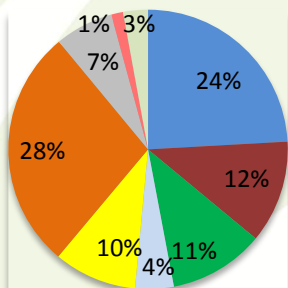


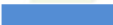



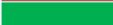
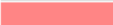



CASE STUDY: 3 BEDROOM END-TERRACE 1927, LEWES, EAST SUSSEX



Where are the energy costs in this house going?



Key
(labelled clockwise from top in numbered order)

1		Hot Water	6		Heating Inefficiency
2		Walls	7		Roof
3		Appliances	8		Floor
4		Draughts	9		Lights
5		Windows / Doors			

COMMENTS ON THE PROPERTY

The property is a north facing two storey semi-detached house, built in 1927.

The property is in the process of refurbishment.

WINDOWS

All of the windows in the property are single glazed casement windows in reasonable condition.

WALLS

The property has uninsulated cavity walls. Heat will be lost through uninsulated cavity walls about six times faster than through a wall built to Building Regulations.

ROOF

The roof currently has about 25mm of mineral wool insulation present between the joists.

HEATING

There is currently a gas boiler connected to a radiator system and hot water cylinder at the property. Although there is an intention to replace the boiler, we have modelled this as the 'base case' to show the improvements a new heating system would make.

LIGHTS AND APPLIANCES

Most of the lighting fixtures in the property are fitted with Compact Fluorescent Lamps (CFLs).

CLIENT: ELAINE LAWRENCE

CLIENT FEEDBACK:

“The Home Energy Masterplan enabled me to:

- Identify the best course of action regarding choice and installation of a new heating system, including, for example, the type of boiler to purchase and additional energy saving features
- Distinguish between measures which were ‘nice to have’ versus cost-effective i.e. to invest rather than to spend, and at the same time reduce CO₂ emissions
- Brief the tradesmen in detail on the work I wanted done, the specifications and the materials to use.”

Summary of Bespoke Recommended Packages for this Property

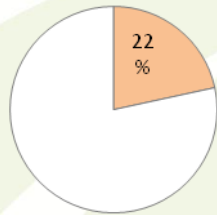
Based on the client's budget, ambitions and timescales we group different measures that we evaluate into bespoke recommended packages in order to show their net effect. This is a high level summary of what could be achieved with the packages we have put together for this property.



No Brainer

Annual saving:	£301
Total cost:	£465
Payback:	1.5 years

Annual CO₂ saving



Measures that have paybacks shorter than 5 years and cost less than £500 each:

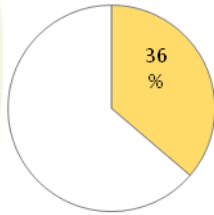
- Top up the insulation in the main loft space to 300mm mineral wool
- + 3 other measures



Some Consideration

Annual saving:	£502
Total cost:	£1,095
Payback:	2.2 years

Annual CO₂ saving



Measures that have paybacks shorter than 10 years and cost less than £2,000 each.

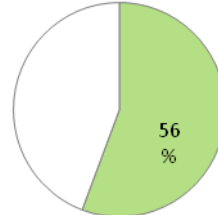
- All 'No Brainer' measures PLUS:
- Insulate cavity of unfilled cavity walls
 - + 2 other measures



Green Halo

Annual saving:	£769
Total cost:	£9,745
Payback:	13 years

Annual CO₂ saving



Measures that have paybacks shorter than 20 years and cost less than £5,000 each.

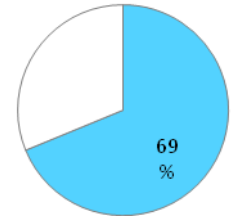
- Replace the existing boiler with a new top specification gas combi boiler and install wet underfloor heating throughout the ground floor
- + 9 other measures



Green Halo + PV

Annual saving:	£1,249
Total cost:	£17,245
Payback:	14 years

Annual CO₂ saving



Measures that have paybacks shorter than 20 years and cost less than £7,500 each.

- All 'Green Halo' measures PLUS:
- Install a 2kWp solar PV array on the south facing rear roof, based on a Feed In Tariff (FIT) rate of 21p per kWh

This is just a snapshot of a **Home Energy Masterplan**. The full package gives you a detailed break-down of the different building elements along with your home's existing energy and CO₂ profile and how you compare to similar homes. It then presents the analysis of a large range of energy saving measures across all aspects of your house and how you use it, including estimated costs, £ savings and CO₂ savings, that can be applied to the property and sorts these into bespoke packages depending on your specification. No other product on the market offers such a deep and bespoke analysis of your home.

For more information on the process or to arrange a survey please call our office on 0208 874 6433, or fill out the online enquiry form.

