

Heat metering in Camden

May 2023

Why heat meters?

“As a local community, a nation, and a global community, we all need to do our part to **stop contributing to climate change** at every level.

All the evidence shows us when people are charged a **flat rate** for their energy regardless of how much they use, that **people often tend to waste more energy** by doing things like opening doors and windows while the heating is on full blast (for example). Individual heat metering shows residents how much energy they are using, meaning they can make informed decisions about how much energy to use and what to use it for, and **it gives residents an incentive** not to waste energy, and contribute to climate change unnecessarily.”

Source: Camden Consultation Manager Thomas Broad, Message to Camden Tenant, Sept 2, 2021; emphasis added.

The UK Government Heat Meter Regulations

The purpose “is to drive energy efficiency and reduce carbon emissions from heating. The energy efficiency is achieved through the installation of metering devices and **billing based on consumption**, which will decrease the use of energy and reduce consumer bills, and result in associated carbon emission savings. Metering also supports **fair and transparent billing** for customers on heat networks.”

Source: Department for Energy Security and Net Zero and Office for Product Safety and Standards, *Guidance Regulations: Heat Networks (Metering and Billing)*

<https://www.gov.uk/guidance/heat-networks#extent-of-obligation>; emphasis added.

My heat meter



My meter and my neighbour's meter



Before meter use, residents pay a flat rate

- The flat rate is based on the size of the residence and the number of rooms
- No (selfish) incentive to economise
- Tenants pay as part of their rent
- Leaseholders pay as part of their Service Charge

Four Stages in Meter Use

- Physical Installation
- Activation
- 70% activation in an estate or building before individual charging can begin
- Monitoring for 12 months
- **In Camden's plan: Only after all that can individual charging by metered use begin**

How quickly can we get from here



To here?



Expected cost savings

“In the last three years over 80% of Camden’s residents were better off with their heat meter compared to what they would have paid without a heat meter.”

Predicted savings: An average of at least 15% per residence.

Many leaseholders are keen to gain a measure of control over their burgeoning energy costs.

Getting their meters activated is beset by a Camden backlog.

Sources: For 80% figure: Andrew Georgiou, Template Letter to Residents, Attached to Thomas Broad to Sue Dawson of Highgate New Town Leaseholders Association, 14 June 2022; For 15% savings: Primeglen, *Options Appraisal for Heating and DHW Supplies at Highgate New Town, Camden* (February 2012).

If many leaseholders are keen on heat meters, who is not so eager?

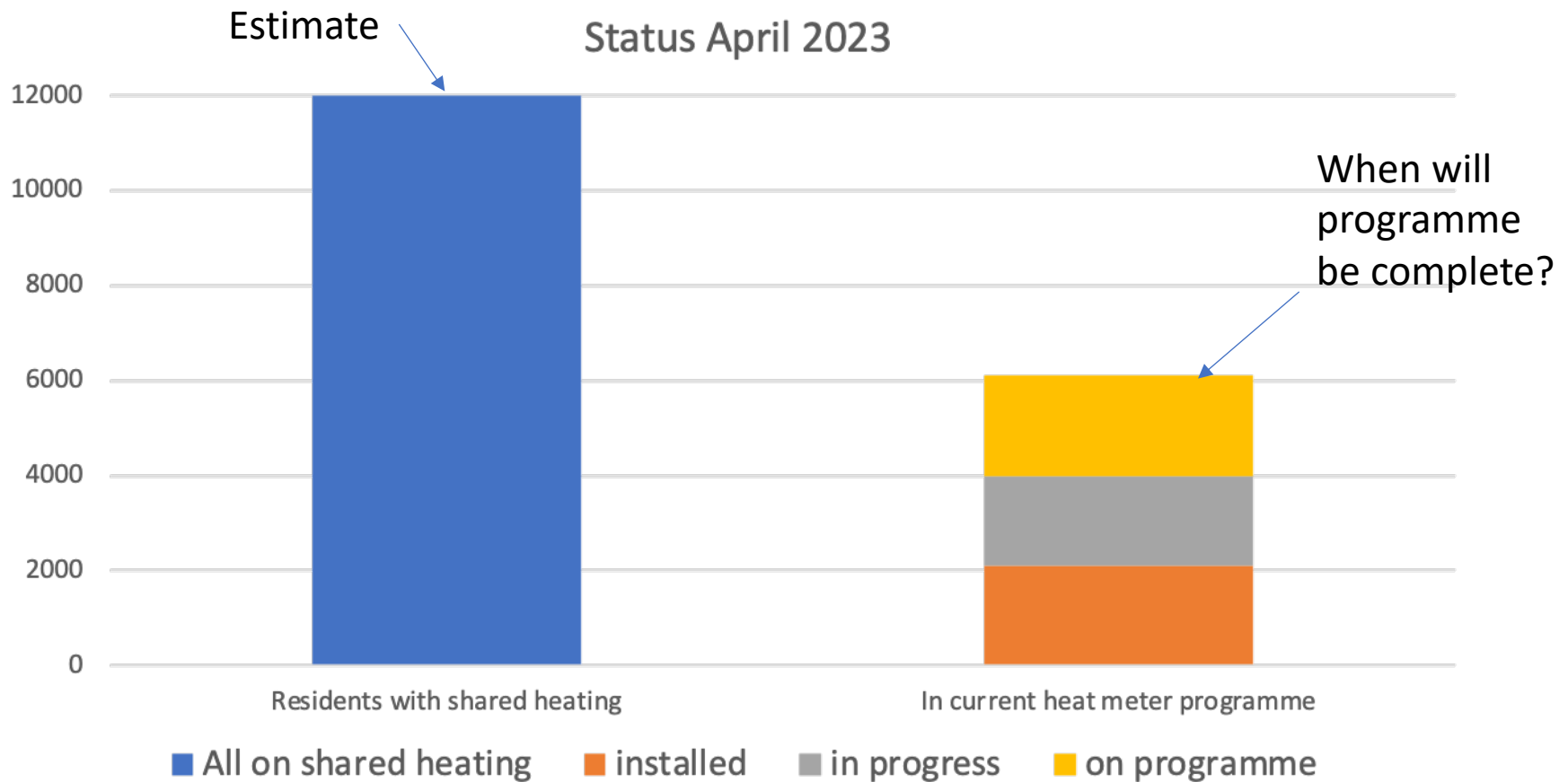


Notice the poor maintenance, vent stuffed with paper (left), missing vent fixture creating a round hole in the glass (right)

Disincentives against allowing meter activation

- Single glazing
- Draughty windows
- Camden's plan: the unmetered pay the average cost of a metered property of the same size *irrespective of the amount of energy they use*
- Even if the unmetered make no reduction in their energy use, they are *guaranteed* a cost saving – whereas those with high energy use and leaky windows risk an increase if they are metered.
- **Who will make up for the shortfall: the excess, unbudgeted usage by the unmetered?**

How many Camden residents on shared heating are on the heat meter programme?

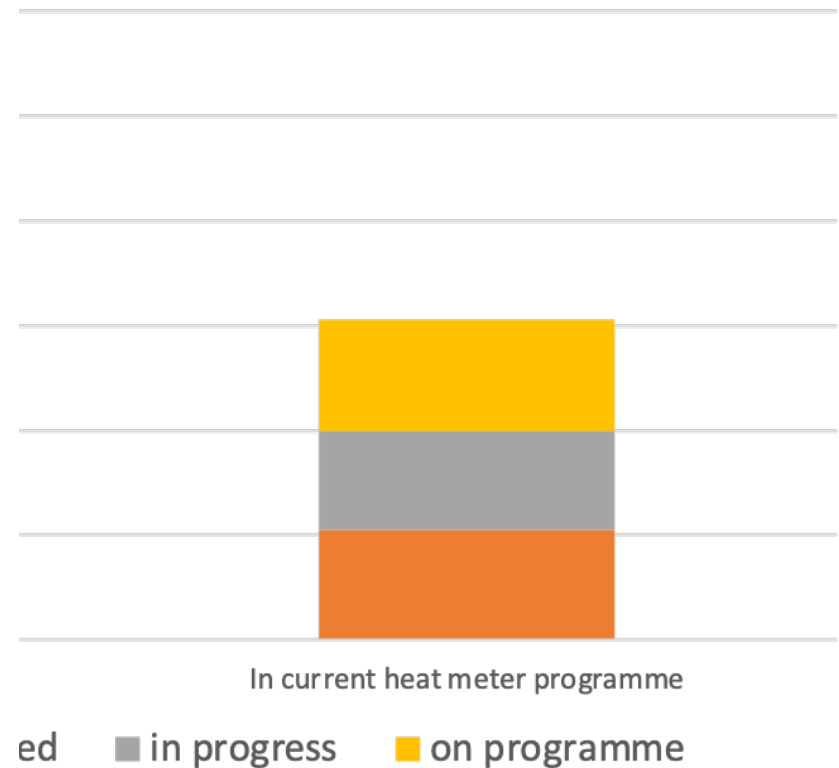


Based on latest heat meter spreadsheet. Residents include tenants and leaseholders. Estimate made of total residents on shared heating – can Camden confirm?

Junk Statistics

- Data filled with discrepancies Camden has been unable to explain and that we cannot correct for.
- The four classifications in the data bear no relation to the four stages: installation, activation, 70% take-up, 12-month monitoring.
- Who knows how far Camden has progressed toward compliance?

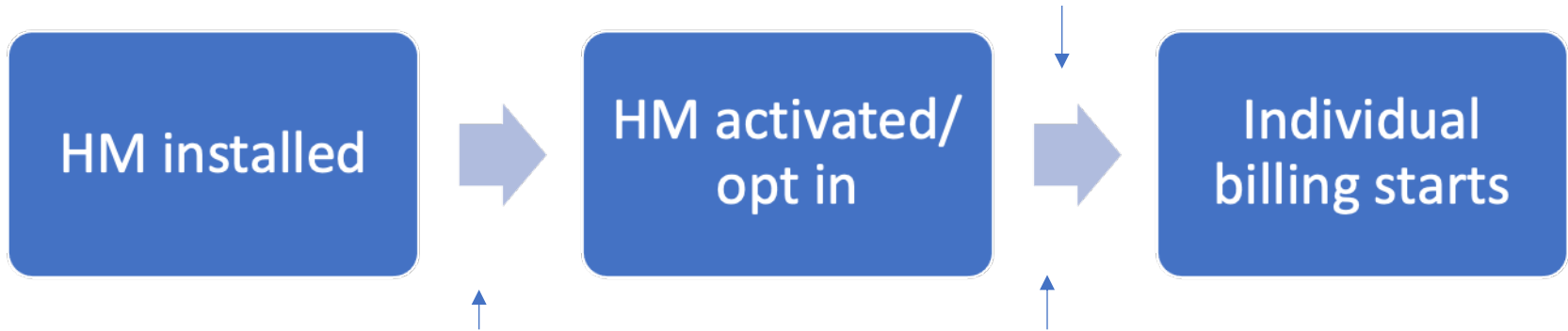
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Can we speed up time frame from installation to individual metering?

Q for Camden: how many residents at each stage of process?

Must we wait for 70% residents to have HM activated?



Can this be shortened by activating at installation?

Must residents wait till 12 months data collected?