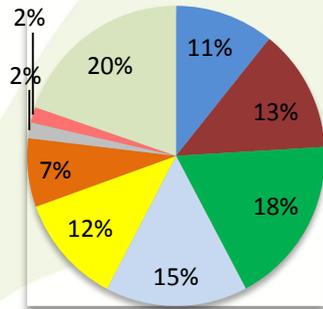


## CASE STUDY: 4 BEDROOM VICTORIAN TERRACE 1908, PUTNEY



**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 three storey terrace house, built in 1908.

The property is in a conservation area, is in the process of refurbishment and will be having a rear infill and loft extension.

#### WINDOWS

Some of the windows in the property are single glazed windows. We have modelled all new windows to building regulations standard.

#### WALLS

The property has solid 9" brick walls. We have modelled the walls of the planned extension as being to current building regulations standard.

#### ROOF

We have modelled the roof as insulated to current building regulations standard as it is assumed this would be done as part of the loft extension.

#### HEATING

The primary heat source in the property is a gas combi boiler connected to a radiator system. There is an open fire on the ground floor.

#### LIGHTS AND APPLIANCES

We have modelled the lighting in the proposed kitchen extension as halogen spot lights. The result of replacing these with more efficient spot lights has been evaluated.

### CLIENT FEEDBACK:

“The survey helped us make informed choices about our renovation project and also helped us avoid some costly mistakes.

The planned secondary glazing would have taken hundreds of years to pay for itself in terms of energy saving whereas a relatively cheap, and previously unknown to us, voltage optimiser was a “no brainer” to include in our renovation project.

The team were incredibly helpful and patient at explaining the “green technology” which can be overwhelmingly complicated for the novice home renovator.”

## Summary of Bespoke Recommended Packages for this Property

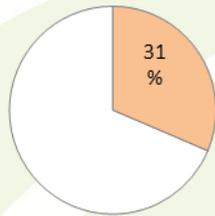
Based on the client's budget, ambitions and timescales we group different measures that we evaluate into bespoke recommended packages in order to show their net effect. This is a high level summary of what could be achieved with the packages we have put together for this property.



### No Brainer

Annual saving:	£490
Total cost:	£365
Payback:	0.7 years

Annual CO<sub>2</sub> saving



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

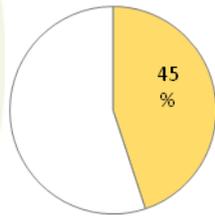
- Replace the thirty-six appropriate lamps with Compact Fluorescent Lamps
- + 5 other measures



### Some Consideration

Annual saving:	£674
Total cost:	£3,635
Payback:	5.4 years

Annual CO<sub>2</sub> saving



Measures that have paybacks shorter than 15 years and cost less than £3,000 each.

All 'No Brainer' measures PLUS:

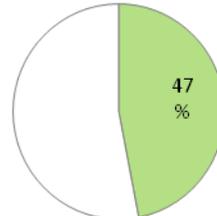
- Install a voltage optimisation device to drop the voltage to 220V
- + 2 other measures



### Green Halo

Annual saving:	£712
Total cost:	£4,395
Payback:	6.2 years

Annual CO<sub>2</sub> saving



Measures that have paybacks shorter than 25 years and cost less than £5,000 each.

All 'Some Consideration' measures PLUS:

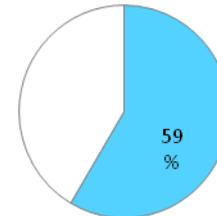
- Replace electric oven with a gas oven
- + 2 other measures



### Green Halo + PV

Annual saving:	£1,123
Total cost:	£10,895
Payback:	9.7 years

Annual CO<sub>2</sub> saving



Measures that have paybacks shorter than 25 years and cost less than £7,500 each.

All 'Green Halo' measures PLUS:

- Install a 2kWp solar PV array on the west facing part of the 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 CO<sub>2</sub> 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 CO<sub>2</sub> 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.**

