

## LEADER OF THE COUNCIL

18 DECEMBER 2019

### REPORT OF DEPUTY CHIEF EXECUTIVE

#### **A.1 CLIMATE CHANGE ACTION - ENERGY EFFICIENCY ASSESSMENTS FOR GENERAL FUND PROPERTIES**

(Report prepared by Keith Simmons and Jennie Wilkinson)

##### **PURPOSE OF THE REPORT**

The purpose of this report is to seek approval to commission Energy Audits of the energy efficiency of all of the Council's General Fund properties. At the point of writing this report the number of properties concerned is 101 in total, 50 leased properties that will be required by law to have Energy Performance Certificates (EPCs) by 2023 and 51 other properties such as office buildings, leisure centres, public conveniences etc. used by the Council. These assessments will provide EPCs for each of these properties together with a report giving recommendations of what can be done in each of them to achieve energy savings. It is proposed that the cost of the Audit Reports is met from the budgetary provision for developing a Climate Change Action Plan with the aim of making the Council's activities carbon neutral by 2030.

##### **EXECUTIVE SUMMARY**

At present the Council does not have comprehensive energy efficiency data for its portfolio of properties held within the General Fund. This report invites the Leader of the Council, to approve the commissioning of assessments to provide an Energy Audit Report for each of those properties. This will provide benchmark data and measures that would improve the rating identified in the EPC. The cost of this work is estimated to be in the region of £70K and the Leader is invited to approve the funding of this cost from the £150K one off budget approved for developing an Action Plan to respond to the Climate Change Emergency.

##### **RECOMMENDATIONS**

**That arrangements be made by officers for Energy Audit assessments of all of the Council's General Fund properties and that the cost of the assessments (estimated to be £70K) be met from the one off budget of £150K for the development of a Climate Change Action Plan.**

## PART 2 – IMPLICATIONS OF THE DECISION

### DELIVERING PRIORITIES

The contents of the report and subsequent decision of the Leader would support the Council's stated priorities around addressing the climate change emergency.

### FINANCE, OTHER RESOURCES AND RISK

#### Finance

The cost of the Energy Audit Reports for the 101 properties to which this report refers will be met from the existing Climate Change Emergency fund. This provision (in the sum of £150K) was approved by the Cabinet on 19 July 2019 (Minute 24 refers).

#### Other resources

The assessments to provide Energy Audits will be undertaken by an external organisation and will be appointed following the Council's financial procedure rules.

#### Risk

The most significant risk associated with this report is that the assessments to be commissioned are defective. The procurement process is designed to minimise this risk.

### LEGAL & CONSTITUTIONAL

Half of the properties to which this report refers relate to the Minimum Energy Efficiency Standards provisions. These provisions are set out in the Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015 and apply to commercially let properties. As such Energy Efficiency Performance Certificates will be required to comply with the requirements of the Minimum Energy Efficiency Standards and remedial measures to achieve, currently, a minimum E rating for those properties. This requirement would not apply to the Council's Leisure Centres, public conveniences, the Town Hall, Pier Avenue, Barnes House and the other properties referred to that are not leased out. The purpose of this report is to assess all the properties subject to the Minimum Energy Efficiency Standards and, voluntarily, those other properties mentioned.

An Energy Performance Certificate is valid for 10 years.

### OTHER IMPLICATIONS

Wards Affected: All

## PART 3 – SUPPORTING INFORMATION

### CURRENT POSITION

On 10 October 2019, the Climate Change Working Party, approved a recommendation to the Leader that an Energy Efficiency assessment of all TDC General Fund buildings should be carried out, with funding being made available from the budget for Climate Change work if possible.

The properties set out at Appendix A to this report will be assessed in order to provide the Energy Audits including Energy Performance Certificates (EPCs) that this report concerns.

EPCs provide statistical data about the energy efficiency of the building. The Audit Report will provide recommendations on an individual property basis where energy efficiency can be improved. The Certificates rate energy use and carbon dioxide emissions and identify current efficiency and what could be achieved with the identified energy efficiency measures in place. The rating scale on the Certificates is A (highly efficient) to G (least efficient). The Energy Efficiency (Private Rented Sector) (England and Wales) Regulations 2015 require EPCs for commercially let properties where new leases/renewed leases are entered into (since April 2018). This will be extended to all commercially let properties from April 2023; excluding those exempted from the provisions.

The recommended action goes beyond EPCs for each of the buildings and includes an Energy Audit Report for each property in Appendix A. The Report will look at each individual property and how it is used and provide tailored advice on how best energy efficiencies can be made.

In relation to the findings from the Energy Audits/EPCs, the Council has approved a fund of £1.134million for investment in the Council's property assets to be spent in such a way as to reduce future cost pressures and to contribute to the Council's commitment to carbon reduction (Minute 39 of 13 September refers).

#### **BACKGROUND PAPERS FOR THE DECISION**

There are no background papers arising from this report.

#### **APPENDICES**

Appendix A: List of Properties to be assessed to provide Energy Audits for each (Part 1 relates to properties subject to MEES and Part 2 relates to other General Fund properties (other than those held for lease)).

**Part 1 - TENANTED PROPERTIES – SUBJECT TO MINIMUM ENERGY EFFICIENCY STANDARDS (MEES)**

Property	EPC Required
<b>Clacton &amp; Holland</b>	
Kiosk2	Yes
Kiosk 3	Yes
Kiosk 5	Yes
Kiosk 6	Yes
Kiosk 7	Yes
Kiosk 8	Yes
Atlanta Kiosk and Café	Yes
Greensward Café	Yes
Clacton Sailing Club	Yes
Happy Valley Bowls Club	Yes
Holland On Sea Bowls Club	Yes
Clacton Bowls Club	Yes
Clacton Sea Cadets, Windsor Ave	Yes
Rush Green FC	Yes
Holland Public Hall excluding Library	Yes
Holland FC	Yes
Burrsville Public Hall	Yes
Clacton Rugby Club	Yes
Clacton Sports Club	Yes
Martello Tower F	Yes
Clacton Pavilion	Yes
Carnarvon House	Yes
ACF Hut	Yes
Magdalen Green Former PC	Yes
Albert Edward Hall	Yes
Marks & Spencers Building	Yes
2 Nayland Drive	Yes
<b>Jaywick</b>	
Golf Green Hall	Yes
Jaywick Enterprise Centre	Yes
<b>Frinton and Walton</b>	
The Naze Café	Yes
Wavebreak Studio	Yes
RNLI Building, The Parade	Yes
East Terrace Lifeboat Museum	Yes
Frinton and Walton Youth FC	Yes
Kirby-Le-Soken Bowls Club	Yes
Columbine Centre	Yes
<b>Harwich and Dovercourt</b>	

Kiosk Mid Prom, Former PC	Yes
Café Lower Marine Parade	Yes
Amusement Arcade	Yes
Harwich and Dovercourt Rugby Club	Yes
Harwich and Dovercourt Cricket Club	Yes
Roller Skating Rink	Yes
Lifeboat Museum - Timberfields	Yes
Low Lighthouse	Yes
Harwich Redoubt	Yes
Girl Guide Hall	Yes
Park Pavilion	Yes
Long Meadows Community Centre	Yes
The Luney Club	Yes
United Services Club	Yes
Brightlingsea and Rural Tending	

There are a number of other properties owned by the Council that are leased or will be leased that are not subject to MEES requirements (and so not shown above) – primarily due to them being less than 50m<sup>2</sup> in floor area and/or due to the nature of the leases and the responsibilities of the tenants for full repair of the property. EPCs/Energy Audits would not be undertaken on those unless the cost of doing so could be contained within the recommended sum set out in the report for approval.

## **Part 2 – Non-tenanted properties to be subject to EPC/Energy Audit Assessments**

<b>Name of Property</b>	<b>Type Of Property</b>	<b>Location</b>	<b>Town</b>
Meadow Way	Public Toilet	Behind Sweet Tina's	Jaywick
West Greensward	Public Toilet	Lower Prom , Opposite St Vincent Road.	Clacton-On-Sea
Pier Gap	Public Toilet	Lower Prom , Western Side Of Pier Gap.	Clacton-On-Sea
Ambleside	Public Toilet	Lower Prom, Opposite St Albans Road	Clacton-On-Sea
Lyndhurst Road	Public Toilet	Junction Lyndhurst Road And Kings Parade	Holland-On-Sea
Queensway	Public Toilet	Middle Prom, Opposite Queensway	Holland-On-Sea
Brighton Road	Public Toilet	Greensward, Opposite Brighton Road	Holland-On-Sea
Holland Gap	Public Toilet	Between Car Park and Beach	Holland-On-Sea
Rosemary Road	Public Toilet	Opposite The Grove	Clacton-On-Sea
Station Road	Public Toilet	Junction of Station Road And Duke Street	Brightlingsea
Waterside	Public Toilet	Opposite Sydney Street	Brightlingsea
West Prom	Public Toilet	Car Park End Of Promenade Way	Brightlingsea
The Bury	Public Toilet	The Bury	St Osyth
Market Site	Public Toilet	Brook Street	Manningtree
Kiosk	Public Toilet & Showers	On Greensward Near Golf Club	Frinton-On-Sea
The Esplanade	Public Toilet	Opposite Connaught Avenue	Frinton-On-Sea
Cambridge Road	Public Toilet	Lower Prom Opposite Cambridge Road	Frinton-On-Sea
The Leas	Public Toilet	Lower Prom Opposite The Leas	Frinton-On-Sea
Southcliff Prom	Public Toilet	Southcliff Prom	Walton-On-Naze
The Pier	Public Toilet	Opposite Pier Entrance	Walton-On-Naze
Central	Public Toilet	Opposite Bus Station, Kino Road	Walton-On-Naze
Coronation Car Park	Public Toilet	Opposite Swimming Pool	Walton-On-Naze
Jubilee Beach	Public Toilet	Bottom Prom Adjacent Naze End Of Cliff Parade	Walton-On-Naze
Tennis Courts	Public Toilet	Lower Marine Parade	Dovercourt
Milton Road Car Park	Public Toilet	Milton Road Car Park	Dovercourt
The Park	Public Toilet	Near High Street Entrance	Dovercourt
High Lighthouse	Public Toilet	Main Road Opposite George Street	Harwich

The Quay	Public Toilet	Opposite Ferry Pier	Harwich
West End Lane	Public Toilet	West End Lane	Dovercourt
Rugby Club	Public Toilet	Low Road Playing Field	Dovercourt
Frinton Park Playing Field	Public Toilet	Near Bowls Club, Opposite Jubilee Way	Frinton-On- Sea
West Greensward	Changing Places Facility		Clacton-On- Sea
Southcliff Promenade	Changing Places Facility		Walton-On- Naze
Bath House Meadow	Changing Places Facility		Walton-On- Naze
Dovercourt Seafront	Changing Places Facility		Dovercourt Clacton-On- Sea
Clacton Seafront	Beach Patrol		Dovercourt
Dovercourt Seafront	Beach Patrol		Walton-On- Naze
Walton Seafront	Beach Patrol		Brightlingsea
Brightlinsea Seafront	Beach Patrol		Frinton-On- Sea
Frinton Seafront	Beach Patrol		Clacton-On- Sea
Town Hall	Offices & Theatre		Clacton-On- Sea
Pier Avenue/Barnes House	Offices		Clacton-On- Sea
Northbourne Depot	Offices		Clacton-On- Sea
Clacton Leisure Centre	Leisure Centre including swimming pool		Clacton-On- Sea
Walton Leisure Centre	Gym and swimming pool		Walton-On- Naze
Dovercourt Leisure Centre	Gym and swimming pool		Dovercourt
Brightlingsea Sports Centre	Gym and sports hall		Brightlingsea
Manningtree Sports Centre	Gym and sports hall		Manningtree
Weeley Crematorium	Crematorium and Offices		Weeley
Dovercourt Cemetery Chapel	Chapel		Dovercourt
Clacton Cemetery Chapel	Chapel		Clacton-On- Sea