

Property Information Sheet



Name and Address

Kate and Tim
St Cleopas,
The Cabin,
Welsh St,
Bishops Castle,
SY9 5JG

Property Description

1960s brick cavity-built bungalow
3 bedrooms, office, studio, bathroom, kitchen/living
room, cavity wall insulation, rockwool loft insulation
16 solar panels 6kW array
5kW domestic battery

Open 14th 15th 21st 22nd October 10 - 4

What changes have you made to your home?.

When we moved in in 2015 we took out the oil fired Rayburn and radiators and the night storage heaters. Installed new floors and underfloor insulation (4" Kingspan between joists) throughout. We had the loft insulated (8" Rockwool, grant aided) and installed a 6kw solar PV array. We replaced 6 of the original metal framed double glazed windows in 2019. We installed a wood burner in the living room and 3 infra-red heating panels on the kitchen ceiling and 1 in the bathroom. Home charging system (EO) for our EV car. (Grant aided) We installed the Moixa 5kW battery in January 2021 and switched to Octopus energy

Why did you make these changes?

Initially we made changes as necessary to upgrade the heating system and deal with a woodworm infestation in the living room floor. To save energy, (and money in the long run) and to make the house more comfortable whilst cutting carbon.

What were the approximate costs?

PV panels approximately £4000
EV charger £1000
Moixa battery £3000
6 double glazed windows £1000
4 Ired heating panels £500
Underfloor insulation £1500 (we did this ourselves using Kingspan panels)

What have been the approximate energy savings?

I honestly don't know since the house was in a fairly bad state when we bought it. We are now almost totally electric (apart from the woodburner) and since we installed the battery in 2021, our current bill has been on average £40 a month.



Property Information Sheet continued...

What have been the effects on your home?

The house is warm and comfortable, cheap and easy to run.

Who undertook the work?

Various local and national contractors.

Would you recommend them?

Not specifically – this was a learning curve, we did quite a lot of the insulation work ourselves. The PV installers went out of business, as did the Ired panels company. Moixa was sold last year and are no longer doing domestic batteries. I would recommend Matthews & Peart in Shrewsbury for the new windows though.

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

We are about to have air-to-air source heat pumps installed as a central heating system which should be in time for Green Doors.

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

I would have liked to get another 6kw solar PV array and a bigger battery but my partner Tim won't agree because the money is running short and we are getting on in years and not likely to see the payback come around.

Do you have any further comments?

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

The front steps are quite steep but there is a handrail.
Parking for 3 cars.