Enercom Installs Remote Metering Technology at Buckingham Palace Road

Introduction
Atisreal is continental Europe's leading provider of integrated commercial real estate services, committed to delivering solutions for property owners, investors and occupiers. Victoria Plaza, 111 Buckingham Palace Road is a prominent property for Atisreal and is occupied by influential national Blue chip companies within the media and technology industries and is also home to a select government department

Objective
As Estate Managers at Victoria Plaza, 111 Buckingham Palace Road there was a requirement for Atisreal to understand in terms of energy usage, where the energy was being consumed. The Landlord wanted to accurately bill the tenants of the building which meant sub-metering tenant energy supplies and obtaining accurate apportionment reports.

The key priorities for Atisreal were:
- To capture ½ hourly data so as to accurately bill the tenants
- No disruption to tenants power supplies
- All work had to remain local to the tenant risers with no additional wiring
- The system should have no limit, allowing for expansion in the future.

**Victoria Plaza
111 Buckingham Palace Rd**

Solution
Using MID (Measuring Instrument Directive) approved billing meters Enercom replaced all the existing non approved meters on each tenant landing. Main plant and equipment such as chillers and UPS were metered along with the main incomers. Attached to each meter via a split core CT were the Enercom Multilog units.
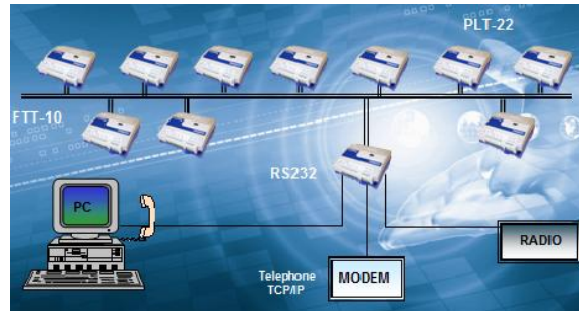
Data Provision for Tenant Billing
The Multilog units receive meter pulses (from any type of meter: gas, electric, water, oil, heat etc.), convert the pulse count into a KWh energy usage figure for each half hour (or other programmed unit and time period) and stores the time-stamped values for up to 60 days, continuously updating the most recent sixty days worth of half hourly figures in readiness to repeat/download this data when requested by the host PC.

Multilog controller software running on the host PC initiates regular automatic downloads of the half hourly data and copies it into easy to use CSV/ASCII files for interpretation by any proprietary Monitoring and Targeting (M&T) software or into a Building Management System (BMS) for analysis. This allows the software to check that meter data arrives in unbroken order and to re-initiate a download if communication is incomplete. The system has proven to be resilient and reliable in operation. The Multilog system also provides useful raw meter data such as instant meter readings, time-stamped readings, energy use profile charts and the means to easily view, analyse and copy data from a Web-Browser application into Microsoft applications such as excel. This satisfied the first priority for Atisreal by providing qualitative and quantitave data which now allowed accurate billing for tenants.

Convenient and Clean Installation

Multilog units are equipped for communication over a variety of media including existing single or multiphase mains cables using an in-built PLT-22 Powerline interface and twisted pair using an in-built LONworks communications chip.

In many situations, this allows installation without need for new communications cabling. Where network components or host PC are remotely situated, communications are extended via the internal telephone network or PSTN using dial-up modem or via TCP/IP Ethernet LAN interface to a Multilog "gateway" unit. Given that the there was a requirement for minimum disruption to the clients this satisfied the 2nd and 3rd priority of Atisreal.

The Multilog system is easily expanded or altered to allow for changes at the site, or where continuous plant operation necessitates a phased approach to implementation, satisfying the 4th priority of Atisreal.

Testimonial

"Operationally the Enercom System does 'exactly what it said on the tin" the installation was very clean and simple, and provides ½ hourly data in a common format that is used by our data aggregator for apportionment and billing"

"The system is very adaptable as such if we change the structure or layout of the building we can add in or take out as required without the loss of any functionality" "and although we use it currently; specifically for tenant billing it is designed for energy management, a function that will be required in the very near future"

"Enercom's workforce were very good they adhered to all the site rules and requirements and the after sales service and support is excellent"

Nick Athawes - Atisreal

Many Thanks to Nick Athawes of Atisreal for the provision of information and materials used in this case study.