

Property Information Sheet



Name and Address

Paul and Clare
7 Quarry Road
Broseley
Shropshire
TF12 5QE

Property Description

Walter Segal self-build timber-framed detached house, built in 1990 and upgraded since

What changes have you made to your home?

Replacement windows and doors to higher spec

We added extra insulation to under floor (under house, 100mm sheepswool), loft and voids wherever possible.

We had a Midea 8kW air source heat pump fitted. Because the house is built on a slope on stilts, we managed to have this installed under the house!

Why did you make these changes?

To improve the draught proofing and temperature control of the interior, and to save on energy costs.

What were the approximate costs?

Window and door replacement £24K

Insulation approx £750

ASHP £14K (including radiator upgrades) less Boiler Upgrade Scheme £5K = cost to us £9K

What have been the approximate energy savings?

Looking at the bills, the usage from the same periods (February – August) from 2019 to 2023 has been a consistent reduction year on year. A direct comparison of the highest use (2019) and the lowest use (2023) for the same period each year gives:

A reduction in electricity of 1,074 kWh

A reduction in gas of 2,741 kWh

In terms of cost, any savings have been difficult to determine due to the huge rise in energy prices in 2021-22

The savings are prior to installation of the ASHP. We are hoping to benefit more from energy savings once we have used the heat pump to heat our home this coming winter.



Property Information Sheet continued...

What have been the effects on your home?

Since the windows, doors and insulation improvements, the interior temperature has been much more stable and is sustained well when the exterior is colder.
The ASHP was installed very recently and since it has had limited use, it is difficult to say what the difference is so far.

Who undertook the work?

Elford Facades undertook the window and door refit.
We fitted the extra insulation .
EnergyZone insalled the ASHP.

Would you recommend them?

Elford Facades were a very good small business, but have ceased trading since Covid.
Energy Zone were a very experienced and competent team of engineers and electricians. We would definitely recommend them.

What else would you like to do? And why haven't you done them yet?

N/A

Have you considered any measures but rejected them? Please give details of what and why.

Solar heating and hot water. The orientation of our house is well below the optimum. We're in a conservation area, so could have problems with planning and we have quite a bit of shading from surrounding trees.

Do you have any further comments?

We were able to take advantage of the Government Boiler Upgrade grant of £5K, which significantly reduced the cost of the ASHP installation.

Are there any access issues? Eg steep steps, lack of parking.

Steps to front and back of the house have railings. Parking is limited to two vehicles only and very tight. Quarry Road is a steep road with a dead end and no turning at the bottom. Visitors would be advised to park at the top of Quarry Road in King Street, or below on Bridge Road.