

Report of the Portfolio Holder for Economic Development and Asset Management

Update on the Decarbonisation of the Council's Commercial Asset Portfolio

1. Purpose of Report

To advise Cabinet of the ongoing progress being made in several key decarbonisation projects that are underway within the Council's commercial asset portfolio. This is in accordance with the Corporate Plan objective for the Environment.

2. Recommendation

Cabinet is asked to NOTE the progress that is being made on the projects, which both feeds directly into the Council's wider decarbonisation strategy to secure additional commercial opportunities for the Council, both in terms of immediate revenue streams, and long-term sustainability solutions.

3. Detail

Foster Avenue Offices:

Previous assessments of the office building have not yielded the necessary information to allow the Council to make a clear judgement on the approach to making the necessary efficiency improvements to the building, hence no progress has been made on delivering any tangible progress.

A broad scope has been agreed with a local consultant, to undertake an assessment exercise, based on the below:

- Car Charging Points in Car Park - This option could be a possibility, as both an income generator and to support the wider decarbonisation of the town centre, however, the infrastructure cost could be the prohibiting factor for reviewing this option. This work will be done in conjunction with Parking Services Team who are leading the project regarding EV Chargers in Council car parks.
- Solar Panel Review - A full assessment of the performance of the current panels, current income generation through the feed in tariff.
- Building Management System (BMS) study, to assess the performance of the various operational systems in the building, such as HVAC and lighting with a view of optimising building performance and efficiency.
- Window Replacement / Window Seals Replacement – Cost vs Gains

- Review of Building / Lettable Space and review of potential market demand
A broad proposal document has been agreed with the consultant, and further energy and performance data is being shared with them, to assist with the production of the final proposal document for consideration by GMT / Cabinet.

Bramcote Crematorium Solar Panels:

- In April 2025, the Capital Works team submitted a bid to the new Mayoral Renewables Fund, which is led by EMCCA. The turn around on submitting a bid was very tight. A scheme has been developed for installing solar panels to Bramcote Crematorium, as recommended in the Decarbonisation report produced by Atkins Realis in 2024. In addition, the bid includes to install some EV chargers. The total amount applied for is £79,136. A separate report is scheduled to be submitted to the Bramcote Bereavement Services Joint Committee for project approval (subject to award of grant). To date, the funding has not been confirmed, however assuming success, we will ensure the Parking Services Team are included within the process, to ensure alignment with the wider EV project.

D.H. Lawrence Museum:

- The Commercial Manager is leading on two funding bids, which will help support the D.H. Lawrence Museum, both in terms of operating costs (specifically around energy efficiency) and commercial sustainability.
- Groundwork Five Counties have been commissioned to produce an energy assessment report on the building, which will be complete and submitted on the 2 June 2025. The report will be used to support a Museum Estate and Development (MEMD) Round 5 funding bid, which Groundwork will complete on behalf of the Council.
- Heritage Lottery have been approached, through Groundwork, and would be interested in funding energy conservation improvements at the Museum to improve footfall and enhance / promote overall community benefits of the facility. Initial discussions between all parties have commenced, with further details to be communicated in due course, in terms of what is available for the Council to consider.

Commercial Portfolio Energy Review:

An initial scope of works has been agreed with an external consultant, pending cost approval, which will cover the following:

- Guided site visits (selected by the Council) over a two-day period to access plant rooms / plant equipment

- Access to roof spaces would be advantageous to review roof condition / structure for Solar PV potential
- Whilst on site, general condition of building fabric (carbon / energy related aspects) included in survey
- High level strategic report produced to include:
 - a. Description of existing heating and hot water systems
 - b. Condition report (non-intrusive) of existing heating and hot water systems
 - c. Risk assessment of existing heating / hot water systems - relates to condition / urgency of replacement / energy efficiency potential improvements if upgraded / replaced
 - d. Technical guidance for plant upgrading / replacement options across all sites visited for low carbon / renewable technology installations
 - e. Cost guidance (banding) for plant upgrading / replacement to energy efficient / renewable technologies
 - f. Technical guidance for fabric upgrading (efficient energy replacement materials)
 - g. Cost guidance (banding) for fabric upgrading
 - h. All costs by site and entire asset portfolio to allow for departmental and strategic review
 - i. Strategic programme for replacement / upgrading of fabric measures and heating and hot water plant across all sites

4. Key Decision

Not applicable.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Assistant Director of Finance were as follows:

There are no additional financial implications arising from this noting report to consider with activities being contained within existing capital and revenue budgets. Any significant budget implications in the future, over and above virement limits would require approval by Cabinet.

7. Legal Implications

The comments from the Head of Legal were as follows:

Whilst there are no direct implication arising from this report, the Climate Change Act 2008 imposes a target on Central Government to be carbon neutral by 2050.

The Council has, set an earlier target of 31 December 2027: maintaining the decarbonisation plans for each of the Council key assets will help to achieve this.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable.

10. Climate Change Implications

The climate change implications will be detailed in a further progress report.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

As this is not a change to policy or a new policy an equality impact assessment is not included.

13. Background Papers

Nil.