



The Diocese of
Southwark

Assistant Secretary to the DAC

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To: The Revd Canon Younis Francis
Via Email: revd.younis@gmail.com

22nd February 2024

Dear Younis,

**Selsdon, St John the Divine:
Installation of new heating system**

As you are aware, the above scheme was discussed at the most recent DAC Committee meeting.

The Committee welcomed the parish's work in their options appraisal and are of no doubt that substantial thought and method was undertaken to reach their decision. However, the Committee were of a consensus that opting for another gas boiler was not appropriate, if up to date alternatives could be explored. The Committee cannot respond without advice that reflects the latest technology. The Chancellor will be scrutinising all projects like this so there is a risk the project could be delayed further, whereas if the parish have really worked everything through (especially in regard to CBC guidance), the DAC will be better placed to support their case.

The Committee noted that the parish has proposed an eminently more efficient gas boiler, however it is clear in the Faculty rules that due regard must be given to Net Zero Guidance, therefore, Committee were not sure the parish has explored every possible avenue. The question is whether it is appropriate for the Committee to recommend a fossil fuel replacement heating system. The Committee did not want to recommend, or submit with 'no objection' to the Chancellor, knowing that the scheme may well be rejected, given the updated CBC guidance, as well as quickly advancing technologies. There is a possibility that should this scheme be put to the Chancellor, there may be a negative outcome, whereby the parish will need to start from the drawing board.

It should also be noted that this is an opportunity for the parish not only to replace their heating source, but the entire system, including heat emitters (in this instance, fan convector radiators).

Nevertheless, the parish is to be commended on the thoroughness with which it has approached this project with a detailed options appraisal, discussion with the DAC heating adviser and responding to DAC comments and C of E policy.

The heating advisor has worked with the parish to develop an extensive options appraisal, however possibilities have increased significantly in the last year. In the period since the heating advisor has helped the parish develop this current scheme, technologies have improved and it would be worthwhile for the parish have a renewed discussion. Technology is developing apace, and the DAC are minded to ask the parish to reassess technologies such as air pump (or possibly ground pump) heating, given its' rapid development. The DAC recommend that the advisors for this scheme provide advice to the committee on this with a focus on more up to date technology. Could the parish consider

air-to-air heat pumps? If the heating for the church isn't used very much, far infrared heating chandeliers could also be an option. There have been successful trials of far-infrared heating and good performance from air-to-air heat pumps. The Committee would like the parish to fully re-explore these options further.

Looking to the future, the Committee also noted that modern gas boilers last a maximum of 10 to 15 years, so in all probability the parish, when having to replace this, would absolutely be required to look at a non-fossil fuel option. Should this transpire, the design of the fan convector units would need to be designed in such a way that is adaptable to the future energy source. This will need to be examined by the Heating Advisor.

The Committee would therefore ask the parish to build on their commendable work by fully assessing more up to date heating systems and technologies and respond with a view to this being put to the Committee at a later date.

With all good wishes,

Katie Jenner
Assistant Secretary - DAC