

SOUTH LAMBETH ESTATE REGENERATION

ENERGY STRATEGY

Carbon reduction

The Greater London Authority (GLA) requires that carbon emissions are reduced beyond those targets set by UK Building Regulations. It is therefore essential that buildings are designed and constructed to have as little energy demand as possible to ensure associated carbon emissions are minimised.

Fabric First

A fabric first approach is being adopted across the estate. This means that the buildings will be constructed using high quality materials with good standards of insulation, to ensure heat loss is minimised. This means that energy use for heating within homes will be lower.

Proposed energy strategy

- It is proposed to adopt a communal heating system. This means a central energy centre will provide the estate with heating and hot water.
- There will also be other renewable energy technology, such as solar photovoltaic panels on roofs, which generate electricity to serve buildings.

FAQs

What is an energy centre?

An energy centre is a single location that houses all of the equipment required to generate and distribute thermal energy to serve heating and hot water systems in all homes across the estate. The energy centre is planned to be located in the basement of Block B and buried pipework will route from there to serve the new buildings across the estate.

How safe is it to have all the equipment in one place?

The risks of having all machines and installations in a central location are no greater than if they were in individual homes. The risk of failure is unavoidable with any type of thermal energy generation approach, but the systems will be designed to ensure that it can continue to operate during periods of servicing and repair.

Will I pay more for my energy?

Without knowing how all of the charges are currently calculated and what you pay now it is difficult to predict whether this will cost less, but the system will be as efficient as possible and the energy demands will be

lower due to better performing buildings.

Will I get to choose my own energy supplier?

You will not have a choice about your supplier for hot water and heating. Any energy or heating provider will have to ensure costs are checked against comparable market costs. This is to ensure the best value for residents.

You will have a choice of electricity supplier.

Would solar panels make my energy bills cheaper?

If solar panels are used then it's likely that these would be used for communal areas so would not provide any direct benefit to your home. This is because additional components or parts are required to convert, and then supply, the electricity and this is not practical or economical to have for individual homes.

Also, solar panels are likely to be placed on roofs in a central location to maximise the number that can be installed and this may be located further away from some of your homes which makes it difficult to supply homes directly.

Using the electricity generated by solar panels for communal areas will help to reduce landlord energy costs and reduce service charge costs.

Will the new homes have gas?

With a central heating system there is no need for a local gas connection because there aren't boilers in each home.

The only requirement for gas would therefore be for cooking and this will not be provided as a gas cooker would require a separate metered service to each unit. It would require additional installation of parts, space, maintenance and there would be additional cost. Compliance issues are also required.

Installing gas can also have increased safety risks to residents and buildings.

What sort of lighting will be provided?

Low energy lighting will be provided, typically LED. Fittings will be appropriate for the location, i.e. correctly rated for bathrooms and kitchens etc.