

Heating Network Planning

Heating networks will soon fall under a new statutory regulatory regime overseen by **Ofgem**, with the regulations due to come into effect **from 27 January 2026** and phased registration/authorisation windows between **2025 and 2027**.

Given these upcoming requirements and the age of the existing plant what is Anchor doing about it?

Some considerations:

A. Compliance with the new Heat Network Regulations

1. Registration & Authorisation:

Has Anchor identified the date by which it expects to register/seek authorisation under the Ofgem regime? Who within the organisation is responsible for this compliance work?

2. Consumer Protection Measures:

What steps are being taken to ensure the network meets the forthcoming rules on billing, transparency, complaints handling, outage reporting and service standards?

3. Metering & Monitoring:

Is the current network prepared for the metering, data, and performance-reporting requirements expected under the new regulations?

B. Plant-Room Condition and Replacement Planning

4. Boiler Condition & Risk Assessment:

Has a recent condition survey or life-expectancy assessment been carried out on the existing gas boilers and ancillary plant?

If so, could a summary be shared with residents?

5. Contingency Planning:

Is there an agreed replacement strategy if the existing boilers reach end-of-life sooner than expected?

C. Decarbonisation Strategy / Heat-Pump Readiness

6. Low-Carbon Options Assessment:

Has the organisation undertaken (or scheduled) a feasibility study into low-carbon alternatives such as a ground-source heat pump (GSHP), air-source plant, or hybrid systems?

7. Future-Proofing:

If a like-for-like gas-boiler replacement were required in the short term, does the organisation plan to design the plant room and system to be "heat-pump ready" (space, flow-temperature considerations, electrical capacity, etc.) to avoid stranded-asset risk?

8. Funding & Grants: If a like-for-like gas-boiler replacement were required in the short term, does the organisation plan to design the plant room and system to be "heat-pump ready" (space, flow-temperature considerations, electrical capacity, etc.) to avoid stranded-asset risk?

Has Anchor explored any current government funding routes (e.g., Boiler Upgrade Scheme or equivalent programmes for communal systems)?

D. Communication With Residents

9. Decarbonisation Plan:

Will there be a published plan or timetable showing how the network will comply with the new regulatory regime and how long-term decarbonisation options are being evaluated?