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Climate Resilience and Energy Saving Across the Public Estate



05 March 2026



Agenda

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Who we are

2

Scale of the
decarbonisation challenge

3

Tools and Guidance

4

PAS 2038

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Refit

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Adaptation and Resilience





'TECKAL' EXEMPTION

Scale of the decarbonisation challenge for public buildings

Aging infrastructure

Many public buildings have outdated equipment, and systems needing major upgrades to meet modern efficiency and emissions targets.

Regulatory and compliance demands

Standards like PAS 2038 increase requirements in retrofit and decarbonisation efforts.

Funding and investment pressure

Inflation and operational costs strain budgets, requiring structured investment planning balancing immediate and long-term goals.

Strategic leadership and expertise

Achieving decarbonisation demands coordinated leadership, technical knowledge, and access to suitable funding models.



LOCAL PARTNERSHIPS CLIMATE TOOLS & GUIDANCE

- Greenhouse Gas Accounting Tool
- Energy Forecasting tool and guidance
- Climate Adaptation Toolkit and risk matrix
- Renewable Energy Good Practice Guidance
- Business case templates for Local Energy Projects
- Domestic Retrofit Handbook
- Webinars



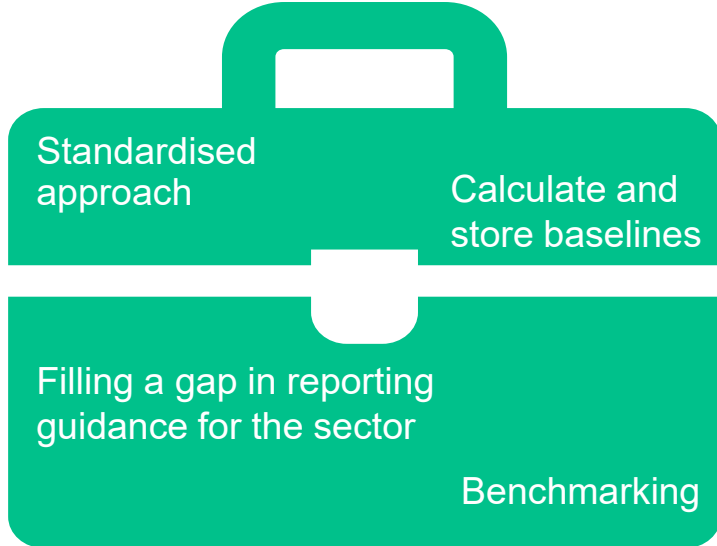
[Resources - Local Partnerships](#)

THE GREENHOUSE GAS ACCOUNTING TOOL

Well established for Local Authorities in England

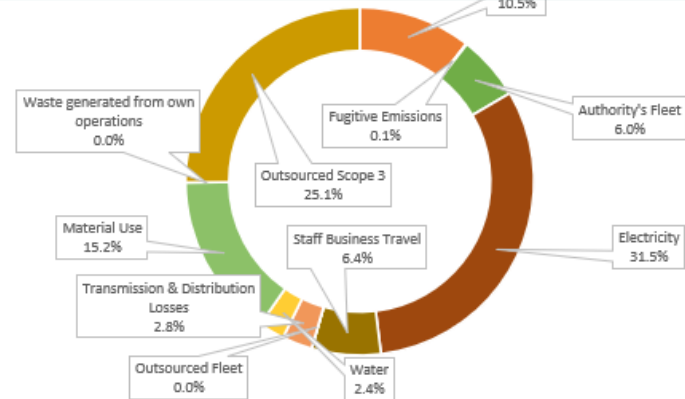


Department for
Energy Security
& Net Zero



[Greenhouse Gas Accounting Tool - Local Partnerships](#)

Scope	Emissions Type	Emissions (tCO ₂ e)	Percentage of Total Emissions
Scope 1	Heating	917.94	10.5%
	Fugitive Emissions	6.75	0.1%
	Authority's Fleet	524.69	6.0%
Scope 2	Electricity	2,760.29	31.5%
	Staff Business Travel	560.02	6.4%
Scope 3	Outsourced Fleet	2.37	0.0%
	Transmission & Distribution Losses	244.99	2.8%
	Water	210.50	2.4%
	Material Use	1,335.21	15.2%
	Waste generated from own operations	0.00	0.0%
	Outsourced Scope 3	2,198.46	25.1%
	Total Emissions		8,761.22



- Heating
- Electricity
- Transmission & Distribution Losses
- Waste generated from own operations
- Fugitive Emissions
- Staff Business Travel
- Water
- Outsourced Scope 3
- Authority's Fleet
- Outsourced Fleet
- Material Use

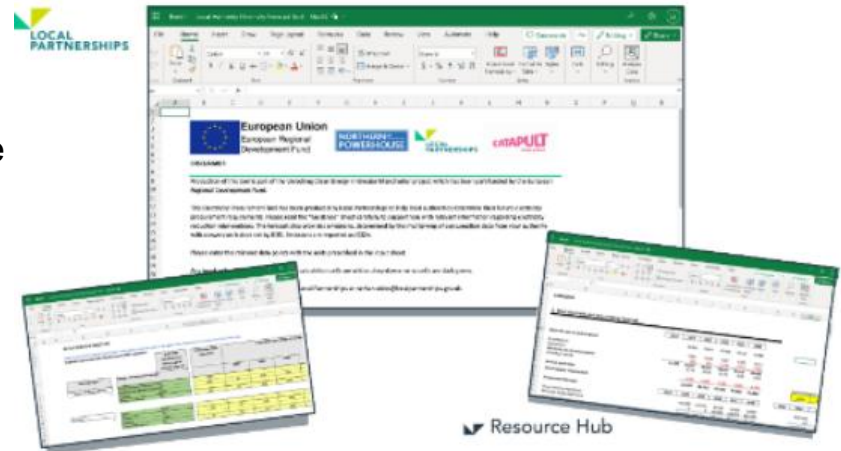
ELECTRICITY FORECASTING TOOL

A template to forecast future electricity consumption (on a portfolio basis) and procurement needs after considering the effects of decarbonisation interventions and areas of growth

Benefits:

- Standardising how Council's forecast and report electricity consumption
- Knowing the impact decarbonisation interventions are forecast to have on future electricity consumption
- Knowing the impact growth is forecast to have on future electricity consumption
- Enabling consistent benchmarking
- Providing you with a robust and regularly reviewed tool to calculate future electricity procurement needs, and store baselines and the forecast outputs

[Electricity Forecast Tool - Local Partnerships](#)



PAS 2038

Core principles

Whole building approach

Treating systems as interconnected.

Tailored solutions

Adapting measures based on the building's characteristics.

Occupant wellbeing

Covering comfort, safety and productivity

Minimising performance gap

Ensuring predicted energy savings are realised

PAS 2038:2021

Retrofitting non-domestic buildings for improved energy efficiency – Specification





The Re:fit Framework

Why use Re:fit



Guaranteed performance and energy and carbon savings

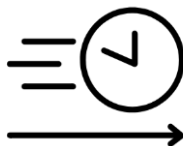


Procurement Law compliant framework, with a number of service providers

Managed framework



Best in class value for money, and you keep 100% of the savings, **no hidden catches**



Enables **fast and efficient** tendering

Clear pricing



Once in a lifetime opportunity to transform your area as part of a post-Covid green recovery



End-to-end support from **expert teams**

10+ years experience

OFF BALANCE SHEET FUNDING

Why use Re:fit

What does Re:fit cover?

- ❖ Retrofit of buildings and assets to save energy and carbon
- ❖ Large range of technologies and measures included. E.g.
 - Heat networks
 - Lighting & controls
 - BMS controls
 - Heat recovery
 - Solar thermal
 - Heat pumps
 - Photovoltaic panels
 - Secondary glazing
 - Insulation
 - Draught proofing
 - Street lighting

Who can use Re:fit?

Any **public sector** organisation in the United Kingdom and Northern Ireland

- central government
- local government
- health sector
- higher education
- schools
- culture and heritage

Achievements to date

THE RE:FIT
FRAMEWORK

SINCE 2016



LOCAL
PARTNERSHIPS

LOCAL
PARTNERSHIPS

EPC Contract Form



- **Developed consistent with Eurostat Guide to the Statistical Treatment of Energy Performance Contracts, 2018**
- **Detailed guidance provided on application to Contracting Authorities**
- **Form of EPC set out at schedule 18 of the Call-Off contract**
- **EPC obliges Service Provider to carry out works in accordance with Works Conditions (Schedule 3 of the EPC)**
- **Amended NEC4 ECC Standard Terms, or JCT D&B 2016 Standard Terms**

Performance Guarantee

- Actual performance no less than anticipated performance
- Actual carbon emissions no greater than targeted carbon emissions
- Aggregate performance across portfolio
- Framework of choice within public sector
- Track record of successful delivery



- Over and underperformance addressed:
- Over performance can be carried forward and offset against under performance
- Value of under performance payable within 10 days of Annual Reconciliation Report
- Warranted assets, tighter performance requirements

Example Projects



Westminster Council

- 1,600 tonnes of annual CO2 emissions reduction
- 61 buildings
- Annual financial returns approaching £200,000



Aneurin Bevan UHB

- £8m energy efficiency programme
- Six hospitals.
- 7.8% annual cost savings
- 5.1% annual carbon savings.



Aberystwyth University

- Increased energy efficiency across whole estate
- Installation of a solar farm
- 500 tonnes annual emissions reduction
- £13m lifetime cost savings
- 8% annual carbon emission reduction



CLIMATE ADAPTATION TOOLKIT AND RISK MATRIX

Climate adaptation toolkit and risk generator

- The toolkit is a 5 step process designed to help local authorities prepare for the impacts of the changing climate, on their organisation, services and residents.
- It is designed to guide you through each stage of developing a strategy and action plan for adaptation.
- It seeks to bridge the technical guidance from the CCRA3 and the practicalities of local government
- The risk matrix includes all 61 risks from the CCRA3 and maps them across different council service areas and authority types



CLIMATE RESILIENCE

[Local Authority | The Met Office climate data portal](#)

Welcome to the Met Office's climate service for Local Authorities in the UK.

This site provides tools and resources that have been specifically designed for Local Authorities to help you better understand climate change in your local area and support your adaptation journey.

This information may be useful for others, not just Local Authorities. It is free and available for all. This is a Beta service and will be developed further.



[How to Assess your Climate Risk](#)



[How to Take Action](#)



[FAQ and Version History](#)



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