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/025/E14
We sent this letter on
2nd April 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 Boiler House 3 Campbell Road London E3 Lincoln North Estate

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 part of the estate is situated on the ground floor. The buildings comprise of 46 dwellings and the system feeds radiators in the dwellings and also hot water cylinders in each dwelling. The boilers in the plant room are 4 no MHS Regency boilers each with a rated output of 110kW and 2 no Ideal Concord boilers with a rated output of 80kW .. The boiler efficiency was measured on one of each type of boilers which were running at the time of survey and the readings taken were:- 87% Nett which equates to 79.9% Gross on the MHS Regency boiler and 89% Nett which equates to 81.1% Gross on the Concord boiler. 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 18% 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 be modified to suit the new boiler configuration. 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 existing boilers be replaced with 5 no modular gas fired condensing boilers type Broag Remeha Gas210 Eco Pro boiler 4 sections with a heat output of 12-120 kW. The total heat output from the boilers will be 600kW which is the same as the existing boilers. 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 to accommodate the new boilers we would connect to the existing header pumps and pressurisation unit. We will supply and install new safety valves to each boiler

We would need to line the existing brick chimneys with new flexible stainless steel liners to suit condensing boilers. Install new taper cone terminals onto the top of the chimney stacks and install new single wall flue within the plant room to each boiler.

In order to install the new flue we will need to erect scaffolding to gain access to the top of the existing brick stacks.

Combustion air for the boilers will be taken from the boiler room which has adequate ventilation.

We will run new condense line from each boiler into the existing drain within the plant room

We calculated the cost to replace the boilers and have included for removal of the existing boilers, supply and installation of 5 new Broag Remeha Gas210 Eco Pro 4 section to connect to the existing pipe work as detailed above.

We have calculated the cost to replace the boilers at this site and confirm that the cost would be £85,375.00 + 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