

Case Study – Cromwell House, London

Location: Westminster

Year: 2019 Project Cost: £86k

Job type: Upgrade faulty VRF condensers on roof



CBAC Services Ltd was awarded the PPM contract back in 2015 from Bilfinger FM (now Apleona FM) as we are one of their preferred suppliers.

It was not long before we realised that this site has had a poor history with component failures on their Hitachi VRF systems throughout the 8 floors, especially compressor and inverter boards.

Having consulted Hitachi technical on several occasions, we came up with a solution that would cost the client but give some piece of mind for the future.

During the early discussions, Hitachi pointed out that the new style of condenser would not communicate to the ducted indoor units without the replacement of the BC (Branch control) boxes.

We chose the worst offenders being 4 out of the 10 outdoor units and the 56 BC boxes.

Cranage went smoothly on the day, with the addition of disconnecting a good condenser to make way for a new one.

The decision was made to streamline the indoor BC works, which was all out of hours due the building being occupied, by removing the risk of hot works. We purchased a Zoomlock kit from Greenmill AC supplies. This tool is the pipe crimping tool for refrigerant pipe work.

Our engineers worked in pairs and by taking it turns, they complete a system per week.