



PUBLICATION OF DECISION LIST NUMBER 60/17-18

MUNICIPAL YEAR 2017/2018

Date Published: Tuesday 3 April 2018

This document lists the Decisions that have been taken by the Council, which require publication in accordance with the Local Government Act 2000. The list covers Key, Non-Key, Council and Urgent Decisions. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

A valid request for call-in is one which is submitted (on the form provided) to the Governance and Scrutiny Team in writing within 5 working days of the date of publication of the decision by at least 7 Members of the Council.

Additional copies of the call-in request form are available from the Governance and Scrutiny Team.

If you have any queries or wish to obtain further report information or information on a decision, please refer to:
– Claire Johnson (ext.4239)

Phone 020 8379 then extension number indicated

INDEX OF PUBLISHED DECISIONS – Tuesday 3 April 2018

List Ref	Decision Made by	Date Decision comes into effect	Part 1 or 2	Subject/Title of Report	Category of Decision	Affected Wards	Eligible for Call-In & Date Decision must be called in by (If Applicable)	Page Number
1/60/17-18	Executive Director – Regeneration & Environment	Wednesday 11 April 2018	Part 1	Investment Decision for RE:FIT 2 – Energy Retrofitting in Corporate Buildings and Approval of Tranche 2 Sites	Key Decision KD - 4647	All	Yes – Tuesday 10 April 2018	1
DECISIONS								
For additional copies or further details please contact Claire Johnson (020 8379 4239), Governance and Scrutiny Team.								

LIST REFERENCE: 1/60/17-18

SUBJECT TITLE OF THE REPORT :							
INVESTMENT DECISION FOR RE:FIT 2 – ENERGY RETROFITTING IN CORPORATE BUILDINGS AND APPROVAL OF TRANCHE 2 SITES							
Part 1 or 2 (relevant exempt Paragraph)	Wards affected by decision	Decision taken by	Date Decision comes in to effect	Interest declared in respect of the Decision	Category of decision (i.e. Key, Non-Key, Council, Urgent)	Contact Details	Eligible for Call-in & Date to be called in by
Part 1	All	Executive Director – Regeneration & Environment	Wednesday 11 April 2018	None	Key Decision: KD 4647	Andrew Whelan 020 8379 4561	Yes – Tuesday 10 April 2018

AGREED: that the following decision will come into effect on Wednesday 11 April 2018, subject to not being called in:

1. Approval of the decision to invest £999,220 in Tranche 1 of RE:FIT 2 at 20 corporate sites* in accordance with the Investment Grade Proposal drawn up by Ameresco Ltd.

** A few of the properties listed in Tranche 1 are Independence & Well Being Enfield Ltd (IWE) buildings and therefore there needs to be an agreement with the IWE and Corporate Property to ensure their buy-in to the RE:FIT 2 proposals and arrangements are in place regarding the recovery of the initial investment value (e.g. Park Avenue Day Centre, Formont Centre, Rose Taylor Centre).*

2. Approval that following a successful IGP for Tranche 1, the Council commissions Ameresco Ltd to undertake an IGP for Tranche 2a (the remaining corporate properties) and Tranche 2b (Fusion Leisure Centres**)

***The IGP for Tranche 2b is subject to approval of the commercial agreement between the Council and Fusion Leisure Ltd. This will require a separate Delegated Authority Report by the Council's Leisure Facilities Development Manager with respect to alterations to the current leisure management contract.*

3. Approval that the Council underwrite the cost of the IGP for Tranche 2a and 2b, estimated to be up to £40k, should it subsequently decide not to invest in Tranche 2a and 2b.

4. Approval of the delegation to the Assistant Director, Commercial to finalise the approval of the timetable for the delivery programme for Tranche 1.

ALTERNATIVE OPTIONS CONSIDERED

1. The Minimum Energy Efficiency Standards (MEES) is a statutory requirement under the Energy Act 2011, forming a key driver for the Strategic Property Review. For corporate buildings having less than the minimum energy performance certificate rating of E (i.e. an F or G energy rating), there is no alternative if the Council intends to carry on renting these properties beyond 1st April 2018 unless it registers an exemption (e.g. where an independent assessor determines that all relevant energy efficiency improvements have been made to the property).
2. MEES also requires that from 1st April 2018 that all new buildings that become part of the Council estate fall within the top quartile of national energy performance.
3. After 1st April 2023, property owners must not continue to let any buildings which have an EPC rating of less than E unless an exemption is registered.
4. For corporate buildings with an energy rating of E or above (i.e. A to E), there is no current statutory requirement to act through MEES. However, the new Housing and Planning Act 2016 includes a duty for local authorities to report on improving efficiency and sustainability in existing Council buildings from 2017. Furthermore, by not acting, the Council will lose the opportunity invest up to at least £1 million and save up to £100k per year. Exceeding the Council's statutory requirement to retrofit through RE:FIT 2 will save money, energy and carbon.

REASONS FOR RECOMMENDATIONS

1. The energy retrofitting project in corporate buildings will enable the Council to meet its statutory obligations through both the Housing and Planning Act 2016, and the Minimum Energy Efficiency Standards (MEES) from April 2018. RE:FIT 2 also enables the Council to exceed statutory compliance and as a result saving money, energy and carbon.
2. Using the RE:FIT Framework as a procurement method means the Council can minimise price risk by stating a maximum capital cost from the IGP, in this case, up to £1,000,000 for Tranche 1. If this is not met then RE:FIT 2 will not proceed.
3. The RE:FIT Programme Delivery Unit provides free-of-charge consultancy support to public sector organisations participating in the programme. This includes support throughout the project including development of the Invitation to Tender, outline project feasibility and quality assurance. The RE:FIT Service Providers guarantee energy savings as set by the Contracting Authority in the Invitation to Tender, providing a solid business case to mitigate the risk of underperformance. As with RE:FIT 1, the payback is set at a maximum of 10 years to ensure we pick up all relevant energy saving technologies.
4. The project will follow the same 'Invest to Save' model as the Salix Recycling Fund, the Salix interest free loan (used for the street lighting trimming and dimming project) and previous RE:FIT projects.
5. The energy retrofit of the 76 Council buildings in total (where it is directly responsible for paying the energy bills) will save money, energy and carbon. This will contribute to the Council's new 60% carbon reduction target by 2025, as compared to a 2009 baseline. It will also enable the Council to further lead by example and promote its green credentials.
6. The IGP will inform the Council's Strategic Property Review.

BACKGROUND

Please note that a copy of the Part 1 report is available via the Decision list link on the Council's Democracy pages.

Publication of Decision List 1/60/17-18 – Tuesday 3 April 2018