

Appendix

Figure 1. Top 30 site energy performance

Weather Corrected Data: Performance comparison by top 30 sites: Rolling Year up to June 2024

Site Name	Sum of Mar-19	Sum of Jun-19	Sum of Jun-22	Sum of Jun-23	Sum of Jun-24	2024 vs 2019 %	2024 vs 2023 %
Animal Reception Centre	687,364	695,900	686,310	667,978	576,164	-17.2%	-13.7%
Barbican Arts Centre	17,351,369	17,300,752	15,271,571	16,575,534	16,766,284	-3.1%	1.2%
Baynard House Car Park	165,216	165,009	158,149	169,661	157,126	-4.8%	-7.4%
Billingsgate Market	3,394,388	3,461,310	3,254,764	3,096,533	3,048,550	-11.9%	-1.5%
Bishopsgate Police Station	3,421,481	3,398,031	3,243,497	2,993,604	1,940,390	-42.9%	-35.2%
Central Criminal Court	7,815,224	7,512,807	6,667,740	5,333,061	4,513,630	-39.9%	-15.4%
City of London Crematorium	2,778,997	2,900,166	2,060,898	2,262,996	1,858,382	-35.9%	-17.9%
City of London Freemen's School	4,791,615	4,680,981	4,932,444	4,883,725	4,633,647	-1.0%	-5.1%
City of London School	3,229,652	3,229,358	3,264,897	3,308,972	2,805,321	-13.1%	-15.2%
City of London School For Girls	2,243,876	2,231,129	1,631,233	2,000,117	2,027,390	-9.1%	1.4%
GSMD	2,156,280	2,019,126	1,975,344	1,957,320	2,209,867	9.4%	12.9%
GSMD - Milton Court	3,873,643	3,552,554	4,399,868	3,762,892	5,241,489	47.5%	39.3%
GSMD - Sundial Court	1,776,176	1,826,106	1,581,121	1,484,505	1,612,988	-11.7%	8.7%
Guildhall Complex	17,750,527	17,537,589	13,597,972	12,496,027	10,920,208	-37.7%	-12.6%
London Central Market (Smithfield)	17,431,633	16,424,047	11,006,034	11,505,247	8,444,047	-48.6%	-26.6%
London Metropolitan Archives	1,344,258	1,325,213	1,238,306	1,139,561	1,361,752	2.8%	19.5%
London Wall Car Park	219,171	218,843	211,192	213,751	201,607	-7.9%	-5.7%
Mansion House	2,289,797	2,200,311	2,382,125	1,662,909	2,388,480	8.6%	43.6%
Mayor's Court	313,134	313,030	252,716	262,814	299,224	-4.4%	13.9%
New Spitalfields Market (Landlords)	6,800,091	6,795,740	5,899,856	5,784,194	6,219,511	-8.5%	7.5%
New Street (21)	1,805,567	1,697,521	2,595,012	2,744,679	2,031,644	19.7%	-26.0%
Open Spaces East Heath & Kenwood	210,208	205,247	176,984	144,530	159,831	-22.1%	10.6%
Open Spaces Epping Forest	634,781	628,379	697,934	608,472	615,993	-2.0%	1.2%
Open Spaces Golders Hill & Extension	350,124	331,409	425,347	254,935	183,109	-44.7%	-28.2%
Open Spaces Hampstead Heath Leisure	669,634	671,497	669,650	669,091	725,080	8.0%	8.4%
Open Spaces Parliament Hill	241,349	245,399	258,437	264,898	288,088	17.4%	8.8%
Streetlighting	3,800,664	3,720,104	2,059,930	1,942,461	1,852,522	-50.2%	-4.6%
Tower Bridge	2,277,475	2,272,988	2,131,163	2,281,424	2,199,643	-3.2%	-3.6%
Tower Hill Coach & Car Park	542,795	549,416	565,034	515,623	291,481	-46.9%	-43.5%
Walbrook Wharf Cleansing Depot	1,727,620	1,639,407	2,159,765	2,290,662	1,920,272	17.1%	-16.2%
Grand Total	112,094,109	109,749,371	95,455,289	93,278,177	87,493,721	-20.3%	-6.2%

Figure 2. Bottom 5 performing sites

Bottom 5 Performing Sites Weather Corrected	Jun-23	Jun-24	Difference kWh 23 vs 24	Potential Rationale
GSMD - Milton Court	3,762,892	5,241,489	1,478,596	The increase has been caused by an increase in heat consumption. The site has had ongoing issues with meter readings with many recent readings needing to be estimated. This metering issue is still being investigated.
Mansion House	1,662,909	2,388,480	725,571	Recent changes were made to the BMS to reduce water heating time but this may have caused an increase in consumption. The BMS is now under review to see why this happened. Additionally, the site is taking more bookings compared to previous years which would explain the increase in energy consumption.
New Spitalfields Market (Landlords)	5,784,194	6,219,511	435,316	The increase in consumption has been caused by the increasing number of tenants that occupy the market. After excluding tenant consumption, the site's consumption has actually decreased vs the previous year.
GSMD	1,957,320	2,209,867	252,547	Like Milton Court, this increase in total consumption has been caused by just an increase in heat consumption. This has been flagged to the site to investigate further.
London Metropolitan Archives	1,139,561	1,361,752	222,191	The increase in consumption is likely due to the site attempting to dry out and de-humidify following a flood earlier in 2024.

Figure 3. Current CAS Capital Programme Projects

Number	Site	Scope of works	Description
1	Barbican Arts Centre	Pump replacement	Project completed (with one pump being free issued to be installed during summer shutdown) with the Operation and Maintenance Manuals (O&M) being finalised and the Monitoring and Verification (M&V) programme being developed before project handover.
2	Barbican Arts Centre and Guildhall School of Music and Drama	EC fans replacement	On-site works commenced following asbestos surveys.
3	Barbican Arts Centre	Lighting replacement	On-site installation works are partially complete, snagging and commissioning are ongoing.
4	Guildhall	Lighting replacement	Work on site has commenced with the staircase completed before moving to the Gallery. The Amphitheatre and Great Hall still require approval from all parties.
5	Tower Hill Coach and Car Park	Lighting, Ventilation and BMS	The lighting project was completed. Ventilation and BMS projects started and are on track. .
6	Multiple	BMS optimisation: Phase one	Site visits were completed at four properties (21 New Street, Bishopsgate Police Station, Heathrow Animal Reception Centre and Cemetery & Crematorium) with a Draft Investment Grade Audit report issued. The two police sites require dilapidation surveys to be completed and this is being discussed concerning the level of investment against the buildings closure schedule.
7	Multiple	BMS optimisation: Phase two	Site visits are planned at the remaining properties (Central Criminal Court, Tower Bridge and London Metropolitan Archives).
8	London Metropolitan Archives	Solar PV	Installation of Solar PV on building roof. This project is now live and in delivery
9	Guildhall School of Music and Drama	LED, BMS, EC Fan	The project scope is being refined.GW3-5 approval in progress.
10	Barbican Arts Centre	Specialist Lighting	On hold whilst the Barbican Capital Works discussion is ongoing.

Number	Site	Scope of works	Description
11	Guildhall Hall	EC Fans	On hold until Guildhall Yard East refurbishment options are confirmed.
12	Mansion House - phase 1	Draught proofing, LED lighting, fan replacements, ventilation improvements, pipework insulation, BEMS Optimisation	This project is now live with a Capital Project number in place. The draught proofing element now requires Listed Building consent which will increase its delivery time if the consent is approved or remove this Energy Conservation Measure (ECM) is rejected. Decision expect by end October 2024.
13	Mansion House - phase 2	ASHP and PV installation	GW 3&4 paper approved. Planning Permission in progress.
14	The Warren	LED lighting, pipe insulation and ASHP	GW3-5 approved with Capital Code requested and detailed design ongoing following stakeholder feedback.
15	Walbrook Wharf - phase 1	EC Fans, pipework insulation, pump replacement, BEMS Optimisation	Project is live and in delivery.
16	Walbrook Wharf - phase 2	ASHP installation	GW3-5 paper to be completed for consultation following completion of internal conversations.
17	Open Space PV – Parliament Hill Lido	PV installation	The project is live and in delivery.
18	Heathrow Animal Reception Centre – Phase 1	Solar PV, LED Lighting, EC Fans	Investment Grade Proposal has been commissioned. Ongoing conversations with the minor works project team about roof repairs and the proposed PV installation.
19	Heathrow Animal Reception Centre – Phase 2	ASHP to replace existing boilers	Investment Grade Proposal has been commissioned. Ongoing conversations with the FM project team with regards to refining the DHW requirement for the entire site.
201	Barbican Arts Centre	The second phase of pump replacement	The project is being instigated to replace the next set of pumps that are of a bigger capacity but fewer in number than the previous project to complete during shutdown.