BE SEEN METERING & MONITORING PLAN

Introduction

The following technical note sets out the metering and monitoring plan for Phase 1A of the St Ann's development in the London Borough of Haringey. This metering and monitoring is required in order to report against the GLA 'Be Seen' requirements and has been prepared to partially discharge Condition 28 of the Decision Notice dated 10 July 2023 (reference HGY/2022/1833).

The London Plan (2021) introduces 'Be Seen' as the fourth step of the energy hierarchy in Policy SI 2: *Be Lean*; *Be Clean*; *Be Green*; and *Be Seen*. This is to monitor and report on actual operational energy performance and work towards bridging the 'performance gap' between design theory and actual energy use.

The process is outlined within the 'Be Seen' Energy Monitoring Guidance (2021). At the planning stage (within 8 weeks of consent), applicants are required to provide predicted energy performance data which will come from the planning stage Energy Statement and indicative Part L energy calculations. The planning stage Be Seen GLA spreadsheet has been completed by XCO2 on behalf of Hill Residential and was submitted to the GLA on 15 July 2022.

On commencement of RIBA Stage 6 and prior to handover, updated predicted energy performance data taken from the as-built Part L energy calculations should be provided to the GLA by the developer.

The building owner is then required to monitor and report energy performance data annually for at least five years. The reporting period starts as soon as the defects liability period is complete (usually estimated to be between 6-12 months). This means that the annual reporting of energy performance to the GLA could occur at any time during the year.

Metering and Monitoring Plan

The metering and monitoring plan (Table 1) sets out the data that needs to be collected in order to report on 'Be Seen' to the GLA, based on the 2021 energy monitoring guidance document, and the mandatory minimum level of metering that is required.

The metering covers the following reportable unit types applicable to the St Ann's development: Energy centre (supplying heat to Phase 1A); residential dwellings (monitored per apartment block and per block of houses (5 minimum)); non-residential communal corridors and landlord core areas (monitored per apartment block); and non-residential commercial uses (monitored per individual commercial unit with GIA above 250m^2).

Table 1: Metering and monitoring plan

Reportable Unit	Performance Indicator Group	Performance Indicator Description	Required Meter(s)
Energy Centre & Heat Network	Plant parameters: Energy centre inputs	Grid electricity consumption (kWh)	Electricity meter for Phase 1A energy centre (total grid electricity consumption)
	Plant parameters: Efficiency & contribution of each heating generation plant	Energy input into each heating energy conversion plant (kWh for each energy carrier)	Electricity meter to each ASHP and electric boiler
		Energy output from each heating energy conversion plant (kWh for each energy carrier)	Heat output meter from each ASHP and electric boiler
	Plant parameters: Network efficiency data	Total district heating output from production centre (kWh)	Heat meter at Phase 1A energy centre output
		Total district heating supplied to apartment blocks (kWh)	Heat meter at each apartment block entry
		Total district heating supplied to customers (kWh)	Heat meter at each dwelling HIU
	Energy storage equipment	Net electricity flow to EVs (kWh)	Electricity meter for supply to all EV charge points
Residential: Dwellings	Building energy use	Grid electricity consumption (kWh)	Residential electricity meter for each apartment block *(in addition to the individual private dwelling utility meters, which are unlikely to be accessible)* *Houses will have individual private dwelling utility meters, with no opportunity for additional check meters*

Reportable Unit	Performance Indicator Group	Performance Indicator Description	Required Meter(s)
		District heating consumption (kWh)	Heat meter at each dwelling HIU for apartments *Not feasible for houses (individual ASHPs)*
Non-residential: Communal corridor and landlord areas	Building energy use	Grid electricity consumption (kWh)	Landlord electricity meter for each apartment block
	Renewable energy	Renewable electricity generation (gross) (kWh)	PV electricity generation meter for each apartment block
		Renewable electricity exported (kWh)	PV electricity export meter for each apartment block
		Renewable electricity used on-site (kWh)	N/A – calculate difference between electricity generated and exported
Non-residential: Commercial units	Building energy use	Grid electricity consumption (kWh)	Electricity meter for each commercial unit
	Energy storage equipment	Net electricity flow to EVs (kWh)	Electricity meter for supply to any EV charge points for commercial units