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Ikast is alerted to humidity and avoids costly damage

By Lea Holtze, Brunata journalist lea@brunata.dk

Ikast Cooperative Housing Association was the first to get access to Brunata's new humidity alert and thereby pre-empt humidity issues.

Keep an eye on humidity

As described in the last issue of BrunataUpdate, Ikast Cooperative Housing Association (IABF) has had humidity meters installed in all flats in order to monitor humidity damage. However, the association no longer need to monitor the

fluctuations itself, as IABF is the first to get access to the Brunata's newly launched WebMon humidity alert, which enables the administrator to set up an alert on the basis of the humidity meter data. The alert provides direct information about excessive atmospheric humidity when

the fluctuations, which it has been set to monitor, occur.

Pre-emption

Just ten days after installation, the humidity alert reacted to excessive atmospheric humidity in one of the flats, explains operations manager Erik Nielsen. As a result, he had a productive conversation with the relevant tenant about the possible reasons for the high humidity.

"The humidity alert is brilliant. It is easy to set up and provides a quick overview which enables me to spot anything I need to address," explains Erik Nielsen and continues:

"Now that I no longer need to monitor the situation myself or wait for a tenant to tell me about a humidity issue, I can pre-empt problems. The alert is fantastic because it can be set according to the average humidity in the entire property. Thus our alert is triggered if the humidity in a flat reaches 25

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per cent above the average and then I can quickly react to find out if there is a problem." The costs of installing humidity meters and humidity alerts are soon recovered as repair after humidity damage can cost several hundred thousand Danish kroner.

Editorial

By David Friisholm, interim CEO of Brunata a/s and Director of Brunata Scandinavia, dfr@brunata.dk

I am delighted to report that since the last issue of BrunataUpdate, Brunata has experienced a number of positive and exciting developments:

More and more customers choose to use our products, resulting in increased turnover. The annual meter readings have gone really well, we have reduced re-runs of our consumption accounts and we are implementing a major digital planning system, partly for our travelling service technicians. This has caused problems for a few customers and we very much appreciate the understanding they have shown. In future, we look forward to becoming even better at planning visits and even more efficient at carrying out readings. Since the last issue, the Board has taken leave

of Managing Director Michael Staal, as Brunata is entering a new phase with even greater focus on targets, efficiency and value-adding service. I have therefore become interim CEO of Brunata as a whole.

We have observed a media coverage of the purchase of meter data used by housing associations for preparing their consumption accounts. A few Brunata customers also do this, but we know from experience that the main cost lies precisely in collecting and validating data. There are therefore many very good reasons why it is best to leave the consumption accounts to Brunata. Brunata is a professional, impartial third party covering the entire process - from meter to accounts. You can read much more about this in the

newsletter.

You can also read how Ikast Cooperative Housing Association has benefited from being the very first to get access to Brunata's new humidity alert and about the courses offered by Brunata this autumn.

In addition, you will be updated on changes to the Danish legislation following the EU Energy Efficiency Directive and finally you can read about the financial and environmental benefits achieved by Marie Østergaard when she became aware of her own over-consumption of energy.

Happy reading
- and have a wonderful summer!

CONSUMPTION ACCOUNTS

Three good reasons to leave the consumption accounts to Brunata

By Lea Holtze, lea@brunata.dk

Brunata is an impartial third party with in-depth knowledge of the legislation and many years' experience of individual metering and allocation of the costs of heating, water and electricity.

If an administrator wants correct and accurate accounts at the agreed time, it makes sense to get Brunata to provide them.

Impartial third party

First of all, it is important that the accounts are prepared by an impartial third party. In this way, Brunata guarantee that the consumption is allocated fairly and reasonably, explains Director Keld Forchhammer.

"Consumption accounts basically constitute a financial settlement between landlord and tenant and it is therefore very helpful to go through an impartial party," he says.

Regular legal evaluation

Secondly, there are very specific rules for the presentation of consumption accounts. Brunata's years of experience and its professionalism ensure that the total costs are fairly allocated to each home in accordance with

both the legislation and the allocation key agreed with the property.

"The formulation of an act for an area is one thing. The interpretation of the act by the authorities is another. In order to interpret and understand an act, it is necessary to examine the preliminaries of the act and read previous interpretations of it. We have done this for many years at Brunata. Partly for that reason, we know how the consumption has to be allocated to be allocated correctly," explains Keld Forchhammer.

Whenever the consumption accounts legislation changes, Brunata carefully study the consequences. Lawyers and legal advisers from housing administrations often choose to call Brunata when they are unsure how to interpret an act.

"We have the necessary experience because we work on this all the time. For a property administration it may be a secondary activity, which can result in errors in the accounts. They therefore need an insight into legal practice and what is happening at the complaints boards and we know a lot about that," he says.

Covering the entire process
Thirdly, Brunata is a Danish-

owned company which develops and produces heat cost allocators adapted to Danish conditions and at the same time provides a unique service with daily collection and presentation of the data from meters throughout the country – supported by high internal quality and environmental standards.

"The accounts are supported by many factors. We have everything from production employees and technicians to developers in one place. We see how the meters behave and why. If a problem arises, you therefore get far with Brunata. That provides reassurance to the customer," he says.

In addition to remotely read heating, water, electricity, temperature and humidity meters, Brunata's online overview allows residents and administrators to monitor the daily consumption at short intervals and to receive alerts of for instance humidity, leaks and running toilets before extensive damage or excessive waste occur.

"The customers own their own data. It is like a bank – you have access to your money and other things being equal the money (data) is used sensibly along the way," he says.



New face at Brunata

In April, 42-year-old Aino Abrahamsen started work at Brunata. Her task is to lift Brunata to an international and competitive service company within consumption measuring, consumption accounts and efficient energy solutions.

She will be working on business development and on ensuring customer focus as well as on identifying and implementing new Brunata products and value-adding service. She will also support Brunata's sales and service companies throughout the world in the development and implementation of business plans and marketing on the individual markets.

Aino Abrahamsen previously held a similar position as Insight & Innovation Director at Scandinavian Tobacco Group.



Get BrunataUpdate by email
Brunata would like to use its resources better by emailing our newsletter – also for the sake of the environment. We therefore hope you will sign up for the online version of 'BrunataUpdate' using the QR code or at www.brunata.dk

THIS ISN'T GOLD - IT'S MOULD



It makes sense to preempt humidity issues with Brunata's humidity meter and alert
Read more at www.brunata.dk

EED

Changes to the Danish Rent Acts and Meter Circular

By Dennis Voss Hammeken, Secretary to the Management, dvh@brunata.dk



BrunataUpdate follows up on the new EU Energy Efficiency Directive.

Latest developments

In the last issue of BrunataUpdate, we had nothing new to report about the Danish legislation following the EU Energy Efficiency Directive (EED). Since then, the Danish implementation of EED has moved on slightly.

On 5 February 2014, the Minister for Housing, Urban and Rural Affairs introduced a bill to among other things amend the Rent Act and the Commercial Rent Act (2013/1 LSF 129). The bill will result in landlords of residential properties in future being able to require that the cost of water (including the cost of hot water) is allocated according to

individual water meters – provided water meters are a legal requirement. The amendments to the acts will come into force on 1 July 2014. According to the notes to the bill, the reason for the amendments is that the measuring of hot and cold water may become compulsory in multi-user properties. As described below, a hot water measuring requirement is part of the implementation of EED.

Also cooling accounts

The bill of 5 February also included a new chapter for the Rent Act: Chapter VII C concerning cooling accounts. The cooling accounts shall be prepared more or less like the present heating accounts. In addition, the word “cooling” has been added several times in Chapter 9 of the Commercial Rent Act (concerning consump-

tion accounts). As a result, the provisions in future will also directly describe cooling accounts. We assume that the new provisions in the Rent Act for the time being will only apply to a limited extent, as cooling is not very common in blocks of flats. On the other hand, the changes to the Commercial Rent Act will be relevant in many properties.

Other consequences of EED

Finally, the Danish Energy Agency has issued a revised version of Circular No. 891 of 9 October 1996 (“the Meter Circular”). The new circular – No.563 of 2 June 2014 – came into force on 5 June and No.891 therefore no longer applies.

The changes are primarily intended to establish compliance with EED Article 9 (concerning metering). The main changes are:

- Hot water shall be measured from 1 January 2017 if it is technically possible and financially viable.
- New buildings and new heating installations shall have individual heat energy meters.
- When heat cost allocators are replaced, heat energy meters shall be installed if it is technically possible and financially viable (which often will not be the case).
- The dispensation options have been reduced to four (as against currently ten), but buildings will retain any dispensation which currently applies.

Later this year, the Energy Agency will issue a circular implementing EED Article 10 and Appendix VII concerning accounts matters in connection with metering.

CLIMATE CITIZEN CLIMATE CITIZEN

Awareness reduced the heating bill

Presented by Lea Holtze
lea@brunata.dk

Many people may think they need to know everything about energy matters and water usage to reduce their consumption. However journalist and author Marie Østergaard Knudsen discovered that this is not the case at all.

What are kilowatt?

For many years, Marie Østergaard Knudsen spent far too much on electricity, water and heating bills.

To make a cup of coffee, she boiled two litres of water in a

casserole without lid and she left home with the radiators fully on and the windows open. She could do nothing about it, as she did not understand kilowatt, energy and water consumption.

Greater awareness

However... In 2008, Marie became part of an energy saving project in Copenhagen Municipality with Brunata participation. She was provided with remotely read meters and WebMon, which measured heating and water consumption.

They told her about her consumption and the average tem-

perature in the various rooms in the flat. This changed things. “The meters, the awareness, the support and attention helped, especially the attention,” she concluded.

Financially and environmentally beneficial

After the installation of the WebMon system in her home and a visit from and conversation with Brunata, Marie became aware that it is actually worthwhile thinking about her energy consumption. All the energy sources in her home were reviewed and Brunata followed up on the changes. The

personal attention and especially the follow-up made a difference. “I still do not really understand kilowatt, but I do understand that I do not need to. If I save water, turn off the lights and reduce the temperature, it makes a difference. That benefits both my bank account and the environment,” Marie says.

Today, Marie has acceptable heating and electricity bills, which is good both for her and for the environment.

Read Marie's personal story at Brunata's website.

Get an overview of Brunata solutions

Brunata offers numerous measuring systems and solutions. You can read more about our metering systems on our website:
www.brunata.com





TRAINING

Consumption accounts and Brunata WebMon courses

kursus@brunata.dk

Brunata offers two courses. One covers consumption accounts and legislation, the other the opportunities offered by WebMon.

At the consumption accounts course, you will learn about

- consumption measuring, consumption and allocation accounts
- current legislation and control systems
- self-service options with Brunata Online
- consumption measuring with remote reading and BrunataNet

At the WebMon course, you will learn about

- WebMon functionalities
- removals and new passwords
- alerts for minimum and maximum consumption
- operating irregularities
- humidity load of flats (only if a humidity meter is installed)

Both courses allow you to ask about the subjects that are most relevant to your daily work.

COST AND ENROLMENT

The cost per course is DKK 500 incl. VAT.

You can enrol via email at: kursus@brunata.dk

If you have any further questions, please contact Brunata on tel. +45 77 77 72 76.

The price includes coffee and lunch buffet.

Special courses arranged upon request

If you have any special requirements, we are happy to organise targeted courses within subjects of your own choice.

CONSUMPTION ACCOUNTS COURSE - TIME AND PLACE

Zealand

Vesterlundvej 14, DK-2730 Herlev
22. October 2014, 10am-2pm

WEBMON COURSE - TIME AND PLACE

Funen

Østerbro 16, DK-5000 Odense C
10. September 2014, 9.30am-3pm

