

Appendix one

Community Energy scrutiny review tracking report

June 2021

This report collates the recommendations from the Community Energy, June 2019 report, and subsequent cabinet responses, and updates arising from these

Community Energy June 2019	Cabinet response 29 October 2019	Follow up January – April 2021
Recommendation one Scope out the possibility for Southwark to develop a SPV and/ or local electricity supply model to support solar and other renewable energy projects, including Combined Heat and Power. Explore the feasibility of engagement in London-wide initiatives through the GLA including	We are currently developing an overarching borough wide strategy in order to make Southwark Carbon Neutral by 2030. The use of SPVs, local renewables and other sources of CHP and energy recovery will be central to this delivery. The council will actively explore all options to decarbonise and reduce residents 'bills through the management of its assets, working with residents, schools and other partners, as well as by building constructive relationships with private, public and community sector organisations that can help us meet the 2030target.	

through its 'License Lite' supply arrangement.	<p>From the end of this year, Southwark residents will be able to sign up to London Power, a new, fair-priced, green energy company, available exclusively to Londoners, established by the GLA in partnership with Octopus Energy. The scheme will allow consumers to have a 12-month fixed tariff for electricity and gas, which will always be within the cheapest 10% of comparable tariffs available in the market. All energy will be from 100% renewable sources and all profits from the scheme will go to the GLA to be used for community projects.</p>	
<p>Recommendation two</p> <p>Encourage TMOs and TRAs to explore community energy through the Great Estates programme, in partnership with local Community Energy community benefit companies. This could also directly link with the development and roll-out of electric vehicle charging points.</p>	<p>There is likely to be considerable interest from estate based community groups for renewable energy projects. Such initiatives have additional benefits such as community cohesion and raising climate awareness. An initial call for interest in 2018 produced positive responses from more than 20 TRAs. The council is currently looking to acquire the capacity to undertake renewable energy audits with residents.</p> <p>The Great Estates programme provides a useful framework for community-led renewable energy projects that can be included and developed within individual Estate Action Plans (EAPs). However, of the 388 responses to the initial call for ideas, only 2 mentioned possible solar projects. Currently 20 proposed Great Estates projects are being shortlisted to select those to go forward in the first round to develop EAPs. The Great Estates Board will then consider how</p>	<p>Environment Scrutiny Commission 20/21 requested an update on Estate Action Plans (EAPs) and if renewable energy been included as part of the Great Estates Programme, and specifically if the provision of solar and charge points for electric vehicles has been included in EAPs as part of the Great Estates Programme.</p> <p>Response 29 April 2021 in briefing: The council is piloting Estate Improvement Plans on seven estates as part of the Great Estates Programme. These plans are agreed locally by residents and set out what they want to do to improve the lived experience of their estates. These can contain multiple ideas that could happen if funding could be identified, such as</p>

	<p>community renewable energy initiatives can be included in EAPs.</p> <p>Subject to capacity, the council can undertake community energy audits on all or some of the selected GE projects and develop a process for this that can be applied across the housing stock. More broadly, the council is also able to carry out a desktop survey of the housing stock to identify those blocks with potential for solar generation and taking into account planned major works that could affect solar projects.</p> <p>One of the pilot projects assessed by BRE involved Haddonhall TMO and SELCE. Partnership with an established community benefit energy provider would reduce financial risk and the burden of project planning on the council, while also adding community engagement capacity. The council would still need to have the expertise to evaluate proposals, which would have to conform to planned maintenance schedules. The council would also need to be satisfied with the contractual terms of arrangements that typically last for two decades.</p> <p>Community benefit schemes tend to be shareholder based and might not lead to any reduction in communal electricity costs, so the council would also need to be satisfied that schemes produce an acceptable level of community benefit.</p> <p>Around one-third of the council's homes are supplied by ageing district heating systems, the renewal of which provides a major opportunity to invest in efficient and</p>	<p>bidding to external agencies or through funding from neighbouring developments. There was agreement to pilot this approach and a limited budget was provided per annum, over a three year period.</p> <p>Following a borough wide Great Estates call for ideas consultation with residents in summer 2019, and ongoing estate specific engagement, key issues raised have tended to be around improving play areas, dealing with waste and fly tipping, providing bike lockers, improved lighting, gardening and greening projects and reduction of Anti-Social Behaviour.</p> <p>The Great Estates team explored the possibility of including electrical charge points in the pilots, however the pilots have centred on what residents on the estates have requested and where quick improvements could be introduced. This work has covered a variety of factors including playgrounds, bird netting, resurfacing, CCTV, estate and parking signage, boundary fencing, recycling, and digital noticeboards.</p> <p>The following webpage sets out further information about the council's approach on electrical vehicle charging. It includes a map of local charging points. The council is installing electric vehicle charging points into street lights. This light infrastructure</p>
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	<p>sustainable replacement. The council is in the process of producing a Heat Network Strategy which will guide investment within the framework of the corporate decarbonisation strategy.</p> <p>Given the complexity, variables and long-term commitment involved and following the development of a corporate decarbonisation strategy, the council can initiate a process of discussion with community benefit energy companies about the parameters for partnership, which can include looking at a range of methods and technologies to achieve strategic goals.</p> <p>To support the take up on electric vehicles for those with no off street parking, the council has a programme of installing charging points within lamp posts within walking distance of people's homes. The new London Plan requires that all residential car parking spaces provide infrastructure for electric or Ultra-Low Emission vehicles and that at least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. Consideration of the charging infrastructure of electric vehicles can be included in EAPs as part of the Great Estates Programme.</p>	<p>would enable residents to pay for, and directly charge their electric car from lamp columns located on the kerbside. This is cheaper, quicker and easier to roll out with less impact on the streetscape than conventional electric vehicle charge points. The charging points installed are delivered through the Go Ultra Low City Scheme (GULCS) project, which is managed by London Councils, Mayor of London and Transport for London on behalf of the Office of Low Emission Vehicles.</p> <p>https://www.southwark.gov.uk/parking/parKing-projects/electric-cars</p>
<p>Recommendation three Join the Mayor of London's 'London Homes Energy Efficiency Programme' [LHEEP] and use this to plan energy efficiency</p>	<p>The London Homes Energy Efficiency Programme began in 2018, replacing the RE:NEW programme. This £3.6m fund will run for three years as part of reducing carbon emissions from London homes by over 90% by 2050. LHEEP provides high level technical advice for 'deep retrofit' initiatives on existing homes.</p>	<p>An update was requested early 2021 on if the Carbon Reduction Options for Housing Managers (CROHM) software and if there has been engagement with the London Homes Energy Efficiency programme.</p>

<p>on estates and assist project planning the best time to fit renewables , where feasible.</p>	<p>It can also support the procurement of specialists and help with the financing of projects.</p> <p>The council is considering purchasing the Carbon Reduction Options for Housing Managers (CROHM) software, a stock assessment tool for large-scale landlords for designing and implementing strategic retrofit programmes for their housing stock. In addition, the £500m Mayor's Energy Efficiency Fund provides flexible and competitive finance to enable, accelerate or enhance viable low carbon projects across London, which could be used by the council (or partners) to deliver either energy efficiency or renewable energy generation schemes.</p> <p>The support, tools and finance available through these schemes come at a cost for which there is currently no budget. Any decision to engage with them needs to be taken within the context of the council's wider decarbonisation strategy and associated resources.</p>	<p>Outstanding.</p>
<p>Recommendation four</p> <p>In relation to the existing pilot projects, we would encourage the Council to recognize some of the limitations of the BRE studies, and factor in emerging models such as that being proposed by SELCE with Haddonhall. The enthusiasm and desire</p>	<p>The BRE study focused on the technical and financial aspects of solar proposals on 3 estates. The study provided detailed data about communal energy consumption, the potential power that could be generated and associated income. The report found that in each pilot the amount of savings to the communal energy bill together with anticipated income derived from electricity generation would unlikely cover the capital cost of installations over a twenty year period, even without taking into account the cost of installation and planned maintenance to roofs. The report considered other options, such as switching communal lighting to LEDs, as more cost effective.</p>	

<p>from residents to make all three projects work must be built upon.</p>	<p>BRE did not examine capital financing options and the Haddonhall/SELCE project was not at a sufficiently advanced state to assess value/cost to the council. Neither did the report seek to quantify non technical and financial variables, such as community cohesion, behavioural change and increased awareness of climate change that community-led renewable energy projects could deliver.</p> <p>To decide on proposals for solar or similar projects, the council needs to be able to evaluate data against criteria to assess cost and benefit. The BRE feasibility study provides guidance on what criteria and data, which need to be adapted to Southwark's circumstances, including taking into account non financial criteria.</p> <p>Currently, the council does not yet have the technical expertise or capacity to develop an in-house evaluation process and apply this to the three pilots or future projects. The development of an effective process not only requires investment in tools and skills, but also integration into the corporate decarbonisation strategy, a paper on which is going to Cabinet shortly. At present, the council can assess resident-led proposals in terms of compatibility with the QHIP schedule (relating to roofs) and can also, where appropriate, plan decarbonisation actions, such as LED installation, as part of planning major works projects or Estate Action Plans.</p>	
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<p>Recommendation five</p> <p>Work with other parts of the borough estate, particularly schools, to support the development of Community Energy solar projects, recognizing that this support may require a commitment of resources</p>	<p>Corporate Facilities Management have looked at the potential for installation within the corporate properties and Tooley Street, Queens Road 1 and 2 and Peckham Library all appear suitable for the installation of solar panels. To date the only location being actively pursued is Tooley Street where a scheme to replace thermal solar panels with electricity generating ones (Gateway 1 report drafted).</p> <p>Similar feasibility studies can be carried out for other buildings, including installation costs, estimates of energy savings and likely pay back period. Works would be procured by a formal tender process.</p> <p>Schools</p> <p>Of the borough's 75 primary schools, 34 are Community Schools and 4 Foundation Schools. The remaining schools are a mix of Academies, Voluntary aided or Free Schools and not under the general control of the council. Some schools already have solar panels on their buildings, particularly those that have been rebuilt in recent years. The school estate is a mix of building styles and each one would need to be assessed to determine the suitability of solar panels.</p> <p>Head teachers and governors would need to be incentivised to agree to the installation of the systems and helped with ongoing maintenance.</p> <p>In some of the schools where we have installed renewable energy systems, we have had meter read outs showing how much CO₂ has been saved and what the</p>	<p>Has there been further engagement and coordination with Southwark Community and Foundation schools on renewable energy , and has that included and assessment of their suitability for PV in particular?</p> <p>Response 29 April 2021 in briefing: Energy - One of the five themes in the action plan and strategy is energy which contains community energy. Details will be available when the strategy and action plan are published in the coming weeks.</p>
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	<p>energy use of the school is and this can be used as an education resource. All new schemes going forward they will have to meet the new London Plan level of minimum 35% CO₂ reduction and solar panels could be installed in these situations as part of the solution along with air source heat pumps as the primary heat generation.</p> <p>The legal position of an independent company using the roof space of a primary school for generating income would need be reviewed by the council's legal advisors and a check made with the Department for Education to ensure that this does not breach any school regulations or legislation. The responsibility for the upkeep of the array and the maintenance of the structure supporting the array would also need to be explored to ensure that the schools (and the council) did not carry a commercial risk on this.</p>	
Recommendation six Ensure that the planning process is rigorous in its promotion of carbon-neutral schemes and that the Council's own developments in particular, are best in class in relation to energy efficiency. Look at the opportunities provided by any resulting carbon offsets, particularly resulting	<p>In accordance with national, regional and local planning policies, all major development is required to reduce carbon emissions by at least 35% on a 2013 baseline. Since 2016, all homes built as part of major developments are required to be zero carbon. Where this can't be achieved, the council takes a payment in lieu. This 'carbon off-set' is secured by S106 legal agreement and allocated to carbon reduction projects in the borough.</p> <p>The priority is for new developments to be zero carbon, however, it is recognised that this can be very costly to developers and would therefore negatively impact their other obligations, such as provision of affordable homes. A payment in lieu is generally more efficient, both socio-</p>	

<p>from regeneration schemes, to invest in community energy.</p>	<p>economically and environmentally. The carbon off-set payment is calculated as £60 /tonne over 30 years (i.e. £1800/tonne) and follows the recommendations of both the Mayor and Central Government.</p> <p>There is currently over £600,000 in the carbon off-set fund and the first identified project has been the upgrade of internal lighting, to super efficient LEDs, in the communal areas of council housing estates.</p> <p>In addition to the above, the council's own developments must align with the London Plan's energy hierarchy and Southwark Core Strategy. Policy covers the technical details, such as construction, but on-site mitigation measures include photovoltaic panels, high efficient gas boilers, mechanical ventilation and heat recovery and LED lighting.</p> <p>The planning department are in the process of adopting the New Southwark Plan policy document, but will also be reviewing all supplementary guidance. In the autumn, there will be a draft strategy, outlining the planning department's influence on the climate emergency.</p>	
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