

Property Information Sheet



Name and Address

Mark & Claire Tocknell
10 White House Gardens
Church Stretton
SY6 7EE

Property Description

2005-built 4 bedroom detached house with separate garage, constructed to insulation and energy efficiency standards of the day.

What changes have you made to your home?

3.85 kW PV system was installed in 2011 at a cost of £13965. It has generated 40132 kWh to June 2023, averaging 3275 kWh/year and earning £21230 in FIT payments to date.

Underfloor heating was installed in 2020 using a kit supplied by Wundafloor at a cost of £3375. Associated work including floor levelling, laying ceramic floor tiles and replacing skirting boards added an estimated £6500 to the cost. A Clearview log burner was installed in November 2020 at a cost of £3295.

A 12kW Samsung Air Source Heat Pump was installed in November 2020 at a cost of £12300. Electrical energy consumption is approx. 4500 kWh/year with heat output of approx. 12370 kWh/year.

A 7kW Zappi EV charger was installed in our garage in January 2023 at a cost of £1659 including wiring, to make it easier for us to divert PV energy into our EV and to enable fast overnight charging.

A 2000 litre rainwater harvesting tank is to be installed at a cost of approx. £600 to reduce mains water consumption in the garden and the outflow to mains drainage in wet weather.

Why did you make these changes?

To take full advantage of the renewable energies available to us; to reduce our household dependence on fossil fuels and associated CO2 emissions; to replace our life-expired carpets and improve the comfort and cleanliness of our home; to replace gas boiler, gas hob and ICE car with more efficient and reliable alternatives.

What were the approximate costs?

See under 'What changes have you made to your home' above.

What have been the approximate energy savings?

Previous annual electrical energy import (measured May 2018-May 2019) 1886kWh

Previous annual gas energy import (measured May 2018-May 2020) 17585kWh

TOTAL = 19471kWh

Annual electrical energy imported in 2022: 6057kWh

TOTAL = 6057kWh

Annual Saving in energy imported = 13414kWh

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What have been the effects on your home?

The home is heated more evenly than before and kept at a more constant temperature. There is no gas burnt within the building so condensation and air pollution are reduced, giving cleaner and fresher air.

Who undertook the work?

PV installation: ESP Energy

Log Burner installation: Continental Fireplaces

ASHP installation: EnergyZone

EV charger installation: Energy Zone

Would you recommend them?

Yes.

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

Add storage battery to reduce energy exchanged with the grid and enable import of electricity at cheaper off-peak rates for use during the day: capital cost of installation high compared with annual cost savings. Improve insulation and draughtproofing of back door by replacing with a modern composite door: awaiting funds availability.

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

Ground Source Heat Pump: Installation costs too high cf. ASHP

Solar thermal (hot water): lack of space on roof, increased complexity of plumbing and control systems.

Do you have any further comments?

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

No.10 is at farthest end of White House Gardens – turn right down driveway in front of No. 8. Parking for two cars in front of right hand garage. A flight of ten steps leads down to the front door.