

Report

- Body:** Scrutiny Committee
- Date:** 9 April 2008
- Subject:** Audit of Eastbourne Borough Council's Environmental Practices
- Report Of:** Environment Scrutiny Task Group
- Ward (s):** All
- Purpose:** To assess how the Council follows 'best' Environmental practice in its own structures including: energy saving; the use of renewable energy and green purchasing.
- Decision Type:** Not applicable
- Recommendation:** The key recommendations from this progress review are as follows:
- To continue to make the Climate Change Steering Group the focal point for all Climate Change decisions and discussions;
 - To continue to follow the recommendations of the Asset Management Plan in progressing the energy efficiency of the fabric of our buildings.
 - Ensure the Climate Change Group monitor the progress of the Asset Management and Energy & Water Policies, so that real gains are made within our own portfolio of buildings.
 - Submit six-monthly progress reports to the Scrutiny Committee
- Contact:** Nick Adlam, Energy Initiatives Officer x5970 or Jo Byers, Assistant Director Support Services x5248

1. Introduction

- 1.1. The Scrutiny Committee agreed that a review of the Council's environmental practices should be carried out. This was to ensure that:

- the Council was setting a good example on environmental issues;
 - the Council was committed to energy saving and cutting CO₂ emissions; and
 - Eastbourne is one of the leading authorities preparing for the impact of climate change.
- 1.2. The Councillors involved with this Scrutiny Task Group are Councillor Barbara Goodall and Councillor Gregory Szanto.
- 1.3. This report will focus on the management of carbon in particular the energy and efficiency savings that can be made within the Council; the less energy we use the less carbon and it is carbon emissions that are the cause of climate change. The content of the report will look at the work which has already been undertaken by the Council and the work that is planned.

2. The Review

- 2.1. The Scrutiny Task Group Members have already met with the relevant officers responsible for energy and carbon management and have attended a Climate Change Steering Group meeting.
- 2.2. Additional research may need to be carried out for areas of work identified by the Panel that have not been planned for by the Council.

3. Progress

3.1. National Policy Drivers

- 3.1.1. The Government is making it a legal requirement for the UK to make a 60% reduction in carbon emissions by 2050. They see Local Authorities as being key to deliver these reductions.
- 3.1.2. In line with this the Government has set a new indicator for Local Authorities to measure and report on the annual amount of carbon emissions savings they have made. Local Authorities will be required to measure and report on how much carbon is being emitted in their authority as a whole and what measures are being taken to mitigate against the impacts of climate change. These new

indicators¹ are likely to start in 2009 and are part of the Government's restructuring of targets and reporting to make them more streamlined and focused to current issues.

3.1.3. The lead from Central Government would indicate that action may be taken against Local Authorities that fail to perform well against these new indicators. This assumption is echoed by the LGA climate change commission report² (published November 2007) which stated that climate change must be at the local government's vision for their communities as it is now clear from the scientific evidence that it is the single priority that which overrides all others now and for the foreseeable future.

3.1.4. In addition to the new indicators the European directive for the energy performance of buildings will require all of our buildings that are open to the public to be given an energy rating; similar to the energy ratings we find when we buy a new fridge. This rating will have to be publicly displayed in each building. Our buildings will also have to have a CO₂ benchmark rating that identifies how much carbon is used per m² of floor space. These requirements come into force later this calendar year.

3.2. Eastbourne Borough Council Policy Drivers

3.2.1. The overarching policy driver for carbon management will (subject to Cabinet approval) be the Climate Change Strategy document, as this strategy pulls together all of the policies within the Council that relate to the management and reduction of carbon. The Strategy also has a detailed action plan (over 100 action points) on how Eastbourne can make significant carbon savings and has developed this by targeting six key areas:

- Raising awareness;
- Energy use;
- Transport;
- Water conservation;
- Waste;

¹ NI 185 - CO₂ reduction from local authority operations; NI 186 - Per capita reduction in CO₂ emissions in the LA area; NI 188 - Adapting to climate change.

² <http://campaigns.lga.gov.uk/climatechange/home/>

- Procurement; and
- Land use planning.

3.2.2. For each of these areas the strategy focuses on three distinct groups to deliver its aims:

- Eastbourne Borough Council
- Business and organisations
- Individuals and the community

3.3. Building Policies

3.3.1. Two key policies that support the Climate Change Strategy are the Asset Management Plan and the Energy and Water Policy. These policies directly affect the way Eastbourne Borough Council buildings are managed and operated and ultimately how much of a good example we will be setting to the wider community.

3.3.2. **Annex 1** summarises the main areas of work and responsibilities for each of the policies. The Corporate Property Team has the lead on the Asset Management Plan and Support Services Division has the lead on the Energy and Water Policy.

3.3.3. The important area of work for both of these teams will be the **building condition surveys**. Without detailed building surveys we will not be able to determine the right low-carbon solution for the buildings operational requirements.

3.3.4. The building condition survey will not negate the need for 'quick wins' such as installing low energy light bulbs and encouraging staff to switch off appliances when they do not need them but instead it will look for a holistic solution to the reducing the carbon impact of our buildings.

3.3.5. An example of this would be 1 Grove Road. It suffers from extremes of heat; cold in the winter due to the thinly glazed windows and hot in the summer as a result of a lot of heat from the sun (solar gain). The building also suffers from an outdated boiler plant, poor heating distribution and failed zone controls, and in particular this leads to poor resolution between the operating hours of the offices and the adjoining library which shares the

boiler. All of this leads to a lot of energy being used and as it is fossil based (gas) a lot of carbon emissions.

- 3.3.6. A detailed survey would allow us to properly assess what needs to be done to get things right first time and to not spend money unnecessarily on bespoke items. For example, one solution that was considered for 1 Grove Road was to fit ceiling based combined heater and air conditioning units. This would make the working environment better for staff, however it would be energy intensive. It would also not take into account the fact that the building could be re-furbished so that it could be naturally ventilated and that heating costs could be reduced through solar gains.
- 3.3.7. A detailed survey would also allow us to realise what renewable technologies can be fitted. For example, the gas boiler in 1 Grove Road could be replaced with a biomass boiler.
- 3.3.8. Support Services Division, with the assistance of the Carbon Trust have already carried out a series of short surveys at a number of sites which have highlighted savings that could be made with the right capital investments. A summary of these improvements is given in **Annex 2**. As costs were only estimated and full details of how some of the measures could be implemented were not supplied, only some of these measures have been taken forward. Also, as mentioned above we need to be careful that any capital investment is done on a holistic basis.
- 3.3.9. The Estates Team will be responsible for carrying out detailed surveys to all buildings that have high occupancy, usage and energy costs, including those that have already been surveyed by the Carbon Trust and Support Services assist where-ever possible from the energy/climate change angle. The detailed surveys will be done over time and are subject to availability of funding but they would ensure long term solutions are made as cost effectively as is possible.
- 3.3.10. These surveys are primarily focussed on how the make up of the building affects its energy consumption; they are not condition surveys although improvements to the condition of the buildings may be made when making energy improvements.

3.4. Invest To Save Capital

- 3.4.1. Funding of £80k has already been allocated to allow Support Services to implement measures straight away. Some of this money has already been allocated, a summary of which is in **Annex 3**.

3.5. Procurement

- 3.5.1. Our electricity energy contracts are due to be renewed in September and November 2008. We are working with other authorities in East Sussex to examine the possibility of joint procurement. This will give us greater purchasing power and lower tariffs compared to going it alone. We will be looking to obtain 'green' energy wherever we can however this will have to be balanced against obtaining a competitive price.

3.6. Additional Procedures

- 3.6.1. A summary of additional measures and procedures that are already being adopted and considered are listed in **Annex 4**.

4. Resource Implications

- 4.1. There will be elements of our carbon management programme that will save us money, such as changing light bulbs and the way we work (switching things off when we don't use them). However, there will be other elements where there will be either no or minimal savings, the savings are long term (more than 30 years) or it might actually cost more. Examples of this would be investing in renewable technologies or making the fabric of our buildings more energy efficient. All investments will be supported by a business case.
- 4.2. In addition to this there are staffing constraints within Support Services Division, which restricts the amount of work that can be carried out; the Energy Initiatives Officer is only employed on this aspect of work for two days a week.
- 4.3. With this in mind it is likely that, in part, the carbon management and reduction process will, if we are to take it seriously, cost the Council. This fact has already been

recognised in the Stern Report³ which has estimated that a 1% investment of GDP is needed to mitigate against possible climate change impact costs which could cost us 5% of GDP every year. If the wider risks and impacts are taken into account the estimates of damage could rise to 20% of GDP or more.

5. Environmental and Community Safety Implication

- 5.1. We no longer have a choice about tackling the causes of climate change. If we do not act there will be some tourism benefits to the town through warmer temperatures but we will still feel the effects of climate change with higher food and commodity prices, the likelihood of more disease, water shortages, weather chaos and increased frequency of winter flooding. This is in addition to the impacts that will occur on a national and global scale.

6. Conclusion

- 6.1. Eastbourne is not at the moment a leader in tackling climate change and has a lot of catching up to do with those authorities that are. This said we are in the position of having an administration with a desire to meet our national climate change obligations and a clear long term vision of reducing our carbon footprint. This is supported by key staff within the Council that wish to see this vision succeed and to make change happen. In time, with the right investments, Eastbourne could be at least on par with the current leading authorities and could establish itself as a beacon authority for climate change.
- 6.2. The driver to deliver this vision should be the Climate Change Group as it is:
 - an established group represented by service areas across the whole council;
 - a centralised forum for climate change discussions;
 - supported by the lead Councillor for Climate Change; and
 - already developing an action plan to make change happen.

³ The Review was commissioned by the Chancellor in July 2005 and published in October 2006. It was been carried out by Sir Nicholas Stern, Head of the Government Economic Service and former World Bank Chief Economist.. http://www.hm-treasury.gov.uk/independent_reviews/stern_review_economics_climate_change/sternreview_index.cfm

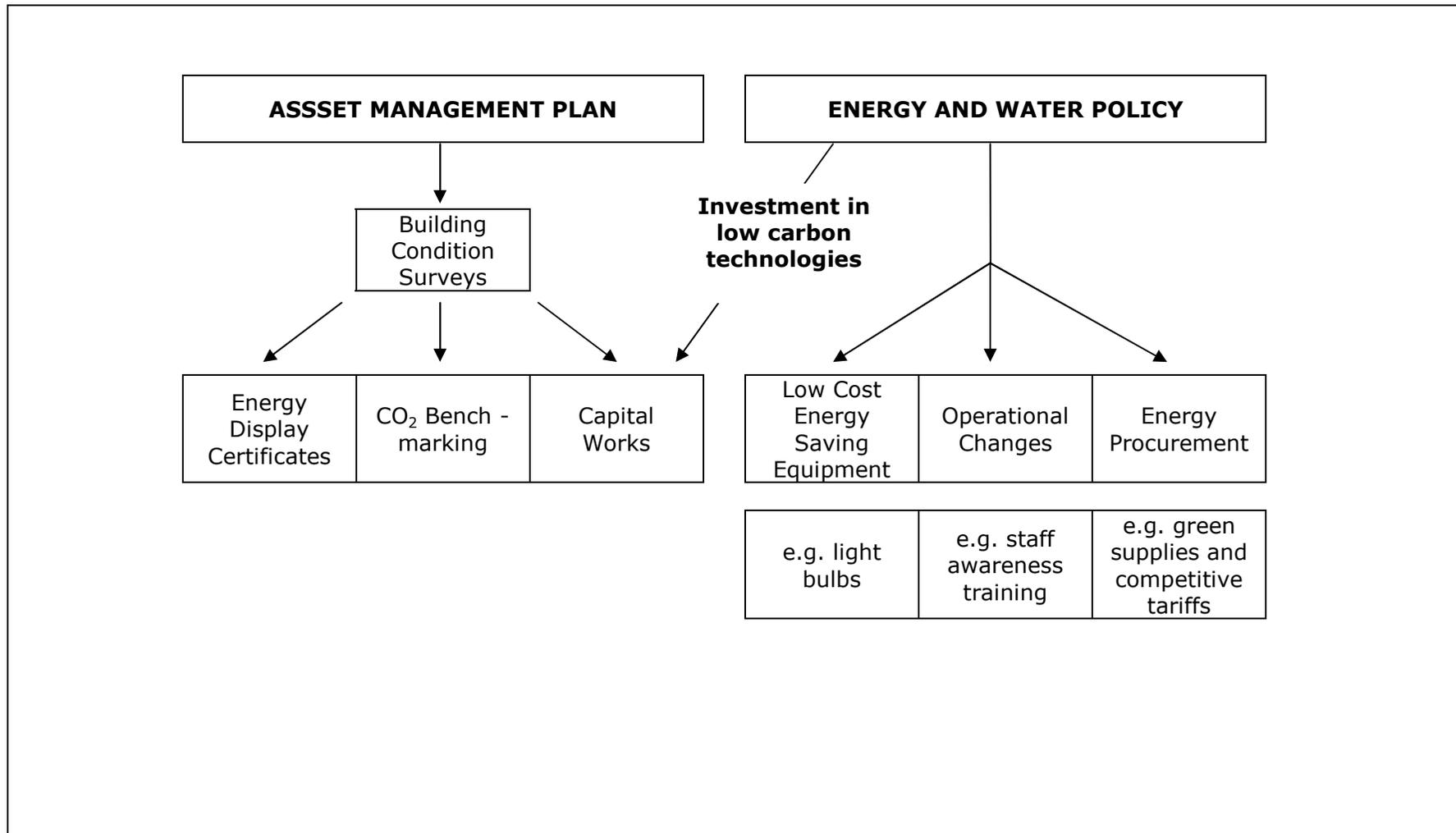
- 6.3. The Climate Change Group will be able to monitor the work that is being carried out by the different services areas in particular those responsible for the Asset Management and Energy and Water Policies. It will also be able to offer clear direction for the Council in making the necessary changes to deliver carbon savings.

Nick Adlam, Energy Initiatives Officer
Jo Byers, Assistant Director Support Services

Background Papers

Climate Change Strategy (Draft version) – this is available on request due to the size and length of the document.

Annex 1 – Work Areas Of The Asset Management Plan And The Energy And Water Policy



ANNEX 2 – Efficiency Improvements Identified by Briar Associates for Eastbourne Borough Council Operated Sites

MEASURE	SITE											
	Devonshire Park Hall	Congress Theatre	Devonshire Park Theatre	Floral Hall	1 Grove Road	68 Grove Road	Town Hall	Crematorium	Cavendish Sports Centre	Hampden park Sports Centre	Shinewater Sports and Community Centre	Eastbourne Sports Centre
Convert to gas heating	4											
Improved heating controls		2	3	3	2	1	2	2	3	3	3	3
Boiler plant insulation		3	3		3	3	3					
Decentralise heating		4										
Replace tungsten lighting		2					1 / 2					
Heating timer switches					2	2						
Insulate pipework								3	3	3	3	3
Install lighting controls								3	3	3	3	3
Low energy lighting ⁴	3	3	3	3	3	3	3		3	3	3	3
Heat Recovery									4			
Variable speeds for fans										4		

KEY

1	Already actioned	2	To be actioned within current calendar year	3	Still requires further investigation before timescales can be agreed	4	Unlikely to be actioned this calendar year
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⁴ (in conjunction with tungsten replacement)

ANNEX 3 – Measures Already Identified Within ‘Invest To Save’ Budget of £80k (paragraph 3.4)

MEASURE	DESCRIPTION	COST	PAYBACK	DATE IMPLEMENTED
Energy Light Bulbs	Installed in the Council Chamber and Assembly Hall	TBC	TBC	Summer 2007
Insulating Town Hall Heating	Insulating boiler and hot water pipe work where it is not already installed	TBC	TBC	N/A
Smart Meters	Gas, Electricity and Water meters that can be read automatically at varying frequencies – every half hour, daily weekly or monthly. Part of the monitoring and targeting solution. Tendering exercise still underway	For 11 sites approximately £35k Three sited to be trialled first before wider roll out.	1 Year	Summer 2008
Energy Management Software	Software to collate all meters readings for all sites, including smart meter data. Allows greater management of energy use.	Absorbed into smart meter cost	N/A	Summer 2008
Thermostatic Controls for Radiators	Allows radiators in the Towns Hall to be controlled individually so that temperatures and energy use can be better controlled. Quotes have been obtained.	TBC	TBC	Summer 2008

ANNEX 4 - Measures Yet To Be Identified Within 'Invest To Save' Budget (subject to Annex 2)

MEASURE	DESCRIPTION	COST	PAYBACK	DATE IMPLEMENTED
Energy Efficiency Awareness	Staff training – change the culture workshops	Staff time	Immediate	TBC
Energy Monitoring and targeting	Evening energy audit already carried out Analysis of energy usage	Staff time	Immediate	Immediate
Insulation	As required in Annex 2.	TBC	TBC	TBC
Energy Light Bulbs	As required in Annex 2	TBC	TBC	TBC
Recycling in offices	Recycling of paper and plastic introduced in the three main office buildings in Grove Road	TBC	TBC	TBC
Environmental Auditing	Scoping the possibility of introducing and environmental auditing system into the council.	TBC	TBC	2008
Green Stationery	New contract – increased green items on contract list EBC were recently placed in the top 10 list of organisations (commercial and private) that had made the most improvements in greening their stationary.	Reduce packaging etc.	Not available	March 2008

MEASURE	DESCRIPTION	COST	PAYBACK	DATE IMPLEMENTED
Mayor's Car	Three year lease of Toyota Prius Hybrid.	£3162 per annum for three years; approx £200 more expensive per year than just going for a diesel. Saving of approx £500 per annum has still been compared to previous three years lease costs.	Payback not quantified as dependant on how vehicle is used. Comparisons of fuel consumption data to be made in future.	November 2007
Carbon Management	Looking to join the Carbon Trust Local Authority Carbon Management Programme. Carbon baseline to be established.	Staff Time	1- 2 Years	TBC
Feasibility study on the renewable options for 1 Grove Road	To understand what the costs of installing solar panels at 1 Grove Road would be.	Staff Time	TBC	2008
Heating Systems	Worked with building manager of Grove Road offices to make heating systems work more efficiently	Staff Time	TBC	TBC

MEASURE	DESCRIPTION	COST	PAYBACK	DATE IMPLEMENTED
Feasibility study of introducing rainwater recovery systems.	To understand the practical implications and payback times of installing a rainwater recovery system. An ideal site would be the Devonshire Theatres as the water could be used for the toilets and watering of the tennis lawns.	Staff Time	TBC	Summer 2008