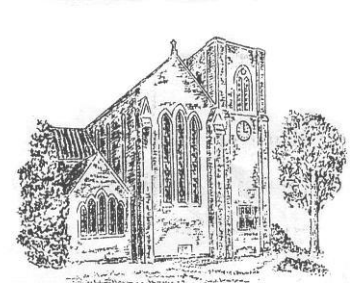


**The Parish of
ST JOHN THE DIVINE
Upper Selsdon Road,
South Croydon, CR2 8DD**



7th March 2024

Katie Jenner
Assistant Secretary – DAC
Trinity House
Borough High Street
London SE1 1HW

Dear Katie

Selsdon, St John the Divine

Installation of New Heating System – Ref 2023-089944

On behalf of the PCC and congregation of St John's we wish to register in the strongest terms our disappointment with the DAC's decision to reject our proposal for a new heating system.

We have responded in detail to the points raised by the DAC in Luke Tatum's emails of 6th December 2023 and, as you acknowledge, have produced a comprehensive Options Appraisal report which clearly sets out the advantages and disadvantages of alternative technologies. In compiling this report, we explored every possible avenue and took due regard of CBC and Net Zero Guidance.

We disagree with your assertion that a modern gas boiler will last for only 10 – 15 years. Correctly serviced and maintained we would expect up to 25 years life. Again, as set out in our Options Appraisal, you will have noted that the system will be designed to be converted to heat pump source when and if the technology is capable.

**The Rectory, Upper Selsdon Road, South Croydon CR2 8DD
Tel: 020 8657 2343
e-mail: revd.younis@gmail.com
Rector: The Revd Canon Younis Francis**

The DAC will be aware from our application that our proposal is supported by our Heating Advisor, Mr M Dow from EngDesign and by our Inspecting Architect, Mr C England from Thomas Ford Partners. In addition, a detailed presentation was made to the PCC at our last meeting and the system proposed was unanimously approved.

We are puzzled as to how the DAC reached their decision. What expert heating advice did the committee receive during their deliberations? It would be helpful for us to have sight of the minutes of the meeting.

We are not aware of any recent technological developments that would influence our decision. Are you able to advise us of these developments? Can you provide a list of large churches in the diocese that have successfully installed heat pumps or infrared heaters recently?

We would draw your attention to guidance provided by the heating advisor to the Diocese of Portsmouth. 'Heat pumps are very unlikely to be suitable for use in the majority of existing typical churches without extensive improvements to thermal characteristics of the building'

The Ecclesiastical Law Association web site lists a number of churches that have had faculties granted recently for new gas fired heating systems. These are similar cases to ours, which begs the question why our application has been rejected?

Christ Church, Gypsy Hill. 2023
New gas heaters. Granted

St Mary and St John, Balham. 2023
New gas boilers. Recommended by DAC

St Mary the Virgin, Dedham. 2022
New gas boiler

St Mary, Oxted. 2021
New gas boiler. Granted

All Saints, Scotby. 2023
New gas boiler. Rejected by DAC because alternatives not fully considered. Granted by Chancellor

Holy Trinity, Cookham 2024
New gas fired system. Opposed by Statutory Consultees, granted by Chancellor.

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The delay in granting the faculty impacts on us in a number of ways.

- We are unable to seek external funding for the project.
- We cannot have meaningful discussion with the four potential contractors who have provided quotes.
- We are unlikely to meet our planned September/October installation date and therefore likely to experience another winter with the old inefficient system.
- A good percentage of our congregation are elderly and we have a duty of care to them; a cold church does not provide this.

We therefore wish to appeal your decision. We believe that the DAC have not given proper consideration to our case. We are cognisant of the need to reduce our carbon footprint to support the CofE target to be carbon neutral by 2035 but firmly believe that the system proposed is the right one for our church. To reiterate, the new system will reduce our gas usage by more than 50%.

To move this forward we suggest a meeting with representatives of the DAC is held here at St John's so that we can put forward our case and enable members to see for themselves the issues we face.

We look forward to hearing from you.

Yours sincerely

Younis Francis – Rector

Martyn Brown – Churchwarden and Project Team Member

Debbie Brown – Churchwarden

On behalf of the PCC of St John the Divine

CC: The Right Reverend Rosemarie Mallett, Bishop of Croydon

The Venerable Greg Prior, Archdeacon of Croydon

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