

Install zoning	unknown
Replace heaters	unknown
Install IR panels	<10 yrs
Install heat pumps	<10 yrs
Confirm/optimise settings	Immediate
Replace hot water units	<10 yrs
External insulation	<10 yrs
Internal insulation	<5 yrs
Replace windows/doors	<10 yrs
Install secondary glazing	<30 yrs
Install draught excluders	<5 yrs
Install solar film	unknown
Fabric first roadmap	n/a
Solar PV	11 years
Optimise biomass system	Immediate
Submetering for tenants	n/a

Note: savings based on blended prices of 15.0p/kWh and 3.5p/kWh for electricity and mains gas respectively.

Any improvements to properties need to be considered against the Council's understanding of whether all of these properties will remain in our ownership, and whether there will be any change of use/occupancy that might influence an improvement programme.

A number of properties are suitable for PV. The consultant has recommended that the Council undertake a solar mapping exercise to understand where the best opportunities for this lie. Where the installation of solar panels has been recommended, further work will need to be undertaken to survey properties for suitability, to identify any constraints and to understand how the energy generated will be used.

The Council's properties around the Manor Offices and Workshops in Holsworthy have been identified as a good showcase site for low energy buildings supporting micro and SME businesses, if a long term strategy was formed.

The Council's Asset Management Strategy is due to be reported to Full council on the 12th December which sets out how the Council will review and use its assets going forward. The options and improvements highlighted in this report need to form part of the ongoing work that will develop once that Strategy is adopted.

3. IMPLICATIONS

Legal Implications

None.

Financial Implications

Implementing these measures will require a significant investment by the Council, but will result in reduced energy costs.

Human Resources Implications

Implementing these measures will require (additional?) resources, primarily in the Property and Major Projects teams.

Sustainability/Biodiversity Implications



	5 Hubbastone Road	26 High St	Appledore Fish Docks	Barton House	Bideford Town Hall	Bideford Quay bldg	Caddsdwn Business Centre	Caddsdwn Unit 15	Cromlech	Holsworthy - Manor Offices	Holsworthy - Pannier Market	Riverbank House	Riverside House	Torrington Pannier Market	Victoria Park Amenity Bldg	Westward Ho! coastguard	Windmill Lane	The Burton *
Lighting																		
Install LEDs			Y		Y	Y				Y	Y	Y			Y	Y		Y
Install PIR sensor			Y		Y	Y	Y			Y	Y					Y		
Install LUX sensor						Y								Y				
Heating																		
Replace boiler	Y				Y							Y						
Confirm/optmise settings		Y	Y	Y					Y			Y	Y				Y	
Fit thermostatic valves					Y				Y									
Install zoning												Y						
Replace heaters						Y	Y											
Install IR panels																		Y
Install heat pumps										Y						Y		
Hot water																		
Confirm/optmise settings		Y		Y											Y			
Replace units					Y													
Building fabric																		
External insulation				Y					Y									
Internal insulation																Y		
Replace windows/doors				Y					Y									
Install secondary glazing											Y							
Install draught excluders										Y								Y
Install solar film												Y						
Fabric first roadmap																	Y	
Renewables																		
Solar PV	Y		Y	Y			Y		Y	Y		Y	Y	Y	Y	Y	Y	Y



	5 Hubbastone Road	26 High St	Appledore Fish Docks	Barton House	Bideford Town Hall	Bideford Quay bldg	Caddisdown Business Centre	Caddisdown Unit 15	Cromlech	Holsworthy - Manor Offices	Holsworthy - Pannier Market	Riverbank House	Riverside House	Torrington Pannier Market	Victoria Park Amenity Bldg	Westward Ho! coastguard	Windmill Lane	<i>The Burton *</i>
Optimise biomass system							Y											
Other																		
Submetering for tenants						Y	Y			Y								

* surveyed by Gates Green Solutions Ltd

