

Title: Camden – Heat Metering Programme

Information/Discussion Report: Information

Report Summary: This report provides details on the Council’s heat metering programme since 2009 and its future outlook.

- 1.0 The Heat Network (Metering and Billing) Regulations 2014 requires all homes on a shared heating network to have a heat meter if it’s cost-effective and technically possible.
- 1.1 A heat meter is a device which measures the energy used to heat a home and provide hot water. This means residents / the end user:
- receive an accurate heating charge based on their actual usage
 - can track energy usage using your Camden Account
 - can save money
 - reduce energy waste
- 1.2 By the end of 2025, Camden Council will have over 5000 heat meters installed within its housing portfolio. Being one of the first local authority adopters of heat meters, the Council began its heat metering retrofit programme in 2009 at Kiln Place, followed by other sites in later years (known internally as Phase 1, Phase 2 and Phase 3 sites). The heat meters in these phases of the programme were retrofitted in two stages – first a meter installation by a general contractor, and second the connection of the meter communications by a specialist heat metering engineer to get the resident’s heat data to Camden’s systems for charging purposes. This informed our retrofit programme content and order up until 2020 as the meters had been fitted in resident’s homes, so we wanted to connect them up.
- 1.3 Whilst it’s not a legal requirement to include heat meters within Capital Works heating projects it is the correct approach to include this element to enable savings for our residents. It is however a legal requirement to install a heat meter in new build sites which are connected to a shared heating system. Several Capital Works projects (where an estate was having a bigger heating upgrade) have included the provision of Heat Meters in the scope of their works.
There are several Capital Works schemes in the upcoming programme that will also deliver Heat Meters when they get to site in the near future.
(please refer to Appendix 1 which gives a full list of heat metered sites under the original phases, regeneration, current and upcoming Capital Works programmes)
- 1.4 The Heat Network (Metering and Billing) Regulations 2014 required us to meter homes where technically and financially viable, but the government put their tool for assessing viability on hold for several years while they redesigned the tool so it was

fit for purpose. In the meantime, we continued with the above phases of our heat metering programme.

- 1.5 The Heat Metering Regulations were amended in 2020 and a new cost effectiveness tool published. We applied the tool to all the remaining homes on our heat network, with the result that less than 150 homes still needed to be metered. The rest were either exempt from metering under the Regulations or deemed not cost effective through the tool. These homes were prioritised under a new and separate phase of our heat metering programme (internally known as Phase 4).
- 1.6 The cost-effective tool exercise is being updated again and will be released in 2025, our current understanding is the tool will likely be scrapped and replaced with a policy that requires more homes to be heat metered, which will also likely make it mandatory to install heat meters for all heating upgrade projects. Broadly, 75% of tenants are financially better off being on a heat metered charge vs the Heating Pool, and we still have plans to meter as many other homes on our heat network as possible, including those we are not legally required to meters under the Capital M&E heating programme. Going forward the speed of future heat metering installs will depend on updates to legislation, budget, resource, supplier constraints and resident access issues.

Report Ends

Appendix 1

Sites we already bill based on metered usage

Type of Site	Site Name	Block Name	No. residents
Chalcots	Chalcots	Bray	161
Chalcots	Chalcots	Dorney	158
Chalcots	Chalcots	Taplow	161
Chalcots	Chalcots	Burnham	161
Kiln Place	Kiln Place	Kiln Place	164
Phase 1	Amphill	Dalehead	80
Phase 1	Amphill	Gilfoot	80
Phase 1	Amphill	Oxenholme	80
Phase 1	N/A	Henderson	73
Phase 1	N/A	Kenbrook	95
Phase 1	N/A	Kennistoun	60
Phase 1	N/A	Snowman & Casterbridge	203
Phase 1	N/A	Churchway & Doric	56
Phase 2	N/A	Hampstead Rd, North Gower & George Mews	66
Phase 2	N/A	Mary Green	102
Phase 2	N/A	Hastings House	53
Phase 2	N/A	Penshurst	131
Regen	Bacton	Cherry Court	44
Regen	Bacton	Vicars Road	23
Regen	Bourne Estate	Dobson Court	27
Regen	Bourne Estate	Equiano Court	48
Regen	Netley	Stanhope	36
Regen	Netley	Winchester	34
Regen	Netley	Everton Mews	10
Regen	Maiden Lane	Maiden Lane	273
Regen	Agar Grove 1a	Wrotham Road	38
Regen	Regents Park	Mardale	24
Regen	Regents Park	Lindale	32
Regen	Abbey Phase 1	Belsize Road	141
Regen	Chester Balmore	Chester Balmore	53
Regen	Holly Lodge	Makepeace Mansions	16
Regen	Central Somers Town	Tessa Jowell Court	10
Regen	Charlie Ratchford	Charlie Ratchford	38
Regen	Agar Grove 1b	Agar Grove Phase 1b (Hazelbury Way)	57
Capital Works	Harben Rd	Harben Road	185
Capital Works	Monica Shaw	Monica Shaw	75
Capital Works	Mansfield Rd	Mansfield Rd	64
Phase 2	Rothay	Rothay	50

Additional sites being billed from Apr 2023/2024 based on full or part-yr usage

Type of Site	Site Name	Block Name	No. residents
Phase 3	N/A	Waxham	180
Phase 3	N/A	Ludham	96
Phase 3	N/A	Una House	62
Phase 3	N/A	Templar House	110
Phase 3	N/A	Seymour House	69
Capital Works	St Silas	Cheriton	20
Capital Works	St Silas	Fordcombe	18
Capital Works	St Silas	Chislet	20
Capital Works	St Silas	Headcorn	31
Capital Works	St Silas	Leysdown	30
Capital Works	St Silas	Burmarsh	64
Capital Works	St Silas	Southfleet	160
Capital Works	Highgate Newtown	Lulot Gardens	97
Capital Works	Highgate Newtown	Retcar Place	24
Capital Works	Highgate Newtown	Sandstone Place	71
Capital Works	Highgate Newtown	Stoneleigh Terrace	81
Capital Works	Highgate Newtown	Dartmouth Park Hill	81
Regen	Maitland Park	Antony Grey Court, Noor Inayat Kean House, Mary Prince House	118

Additional sites likely to be have heat meters installed

Type of Site	Site Name	Block Name	No. residents
Phase 2	N/A	Webheath	110
Phase 2	N/A	Webheath - Hawthorn	26
Phase 3	N/A	Somers Close, Platt St & Purchase St	39
Phase 3	N/A	Constable House	63
Phase 3	N/A	Tolmers Sq	69
Phase 4	N/A	Sanderson Close, Cressfield and Woodyard Estate, Lymington Road Estate, Netherwood Estate, Bacton Estate	157
Capital Works	Clyde Court	Clyde Court	46
Regen	Highgate Newtown	Flats 1 to 32, 25 Bertram Street, Flats 1 to 7 28 Bertram Street, 17 & 10 Winscombe Street	39

		Highgate Newtown Community Centre	
Regen	Tybalds	Richbell, Falcon Old Gloucester Street, Blemundsby Dombey Street.	10
Regen	Agar 1c	Milburn Lane, Hazelbury Way, Agar Grove, Wrotham Road	125
Retrofit	Holly Lodge 1a and 1b	Holly Lodge	155
Capital Works	Weedington Estate	Weedington Estate	528
Capital Works	Mayford	Mayford	183
Capital Works	Elsfield		23
Capital Works	Ellerton House		25
Capital Works	Maiden Lane (old)	Maiden Lane (old)	444
Capital Works	Spedan Close	Spedan Close	9
Capital Works	Dunboyn Estate	Dunboyn Estate	71
Capital Works	Alexandra Estate	Alexandra Estate	546