St John the Divine, Selsdon

New Heating System

Supporting Document to Scope of Works

October 2023

Choice of Contractor

A number of contractors were contacted to assess their suitability to install the new heating system. The criteria was to have commercial heating experience ideally in churches, have Gas Safe accreditation, have sufficient resources to undertake a project of this size and complexity and to respond in a professional and timely manner.

Three companies were invited to give their proposals and indicative pricing.

Cowley Group, Horley. Contact Anthony Gurr

Thermoserv, Croydon. Contact Henry Wells

JCH – London, Clapham. Contact Jack Churchland

All three companies were provided with the Scope of Works and each carried out a site survey and met with members of the project team.

All the companies provided written proposals and budget costs. We took note of their suggestions and agreed some changes to the original scope. In summary these changes are:-

* To site the boilers in the basement boiler room rather than the 1st floor tower room. This would allow the existing tower flue to be utilised rather than install new low level balanced flue outlets.
* To have two smaller boilers linked together, rather than one large boiler.
* To install electric convectors in the porch and baptistry rather than heat these areas with radiators off the main heating circuits. This gives us flexibility in these areas and also eliminates a difficult pipe run.

In general, all the proposals met our criteria set out in the Scope of Works, though there were minor differences in approach which is to be expected.

There was significant variation in costs between the three proposals. Further work to understand the differences is required.

A qualified accountant carried out a financial review of each company using data available from Companies House. Whilst there can be no guarantees there was no evidence to suggest any financial risk with the companies.

All three companies provided reference sites of recent work. We plan to organise visits to some of these sites.

We expect to choose the preferred contractor within the next few weeks.

Our target installation date is late summer 2024.

We are considering treating the installation of the electric convector heaters as a separate project. We have asked local electrical contractors to quote for this work.