



Reducing the carbon footprint in a listed building

My first and second floor
apartment in a solid stone
18/19th century house

The situation

- Secondary glazing – acrylic sheets fixed with magnetic tape – already installed
- Reflective panels behind all radiators; thermostatic valves on all radiators
- A gas combi boiler that was failing
- A roof that needs replacing, so solar panels or solar hot water not options at present; loft insulation, but not roof insulation

Options considered

- Electric radiators (recommended by a friend)
- Electric boiler (recommended by the company as electricity supply insufficient for radiators)
- Air source heat pump: but siting at ground level by neighbour's home not acceptable; also insulation not adequate and cannot easily be improved until roof is repaired

Outcome

- Electric boiler installed; average cost was given as £5.30 a day by the installer
- Actual consumption, with room thermostat at 18 deg: £16 a day
- I complained –under Sale of Goods Act – as not fit for purpose, mis sold
- The company is currently subject of a court case under Trading standard laws
- Boiler removed
- I got a quote for infra red panels; cost feasible, but logistics of ceiling or wall mounting of the panels is too challenging for now
- New gas combi boiler installed, because no other feasible option