

*Department for Communities  
and Local Government  
Energy Strategy*

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Printed in the UK on material containing no less than 75% post-consumer waste.

May 2006

Product Code 06FD03930

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# Energy Strategy

## 1. CONTEXT

- 1.1 This strategy relates to the requirements of the Framework for Sustainable Development on the Government Estate (FSDGE), specifically the Chapter A targets. The full Framework can be found at <http://www.sustainable-development.gov.uk>
- 1.2 The strategy covers the sites of DCLG (HQ), its Executive Agencies and the Government Offices but does not include Executive NDPBs.

## 2. DEFINITION OF SUSTAINABLE DEVELOPMENT

- 2.1 A widely-used and accepted international definition of sustainable development is: ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’
- 2.2 In May 2005 the UK Government published the UK Government Sustainable Development Strategy “Securing the Future” which sets out the overall vision for Sustainable Development within the UK. It can be viewed at <http://www.sustainable-development.gov.uk>

## 3. THE DCLG ESTATE

- 3.1 The majority of the DCLG Estate is office based.

### 3.1.1 Headquarters Buildings

Eland House, Bressenden Place, SW1 (Leased)

Ashdown House, Victoria Street, SW1 (Leased and shared with DEFRA and DfT)

26 Whitehall, SW1 (minor occupier in a Cabinet Office freehold building).

Allington Towers, SW1 – (major occupier in a Home Office leased building).

Hempstead House, Hemel Hempstead (Leased and shared with DfT)

Exchange Tower, Harbour Exchange Square, E14 9GS (minor occupier of Export Credit Guarantees Department – formerly within DTI)

### **3.1.2 Executive Agencies**

The Planning Inspectorate, Temple Quay House, Bristol (Leased office building)

The Queen Elizabeth II Conference Centre, Westminster SW1 (Freehold purpose built conference centre)

The Fire Service College, Moreton in Marsh (Freehold 250 Hectare ex RAF base, with offices, training classrooms, 600 bed student accommodations, catering blocks, vehicle workshops, sports areas including fields and swimming pool, training grounds, roadway areas and laboratories).

### **3.1.3 Government Departments**

Government Office for London, Riverwalk House, Pimlico, SW1 (Leased)

Government Office of the South East, Guildford (Leased)

Government Office for the South West, Bristol and Plymouth (Leased)

Government Office for the East of England, Cambridge (minor occupier in DEFRA building)

Government Office for the East Midlands, Nottingham (Leased)

Government Office for the West Midlands, Birmingham (Leased)

Government Office for Yorkshire and the Humber, Leeds (2 leased buildings (1 shared with Highways Agency) – Will be moving to a new building in 2006.

Government Office for the North West, Manchester and Liverpool (Leased)

Government Office for the North East, Newcastle (Leased)

## **4. GENERAL STATEMENT**

- 4.1 The consumption of energy and the related carbon emissions have been identified by DCLG as one of the biggest environmental impacts of running the estate.
- 4.2 Reducing energy consumption and increasing energy efficiency across the estate is therefore a priority for DCLG.
- 4.3 This strategy will be reviewed on a regular basis and amended as required. These reviews will be controlled within the DCLG ISO14001 Environmental Management System.
- 4.4 This strategy shows how DCLG plans to deliver targets relating to the Framework for Sustainable Development on the Government Estate (FSDGE) Part E: Energy.

- 4.5 DCLG are working in partnership with The Carbon Trust on the Carbon Management Programme which aims to assess DCLG's carbon footprint and identify opportunities for reducing it. This will include but will not be limited to energy use across the estate.

## 5. RESPONSES TO THE FSDGE TARGETS

### 5.1 Target E1

#### **Carbon Reductions**

Government Departments to reduce absolute carbon, from fuel and electricity used in buildings on their estate, by 12.5% by 2010-11 relative to 1999-2000

- 5.1.1 DCLG will work with The Carbon Trust on a Carbon Management Programme to find opportunities to reduce the carbon footprint of the Department.

### 5.2 Target E2

#### **Increase Energy Efficiency**

Government Departments to increase the energy efficiency of the buildings on their estate, measured in terms of kWh of 1) fuel and 2) electricity use per square metre of buildings floor area, or estimate area, by 15% by 2010-11, relative to 1999-2000

- 5.2.1 DCLG have developed an Energy Efficiency Action plan for its London HQ properties which detail site specific actions required in order to achieve targets E1 and E2.
- 5.2.2 DCLG have carried out a number of energy audits with The Carbon Trust to identify opportunities for achieving targets E1 and E2.
- 5.2.3 Energy Managers from each site are encouraged to have regular meetings with their maintenance contractors to investigate opportunities for achieving targets E1 and E2.
- 5.2.4 Staff awareness campaigns are run at all sites throughout the estate, these encourage staff to reduce their personal electricity use in the workplace by switching of lights and office IT equipment.
- 5.2.5 Annual energy audits will be carried out at all sites across the estate to identify further opportunities for energy savings.

### 5.3 Target E3

#### **Adaption to climate change**

Government Departments to source at least 10% electricity from renewable sources by 31 March 2008. This will be measured in kilowatt hours for:

- Purchasing of renewable electricity
- Self-generation of renewable electricity (Excluding CHP)

5.3.1 DCLG procures renewable electricity for its largest HQ properties through the centralised OGC contracting arrangements.

5.3.2 The DCLG estate have achieved target E3.

### 5.4 Target E4

#### **Electricity from CHP**

Government Departments to source at least 15% of electricity from Good Quality Combined Heat and Power by 2010. (Allowances to be made for Departments that already purchase 100% renewable energy).

5.4.1 DCLG have 2 Combined Heat and Power (CHP) Units at the two HQ properties in London. Neither CHP currently runs at full capacity due to a number of operational complexities.

5.4.2 DCLG have investigated options for meeting the shortfall between the target figure and its current self generated capacity.

5.4.3 It is not currently financially practical for DCLG to procure electricity from Good Quality Combined Heat and Power.

### 5.5 Target E5

#### **Long term energy strategy**

By March 2006 Government will develop a long term strategy, up to 2020, for sourcing renewable energy on the Government Estate.

5.5.1 DCLG shall encourage its Executive Agencies and the Government Office Network to procure renewable energy where possible.

5.5.2 DCLG will continue working with The Carbon Trust to investigate opportunities for self-generating energy options.

5.5.3 DCLG shall work with DEFRA's CHP team to increase the operational efficiency of the CHPs, if found to be financially viable.

5.5.4 DCLG currently achieve target E3 which sets the minimum amount of renewable energy to be procured by Government Departments

## 5.6 Target E6

### **Contract Clauses**

Departments to include clauses to ensure opportunities are identified and measures taken for reducing carbon emissions and collecting energy data (by fuel type), as far as practical, in all estate management contracts initiated from August 2004.

5.6.1 DCLG use OGC conditions of contract which include clauses on energy management.

## **6. TRAINING AND AWARENESS**

- 6.1 The central Sustainability team in DCLG provide expertise to assist all units in delivery of the part E targets.
- 6.2 Advisory and guidance notes will be distributed to all staff with responsibility for energy management at each site.
- 6.3 Staff with responsibility for energy management will continue to be invited to twice yearly fora to discuss and share best practice on energy management and all other aspects of the Framework for Sustainable Development on the Government Estate (FSDGE).
- 6.4 All staff will be encouraged to take part in the delivery of this strategy through relevant information being made available to them. This will include staff bulletins.

## **7. DATA COLLECTION, MONITORING AND REPORTING**

- 7.1 DCLG have set a baseline year of 2002/03 for energy data reporting, which is the first year the Department was operational and recorded data.
- 7.2 DCLG measure and monitor all energy consumed across the estate by fuel type on a monthly basis where this data is available. In properties where DCLG are the minor occupier or a sub-tenant, the Landlord should be requested to provide this information. It may be necessary to take this as a proportion of the total consumption from the bill.
- 7.3 DCLG reports on energy procurement, with each site stating what proportion of their total energy procured is from a renewable source.
- 7.4 Each site records its energy data on its Environmental Management System. This enables a proper and robust audit of those records to be undertaken to ensure that all the necessary records required for local and central data collection are available.

7.5 Data against the targets laid out in this strategy will be collated annually across the estate. This data is submitted annually as part of the FSDGE questionnaire. The performance of every Department is evaluated against the targets by the Sustainable Development Commission and they produce a publicly available annual report which summarises this performance.

## 8. DELIVERY TIMESCALES AND MILESTONES

	Project	Delivery	Responsibility
1	Executive Agencies to draft a site specific Energy Efficiency Action Plan.	September 2006	Site Energy Managers
2	Government Office Network to draft site specific Energy Efficiency Action Plans.	December 2006	Site Energy Managers
3	Carry out works to increase efficiency of two existing CHP units	September 2006	ISD Project Manager
4	Work with The Carbon Trust on the Carbon Management Programme for DCLG to find opportunities to reduce the carbon footprint of the Department.	March 2007	Sustainable Operations Team to co-ordinate
5	Liaise with energy providers, OGC and other Government Departments to prepare for changes in the energy markets which could result in cost or supply issues	On-going	Sustainable Operations Team
6	Energy Audits should be carried out annually at all sites across the estate. Ideally by an external, expert party, such as The Carbon Trust	On-going	External experts
7	Organising of the DCLG Sustainable Operations For a, twice a year. Opportunity for representatives from the estate to get together and share ideas of good practice and the FSDGE targets	On-going	Sustainable Operations Team
8	Dissemination of information and ideas for improved energy management initiatives at each site eg/ improvements in efficiency through altering settings in the Building Management System (BMS)	On-going	Sustainable Operations Team at HQ buildings + designated energy manager at sites
9	Collating and submitting annual energy data returns for the Sustainable Development Commission	July 2006	Sustainable Operations Team

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