

# Electricity Sub-Metering: What Landlords Need to Know

Our neighbours have their heating on high all day; we take steps to save energy. So, why should we pay the same amount?

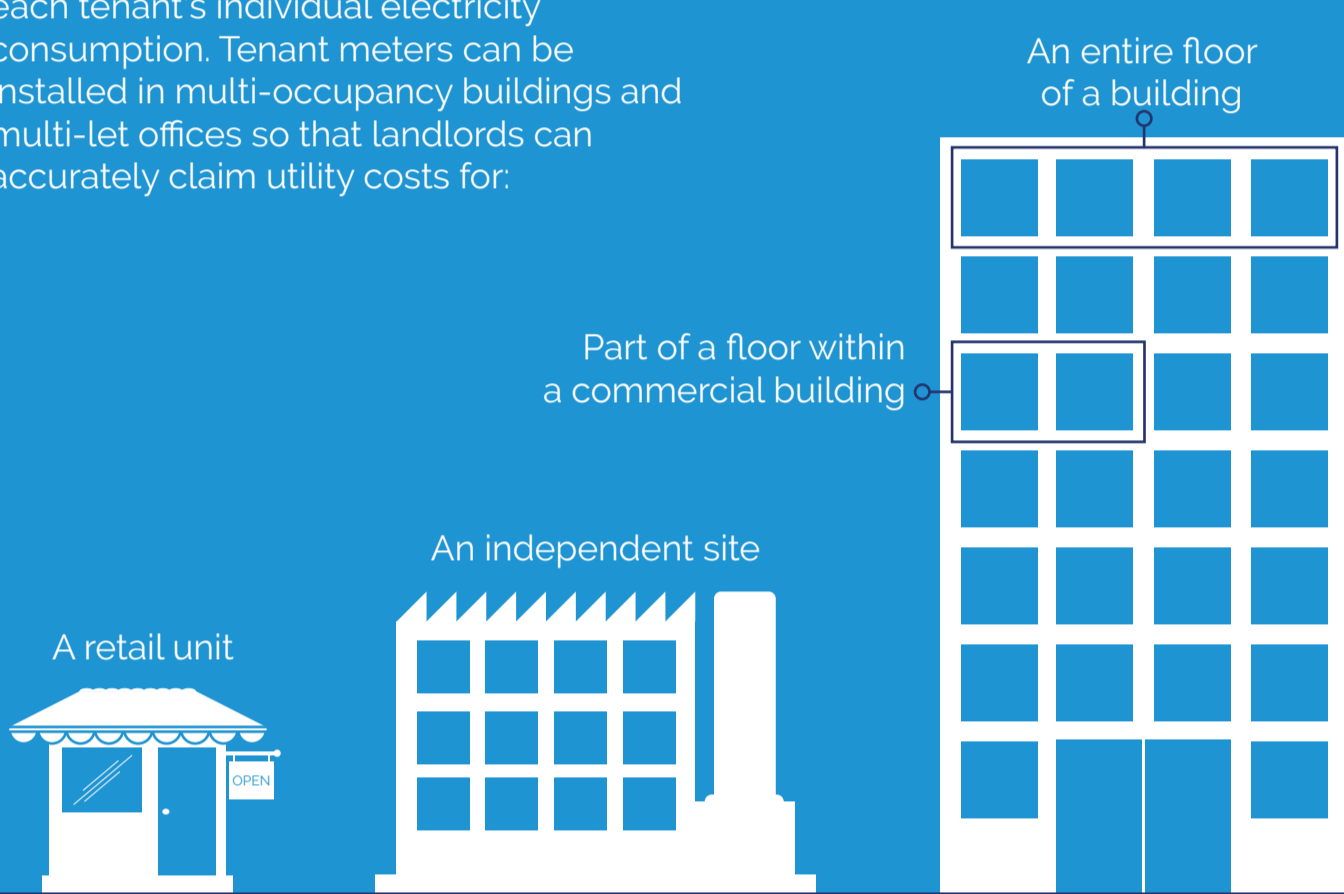
A fair question, with a simple solution:

## Sub-metering



### What is a sub-meter system?

Sub-metering can be installed to monitor each tenant's individual electricity consumption. Tenant meters can be installed in multi-occupancy buildings and multi-let offices so that landlords can accurately claim utility costs for:



### Why install sub-meters?

Having individual electricity consumption data ensures that individual tenants only pay for the electricity that they use, rather than paying costs split from the main meter of the property.

Aside from being a fairer way of charging tenants for their energy, using sub-meters also gives landlords a better idea of the ways in which energy is being used at the property. For example, what is causing a spike in electricity consumption in one section vs another?

### The benefits of sub-metering



Provide your tenants with accurate bills



Meet regulatory obligations such as ESOS



Get a better understanding of how much your property is using energy



Identify unusual spikes in demand



Clearly see the impact of operational changes and energy-saving measures

Actively targeting and monitoring your energy use with technology like sub-meters can help you reduce energy use by up to **16%**.

Source: The Carbon Trust

### MID Approval

Any meter used for billing purposes must be of an approved pattern or type. It's important to use Ofgem\MID approved meters.



Compliant with current legislation



Governed by the 1989 Electricity Act



Only meters that meet the Ofgem\MID standards can be used

#### Tenant Rights:

Your tenant has a right to read his/her meter.

### Your sub-metering checklist

- Use Ofgem\MID approved meters.
- Read and inspect your meters every two years (at least) to take a reading.
- Inspect all meters at least every two years to check that they are in good working order.
- Adhere to the RICS code of practice when recharging tenants for energy.
- Installation of sub-metering should be done by qualified electricians.

Providing affordable, effective sub-metering, Smarter Business takes the guesswork out of your rental invoicing. We'll help you operate with optimal efficiency and professionalism, encourage energy saving and avoid penalties.