



Case Study: The Georgian House Hotel, Pimlico, London

Hotel Case Study:

The Georgian House Hotel is a collection of historic buildings brought together into a beautiful boutique hotel. Located centrally within London, offering access to all that the city provides. The hotel offers a unique and authentic experience to their guests, and the owners are keen to engage with renewable technology to provide environmental benefits and to reduce the operating cost of the hotel.



The Challenge:

As a historic building that has evolved over time the property operates on a combination of gas boilers tucked away in basements and broom cupboards to provide heating and hot water facilities. The Client's current annual spend on heating and hot water was in the region of £40,000, representing a significant cost and effect on operational expense. In line with their sustainability and cost reduction targets, they were keen to explore OH4 as a potential solution that didn't require extensive investment in new equipment.

The Solution:

After a short site visit, it was agreed that OH4 be installed at the premises with a guarantee that the installation cost would not exceed the year one saving. With no need for any downtime on the heating and hot water system, and access only required in the plant rooms, it was shown that there would be no disruption to hotel and restaurant operations. OH4 was fitted in the 5 plant rooms on 3 30kw boilers, a 100kw boiler and a 60kw boiler, two additional 30kw boilers were fitted in apartments serviced by the hotel but located away from the main site. The installation took place in October 2024, taking a total of 3 hours.

Energy Savings Guarantee:

Prior to installation, our initial savings report suggested a 15 – 20% reduction in gas consumption for The Georgian House Hotel. It was guaranteed that the savings would exceed the cost of installation in year 1. On our current charging model, the cost charged is £4,000 in year 1, £2000 in year 2 and £2000 in year 3, representing the estimated year 1 saving over a 3 year period.

Monitoring System:

Under the terms and conditions, the Client provides their monthly energy usage data which is adjusted for degree days to remove ambient weather effects and occupancy numbers to adjust for usage levels from guests. The data for each month is compared to the same month of the previous year to provide a litre of fuel per degree day per guest figure, which is then compared to see the effect.

Financial Benefits:

Based on the data collected between October 2024 and January 2025, the hotel has seen a reduction in kWh per degree day per guest of 23%, representing a projected saving of £9,200 over a year. However, in addition to this, the hotel has opened additional rooms and has seen a significant increase in guest numbers. Taking this into account, the savings are 27% and £10,800 respectively.

**23%
Saving**

**£9200
Each Year**

From Peter Stevens - General Manager of Georgian House Hotel:

"OH4 consulted with us to see how their energy saving solution could save the Georgian House Hotel money on its energy bills whilst also reducing our carbon footprint. The installation process was as seamless as promised and the on-going support and data management have been above and beyond what was expected.

Initially OH4 suggested they could save the Hotel between 15 – 20% on our energy bills but based on the latest readings our savings have actually been 23%

If you are looking to reduce the cost of energy in your premises whilst also reduce your carbon footprint I would strongly suggest getting in touch with Steve and the OH4 team"