

Energy Efficiencies in the Civic Centre

Committee name

Corporate, Finance & Property Select Committee

Officer reporting

Gary Penticost - Repairs, Engineering, Planned Works, and Facilities Management

Papers with report

None

Ward

Uxbridge South

HEADLINES

To provide an update to the Committee on the initiatives the planned works, repairs and maintenance teams are exploring to reduce the carbon footprint of the Civic Centre and actions that support our overall Climate Action Plan, commitments and vision.

RECOMMENDATIONS

That the Corporate, Finance and Property Select Committee notes the content of the report.

SUPPORTING INFORMATION

The Civic Centre was constructed between 1974 and 1979 when it was formally fully opened. The site is formed of two main buildings (Phase 1 and 2) each with their own central heating and mechanical air supply and extract systems.

The buildings have around 700 single glazed windows and doors, large areas of tiled roof with minimal thermal insulation and over 700 electrical Fan Coil Units that provide warm air in the winter and cooled air in the summer months. The heating is provided by 4 large gas fired boilers, the hot water by three dedicated gas fired boilers; the mechanical air supply and extract are provided by 5 large Air Handling Units (AHU's) that draw fresh air across a radiator to heat or cool the air before it is distributed around the building.

Classification: Public

Corporate, Finance and Property Select Committee – 2 February 2022

ENERGY SAVING INITIATIVES IMPLEMENTED TO DATE

- LED lighting has been retrofitted to first and second floors. Further replacements are on hold pending the wider accommodation review which may impact on the lighting requirements for the third and fourth floors.
- LED lighting in the Car park – All lamps in the Members, Basement and Mezzanine are now LED.
- Electric Charging Points – 6 being installed in February 2022.

SUSTAINABILITY INTERVENTIONS UNDER REVIEW

Improving the sustainability of the building will reduce ongoing maintenance costs and enable LBH (London Borough of Hillingdon) to achieve net carbon zero targets.

- **Building fabric** – Installation of cavity wall and roof insulation.
- **Photovoltaics** – Installation of PV across southeast and southwest roof areas.
- **Ventilation systems** – Review options available, these range from refurbishment and upgrading of existing AHUs to full replacement of AHUs with heat recovery linked to the buildings heating and cooling systems.
- **Heating and Cooling systems** – Review of options available which range from the replacement of chillers and cooling tower with air sourced heat pumps to a full system replacement incorporating “air to air” and water source heat pumps with hot water stores, full system pipework and electrical system replacement.

The forgoing “sustainability interventions” are currently under review by external consultants Deloitte.

It should be noted that the areas identified for improvement are currently at the inception phase and form part of a basket of initiatives that need to be underpinned by a behavioural change programme for users of the Civic Centre.

Financial Implications

The interventions are still being evaluated and costs developed.

Legal Implications

All proposed works will follow the tried and tested approval processes with the Council.