



Meeting	Full Council
Date	28 September 2022
Report Title	Environmental Improvements to Estate Update
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## **1.0 PURPOSE OF REPORT**

1.1 To provide Councillors with an update on the decarbonisation of the Council's estate and proposed next steps.

## **2.0 INTRODUCTION AND BACKGROUND INFORMATION**

2.1 At Full Council on 22<sup>nd</sup> September 2021, Councillors approved the commissioning of a Climate Change Consultant (RenewEV - Alex Lockton) - to undertake a schedule of works to include phase 1 procurement for the decarbonisation of the Council's estate.

2.2 The works following works have now been completed;

- Detailed energy usage data for the main estate (Town Hall/Neeld, Stanley Park and Museum)
- Energy monitoring solution costings
- Fabric upgrade costings and advice for Town Hall/Neeld and Museum
- Heating replacement costings across the main estate
- Solar PV costing for Stanley Park

Further work has been completed on the Council's Procurement Policy, which the Climate and Biodiversity Officer is currently reviewing.

## **3.0 KEY FINDINGS**

3.1 Sourcing contractors willing to provide turnkey services for insulation upgrades and heating system conversion to renewables has been very difficult due to the limited number of installers and their already heavy workloads

3.2 Heat pump installation contractors are a specialised resource, anyone embarking on heating replacement require their expertise, therefore identifying skilled and experienced contractors and building relationships over time will prove essential.

3.3 Fabric installers are very selective in terms of the projects that they take-on and appear to be unwilling to be involved in the detail or complexity this requires. The Climate Consultant is recommending that the Town Council employ their own team and train them to do the work. The Corporate Management Team have reservations about this option as it significantly exposes the council to risk in an area that is currently outside of its core competences or experience

- 3.4 Recommended Heating systems are likely to be Air Source Heat Pump replacements with the inclusion of:
- Heat recovery where appropriate (Neeld and Stanley Park)
  - Cooling (Town Hall, Museum and Neeld)
  - Ability to heat hot water to higher temperatures if required
- 3.5 Heat distribution works will be required in the following buildings:
- Neeld to replace existing wet radiators, underfloor and air con
  - Town Hall to install new heating cooling system and replace existing storage heaters o  
Museum to install new wet system with ability to manage air temperature and cooling if required
- 3.6 Fabric Works for The Museum, The Neeld and The Town Hall have been costed and the consultant recommends using a breathable insulation which is made of environmentally sustainable material capable of being installed into older buildings and has flexibility in terms of its application method.
- Options have been proposed which include Diathonite / Calsitherm for walls and Proclima / Gutex for Neeld Roof
  - Subject to discussion with conservation officer
  - If all measures are applied, then 44% reduction in carbon from fabric alone is possible
  - Cheaper materials are available but are not compatible with carbon reduction AND ecological emergency requirements
- 3.7 The consultant has engaged with architects and recommends that officers engage one to assist with the conservation officer meetings and assist with the fabric design and specification to produce detailed drawings required for planning and construction. Indicative initial costings are included in that section.
- 3.8 The consultant recommends:
- To focus spend on Stanley Park Heating, Monitoring and Solar within this current financial year.
  - To engage with an architect to design The Neeld and Town Hall this year and then The Museum next year with a view to putting the projects into planning next year and the year after.
- 3.9 Current assumptions within the Climate Consultants report allow for an estimated 72% carbon reduction versus the baseline for the carbon footprint of the Councils estate.

3.10 A summary of the capital cost estimates is displayed below;

	Stanley Park	The Need	Town Hall	Museum	Budget estimate Combined
Heating	£122k-£144k	£150k-£175k	£140k-£165k	£120-£150k	£532k-£630k
Fabric (Insulation Materials Only)*	NA	£95,780	£50,803	£47,907	£194,490
Energy Monitoring (Shared Equally)	£2,811-£4,793	£2,811-£4,793	£2,811-£4,793	£2,811-£4,793	£11,245-£19,173
Solar PV	£41-51k	-	-	-	£41-51k
Subtotal	£165,811-£195,793	£248,591-£275,573	£193,614-£220,596	£170,718-£202,700	£778,734-£894,662
Carbon Saving %	64%	77%	78%	67%	72%

\*Additional cost of Insulation Team of 3 annually is circa £120k for own in-house installation team including van and training. If the Fabric work were to be completed in 4 years the total project cost would be **£1.3-£1.5M**.

#### 4.0 ANALYSIS

- 4.1 The report presents a ‘fabric-first’ approach which is essential for the heating solutions to be effective. Aside from Stanley Park the Councils primary estate is housed within complex, difficult to treat, listed buildings built in the mid Nineteenth century. It is likely that fabric installers view such situations with caution due to the high levels of risk associated with taking on such contracts. This supports the Corporate Management Teams comments with regard to the risk to the Council at 3.3 above. Given that the industry views our buildings estate with risk, it is therefore follows that we should too given that we have no experience whatsoever in these areas of work.
- 4.2 Establishing a team of installers in house also carries significant levels of risk and officers would not advise this option as appropriate as indicated at 3.3 and 4.1 above.
- 4.3 The overall spend of between £1.3-£1.5M could result in a 72% carbon saving upon baseline for the estate, but Councillors should note that this would not result in carbon neutrality. It should be noted that whilst emissions from the Councils estate contribute towards a significant proportion of the council’s carbon footprint - a number of other sources also contribute i.e. material consumption and transportation.
- 4.4 The Climate and Biodiversity officer has met with the Climate Consultant and suggested that in addition to the above programme a number of simpler ‘quick win’ energy saving actions could be implemented i.e. ensuring adequate loft insulation, led lighting role out, draft exclusion and secondary glazing.
- 4.5 The Climate and Biodiversity officer is currently working upon a Climate and Biodiversity strategy and carbon neutrality roadmap - but Councillors should note that to achieve carbon neutrality by 2030 significant levels of insetting and/or offsetting will need to be achieved.

## **5.0 NEXT STEPS**

5.1 In accordance with the Consultants recommendations it is proposed that;

- Tenders are specified and issued for Heating, Solar and Energy monitoring at Stanley Park. Due to the project management and planning requirements such works will be completed during 2023. The preapproved capital budget of £200K for 2022/23 will be used for this purpose.
- An architect is engaged to design the fabric scheme for The Neeld and Town Hall, and work with officers and Wiltshire Council conservation officers to obtain the relevant permissions prior to tender.
- The Climate and Biodiversity officer works with relevant Heads of Service to identify energy saving measures and implement these accordingly.

## **6.0 CONTRIBUTION TO CORPORATE PLAN PRIORITIES**

6.1 An update on the decarbonisation of the Council's estate will contribute to the following corporate priorities;

- Help to create a future that is carbon neutral, environmentally sustainable and resilient to the impact of climate change.
- Maintain effective and efficient governance and management of resources.

## **7.0 STAFFING IMPLICATIONS**

7.1 There are no staffing implications.

## **8.0 FINANCIAL IMPLICATIONS**

8.1 The overall project cost is outlined to be between £1.3-1.5M. The recommendations seek to utilise the preapproved £200K budget for Estate Environmental Improvements - and a sum of £50K has been allocated into next years budget for the pre tender fabric stage of The Neeld and Town Hall, and implementation of identified 'quick win' energy saving measures across the estate.

## **9.0 LEGAL IMPLICATIONS**

9.1 There are no legal implications.

## **10.0 RECOMMENDATIONS**

10.1 It is recommended that Councillors;

- i) Approve the use of the £200K budget for 2022/23 to carry out the estate greening works to Stanley Park as outlined within the report.
- ii) Recommend an allocation of £50K into next year's capital budget for the pre tender fabric stage of The Neeld and Town Hall, and implementation of identified 'quick win' energy saving measures across the estate.