

Millwright Apartments, 12 City Mill Road: District Heat Network Connection and Energy Performance Certificates

Greystar are developing 247 homes at the scheme known as Momento Strategy, containing Millwright Apartments, including 65 affordable homes, 182 built-to-rent homes, 3 retail units and public realm. The first phases of construction are almost complete with Millwright Apartment almost ready for occupation. This note provides an update on one specific element of construction which will remain outstanding when the rest of the construction is complete.

District Heat Network

At the end of the construction phase of this scheme, the permanent connection to the Stratford City Energy Centre District Heat Network will not have been made. This network provides a heat supply to the building which is a low carbon source of heat used for residential heating and domestic hot water. Currently, the pipework necessary to bring the heat from this energy centre to the site has not been installed. This pipework needs to be installed from the energy centre and down Marshgate Lane to the site. These construction works are due to commence in August 2026 and complete in early 2027.

In the interim period, the heat supply to Millwright Apartments will be from boilers which are located between the Malt House and East Mill House (the other building in this project). These boilers have been providing heat to the Malt House for a number of years already and the connection to these boilers is already in place.

Energy Performance Certificates

At completion of construction, Energy Performance Certificates are created, which rate the energy efficiency of a building on a scale of A (most efficient) to G (least efficient). A consequence of the scheme being connected to the boilers rather than the District Heat Network is that the energy efficiency of the development have been calculated at B and C.

The connection to the heat network was calculated pre-construction as saving 69 Tonnes CO2 per year. Once the district heat network has been connected, the calculations for the Energy Performance Certificates will be redone for any that had a rating of C and the revised rating is expected to be B.