Brain Court, Swindon
Active Retirement Living
£855,180
30-weeks
July 2026 completed

STONEWATER

Stonewater Housing Association
Brain Court
1-24 and 55-93 Bunce Road
Stratton
Swindon, SN3 4QT

Brain Court is an occupied retirement property in Swindon, comprising 69 flats across three floors, with communal areas, corridors and landlord facilities.

We were appointed by Stonewater to renew the heating and domestic hot water infrastructure while residents remained in occupation and the building continued to operate as normal.

Delivering major mechanical works in a retirement property meant balancing the technical requirements with the needs of residents. We sequenced the works and service isolations to maintain essential services wherever possible, while coordinating access and keeping disruption to a minimum.

The project included replacement of the existing heating pipework and radiators, new heating circuits and Heat Interface Units, and upgrades to the associated controls and plant. The domestic hot and cold water systems were also renewed, including new distribution pipework and a boosted cold-water system. A new BMS, plant-room power and lighting were installed, together with associated builders' works.

Keeping residents at the centre of the project was fundamental to our approach. Our Resident Liaison team provided a consistent point of contact, managing communication, access and day-to-day queries, while our management team coordinated the programme and interfaces between work areas.

Our directly employed engineers delivered the core mechanical works, supported by specialist subcontractors for the BMS, ceilings, insulation and bespoke flue installation. Working across the plant room, communal areas, risers and individual flats, the teams coordinated access and isolations to keep the project moving safely and minimise disruption.

Service continuity remained a priority throughout. Existing systems were kept operational while new installations were brought into service, with testing and commissioning carried out progressively before final changeover. This enabled us to maintain heating and hot water supplies wherever possible and bring the renewed systems into service with minimal disruption to residents.



