Supporting Documentation Wistaston St Mary – Replacement boiler

Note to parish

This bundle includes all the supporting documentation to your faculty application as required under Rule 5.5 of the Faculty Jurisdiction (Amendment) Rules 2019.

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Caroline Hilton, DAC Secretary

-CMP

21 December 2022

We petition the Court for a faculty to authorise the following-

Please describe the works or other proposals for which a faculty is sought in the way recommended by the Diocesan Advisory Committee in its Notification of Advice.

SCHEDULE OF WORKS OR PROPOSALS

We wish to replace our current gas boiler, which is not repairable, with a new energy efficient gas boiler. This has been recommended by our Gas Engineer as the best option for us at the moment, we see this as a short term fix to our problem whist giving us time to plan by 2027 for the possibility of installing solar panels so as to have a hybrid system in place by 2030.

Copies of the Standard Information Form and any drawings, plans, specifications, photographs or other documents showing the proposals must be provided with this petition.

Ref:	2022-079304	Church:	Wistaston: St Mary
Diocese:	Chester	Archdeaconry:	Macclesfield
Created By:	Revd Michael Turnbull (31/10/2022)	Contact Tel.:	01270 665742
Status:	Pre-formal consultation review		

Statement of Significance

Section 1: The church in its urban / rural environment.

1.1 Setting of the Church

The church is in a suburban environment and is in a prominent position within the village of Wistaston. It contributes to its landscape value by being a significant place in the village where families have come for many centuries to celebrate, mourn and mark significant milestones within family life. It continues to do this today and it. major part of the local community in many different ways.

1.2 The Living Churchyard

The churchyard offers a place of remembrance and peace and is a well visited place. It also offers through its biodiversity a place for many different plants, animals and insects to thrive.

1.3 Social History

There has been a church or chapel on or near the present site for nearly 700 years. The first record of a Rector goes back to 1379.

The present use of the church is for Sunday Worship and Occasional Offices along with community events such as civic services and concerts. The building is well used by the community and, as such, is a significant place in the local area.

The churchyard is still open for burials and has many visitors to it each day. It is often described as a peaceful place which adds something different to the life of the village.

1.4 The church building in general

The current building is a Grade II listed building and serves an ever-increasing population within the parish which is now suburban in nature.

1.5 The church building in detail

That first re-build took place probably on the site of our existing church and almost certainly did not alter until 1827. The 'new' church was consecrated in July 1828. The next major alteration came 50 years later when the Chancel was extended, the Vestry and the South Transept was built with small pews for the children. The old north door was closed and a new entrance created at the west end of the church. The choir vestry was built in 1905 and a covered way linking the two was brought into use the next year.

1.6 Contents of the Church

The nave & tower are of 1827-8 to the designs of George Latham of Nantwich. Chancel & transept of 1884, the room and link to the west of 1905. Very good fittings in the classic revival & Jacobean style; stained glass by Morris & Co and, Curtis Ward & Hughs. Its significance is low-moderate.

1.7 Significance for mission

The buildings strengths for mission are that it is seen as a welcoming space, a place where people feel comfortable to enter and be a part of what is happening. This is mainly due to many generations worshipping at the church and so people feel comfortable to come to services and events. That said, the size and shape of the building, along with fixed pews, make it a difficult space to anything other that traditional church worship in, so limiting the what can be done in a mission sense.

Section 2 : The significance of the area affected by the proposal.

2.1 Identify the parts of the church and/or churchyard which will be directly or indirectly affected by your proposal.

The boiler room and the boiler room roof or wall for the exit of the flue. The meter room and church porch where a lager diameter gas pipe would need to replace the existing one for gas reulations.

2.2 Set out the significance of these particular parts.

The only significance i see in the above is where the flue exits the boiler room, the other is a replacement of like for like.

Section 3: Assessment of the impact of the proposals

3.1 Describe and assess the impact of your proposal on these parts, and on the whole.

Where and how flue emerges from the boiler room would make a difference to the aesthetics of the building and the higher up the flue is would mitigate being able to see it from ground level and the vapour plume would disperse with little visual impact.

3.2 Explain how you intend, where possible, to mitigate the impact of the proposed works on the significance of the parts affected and the whole.

Please see above

Sources consulted

We have been working closely with our heating engineers, Young Gas & Oil who have recommended two solutions to the issue. Please see the supporting documents for a report and photos.

Plan



Interior



Exterior

Ref:	2022-079304	Church:	Wistaston: St Mary
Diocese:	Chester	Archdeaconry:	Macclesfield
Created By:	Revd Michael Turnbull (31/10/2022)	Contact Tel.:	01270 665742
Status:	Pre-formal consultation review		

Statement of Needs

General information

Wistaston is a growing parish with significant new housing being built within the parish at the moment. St Mary's is used for regular worship on Sundays and midweek and from an Electoral Roll of 236 has a regular attendance at these services of 80 people. We have a wide mix of ages and have many generations of the same family worshipping in church at the same time.

We have a very busy occasional office ministry within the church with monthly Baptisms, 8 weddings/year and conducting circa 80 funerals a year with many being buried in the churchyard. It has many generations of the same family buried within it and people feel like it's 'their' church because of these connections and so return for such services.

What is needed?

In September the gas boiler was condemmned at the annual inspection. We need to get a new source of heating in the church as soon as we can. Both to keep it possible to worship in church and before we get to minus temperatures and the possibility of frozen pipes and further damage.

The proposal

We are proposing to remove the old gas bolier and make good all the pipe work. We then propose to fit a new energy efficient gas boiler. With the use of a heat exchanger we will be able to use the existing pipework and radiator ststem in church which is still in good working order.

Why?

Due to the nature of the need we have, whatever we do to bring in a new heating source, would lead making changes of some type, so we can't meet our needs without making changes.

Justification

I don't feel that our proposal is likely to harm the significance outlined in the Statement of significance.

CHURCH HEATING HEATING CHECKLIST

30 0



CHURCH HEATING

- 1 PRINCIPLES
- 2 PERSPECTIVES
- 3 APPROACHES
- 4 DECARBONISING AND THE FUTURE OF HEAT
- 5 HEATING CHECKLIST
- 6 PITFALLS
- 7 OPTIONS APPRAISALS AND GETTING ADVICE
- 8 PERMISSION AND REGULATIONS
- 9 COSTS AND FUNDING
- 10 TECHNOLOGIES EXPLAINED
- 11 CASE STUDIES
- 12 SUMMARY FLOWCHART

This guidance is issued by the Cathedrals Fabric Commission for England pursuant to its powers under section 3(3)(a) of the Care of Cathedrals Measure 2011, and/or by the Church Buildings Council pursuant to its powers under section 55(1)(d) of the Dioceses, Mission and Pastoral Measure 2007. As it is statutory guidance, it must be considered with great care. The standards of good practice set out in the guidance should not be departed from unless the departure is justified by reasons that are spelled out clearly, logically and convincingly.

Photo by <u>Christin Hume</u> on <u>Unsplash</u>



Issued by the Cathedral and Church Buildings Division, March 2021 © Archbishops' Council

HEATING CHECKLIST: WHAT YOU HAVE, AND WHAT YOU NEED

- 5a Introduction
- 5b People
- 5c System
- 5d Building and fabric
- 5e Performance
- 5f Listing and interiors
- 5g Energy use
- 5h Money
- 5i Constraints
- 5j Advice
- 5k Consultations
- 51 Objectives
- 5m Conclusions

5a Introduction

Before you go any further, you should carefully review your current situation.

What problems are you trying to solve? What do you need the heating system to *do* for you? What are your constraints?

Use our heating checklist – over the next few pages – to record your information, and then discuss the results with your PCC.

Only answer those questions which are relevant to you.

If you don't know the answer to something, keep going and complete the parts you can. Revisit the trickier parts later.

When you ask for advice, from your DAC or a paid heating advisor, show them this checklist. It will help them understand your situation, and give you better advice, faster.



Every church is different. Work out what you have and what you need. RIght: Harrogate, St Wilfred

5b People

What do users need, now & in the future? What causes discomfort?		
Currently, when is the church regularly used during the week for <i>church</i> purposes? What is the pattern of services? What areas do they use?	Sunday, 3 hours for worship. Midweek Communion 1 hour Sunday Morning (whole church) and Wednesday morning (Chancel Choir Stalls	
Currently, when is the church regularly used during the week for <i>community</i> purposes? What is the pattern of activities? What areas do they use?	N/A	
Do these regular users have particular needs; for example are there small children, or elderly people who need to be a little warmer?	We have an elderly congregation	
Are church users in the main seated, or are they moving around the building?	Seated	
Currently, what are the occasional uses of the church, for example for weddings and concerts?	We do around 40 church funerals a year and around 8 weddings	
Do visitors drop in? For how long? Are they generally dressed for a relatively cool church, or in lightweight clothes?	They come in for worship dressed in appropriate seasonal clothes	
Are church users comfortable in our building currently? If not, what causes them discomfort?	No. The current heating is broken and can't be fixed	
Who complains, and why?	Not sure how to answer this question? Not had complaints, but people are cold.	
In the future, what changes do we expect to see to the patterns, above?	I don't for see any changes	
In the future, when we have a heating system that better meets our users' needs, what do we want to be different?	A more energy efficient system that provides heat more quickly so using less power	

5c System

What do we have now, and what needs changing? How long will it last?		
What heating equipment is already installed? Boilers, radiators, portable heaters, etc.	The system that is in place is 50 years old and can't be repaired. It is a gas boiler and radiators. We have some temporary electric fan heaters to try to provide some heat	
Do we have a plan of the heating? (If yes, make it available to any advisors you consult.)	No	
What condition is our current heating system in?	Broken - not repairable	
What is its likely lifetime? Is there a plan for when the boiler breaks down?	It has no lifetime left. We have plans to replace it with an energy efficient gas boiler. By 2027, we hope to have a plan in place to install solar panels so it can run as a hybrid system. My hope is that more advice for parishes will be available soon.	
Overall, does it do what is needed? If not, what do we want it to do, that it can't do now?	Not any more Provide heat	
Do we think it could it be adapted to achieve greater efficiency and a lower carbon footprint?	Yes, by installing a new AAA rated gas boiler we would achieve this in the short term allowing us to plan for solar or other sustainable and hopefully receive good advise from those who advise the diocese in these matters.	
Do we think there is a better solution, with which we could replace it?	Our heating engineer, who also fits sustainable options, has stated that our best option at the moment is to fit a new gas boiler	

5d Building and fabric

Where is there heat loss and can we reduce it?	
Are there cold, draughty spots? What causes them? (Poorly fitting doors? Broken or poorly closing windows? Air being drawn up to the tower or belfry?	Draughty stain glass windows and doors that have to be open on a Sunday to allow proper access for those with disabilities - so when we have heat, it escapes quickly. We would welcome any practical advise to help with this.
Where does heat 'leak' from the building; consider the tower, windows, walls, and doors.	Windows and doors
What ability do we have to reduce heat loss, for example through draught-proofing, insulation, or soft furnishings?	Draught proofing doors, and if feasible, the none stained glass windows.
Do we have an asbestos plan of the building? (If yes, make this available for any advisors you consult. If not, you need one.) Does it affect our options?	There is no recorded/monitored asbestos in the building
Is the building generally well maintained? Are there any defects highlighted in the most recent QI report which should be addressed before introducing a new heating system?	No
Are there areas where water condenses on surfaces, when the building cools down?	No

5e. Performance

How well to the people, systems, and building interact?		
What temperature(s) do we currently set our thermostats to, and why?	19c as when the system worked it gave a good ambient heat without using too much gas.	
What times of the week does the heating system currently run, and why?	Sunday and Wednesday mornings plus when there are funerals or weddings or other occasions in the church. To keep people warm.	
When we turn on the heating, how long does the building take to come up to temperature?	When the current broken system worked about 4 hours	
When we turn on the heating, and warm air starts to rise, does it displace cold air and cause discomfort elsewhere?	No	
When we turn off the heating, how long does the building take to cool back down?	A couple of hours	
Considering the above, are the heating timings optimised for the uses of the building? How do we know?	On the new system we are planning to add a Hive heating controller which would help target heating more efficient	
Who has control over the programming of the heating system? Does the current system work well for them?	Rector, wardens & verger. The current system is an old style timer which worked well for the broken system.	
When we have an unexpected meeting or event, is the system responsive enough?	No	
Are the controls user friendly? Are they well understood?	Not on the current system but that should be helped with a Hive	
How does the temperature and humidity vary during the week and year? (You can measure this with inexpensive data loggers.)	Sorry not sure??	
Note: Levels of relative humidity should be kept at 40-70% RH and ideally 45-55%. Below 40%, loss of moisture causes		

damage to pores in wood. Above 70% allows moulds to develop and insect infestations to proliferate.)

5f Listing and interiors

What fragile or precious objects/materials do we have, and what needs special care?		
What listing is our church? What features of the church contribute to this listing?	Grade 2 listed	
What does our building contain in terms of historic fabric, timber elements (such as screens, pews or altarpieces), pipe organs, wall or other paintings, or other items which will require special consideration?	We have all of the items mentioned to the left that would need special consideration should a different source of heating be brought in	
At what rate does our building heat up and cool down? (More than 2°C temperature rise per hour is considered damaging to fabric.)	As the current system is not repairable and a new system is needed them this question can't be answered	
Are wall-mounted panel heaters a realistic option, or do historic fabric or finishes prevent this?	This is not an option we've explored but I would imagine historic fabric and finishes may prevent this option.	
Are pew heaters a realistic option; i.e. you have pews, and the pews are not historic (pre 18C)?	We would have to take advice on this from our architect re the historical status of our pews and the suitability of this option.	
Is digging in the grounds to install a ground source heat pump a realistic option? They are much harder to install if burials surround the church, although not impossible. (There are two options for the pipework; snaking pipwork near ground level or deep vertical boreholes.)	According to our heating engineer, this is not a realistic option as the church is surrounded by graves.	
Is under floor heating a realistic option? Historic floors should generally not be lifted.	I think the historic nature of the building and its fabric would make this difficult to acheive.	
Are there monuments or brasses which would be affected by having heaters or heating pipes close to them?	I would think so, but to be sure, if our chosen heating option needed this to happen, we'd have to take professional advice on it.	

5g Energy use

What is our current energy use, utility cost, and carbon footprint?		
What is the annual usage of oil / gas / electricity? (litres or kWh per year)	Gas: 5030 Electric: 2537	
What is the annual spend on oil / gas / electricity?	Gas: £2004.00 Electric: £536.00	
Who reads the meters, and how often?	The Rector or Admin staff - monthly and the readings are submitted online	
How is information about energy use shared with the church community?	Through the annual accounts	
What is our gross carbon footprint? (This can be calculated quickly using the Church of England Energy Footprint Tool online.)	1.1	
What is our net carbon footprint? (Use the Energy Footprint Tool online.)	1.1	
What are our two energy efficiency ratings, from A+ to G? (Use the Energy Footprint Tool online.)	A & 20-30%	

5h Money

What budget do we have for up-front capital, for maintenance over time, for running costs every year, and for future replacement?		
What budget has the PCC set for replacing the heating system?	£10,000	
What amount can the church realistically afford to spend on maintenance, over (say) the next ten years?	With a new heating system maintenance should be low. Annual checks included, £3,000	
What amount can the church realistically afford each year for utility bills?	£4,000 - factoring in the rise of the utilities for us from October 2023 - we have a fixed rate until them.	
What amount can the church realistically afford to invest in a 'sinking fund' for the systems' eventual replacement?	We are at that point now and have £10,000 plus whatever we can raise through a gift day	
If we need expert advice, what budget has the PCC authorised for advisors?	We have a budget each year of £2,000 for professional advice for the church	

5i Constraints

What connection do we have to utilities? What space constraints are there?

Are we connected to gas? If not, is it possible?	Yes
Are we connected to electricity? Single phase or three phase? What load can the system take, and what could it be expanded to?	Yes Single phase - sorry not known about the load
Has our QI report recommended improvements?	QI 2022: there should be a report on the condition of the Heating System - now not repairable
What space is there within our boiler room for change in the size of equipment? Are there any other suitable locations?	It is a spacious boiler room. No other suitable locations
Is biomass a realistic option? It generally requires room for a storage hopper for the wood pellets. It may not be allowed in some areas due to the Clean Air Act. It will require weekly attention and regular maintenance.	I wouldn't think so as we don't have the space for a storage hopper

5j Advice

Who can we ask, or commission, for advice?		
What advice do we need, to help us choose the right heating system (including conserving any historic fabric / interiors)? What questions don't we know the answers to?	We have sought advice from our heating engineers, Young Gas & Oil, who also do ground source, air source, solar, and as mentioned earlier, they recommend a gas boiler at this time.	
Have we had an energy audit? If yes, what did it rec- ommend? If not, could we commission one? (Parish Buying offers them as do some dioceses.)	No	
Does the DAC have a heating or sustainability advi- sor, who can offer up-to-date guidance to us on low and zero carbon technologies?	I can 't find one on the website , but we have had feedback through the current heating faculty application we have in at the moment.	
Is there anyone on our PCC who is expert and up-to- date in this area?	No	
Can our QI recommend an advisor?	Not sure what this leans, sorry.	
If you need advice and it is not available from the sources above, try the CIBSE directory: https://www.cibse.org/building-		

<u>services/find-a-specialist</u>. There is more on this in the next section, on Options Appraisals.

5k Consultations

Who do we need to involve, and when?	
Which church users should we speak to about our heating system (for example regular hirers or tenants)?	We don't hire out the church.
Which church volunteers and staff should we speak to (for example the treasurer, church wardens, youth leaders, and PCC members)?	Sidespeople, wardens, verger, rector.
Who in the deanery and diocese should we speak to (for example the DAC Secretary, Diocesan Environment Office, and Archdeacon)?	I have been in contact with the Archdeacon and the DAC
Which external organisations should we speak to (for example the amenity societies)?	Not sure what this means, sorry.
Do we need to consult the local planning authority?	I wouldn't think so at this point

51 Objectives

Overall, how important are the following to us?	Top three	High	Medium	Low
Environmental factors (For example, cutting our carbon footprint by reducing our energy use and/or switching to a cleaner fuel)	1	1		
Conservation of our historic interiors			1	
Making church users comfortable in the building	2	1		
Increasing lettings income				\checkmark
Capital cost		\checkmark		
Maintenance cost			\checkmark	
Running cost	3	1		
Replacement cost				\checkmark
Ease of use			\checkmark	
Reliability		1		

5m Conclusions

What are the main things we learned from this review?	Whatever type of heating we replace the broken one with, we should work on draught proofing the dbuilding. Perhaps begining with the doors and taking advice on whether it's possible to draught proof the windows especially those that are not stained galss. I also realise that I, or the PCC, know very little about the area of new heating technologies and would welcome advice from the Diocesan Heating Advisor, or similar, so as we can have a plan in place by 2027 as per the C of E Routemap to Net Zero Carbon by 2030.
What are our next steps?	In the short-term, apply for a Faculty to replace the gas boiler with a new energy efficient gas boiler as per our heating engineer's report. Then by 2027, with advice from the diocese and others, to explore the possibility of solar panels and to run it as a hybrid system.

Having completed your checklist, we suggest discussing the results at an upcoming PCC meeting.

The next section of guidance builds on this checklist, to help you carry out an Options Appraisal. You can then identify the feasible options for your church, and start to assess them.

Energy Footprint Results

Carbon Footprint

	This Year	Last Year
Gross CO_2 emissions (Tonnes) ?	1.1	0.0
Net CO ₂ emissions (Tonnes) ?	1.1	-
Reported Offset (Tonnes) ?	0.0	0.0

Lockdown Adjusted Energy Efficiency

The figures below have been adjusted for the periods of lockdown in 2020 to allow for a sensible comparison to data from previous years



The above two figures are important, because churches with larger spaces tend to use more energy and produce more carbon emissions.

Nowadays A - G ratings are applied to many buildings and products. Our system is roughly equivalent to national Display Energy Certificates for public buildings.

Bands are awarded as good as A++, or B, C or D, all the way down to G which is the poorest rating.

The second figure highlights where your net footprint lies alongside all churches within the Church of England. A score of 0-10% puts you in the 10% of churches with the smallest footprint, while a score of 90%+ means you are in the 10% of churches with the largest footprint.

Unsubmit

What's next?



South Transept





Ms Polly Harper St Mary's Wistaston Church Office Church Lane Wistaston Crewe Cheshire CW2 8HA

Estimate

Date	28/09/2022
Estimate number	3086

Thank you for giving us the opportunity to provide you with this quotation, we trust you find it competitive.

We also provide after sales service and maintenance schemes.

After my meeting with Mike (Vicar) Wednesday last week so get it in today. See photos that they require regarding Flue termination points. Also 22m gas pipework route which requires upgrading to 28mm I suggest but you to confirm this. It is aprox 18m of 28mm copper and munson rings & fittings. I would say 1 full day for Labour costs. Certificates and admin costs. Also, put the following section on your quote that they require for the flue system ; Materials required for roof termination; Allow 5×1 metre lengths, 2×45 deg bends, weather flashing, vertical flue kit and lead slate. Also 6 x fixing brackets. Tower scaffolding to 4.5 metre height. BOILER FLUE SYSTEM TERMINATION POINT. Please see photographs of our recommended flue termination points, taking into account your concerns with the looks of the finished article and to satisfy the Diocese concerns. We have marked up which termination point that we recommend. If you require further information on this please do not hesitate to contact us. All would be left neat and tidy.

Pre-installation details as follows;

We intend to carry out all drilling when staff have been informed to notify everyone using the building

We will ensure a tidy site at all times.

Supply and fit a new 1 x Worcester 50kw boiler

Supply and fit new heating pipe work to the new boiler

Supply and fit new Gas pipes work to the new boiler

Supply and fit new condensate pipework to the new boilers and take to the drain with a new condensate tank with limestone





WEB younggasandoil.co.	uk
Head Office	London Branch
Regents Park	41 Whitcomb Street
129 London Road	London
Nantwich	WC2H 7DT
Cheshire	
CW5 6LW	



chippings

- Supply and fit a new Worcester flue kit with 3 to 5m flue extensions and vertical flue kit
- Supply and fit a new Worcester heat exchanger
- Supply and fit new pipework for the heat exchanger and to the boiler
- Supply and fit a new expansion vessel and filling to keep the boiler side pressurised and the existing system low pressure
- Supply and 1 x new Worcester modulating pump set
- Supply and fit a new Worcester filter
- Supply and fit a new Hive control
- Wire the new boiler to the current building regulations
- Removal of all existing boilers and flues and any redundant pipework
- Removal of all unwanted materials from the site.
- Provide required floor protection, dust sheets, and screens as required in all working areas
- The new boilers will be guaranteed for 5 years through the Worcester WAI scheme
- We cannot guarantee any existing pipework
- The new pipework will be guaranteed for 2 years
- All work will be carried out in a neat and tidy manner
- This package includes the following
- The 1st service on both new boiler free of charge
- Our Green care 12 months maintenance package on the plant room equipment and fittings

Labour

Description	Unit price	Quantity	Total
New Boiler Installation	£6500.00	1.00	£6500.00
		Sub total	£6500.00









Description	Unit price	Quantity	Total
		Exc VAT	£6500.00
		VAT (20.000%)	£1300.00
		Total	£7800.00







CALL 01270 611161 EMAIL younggasandoiN@gmail.com WEB younggasandoil.co.uk

Head Office Regents Park 129 London Road Nantwich Cheshire CWS 6LW London Branch 41 Whitcomb Street London WC2H 7DT



Revd Mike Turnbull St Mary's Wistaston Church Office Church Lane Wistaston Crewe Cheshire CW2 8HA

Company Reg 0862/147 VAT 185204415 UTR 4262824930

18th October 2022

Ref: Quotation and recommendation of new boiler

Dear Revd Mike Turnbull,

Following our appointment in September 2022, I can confirm the gas boiler was condemned due to the corrosion on the chamber door which is classed as dangerous and is un repairable. A new gas boiler as per our quotation is the best and most efficient option. Unfortunately, an Air Source heat pumps would not work due to the lack of insulation in the property and heat loss which would result in high electrical bills from the heat pump.

The Ground Source option would also be an issue due to the lack of available ground space due to existing graves around the area. My advice would be a new gas boiler to suit the church.

If you have any questions please do not hesitate to contact me.

Yours sincerely

Martin Young Director of Young Gas and Oil Ltd 07528 857054 01270 611161

From: Billy Young youngbill848@gmail.com Ø
Subject: St Mary's, Wistaston
Date: 6 November 2022 at 17:39
To: Martin Young younggasandoil@gmail.com







From: Billy Young youngbill848@gmail.com &
Subject: St Mary's 22mm gas pipe
Date: 6 November 2022 at 17:41
To: Martin Young younggasandoil@gmail.com



From: Billy Young youngbill848@gmail.com Ø
Subject: St Mary's Header tank
Date: 6 November 2022 at 17:46
To: Martin Young younggasandoil@gmail.com



BY

From: Billy Young youngbill848@gmail.com Ø
Subject: St Mary's 22mm gas pipe
Date: 6 November 2022 at 17:44
To: Martin Young younggasandoil@gmail.com

Will have to be 28mm sp far ? Or all the way through ?



From: Billy Young youngbill848@gmail.com Ø
Subject: St Mary's Gas pipe
Date: 6 November 2022 at 17:42
To: Martin Young younggasandoil@gmail.com



BY



From: Billy Young youngbill848@gmail.com Ø
Subject: St Mary's, Wistaston
Date: 6 November 2022 at 17:39
To: Martin Young younggasandoil@gmail.com







Home / Heating / Boilers / Worcester Bosch Boilers / Worcester System Boilers / Worcester Vertical Flue Kit - 7719002430

Worcester Vertical Flue Kit -7719002430

Stock code: 7719002430 Manufacturer: Worcester

£134.80 ex. VAT £161.76 inc.VAT





Diameter - 100mm

Worcester Vertical Flue Kit - 7719002430

A flue kit is essential is removing waste gases produced by your Worcester

Q Click to enlarge

Controls & Accessories Worcester Flue Kits and Plume Kits

Ideal Boilers

Boilers

Alpha Innovation

Potterton Boilers Vaillant Boilers

Vokera Boilers

Boilers

Worcester Bosch Boilers Worcester Combi Boilers

Worcester System

Worcester Regular Boilers

Worcester Oil Boilers Worcester LPG Boilers

Controls & Accessories

Baxi Boilers

Viessmann Boilers

Gold Electric Boiler Range

Strom Electric Boilers

Grant Oil Boilers

Keston Boilers

Boiler Packs

Radiators & Valves

Radiators & Valves Polypipe Underfloor Heating Heating Controls & Pumps Hot Water Cylinders Fires Electric Underfloor Heating Fan Convectors Renewables Water Heaters Special Offers A flue kit is essential is removing waste gases produced by your Worcester boiler from the property. If you need your flue terminal to go out through the roof then you will need a vertical Flue kit. The Worcester Vertical Flue Kit 100mm (7719002430) is compatible with all Worcester Greenstar Boilers.

The Total Height Of The Worcester Vertical Flue Kit Is 1090mm.

Size of external flue section = 500mm

Please consult your boiler installation guide for total vertical fluing allowance and check the manual for installation guide and advice on clearing voids correctly.

Available from stock at TDL Online



Wistaston St Mary – Boiler - Correspondence with parish

Attachments are listed according to the numbering on the supporting documents list

- Attachments in blue are included within the proposals section
- Attachments in black italics are superseded and not included within the application

Date	Message
18/10/2022 To: Caroline Hilton,	I hope you are well - sorry for emailing you both, but I wasn't sure who would be best placed to assist us with this matter.
 Katy Purvis From: Mike Turnbull With attachments Easier this week Ian Bishop forwarded an church wardens, with regard to the broket St Mary's Wistaston and that, for many rearely replace the 50 year old gas boiler with a 'ligas boiler. We feel, this would solve the imgive us time to come up with a plan as per Zero Carbon by 2030 (endorsed by Generation point 4.2.4. of the Routemap. 	Easier this week Ian Bishop forwarded an email from Sue, one of church wardens, with regard to the broken and unfixable gas boiler at St Mary's Wistaston and that, for many reasons, we would like to replace the 50 year old gas boiler with a 'like for like' energy efficient gas boiler. We feel, this would solve the immediate heating issue and give us time to come up with a plan as per the CofE's Routemap to Net Zero Carbon by 2030 (endorsed by General Synod July 2022) as per point 4.2.4. of the Routemap.
	I has a conversation with Ian this morning about something else, and I mentioned the boiler situation, and he suggested that I write to you with a report I have from our engineer (they fit air source and ground source as well as gas) whose advice is to fit a new gas boiler to suit the church - report, estimate and spec attached.
	It is not that we are ignoring the CofE's pledge to be Net Zero Carbon by 2030, and we are committed to helping the CofE achieve its target by 2030, we would dearly like to move away from fossil fuels altogether, but we don't feel we can achieve this with a knee jerk reaction to a broken boiler, we also don't thing it's fair that we should asked. In our own move towards energy saving and sustainability we have already fully LED'ed the church hall and fitted many energy saving switches and timers in there and we use a Green Tarrif. The Wardens and I feel that we can plan to meet the 2027 deadline (4.2.4.) on the routemap if we have more time to plan ahead and not react without having all the facts. As it states in the Forward of the Routemap ' <i>it is</i> <i>hoped that this document will encourage all sections of the Church of</i> <i>England to see a way forward to achieve net zero carbon by 2030 in</i> <i>a timely and realistic way</i> .' I would like our approach to be as timely and realistic if possible.
	Having read the case studies on the CofE website I find myself coming to the following conclusions, however, of course I concede I'm no expert in this, but I'm learning fast! My take on the options
	• Ground Source - the church is surrounded by graves, not an easy or popular to be digging trenches and holes in consecrated ground

	• Air source - not a proven technology as yet for churches, most
	installations are a hybrid situation with a back up (gas) boiler
	• Solar Panels - our preferred solution for the church and church hall and one that we would be keen to explore over the next few years ready for 2027 - although not an option at the moment as believe there is a global shortage of solar panels and batteries - so one for the short term future perhaps?
	• Under pew heaters - agree a good idea to heat the person, but I feel it would need to be used in conjunction with another heat source, as at some point the building would need heating as I'm guessing if it didn't fall into disrepair through not being heated. Under pew on it's own I don't feel is enough heat for the size of St Mary's
	As I say, I'm no expert, and I could be wrong on all the above and I'd be happy for someone to guide me through the above in away that will bring a resolution to our current issue.
	I appreciate you assisting us and I would be grateful for a quick reply that moves us on, or instructs us how we should proceed, as the weather is only getting colder.
	7) Estimate of Young Gas & Oil dated 28 September 2022
27/10/2022	
To: Mike Turnbull From: Katy Purvis	I am writing to let you that at its meeting of 21 October 2022, the DAC considered the proposal to replace the gas boiler and subject to a faculty application being submitted, containing the full details of the proposed replacement boiler and the likely new flue and the application passing satisfactory review, resolved to recommend the scheme, subject to the following provisos.
	 Any work to a gas fitting is carried out by a person who is registered on the Gas Safe Register (or is a member of another class of persons approved by the Health and Safety Executive for the purposes of Regulation 3(3) of the Gas Safety (Installation and Use) Regulations 1998.
	 b. Any electrical works should be carried out by an electrical contractor accredited with the NICEIC or ECA, to the standards recommended in the Churchcare "Guidance Note: Electrical Wiring Installations in Churches" available via https://www.churchofengland.org/sites/default/files/2018-11/CCB_Electrical-wiring-installations-in-churches_Apr-2013.pdf
	The heating adviser had commented as follows on the morning of the meeting,
	<i>"I have had look at the information. I think the boiler failing is inevitable being 50 years old and the parish should have been expecting and planning for this. Any work installed will potentially be there for the next 30 years. Heating replacements in the diocese are likely to be only 25% of the total</i>

	heating installations over the next ten years. Less if all boilers are operated for 50 years!
	I am not sure of the energy consumption / carbon emissions for the parish and even though the boiler will be considerably more efficient there also needs to be consideration of reducing demand, review of time / temperature settings, draught proofing etc there is no mention of this. My recommendation is that the parish completes the C of E heating checklist this will help identify possible solutions and ways of reducing demand / carbon emissions for them to consider"
	(<u>https://parishreturns.churchofengland.org/</u>) and the heating questionnaire (attached)? We will need the technical details of the boiler and flue, any new pipework
	etc, and details of locations of equipment. If you have any queries please let me know, I will try to help
24/11/2022 To: Mike Turnbull From: Katy Purvis	I am writing to let you that at its meeting of 18 November 2022, the DAC considered the formal application for the replacement gas boiler and resolved, subject to the parish submitting details of the flue, i.e. an image of what it will look like and where it will be located (in line with the advice point below), to recommend the scheme
	with the following provisos:
	 Any work to a gas fitting is carried out by a person who is registered on the Gas Safe Register (or is a member of another class of persons approved by the Health and Safety Executive for the purposes of Regulation 3(3) of the Gas Safety (Installation and Use) Regulations 1998.
	 b. Any electrical works should be carried out by an electrical contractor accredited with the NICEIC or ECA, to the standards recommended in the Churchcare "Guidance Note: Electrical Wiring Installations in Churches" available via https://www.churchofengland.org/sites/default/files/2018-11/CCB_Electrical-wiring-installations-in-churches_Apr-2013.pdf
	The Committee also wished to offer the following informal advice:
	 The preferred position for the flue outlet was exiting from the roof vertically as this would be more easily reversible in future years
	This means that once you have confirmed the flue appearance and your preferred location, Caroline will be in a position to raise the notification of advice
	If you have any queries please do let me know.
01/12/2022	Many thanks for you email and having consulted with the engineers we all agree with the committee that the best exit for the flue would be

To: Katy Purvis From: Mike	through the roof. Please see the attached photo and illustration, not to scale but the measurements are on it. Please let me know if you
Turnbull	require anything else from me.
With attachment	10) Annotated photographs confirming flue location
01/12/2022	HI Mike, have you got a catalogue type photo of the actual flue? That is probably all we need now
From: Katy Purvis	
01/12/2022	I'll ask Youngs and send it to you
To: Katy Purvis From: Mike Turnbull	
05/12/2022 To: Katy Purvis From: Mike Turnbull	Here is a link to a website for the Flue Kit they intend to us and is required for the Worcester-Bosh boiler they are fitting. It is the black bit on the photo that extends though the roof (the whit bit is in the boiler room) and that will be the required 500mm. I hope this helps, if not please let me know.
With link to web details	https://www.tdlonline.co.uk/Heating/Boilers/Worcester-Bosch- Boilers/Worcester-System-Boilers/1799-/Worcester-Vertical-Flue-Kit- 7719002430
	11) Webpage Specification of Worcester Vertical Flue kit of Trade Distribution Limited

St Mary Wistaston with St Luke Willaston Parochial Church Council

An Extraordinary Meeting of the PCC on 30 October 2022

This meeting has one item of business: to discuss the replacement of the broken, and unrepairable, heating at St Mary's Church in line with the Diocesan Advisory Committee email received on 28 October in response to our request to replace the broken gas boiler with a new gas boiler

Attendance: Mike Turnbull (chair), Ann Stubbs, Mike Felton, Diane Edge-Robinson, Margaret Shephard, Joy Chaplow, Sarah Rhodes, Catherine Gallagher, Liz Dawes, Simon Bartholomew, Howard Barker, John Molloy, Chris Horne, Sue Squirrell Apologies: Joan Cadman, Daphne Gregory, Frances Latham Agenda

- 1. General discussion and questions
- 2. The PCC recognise our responsibility to cut carbon emissions and we pledge to work towards a plan by 2027 that will work towards this. However, having explored other sustainable heating options, and taking into account the report from Young Gas & Oil that recommends the best solution for us at the moment is new gas boiler, the following proposal was made.

The proposal by Revd Mike Turnbull (chair): is that, with DAC approval, we replace the broken gas boiler at St Mary's Church with a new energy efficient gas boiler for the price quoted by Young Gas & Oil as per circulated quote. Also, that we add a Hive heating controller which means that the heating can be set, timed and controlled remotely. This will be an additional cost to the circulated quote.

Seconder: Chris Horne (Church Warden) In favour: unanimous by those in attendance (14 people) Not in attendance – 3 people

The Proposal was clearly carried.

Signed:

M.F. Turbell

Chair of the PCC

Date: 1 November 2022