



Landlady provides free electricity to tenant

Landlady, Orit Bligh, has provided a solar photovoltaic system for a tenant in a property in Dartford. This is the third installation that DHR has undertaken for her; the first being a solar hot-water system and a PV system to her own home, and the second being a PV system to another property in Bexleyheath.

The house is a typical construction from the late 1970's to early 1980's and as such does need maintenance or upgrading from time-to-time, especially as this particular property is rented.

Dawsetway's Renewable Energy Department proved itself by finding the ideal solution for the installation to proceed, discussing the works with both landlady and tenant. Once the works began the complete installation took less than a day.



Installation Summary

Installed	July 2012
Install time	1 day
Sited	On Roof
PV panel	Sanyo HIT240
No. of panels	10
Total kWp	2.4kWp
Estimated kWh	1,753kWhpa
Annual benefit*	£658.25

Having carried out a site-survey, Dawsetway designed a system that complies with the best-practice guidelines, and adhered to the Microgeneration Certification Scheme (MCS) standards.

The early 1980's 3-bedroom semi-detached family home already has some energy-saving measures installed, so adding a PV system was a logical choice for the Bexleyheath based landlady. With the EPC certification added as part of DHR's service the property, which was a Band D has now been upgraded to a Band B.

Orit told us, "With the benefits of the feed-in-tariff providing an additional income from the property and being able to offer my tenants a saving on their electricity bills made it a fairly simple decision to have the PV system installed."

The 2.4kWp PV array faces West and will generate an estimated 1,753kWh of electricity per year which translates to £263 of saving from the purchase of electricity, and will benefit an estimated total of £10,562 over 25 years from the Feed-in Tariff. The building will also save 754kg of CO₂ and earn an estimated £27 per annum from the export of electricity. The total estimated benefit over 25 years is expected to be in excess of £16,450



*Annual benefit is an estimate based on the FiT rates in place in July 2012 and an average rate of 15p per kWh charged by the energy supplier

The performance of a PV system is impossible to predict with certainty due to the variability in the amount of sunlight in different locations of the UK from year to year. This is index linked and assumes that 50% of electricity is generated by the PV array and 50% is exported back to the grid.

This estimate is founded upon the Government's standard assessment procedure for energy rating of buildings (SAP) and is given as guidance only. It should not be considered as a guarantee of performance. The latest FiT rates are available on the Department of Energy and Climate Change (DECC) website – www.decc.gov.uk



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