



ENERGY CONTROLS

Case Study

ENERGY CONTROLS finds a way to accommodate UNITE



The UNITE Group was founded in 1991 and is now the UK's leading provider of accommodation services for students and NHS Key workers. The Company has some 600 employees with offices in Bristol, London, Manchester and Edinburgh, to service its rapid national expansion. Projects for 2004 / 2005 alone will see UNITE increase it's available bed-spaces by in excess of 10,000 units.



Energy Controls was also established in 1991 and is now the UK Distributor for the world's leading manufacturer of electricity meters and metering systems. We specialise in providing sub-metering solutions for small to medium size applications within the Public and Private sector. All Energy Controls' metering products are supplied direct from current production and are designed and manufactured in the UK to the highest specification for the Regional Electricity Companies.

Energy Conservation

Being energy conscious UNITE were keen to find a method of reselling electricity to their tenants that would encourage careful & considerate energy consumption whilst establishing a fair and transparent charging structure; UNITE therefore approached Energy Controls for

advice in this respect. After carefully considering UNITE's aims and initiatives Energy Controls recommended the installation of **Card-operated Prepayment Meters (CPM)**.

Pay-As-You-Go

The CPM prepayment meter enables the property manager to collect electricity revenue in advance via card tokens with prefixed values ranging from £1 to £50 denominations. The system encourages a "pay-as-you-go" routine which is both fair and simple to operate. Card tokens can be sold over the counter from various outlets and Vending Machines can be installed to make the cards more accessible out of office hours.

Emergency Credit

In the event that cards are unavailable the meter is equipped with a push-

button Emergency Credit facility; once used the Emergency Credit is automatically repaid the next time cards are inserted. The meter can also be programmed with a 'disconnection override' facility which will guarantee that no-one is without power out of office hours.



On-site Programming

A hand-held Meter Programmer is also being supplied to each UNITE accommodation scheme. This programmer enables the Accommodation Manager to reset actual meter credits and/or debts to zero as well as programme values for: - resale tariffs, weekly Fixed Charge & Emergency Credit.



The same device can also be used to switch a meter into "free-flow" for compassionate reasons or if the accommodation is to be temporary sublet.

Customer Care

The UNITE brand is focused towards customer care and the Company operates a centralised 24 hour customer service centre. Within each property key features include state-of-the-art security systems such as swipe cards and emergency call points, IT facilities and a comfortable living environment.



Authorised User No. 00315

Quality Partnership

The CPM has been developed to the highest standard in order to meet today's demanding requirements of the Electricity Supply industry. The meter is approved by Ofgem to BS EN 61036 and has an accuracy certification life of 15 years; again two very important factors for UNITE to consider when selecting their choice of metering.

"We were aware that there are a number of cheaper second-hand alternatives in the marketplace. However, we chose Energy Controls and their CPM5188A meter because UNITE is committed to supplying quality products to our schemes; we were also seeking assurances that the electricity could be resold to our tenants through a meter that was unquestionably accurate and reliable."

Ian Nickels RIBA,
Head of Architecture, UNITE Group.

Quality Standards

UNITE has created an exciting new market sector for student accommodation and quality forms an integral part of their agenda. UNITE develops and project manages its own sites and they have therefore taken great care when choosing partner contractors and products.

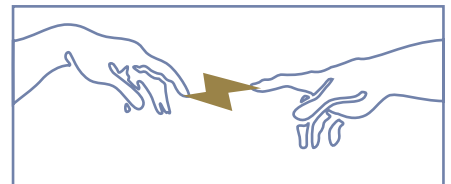
"UNITE is meeting a need that is greater than ever. We provide purpose built rented accommodation in the best locations for students and key workers. Working together with our partners, we aim to create higher quality accommodation, faster and more cost effectively. UNITE's mission is to be the first choice for its customers, its people and its shareholders."

David Aherne,
Head of Operations.

Resale of Electricity

In January 2003 Ofgem introduced new legislation governing the maximum resale price of electricity and gas (MRP). The basic principal of the new legislation was to establish a "cost pass through system" of reselling electricity. In simple terms this means that a reseller must only charge per unit of electricity what they themselves actually pay for it. In revising the MRP legislation Ofgem's primary aim has been to eliminate overcharging. However, Ofgem appreciates that electricity resellers incur other costs in relation to the operation and maintenance of their electricity supply infrastructure. For this reason the new legislation allows for these costs to be recovered separately as a fixed weekly "Service Charge"; not to be confused with Standing Charge or Availability Charge. The Card Operated Meter (CPM) supplied by Energy Controls has a built in time clock that enables our customers to recover the Service Charge through the meter in small daily increments; totally separate from the kWh unit charge.

- Please contact Energy Controls if you would like further information on the Ofgem legislation governing electricity charges or any of the information featured in this leaflet. Further information is also available at our website:- www.econtrols.co.uk



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