

Property Information Sheet



Name and Address

Howard and Hilary
Wilderness,
Church Lane,
Little Wenlock,
Telford,
TF6 5BD

Property Description

1970 detached house with cavity walls and pitched tiled roof.

What changes have you made to your home / what green features did your home come with?

There have been many changes over the course of nearly 40 years. In the 1980s foam cavity wall insulation was added and the loft was converted into a bedroom. The old wooden windows were replaced in 1990 with plastic double-glazed windows and in 2005 a Clearview log stove was fitted in the lounge. In April 2008 a B&Q wind turbine was fitted; however, this was removed in August 2009. Under the Renewable Heat Incentive (RHI) grant in 2010, we replaced the oil boiler with Clearview log stove in the kitchen with added solar thermal and thermal store. We retro fitted back boilers to both log stoves, this was piped into the thermal stove. The following year, a 4kW solar photovoltaic (PV) panel array was fitted alongside an Immersun smart switch for the immersion heater. It was also in 2011 we started receiving the maximum feed in tariff. A direct electric water heater to our central heating system was fitted in 2015 in case we were unable to burn the log stove. We purchased an electric vehicle (EV) and a Zappi smart charger, which links with solar, in March 2020. In August of the same year a 4kW solar battery storage was fitted, this was half price with Ecotricity. Lastly in 2021, a heat pump was fitted for the central heating under the RHI, removing the direct electric water heater.

Why did you make these changes / choose a home with these features?

We wanted to take advantage of government grants to reduce our carbon footprint and be an example of what could be done over the long term. Hilary was an energy advisor, so we wanted to put that knowledge into action.

What were the approximate costs of each of the changes you made?

Retrofitting has cost a lot, however being on the Feed in Tariff has been a great help in financing things since.

What have been the approximate energy savings?

We are now a fully electric house, including the EV, so our electricity usage is higher than it once was but our carbon footprint is significantly lower. We have been keeping monthly meter readings since 2000 on a large spreadsheet. A summary is available if anyone wants to see it.



What have been the benefits to you / your home?

A lot of positive benefits to us and our home. It feels very satisfying to have moved away from fossil fuel dependency and to have slashed our carbon footprint. Our home has become a bit of a showcase in our village, we likely are one of the greenest homes in Shropshire.

Who undertook the work?

Generally quality contractors.

Would you recommend them?

We would recommend a few, others have been more of a mixed bag.

What else would you like to do?

Nothing further, I believe we have completed our retrofit journey.

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

The wind turbine was removed merely a year after fitting as its performance was nowhere near what was predicted. The direct electric water heater was very expensive to run so was only used occasionally, we decided it was best to remove it.

Any further comments?

N/A

Visiting instructions / information

Our home is open for viewing between 10am and 4pm on the 19th of October.