



Energy Audit Report for Stockton Parish Church



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Church Code	613321
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1 Executive Summary

An energy survey of Stockton Parish Church, TS18 1SP 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)
Install insulating lagging to exposed heating pipework (estimated 1.5% saving)	2,862	£61	£100	1.6	0.6
Replace the existing boiler with a new condensing gas boiler (90% efficiency)	19,080	£408	£6,000	2.5	14.7
Entrance Corridor – replace 36W CFLs with 7.5W LED alternatives.	178	£23	£80	3.5	<0.1
Install 7no. PIR motion sensors in the hall, offices and corridor spaces (estimated 50% saving)	362	£48	£105	2.2	0.1
TOTALS	22,482	£540	£6,285	2.4	11.6

The headline messages from the audit are:

- ▲ £6,285 investment in energy reduction measures would achieve an estimated annual saving of 22,482kWh (combined electric and gas).
- ▲ Based on current electricity and gas tariffs, this would result in an annual financial saving of £540.
- ▲ The simple payback period on this investment is 11.6 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: Stockton Parish Church External View



General Information	
Site Address	Stockton Parish Church High Street Stockton on Tees TS18 1SP
Listed Status	Grade 1 Listed
Building Age	Built in 1712
Floor Area	890sqm
Usage	Typically, 15 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	13.15 p/kWh
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3.2 Gas

Rate	2.14 p/kWh
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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 procure energy via Parish Buying, 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	181,493
Electricity	18,640

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	890	105	203	93%
Electricity	890	20	21	5%

The Church is using more Gas and 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 is provided to the church spaces by a Worcester Bosch 240 combination boiler (installed in 2011) located in the plant room (photograph 2). This boiler is operated via a control panel situated in the vestry, where a timer is used to program the upcoming week's operating pattern. The boiler is sparsely used during the months May to September.

The church hall areas are heated by a gas immersion heater (photograph 3). It is unclear how old this heater is, however during the site visit it was noted that the unit is approaching the end of its serviceable life, (assumed to be at least 20 years old). Based on this, it is assumed that the efficiency of the unit may have dropped to as little as 60%. As such, it is recommended that the heater is replaced with a high efficiency gas condensing boiler.

It is recommended that the existing immersion heater be replaced with a modern alternative. Additionally, the client may consider exploring the possibility of installing an air source heat pump heating system in order to move towards the goal of decarbonising energy consumption.

Photograph 2: Gas Combination Boiler



Photograph 3: Immersion Heater with Pipework



5.3 Heating System – Pipework and Distribution

The church heating system's pipework in plant room is well lagged. However, the hall's heating system pipework in the ground floor 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.

5.4 Heating System – Heat Emitters

Heating to the church is served via 10no. cast iron radiators (photograph 4). These radiators are supplied by heating pipes running in floor trenches covered with grilles. Wall-mounted heaters (photograph 5) supply heat to the vestry, offices and hall areas.

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.

Photographs 4 & 5: Church Radiators



5.5 Hot Water System

Hot water is supplied to the kitchen area and WCs via an immersion heater located in a ground floor plant room (photograph 3).

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 and hall areas are detailed below:

Sanctuary

- ▲ 16no. LED pendant lamps.
- ▲ 4no. LED spotlights.

Photograph 7: LED Hanging Lamps



Photograph 7: LED Hanging Lamps



Vestry/Office

- ▲ 6no. Circular LED lamps

Photograph 9: Circular LED Lamps



Meeting Rooms

- ▲ 8no. LED spotlights

Photograph 10: LED Spotlights



Entrance Corridor

- ▲ 8no. compact fluorescent lamps (36W) – recommended to be replaced with 7.5W LED alternatives.

Photograph 11: Low Energy Lamps



Church Hall

- ▲ 9no. 600mm LED panels (consisting of 3no. 600m LED tubes)

Photograph 12: LED Panels



Kitchen

- ▲ 4no. LED tubes

Photograph 13: LED 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	Install insulating lagging to exposed heating pipework (estimated 1.5% saving)	2,862	£61	0.6	£100	1.6
Heating	Replace the existing boiler with a new condensing gas boiler (90% efficiency)	19,080	£408	4.0	£6,000	14.7
Lighting	Entrance Corridor – replace 36W CFLs with 7.5W LED alternatives.	178	£23	<0.1	£80	3.5
Lighting	Install 7no. PIR motion sensors in the hall, offices and corridor spaces (estimated 50% saving)	362	£48	0.1	£105	2.2
TOTAL ELECTRICITY SAVINGS		540	£71	0.2	£185	2.6
TOTAL GAS SAVINGS		21,942	£469	4.6	£6,100	13.0
GRAND TOTAL		22,482	£540	4.7	£6,285	11.6

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 13.15p/kWh.
- ▲ Average cost of gas at 2.14p/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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