

APPENDIX 5

SUSTAINABILITY WORKING GROUP (SWG)

MEETING	Lilac Room	DATE	24/04/2013 at 3.30pm
PRESENT	Chairman - Gareth Moore (GM) – Deputy Chairman, Barbican Residential Committee Sarah Hudson (SH) – Barbican Association Sustainability Group (BASG) Robert Doe (RD) - Barbican Association Sustainability Group Garth Leder (GL) – Barbican Association Sustainability Group Eddie Stevens, (ES) Housing Services Director Sheila Delaney (SD) – House Officer (BEO - minutes) Helen Davinson, (HD) Resident Services Manager Mick McGee (MM) – Senior Resident Engineer Paul Kennedy (PK) - Corporate Energy Manager (City Surveyors – City of London Corporation) Lochlan McDonald, Assistant Development Manager (LMcD)		
Apologies	Michael Bennett (MB) – Barbican Estate Manager (BEO)		
Item no.	SUBJECT/DISCUSSION	Action/Date	
1 - Follow up Actions from Sustainability Working Group meeting on 23 October 2013			
1.1	The Green Deal <ul style="list-style-type: none"> • 1 Million £ worth of money available from the government under the Green Deal. Energy companies will be taxed if this money is not distributed within 2 years, so this leaves Barbican Estate (BE) until April 2015 • For each of the housing estates, a core strategy has been developed for the EDP, identifying areas where energy savings can be made (e.g. cavity wall insulation, boiler replacements etc.). • SWG advised that DECC confirmed the COL City, could access GD funding for works. Usually GD is accessed by individual households and incurs a debt on the property that the resident pays back via their fuel bills. Accordingly, the COL would, if it accessed GD funding, have to pay this back and is likely that they would seek money back from all properties affected 	BEO	
1.2	Energy company obligation (ECO). <ul style="list-style-type: none"> • SH asked if there could be an officer made available to support PK, specifically linked to residential energy saving. ES confirmed that Lochlan MacDonald works for the Asset Management Team at the BE, and is currently seeking funding through ECO for various energy saving schemes linked to COL's HRA housing stock. LMcD proposes to approach H A Marks via ECO and he will provide further updates regarding possible ECO funding for energy saving works at the BE, e.g. double glazing, draft proofing, cavity wall insulation etc. There will be no obligation, nor risk to leaseholders at this stage. 	LMcD	

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	<ul style="list-style-type: none"> ES advised that on BE, the lease is the obstruction to claiming funding, as leaseholders pay for services via their service charge and these schemes could involve charges to the leaseholder. For example, the UFH is still currently fit for purpose, so in theory money may not be available, and any changes may have to be charged to leaseholders. Consequently many of the energy saving issues will have to be driven by the leaseholders. Due to BE not being social housing, and not part of the HRA, ECO funding may not apply. BE should have a sensible achievable objectives to access some of this funding 	
1.3	<p>HECA (Home Energy Conservation Association)</p> <ul style="list-style-type: none"> HECA was revised July 2012. PK completed a report by March 2013. PK agreed to include energy use data and amend report. Although energy use data cannot verify which individual projects led to energy reductions, it could allow COL to compare progress on an estate wide basis and provide indicators regarding energy saving. PK advised that energy saving targets are not based on government targets, but internal ones, which will support the commitment to reduce carbon emissions by 2015. PK advised this is a corporate target which looks at the commercial activities, as residential is treated separately. However, residential properties whilst reported on, are excluded from the corporate targets. PK will address comments on report. Next report is due in 2 years. 	PK
1.4	<p>Under floor heating</p> <ul style="list-style-type: none"> Meetings held with EDF and UKPN during November 2012 and January 2013. UKPN committed to maintaining the existing controls until March 2015. EDF would not commit to this. PK is to chase up EDF to try and get an answer. Current tariff is 13 hours which is very good, but if the cyclo controls on the system are changed, BE residents will move to another tariff which is likely to be more expensive or see a reduction on the availability of heat. If the move is to change the supplier, a tender process and consultation with residents will be required under Section 20 LVT in order to obtain an exemption for post tender consultation. Various different tariffs would be reviewed, to replace existing, e.g. off peak, a 7 hour tariff (deemed as Economy 7) and these would not require a sophisticated control system Currently the BEO do not hold detailed half-hourly profile data for the estate. PK said that the code profile for domestic and commercial meters are separate 	MM/PK

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1.5	<p>Half hourly electricity data for the under floor heating</p> <ul style="list-style-type: none"> MM said there is no half hourly data available to BEO for meter readings. MM said that if half hour meters were to be installed on the BE, there are cost implications and who pays? PK to contact EDF to request HH data for underfloor heating. There are half hour readings for the common parts. MM to verify if there are half hour readings for UFH. MM verified there is one sub-station for each block, and the suppliers should know the demand for electricity. 	MM
2 – Proposal by BASG to investigate two options to modify heating		
2.1	<p>Submitted proposal by BASG</p> <ul style="list-style-type: none"> No further updates 	
3 – LED Trial		
3.1	<ul style="list-style-type: none"> No further updates 	
4 – Actions required by SWG		
4.1	<p>Proposed Scoping Paper</p> <ul style="list-style-type: none"> ES suggested that the SWG advise BEO as to the contents they wish to include in a scoping paper, outlining the meaningful schemes that they believe may be viable. The paper would include items like: Problems identified (e.g. tariff due to expire and likelihood of the new tariff, aging estate, expected life of systems etc.), Review of these problems, (e.g. implications of problems and how to manage as an ongoing issue, e.g. asset maintenance) Possible solutions/outcomes regarding problems (What BEO can sensibly and viably do to manage them, e.g. acquire funding, resources etc.). ES advised that in 5 years time the UFH could become very expensive for residents. GM said it would be difficult for BE to come up with this brief unless it was compiled by residents, as this could provide the basis for meaningful consultation. ES said that based on the contents of the scoping paper a report could be presented to the BA/RCC which eventually 	SWG/BEO

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	could be presented to the BRC for review. This would provide some basis for BEO to ask for resources to drive the energy saving schemes through. GL said the if the scoping paper could be produced before the next SWG meeting this would be useful	
5 – Rainwater Harvesting		
5.1	Beech Gardens Project <ul style="list-style-type: none"> No further updates 	
6 – Resident Engineers		
6.1	Resident Engineers <ul style="list-style-type: none"> Due to the on-going Technical Restructure, The Resident Engineers are now Property Services Officers, and the new Property Service Officer started in February. The Technical Restructure became effective on 1 April 2013 	MM
7 – AOB		
7.1	No other business	
8 – Date of next meetings		
8.1	Sustainability Working Group: 24 July 2013, 23 October 2013, all at 4.00pm.	