



Poole Housing Partnership delivers its promises of low cost heat **with Minus7**

Poole Housing Partnership knew it was critical to have social housing with the lowest energy running costs. Thanks to Minus7 they now have two 3 bedroom semi-detached houses in Old Farm Road with heating and hot water bills of around £200 a year.

Highlighted in Top 60 development in the UK 2015 by Inside Housing

“We chose Minus7 due to its 24 hour high efficiency capabilities

“The theory behind Minus7 is mind-blowing, it just makes so much sense!”

Mike Harrison, Technical Director, Poole Housing Partnership

and minimal requirements”, says Mike Harrison, Technical Director, PHP. It was also important to ensure the tenants were happy using the technology, although the tenants have not noticed anything different about the way the heating system works as a standard timer and thermostat controls it.

The Minus7 team also monitor the system’s performance remotely. By monitoring system performance, Minus7 delivers a consistent customer experience and offers tenants an opportunity to see exactly how much energy they are using and how much they are storing.

The System

Only one side of the roof was required to be covered with Minus7's extruded aluminium flooded solar thermal tileplanks. One set of stores and one Solar Energy Processor supply both properties.

Minus7 SmartSwitch

To avoid third-party billing Minus7 has installed its unique SmartSwitch that ensures each property contributes any electrical power needed to run the Minus7 system in direct proportion to the amount of heat they use.

This was a first for PHP, as Mike Harrison, Technical Director notes "When you're bringing new technologies to reality, there is always an element of trepidation. However, the collaboration with Minus7 worked very successfully. When the system was switched on, I thought, 'WOW!'. The theory behind Minus 7 is mind blowing; it just makes so much sense!"

A roof that provides revenue

The low operational and running costs of the system, simultaneously increases the disposable income of the tenants



"I used to pay every week the same as I now pay in a month!"

Ms C, Old Farm Road Tenant, Poole Housing Partnership

and reduces the risk of rent arrears. With no need to service gas boilers or issue landlord certificates along with minimal maintenance costs, Minus7 performance guarantees and government subsidies, PHP will continue to accrue significant savings for decades to come.

Affordable Housing

For social landlords the affordability of housing in both energy and rental is essential. The income generated from rent is usually used to maintain the property and allows development to continue. The cuts in rental income from April 2016 raise serious questions for Housing Associations' cash flow. By increasing tenant's disposable income

through cheaper fuel bills, landlords can secure rental income.

PHP have now embarked on the second phase of its new homes programme to develop existing under-used garage and communal areas using Minus7 technology. There is a further large-scale programme of work being planned for 2017.

Award Winning

This development was highlighted as one of the Top 60 UK developments in November 2015 by Inside Housing and was winner of the Borough/City Council Verdantix Energy Innovation Award in 2016.