

Frost protection solution for social housing

HEATCOM
SMART HEATING SOLUTIONS



Advanced
ice & snow systems



Trace heating
systems



Fully automated
control



The Goal

A housing association based in the Midlands had tasked their electrical contractor with finding a solution to the tenants' frozen pipes. During early December 2022 overnight temperatures had been regularly falling to -8°C and despite lagging on their water supply pipes and boiler condensate pipes these had still frozen up.

This had led to an intermittent water supply, gas boilers shutting down leading to no heating, and burst pipes once the cold temperatures relented.

The electrical contractor initially asked Heat Mat to specify trace heating systems. However when considering the costs, it quickly became clear that Heatcom's PipeGuard units were a better match for the requirements.

Heatcom's Solution via Heat Mat

PipeGuard units were specified for each condensate and water pipe to provide complete protection along the entire length of the plastic and metal pipes.

PipeGuard's built in temperature sensor automatically switches the system on when temperatures drop to a dangerous level and switches it back off once safe to do so ensuring the system runs in an energy efficient manner.

All PipeGuard units were wired directly into a switched fuse spur and their 100% earth shielding ensured that the units would work safely

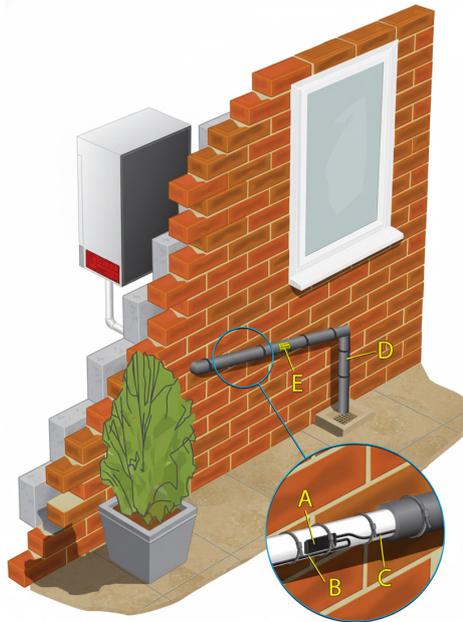
About Heatcom

At Heatcom, we are specialists in electric heating solutions for indoor and outdoor environments.

Founded in Denmark, we deliver high-quality, energy-efficient, and easy-to-install systems to customers around the world. Our product range includes underfloor heating, ice and snow melting

and would trip the RCD if there was any external damage to them.

In all cases the original insulation was able to be re-used over the top of the PipeGuard unit further saving on site costs.



The Result

During a repeat of 2022's cold temperatures in January 2023 the units operated as expected providing complete frost protection to the water and condensate pipes. This ensured that all tenants had uninterrupted water supplies and heating throughout the cold spell.

The total cost for the heating products and installation were estimated to be around a third of the costs for installing conventional trace heating systems.

Project in detail

Date Installed

2023

Location

Midlands, UK.

Client

A Midlands-based housing association.

System supplied through

Heatcom solution via Heat Mat

System Specifications:

- Wired directly into a switched fuse spur for straightforward installation.
- 100% earth shielding on all units to maintain electrical safety and trigger RCD protection if external damage occurs.
- Existing pipe insulation re-used over the PipeGuard units to keep installation costs down.
- Built-in temperature sensor activates heating when pipe temperature reaches a dangerous low level and turns off again when safe.
- PipeGuard units installed on all affected water supply pipes and boiler condensate pipes.



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