

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Town Hall, Assets and Services Committee Meeting		
MEETING DATE AND TIME	9 th March 2023	LOCATION	Congleton Town Hall
REPORT FROM	Town Hall Manager – Mark Worthington		
AGENDA ITEM REPORT TITLE	Agenda Item 9: Town Hall Decarbonisation Update		
Background	<p>The Town Hall Decarbonisation Report provided by Tomson Consulting highlighted areas where a number of improvements could be implemented within the Town Hall to reduce the carbon emissions of the building and also help to reduce costs. Officers are identifying the low cost/easy to implement recommendations and putting them into place while researching the more technical recommendations within the report.</p>		

<p>Updates</p>	<p>Improvements recommended in the Tomson Consulting Town Hall Decarbonisation Report are being researched and implemented where possible. The first areas addressed were the domestic hot water heaters and relocation of the space temperature sensor in the main hall. All work was completed on time and within the quoted figures provided.</p> <p>In addition, the ongoing work of insulating heating and hot water pipework is close to completion, facilitated by the inhouse teams.</p> <p>Hot Water Heaters</p> <p>The hot water heaters were previously switched on 24 Hrs a day, every day. The hot water heaters provide hot water for the commercial kitchen and main hall toilets.</p> <p>New timers were installed to enable improved control of the water heating to match the demands of the users, significantly reducing the electricity consumption.</p> <p>Based on the current heating demand of 3 hours per day for both cylinders, the projected savings are:</p> <table data-bbox="376 999 1444 1229"> <tr> <td>Annual savings in kWh of electricity</td><td>approximately 70,000 kWh pa</td></tr> <tr> <td>Annual commercial saving</td><td>approximately £185 pa</td></tr> <tr> <td>Annual carbon footprint reduction range</td><td>between 13,700 and 15,000 Kg pa</td></tr> <tr> <td>Payback period</td><td>between 3.5 and 2.5 years</td></tr> </table> <p><u>Space temperature sensor in the main hall</u></p> <p>This sensor was incorrectly placed above a radiator, providing instruction to the heating system to shut down. This resulted in the heating being switched to manual permanently to bypass the temperature sensor to heat the building. This work is in preparation for the next phase of updating the heating control software and re-commissioning the heating controls.</p>	Annual savings in kWh of electricity	approximately 70,000 kWh pa	Annual commercial saving	approximately £185 pa	Annual carbon footprint reduction range	between 13,700 and 15,000 Kg pa	Payback period	between 3.5 and 2.5 years
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	<p><u>General heating and hot water pipe insulation</u></p> <p>The Streetscape team have been working through the Town Hall insulating exposed pipework to improve general efficiency and reduce heat losses. Pipework in one area of corridor remains uninsulated, this work is scheduled to be completed in the next couple of weeks.</p> <table border="1" data-bbox="379 510 1444 689"> <tr> <td data-bbox="379 510 909 600">Cost to implement</td><td data-bbox="909 510 1444 600">£ 86.10 (may increase due to the need for additional insulation)</td></tr> <tr> <td data-bbox="379 600 909 689">Annual carbon footprint reduction range</td><td data-bbox="909 600 1444 689">Difficult to estimate as no baseline is available</td></tr> </table> <p>Commercial savings are based on the current price per kWh paid by the Town Hall, uplifted to reflect the expected price change due in 2023. Estimating the CO2 savings based on kWh reductions is not an exact science, hence a range has been provided based on factors published by the Carbon Trust.</p> <p>The payback period range is based on the difference between the price per kWh paid today, and the expected price change due in 2023.</p>	Cost to implement	£ 86.10 (may increase due to the need for additional insulation)	Annual carbon footprint reduction range	Difficult to estimate as no baseline is available
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Decision Request	<p>To receive the report relating to Town Hall Decarbonisation Update.</p>				