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Crawley Borough Council

Climate Change Scrutiny Panel



Agenda for the **Climate Change Scrutiny Panel** which will be held **virtually - Microsoft Teams Live**, on **Monday 12 October 2020** at **6.30 pm**

Nightline Telephone No. 07881 500 227

A handwritten signature in black ink, appearing to read 'A. Jaggard'.

Chief Executive

Membership:
Councillors

K L Jaggard (Chair), J Hart, T Lunnon and A Pendlington, vacancy

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The order of business may change at the Chair's discretion

Part A Business (Open to the Public)

1. Apologies for Absence

2. Disclosures of Interest & Whipping Declarations

In accordance with the Council's Code of Conduct, Councillors of the Council are reminded that it is a requirement to declare interests where appropriate.

3. Minutes (Pages 5 - 10)

To approve as a correct record the minutes of the Climate Change Scrutiny Panel held on 10 September 2020.

4. Witness Sessions (Pages 11 - 18)

The Panel has invited representatives from CBC to help inform their investigation.

Crawley Homes, as part of Crawley Borough Council is the town's largest landlord. The Council also has a number of legal responsibilities towards residents in the private housing sector. The Council works with developers, landowners and residents to guide and facilitate new development, and works on projects in order to create both a high quality environment and a high quality of life.

Both Karen Dodds (Head of Crawley Homes – CBC) and Russell Allison (Housing Enabling & Development Manager - CBC) have been invited to offer views from a strategic perspective on the residential and domestic properties achieving a low-carbon footprint and to understand the challenges the services face – now and in the future, together with the provision of support currently being provided. The Panel is asked to consider the attached report as part of these discussions.

Councillor Ian Irvine has also been invited as the Cabinet Member for Housing.

Whilst the individuals named above identifies those witnesses anticipated to speak at the meeting, this may change subject to availability and, at the discretion of the Chair. Further witnesses may be called in addition or instead of those listed above should they be unavailable.

5. General Updates

To receive relevant updates/information from Panel Members and Officers.

6. Actions and Information

- a) Decide what additional information the Panel requires to complete the review.
- b) To confirm date for final meeting of the Panel.
- c) Agree how any recommendations will be agreed and content for the draft report.

7. Supplemental Agenda

Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.

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Crawley Borough Council

Minutes of Climate Change Scrutiny Panel

Thursday, 10 September 2020 at 6.30 pm

Councillors Present:

K L Jaggard (Chair)

T Lunnon and A Pendlington

Also in Attendance:

Councillor C J Mullins and P C Smith

Officers Present:

Heather Girling	Democratic Services Officer
Chris Pedlow	Democratic Services Manager
Graham Rowe	Partnership Services Manager
Nigel Sheehan	Head of Projects and Commercial Services
Louise Skipton-Carter	Sustainability Manager
Clem Smith	Head of Economy and Planning
Steve Sawyer	Executive Director, Manor Royal Business District (MRBD)

Apologies for Absence:

Councillor J Hart

1. Disclosures of Interest & Whipping Declarations

The following disclosure of interest was made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor P C Smith	Witness Sessions (Minute 3)	Personal Interest - Local Authority Director of the Manor Royal Business Improvement District

2. Minutes

The minutes of the meeting of the Climate Change Scrutiny Panel Committee held on 30 June 2020 were approved as a correct record and signed by the Chair.

3. Witness Sessions

The Chair provided some background information on the Panel and then witnesses were asked for their views on commercial services and facilities achieving a low-carbon footprint within the town, together with understanding the challenges faced – now and in the future.

Steve Sawyer (Executive Director, MRBD), Nigel Sheehan (Head of Major Project and Commercial Services) and Graham Rowe (Partnership Services) from Crawley Borough Council updated the Panel that:

MRBD

- It was acknowledged that during lockdown people had attached increasing value to their environment: People had been shopping local and enjoying green and open spaces. Arguably climate change had become more important.
- How people use a space was important; safe, welcoming, well maintained. Quality green and open spaces were maintained within the Business District to assist in people's health and enhancing the maintenance within Manor Royal so people enjoyed spending time in the space, rather than just passing through.
- It was important to consider what kind of transport was necessary – there was a need to have a place shaping role to look at how an area functions and how to add value to key partners to achieve its potential.
- Re-Energise Manor Royal Project was a vision to create a more sustainable business park. The aim was to increase all forms of renewable energy on Manor Royal. The energy supply would be more sustainable, secure and locally generated, reducing the carbon footprint and lower the cost for businesses.
- A more sustainable Business Park relied on co-operation in order for it to be a success.
- There was an acknowledgement that an innovative approach was needed in the future.

Panel Members raised a number of queries. The issues raised and the key responses included:

- Resulting from the pandemic it was acknowledged that companies were encouraging employees to return to the office, however some were on a phased return. The future for office accommodation use remained, but the demand criteria had altered.
- The Re-energise Manor Royal was an exciting project. It would be able to share locally generated, locally distributed and traded energy between the companies that generate it and those that need it. It would allow energy and heat to be traded between companies or sites. The business case and governance model was currently being documented. It was acknowledged that it came with risk but also reward.
- In terms of future plans, encouraging more people to take up active travel behaviours would be paramount in the future, along with actively promoting and facilitating investment by developers to result in the best, most efficient and most sustainable buildings into Manor Royal.
- It would be beneficial in the future to see electric vehicle infrastructure along the highways.

In addition, it was noted by Councillor P Smith that:

- 80% of people travel by car into Manor Royal, as the town had its challenges: parking, congestion, pollution, Air Quality Management Area.

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Climate Change Scrutiny Panel (3)
10 September 2020

- There was a need to find ways to encourage and incentivise schemes such as solar panels on sustainable new builds. Whilst the council's policies such as Planning ensure the infrastructure and policies were in place, there had to be a compromise on what was achievable.
- Hydrogen buses were due to be introduced and it was envisaged that an Electric Vehicle charging infrastructure scheme would be rolled out to include Manor Royal.

CBC

It was confirmed that environmental considerations formed part of the procurement weighting and evaluation for the council's contracts, thus ensuring that the climate change agenda was taken seriously by the current contractors in place.

Discussions took place around the current commercial buildings and vehicle fleet as follows:

K2 Crawley

- Combined Heat and Power (CHP)
 - Unit replaced in May 2019, resulting in improved energy efficiency, reducing the carbon footprint, overall energy costs and generating free electricity to serve the building. Savings have contributed towards the improved management fee position achieved for K2 Crawley. Whilst there were some teething issues in synchronising to the building this was now running on average 12 hours per day (70%).
- Solar PV
 - 1,200 Panels installed over three phases in 2013, 2015 & 2016. This has provided 300 kWp or 252,000 kWh pa of free electricity to site and reduced the carbon footprint and running costs by over £36,000 pa thereby contributing to the improved management fee.
- LED replacement scheme
 - Two largest sporting areas were completed and this reduced wattage by 40%.
- Energy efficient pumps fitted to pool filtration system.
- LED Replacement scheme is ongoing in other areas.
- All areas fitted with Passive Infra-Red (PIR) detectors.

The Hawth

- Solar PV
 - 190 solar PV panels installed Jan 2017, given 47 kWp and generating over 50,000 kWh of electricity pa and provided a saving of £7,200 pa
- LED Lighting
 - Main Theatre and Studio (two largest areas) were upgraded to LED lighting, which has significantly reducing consumption. The main car park and all external areas were also upgraded to LED lighting and a feasibility study is currently ongoing looking at LED replacement throughout the main circulation areas.

Vehicle Workshop Depot

- Solar PV
 - 120 solar PV panels were installed Jan 2016, which providing 30 kWp or 27,700 kWh pa and produced an annual saving of £4,700 in running costs
 - LED lighting throughout since 2017

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Climate Change Scrutiny Panel (4)
10 September 2020

Vehicle Fleet

- The council's fleet consists of mostly Light Commercial Vans. The policy is to consider electric first where available.
- Currently there are 4 electric vehicles on the CBC fleet:
 - Pest control, 2 x parking team, NHS Patch Leader
 - 2 x Hybrid vehicles on order for Community Wardens
- In addition, some handheld electric equipment was being trialled:
 - Trialling small tools: hedge cutter, strimmer, etc

Refuse Vehicles

- Currently the Waste & Recycling fleet was made up of 16 front line vehicles.
- These were last replaced in 2014 - all Euro VI diesel, are capable of using up to 7% bio diesel. RCV's have electric bin lifts which are quieter and reduce fuel consumption.
- In terms of performance, they do the following:
 - 109,000 miles
 - 157,000 ltrs of diesel
 - Average 4 MPG
 - 324,000 kg CO2
- The contract has been extended to 2024 giving 10 year life on current fleet.
- This also gives time for new technologies to develop to a point of commercial viability. The new technology could include the following:
 - Hydro Treated Vegetable Oil – HVO: drop in fuel, 100% renewable, 12% less CO2, 10% less NOx, 80% less CO" production, 10-12ppl more than diesel.
 - Gas to Liquid – GTL: drop in fuel, Chemically identical to HVO, colourless, odourless and biodegradable,
 - B100: 100% bio-diesel, requires a different engine, increased maintenance, not recommended below -10°c
 - CNG/LNG: Heavier chassis so reduced payload, lower torque so higher revving.
 - Electric: Very quiet operation, zero emission at tailpipe, now available and working in City of London and Sheffield, Range 6-9hrs, price premium £420k v £170k, cost of charging infrastructure substation c£250k
 - Hydrogen fuel cell: Production starting this year, currently only on Mercedes chassis, 100% clean, no CO2 or NO_x, Price premium £500-£600k v £170k, refilling infrastructure

Panel Members raised a number of queries. The issues raised and the key responses included:

- K2 Crawley was noted as being one of the biggest single contributor of CO2 in the town. It was confirmed that the swimming pool heating used the most energy consumption. Whilst during lockdown it had been possible to lower the temperature to reduce the energy consumption, there were industry standards to be maintained with regards to pool temperatures. The air conditioning was linked to the building management system. It was noted however there were occasions prior to lockdown when the centre was not procuring from the grid with regards to the CHP and it was all locally generated. There may be the potential of optimising the CHP in the future to export energy to the grid.

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10 September 2020

- Viability options could be taken once the town district heat network was operational to look at other sites, and K2 Crawley would be an ideal location.
- It was confirmed that the new technology hydro-treated vegetable oil could be used immediately in diesel engines however there would be a cost implication of 10-12ppl more than diesel.
- Road safety concerns were raised with regards to electric vehicles (with particular reference to refuse vehicles). It was noted that in some vehicles noise had been added.
- It was noted that there were challenges with balancing the environmental climate change agenda and cost.
- Climate change impact assessments whilst not specific documents, were carried out for leisure contracts. It was important that environmental impacts were considered.
- Whilst some contractors were obliged to produce travel plans to assist in identifying and delivering effective transport initiatives, it was felt more could be achieved to encourage residents to 'buy local – shop local' to reduce travel and boost the economy.
- The [Social Value Charter](#) had been agreed by Cabinet in February 2020 and this included "applying environmentally friendly and sustainable business practices" during any procurement.

RESOLVED

That Panel Members thanked everyone for their attendance and contribution. The discussions had been informative and interesting.

4. General Updates and Actions for Next Meeting

The Chair updated Panel Members on work that had been recently undertaken:

- Additional information had been provided in relation to the West Sussex Pension Fund. Whilst the borough council already had its Ethical Investment Policy, the West Sussex Pension Fund had itself chosen to invest responsibly rather than divest or restrict the investment opportunities. Climate Change was one of the environmental matters under consideration by the fund managers as part of the investment process.
- The date of the next meeting would be Monday 10 October 2020 on the Council's Domestic Buildings (residential) activity. Witnesses for next session -
 - Head of Crawley Homes
 - Housing Enabling & Development Manager
 - Cabinet Member for Housing

Closure of Meeting

With the business of the Climate Change Scrutiny Panel concluded, the Chair declared the meeting closed at 7.48 pm

K L Jaggard (Chair)

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Crawley Borough Council

Report to Climate Change Scrutiny Panel 12 October 2020

Crawley Homes – Energy Efficiency Activity

Report of the Head of Crawley Homes, CH/191

1. Purpose

- 1.1 The purpose of this briefing note is to update the scrutiny panel on previous, current and proposed activities within Crawley Homes as part of an effective Carbon Reduction programme

2. Recommendations

- 2.1 To the Climate Change Scrutiny Panel:

The Scrutiny Panel is requested to receive this report, note and acknowledge the update and progress to date and any future service delivery (set out in appendix A).

3. Reasons for the Recommendations

- 3.1 To update the Scrutiny Panel on the residential and domestic properties achieving a low-carbon footprint and to understand the challenges the services face – now and in the future, together with the provision of support currently being provided. This follows the Climate Emergency Declaration in July 2019 which requested a Scrutiny Panel be established to focus upon the workings and activities of Crawley Borough Council relating to carbon emissions.

4. Background

- 4.1 Crawley Homes maintains over 8,000 tenanted homes, 1,500 leasehold properties and communal areas, plus a number of Sheltered Housing, Hostels, and Garages etc. on behalf of Crawley Borough Council
- 4.2 The current housing stock is a mixture of flats and houses built between 1915 and the current day, of either traditional or non-traditional construction type. A new build programme continues and has included Passivhaus homes as well as more traditionally built homes.
- 4.3 Previous projects have included gas boiler upgrades, solar thermal panels for hot water, Photovoltaic panels, air source & water source heat pumps, loft, cavity and external wall insulation, LED Lighting, all of which produce better energy efficient homes for our tenants.
- 4.4 Some of our newer homes are already fitted with energy monitoring devices, measuring temperature, humidity and electrical energy usage. This data can be difficult to use and to work out which heating systems are the most beneficial.

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5. Description of Issue to be resolved

5.1 Crawley Homes is committed to reducing our carbon emissions by 40% before 2030 with the aim of reaching zero carbon before 2050, by developing the correct solutions for each property dependant on its age & construction type. This will result in lower energy bills to prevent fuel poverty and higher quality warm, well ventilated homes creating a positive environment for residents.

5.2 There are a number of Major Factors in reaching our 2030 40% Carbon reduction requirements that will help with reaching the Councils corporate climate change commitment

- **New Build – Construction Methodology/Specification**
- **Net Zero Collective**
- **Partnership Contractors**
- **Estate Regeneration**

5.3 **New Build – Construction Methodology/Specification**

Currently the Councils Employers Requirements (ER) specifications require 19% carbon reduction above current building regulation requirements. This is currently under review, looking to see if/how this could be improved. This could be by the increased use of the specification of certified Passivhaus or taking the passivhaus fabric first approach and having reduced ventilation losses with added renewables.

The current requirements are already very close to Passivhaus fabric standards. Ventilation rates/losses and could be further reduced, but then we are almost specifying Passivhaus as standard. We have yet to revisit the carbon credentials of construction types. EG Timber frame versus masonry thin bed joint.

Other considerations will be the provision of electric car charging points to be standard across all new build developments, although it is anticipated that near future building regulation revisions are likely to recommend this.

5.4 **Net Zero Collective**

CBC are very pleased to be joining the NetZero Collective and look forward to working together with other organisations across the UK to make a positive impact on reducing our carbon emissions with a view to having data driven future energy efficient development programmes at Crawley Borough Council

Netzero Collective has developed a Programme in conjunction with Southampton University to gather Data from domestic and commercial properties, and, based on an analysis of the Data to make recommendations (if applicable) for the installation of an intervention to reduce carbon emissions.

It is intended that the Data collected from all Project Participants will be pooled by Netzero to be processed by its Analytic Partners to produce the most appropriate form of intervention recommendations for as many differing property archetypes as possible from the Data.

Crawley Homes are committing ten different properties to the programme for the data study phase. The ten homes will reflect different property types, of varying age and build, allowing us to explore the range of options for each.

On completion of the extensive data study supported by Southampton University, Crawley Homes will then be in a position to make an informed decision on the measures required to enable future retrofit programmes to be developed

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5.5 Partnership Contractors

Crawley Homes has recently procured some new long term maintenance contracts with 3 well established maintenance contractors. As part of the new contract an alliancing group has been formed to look at a number of key development areas, one of which being energy efficiency & carbon reduction. A sub-group has been set up with the purpose to ensure that all parties work together with regard to energy efficiency and carbon reduction programmes. All three contractors made commitments within their tenders to work in collaboration with Crawley in driving energy efficiencies and carbon reduction throughout the lifetime of the contract. These measures include looking at transferring their fleet of vehicles to all electric, to reducing energy in the home and investing in the local community as projects are identified.

5.6 Estate Regeneration

As part of Crawley Homes future asset management strategy, we have recognised the need to explore the option of estate regeneration. Crawley Homes have a number of non-traditionally constructed properties that were system quick-built as part of the new town development. These homes require extensive maintenance to ensure they maintain a fit for habitation status. All options need to be considered in order to provide higher energy efficient standard, improve dwelling density and ensure homes are fit for future generations and feasibility study appraisals will be undertaken.

6. Implications

- 6.1 Any financial implications have currently been met from the HRA capital/stock investment programme works budgets, and funding allocated for new-build housing programmes
- 6.2 Further funding implications will be subject to more detailed cost analysis when future investment requirements have been identified/agreed
- 6.3 Statutory requirements (building regulations) and council policy (planning policy) will have an impact on any future decisions made

7. Background Papers

- 7.1 None

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Appendix A

Previous Completed Energy Efficiency Measures

TSB funded retrofit Properties – (Technology Strategy Board), alongside decent homes programme	4 homes all of different construction type were identified and extensive retrofit carried out using all new technology methods
Own Solar PV – Sheltered Schemes	We currently have four sheltered schemes and four hostels providing the Council with an annual feed in tariff income totalling £13,806. This produces 47,000kw of electricity per quarter, and in turn equates to an approximate saving of 52000 kg of CO2 per year.
YES/WSCC Partnership - PV programme	236 solar PV installations carried out in partnership with WSCC who own & maintain the PV installations and take the FIT (feed in tariff). The tenants then get the benefit of the free electricity produced
Air Source Heat pumps	Heat pump installed as a free trial. At 151 London Road as a retrofit, where the tenant gets the benefit of the lower cost energy The new build properties at Dobbins Place have also been installed with Air Source Heat Pump Technology
Water Source Heat Pump – Schaeffer House	This significant installation now provides all the heat & hot water to Schaeffer House sheltered scheme communal areas. This was complex to set up as arrangements with the Environment Agency etc. were required (river water extract licence)
Passivhaus Construction: Gales Place / Dobbins Place	New development with all properties designed & built to Passivhaus standards
Cavity Wall, Insulation Programmes	Ongoing programme to insulate cavity walls (main focus on properties suffering from damp & mould)
LED Lighting installations	Various communal areas in flats have been converted to general LED lighting & LED emergency lighting. We are therefore phasing out the use of fluorescent tube lighting across all communal areas.

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Working in partnership with Robin Hood Energy (Nottingham City Council) for energy switching and smart meter installations	All void properties over the past 18 months have been switched to a 'Robin Hood energy supply and a smart meter installed
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Current Projects underway

Net Zero Collective sign up	<p>Crawley Homes have joined the 'Net zero collective initiative.</p> <p>This is a growing collaboration of property landlords, equipment manufacturers and building owners - including local authority and social housing landlords, who are working with university researchers to find answers to the challenge of decarbonizing UK buildings and homes.</p> <p>NetZero Collective initial study will be to look at current energy performance and monitor the stock across 10 to 20 pilot properties. A full data study/analysis will be carried out in conjunction with Southampton University research team, before making any recommendations with regards to retrofitting properties with zero carbon heating, cooking and cooling solutions. This takes a building fabric and data first approach.</p> <p>After the retro fit completion, properties will continue to be monitored for performance which will result in a future methodology for carbon efficiency across all Crawley Homes housing stock.</p>
External wall Insulation (EWI)	Programme of installing external wall insulation to the timber framed properties within Broadfield & Bewbush is now in its 3 rd phase.
LED Lighting Upgrades	Our larger sheltered housing schemes have been upgraded with LED lighting and occupied switching, to produce further energy savings.
Cavity Insulation Fill	Ongoing cavity fill to properties identified as most in need (tenants with damp & mould issues)
Loft Insulation Top-ups	Following void scope asset surveys, lofts are topped where a need is identified
Solar PV & Battery Storage trial	A further 620 kw of PV installations has been identified on other blocks to utilise

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	battery storage solutions for their communal areas or fed back into the grid. A trial battery storage installation has recently been installed to assess its savings, production and payback. If successful and cost effective, further sites could be upgraded.
Smart Meter Installation and energy Supply switch for all void properties	Robin Hood Energy has now transferred all its business customers to British Gas. We continue to work with BG regarding void properties switching to a BG supply and smart meter
Installation A-Rated Combination Boilers (see later more on their future)	Liberty Gas currently continue to supply new A-rated boilers
John Brackpool Ct	John Brackpool Ct is now connected to its own temporary communal boiler.
Bridgefield House	Stand-alone combined heat & power (CHP) currently supplies the building
Partnership contractors –energy efficiency & carbon reduction is key sub-group focus area	A sub-group has been set up with CBC and its key maintenance partnership contractors. The purpose of the group is to ensure that all parties work together and deliver their tender commitments with regard to carbon efficiency programmes.
New builds / Passivhaus / Part L building reg's or better: review planning policy	A current review is underway of all our new build energy/carbon efficiency specifications
Renewable technology – Current study underway	Discussions are currently taking place with regards to a design service and training for Crawley Homes and Liberty Gas engineers
Future of Gas boiler provision	We are currently in discussion with an energy management consultant to model our future boiler/heating system requirements. We are considering when best to stop installing gas boilers - (possibly 2025) Also looking at the best alternatives with regard to renewable technology to replace the existing boilers as and when they fail
Energy monitoring	We currently have a number of existing stock properties, as well as some new build homes being monitored for their energy usage & performance by Raleigh instruments. This system is adaptable to monitor many energy production and energy usage in a home

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	<p>and shown on one platform for an app or PC.</p> <p>Our larger plant boiler rooms use is monitored by Trend systems.</p> <p>All systems allow for performance and monitoring results to be available locally. These platforms are used for metering and billing, performance reviews, complaints or for fault finding. We also have separate metering and billing systems for our District heat networks.</p>
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Future Proposals in the making

<p>Continued investment in property Insulation programme (EWI/Cavity/Loft)</p>	<p>We have invested over £3.5 million to-date in various insulation programmes over the past 3 years to help improve the efficiency of our poorest performing houses. We will continue to invest in improving the poorest performing properties.</p>
<p>Net Zero Collective – Implementation project</p>	<p>On completion of the pilot study, the results of the monitoring will be considered to help plan future retrofit programmes of work. This will also look at using local labour, suppliers & technology as well as working in collaboration with Crawley college.</p>
<p>Energysprong – Dutch concept using off-site construction for retrofit of existing homes</p>	<p>Crawley Borough Council (as Part of the larger ‘Coast 2 Capital’ bid) progressed the option of 4 pilot properties (with EU match funding) using the ‘Energiesprong’ retrofit model. Whilst EU match funding is no longer available, opportunities are still present for alternative match funding, however this would require a larger scheme (circa 30-40 units) and underwritten guarantees. Both of which have resulted in serious concerns on the viability of the project. However we continue to look for viable opportunities of working with Energiesprong in the future.</p>
<p>Study on fuel poverty – recognise those most at risk</p>	<p>Still need to scope requirements that will form part of the findings from Netzero Collective</p>
<p>Regeneration: review planning policy</p>	<p>In conjunction with progress from feasibility study to live project.</p>

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<p>Feed into any council policy being developed regarding Climate Change Emergency. Should our local planning policy exceed national guidelines!</p>	<p>Corporate projects to be progressed</p>
<p>Lessons learnt from existing data and monitoring equipment</p>	<p>A single multiple open protocol platform able to monitor all devices is best. Some monitoring equipment is limited in ability to monitor many inputs.</p>