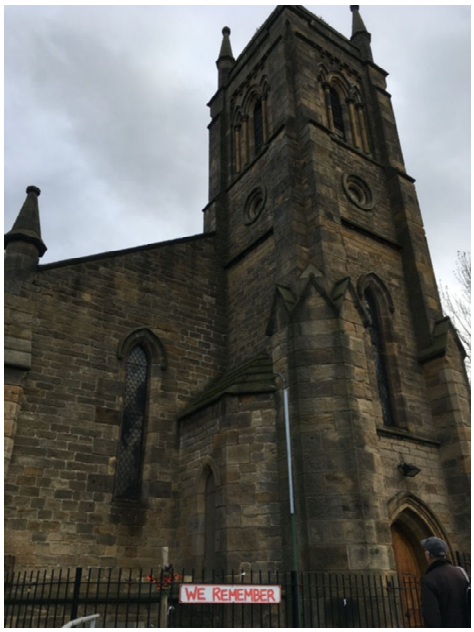
Energy Audit Report for Holy Trinity Church



Site Address	Holy Trinity Church, Southwick, Sunderland, SR5 2DU
Church Code	613179
Author	Tim Mawby Graduate Consultant
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Version	1.0

Contents

1 Executive Summary

An energy survey of Holy Trinity Church, Southwick, Sunderland, SR5 2DU was undertaken by ESOS Energy Ltd to provide advice to the Church on how it can be more energy efficient and provide a sustainable and comfortable environment to support its continued use. This audit has been provided in conjunction with 2buy2, the Church of England's Parish Buying scheme provider.

This energy audit has been undertaken by a suitably qualified and experienced energy auditor. Benefits of implementing the opportunities identified in this Report include a reduction in energy costs in the first instance, but could also reduce other costs, increase staff awareness and engagement, and improve comfort and staff satisfaction in the workplace.

The Church has a number of ways in which is can be more energy efficient. Our key recommendations have been summarised in the table below and are described in more detail later in this report. It is recommended that this table is used as the action plan for the church in implementing these recommendations over the coming years:

Energy Saving Measure	Annual Energy Savings (kWh)	Annual Cost Savings (£)	Estimated Capital Cost	Payback Period (Years)	Annual Carbon Savings (Tonnes CO_2e)
Replace the existing boilers in the vestry with new condensing gas boilers (90% efficiency)	17,106	£361	£8,000	6.1	22.1
Install insulating lagging to exposed heating pipework (estimated 3% saving)	1,711	£36	£100	2.8	0.4
Use heating timer for Main boiler located is the storage cupboard (estimated 10% saving)	5,702	£120	£0	Immediate	1.2
Church - replace 200W halogen lamps with 15W LED alternatives	1,347	£196	£200	1.0	0.4
Vestry - replace 58W fluorescent tubes with 22W LED alternatives	52	£8	£20	2.5	<0.1
Kitchen - replace 58W fluorescent tubes with 22W LED alternatives	52	£8	£20	2.5	<0.1
Office - replace 25W fluorescent lamps with 3.5W LED alternatives	47	£7	£15	2.1	<0.1
TOTALS	**26,017**	**£736**	**£8,355**	**3.5**	**11.4**

The headline messages from the audit are:

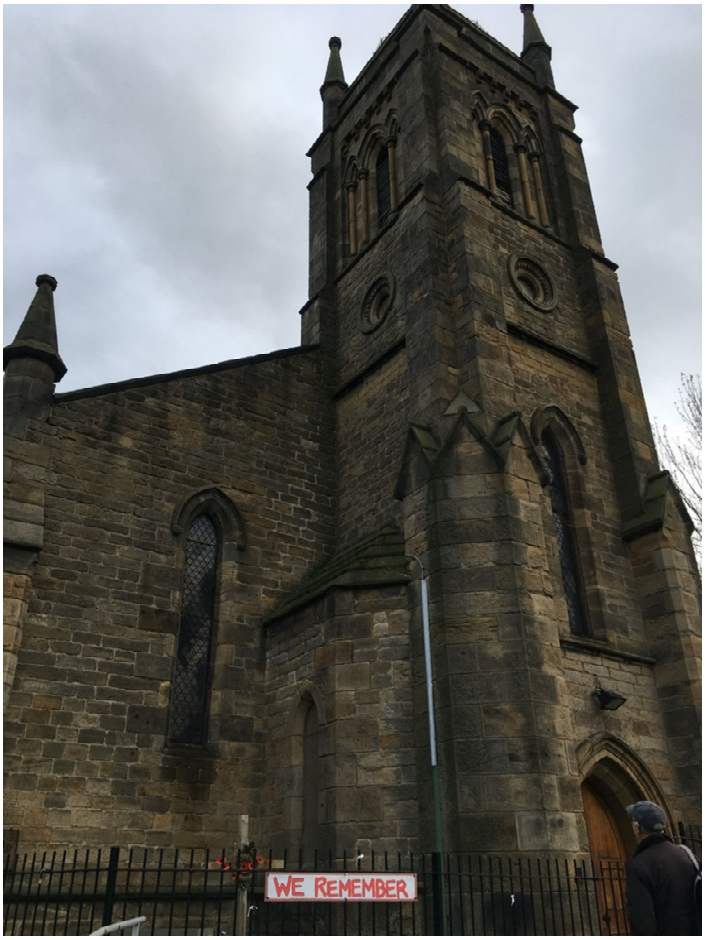
- £8,355 investment in energy reduction measures would achieve an estimated annual saving of 26,017kWh (combined electric and gas).
- Based on current electricity and gas tariffs, this would result in an annual financial saving of £736.
- The simple payback period on this investment is 11.4 years.

The Church should check any faculty requirements with the DAC Secretary at the Diocese before commencing any works.

2 Church Information

A site survey was undertaken by Tim Mawby on Wednesday 14th November 2019. The survey was non-invasive (visual only) and entailed a general walk throughout the church areas, including back of house spaces and plant rooms.

Photograph 1: Holy Trinity Church External View



General Information	
Site Address	Holy Trinity Church, Southwick, Sunderland, SR5 2DU
Listed Status	Grade 2 listed
Building Age	Built in 1842
Floor Area	Approximately 380m^2
Usage	Typically 14 hours per week

3 Energy Procurement Review

Energy bills for gas and electricity have been supplied and have been reviewed against the current market rates for energy.

3.1 Electricity

Day Rate	14.55 p/kWh

3.2 Gas

Rate	2.11 p/kWh

The review has highlighted that there may be opportunities to gain environmental benefits from improved procurement of the energy supplies at this site.

It is unclear if the Church already procure energy through the CofE Parish Buying scheme, we would therefore recommend that the Church obtains a quotation for its gas and electricity supplies from the CofE Parish Buying scheme (https://www.parishbuying.org.uk/categories/energy/energy-basket). This scheme only offers renewably sourced energy and therefore it is an important part of the process of making Churches more sustainable.

4 Energy Usage Details

4.1 Cost & Consumption

Energy Type	Annual kWh
Gas	56,993
Electricity	6,536

If not already in place, it is recommended that the Church consider asking their suppliers to install smart meters so that the usage can be monitored more closely, and the patterns of usage reviewed against the times the building is in use.

4.2 Energy Benchmarking (Based on CofE Shrinking the Footprint – Energy)

Energy Type	Size (Sqm)	Benchmark Energy Use (kWh/Sqm)	Actual Energy Use (kWh/Sqm)	Variance from Benchmark (%)
Gas	380	105	150	43%
Electricity	380	20	17	-14%

The building is using more gas than expected. The building is using less electricity than expected.

5 Building Performance and Opportunities

The building is well run with proactive onsite team in terms of energy conversation with some areas of improvement already being identified. The following sections will highlight where further improvements could potentially be made.

5.1 Building Envelope

From visual inspection, the building envelope appears to be in a reasonably good state of repair. However there is no roof or wall insulation.

5.2 Heating System – Boilers

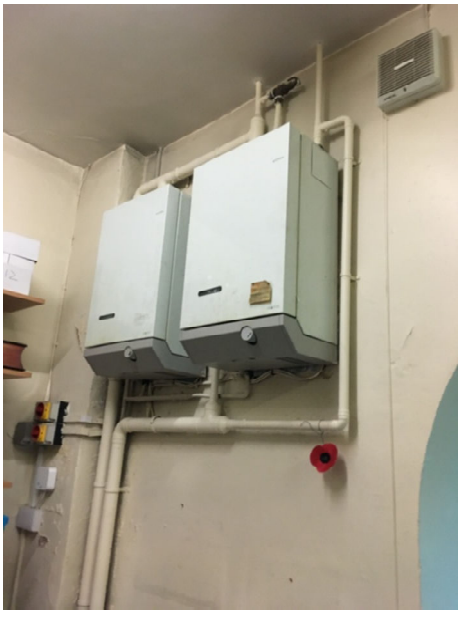
Heating to the main church space and vestry is provided to the church via 2no. Profile gas condensing boilers located in the vestry. It is unclear exactly how old the boilers on-site are, however during the site visit it was estimated that they were installed between 10-15 years ago. Based on this, it is assumed that the efficiency of the boiler may have dropped to as little as 60%. As such, it is recommended that the boiler is replaced with a high efficiency gas condensing boiler.

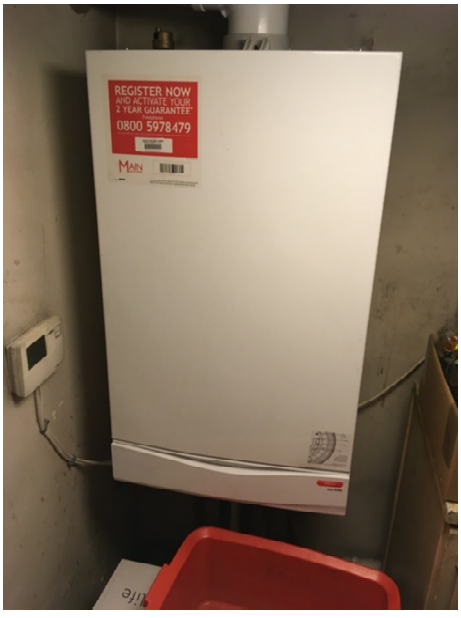
Alternatively, the Client may wish to explore the possibility of installing an air source heat pump heating system in order to move towards the goal of decarbonising energy consumption.

A timer has been programmed to operate the heating system for approximately 14 hours per week. The timer can also be manually overridden so that heating can be provided outside of the programmed hours.

Heating to the kitchen and meeting spaces is provided via a Main Eco Elite gas combination boiler located in a storage cupboard. It is unclear how old the boiler is, however during the site visit it was noted that the unit is in good condition and are well maintained. The boiler is operated via a control panel which is switched on and off when needed. It is recommended that the timer is programmed to turn the boiler on depending on the planned weekly occupancy hours.

Photographs 2 & 3: Church Boilers





5.3 Heating System – Pipework and Distribution

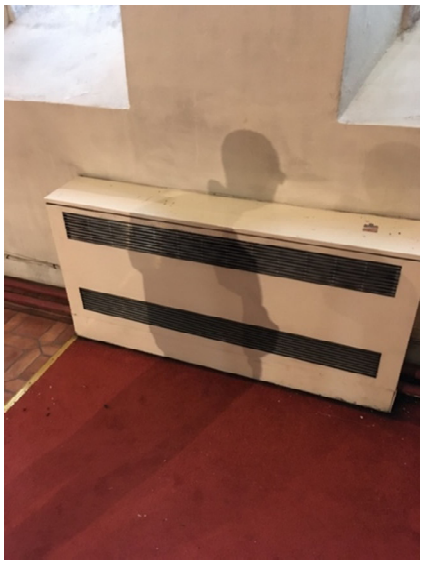
Both heating systems' pipework is entirely exposed. As such, it is recommended that insulating lagging is fitted to the existing pipework to reduce heat loss in unoccupied spaces.

5.4 Heating System – Heat Emitters

Heating to the church is served via 8no. wall-mounted radiators. These radiators are supplied by heating pipes fixed to the walls. Radiators are typically obstructed by furniture which limits the effectiveness of the heating. It is advised that items are removed from the immediate vicinity to allow for better heat convection in the space. There are also 3no. radiators located in the meeting area and 1no. in the vestry.

A range of portable plug-in heaters are also present throughout the building and are used to provide additional heating to the smaller rooms when required. This can be an ineffective, inefficient and poorly controlled means of providing space heating, and can easily be left on when unoccupied. It is recommended that a more permanent heating solution be provided to these spaces if and when heating upgrades are undertaken.

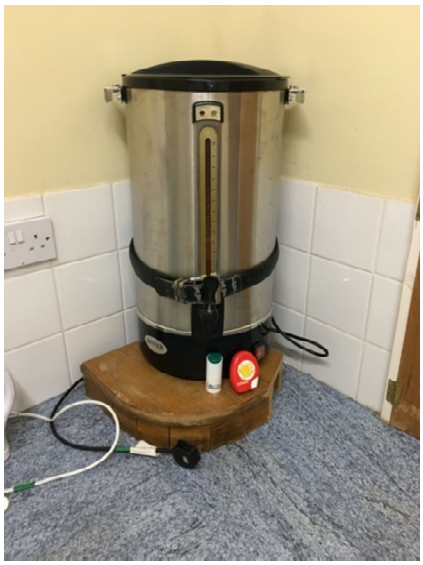
Photograph 4: Church Hall Radiators



5.5 Hot Water System

Hot water is supplied to the kitchen and WC via the Main Eco Elite gas combination boiler. A Univa electric point of use water heater is also present in the kitchen. Hot water usage is considered to be nominal.

Photograph 5: Electric Water Heater



5.6 Lighting

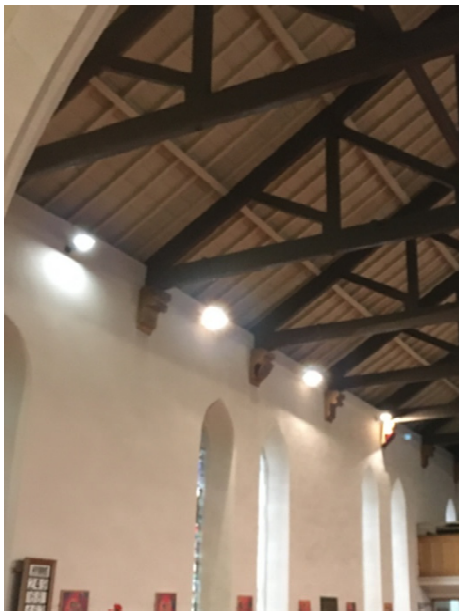
There is no lighting control system, motion detectors or daylight dimming controls. All light fittings are controlled via manual on/off switches.

The range of light fittings throughout the church areas are detailed below:

Church

- 10no. 200W halogen lamps – recommended to be replace with 15W LED alternatives.

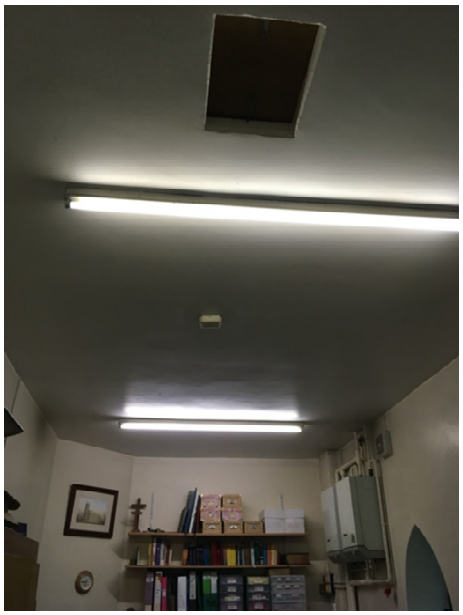
Photograph 6: Halogen Lamps



Vestry

- 2no. 58W T8 fluorescent tubes – recommended to be replace with 22W LED alternatives.

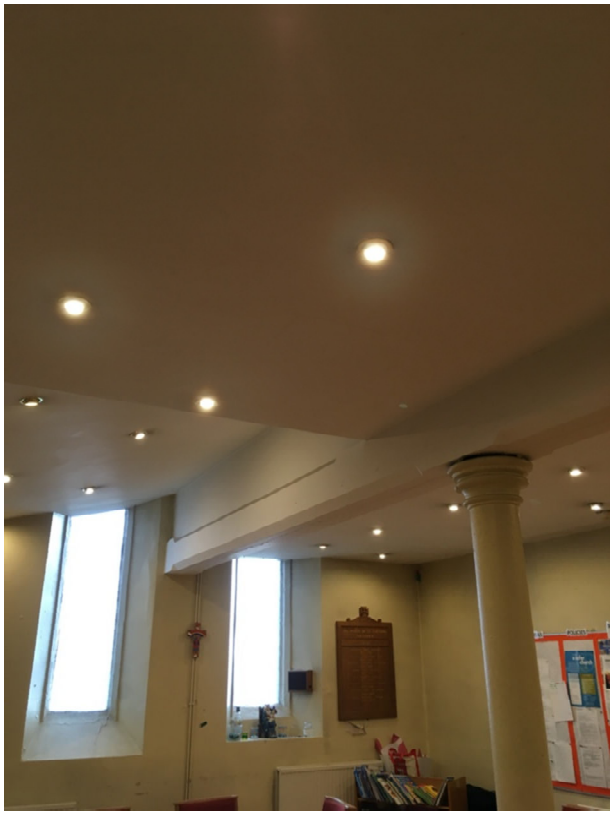
Photograph 7: Fluorescent Tubes



Meeting Area

- 23no. LED spotlights.

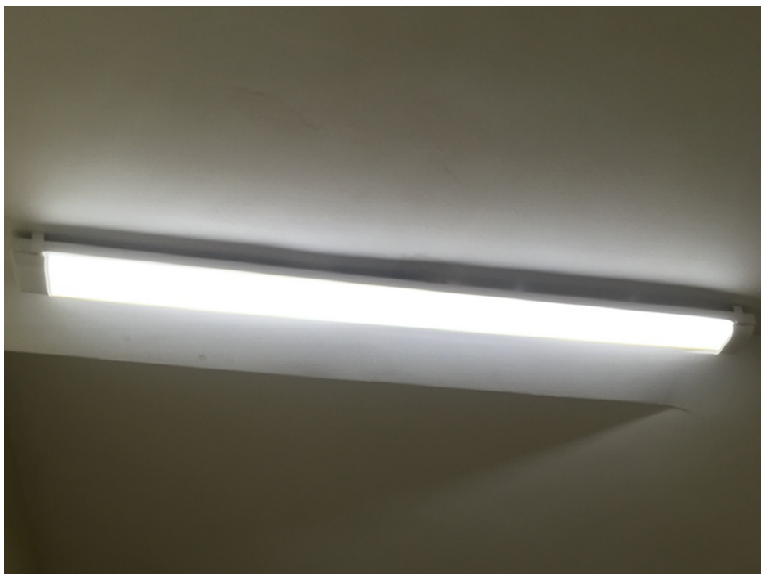
Photograph 8: LED Spotlights



Kitchen

- 2no. 58W T8 fluorescent tubes – recommended to be replace with 22W LED alternatives.

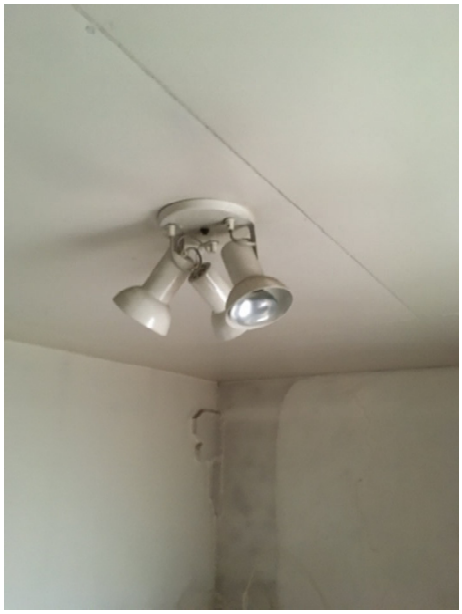
Photograph 9: Fluorescent Tubes



Office

- 3no. 25W fluorescent lamps – recommended to be replace with 3.5W LED alternatives.

Photograph 10: Fluorescent Tubes



5.7 Renewables

There are currently no renewables on-site. A free desktop survey can be carried out by a specialist solar installer to identify the possibility of installing solar PV panels.

6 Potential Saving Opportunities

As part of the assessment, we carry out a close inspection of M&E plant and their associated controls, with the aim of identifying any issues that have significant impact on energy consumption and correct building operation. We have reviewed the building and associated HVAC and lighting operations and identified the following potential energy conservation opportunities (ECOs), which should be investigated:

Category	Actions	Potential Annual Savings			Investment (£)	Simple payback (yrs.)
		Elec/Gas (kWh)	Cost (£)	(tCO_2)		
Heating	Replace the existing boilers in the vestry with new condensing gas boilers (90% efficiency)	17,106	£361	3.6	£8,000	22.1
Heating	Install insulating lagging to exposed heating pipework (estimated 3% saving)	1,711	£36	0.4	£100	2.8
Heating	Use heating timer for Main boiler located is the storage cupboard (estimated 10% saving)	5,702	£120	1.2	£0	Immediate
Lighting	Church - replace 200W halogen lamps with 15W LED alternatives	1,347	£196	0.4	£200	1.0
Lighting	Vestry - replace 58W fluorescent tubes with 22W LED alternatives	52	£8	<0.1	£20	2.5
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TOTAL ELECTRICITY SAVINGS		**1,498**	**£219**	**0.5**	**£255**	**1.2**
TOTAL GAS SAVINGS		**24,519**	**£517**	**5.1**	**£8,100**	**15.6**
GRAND TOTAL		**26,017**	**£736**	**5.6**	**£8,355**	**11.4**

7 Assumptions

7.1 Assumptions

- Costs exclude labour, installation and access which will require the confirmation of a specialist contractor.
- Average cost of electricity at 14.55p/kWh.
- Average cost of gas at 2.11p/kWh.
- Electricity carbon emission rate of 0.31598 $kgCO_2$/kWh.
- Natural Gas carbon emission rate of 0.20776 $kgCO_2$/kWh.

7.2 Economic Life

CIBSE Guide M Appendix 12.A1 gives the economic life of plant common plant items. After this time the maintenance and repair make it economic to replace the asset. There will be energy savings inherent in the new equipment and the need to meet the minimum requirements of the Building Regulations. Some capital plant has long payback periods, when based on energy efficiency alone, but these should be part of an asset replacement programme with only the 'additional' cost of higher than minimum required energy standards being used to calculate ROI.

7.3 Implementation

Reviews of Energy Projects and Initiatives are designed to provide a high-level indication of options available clients and will not constitute a recommendation for implementation. Pricing and potential savings are indicative values and will not constitute an offer.

7.4 Cumulative Savings and Double Counting

It should be noted that further investigation may rule out some measures as impractical, either physically or financially. Some measures are mutually exclusive and provide diminishing returns if implemented together. For example, if the lighting load is reduced through more efficient lighting, there will be an increase in the heat demand on boilers, as the new lights generate less heat.

Each energy conservation measure is assessed independently at this stage so that they can be fairly compared. An assessment of any overlap will be undertaken once any projects are selected for implementation.

8 Funding Sources

There are a variety of charitable grants for Churches undertaking works and a comprehensive list of available grants is available at:

https://www.parishresources.org.uk/wp-content/uploads/Charitable-Grants-for-Churches-Nov-2019.pdf

9 Faculty Requirements

It must be noted that all works intended to be undertaken should be discussed with the DAC at the Diocese.

Minor works can be undertaken without the need for consultation and would include changing of light bulbs within existing fittings, repair and maintenance works to heating and electrical systems and repairs to the building which do not affect the historic fabric.

Major works which can be undertaken without a faculty but must be consulted on with permission sought from the Archdeacon through the DAC. This includes works of adaptation (but not substantial addition or replacement) of heating and electrical systems and also the replacement of existing boilers so long at the same pipe work, fuel source and flues are used, It can also be used to replace heating controls.

All other works will be subject to a full faculty.

Works which affect the external appearance of the church will also require planning permission (but not listed building consent) from the local authority and this will be required for items such as PV installations,

10 Limitations

The recommendations contained in this Report represent ESOS Energy's professional opinions, based upon the information listed in the Report, exercising the duty of care required of an experienced Sustainability Consultant.

ESOS Energy obtained, reviewed and evaluated information in preparing this Report from the Client and others. ESOS Energy conclusions, opinions and recommendations has been determined using this information. ESOS Energy does not warrant the accuracy of the information provided to it and will not be responsible for any opinions which ESOS Energy has expressed, or conclusions which it has reached in reliance upon information which is subsequently proven to be inaccurate.

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