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## HIDDEN TALENTS AND HIGH HOPES FOR HIGH RISE

**Housing in the UK hasn't fundamentally changed in over 100 years.** What is changing radically is the landscape around our homes. Whether that is in information technology, the way we work or the way we live, this change has been accelerating over the last few years and we will now see a step change in a key area – energy.

**In this edition of the newsletter we look at the new developments that will revolutionise the way we look at millions of our homes and how we tackle high rise homes.** And a key part of this is a piece of technology that has been around in our homes for over 30 years – electric storage heating.

**For a long time electric heating was often been seen as a poor choice that delivers a high cost and low performance for householders,** but its hidden talents could now form a key part of delivering an entirely new way of managing our homes.

**So what's changed that would make us even consider rethinking this?** The technology has improved yes, but we can now generate, import, store and export energy in our homes.

**We are seeing new entrants, new products and services that will shake up the market – they are going to disrupt the energy markets and cause some creative chaos.** We are seeing new energy supply options, new energy management systems and new tech, like homes energy storage, that are coming together to create an entirely new landscape for housing.

**With the introduction of smart meters, householders will have electric heating that is warm when they want it, not the energy companies; and they will pay less for that heat and that heat will not be at the cost of carbon emissions.**

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**After falling out with high rise for so many years we seem to have reached – and excuse the pun – an accommodation with high rise in the UK.** With good management and investment, they provide much needed spacious, affordable homes – there are still nearly 3000 high rise blocks in the UK.

**But one hang over we have never quite recovered from, and for many marked the moment we fell out of love with tower blocks, was Ronan Point.** And its legacy haunts the sector and still dominates our thinking when it comes to heating high rise and few are brave enough to opt for individual gas heating even today. This has left us with two main choices – electric heating or some kind of communal heating.

**With customers' rightly pushing for heating that delivers affordable and controllable heating and landlords under intense pressure to limit capital expenditure now - and with an eye on long term revenue costs - have the options changed to match these needs?**

**We now have more options for electric heating systems, as well as for communal heating.** There has been significant progress on the deployment of supplementary energy sources and developments in energy storage and supply.

**In a recent project, we reviewed new options for high rise including biomass, heat pumps, gas, renewables, waste water to heat, communal and individual heating.** The results were surprising and good news for landlords and customers. We can now meet customers' needs and control costs.

**The choice is no longer simply high cost radical change against lower costs with less change.** This means that the options for tower blocks are more complex and the choices will have to be more nuanced than they have been previously.

**The new options can bring exciting new choices with the potential to bring high rise back in from the cold and turn them in to the power houses of the future.** Over we outline some key things to consider in making your investment choices.

## **New hopes for high rise – can they be the powerhouses of the future?**

**Six things that are helping to bring high rise back in from the cold.**

- 1. There are more choices than ever – but don't start with the technical issues.** Decide what your organisation and customers need first.
- 2. Costs have got more complicated, but far more intriguing.** It's no longer enough to think about just capital costs or even revenue; customer costs, income generation and the cost of delivering specific policy objectives must now be included.
- 3. We can no longer think of energy and heating only in terms of supply and consumption –** we now need to think in terms of when it is supplied, how its supplied, where it comes from, how its used and even when its being used.
- 4. Making a list of choices is simple – its making them work for customers and organisations that is the exciting part.** To show what we mean here's the list – gas, electric, biomass, heat pumps, renewables, energy storage, energy supply, import and export, communal, individual, waste to heat.
- 5. In making them work we developed an [Electric+](#) option for clients that combines many of the new technologies and market opportunities –** it creates a new choice for landlords and customers that could deliver lower costs and better performance.
- 6. Smart meters and changes in the energy markets are bringing in as many, if not more, options than technical fixes.** Together they create a whole new landscape for housing and high rise.

If you want to know more about [smart meters check out our guide](#) and if you want to know what can be done about electric heating right here and now [download our electric heating guides](#). Or if you simply want to find out more about how this revolution could benefit you and your customers [drop us a line](#).