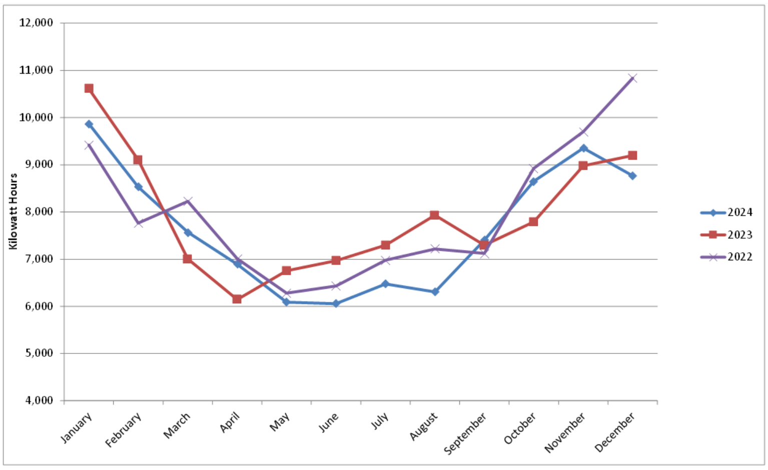
Energy Report 2024 / 25

Introduction

Brief document to outline developments around use of energy at Claydon Court.

Energy Use

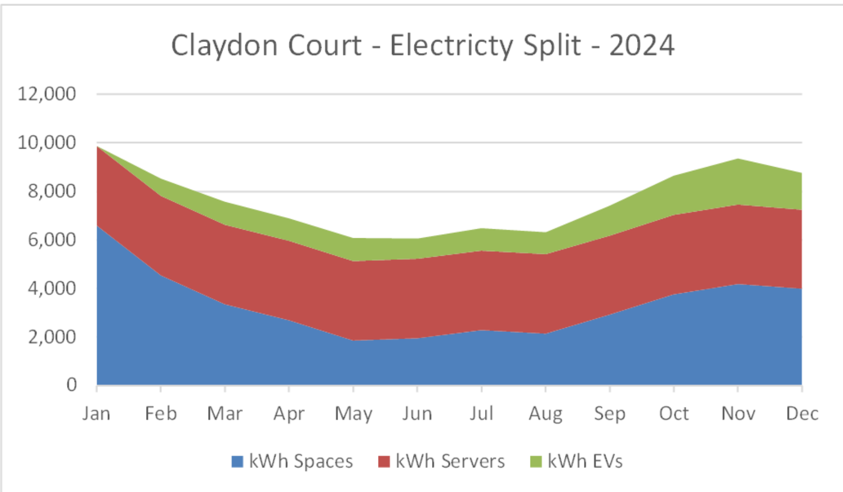
Electricity use in 2024 was broadly similar to 2023 despite Beech being unoccupied for all of last year. One reason is the increase in EV charger use. Another is an increase in user intensity and the number of people and electrical devices per square foot varies between tenants. We can't measure this without additional investment in new metering and this is being investigated.



Claydon Court Energy USE 2024

Energy Split

We have invested heavily in *reducing* energy use in property space but *increasing* use of electricity for vehicles is encouraged. This policy is working with EV use peaking at 1,900 kWh or nearly 20% of total in November 2024.



With electric vehicle purchases now nearly 25% of new vehicle purchases, we need the Claydon Court car park to reflect changing patterns. I am exploring adding a further 6 EV chargers. This will require more flexible car parking and proposals will be shared shortly.

Electrical Installation Condition Report (EICR)

This is ongoing and is about 50% complete; there is a lot to inspect. This should be completed by end-March and certification provided for those who need it for quality systems.

Costs and Benefits

We purchase an annual contract to keep electricity prices stable. Our current contract expires at the end of March and the best deal is to remain with Ecotricity for a further 12 months. *The cost of supply will increase by 15% taking kWh rates from 21.9 to 24.9p (day) and from 17.2p to 19.2p (night).* This increase will be reflected in all invoices from 1 April.

There is little more we can do to reduce property space costs (EPC from G to A) but investment in additional EV chargers is budgeted for 2025. Whilst the capital costs of these comes from monthly carbon charges, the recurring costs are not (£12 per charger, per month). The costs of increased EV chargers will be reviewed and adjusted in the annual October review. Your thoughts on this in advance are welcome.

Richard Parker
February 2025