



PUBLICATION OF DECISION LIST NUMBER 19/19-20

MUNICIPAL YEAR 2019/20

Date Published: 26 July 2019

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 – 26 July 2019

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
1/19/19-20	Executive Director Resource	Monday 5 th August 2019	Part 1	Investment Decision for RE:FIT2 – Energy Retrofitting in Corporate Buildings for Tranche 2a sites, including associated internal recharge to CMCT & approval of Tranche 3 sites	KD4858	All	Yes – Friday 2 nd August 2019	1
DECISIONS								
For additional copies or further details please contact Claire Johnson (020 8379 4239), Governance and Scrutiny Team.								

LIST REFERENCE: 1/19/19-20

SUBJECT TITLE OF THE REPORT:							
INVESTMENT DECISION FOR RE:FIT2 – ENERGY RETROFITTING IN CORPORATE BUILDINGS FOR TRANCHE 2a SITES, INCLUDING ASSOCIATED INTERNAL RECHARGE TO CMCT & APPROVAL OF TRANCHE 3 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 Resources	Monday 5 th August 2019	None	Key Decision KD 4858	Andrew Whelan 0208 379 4561 Andrew.whelan@enfield.gov.uk	Yes – Friday 2 nd August 2019
DECISION							
<p>AGREED: that the following decisions will come into effect on Monday 5 August 2019, subject to not being called in: It is recommended that the Executive Director - Resources:</p> <p>2.1 Approves the decision to invest approximately £370k in Tranche 2a - RE:FIT 2 at 32 corporate buildings in accordance with the Investment Grade Proposal drawn up by Ameresco Ltd.</p> <p>2.2 Approves that the investment will be funded through its existing Salix Recycling Fund, with an additional ‘top-up’ interest-free payment of up to £200k which will be match-funded by the Council through corporate finance reserves and recovered through the savings.</p> <p>2.3 Approves the decision to make an internal recharge of approximately £37k to Corporate Construction & Maintenance Team to provide the expert construction related technical services and ensure the delivery of the contract works for the Tranche 2a projects.</p> <p>2.4 Approves that following a successful IGP for Tranche 2a, the Council commissions Ameresco Ltd to undertake an IGP for Tranche 3 – this will be the final remaining ‘mop up’ session for corporate properties.</p> <p>2.5 Approves the Council to underwrite the cost of the IGP for Tranche 2a, estimated to be approximately £25k, should it subsequently decide not to invest in Tranche 2a.</p> <p>2.6 Approves the delegation to the Director, Commercial to finalise the approval of the timetable and any revisions to projects of the delivery programme for Tranche 2a.</p>							

ALTERNATIVE OPTIONS CONSIDERED

4.1 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).

4.2 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.

4.3 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.

4.4 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 in up to a further £370k and save approximately £40k per year. Exceeding the Council's statutory requirement to retrofit through RE:FIT 2 will save money, energy and carbon.

REASONS FOR RECOMMENDATIONS

5.1 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.

5.2 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, £367,327 for Tranche 2a. If this is not met then Tranche 2a of RE:FIT 2 will not proceed.

5.3 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.

5.4 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.

5.5 Tranche 2a will save money, energy and carbon and help deliver the Council's 60% carbon reduction target by 2025 (compared to a 2009

baseline) and carbon neutral target by 2030 in accordance with its climate emergency declaration. It will also enable the Council to further lead by example and promote its green credentials.

BACKGROUND:

Please note that a copy of the report detailing the Background Information is available on the Council's Democracy pages.