

## Report of the Director of City Development

### Report to Scrutiny Board (Sustainable Economy and Culture)

**Date: 19 April 2012**

### Subject: Reducing CO2 emissions in the Local Authority Estate

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Summary of main issues

1. Scrutiny Board, 1<sup>st</sup> December 2011 requested a further update in March 2012 on the Carbon and Water Management Delivery Plan 11/12 which was presented at that meeting. It also requested that up to date emission figures be presented along with information relating to sub contractor performance.
2. The date of this Scrutiny Board does not allow sufficient time to collate year end (2011/12) data of carbon emissions. That information is currently presented to Scrutiny Board as a percentage reduction within the Quarterly Performance Report. Q3 was presented on 22<sup>nd</sup> March, so it is proposed that the emissions information is presented in greater detail as an addendum to the Q4 Performance Report. Scrutiny Board can indicate at that meeting whether they wish to continue with just the percentage reduction figure or greater detail on carbon tonnage.
3. The performance of subcontractors and suppliers is an area with limited intelligence, the existing intelligence is presented in Appendix 1

### Recommendations

4. Note and discuss the information within this report and Appendix 1

## **1 Purpose of this report**

- 1.0 The purpose of this report is to continue discussions with officers on the reduction of CO<sub>2</sub> emissions in the Local Authority Estate hence enabling Scrutiny Board to determine if any further scrutiny is required.

## **2 Background information**

- 2.1 At Scrutiny Board, December 11<sup>th</sup>, a number of documents were presented for discussion namely the Carbon and Water Management Plan 2011 – 2021, its associated delivery plan for 2011/12 and the Statement from the Scrutiny Board (Environment and Neighbourhoods) the Council's CO<sub>2</sub> Emissions 2008, being the last time the subject was presented to Scrutiny.
- 2.2 The above plans cover most aspects of the council's non housing estate, there was however, some discussion around the indirect CO<sub>2</sub> emissions associated with contractors and suppliers when carrying out repairs on ALMO properties.

## **3 Main points**

- 3.1 The annual Delivery Plan for 2011/12, sets out, under a number of headline measures, the actions taken to date and the progress made against each action. Following is a summary of progress during the year;

### **1- Retrofitting energy savings measures into the existing estate of operational buildings;**

This is the area where most progress can be made relatively quickly. To achieve the energy efficiencies needed, a wide variety of measures are investigated and implemented depending on suitability of the building concerned; eg

- Boiler optimisation
- LED lighting
- Voltage optimisation
- Air handling units
- Pool covers
- Timer switches
- Building Energy Management Systems. Existing Building Energy Management Systems have been standardised to just 2 companies Trend and Priva making them easier and more cost effective to maintain and use.

The priority for carrying out any number of these measures is at buildings with a high energy use. This financial year these have included ;

- Major civic/concert buildings, Leeds Town Hall
- Leisure centres, John Charles Centre for Sport, Kirkstall, Aireborough, Wetherby, Pudsey.
- Office accommodation/data centres, Civic Hall, Middleton Park, Apex House, 2 Gt George St, Leonardo/Thoresby.
- Schools, Little London PS, Otley Prince Henry's

There are two main funding streams used by the Council to carry out these works ;

- SALIX Finance (who administer government funds on behalf of Carbon Trust)- utilising either an interest free loan to carry out energy efficiency retrofits or the Energy fund which is a reserve fund comprising SALIX funds and match funded by LCC to provide loans to directorates. Both schemes are paid back from savings in their energy budgets.
- RE:FIT a procurement framework used to appoint an Energy Services Co. (ESCo) £1m of capital funding was offered to the successful bidder in return for guaranteed energy savings of 27% using prudential borrowing for a loan of 7 years funded by savings generated from energy budgets..

**2 - 'Changing the Workplace', both in the city centre and across the rest of the city, to use offices more efficiently by introduction of new technology and changing workstyles hence reducing the amount of office space required;**

Phase 1: City Centre – 2 leased in buildings surrendered Canon House, Leeming House.  
Phase 2: Outside City Centre – 2 leased in buildings surrendered 31 Moor Rd, Kimberley House and 5 LCC office buildings vacated, Otley OSC, West Leeds Family Centre, Elmete, Headingley Annexe, Blenheim Centre.

**3 – Service rationalisation from unsuitable property and combining with other public services such as the NHS, West Yorkshire Police and other partners where efficiency gains by sharing buildings can be made;**

Over 60 buildings have been vacated during the year.

**4 & 9 - Generation of renewable electricity by both large and small-scale systems (e.g. wind turbines, photovoltaic arrays, hydro-power. Generation of renewable heat through biomass boilers, anaerobic digestion of waste, and large scale Combined Heat & Power (CHP);**

Whereas most progress has been made on retrofitting existing buildings to be more energy efficient, reducing the reliance on carbon based energy continues to be a priority for the Council. This however is a more medium to long term aim as further research and consultation is required. Progress to date is as follows;

- Continuing to explore the feasibility of a Civic Quarter CHP with Universities and Leeds Teaching Hospitals
- A wind turbine has been installed at JCCS but requires recommissioning following safety check by HSE. Exploring feasibility of other sites.
- Exploring the feasibility of use of hydro power at various sites along the River Aire.
- 6 buildings have had photo – voltaic systems installed on their roofs prior to end of March to take advantage of the existing Feed In Tariffs made available by the government. The Discovery Centre, Bramley Children's Centre, JCCS, Wetherby and John Smeaton Leisure Centres and Weetwood Primary School.
- A Biomass boiler strategy in preparation and CO2 Sense are undertaking surveys at Lotherton Hall, Temple Newsam and Herd Farm to assess feasibility of a biomass installation

## **5 - Change behaviour of staff and how they use energy in buildings eg heating, lighting, equipment etc;**

- Audits undertaken at top 12 office buildings to assess how staff operate in their office environment so that further action can be taken to encourage staff to use less energy.
- Further “Big Switch offs” carried out
- Consumption data provided to building managers and energy guardians
- 10 schools chosen to trial methods of encouraging schoolchildren and teaching staff to undertake behavioural change, utilising resources available from the Carbon Trust through the Low carbon schools service.

## **6, 7 & 10 - Travel and fleet initiatives, involving journey reductions, better journey planning, vehicle modernizing, and changes of vehicle fuelling;**

- Travel plans are carried out on LCC sites where there are 60 or more employees. To date 48 sites have been identified and 28 completed
- Continuing trial of alternative fuel vehicles

## **8 - Reduction of street lighting energy through changes to switch-off times, changes to more efficient light fittings, and changes to spacing of lamp standards;**

Consultation taking place on part – night switching.

3.2 The intelligence on supplier performance relating to CO<sub>2</sub> emissions, attached as Appendix 1, sets out the conclusions from 2 reports carried out in recent years. Namely:

- 1- Carbon Disclosure Project
- 2- CAESER – Corporate Assessment of Environmental, Social and Economic Responsibility

## **4 Options for Scrutiny**

4.1 When determining if further scrutiny is required, the Scrutiny Board (Sustainable Economy and Culture) may wish to consider:

- If there are matters identified of sufficient significance and there is the potential for scrutiny to produce realistic recommendations that could be implemented and lead to tangible improvements
- Whether the Scrutiny Board wish to monitor progress against objectives specified in the delivery plan.
- Whether additional information is required and a specific report is to be brought to the Scrutiny Board.

## **5 Recommendations**

5.1 Note and discuss the information within this report and Appendix 1

## **6 Background documents<sup>1</sup>**

### **6.1 Appendix 1**

---

<sup>1</sup> The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.