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/G/024/E14
We sent this letter on
28th March 2012

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

For the attention of Mr. Roy MacPepple
Investment Planning Architect

Dear Sirs

Re: Appraisal of heating system at Kiln & Oast Kiln Court 1-63 Newell Street London E14

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 top floor plant room the buildings comprise of 105 dwellings and the system feeds radiators in the dwellings and also hot water cylinders in each dwelling. The boilers in the plant room are 8 no Hamworthy Purewell 100 boilers each with a rated output of 100kw. The boilers are arranged in banks of 2 with a common flue to each bank. The boiler efficiency was measured on the 2 boilers which were running at the time of survey and the readings taken were similar at:- 88.7% Nett which equates to 79.8% 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 20.3% 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 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 8 existing boilers be replaced with 4 no gas fired condensing boilers. Each would replace 2 no boilers and would be a Broag Remeha Gas210-6 Eco Pro boiler 6 sections with a heat output of 44-217 kW each boiler will provide a heat output of 217kW which is equivalent to the existing and 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 20-25% for the same heat output compared to the old boilers.

We calculated the cost to replace the boilers and have included for removal of the existing boilers, supply and installation of 4 new Broag Remeha Gas210-6 Eco Pro boiler 6 section with pipe work to connect to the existing shunt pumps, pipe work and headers

The system will be controlled from the existing time and temperature controls within the plant room panel.

New stainless steel flues to suit condensing boilers will be installed off the top of the new boilers, through the existing flue holes to atmosphere. Scaffolding required to gain access to the roof. Combustion air will be taken from the boiler room which has adequate ventilation.

We will supply and install a new pressurisation unit and 3 no 300litre expansion vessels and pressurise the heating system.

New Safety Valves, Strainers and Isolation valves will be fitted to each boiler.

All new Pipework will be insulated with Rockwool foil backed insulation

We have calculated the cost to replace the boilers at this site and confirm that the cost would be £90,450.00 + 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
Mobile:07979 562069
john.moore2@britishgas.co.uk