

Action Plan

1. The Climate Action Strategy for the Investment Property Portfolio contains a delivery plan, consisting of a set of sub-tasks to progress towards net zero. This Appendix provides a status update against the Year 2 plan (approved at Policy and Resources Committee on 5 May 2022).
2. Members are to note the progress as described in the tables contained in this appendix.

Task	Year 2 Project Plan		Revised		Progress Update
	Start	Finish	Start	Finish	
Undertake MEES Risk assessment, identify costs to upgrade and agree Due diligence standards.	Sept 2021	Sept 2022	Sept 2021	May 2023	<ul style="list-style-type: none"> Phase 1 – 51 of 51 reports received (100%) Phase 2 – 57 of 67 reports received (85%) Reports are being reviewed and revised by consultants following comments by Energy Team and Asset Managers. Remaining reports are newly added or unique and require CoL specialist input, prior to completion (i.e. Leadenhall market), which is currently being discussed prior to issue of report as soon as possible. IPG added (9) properties to the Climate Action Plan ((2) of which were recent purchases). Contractors are currently finalising the MEES reports. Although the majority of reports are received, there were issues with the consultant, WSP, which caused delays to the project due to the completeness of output. An escalation was implemented with payment of invoices held back. Discussions with WSP to address the final quality comments were held to mitigate any further delay.
Undertake study to establish process, cost and benefit of improved metering strategy.	Apr 2022	Sept 2022			<ul style="list-style-type: none"> Smart metering strategy report has been completed. Findings will be discussed within Operations Group to establish next steps in procuring smart metering upgrades. Costs will be incorporated into the Operations Plan.
Green Lease MOU pilot to evolve working template for portfolio roll out.	Apr 2022	March 2023	Apr 2022	July 2023	<ul style="list-style-type: none"> IPG Asset Managers developing Green Lease template for use on new leases. The above will help inform the Green Lease MOU for current leases. Longer leases with distant lease brakes will be targeted with MOUs. Potential tenants are being discussed with Assistant Directors. MEES, EPC and metering strategy commission will also help inform the Green Lease MOU.
Identify and design pathway to 60% emissions reduction by 2040	Apr 2022	March 2023	Apr 2022	Jun 2023	<ul style="list-style-type: none"> Template for the operational plan has been further developed Workshop with Assistant Directors, Asset Managers, Minor Works and Facilities Management organized to start pre-work and further design of operational plan. This activity is delayed, due to the delay in receiving reports from consultants as well as revisions necessary to accommodate some changes in Part L regulations. CoL Asset Manager resource is also limited due to end of year activities such as valuations. Therefore, it is anticipated that the completion of this activity will be delayed. Final comments to be addressed

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Capital works – City Fund	Apr 2022	March 2040	Aug 2022	March 2040	<ul style="list-style-type: none"> Projects will be implemented following the development of asset level decarbonisation plans taken from the surveys.
Capital Works – Strategic Estate	Apr 2022	March 2040	Aug 2022	March 2040	<ul style="list-style-type: none"> Chiswell Street has completed upgrade to Grade B, Viper Industrial Estate is in detail design phase in anticipation of construction for Grade B. 3rd floor 63-64 New Broad Street is due to complete achieving Grade B.
Sustainable Property Specialist	Appointed				<ul style="list-style-type: none"> A Sustainable Property Specialist in position and forms part of the Centre of Excellence and will drive NZ4 – Investment Property Group Project Plan.
Capital PM resource	Apr 2022	March 2027	July 2022	March 2040	<ul style="list-style-type: none"> Allocation of resource cost is included within capital funding and will be managed through City Surveyors & Minor Works team