

Committee(s)	Dated:
Corporate Asset Sub-committee	18 th January 2021
Subject: Sustainability planning report	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly? See page 3 of the Corporate Plan	Climate Action Strategy, Carbon descent plan
Does this proposal require extra revenue and/or capital spending?	Y
If so, how much?	£21m
What is the source of Funding?	Climate Action Strategy
Has this Funding Source been agreed with the Chamberlain's Department?	Yes
Report of: City Surveyor (CS 005/21)	For Information
Report author: James Rooke	

Summary

1. This City of London Corporate Climate Action Strategy is to achieve:
 - Net zero carbon emissions from our own operations by 2027:
 - Net zero carbon emissions across our investment and supply chains by 2040;
 - Support achievement of net zero for the Square Mile by 2040:
 - Invest £68m over the next six years to support these global goals of which £45m is dedicated to improving carbon performance and climate resilience of the built estate. This report addresses that component
2. This paper presents a brief summary of the outline mobilisation plan which is to be presented at the CAS Buildings Chief Officers group (BCOG) and thereafter the CAS Member Board for approval. A further paper will follow

Recommendations

To note the contents of the report for information

Main Report

Background

1. The Climate Action Strategy (CAS) strategy was approved by Policy & Resources and the Court of the Common Council in October and November 2020 respectively. The CAS has been developed into a summary of relevant high-level actions that have been captured within respective Climate Action Project Initiation Documents (PID) for the Corporate Portfolio. The principal actions for year 1 relating to CASC are summarised below:
 - commission building energy surveys and feasibility studies to identify carbon reduction opportunities
 - develop low carbon refurbishment and design standard
 - develop a controls management strategy and delivery process
 - roll-out a monitoring and targeting programme as a platform for occupier engagement and identifying outlying performance
 - commission a feasibility study in relation to the decarbonisation of heat
 - commission a study for a deep fabric retrofit pilot
 - appoint additional energy specialist resource in line with the resource plan recommended by ARUP's as part of the CAS formulation process

- identify a capital programme roll-out
- identify and appoint a flexible project management resource to mirror the capital requirement
- undertake a study and exemplar pilot to define a plan for incorporating resilience measures into the design of projects/buildings process

2. It proposed to tender and appoint external specialist consultants to formulate a programme and cost plan to achieve the PID tasks.
3. The outcomes of this work will commence the process of defining a costed asset level plan for delivery of the programme. Additional resource will also accelerate delivery of operational carbon and cost savings such as controls improvements.

Resources

4. The work will be tendered and outsourced to external consultants. This will be a combination of one-off consultancy work and embedded resource to provide continuity and develop sub-programmes within the main programme such as design guidance, heat decarbonisation, renewables and controls improvements.

Budget / Funding

5. This will be drawn from Climate Action central resources as part of the recent Capital Bid process. As a result, resource can be capitalised from project budgets and managed by City surveyors. Significant financial savings will be delivered; however it should be noted that the majority will accrue to end users.

Conclusion

6. The next step is to tender and appoint external specialist consultants to commence with identifying and creating plans at a property level. A master programme will thereafter be formulated to deliver the tasks as set out in the high level workstreams of the project initiation documents. This will be used to monitor and measure progress within the Governance structure.

Report author

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PID excerpt

Project ID: CAS-001	CLIMATE ACTION STRATEGY PROJECT INITIATION DOCUMENT CORPORATE PROPERTY & LANDLORD AREAS			Lead Officer: James Rooke	Chief Officer: Paul Wilkinson	
Date: 14/10/20	Recipients: Resource Allocation Sub-Committee; Damian Nussbaum, Simi Shah, Stuart Wright			Department: City Surveyors	Corporation Fund: CF(64%), CC (33%), BHE(3%)	
Version: 2.1				Committee: CASC	Chair: Jamie Ingham Clark	
NET ZERO VISION: The City Corporation is responsible for some of Central London's most historic, landmark buildings. The net zero future will prepare them for the next one hundred years, reducing emissions and costs, while improving occupant comfort and productivity.						
Project Definition (Summary)		Project Objectives		Project Benefits		
The purpose of this project is to accelerate the low carbon and energy efficiency performance of the owned and operated buildings portfolio in line with the Climate Action Strategy. Doing so efficiently will require the optimisation of data systems and the systematic and cost-efficient delivery of refurbishment cycles. The below project stages summarise a longer list of efficiency measures to be undertaken at Corporate Property sites.		1. Improve building energy efficiency of CPG assets		Carbon (ktCO₂/yr.)	Jobs created (per yr.)	
		2. Improve cost efficiency and functional performance		TBC	0	
		3. Act as an exemplar to other City building portfolios		Improved occupant satisfaction Reduction in long term maintenance	Support reduction in fuel poverty Improvement indoor comfort	
Project stages		Timeline		Source of funding		
Task	Responsible	Date range	No. Years	CAPEX (£M/yr.)	Revenue (£M/yr.)	
				Saving (£M/yr.)	External available?	
Commission building energy surveys and feasibility - principal sites develop low carbon refurbishment standards Controls management strategy and delivery roll-out a monitoring and targeting programme as a platform for occupier engagement commission feasibility for decarbonisation of heat commission study for deep fabric retrofit pilot energy specialist resource asset level action plan - cashflow, carbon budgets and MIS capital programme roll-out pm resource		James Rooke	Apr 21 - Mar 27	6		Potential sources (TBC): Retrofit Accelerator (Homes and Non-Domestic), Salix Finance; the reported but unconfirmed £1bn fund ('A Plan for Jobs') allocated to improve the energy efficiency of public sector buildings. N.B. Carbon Offset Fund already part of funding structure.
Total				0.00	0.0	0.0
Project Boundary		Controls		Key risks [incl. critical stakeholders that need engaging]		
In scope:	Out of scope:	Control	Responsible	Regularity	Risks	Mitigations
Energy team will continue to target top 30 sites, to then embed specifications onto the rest of CPG.	Any CPG sites treated as de minimis (e.g. public toilets etc).	Building level (kWh/m ²)	James Rooke	Quarterly	Internal stakeholder engagement	TBC
		Building element (kWh/m ²)	James Rooke	Quarterly	External stakeholder eng. Suppliers & industry	TBC
		Portfolio (kWh/m ²)	James Rooke	Quarterly	Savings not achieved	TBC
References: [constraints & assumptions]		3.) XXX 4.) XXX 5.) XXX		Strategic interfaces		
1.) Cost savings are based on cumulative savings post implementation of all measures 2021-2028				Corporate Plan Outcomes – 5,11,12, Lighting Strategy 2018-21, Responsible Business Strategy 2018-23, the Local Plan 2015, The draft City Plan 2036, Waste Strategy 2013-20		