

ENERGY MANAGEMENT - CORPORATE BUILDINGS

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1. Purpose

- 1.1 To seek approval for energy conservation works in corporate buildings and to invite tenders from specialist firms in order to complete the project by the end of the financial year 2000/2001.

2. Summary

- 2.1 The project seeks to improve energy management and hence improve working conditions in corporate buildings, principally Saxon Court and the Civic Offices.
- 2.2 The two largest Corporate buildings, Saxon Court and the Civic Offices have problems with their building services which result in both poor working conditions and wasted energy. This scheme sets out to build on the investigative work done in FY 99/00 to improve the performance of both buildings in energy and environmental terms, thereby satisfying two stated council strategic objectives. The improvements will result in reduced complaints from staff, and possibly improved productivity, although this is very difficult to quantify. The improvements will also reduce expenditure on both electricity and gas. The lease of Saxon Court requires that the building is in good repair at the end of the period (eight years left) and that it meets the prevailing environmental standards. It would be better to bring the building up to modern environmental standards and enjoy the benefits before the terms of the lease are enforced at the end of the current leasing period.
- 2.3 The works will be in three main parts; lighting improvements, ventilation improvements and controls improvements. The greatest expenditure will be on lighting, which will also show the greatest savings and have the most visible effect.

3. Recommendations

- 3.1 The Committee is recommended to approve the energy management works and authorise officers to seek competitive tenders for the procurement of lighting and other energy improvements for corporate buildings in the financial year 2000/2001, subject to capital receipts being available.

4. **Background**

- 4.1 Funding from capital receipts was approved by the Policy and Resources Committee on 15 February 2000.

5. **Issues and Choices**

- 5.1 The proposal will be a 'win/win' situation. The cause of many staff complaints in corporate buildings stems from the perception of poor environmental conditions in both the Civic offices and Saxon Court. The Audit Commission and internal studies have identified these buildings as having potential for energy savings, leading to reduction in CO₂ emissions. This proposal will address both of these issues in the buildings and make financial savings in the short and medium term.
- 5.2 The detailed resource appraisal is **Annexed**. Approval of this will allow the project to be implemented as soon as possible.

6. **Implications**

6.1 Environmental

The works seek to improve the energy efficiency of corporate buildings making a positive contribution to lowering their CO₂ emissions and improving the working environment within them.

6.2 Equalities

Tenders would be invited from specialist firms who would tender on an equal basis.

6.3 Financial

The necessary funding was identified and approved by the Policy and Resources Committee on 15 February 2000 and a detailed resource appraisal is **Annexed** to the report.

6.4 Legal

There are no immediate legal implications arising from this report.

6.5 Staff and Accommodation

There are positive staff and accommodation implications arising from this report as there will be an improvement in working conditions in these buildings.

7. **Conclusions**

- 7.1 Approval of the project and resource appraisal will allow energy conservation works in the two major corporate buildings to begin. These works, although listed as energy conservation projects will also address several other

important issues, namely the improvement of working conditions in council buildings and saving the council money in the medium to long term.

Background Papers: **Annex:** Detailed Resource Appraisal