Building a HVAC billing strategy: Key Considerations

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What Do We Recharge?

— Landsec is a defining figure in the UK property market. Our vision is to be the best property company in the UK for our customers and communities, our partners and employees.

— Landsec’s recharged portfolio spans 37 buildings and 2,376 customer accounts.

— HVAC is recharged at 14 buildings and make up 28% of accounts.

— All HVAC accounts bar one are recharged on production.

— NOVA receives Heating and Cooling direct from an on-site energy centre.
Hurdle 1 – System Design

— Make sure you account for gas pressure changes, particularly in high-rises and if booster sets are employed.

— Understand the link between supply and demand. Can boilers modulate? What is the Seasonal Energy Efficiency Ratio (SEER)?

— Do you account for generation (e.g. CHP units)?
— Commission meters with the correct units, or ensure multipliers are used for conversion.

— If you are allocating production on HHD, be sure to check the pulse and record frequency. We allocate production on daily totals.

— As with all HHD, it’s important to cleanse your HHD, as your VM consumption will have the same errors as your physical consumption.
Hurdle 3 – Production Allocation

— How do you account for shared plant (e.g. AHUs) and OOH consumption?

— What is the impact of electrification on heating and cooling differentiation?