



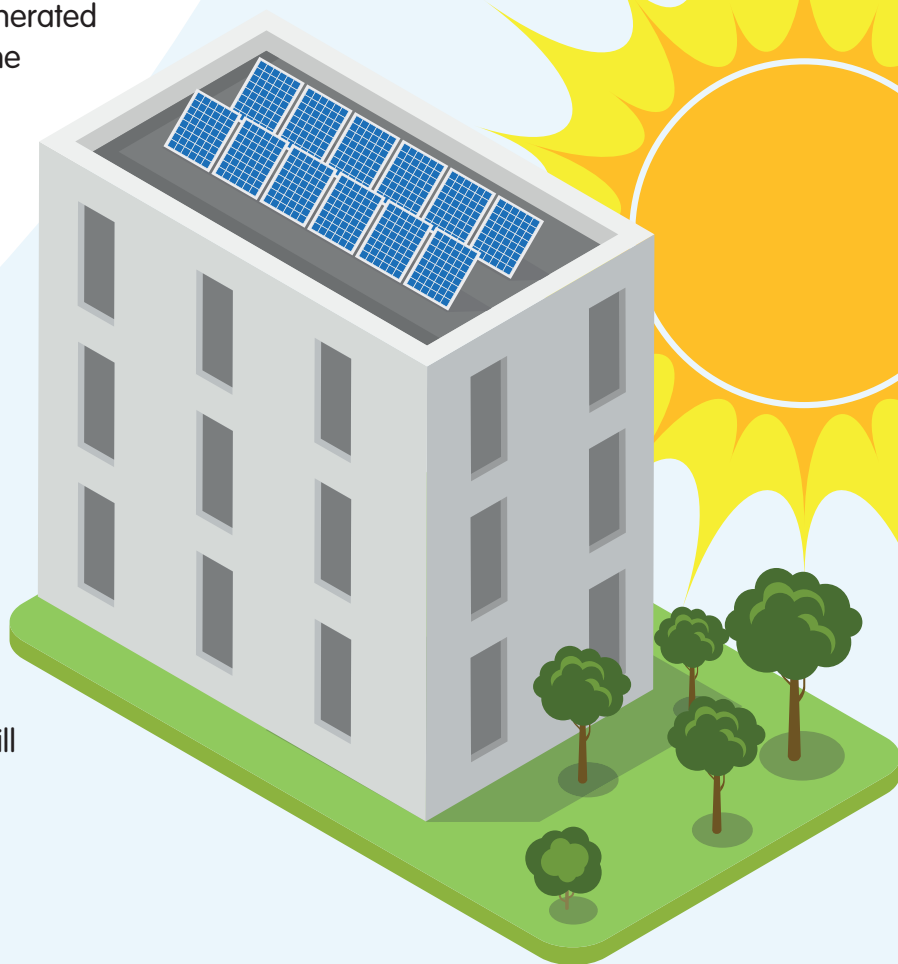
Solar (PV) panels on blocks of flats and Retirement Schemes

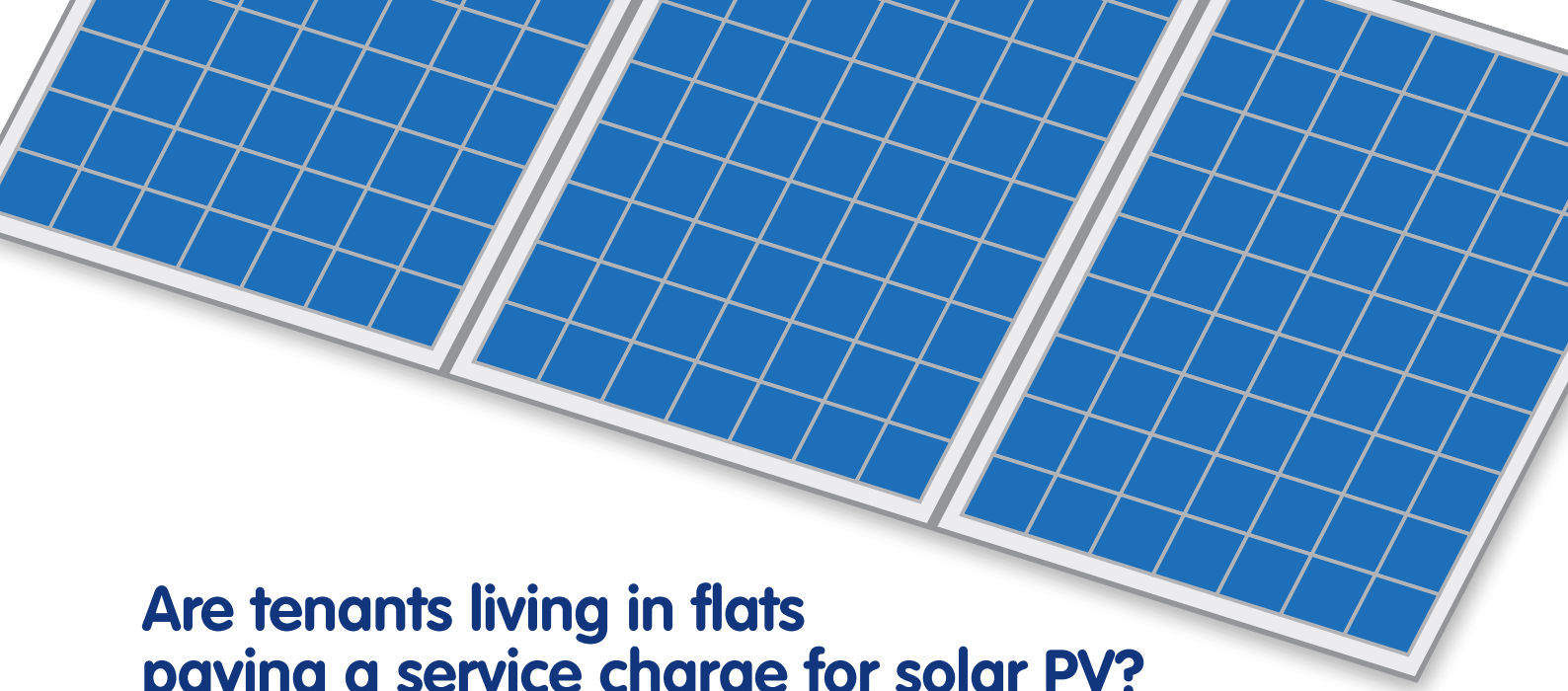
Information Sheet

- Individual flats do not benefit directly from the electricity generated by roof mounted solar PV on blocks of flats.
- Solar PV systems are connected directly to a landlord's electricity meter, which is used to record all electricity used in communal areas.
- When it is daylight and electricity is being generated by the panels, and communal area power is required, the landlord meter takes electricity directly from the solar panels.
- If there is more solar energy generated than the power being used in the communal area, then no electricity is bought from the grid.
- When the solar panels stop generating (at night, for example), or if the communal area demand is more than the solar energy being generated, then the landlord supply meter will start to consume electricity from the grid.
- Landlord supply meter bills will not show you how many units of solar energy have been used, but if solar electricity is used then the bill will be lower than normal.

With every solar PV array on a block of flats there are three meters:

- **Solar generation meter:** this registers how much energy has been generated. The Council uses these readings to get the Feed in Tariff from the Government.
- **Block electricity consumer meter** (or Landlord meter). This registers how much energy is taken from the main national grid when services are used in communal areas e.g., lifts and lighting.
- **Individual flat's electricity consumer meter**, which is not connected to the solar array.





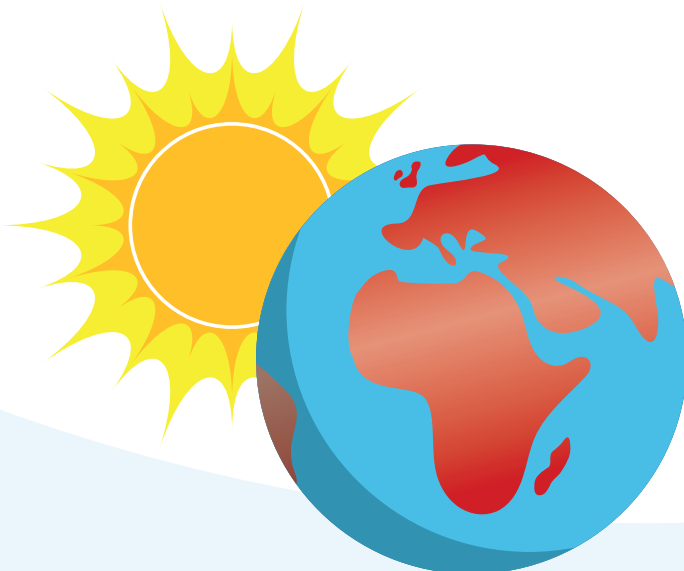
Are tenants living in flats paying a service charge for solar PV?

Eastbourne

- There are many blocks and retirement schemes in Eastbourne with roof mounted solar PV panels.
- The Solar PV installation on blocks of flats came out of the Council's General Fund, which is the council's main budget.
- The General Fund covers all ongoing associated costs, including depreciation of the solar panels.
- The General Fund collects the Feed in Tariff for the energy generated by the solar PV systems.
- The tenants of Eastbourne flats do not contribute towards the costs of solar PV, but do benefit from the reduction in the communal (landlord meter) energy bills.

Lewes District

- Solar PV panels were installed on a few retirement schemes.
- The installation was funded from the Housing Revenue Account (HRA) which is funded by rents and is used to manage and maintain council housing stock.
- The HRA retains the Government Feed in Tariff for the energy generated and uses this income to support HRA housing services, cover the ongoing costs, and to help offset installation costs.
- The tenants benefit from a reduction in their communal energy bills.
- A depreciation charge is applied as a service charge to the tenant's rent accounts to help to recover the cost of the original installation.
- The budgets are always reviewed and if circumstances change that could benefit tenants, they will.



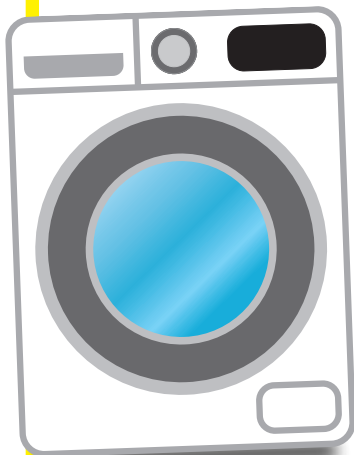
Communal Area Energy Use

- Most the sheltered blocks and many general needs blocks have LED (low energy) lighting, and more LED lighting is going to be installed.
- All new lighting that is installed is now LED
- As blocks with communal heating systems are upgraded or replaced with new systems, we look at the options available to install sustainable or combined systems where we can.



Tips to save energy at home:

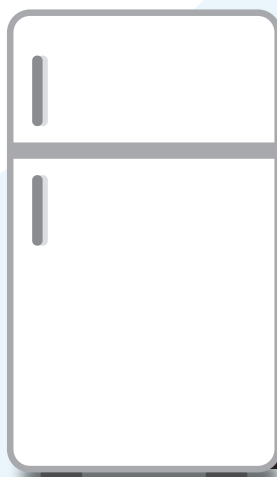
Energy Use of Appliances



- Wet appliances such as washing machines and dishwashers use most electricity accounting for about **25%** of household energy used...

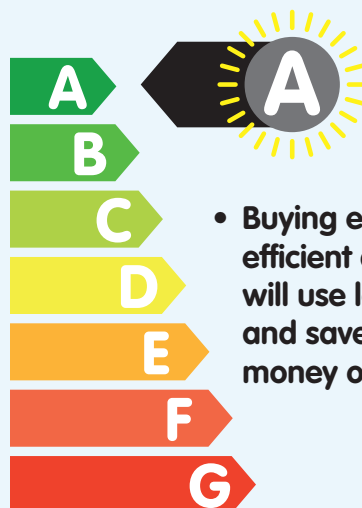
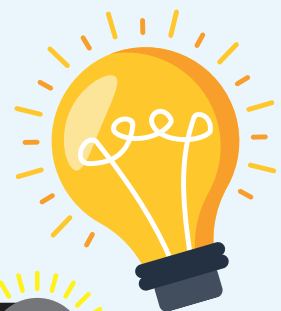
- Fridges and freezers make up **16%** of household energy use...

- Cooking accounts for **19%** - this includes kettles, hobs, microwaves, and ovens...



- Electric devices such as TVs, games consoles and laptops make up **19%**...

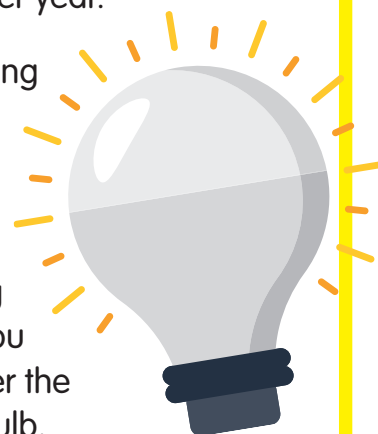
- **16%** is used up by lighting...



- Buying energy efficient appliances will use less energy and save you money over time.

Energy Saving Tips and Help

- Close your curtains at dusk to stop heat escaping through the windows and check for draughts around windows and doors.
- Turn off the lights when you leave a room.
- Don't leave appliances on standby, including TVs, games consoles and microwaves. Remember not to leave laptops and mobile phones on charge unnecessarily.
- Fill the washing machine or dishwasher - one full load uses less energy than two half loads.
 - Washing at **30°C** saves energy and money.
 - Only boil as much water as you need when putting the kettle on.
- A dripping hot water tap wastes energy and in one week wastes enough hot water to fill half a bath, so fix leaking taps and make sure they're fully turned off.
- Taking a four-minute only shower can save **£40** per year.
- Use energy saving LED light bulbs. They last up to 10 times longer than ordinary bulbs and using one can save you around **£50** over the lifetime of the bulb.
- Defrosted fridges and freezers save on energy use.
- Using a washing up bowl rather than a running tap can save **£25** a year.



For more information on saving energy, visit:

www.energysavingtrust.org.uk

If you have any concerns or questions about your Solar PV panels, please contact:

zerocarbon@lewes-eastbourne.gov.uk

**Not Costing
the Earth**



HOMES FIRST

Working together to reduce our carbon footprint