

Central West Housing Forum

District Heating Costs

19th November 2024



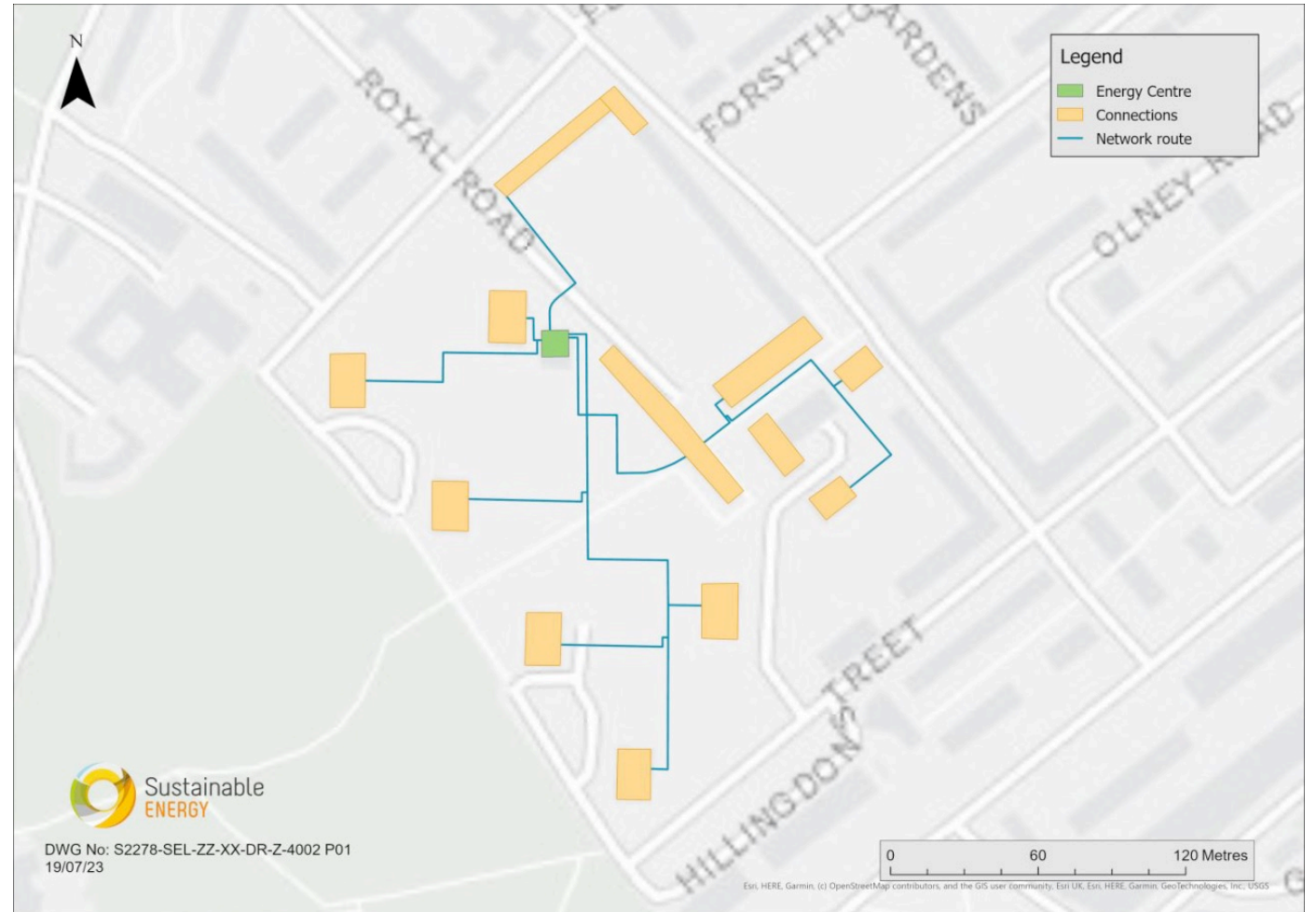
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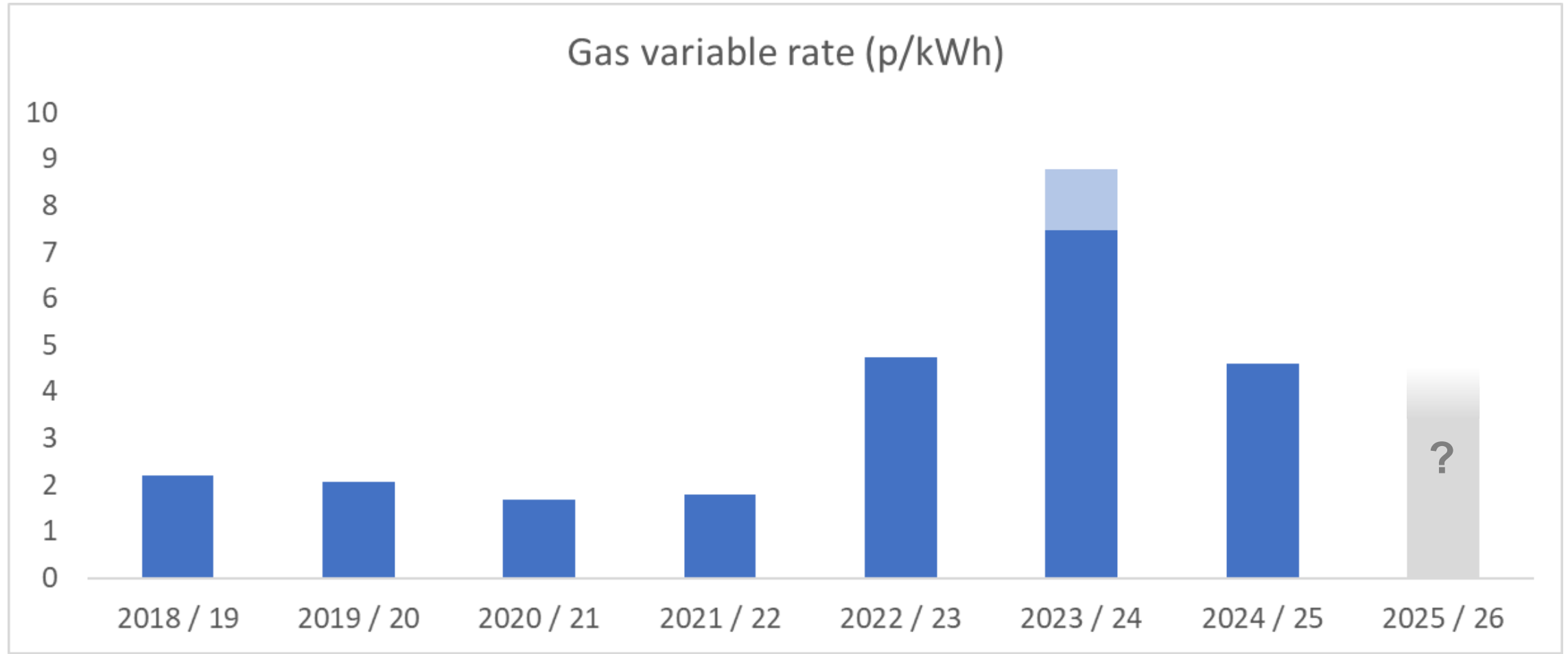
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Background

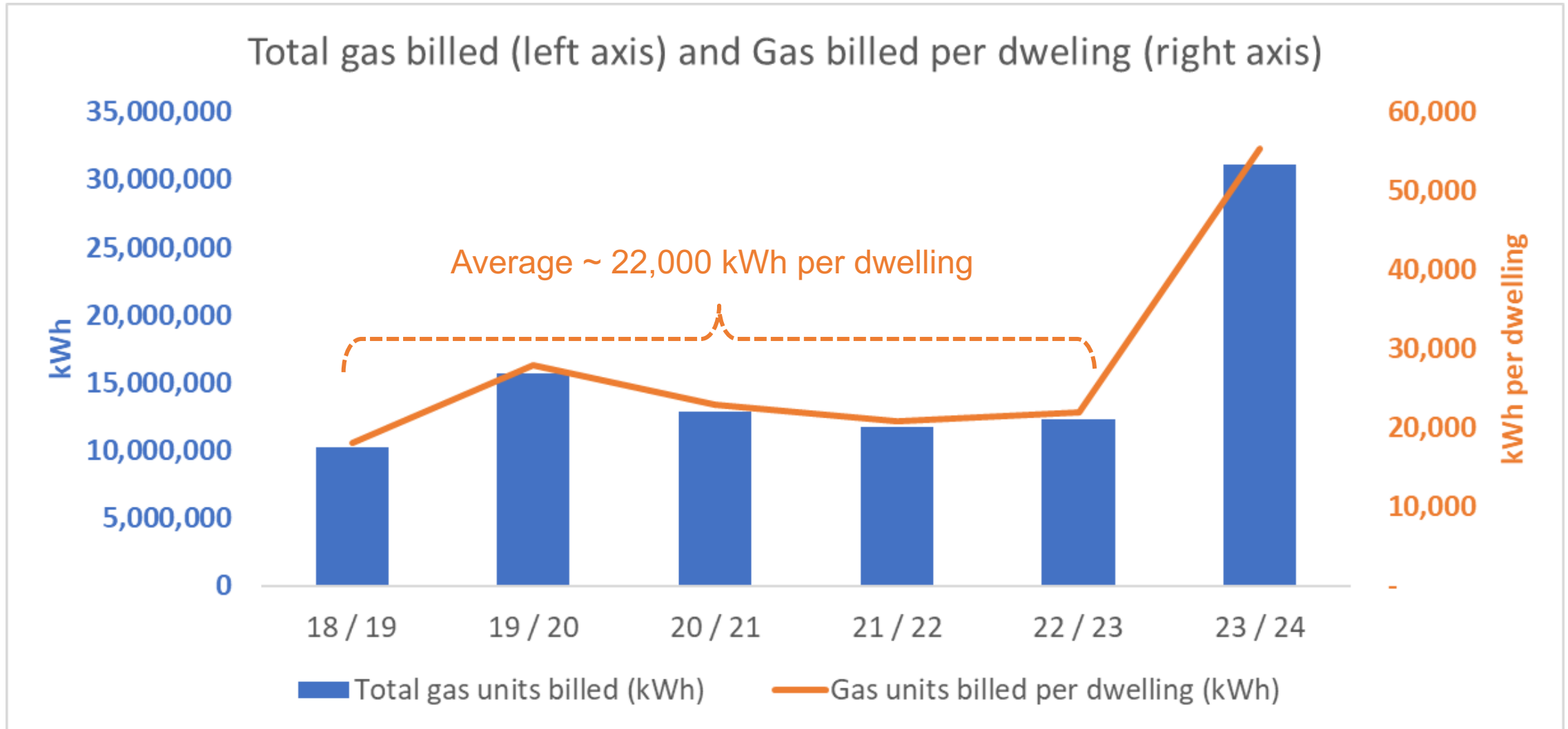
- Estate built in the late 50s
- Standalone boiler room adjacent to Cornish House
- Underground mains around 15 years old
- New plant rooms installed ~6 years ago to provide hydraulic separation



Changes to council gas prices



Brandon gas use *billed* over last 6 years



Gas consumption (2)

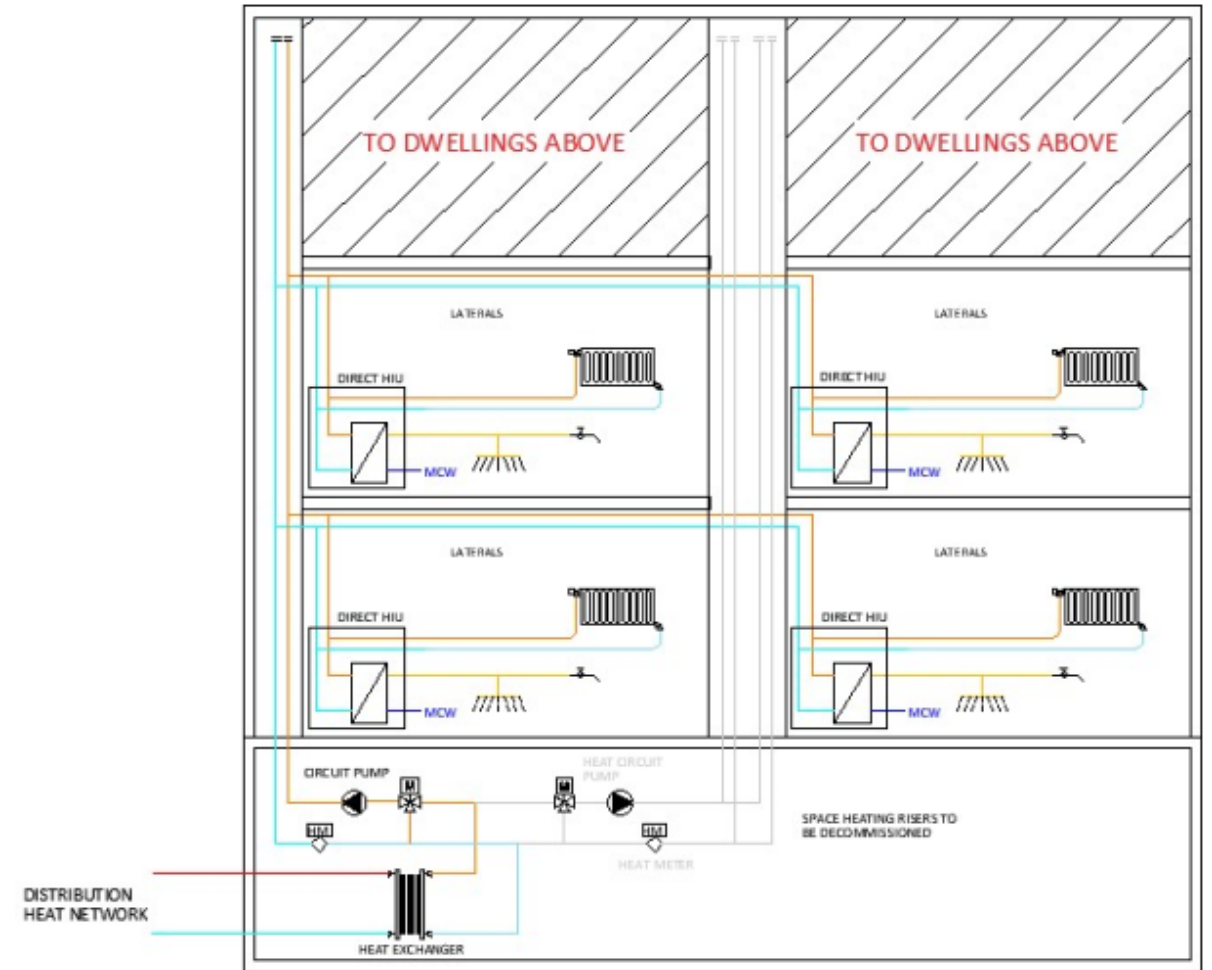
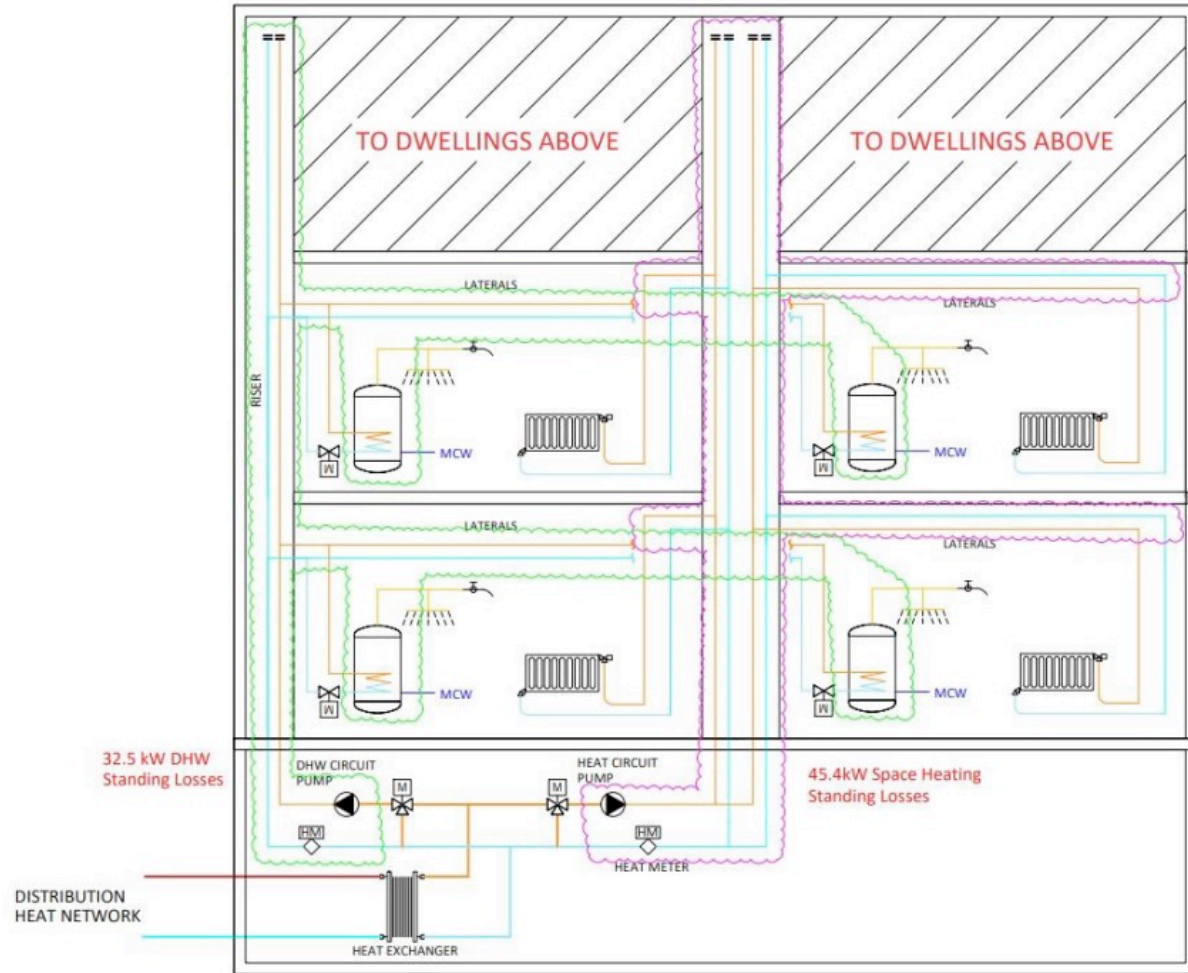
Typical values

The energy price cap is calculated using the values below.

Energy Use	Example – home type and number of residents	Typical annual gas use (kWh)	Typical annual electricity use (kWh)	Typical annual electricity use (multi-rate, such as Economy 7) (kWh)
Low	Flat or 1-bedroom house; 1 to 2 people	7,500	1,800	2,200
Medium	2-3 bedroom house; 2 to 3 people	11,500	2,700	3,900
High	4+ bedroom home; 4 to 5 people	17,000	4,100	6,700

These figures are examples of average energy usage. Your bill may be higher or lower depending on how much energy you use.

Example distribution savings (Prescott House)



Tenant vs Homeowner heating charges

Tenants pay...

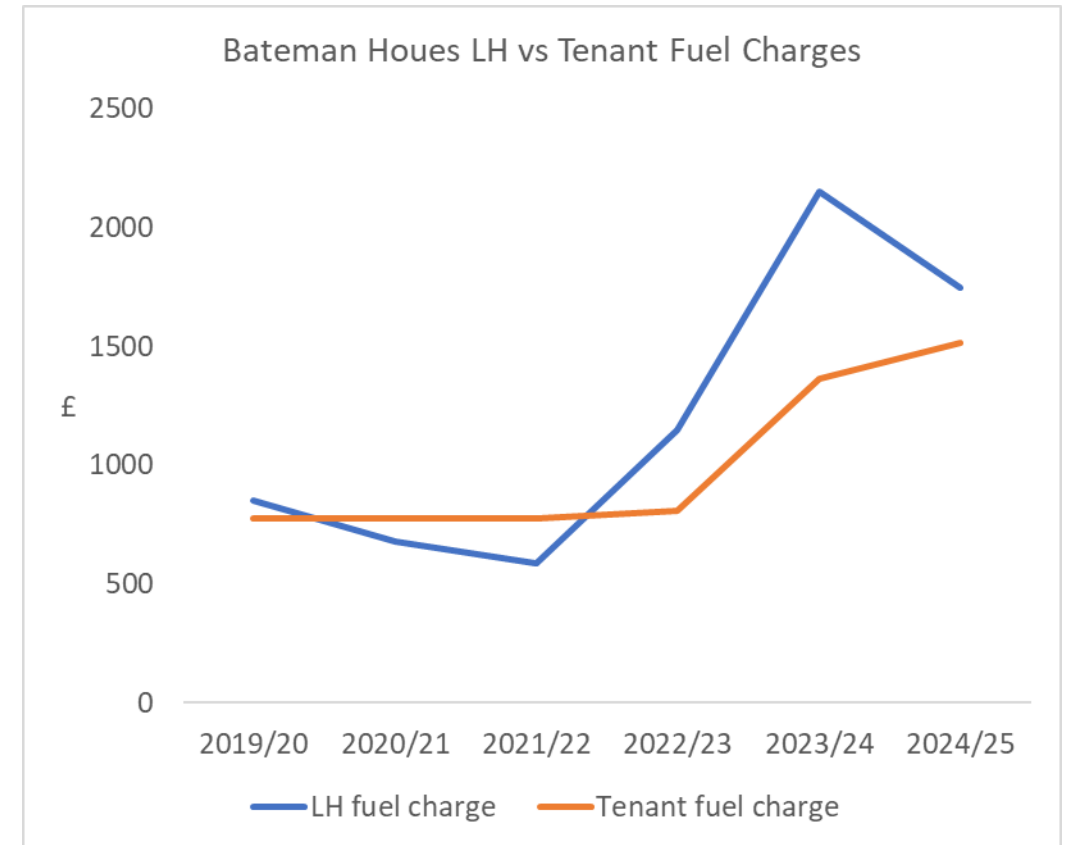
- For fuel costs only in weekly heating charge
- Borough-wide heating charge to reflect different efficiency heat networks around the borough
- Heating costs sometimes smoothed between financial years
- Contribute to repairs, maintenance and capital works through basic rent

Homeowners pay...

- For fuel, repairs and maintenance within estimated and actual service charges
- Estate-specific heating costs, not borough-wide, to comply with leases
- Actual costs within each financial year (not smoothed between years), to comply with leases
- Capital works charged separately

Tenant vs Homeowner heating charges (2)

Financial year	Total LH heating charges (£)	LH fuel only charge (£)	Tenant fuel charge (£)
2019/20	1,257.58	849.48	778.44
2020/21	1,227.82	679.82	778.44
2021/22	999.95	587.64	778.44
2022/23	1,792.56	1,147.90	810.16
2023/24	3,076.91	2,150.30	1,361.88
2024/25	2532.10 (est)	1,745.67 (est)	1,515.28



Heat metering

- Installing heat meters in all new communally heated dwellings
- Currently retrofitting ~1,000 heat meters in existing properties.
- Residents billed for heat based on individual consumption via service charges.
- Regulations likely to change next year to stipulate far wider roll-out of meters



Questions...?

- Gas costs, consumption...
- Decarbonisation
- Heat meters
- ?

SELCHP Update

- ERF network expansion to serve the OKR regen area and housing estates in and around Peckham
- 7km new pipe network
- Secured ~£16m gov't grant and loan funding to develop
- Local Development Order (LDO) now approved subject to conditions
- Potential to save 10,000 tonnes CO₂ p.a.

Aiming for:

- Phase 1: autumn 2024 – spring 2025
- Phase 2: Consultation autumn 2024 and construction spring 2025-26

