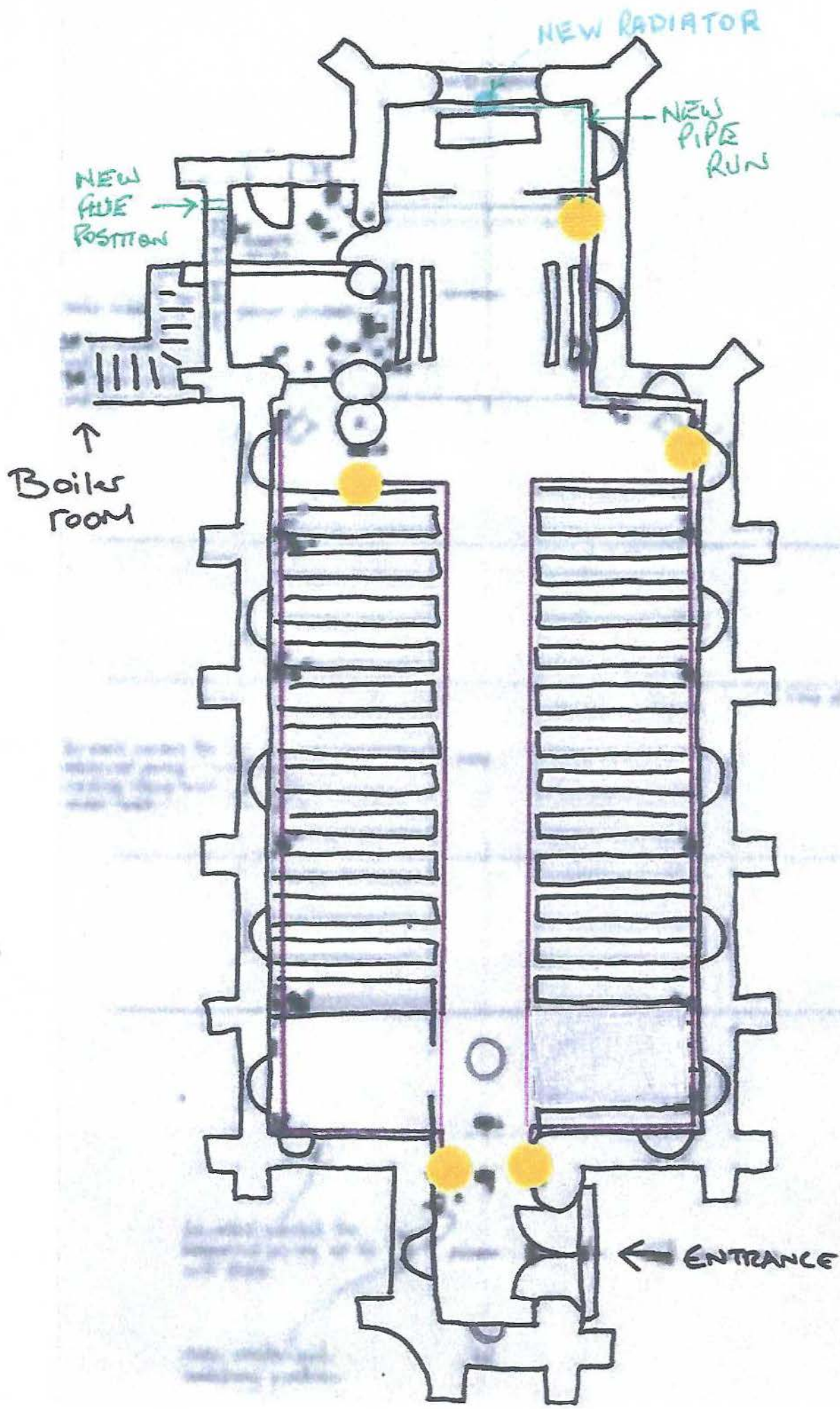


CENTRAL HEATING  
BOILER



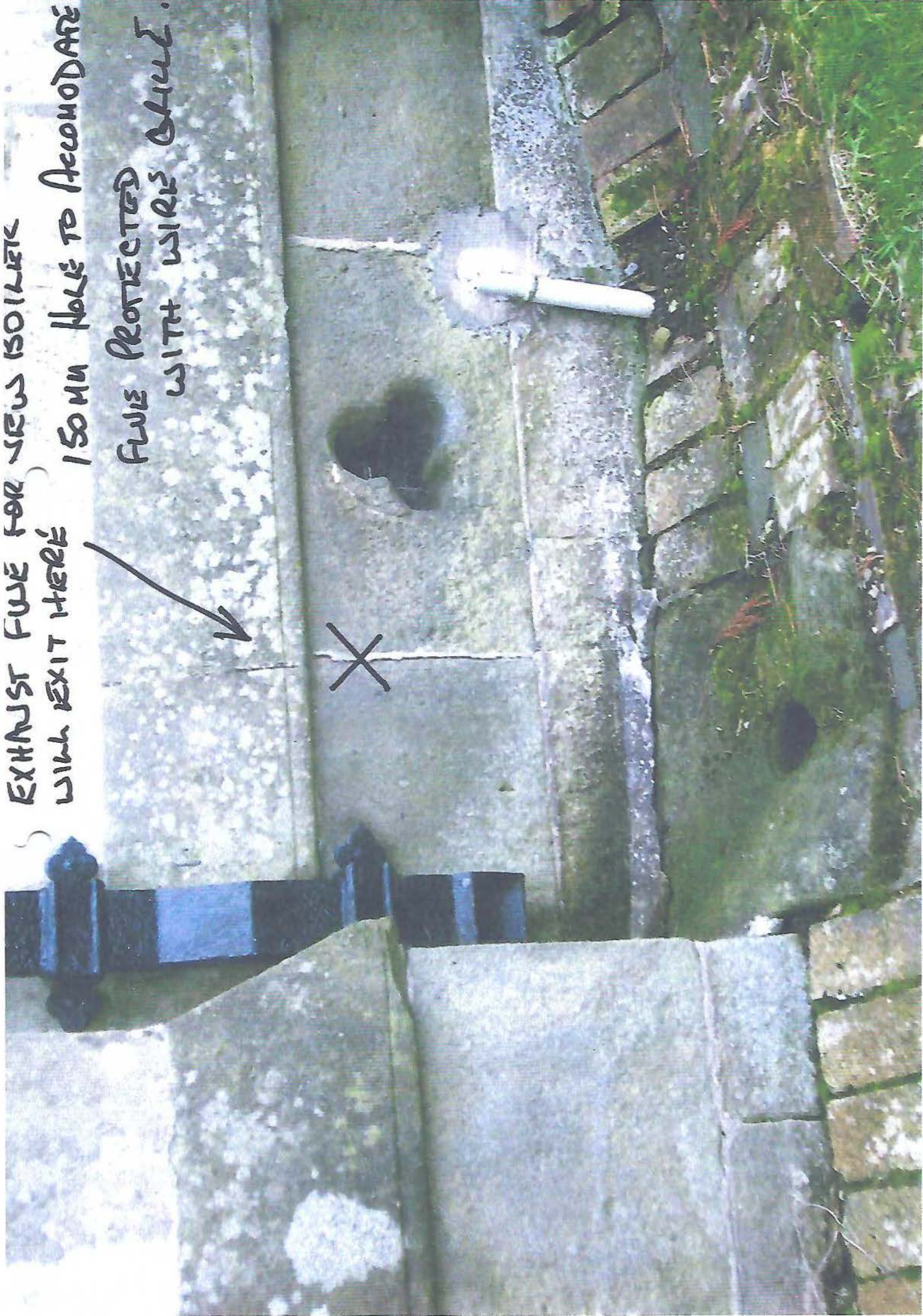
● - RADIATOR POSITIONS

— - PIPE ROUTE

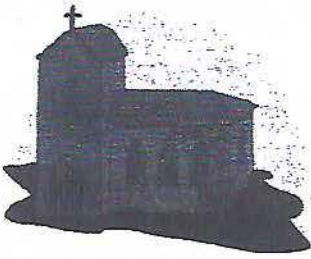


EXHAUST FUME FOR VEHICULAR  
WITH EXIT HERE

150MM HOLE TO ACCOMMODATE  
FUME PROTECTED  
WITH WIRE GHAZI.







Heating Advisor to the West  
Yorkshire and the Dales Diocesan  
Advisory Committee for the Care of  
Churches

ROGER GLISTER  
2 MOORSIDE COURT  
COWPASTURE ROAD  
ILKLEY  
LS29 8UF

Tel: 01943 600026  
Email: [rwgilkley690@gmail.com](mailto:rwgilkley690@gmail.com)

## STAVELEY ALL SAINTS

### WYD DAC 22

This pleasant Grade II listed church of 1864, by the architect J Lowe, was visited in the company of Mr Frank Shires whom I thank for his time and courtesy.

The existing heating comprises a gas fired boiler serving a mixture of cast iron radiators and exposed steel pipe.

The boiler is an Ideal Standard Buccaneer ES with an output of some 75kW. A Grundfos Magna 1 circulator pump is fitted. The gas meter is a U16 that has ample capacity for this size boiler.

The output from the radiation is in the region of 28.00kW. The radiators are located to the east and west of the building with exposed pipes rung on the north and south walls.

My calculations indicate a heat loss for the church in the region of 70.46kW which shows that the boiler is correctly sized whilst the radiation is just 39.73% of the requirement. However, the radiation creates a comfortable environment for the congregation without excessive cost.

A worthwhile addition to the heating would be to install a radiator behind the high altar to quell the cold down draught from the large east window.

A new boiler is being considered and this should be a condensing wall mounted unit in the boiler house.

Roger Glister, October 2016.

## Frank Shires

---

**From:** "Roger Glister" <rwgilkley690@gmail.com>  
**Date:** 20 October 2016 7:37 PM  
**To:** "Frank Shires" <frankfshires@sky.com>  
**Subject:** Re: Church Heating Quotation

Hello Frank,

Thanks for sending the new quotation. It is certainly more reasonable than I expected. However, the specification is right and it includes everything that is required.

The possible reason for lower figure could be a shorter travelling distance coupled with the fact that Byfield's are very familiar with the church.

The choice is yours but I can't see any reason to ignore Bob Middleton.

Please let me know which you choose.

Best wishes, Roger.

Sent from my iPad

On 20 Oct 2016, at 09:03, Frank Shires <[frankfshires@sky.com](mailto:frankfshires@sky.com)> wrote:

Dear Roger,

I have received this quotation from Byfield will you please have a look at it and comment. On the face of it it looks so much cheaper than the other quotations that it raises questions. Thought I was quite impressed by Bob Middleton and the way he explained things.

Kind regards

Frank

**From:** [office@byfieldheating.co.uk](mailto:office@byfieldheating.co.uk)  
**Sent:** Wednesday, October 19, 2016 4:07 PM  
**To:** [Frank Shires](mailto:frankfshires@sky.com)  
**Subject:** Church Heating Quotation

Dear Frank ,

It was good to meet with you yesterday and please find attached the promised quote letter in time for your meeting.

I do hope everything is covered to your satisfaction and clear enough to explain our proposals. It would be a pleasure to assist you further if required.

Good luck and kind regards,

Bob.

--

26/10/2016



# Byfield Heating Ltd.

**www.YorkshireHeating.co.uk**

Unit 18 Ferrybridge Business Park, Ferrybridge, West Yorkshire. WF11 6NA  
Telephone: 01977 607303 or 01937 842004  
VAT Reg No: 644 8081 14

Staveley & Copgrove All Saints PCC  
c/o Mr Frank Shires  
3 Lowfields Lane  
Staveley  
Harrogate  
HG5 9LB

19 October 2016

**Our Ref** P3094

**Your Ref**

**Attn:**

Dear Frank

**Re: Main Church Heating Boiler**

We thank you for your enquiry and following our successful meeting at Church it would be a pleasure to offer our services as set out in brief below.

The existing Ideal Buccaneer ES 80 kW pressure jet gas fired boiler is at the end of its sell by date and when running will be terribly inefficient, and also whilst using the old chimney, the fabric of the Church could be suffering from the moisture build up especially when firing from cold, and as is shown by the frequency of having to kick start the burner into life.

We therefore suggest replacing the boiler with an Ideal Evomax condensing wall mounted boiler with an output of 80 kW to match our heatloss requirement for the building of 72.2 kW plus 10% for building cold starts.

This would be mounted onto a plinth on the south wall of the cellar to keep it away from any moisture on the walls, with the flue outputting through the east wall at low level beside the old boiler ventilation port.

Connections would be made to local pipework and controls via a magnetic system filter and include to renew the feed cable from the time clock to the heating system. We also expect to alter the cold mains pipework during the installation.

We also include for upgrading the heating system at the east end of Church by installing a new double panel 1,600 mm long 600 mm high Stelrad radiator behind the alter table picking up the flow and return feed pipes to the radiator on the south wall of the chancel with surface mounted 22 mm copper pipework. This would add 2.8 kW (9,455 Btu) to the chancel offering a better balance to the system,

If it is necessary to consider installing a boiler into the vestry above the plant room, we suggest it would be installed at high level above head height on the west wall near the rear door with the pipework dropping down into the cellar picking up pipework as mentioned above.

The main difference between both these installations is that the working pressure would be too low on the high level boiler from the header tank.

This would therefore entail the installation of equipment called a plate heat exchanger which separates the water in the new boiler and plant from the water in the existing system. This means the existing system would be running on the existing header tank pressure of around 0.2 of a bar to protect the older parts of the system from higher pressures, while the new plant would be running at 1.5 bar for better efficiencies.

In conclusion, it was first considered quite important to have the boiler installed into a dryer position to protect the electronics from the damp cellar conditions, but on reflection, at the time of our meeting the plant room looks quite dry and should be able to cope, especially as the boiler would be raised above the floor with warm pipework running below it. Plus the vestry may look very cluttered with a large boiler up on the wall even though it would be above head height.

We hope this will be useful and trusting to be favoured with your further instructions while assuring you of our best attention at all times.

Yours sincerely,

Bob Middleton.

Working for you

Frank Shires  
Church Warden

Our Ref: DCLETTER 6.70.LETTER  
16/05008/LETTER

Your Ref:  
Date: 22 December 2016

Dear Sir/Madam

APPLICATION TYPE: Letter  
APPLICATION NO: 6.70.LETTER 16/05008/LETTER  
PROPOSAL: Letter  
LOCATION: All Saints Church Main Street Staveley North Yorkshire  
APPLICANT: Frank Shires

Following a discussion with a discussion with a colleague regarding your letter query, it can be considered there is no requirement for planning permission in this case. However, it is necessary that an agreement of the DAC is required. This is due to the nature of the proposed works, that it is located in a discreet location and that the proposed hole is made in the vertical face and there is no damage to the sloping stonework cill at the top of this plinth wall.

You will appreciate the content of this letter is only correct at the time of writing, is an expression of officer opinion only and is given without prejudice to any decision that the Council might take in the future on receipt of a formal application for planning permission.

If you require any further information or assistance, please contact me.

Yours faithfully

Emily Peirson  
Planning Support Assistant  
emily.peirson@harrogate.gov.uk





Beaufort House, Brunswick Road,  
Gloucester, GL1 1JZ  
Tel: 0345 777 3322 Fax: 01452 380803  
www.ecclesiastical.com

Mr F Shires  
3 Low Field Lane  
Staveley  
KNARESBOROUGH  
North Yorkshire  
HG5 9LB

Our Ref: 04XPG0083866  
Telephone: 0345 7773322  
Email: churches@ecclesiastical.com

14 December 2016

Dear Mr Shires

**Re: VICAR/CHNS/PCC STAVELEY - 04XPG0083866**

Thank you for advising us of the following building works to be carried out at the above Church, we understand that the scope of work is as follows;

- Date of building works: *Early 2017*
- Scope of works: *Installation of new heating boiler*
- Value of contract: *£15,000 (approximately)*

I understand our approval is required for your faculty application and I am pleased to confirm that our approval is given.

**Important information:** this letter is not confirmation that building works insurance is in place.

We note that the building work is being completed on the basis of an *exchange of letters*

In such cases the *Contractor* should be responsible for insuring the building works and the site materials. The insurance arranged by the Contractor should be;

- For *full reinstatement*
- On an *All Risks* basis

It is important that prior to work commencing you obtain evidence from the Contractor that the necessary insurance arrangements are in place. This cover should be in place until the date of *practical completion* or handover of the property to you, whichever is the earliest.

Continued;

# Byfield Heating Ltd.

[www.YorkshireHeating.co.uk](http://www.YorkshireHeating.co.uk)

Unit 18, Ferrybridge Business Park, Ferrybridge, West Yorkshire, WF11 8NA

Telephone : 01977 607303 or 01937 842004

Email : [office@byfieldheating.co.uk](mailto:office@byfieldheating.co.uk)

OFTEC: C.1113 Gas Safe: 6096

## Invoice

Staveley All Saints PCC  
c/o Mr E Lloyd-Davies  
Manor Farm  
Main Street  
Staveley  
HG5 9LD  
United Kingdom

Invoice Number: 710802  
Invoice Date: 27/10/2017  
Due Date: 03/11/2017  
Account: STAV01  
Purchase Order: P3094 & P3206

Description	
Supply and fit new church boiler and radiator. As per our quotation dated 19 October 2016 - £9,843.00 PLUS VAT	11,518.00
Carried out pipework alterations in church. As per our quotation dated 1 September 2017- £1,675.00 PLUS VAT	
<b>TOTAL CONTRACT PRICE = £11,518.00 PLUS VAT</b>	

Total Net Amount: £11,518.00  
VAT @ 20%: £2,303.60  
Invoice Total: £13,821.60

You can still pay by cheque, or if you prefer you can pay by Internet Banking  
HSBC Wetherby, Sort Code: 40-46-21 Account No: 51343823.  
Please quote our Invoice No as the Payment Reference.  
We also accept card payments by telephone.  
There are no charges for Debit Cards, however a 2.5% surcharge is payable on Credit Cards





## ALL SAINTS CHURCH, STAVELEY

c/o 3 Lowfield Lane  
Staveley  
Knaresborough  
HG5 9LB

01423 340687  
frankshires@sky.com

11 September 2017

Mr B Middleton,  
Byfield Heating Ltd.,  
Unit 18 Ferrybridge Business Park  
Ferrybridge  
West Yorkshire  
WF11 6NA

Dear Bob,

Qoutation Ref P3206

The PCC have accepted your quotation to lower the heating pipes into the existing ducting. They have asked me to confirm acceptance and to request that you complete the works as part of the boiler replacement during the week commencing 18<sup>th</sup> September.

The ducting will be extended on both sides at the West end of the isle as discussed and the carpet along the whole length lifted to allow access to the ducting. This preparation work will be done on Sunday 17<sup>th</sup> in order that you are not delayed.

Yours sincerely,

Frank F Shires  
Churchwarden

# Byfield Heating Ltd.

**www.YorkshireHeating.co.uk**

Unit 18 Ferrybridge Business Park, Ferrybridge, West Yorkshire. WF11 6NA  
Telephone: 01977 607303 or 01937 842004  
VAT Reg No: 664 8081 14

Staveley & Copgrove All Saints PCC  
c/o Mr Frank Shires  
3 Lowfields Lane  
Staveley  
Harrogate  
HG5 9LB

1 September 2017

**Our Ref** P3206

**Your Ref**

**Attn:**

Dear Frank

**Re: Church Heating Pipework Alterations**

It was good to meet you again today and following that meeting we have pleasure offering our services as set out very briefly below.

The existing 1 1/2" steel heating pipes would be drained and cut away to allow the pipes to be re-threaded and re-fitted into the heating grated ducts below ground.

We would clean all the heating ducts prior to installing the pipework onto cast iron brackets to allow the heat to still pass up to Church.

We would expect this work to take two men two to three days to complete and with minimal additional pipe and fittings our price to complete this part of the installation would be £1,675.00 plus VAT.

We trust this will be satisfactory and await your next instruction.

Yours sincerely,

Bob Middleton.





## ALL SAINTS CHURCH, STAVELEY

c/o 3 Lowfield Lane  
Staveley  
Knaresborough  
HG5 9LB

01423 340687  
frankshires@sky.com

30 June 2017

Mr R Middleton,  
Byfield Heating Ltd.,  
Unit 18 Ferrybridge Business Park  
Ferrybridge,  
West Yorkshire,  
WF11 6NA

Dear Bob,

I have been authorised by the PCC to place an order with you for the installation of a replacement Central Heating Boiler and additional radiator in the Church as set out in your quotation dated 19<sup>th</sup> October 2016..

The new boiler to be installed in the boiler house as we discussed, and not in the Vestry.

There is only one planning condition and that is that the flue output should be below the plinth, this is as we discussed so should not be a problem. I am enclosing a copy of the photograph which formed part of the planning application.

Please let me know when you will be in a position to commence work and I will arrange for you to have a key to the boiler house and for the Vestry to be left open.

Yours sincerely,

Frank F Shires  
Churchwarden

# Byfield Heating Ltd.

[www.YorkshireHeating.co.uk](http://www.YorkshireHeating.co.uk)

Unit 18 Ferrybridge Business Park, Ferrybridge, West Yorkshire. WF11 6NA  
Telephone: 01977 607303 or 01937 842004  
VAT Reg No: 664 8081 14

Staveley & Copgrove All Saints PCC  
c/o Mr Frank Shires  
3 Lowfields Lane  
Staveley  
Harrogate  
HG5 9LB

23 May 2017

Our Ref P3181

Your Ref

Attn:

Dear Frank

Re: **Church Heating Budget Figures**

It was good to meet you again yesterday and following that meeting we have pleasure offering our services as set out very briefly below.

Our heatloss calculation for the whole Church is 72.2 kW (246,350 Btu).

All the existing pipework needs to be removed and possibly save some of the cast iron radiators for re-use if required for aesthetic reasons.

Our initial proposal would be to install good quality high output cast aluminium sectional radiators under all the window positions to spread the heat output giving a good balanced system to negate any convection currents.

New steel pipework would run from the boiler position out into Church and surface mounted smaller bore copper would serve the radiators.

Our budget figure to complete such an installation would be £32,500.00 plus VAT.

It would be a pleasure to complete a detailed quotation when required, but in the meantime if you should require any further help or information please do not hesitate to call.

Yours sincerely,

Bob Middleton.



**Frank Shires**

---

**From:** "Roger Glister" <rwgilkley690@gmail.com>  
**Date:** 04 May 2017 5:19 PM  
**To:** "Frank Shires" <frankshires@sky.com>  
**Subject:** Re: All Saints Church Staveley

Hello Frank,

I remember visiting your church very well; I have known All Saints for many years.

Yes, the proposed boiler will be capable of heating the church fully. This could now be an opportunity to increase the heat input from the radiators to closer match the heat loss.

I would suggest that Byfield's are asked to prepare a scheme to carry out the alterations to the pipe work that you suggest. At this time additional radiation could be installed.

If I can help further please let me know.

Best wishes, Roger.

Sent from my iPad

On 4 May 2017, at 11:56, Frank Shires <[frankshires@sky.com](mailto:frankshires@sky.com)> wrote:

Dear Roger,

I am not sure if you remember the detail but you surveyed our Church last autumn and advised on our proposal to install a replacement central heating boiler. We are still in the process of obtaining a Faculty so there has been no progress on the actual installation though we have indicated to Byfield Heating that we will be placing an order in due course. As with all things it is never that straight forward and we are now looking at making some alterations to the interior of the Church which will involve removing the central heating pipework which runs down either side of the central isle, all heating will then be from pipes and radiators on the outside walls. It is probably too early to fully specify the types of radiator and pipework but we do need to know whether the boiler we are proposing to install will be appropriate to heat the Church if all the radiators and pipework are positioned on the walls. Ideally we would replace the boiler at the same time as making the alterations but it is unlikely that we will be in a position to do the alterations this year but we do need to have a new boiler in place before next winter.

I hope this makes some sense and I would be grateful for your comments and guidance.

Best wishes  
Frank  
Churchwarden

Working for you

Frank Shires  
Church Warden

Our Ref: DCLETTER 6.70.LETTER  
16/05008/LETTER  
Your Ref:  
Date: 22 December 2016

Dear Sir/Madam

APPLICATION TYPE: Letter  
APPLICATION NO: 6.70.LETTER 16/05008/LETTER  
PROPOSAL: Letter  
LOCATION: All Saints Church Main Street Staveley North Yorkshire  
APPLICANT: Frank Shires

Following a discussion with a discussion with a colleague regarding your letter query, it can be considered there is no requirement for planning permission in this case. However, it is necessary that an agreement of the DAC is required. This is due to the nature of the proposed works, that it is located in a discreet location and that the proposed hole is made in the vertical face and there is no damage to the sloping stonework cill at the top of this plinth wall.

You will appreciate the content of this letter is only correct at the time of writing, is an expression of officer opinion only and is given without prejudice to any decision that the Council might take in the future on receipt of a formal application for planning permission.

If you require any further information or assistance, please contact me.

Yours faithfully

Emily Peirson  
Planning Support Assistant  
emily.peirson@harrogate.gov.uk

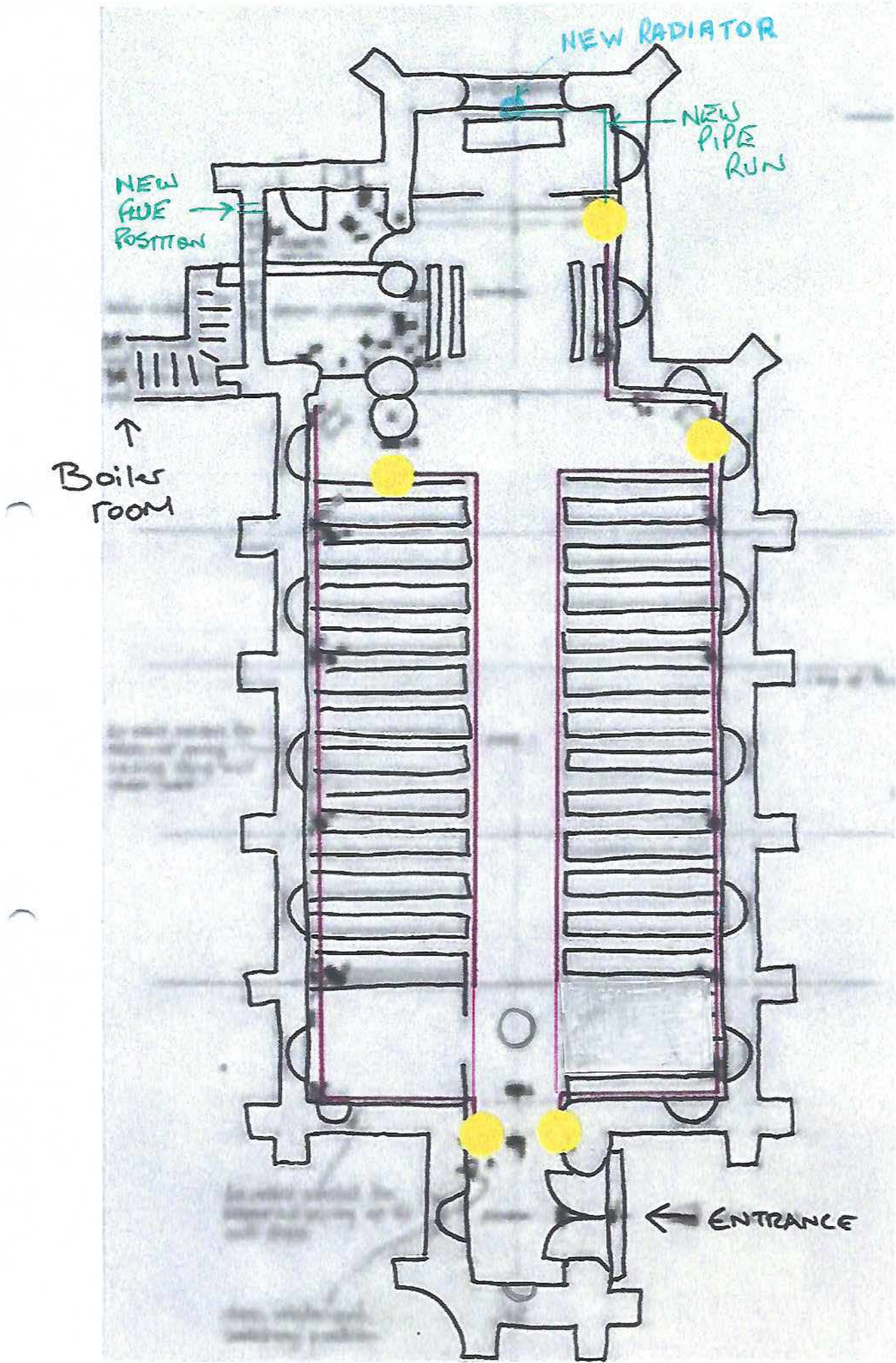


( ) EXHAUST FUE FOR NEW BOILER  
WILL EXIT HERE

150MM HOLE TO ACCOMODATE  
FUE PROTECTED  
WITH WIRE MESH.







● - RADIATOR POSITIONS

— - PIPE ROUTE



## Frank Shires

---

**From:** "Roger Glistner" <rwgilkley690@gmail.com>  
**Date:** 20 October 2016 7:37 PM  
**To:** "Frank Shires" <frankshires@sky.com>  
**Subject:** Re: Church Heating Quotation

Hello Frank,

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The possible reason for lower figure could be a shorter travelling distance coupled with the fact that Byfield's are very familiar with the church.

The choice is yours but I can't see any reason to ignore Bob Middleton.

Please let me know which you choose.

Best wishes, Roger.

Sent from my iPad

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Dear Roger,

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Frank

**From:** [office@byfieldheating.co.uk](mailto:office@byfieldheating.co.uk)

**Sent:** Wednesday, October 19, 2016 4:07 PM

**To:** [Frank Shires](mailto:frankshires@sky.com)

**Subject:** Church Heating Quotation

Dear Frank ,

It was good to meet with you yesterday and please find attached the promised quote letter in time for your meeting.

I do hope everything is covered to your satisfaction and clear enough to explain our proposals. It would be a pleasure to assist you further if required.

Good luck and kind regards,

Bob.

--

**Frank Shires**

---

**From:** <noreply@churchofengland.org>  
**Date:** 18 December 2016 10:57 PM  
**To:** <frankshires@sky.com>  
**Subject:** Faculty System: List B application ref 2016-006388 approved

Dear Petitioner

Reference 2016-006388 concerning Staveley: All Saints (Church Code 646568).

The application for the List B matter (reference 2016-006388) has been approved with conditions

Please click [this link](#) to view the full details of the application.

---

## List B Application

Archdeacon's Written Notice  
(Rule 3.3)

**In the diocese of Leeds**

**Parish of Staveley**

**Church of Staveley: All Saints**

**The Venerable Beverley Mason Archdeacon of Richmond and Craven**

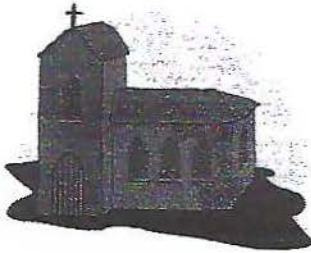
### Application Details:

**(B1-6)** Works of adaptation (not amounting to substantial addition or replacement) to:

- a. heating systems
- b. gas, water and other services
- c. electrical installations and other electrical equipment

The 2015 Quinquennial Report recommended that the current lighting system, comprising 230w halogen lamps and 150w spot lamps, be replaced with new LED fittings. This recommendation was further supported by the Diocese sponsored Energy and Sustainability Audit undertaken earlier this year. The latter report estimated the energy consumption of the lights would be reduced by 90% if replacement LED fittings were to be installed. The proposal is to remove the existing Halogen and Spot light fittings and to replace them with new LED fittings using the existing semi concealed mounting points and retaining the existing cabling and switching sequences.





Heating Advisor to the West  
Yorkshire and the Dales Diocesan  
Advisory Committee for the Care of  
Churches

ROGER GLISTER  
2 MOORSIDE COURT  
COWPASTURE ROAD  
ILKLEY  
LS29 8UF

Tel: 01943 600026  
Email: [rwgilkley690@gmail.com](mailto:rwgilkley690@gmail.com)

## **STAVELEY ALL SAINTS**

### **WYD DAC 22**

This pleasant Grade II listed church of 1864, by the architect J Lowe, was visited in the company of Mr Frank Shires whom I thank for his time and courtesy.

The existing heating comprises a gas fired boiler serving a mixture of cast iron radiators and exposed steel pipe.

The boiler is an Ideal Standard Buccaneer ES with an output of some 75kW. A Grundfos Magna 1 circulator pump is fitted. The gas meter is a U16 that has ample capacity for this size boiler.

The output from the radiation is in the region of 28.00kW. The radiators are located to the east and west of the building with exposed pipes rung on the north and south walls.

My calculations indicate a heat loss for the church in the region of 70.46kW which shows that the boiler is correctly sized whilst the radiation is just 39.73% of the requirement. However, the radiation creates a comfortable environment for the congregation without excessive cost.

A worthwhile addition to the heating would be to install a radiator behind the high altar to quell the cold down draught from the large east window.

A new boiler is being considered and this should be a condensing wall mounted unit in the boiler house.

Roger Glister, October 2016.



Beaufort House, Brunswick Road,  
Gloucester, GL1 1JZ  
Tel: 0345 777 3322 Fax: 01452 380803  
www.ecclesiastical.com

Mr F Shires  
3 Low Field Lane  
Staveley  
KNARESBOROUGH  
North Yorkshire  
HG5 9LB

Our Ref: 04XPG0083866  
Telephone: 0345 7773322  
Email: churches@ecclesiastical.com

14 December 2016

Dear Mr Shires

**Re: VICAR/CHNS/PCC STAVELEY - 04XPG0083866**

Thank you for advising us of the following building works to be carried out at the above Church, we understand that the scope of work is as follows;

- Date of building works: *Early 2017*
- Scope of works: *Installation of new heating boiler*
- Value of contract: *£15,000 (approximately)*

I understand our approval is required for your faculty application and I am pleased to confirm that our approval is given.

**Important information:** this letter is not confirmation that building works insurance is in place.

We note that the building work is being completed on the basis of an *exchange of letters*

In such cases the *Contractor* should be responsible for insuring the building works and the site materials. The insurance arranged by the Contractor should be;

- For *full reinstatement*
- On an *All Risks* basis

It is important that prior to work commencing you obtain evidence from the Contractor that the necessary insurance arrangements are in place. This cover should be in place until the date of *practical completion* or handover of the property to you, whichever is the earliest.

Continued;



# Byfield Heating Ltd.

[www.YorkshireHeating.co.uk](http://www.YorkshireHeating.co.uk)

Unit 18 Ferrybridge Business Park, Ferrybridge, West Yorkshire. WF11 6NA  
Telephone: 01977 607303 or 01937 842004  
VAT Reg No: 644 8081 14

Staveley & Copgrove All Saints PCC  
c/o Mr Frank Shires  
3 Lowfields Lane  
Staveley  
Harrogate  
HG5 9LB

150 um

19 October 2016

Our Ref P3094

Your Ref

Attn:

Dear Frank

Re: **Main Church Heating Boiler**

We thank you for your enquiry and following our successful meeting at Church it would be a pleasure to offer our services as set out in brief below.

The existing Ideal Buccaneer ES 80 kW pressure jet gas fired boiler is at the end of its sell by date and when running will be terribly inefficient, and also whilst using the old chimney, the fabric of the Church could be suffering from the moisture build up especially when firing from cold, and as is shown by the frequency of having to kick start the burner into life.

We therefore suggest replacing the boiler with an Ideal Evomax condensing wall mounted boiler with an output of 80 kW to match our heatloss requirement for the building of 72.2 kW plus 10% for building cold starts.

This would be mounted onto a plinth on the south wall of the cellar to keep it away from any moisture on the walls, with the flue outputting through the east wall at low level beside the old boiler ventilation port.

Connections would be made to local pipework and controls via a magnetic system filter and include to renew the feed cable from the time clock to the heating system. We also expect to alter the cold mains pipework during the installation.

We also include for upgrading the heating system at the east end of Church by installing a new double panel 1,600 mm long 600 mm high Stelrad radiator behind the altar table picking up the flow and return feed pipes to the radiator on the south wall of the chancel with surface mounted 22 mm copper pipework. This would add 2.8 kW (9,455 Btu) to the chancel offering a better balance to the system.

Our cost to complete this work including a full system powerflush and inhibitor treatment would be £9,843.00 plus VAT.

If it is necessary to consider installing a boiler into the vestry above the plant room, we suggest it would be installed at high level above head height on the west wall near the rear door with the pipework dropping down into the cellar picking up pipework as mentioned above.

The main difference between both these installations is that the working pressure would be too low on the high level boiler from the header tank.

This would therefore entail the installation of equipment called a plate heat exchanger which separates the water in the new boiler and plant from the water in the existing system. This means the existing system would be running on the existing header tank pressure of around 0.2 of a bar to protect the older parts of the system from higher pressures, while the new plant would be running at 1.5 bar for better efficiencies.

The additional cost to install the boiler into the vestry would be £825.00 plus VAT.

In conclusion, it was first considered quite important to have the boiler installed into a dryer position to protect the electronics from the damp cellar conditions, but on reflection, at the time of our meeting the plant room looks quite dry and should be able to cope, especially as the boiler would be raised above the floor with warm pipework running below it. Plus the vestry may look very cluttered with a large boiler up on the wall even though it would be above head height.

We hope this will be useful and trusting to be favoured with your further instructions while assuring you of our best attention at all times.

Yours sincerely,

Bob Middleton.



## Frank Shires

---

**From:** "Jennifer Read" <jen.read@leeds.anglican.org>  
**Date:** 04 October 2016 1:04 PM  
**To:** "Frank Shires" <frankshires@sky.com>  
**Cc:** "Roger Glister" <rwgilkey690@gmail.com>; "Sylvia Johnson" <sylvia.johnson@leeds.anglican.org>  
**Subject:** RE: All Saints Staveley

Dear Frank

Thanks for letting me know about this. A boiler can be replaced under List B (7) – The replacement of a boiler in the same location and utilising an existing fuel supply and pipe runs.

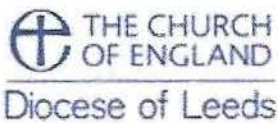
In order to apply for permission please send me your preferred quote, the specification for the boiler and some photographs. I shall also need PCC minutes showing approval for the works and a comment from your inspecting architect.

Our DAC heating adviser, Roger Glister, will be able to help you too once you have gathered some quotations. I've copied Roger into this email.

Best wishes,  
Jen

**Jen Read**  
**DAC Administrator**  
0113 3530278  
[jen.read@leeds.anglican.org](mailto:jen.read@leeds.anglican.org)

**Working hours: Monday & Tuesday 9.00am-5.00pm; Thursday 9.00am-2.00pm**



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 Please consider the environment - do you really need to print this email?

**From:** Frank Shires [mailto:frankshires@sky.com]  
**Sent:** 04 October 2016 11:57  
**To:** Jennifer Read <jen.read@leeds.anglican.org>  
**Subject:** All Saints Staveley

Dear Jen,  
Another heads up.

We have a problem and it looks as though we are going to have to address it with some urgency. For a couple of years we have been having problems with our central heating boiler but work we had done on it last year seemed to have cured the main problem. The boiler has been run regularly over the summer just to ensure it was working and we had no problem, come the cold weather and it has broken down again. A service engineer will attend to it this week and we hope he will be able to fix it but it now looks inevitable that we will have to replace the boiler.

Last year we had two Church Heating companies look at the heating and make recommendations for replacement systems. Both stated that we have the basis of a good system and that all that was required was a new boiler and some very minor changes/additions to the pipework (and a lot of money).

Kind regards

Frank



## Frank Shires

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**From:** "Roger Glister" <rwgilkey690@gmail.com>  
**Date:** 10 October 2016 4:46 PM  
**To:** "Frank Shires" <frankshires@sky.com>  
**Subject:** Re: church heating system

Hello Frank,

Things have changed! I could meet you at All Saints on Wednesday 12th or Thursday 13th at 11.00am if this helps your timing.

Please let me know.

Best wishes, Roger.

Sent from my iPad

On 5 Oct 2016, at 14:45, Frank Shires <[frankshires@sky.com](mailto:frankshires@sky.com)> wrote:

Dear Mr Glister,  
Further to our conversation I will meet you as arranged in Church on Wednesday 19th October at 10.30.

Kind regards  
Frank

**From:** [Roger Glister](#)  
**Sent:** Wednesday, October 05, 2016 1:17 PM  
**To:** [Sylvia Johnson](#)  
**Cc:** [Frank Shires](#) ; [Jennifer Read](#)  
**Subject:** Re: church heating system

Hello Sylvia,

Vast amounts of froth but very little substance!

This proposal requires quite a lot of work. I would like to visit the church and assess the situation. If Mr Shires would contact me on 01943 600026 we will make arrangements.

Best wishes, Roger.

Sent from my iPad

On 5 Oct 2016, at 09:11, Sylvia Johnson <[sylvia.johnson@leeds.anglican.org](mailto:sylvia.johnson@leeds.anglican.org)> wrote:

Dear Frank

Thank you. I will leave this to Roger to comment. I think he may want to come and visit.

Can you please also seek the comments of your inspecting architect on the

impact of heating on the church interior as you mention?

Thanks.

Best wishes  
Sylvia Johnson  
DAC Secretary  
01133530277  
07872005305  
[Sylvia.johnson@leeds.anglican.org](mailto:Sylvia.johnson@leeds.anglican.org)  
<image001.png>  
17-19 York Place  
Leeds  
LS1 2EX

**From:** Frank Shires [<mailto:frankshires@sky.com>]  
**Sent:** 05 October 2016 08:36  
**To:** Jennifer Read <[jen.read@leeds.anglican.org](mailto:jen.read@leeds.anglican.org)>  
**Cc:** Roger Glister <[rwgilkley690@gmail.com](mailto:rwgilkley690@gmail.com)>; Sylvia Johnson  
<[sylvia.johnson@leeds.anglican.org](mailto:sylvia.johnson@leeds.anglican.org)>  
**Subject:** Fw: church heating system

Dear Jennifer,

The PCC have not yet agreed to this but following an initial analysis of quotations with the Chair this is the one that will be put to them as the preferred option. We have called an emergency meeting of the PCC for tomorrow evening where we hope to get definitive acceptance of the proposals for each of the four schemes now under consideration. Any comments on the attached proposal will be helpful. If the PCC agrees to go ahead with the boiler replacement tomorrow we would ask the Heating Global engineer to come and discuss the quotation with a view to explaining in more detail the importance of some of the options, and agreeing a fixed price for the work. In particular we would like to discuss the proposed controls as we do not see keeping the Church constantly at an ambient temperature is necessary, heating only as and when needed with frost controls would be our choice. The Church is, after all, used on only three or four occasions per month, upping the ambient temperature could cause problems to woodwork and plaster work through drying out.

Kind regards  
Frank



## **Frank Shires**

---

**From:** <office@byfieldheating.co.uk>  
**Date:** 10 October 2016 3:23 PM  
**To:** "Frank Shires" <frankshires@sky.com>  
**Subject:** Re: All Saints Staveley

Dear Frank,

The problem with your boiler could have one or more faults and as the boiler get older it will not improve. The flue mentioned is a cold single walled vitrious enamel section which will slow the heated gasses but may be ok, but more obvious is the damp cellar environment that it sits in which is more likely to blame causing and electrical malfunction and if it were used more often it is less likely to happen A simple double press of the lockout button on the front of the burner is all we have had to do to make it work.

Perhaps a dummy run on Saturdays would help.

It is quite difficult to answer you question on how long the boiler will last, but if a new burner was fitted you could possibly get years of good use from it, but not for sure.

Perhaps it is time to think about a new boiler. I have never seen the rooms above the boiler room. Is there any space for a quiet running wall mounted boiler up there where the air is dryer?

To give you some ideas and budget figures, to have a new gas burner fitted to the existing boiler would cost around £2,200.00 plus VAT.

To have a new efficient condensing wall mounted boiler installed with all the fancy trimmings would cost around £10 to £12,000.00 plus VAT depending on installation position etc.

It would obviously be a pleasure to meet sometime and give a full quotation for upgrading your system if required.

With kind regards,

Bob Middleton.

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***Byfield Heating Ltd.***

**[www.YorkshireHeating.co.uk](http://www.YorkshireHeating.co.uk)**

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Telephone: 01977 607303 or 01937 842004

Email: office@byfieldheating.co.uk

OFTEC: C.1113 Gas Safe: 6096

12/10/2016

On 2016-10-10 12:36, Frank Shires wrote:

Good afternoon,

I am sorry I was not about when your engineers called last week, many thanks for arranging to attend at short notice. This is the query I spoke of.

The engineers suggested the the problem with the boiler not starting was due to a problem with the flue. Could you confirm that this is the problem and advise what might be done to cure it. If it is possible please indicate the cost involved. Also it would help if you could indicate how much longer the boiler might last in your opinion, this will help us plan to meet the cost of a replacement.

Many thanks

Kind regards

Frank

Mr Frank F Shires  
Churchwarden  
All Saints Staveley  
c/o 3 Lowfield Lane,  
Staveley,  
Knaresborough  
HG5 9LB  
01423 340687