



Regeneration of London's South East

Bermondsey Spa, London

Hyde Housing in conjunction with Southwark Council, are creating a master plan that could transform the area back into the vibrant neighbourhood it once was.

Over a century ago, Bermondsey, in London's South East, was a busy and densely populated area lined with rows of terraced houses and home to a successful leather industry. In 1999 Southwark Council decided to explore how it could use the land it owned around the Spa Road area to make sure that these changes benefited local residents.

Bermondsey Spa, as the project is now called, is being regenerated to deliver new and improved homes, shops, health centres, community facilities and open spaces for residents. The regeneration area spans approximately 50 acres divided into a number of development sites, some belonging to Southwark Council, others are privately owned. Environmental considerations and community feedback have been integrated into all stages of planning

and development to create a place of quality, variety, interest and fun. Around 2,000 new homes, a quarter of which will be affordable, will be created once the development is fully completed.

The apartments at Bermondsey Spa are connected to a heating scheme served by a central boiler plant and Combined Heat and Power (CHP) engine. ENER-G Switch2 have supplied a Consumer Interface Unit (CIU) and heating controls in each of the apartments. This purpose built control board acts as a metering point for heat and incorporates the necessary equipment to provide the residents with control over their heating and domestic hot water. Individual heat, water and electricity meters have also been supplied to each property, which will allow residents to pay only for the energy used. ENER-G Switch2 will provide a fully comprehensive maintenance programme that offers a rapid response repairs and replacement service should the need arise.



By utilising a Mbus based AMR (automated meter reading) system all meters will read remotely at a PC with appropriate software. This will negate the need for access into the resident's property. ENER-G Switch2 will use this information to provide a billing and administration service for the client.

One of the client's main visions was to create new homes with a low environmental impact. By using ENER-G Switch2's metering and monitoring equipment, residents will be able to make a saving of around 30% compared to an unmetered supply. This will also mean reduced greenhouse emissions and will enable environmental targets set by government to be achieved.

The exciting and innovative development at Bermondsey Spa has earned acclaim for the rejuvenation and transformation of an area once regarded as undesirable. ENER-G Switch2 have a history of involvement with urban regeneration projects and are proud to be involved with such an environmentally

conscious scheme. The Bermondsey Spa development was also a winner at the 2005 Housing Design Awards, which was described as "a skilful master plan balancing consistency and variety".

The client has been extremely aware of the emphasis that has been placed on sustainability in new housing developments. So much so that the properties at Bermondsey Spa will achieve an Eco Homes rating of "very good" in recognition of the many measures which have been taken to lower the impact of these apartments on the environment. The use of CHP and district heating for a variety of different projects and these energy efficient homes will mean lower fuel bills for residents.

ENER-G Switch2 have been able to offer a streamlined total solution whereby the client has peace of mind that the heating system is fully managed and maintained, thus removing any administrative burden.

Benefits of ENER-G Switch2 metering solution:

- Effective metering reduces greenhouse gas emissions
- Landlords and consumers avoid flat rate charging, resulting in a more equitable charging structure
- Outsourcing of complete metering, billing and maintenance services, with no administrative burden to the client
- Local authorities can monitor energy consumption in compliance with regulations
- Supports fuel poverty alleviation initiatives, helping to provide affordable warmth
- Long term funding arrangements and capital grant allowance

About ENER-G

ENER-G develops, delivers and finances sustainable energy solutions and technologies on a business to business basis worldwide. We offer a "one-stop-shop" for all commercial and industrial energy requirements, from combined heat and power (CHP), renewable electricity generation from biogas, heat pump technologies, efficient lighting, controls, metering and data solutions and energy from waste.

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