

BRINGING ENERGY CHOICE ACROSS THE COUNTRY

**How extending the natural gas pipeline
network can benefit your tenants
and properties**



Improving heating = improving lives

Most people in Britain who currently enjoy the opportunity to controllably heat their homes using mains natural gas are unaware that there are still areas where this choice is not available.

The Government's Fuel Poverty Advisory Group for England has said that access to a mains supply of natural gas is a significant factor in reducing fuel poverty * – without such a supply, of course, people have to rely on other, less efficient forms of heating or tie up significant amounts of capital in storing fuel in a tank, for example. Changing to mains natural gas for heating can significantly increase the National Home Energy Rating (NHER) for a property.

And it's not just rural areas that often don't have a mains gas supply. Due to decisions made in the past, some housing developments and other areas in towns and cities also can't opt for gas for heating and cooking.

Addressing the issue

Many social housing providers and property developers are eager to arrange for mains natural gas to be made available to their tenants and customers. But they've often been frustrated in the past when they've been quoted high prices for the project.

ES Pipelines takes a different view to many companies. We look at the long-term value of the benefit of extending the gas pipeline network. As an independent gas transporter, licensed by industry regulator Ofgem, we have successfully extended the network to communities and businesses throughout England, Scotland and Wales. We already own and operate the gas supply pipelines for over 200,000 consumers throughout Great Britain.



Ready to deliver:
General Manager Robert Wallace, Director of Business Development Nick Clark and Operations & Safety Manager Michael Carr head the ES Pipelines team

* Fuel Poverty Action Group (for England), Second Annual Report 2003/04



Anne Moffat MP
(third from right) ready to
turn on the gas supply to
the village of Macmerry
(picture courtesy of East
Lothian News)

Case Study: Macmerry, East Lothian

Local residents in Macmerry had campaigned for many years to get a gas supply. Thanks to a project which involved ES Pipelines, East Lothian Council, National Grid's Affordable Warmth Programme, and the DTI's Design and Demonstration Unit they've now got that choice.

More than 500 homes – a mix of tenants and private homeowners – can now connect to mains gas. Due to ES Pipeline's innovative approach, using all available grant support for constructing a private gas network, the connection charge per property was only £295 including new mains.

Local MP Anne Moffat said: "The Government is committed to eradicating fuel poverty and improving energy efficiency across the county. This is a good example of how the public and private sector are working together to achieve this."



Welsh Assembly
Social Justice and
Regeneration Minister
Mrs Edwina Hart (left)
meets the project
team and local
residents in Llay

Case Study: Llay

A Local Authority air quality survey was one of the factors that prompted the installation of new energy-efficient gas central heating systems in the Welsh village of Llay. It showed that levels of particulates on the 450-home housing estate exceeded UK air quality standards – due largely to the traditional reliance on coal for heating.

National Grid's Affordable Warmth Programme (AWP) and Wrexham County Borough Council initiated the project and brought together the funding and an expert team to plan and carry out the work – including ES Pipelines.

Jeremy Nesbitt, regional manager for National Grid's AWP, said: "This project went beyond simply extending the gas network and applied a systematic 'whole community, whole house' partnership approach. It's one of the largest extensions to the Welsh gas network in more than a decade."

Just over half the homes on the estate were owned by the local authority, with the rest being privately owned.

Case Study:

Kintyre Avenue, Linwood, Renfrewshire

Tenants of Linstone Housing Association are much cosier in their homes thanks to a project managed by ES Pipelines.

It's been a long-term aim of the Housing Association to extend the gas pipeline network to their tenants. The Housing Association has now been able to install gas-fired central heating into all its properties and has also added double glazing and increased insulation.

Linstone's Chief Executive Betty Arnott explained: "We were experiencing long delays negotiating over the installation of a new gas main and we felt these delays were becoming very unfair on our tenants. So we turned to ES Pipelines for help."

ES Pipelines considered all the options and looked at alternative funding arrangements, which included an 'uplift' on the cost of gas transported through the new pipeline system. As a result the work was able to be carried out in the timescales and at a cost which suited Linstone and its tenants.



The McLaughlin family of Linwood is looking forward to a warmer winter

Case Study: Guinness Trust

The Guinness Trust Group has been providing good quality accommodation for over 100 years and it is one of the UK's largest housing associations with over 27,000 homes accommodating over 50,000 people.

When the existing heating systems based on electric off-peak storage heaters in the Broadfield Estate near Crawley in West Sussex were coming to the end of their natural lives, the Trust turned to ES Pipelines. The Broadfield Estate is made up of around 400 properties – mainly family homes but with some sheltered housing.

Peter Ashby, Regional Asset Manager, explained: "Not only did the electric heating systems, installed in 1980, need to be replaced, but we also wanted to invest in our properties to ensure they met the Decent Homes Standard...while providing affordable warmth and comfort for our tenants. At the same time we wanted to support our environmental policies and reduce greenhouse gases to contribute towards Kyoto targets."

The Trust had previously insulated the properties and, as a result of the new gas pipeline, they have now been able to install condensing gas central heating systems in 350 of the properties. A further 48 properties are having major renovation work carried out at the same time.



The Guinness Trust Group continues to grow by building new homes, through partnership arrangements with other associations and stock transfers

A cost effective solution

ES Pipelines has a history of working with social housing providers, property developers and business owners to develop innovative ways of minimising the costs of a project while maintaining the very highest standards of engineering and customer service excellence.

We work with you to explore the funding options available, examining what grants may be applied for, and developing an engineering plan which makes the most efficient use of the new system, perhaps involving business premises to share the costs. We may suggest levying an 'uplift' on the cost of gas being transported through the system. While some gas supply companies may pass all or part of this additional cost on to their consumers, using such a levy effectively spreads some of the project costs over future years.

Whatever we propose, before any work commences it will all be agreed with the client. We aim to explain what we do as simply and openly as possible so no-one need fear any hidden charges or unexpected costs as the project develops.

Making it happen

So even if a project has proved too expensive or impractical when dealing with other transportation companies, ES Pipelines may still be able to make it happen for you.

We also work in partnership with companies who can provide homeowners with advice on gas heating systems and energy efficiency measures – it's part of what makes us more than just a gas transporter.

We're passionate about what we do – extending choice and comfort to thousands of people every year. We take pride in our projects, the way our contractors carry out the engineering work we've specified, and the customer service we provide to social housing providers, property developers, business customers, their professional advisors and, of course, the consumers who benefit from warmer, more efficiently heated homes.



Ready to explain:
ES Pipelines staff are happy to meet with local residents to explain the benefits of a mains gas supply



ES Pipelines is an Independent Gas Transporter licensed by the industry regulator Ofgem.

ES Pipelines owns and operates the gas supply pipelines for nearly 200,000 customers throughout Great Britain.

For more information on how we can help you eliminate fuel poverty and improve the living conditions of your tenants, contact:

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