

THE Lower Acre

Ground Source Heat Network Annual Costs Per Property

The heating and hot water at The Lower Acre is provided through a highly efficient Ground Source Heat Network (GSHN), which significantly reduces carbon emissions and generates sustainable and reliable energy.

The system operates through a series of boreholes across The Lower Acre, which are drilled to a depth of 150m. Each borehole is installed with a geothermal loop and filled with glycol that extracts ambient heat from the ground. This heat is then transferred to a ground source heat pump in each property.

The homes are fitted with a Kensa Shoe Box Heat Pump which produces up to four times the energy it consumes and delivers efficient heating and hot water. This Heat Pump remains the property of Eastleigh Borough Council, as energy provider, and forms part of the Ground Source Heat Network.

Each year, Rendesco, our GSHN service and maintenance partner, will conduct an inspection of the home heating system and conduct an annual service on the Heat Pump.

The annual charges for each property type are as follows:

Property Type	Access Charge	Maintenance Charge	Annual Total
2 Bedroom	£252.32	£220.50	£472.82
3 Bedroom	£279.72	£220.25	£499.97
4 Bedroom	£332.27	£220.25	£552.52

The access and maintenance charge is in addition to electricity costs for running the Heat Pump.

Information correct as of October 2026