Eva Long

10 September

Hi Tony,

Information below:

* Type/age of building and main extensions -  Late Victorian1888. First house buit on Avenue Road. Original footprint with exisiting wall for attached conservatory.  Bought in Oct 23 and was empty for 10 years plus.
* Overview of fabric (walls/roof/floors/windows)  BEFORE and AFTER any improvements. Solid brick wall construction, wooden Victorian Sash single glaze windows, mix of suspended and solid floor. Improvements to solid wall - internal wall insulation. Underfloor heating to ground floor. Secondary glazing to existing sash windows.Very much work in progress
* Types of Insulation installed BEFORE/AFTER - none before. 50mm celotex to solid walls. 150mm celotex underfloor and in attic.
* EPC rating BEFORE and AFTER improvements - Current E. Not assessed as still work in progress.
* Main energy sources used for heating BEFORE and  AFTER  (gas/oil/electricity/solid fuel) Before - gas boiler and coal fires. After - installed  16kw Nibe Air course Heat pump. Wet underfloor heating to 3/4 ground floor.
* Major changes in use of energy / energy tariffs. Removed gas from house. Upgraded radiators to work with heat pump. Installed electric car charger. Intelligent car charging tarriffs-Octopus.
* Renewable energy systems installed (Solar water, solar PV, batteries, heat pumps, wind turbines etc. Nibe Heat Pump - Trusted Energy. Induction electic hob and cooker.
* Heat recovery systems installed.
* Comparison of Energy usage In £££ / KWH  BEFORE / AFTER. Unable to provide data as house was derelict when moved in and still work in progress.
* Plans for further decarbonisation - e.g. battery EVs & charging stations, offgrid power. Plan to install Solar panel and battery storage. Continue to insulate the rest of the house and add secondary glazing. Reinstate the greenhouse to improve solar gain during the winter.
* Any pictures showing  work in progress, before/after, etc

 - which time periods each day you will be open to unspecified visitors ? 30 min time slots between 10-12pm on Saturday and Sunday as many people can book in. Available for tours 11th, 12th and 18th.

Many thanks

Eva