

Property Information Sheet



Name and Address

Richard Davies
6 Bryn Road, Shrewsbury, SY3 8PQ

Property Description

Built in 1932. Semi-detached, 4 bedrooms. Attic conversion. Brick cavity wall. Gas. Suspended timber floor in 50% of ground floor. Various windows including refurbished original wooden frames fitted with draught-proofing, high performance 'stepped' double glazed units and magnetic secondary glazing.

What changes have you made to your home?

Cavity wall insulation, Loft insulation + attic conversion with Tri-Iso 9 insulation for roof, Underfloor insulation. Draught proofing windows and doors, plus combination of stepped double glazed units in existing wooden frames and magnetic secondary glazing. Heat recovery ventilation unit in kitchen. Condensing gas boiler with external weather compensation controls and thermostatic radiator valves. Insulation of hot water pipes. Internal wall insulation in one room. Reflective radiator panels. Chimney balloons. Solar hot water heating. Wood stove. Photovoltaic panels (4kW). A rated appliances – with focus on fridge and freezer. Low energy lighting including LEDs. Downstairs toilet flushes on rainwater. Lots of water collection in butts. Low flush toilets.

Why did you make these changes?

I like the idea of having a house that is inexpensive to run and environmentally responsible.

What were the approximate costs?

The costs are: PV £12,000. Solar hot water heating £3,000. Wood stove £850. Window Refurb £1,500, Cavity wall insulation £450, Loft insulation £500, Wall insulation £1,000, Boiler upgrade £4,000, Lighting £200, Plus miscellaneous £2,500. TOTAL: c. £25k over 12 years or around £2,000 a year.

What have been the approximate energy savings?

Gas use down from 23,555 kWh in year before we moved in to 3,689 kWh in 2012 (84% reduction) saving £1,005 per annum (less the £250 we spend on wood for the stove). Net electricity use down from 3,873 kWh in the year before we moved in to 936 kWh (with benefit of around 570kWh of use from PV panels) in 2012 (76% reduction of imported electricity) saving £467 per annum. Total savings around £1,572 per year less cost of logs for stove. The photovoltaic panels provide an income of £1,600 per year. Total savings/income: c. £3,200 a year. I continue to use the savings/income to do more sustainable energy work. Also fitted a water meter in 1999. Current water use 61 cubic metres per year. 33 litres per person per day. This also saves me around £200 a year compared with non-water meter consumption.



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What have been the effects on your home?

All measures work well, the occupants (5 people) also work hard to keep consumption low.

Who undertook the work?

All of the energy work was carried out by me and my partner, bar the plastering, gas connection, PV commissioning.

Would you recommend them?

Yes!

Wishlist?

A wood stove in the front room.
Some more internal wall insulation.
Some windows and doors still need to be upgraded.
Underfloor insulation in front room.
More LED lighting to replace compact fluorescents in time.

Have you considered any measures but rejected them?

No.

Do you have any further comments?