

Green BELLE Case Study: The Old House B&B



The Old House B&B (top), one of the replacement electric radiators (bottom left), and the replacement gas boiler (bottom right) - Photographs © The Old House B&B

The Old House B&B (pictured) is a bed and breakfast guest house located in Witherly, Atherstone – close to the Warwickshire / Leicestershire border.

Despite having a Coventry postcode, the Old House B&B is located just inside Leicestershire County Council's boundary. This made the business eligible for a Green BELLE grant.

The guest house is a nine-bedroom property, built in 1750. Some bedrooms made use of the property's gas central heating system and some rooms used electric wall-mounted heaters.

The gas boiler was at least 20 years old and rated 78 percent efficient when new. Although

Green BELLE provided the Old House B&B with grant funding towards the cost of replacing

Green BELLE also provided the Old House B&B with funding towards replacing its four old electric heaters with modern equivalents.

The Old House B&B completed the installation work in January 2021. The total Green BELLE grant provided was £2,000, covering 50 per cent of the total cost.

Greenhouse Gas Reductions

All electric radiators convert electricity to heat with 100 per cent efficiency, but power stations produce greenhouse gas emissions when they generate the electricity. However, a radiator's controls can greatly affect its energy use and running costs. The new electric radiators incorporated 24-hour / 7-day programmable timers. They also had highly accurate

Comparison of gas and electricity bills, before and after the boiler and electric heaters were replaced, show that the Old House B&B reduced its greenhouse gas emissions by the equivalent of around 2.3 tonnes of carbon dioxide in the first 12 months after installation. This was a 1.1-tonne carbon saving from the electric radiators and a 1.2-tonne saving from the new gas boiler.

As well as these annual greenhouse gas savings, the Old House B&B also reduced its energy costs by around 22 per cent. This works out as a saving of around £880 in the first 12 months.

Kevin Moran, co-owner of the Old House B&B said:

“As Businesses, we all have a duty to reduce greenhouse emissions and, with the cost of energy increasing, look at ways of reducing costs. The Green BELLE grant enabled us to achieve both. The application process was straightforward and well supported by the project officer.”

Green BELLE Project Details

Green BELLE was part-funded by the European Regional Development Fund and was administered by Leicester City Council with support from Leicestershire County Council. The scheme provided grant funding to eligible SMEs to install energy efficiency measures from 2017 to May 2023.

For more information, visit www.greenbelle.org.uk and www.leicester.gov.uk/your-council/policies-plans-and-strategies/energy-efficiency/