



Energy Audit Report for St. Andrew's Church



Site Address	St. Andrew's Church, DL1 2DD
Church Code	613241
Author	Tim Mawby Graduate Consultant
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Version	1.0

1 Executive Summary

An energy survey St. Andrew's Church, DL1 2DD 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 it 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 ₂ e)
Utilise timer function on heating controls (estimated 5% saving)	2,899	£60	£0	Immediate	0.6
Replace the existing boiler with a new condensing gas boiler (90% efficiency)	17,394	£362	£1,100	3.0	3.6
Install insulating lagging to exposed heating pipework (estimated 3% saving)	1,739	£36	£100	2.8	0.4
Chapel – replace 25W chandelier lamps with 3.5W LED alternatives	859	£115	£480	4.2	0.3
Chapel – replace 50W spotlights with 7.5W LED alternatives	106	£14	£90	6.4	<0.1
Chapel – replace 50W wall-mounted lamps with 7.5W LED alternatives	141	£19	£120	6.3	<0.1
Vestry – replace 58W fluorescent tubes with 22W LED alternatives	90	£12	£60	5.0	<0.1
TOTALS	23,228	£618	£1,950	3.2	5.0

The headline messages from the audit are:

- ▲ £1,950 investment in energy reduction measures would achieve an estimated annual saving of 23,228kWh (combined electric and gas).
- ▲ Based on current electricity and gas tariffs, this would result in an annual financial saving of £618.
- ▲ The simple payback period on this investment is 3.2 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 13th 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: St. Andrew's Church External View



General Information	
Site Address	St. Andrew's Church Haughton Green Darlington DL1 2DD
Listed Status	Grade 1 Listed
Building Age	Originally built in the 12 th century, with last expansion in 1795
Floor Area	Approximately 100m ²
Usage	Typically, 8 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	13.33 p/kWh
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3.2 Gas

Rate	2.08 p/kWh
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The review has highlighted that the building procures energy from the 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	77,274
Electricity	6,484

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	375	105	206	96%
Electricity	375	20	17	-15%

The Church is using more Gas than expected. The Church is using less Electricity than expected.

5 Building Performance and Opportunities

The building is well run with proactive on-site 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 majority of the building envelope appears to be in a reasonably good state of repair, however there is no wall or roof insulation.

5.2 Heating System – Boilers

Heating is provided by a singular gas fired Hamworthy boiler located in the basement plant room. This is operated by a wall-mounted control panel installed in the vestry. The heating system is sparsely used during the months May to September. Although this unit has a timer function, the heating system is manually switched on and off when required. It is recommended that the timer function be used, in order to avoid the system being unintentionally left on whilst the building is unoccupied.

Photograph 2: Gas Fired Boiler



It is unclear how old the boiler on-site is, however during the site visit it was noted that the unit is approaching the end of its serviceable life, (assumed to be 20 years old). 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.

It is recommended that the client explores the possibility of installing an air source heat pump heating system in order to move towards the goal of decarbonising energy consumption.

5.3 Heating System – Pipework and Distribution

The heating system pipework in the basement plant room is entirely exposed. It is recommended that insulating lagging is installed to the exposed pipework to reduce heat loss into the plant room.

Photograph 3: Boiler Pipework



5.4 Heating System – Heat Emitters

Heating to the church area is served via 2no. cast iron radiators located in the vestry and at the rear of the chapel. These radiators are supplied by exposed heating pipes fixed to the church 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.

Photograph 4: Church Radiators



5.5 Hot Water System

Hot water is supplied to the WC area via a local electric Redring point of use water heater. Hot water usage is considered to be nominal.

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 is detailed below:

Chapel

- ▲ 12no. hanging chandeliers with 8no. 25W fluorescent lamps – recommended to be replaced with 3.5W LED alternatives.
- ▲ 6no. spotlights with 50W halogen lamps – recommended to be replaced with 7.5W LED alternatives.
- ▲ 8no. wall-mounted 50W halogen lamps – recommended to be replaced with 7.5W LED alternatives.

Photograph 5: Hanging Chandeliers



Photograph 6: Wall-Mounted Lamps



Vestry

- ▲ 3no. T8 twin fluorescent tubes (58W) – recommended to be replaced with 22W LED alternatives.

Photograph 7: T8 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	Utilise timer function on heating controls (estimated 5% saving)	2,899	£60	0.6	£0	Immediate
Heating	Replace the existing boiler with a new condensing gas boiler (90% efficiency)	17,394	£362	3.6	£1,100	3.0
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TOTAL ELECTRICITY SAVINGS		1,196	£160	4.6	£750	4.7
TOTAL GAS SAVINGS		22,032	£458	0.4	£1,200	2.6
GRAND TOTAL		23,228	£618	5.0	£1,950	3.2

7 Assumptions

7.1 Assumptions

- ▲ The lighting costs excludes labour, installation and access which will require the confirmation of a specialist lighting contractor.
- ▲ Average cost of electricity at 13.33p/kWh.
- ▲ Average cost of gas at 2.08p/kWh.
- ▲ Electricity carbon emission rate of 0.31598 kgCO₂/kWh.
- ▲ Natural Gas carbon emission rate of 0.20776 kgCO₂/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 as 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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