

# Project Coversheet

## [1] Ownership & Status

**UPI:** TBC

**Core Project Name:** Climate Action Strategy (CAS) – Optimisation for Sites Connected to Citigen

**Programme Affiliation** (if applicable): Climate Action Strategy (CAS) – Capital Delivery Programme for Operational Buildings

**Project Manager:** Colm Dowling

**Definition of need:** this project part of the 'Climate Action Strategy (CAS) – Capital Delivery Programme for Operational Buildings' which aims to deliver reductions in the carbon emissions of our operational buildings in support of the City Corporation's net zero goal as set out in our Climate Action Strategy.

**Key measures of success:**

1. Completed by Sept 2026.
2. Completed within budget.  
Verified energy cost savings of c. £345,000 per annum.
3. Verified carbon savings of c.300 tCO<sub>2</sub>e per annum (based on projected 2027 carbon factors).

**Expected timeframe for the project delivery:** Completion by Sept 2026.

**Key Milestones:**

- Oct 2024: GW2 approval.
- Nov 2024: Grant funding application window – not successful
- May 2025: Design/PM/QS consultant appointed
- September 2025: GW3 4 paper
- October 2025: Allocating Section 106 Carbon Offset contributions or Reallocating Climate Action Strategy Operational Properties & Housing capital budget
- November 2025: GW5 Authority to start work (via delegated authority)
- November 2025: Start on site – cooling systems
- May 2026: Start on site – heating systems
- Sept 2026: Practical completion on all sites
- Sept 2027: GW6 report / final project completion

**Are we on track for completing the project against the expected timeframe for project delivery?** Y

**Has this project generated public or media impact and response which the City of London has needed to manage or is managing?**

No.

## [2] Finance and Costed Risk

**Headline Financial, Scope and Design Changes:**

**'Project Briefing' GW1 report (approved by City Surveyor on 11/04/2024):**

A GW1 paper titled 'Optimisation for sites Connected to Citigen set out a project to improve the return temperature conditions of heating and cooling circuits within City of London sites connected to the network. This forms part of the

Climate Action Strategy Year 4 Plan for Operational Properties, approved at Policy and Resources on 11<sup>th</sup> April 2024.

The project benefits:

Improvement of return temperatures to the Citigen network, resulting in improved efficiency and carbon emissions of the network.

Improved control and management of heating and cooling resulting in improved efficiency and reduced consumption.

An overall cost of carbon reduction of under £20,000/tCO<sub>2</sub>e by 2027.

Delivery cost:

Lower Range estimate: £3,525,838

Upper Range estimate: £4,445,332

Delivery timeframe:

Lower Range estimate: July 2025 – Sept 2026

Upper Range estimate: Sept 2025 – March 2027

**‘Project Proposal’ GW2 report (approved by Resource Allocation Sub Committee 30/10/2024):**

- Total Estimated Cost (excluding risk): £3,525,838
- Resources to reach next Gateway (excluding risk): £340,904
- Spend to date: £47,050.
- Costed Risk (pre-mitigation) Against the Project: £1,313,255.
- CRP Requested: £60,404
- CRP Drawn Down: £0
- Estimated Programme Dates:
  - Oct 2024: Procurement of design/PM/QS consultant
  - Oct 2024: GW2 approval.
  - Nov 2024: Grant funding application window
  - Dec 2024: Design/PM/QS consultant appointed
  - Feb 2025: Grant award notice
  - March 2025: GW3-4, tender project
  - May 2025: GW5 Authority to start work
  - July 2025: Start on site (main contract)
  - Sept 2026: Practical completion
  - March 2027: GW6 report

**‘Options Appraisal and Design’ G3-4 report (subject to approval):**

- Total Estimated Cost (excluding risk): £3,525,838
- Resources to reach next Gateway (excluding risk): none
- Spend to date: £340,904
- Costed Risk Against the Project: £1,313,255
- CRP Requested: £0
- CRP Drawn Down: £0
- Estimated Programme Dates:
  - Oct 2024: GW2 approval.
  - Nov 2024: Grant funding application window – not successful
  - May 2025: Design/PM/QS consultant appointed
  - September 2025: GW3 4 paper

- October 2025: Allocating Section 106 Carbon Offset contributions or Reallocating Climate Action Strategy Operational Properties & Housing capital budget
- November 2025: GW5 Authority to start work (via delegated authority)
- November 2025: Start on site – cooling systems
- May 2026: Start on site – heating systems
- Sept 2026: Practical completion on all sites
- Sept 2027: GW6 report / final project completion
- Scope/Design Change and Impact:
  - The previously discussed application to the Heat Network Efficiency Scheme (HNES) for partial funding was unsuccessful. **Instead, the project will be funded by a combination of Section 106 Carbon Offset contributions, and from the Climate Action Strategy capital budget.**
  - The start date for the works was previously July 2025, however this is now November 2025. The completion date remains the same.

**Total anticipated on-going commitment post-delivery [£]: 0**