cooperation.



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13 July 2021

BELGRAVE COURT Gas Outage Bulletin #7

On Tuesday morning the gas safe engineers will start the process of refilling the gas pipework on Belgrave 'high' – the south block.

As an essential preliminary, and with the inert nitrogen still in the system, they will need to carry out a tightness or 'drop' test which determines if there is any leak on the system. If this test fails, they will have to spend as much time as is necessary to track down the leak. As indicated earlier, this becomes extremely difficult in the absence of any isolation valves within your buildings.

Hopefully the 'drop' test will be successful in which case they will start to refill the pipework with gas. Then they will access the top floor flats and vent the gas as verification that the pipework has filled completely. They will then have to move down floor by floor, accessing all 50 apartments, to determine that there are no airlocks and that that the building is stable and safe. **ALL FLATS WILL NEED TO BE ACCESSED.**

For the whole of Tuesday, during this delicate operation, there must be...
NO SMOKING NO NAKED FLAMES OR SPARKS. ALL HOBS OR GAS APPLIANCES OR OUTLETS MUST REMAIN SWITCHED OFF.

If the operation is a success, the engineers will repeat the operation on the lower part of Belgrave. Ronnie the Estate Manager and his concierge staff will be in touch with affected residents throughout the day and are available for any questions or guidance.



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12 July 2021

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BELGRAVE COURT Gas Outage Bulletin #6

After the successful implementation of Phase 1 of the gas safety plan yesterday, we were really hoping to give you a clear timeline as to when to expect to be reconnected to your gas cooking supplies.

Unfortunately there are just too many variables to predict an accurate day for reconnection next week. The main physical problem is that Belgrave was built without any gas purging points and we expect the same applies to the other towers. As a result, artificial purging apparatus has had to be brought in - some parts specially fabricated - to vent the refilled gas supply at roof level.

The main logistical problem is coordination with 98 apartments among which, those that are gas users, any single one of them with an open outlet, can produce a false positive on the critical 'drop-test' that needs to be carried out to eliminate the risk of any leak on the sealed system.

That's why it is critical – and we cannot emphasise enough - that all gas switches are turned off and kept in the off position until the 'all clear' is given.

The gas safety protocols, not least for such high-rise buildings, are understandably exacting and onerous. So much so that the first two senior gas engineers we approached simply refused to take responsibility and wouldn't get involved. We will update you further as we get closer to a clear reconnection day.



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9 July 2021

BELGRAVE COURT Gas Outage Bulletin #5

A really successful day! We were able to access all but one flat in the Belgrave 'high' section, when the Gas Safe crew were able to purge residual gas from everyone's hobs and pipe-in the inert nitrogen to render the building safe.

The crew is now moving to the lower building with the benefit of logistical experience gained during today, which will further simplify the process.

Meanwhile notices have been posted to remind all residents NOT to turn on any gas outlets until we give the official 'all clear'. Not only is it unsafe to do so, but it may also delay the reconnection further for everyone else.

What should have been a simpler and quicker restoration of gas supply has been hampered by the absence of any gas purging points as are usually installed at roof level. Whilst we will now look to have these installed in all the towers, the Gas Safe engineers will be rigging up a temporary purging solution in the top floor flats tomorrow using hoses which will be connected to a flare-out unit on the roof.

We thank you again for your patience and understanding in these difficult circumstances where there are unfortunately no shortcuts and the safety imperatives are absolute as laid down by the Gas Safe regulations.



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Thursday 8th July 2021

BELGRAVE COURT Gas Outage Bulletin #4

As most of you may be aware we are commencing the gas safety works tomorrow (Thursday) which will require access to all 98 apartments in Belgrave Court.

All but a handful of flats have already confirmed accessibility and we would like to thank you all for your cooperation. For those few that have failed to respond we may have no other option but to gain entry with a locksmith, as is permitted by the lease. In this event, a security guard will be present during the whole access procedure.

As a first step on Thursday, the Gas Safe engineers will be setting up a nitrogen connection in the main valve room and opening the gas outlets of cooker hobs in the top floor flats. The inert nitrogen will run through the gas risers and vent out of the top floor outlets until all gas and air has been purged from the system. This is expected to take up to two hours to safely achieve. The next step is for the team to progressively access all apartments below and follow the same venting steps, approximating 15-20 minutes per apartment.

Once again, we remind you to keep all gas outlets and hobs switched off until we provide the 'all clear', hopefully sometime on Friday. This is because, until all the pipework is totally purged any air in the system presents a safety risk.



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Wednesday 7th July 2021

BELGRAVE COURT Gas Outage Bulletin #3

Our thanks to all residents who have so far responded with their access details.

Our initial assumption was that only those flats with a gas connection would need to be accessed to purge air out of the system that might otherwise cause a safety risk. It now turns out that the entire building, both wings and all flats, will need to be purged on a floor-by-floor basis working progressively from the ground floor upwards.

While the certified Gas Safe engineers have been getting their method statement approved, we have been working on the logistics. Whilst many flats are not in occupation, we have been able to confirm access availability to all but 9 out of the total 98 units in Belgrave. We are hopeful that by the end of today we shall have that cut down further, but we will use emergency entry powers where necessary.

It would be unrealistic to expect this building-wide exercise to be completed and the gas cleared for safe reconnection before Thursday at the earliest and, once again, we apologise to gas users for the ongoing inconvenience. Whether it is absentee owners of flats or the Gas Safe authority, we have been very much in the hands of third parties.

Meanwhile it is essential that all gas outlets and hobs are kept switched off until we provide the 'all clear'. This is because, until all the pipework is purged from ground up with inert gas, any air in the system presents a safety risk.



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Tuesday 6th July 2021