



St Ives Town Council

Twinned with Stadtallendorf

Town Clerk: Alison Benfield BA (Hons) FSLCC

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Councillors N Dibben, R Fuller, M King, J Pallant, Dr C Pegoraro, J Tiddy, D Rowe, P Hussain

You are hereby summoned to attend an Extraordinary Meeting of the **Property Committee** of St Ives Town Council to be held via Zoom on **Wednesday 25 November 2020 at 7.30 pm.**

Alison Benfield BA(Hons) FSLCC
Town Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/87813728427?pwd=Rk5mODNYb2Rtd0NVcStEKzhhdVNrZDZ09>

Meeting ID: 878 1372 8427

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AGENDA

PR18.00

APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

PR19.00

DECLARATIONS OF INTEREST

To receive Declarations of Disclosable and/or Non-Disclosable Pecuniary Interests as set out in Chapter 7 of the Localism Act 2011 and the nature of those interests relating to any Agenda item.

PR20.00

PUBLIC PARTICIPATION

A maximum of 15 minutes is permitted for members of the public to address the Committee in accordance with the Town Council's approved Public Participation Policy.

PR21.00

ECO AUDIT REPORT

To receive a Summary Report of the Eco Audit (copy herewith).

PR22.00

SALIX LOAN

PR22.01

To receive verbal report on the Salix deadline.

PR22.02

To delegate authority to the Chairman, Vice Chairman and Town Clerk to progress the matter.

PROPERTY COMMITTEE

DATE: 25 November 2020

SUBJECT: Eco Audit - Carbon Reduction Initiatives

1 Introduction and Purpose of Report

- 1.1 The Town Council has committed in its 2020-2025 Strategic Plan to exceed the Government target of becoming carbon neutral by 2050 and work towards meeting the recommendation of the Committee on Climate Change to be carbon neutral by 2030.
- 1.2 The purpose of this report is to provide a summary of the Eco Audit Report received by Council highlighting those measures that the Committee can take to support the commitment.

2 Recommendations

- 2.1 The report is received and content noted.
- 2.3 Delegated Authority is given to the Chairman and Vice Chairman in conjunction with the Town Clerk to investigate options within the Public Sector Decarbonisation initiatives to meet Year 1 Priorities.
- 2.4 Decisions taken under delegated authority are presented to Council for resolution as may include application for loan through Secretary of State and therefore ongoing financial impact on the Council.

3 Background

- 3.1 Within the full Eco Audit are a number of actions that fall under the responsibility of the Property Committee including:-
 - Complete the switchover of all lighting to LEDs within a year. Change to LED street lighting
 - Investigate Infra-Red Heating for all properties
 - Switch to LED lighting in all properties

4. Proposal

- 4.2 That delegated authority is given to the Chairman and Vice Chairman in conjunction with the Town Clerk to investigate options within the Public Sector Decarbonisation funding initiatives to meet Year 1 Priorities

5 Financial Implications

- 5.3 At the current time the financial implications for other actions are unknown. However, under the Public Sector Decarbonisation scheme the Council is eligible to apply for interest free loans through SALIX finance to enable the funding of carbon reduction schemes. The timeframe for applying for funding is short, therefore delegating authority will enable options to be investigated and actioned should the savings prove viable.

6. Policy Implications

- 6.1 The proposals and resultant recommendations within this report supports 2020-25 Strategic Plan objectives.

7. Health and Safety Implications

- 7.1 None.

8.0 Reporting Officer - Alison Benfield

Summary Eco Audit Report

Year 1 Priorities

	Responsibility	Action to date
Ensure heating and hot-water timers, temperature settings and zoning controls are set correctly and carry out a programme of draught-proofing and insulation where needed.	Property Cttee	
Switch all of your paper products to 100% post-consumer recycled paper.	Council	• Options currently being investigated
Draw up plans to convert your open spaces into eco-parks and consult on the proposals.	Amenities Cttee	
Programme the switchover of diesel and gas vehicles/appliances to electric.	Amenities Cttee	
Complete the switchover of all lighting to LEDs within a year.	Property & Amenities Cttee	• Sources currently being investigated
Develop an action plan in conjunction with the local community on how to achieve a Zero Carbon St Ives.	Council	• St Ives Eco Action Group in place
Commission feasibility studies or quotes for installing renewable energy systems such as solar & wind on council properties.	Council	• Investigate Public Sector Decarbonisation initiatives
Get quotes for infra-red heating in relevant premises and carry out trial of infra-red heating panels, on a property where you have a genuine green electricity supply.	Property Cttee	Investigate Public Sector Decarbonisation initiatives
Carry out urgent review of the heating, hot-water and electricity consumption at your public toilets.	Amenities Cttee	
Implement annual environmental reporting to the council on the council's own environmental performance progress and the local communities.	Council	

Combined data for all premises¹

Building Energy Consumption

Electricity CO ₂ (tons)	34.5
Net electricity emissions (green supply contract)	14.0
Gas CO ₂ (tons)	43.0
Building Energy Carbon Footprint (tons)	77.5
Net Building Energy Carbon Footprint (tons)	57.5
Flights CO ₂ (tons)	2.0
Petrol (tons of CO ₂)	0.8
Diesel (tons of CO ₂) 2582 litres	6.7

Total Transport Carbon Emissions

Total Energy carbon footprint (tonnes):	87.0
Mains water consumption (litres):	3,231,000

Water supply CO₂ (tons)

3.2	
A4 Sheets equivalent of paper	555,000
% made from recycled paper	1
Trees consumed	65
Paper carbon emissions	12
Total annual municipal waste (tons)	117
recycled waste (tons)	97
Recycled (tons)	20
Waste CO ₂ (tons)	28
Recycling rate (%)	17

Bank: Lloyd's

Investment Bank: National Westminster

¹ Energy data includes leased-out premises. Consumption data is from council's own operations only.

Breakdown of Electricity (Tons CO₂)

Town Hall	4.25	Sheep market	0.50	Corn Exchange	13.00
Norris Museum	6.80	Waits (stand-pipe)	0.30	Burleigh Centre	1.00
Bus Station/Toilets	7.80	Globe Place Toilets	0.10	Total¹	34.48
Street-lights	0.70	Pavilion	0.03	Net Total²	14.00

¹ All of the council's own electricity emissions are reported in two ways.

20.48 tons as per government guidance for reporting electricity emissions.

² 0.00 tons as per voluntary government guidance for green electricity emissions, which gives net emissions of 14 tons.

Breakdown of Gas Usage (tons CO₂)

Town Hall	11	Corn Exchange	13	
Norris Museum	15	Burleigh Hill CC	4	Total 43

Breakdown for Water Usage

Litres

CO₂ Tons

Town Hall	61,000	0.061
Norris Museum	35,000	0.035
Globe Place Toilets	1,110,000	1.110
Bus station toilets	no data	no data
Ramsey Road Cemetery + allotments	1,338,000	1.338
The Waits	82,000	820
Corn Exchange	656,000	0.656
Burleigh Hill Community Centre	51,000	0.051
Total	3,231,000	3.251

Breakdown of Carbon Emissions - kg CO₂ (square meter)

Town Hall	34	(445 sq m)	Corn Exchange	22	(1,200 sq m)
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Breakdown of Paper Usage

A4 Sheets

Trees used

Town Guide + The Bridge	330,000	39
Town Hall	75,000 ¹	8
Norris Museum	150,000	18
Corn Exchange ²	27,000	3
Total	555,000	65

Carbon Emissions from non-recycled paper: 12 tons

¹ 5,000 sheets were made from recycled paper, which saved 0.5 trees.

² These are not included in council's carbon emissions

Breakdown of Waste (tons)

	Total Waste	Non-recycled	Recycled	CO2	Recycling Rate
Town Hall	50.0	42.9	7.1	12.5	14%
Norris Museum	15.7	3.2	12.5	1.0	80%
Broad Leas	14.3	14.3	0	4.1	0%
Depot skip	36.7	36.7	0	10.6	0%
Total	116.7	97.1	19.6	28.2	17%

Corn Exchange ¹	85.5	28.5	57.0	8.5	66%
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¹ This is not included in the council's waste total or carbon emissions as from leasee

Data Analysis

Carbon Footprint

Building Energy: 77.5 tons or equivalent to average energy emissions of 26 UK homes

Total calculated carbon 110 tons or equivalent to 37 homes energy emissions.

This does not include day to day consumption of other materials, that it would be too expensive to calculate exactly, but for most organisations another estimated 40% can be added for this but this varies widely.

Summary Carbon Emissions (Tons)

Gas	43.0	Paper	12.0 ²	Flights	2.0
Waste	28.0	Fuel	7.5	Total	109.7
Electricity	14.0 ¹	Water	3.2		

¹ Taking green electricity as net zero, otherwise it would be 34.5 tons

² This is just for production and disposal, it does not include the 65 tons of carbon that would be stored in the mature trees if they were not felled.

Electricity

- Switching to a genuine green electricity tariff for all premises (including leased) would make electricity consumption net zero.
- 28,200-kwh or 7.8 tons used by the bus station waiting room + toilets are the equivalent of the annual electricity consumption of 8.5 households and is more than the town hall (4.25) and museum (7.8). Consumption data would indicate that further investigation is required.
- Switching to LED lighting will reduce electricity consumption for lighting by over 50%.
- The Corn Exchange has the highest electricity consumption and it is likely to be down to inefficient usage of the air-conditioning systems, which regularly double the carbon emissions of buildings it is installed in.

Gas

- Gas is single largest source of carbon emissions
- First crucial priority to ensure all premises have working timing and zoning controls and that they are operated in line with the recommendations about the actual spaces being heated, the length of time they are heated and at what temperature they are heated at.
- To achieve zero carbon for energy, the gas boilers will need to be replaced with electrical heating of some form, powered by green electricity, ideally produced from your own renewables or alternatively from a genuine green electricity provider.

Waste/ Recycling

- Waste is 2nd highest source of measured carbon emissions.
- The reported recycling rate was 17%, which is significantly below the national average municipal recycling rate of 43%.
- The Broad Leas cemetery skip is used for non-recycled waste from across most of the council's open spaces.
- The museum performs well but the town hall and open spaces need to address how to reduce waste production and then to ensure all recyclables in future are recycled.

Water

- Carbon emissions from water are modest but it is important to reduce water wasted, due to impacts of extraction on rivers and streams ecologies.
- Combined with targeting efficiency measures, the more water sourced by abstraction or rain-harvesting, rather than mains-supplied, the more carbon emissions are reduced.
- Ramsey Road Cemetery / Allotment water supply had a leak last year which has now been fixed. It is expected that this year's consumption will be considerably less.
- The very large water consumption at Globe Place Toilets, indicates that there may be some old-fashioned controls on the urinals or leaks from the wc's. Older urinal controls waste up to 250,000 litres per year each.
- No figures were available for the Bu Station Toilets but similarly high water losses might be taking place there also.

Paper

- Paper emissions equate to that of all the energy emissions from 4 UK households. The quickest way to reduce this is to switch to using recycled paper for photocopying and printed materials.
- Also examine ways to reduce the amount of paper being consumed. The Museum has an especially high paper consumption.