



INFORMATION IMD – FEBRUARY 2026

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Information about “shared electricity with individual metering and billing (IMD)”

Background

At the 2024 Annual General Meeting, a decision was made to introduce a Joint Electricity Agreement (Individual Metering and Billing, so-called IMD). Unfortunately, the implementation took a long time due to Nacka Energi, but we are now completing the introduction. The document below attempts to describe the most common questions. As a long time has passed, some information from the previous motion is repeated.

What is Individual Metering and Billing (IMD)?

IMD means that the association measures the individual electricity consumption per apartment and premises and then bills this directly to the resident on the monthly statements. This means that each resident does not have to have their own individual electricity contract with an electricity supplier (Network and consumption) and will thus have lower costs as the fixed fees are distributed across several residents. As a larger consumer, the association also has a greater opportunity to get advantageous agreements with the electricity suppliers. It should also be pointed out that this is a collective connection for everyone, and you cannot therefore choose any other electricity company.

Implementation

The implementation project has been carried out with HSB Strategisk Förvaltning as project manager together with a supplier El Cures AB. The meter system that is being installed is supplied by InfoMetric.

New electricity meters have been installed to replace the previous individual meters. The new meters read individual consumption continuously. All meters are connected to a common IMD Meter System. This system is used for electricity measurement now, but we will also connect the “indoor sensors” (also called “temperature sensors”) that are installed in connection with the renovation of the radiators. This means that we will be able to get an overview of the temperature in all the homes and thus be able to make more fine-grained adjustments. In the future, it is possible to supplement with additional functions such as water or fire alarms via the same infrastructure.

Termination of private electricity contracts

All private electricity subscriptions have been terminated as of September 29, 2025. For the detached townhouses, the subscriptions were taken over by the association on October 29, 2025, due to an error on the part of Nacka Energi. It may look a little different depending on your previous electricity supplier, but generally a so-called final invoice will be issued that covers the period up to the termination. All terminations are handled centrally, i.e. as a resident you do not need to do anything. Also note that it does not matter if you have a remaining binding period, the contracts are terminated immediately at no cost to the resident.

Electricity consumption billing

Electricity consumption is reported from our metering system monthly to HSB, but as HSB invoicing is quarterly this means that the costs will be charged once per quarter. For example, the fee notice for January will include the electricity consumption cost for September to November and so on.

What is the price per kWh?

The association's subscription determines which cost is charged. The association currently has an electricity trading agreement with Mälarenergi and then we are required to have an electricity network agreement with Nacka Energi. At Mälarenergi we use something called Elfond, which means that the price is fixed monthly. In addition to this, network and power costs are added from Nacka Energi.

The intention is to charge each home's cost for consumption as accurately as possible, but in practice we receive the month's kWh price from Mälarenergi afterwards. In addition to this, there are certain costs from network and power fees. We will therefore set an initial kWh price and adjust this continuously, based on market prices and historical variations. Since this is new for us as the association, we will try our hand here.

The initial kWh price is set at 1.67 SEK/kWh. In general, the cost picture looks a little different between the so-called Peak Load, which is November to March, Mondays to Fridays 06:00 - 22:00. The rest of the time is Low Load. The price has been calculated based on the following parameters. Electricity price per kWh from electricity supplier - we base our price forecast for quarter 4 published by Mälarenergi on SEK 0.6618/kWh (https://www.malarenergi.se/el/elavtal/om-elavtal-och-elhandel/elfondsrapporten_foretag/)

- Electricity transfer per kWh from the grid owner - 0.096 SEK/kWh (low load) and 0.382 SEK/kWh (high load)
- Energy tax per kWh – 0.439 SEK/kWh
- VAT – 25%
- We expect to adjust the price quarterly

What happens when the home is transferred?

In the event of a transfer, the electricity costs will automatically be divided between the seller and buyer based on the transfer date during the period. Also note that this means that the electricity is automatically always activated in the home and that a new resident does not need to activate an electricity contract.

How much will we save?

The savings after implementation are that each apartment will have a lower total electricity cost, but the exact savings depend on the current network fee, size of the apartment and consumption. According to previous calculations, the savings are estimated at between 1,500 and 2,500 SEK per apartment and year. Over the past year, network costs have continued to increase, so the profit per apartment is probably more like 2,000–3,000 SEK per apartment and year.

Can I see my own consumption?

The metering system comes from InfoMetrics and it includes a portal Panorama Home where you as a resident can log in to see information about your own consumption. User information and login are distributed based on email addresses registered in MittHSB.

Panorama Home: <https://infometric.se/lagenhetsinnehavare/>

Best regards,

The board of Brf Fjädern