

Tower Hamlets Homes
Jack Dash House
2 Lawn House Close
London
E14 9YQ

For the attention of Mr. Roy MacPepple
Investment Planning Architect

Phone: 0870 145 3355
Mon-Fri 8am-5pm

Write to:
British Gas Business
Unit3
Mountleigh Close
Euroway Trading Estate
Bradford
BD4 6SP

Internet:
britishgas.co.uk/business

Your customer reference
JRM/F/133/E3
We sent this letter on
14th December 2011

Dear Sirs

Re: Appraisal of heating system at Rhodeswell Road London E14 7TL

Further to our discussion and site visit, we thank you for the opportunity to carry out an appraisal of the heating system at the above premises and also to offer our quotation for the recommended alterations and replacements to the systems which represents the supply and installation of equipment and services in accordance with the detail below at the above address.

Current Position

The boiler plant room for this estate is situated on the ground floor and is next to no 296-294 Rhodeswell Road located off the car park next to bin chute and garages, The buildings comprise of 159 dwellings and the system feeds radiators in the dwellings and also hot water cylinders in each dwelling. The boilers in the plant room are 2 no Strebel boilers each with a rated output of 225kw. There were originally 3 boilers but the central boiler has been removed however the blanked off pipe work remains. The boiler efficiency was measured on the 2 boilers which were running at the time of survey and the readings taken were:- 92.6% Nett which equates to 84% Gross. The Boilers are non condensing conventional boilers and considerable cost/gas and emissions could be saved by changing the boilers to condensing boilers with a Nett efficiency of 109% in condensing mode (98% Gross) a saving of 16.4% for the same amount of heat output.

We looked at the controls to the boilers and these are standard controls non weather compensated and we would suggest that these be maintained and that they be re-programmed by the manufacturers engineers if the boilers are changed. We do not recommend weather compensation for these boilers as they are providing hot water as well as heating.

Proposed Improvement

We propose that the 2 existing boilers be replaced with 3 no modular gas fired condensing boilers type Broag Remeha Gas210 Eco Pro boiler 6 sections with a heat output of 44-217 kW. The total heat output from the boilers will be 868kW which is more than the existing 2 boilers but less than the three originals, but the boilers will modulate to match the building heating requirement. The boilers are of a condensing design and as such a great deal more efficient and we would expect a fuel saving between 15-20% for the same heat output compared to the old boilers.



The existing pipe set up would need to be altered and the current walkway over the boilers would not be needed so we would cut up and dispose of it. To accommodate the new boilers we would have to install 3 new lowloss headers and shunt pumps 1 per boiler and new flue arrangement and stainless steel flue liner to suit condensing boilers.

We calculated the cost to replace the boilers and have included for removal of the existing boilers, supply and installation of 3 new Broag Remeha Gas210 Eco Pro 6 section with pipe work and headers to connect to the existing pipe work.

The system will be controlled from the existing control system which will be modified to suit. We recommend that manufacturers' engineers re-programme the controls; we have not included for this work.

New flues and liners to suit condensing boilers will be installed which will pass up through the existing chimney (16m) which will terminate at high level. Combustion air will be taken from the boiler room which has adequate ventilation.

We have calculated the cost to replace the boilers at this site and confirm that the cost would be £79,405.00 + VAT.

This quotation is subject to our general and specific terms and conditions which are available upon request.

We hope that we have fully related to your requirements and look forward to your further instructions.

Should you have any queries, please contact me by telephone or e.mail below.

Yours Sincerely,

John R Moore
Field Sales Engineer
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