

CALL TO ACTION

INDUSTRY SUPPORT

An initiative by

elementa

Member of Integral Group



**DEVELOPING POLICY
RECOMMENDATIONS FOR A
ZERO EMISSIONS CAPITAL**

LONDON ENERGY TRANSFORMATION INITIATIVE

Introduction

In order to mitigate against catastrophic climate change, carbon emissions from buildings need to be radically reduced. As construction industry professionals in London, we have a collective responsibility to contribute our expertise and engage in a process that puts London on the path to meeting these goals.

To that end the London Energy Transformation Initiative (LETI) has been established to work collaboratively towards solutions that can enable a zero emissions future for London. Two key policies are going to public consultation this year, the London Plan and the London Environment Strategy, as such we have an opportunity to make a real positive impact.

Call to action - Industry Supporters needed

We are publishing a list of organisations that support LETI, when we present the working group outputs to the GLA. The logos of these organisations will be displayed at the event in World Green Building Week, and be presented to the GLA when we present the working group outcomes in September. As a supporter you will have the opportunity to proof the working group output report, in early September and also the opportunity to 'opt out' if you feel that you do not agree with the final recommendations proposed.

Over 250 people from 150 organisations have engaged with this initiative so far, and a lot of industry professionals have volunteered their time to putting together recommendations for policy change. However in order for this to have a real impact we need to show the Mayor of London the level of support that this initiative has across the construction industry. We are looking for organisations to sign up that have been involved in the workshop and LETI working groups and that are new to the initiative.



[Sign up your organisation as a LETI supporter here](#)



The Story So Far

In May Elementa consulting brought together over 100 stakeholders including developers, engineers, housing associations, architects, planners, contractors as well as representatives from the GLA and local authorities, to put together collaborative recommendations for energy policy. [Click here to see a video of the event.](#) The 'Getting to Zero' report draws together the recommendations suggested at the workshop. It includes notes from all of the workshop table groups and links to videos of the summary presentations see the next page for the executive summary. [Click here to download the full report.](#)

Since the workshop the London Energy Transformation initiative (LETI) has formed, to work collaboratively towards solutions that can enable a zero emissions future for London.

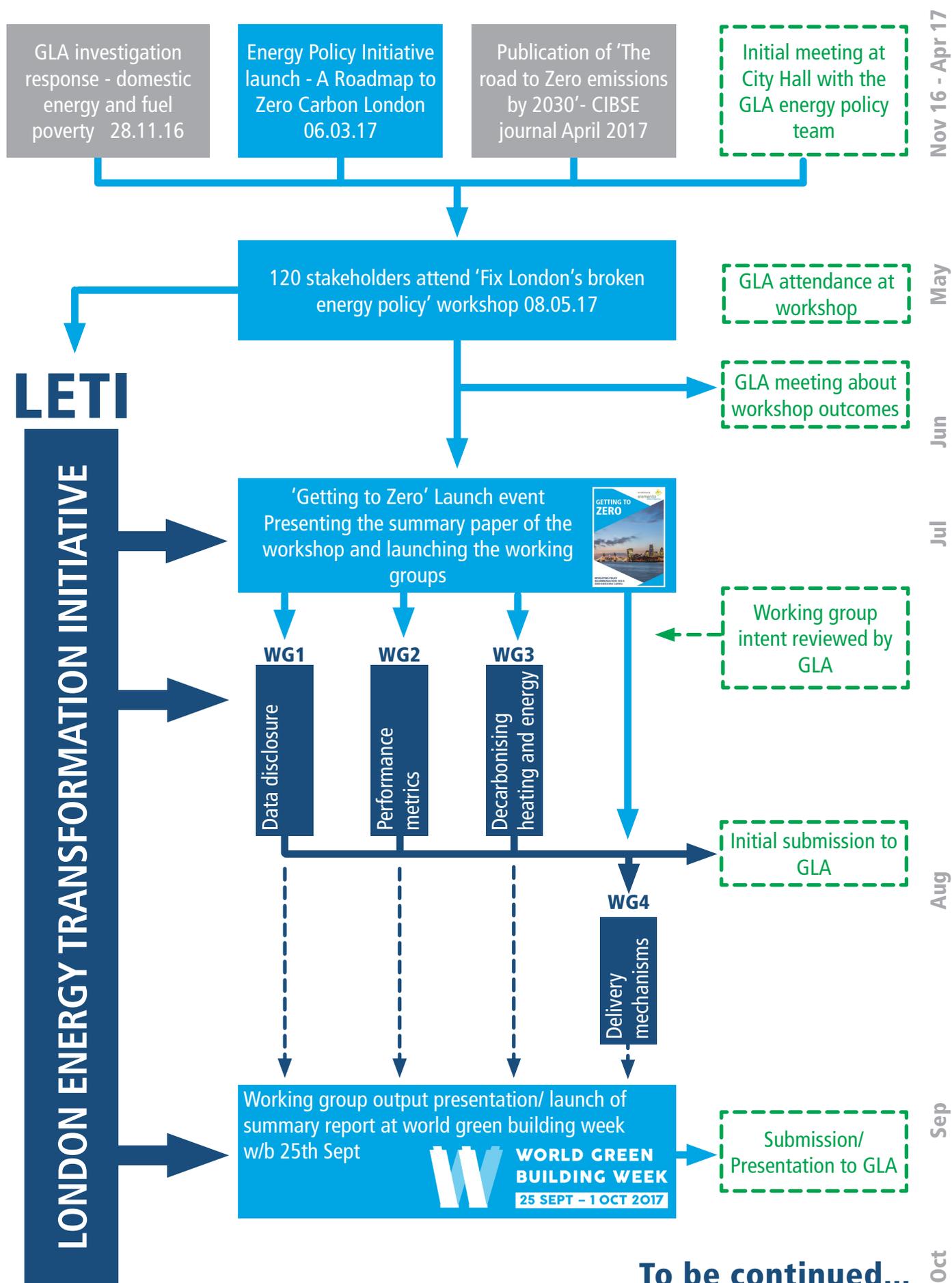
Four LETI working groups have formed, focusing on the key priorities that emerged in the workshop. These working groups will translate ideas from the workshop into tangible evidence based recommendations for energy policy.

1. [Data Disclosure](#) - Leader-Adam Mactavish – Currie & Brown
2. [Better Performance Metrics](#) - Leader- Thomas Lefevre - Etude
3. [Decarbonising Heating and Energy](#)- Leader-Amanda Stevenson –Capital and Counties
4. [Delivery Mechanisms](#) - Leader- Stephen Kent - CBRE

Next steps

The recommendations from the working groups will be compiled into a report and presented to the GLA in September. On the 26th of September as part of World Green Building Week, we will launch this report at an evening event at The Building Centre.

Timeline



Executive Summary of Getting to Zero Report

Greenhouse gas emissions from London's buildings need to be rapidly reduced to meet our climate change targets. This will require a dramatic shift in the way we design, construct, refurbish and operate our buildings.

London's climate change policy for buildings was once seen as world leading, but after over a decade of refinement now requires a radical rethink. To that end, on May 8th Elementa Consulting brought together over 100 stakeholders to participate in a workshop at the Building Centre. Attendees included developers, engineers, housing associations, architects, planners, academics, sustainability professionals, contractors and facilities managers. They were joined by representatives from the GLA and London Boroughs. Their task – to develop ideas and build consensus around recommendations for 2 pieces of policy – the new London Environment Strategy and the rewrite of the London Plan. This report summarises the outcomes of the workshop and outlines next steps towards developing policy that can enable London to become a Zero Emissions Capital.

4 Key Policy Areas emerged:

1. Energy Use Disclosure

Driving down energy consumption is only possible with access to credible performance data. Mandatory in-use energy disclosure for all non-domestic buildings, multi-family housing and district heating schemes, was the most popular recommendation. There was broad consensus that this data should be publicly accessible through an online platform that would enable benchmarking of performance across London's building stock. By reconciling anticipated energy savings in design against real performance in use it would provide an opportunity to narrow the gap between predictions of building performance and how they perform in operation.

2. Better Performance Metrics

Absolute performance metrics are a more effective way to influence design and specification of new buildings than existing building regulations. With grid carbon intensity no longer a stable measure we need to establish outcome-based metrics – becoming widely adopted globally - for building envelope performance and overall energy use intensity.

3. Decarbonising Energy and Heating

As our electricity grid becomes dominated by intermittent renewable energy sources the need to manage and reduce peak energy demands becomes more important. Decentralised energy storage capacity (both electric and thermal) and demand response 'peak shaving measures' should be encouraged and incentivised by London policy. This will enable London's buildings to harness opportunities presented by real-time variable energy pricing.

Heating and domestic hot water can be generated locally, per dwelling, or generated by a district heating system. Careful consideration should be given as to which option will deliver the greatest carbon emission reductions over the long term, taking into account future grid carbon intensity scenarios. To better inform consumers, community heating schemes should provide transparent billing that should be disclosed at lease or sale of connected buildings.

Additionally, all developments and district heating schemes that depend upon fossil fuel combustion should establish a Zero Emissions Transition Plan ensuring that they can be adapted to achieve zero emissions goals in the future without the need for fundamental redesign.

4. Delivery Mechanisms

The workshop dot vote suggested that policy should be "technology neutral", supporting innovation by prescribing outcomes and not the means by which they are achieved. The existing 'energy hierarchy' would therefore need to be reconsidered.

Incentives should be provided based on operational performance data, as a method to encourage deep retrofit for existing buildings as well as high performing new buildings. Suggestions included: reduced business rates or council tax, rent reviews/ rent caps and removing VAT on any major refurbishment initiatives.

The Net Zero Energy skills base needs to increase across the industry and ongoing user education needs to be encouraged. Clients should demand more - with developers specifying in-use energy performance targets, supported by better metering and monitoring in operation.

Related Priorities

Embodied Impacts of Construction

As buildings become more energy efficient, embodied carbon becomes increasingly important as it represents a greater proportion of the total lifecycle carbon emissions of a development. A policy framework to support reduction of embodied carbon needs to be considered.

Overheating

Overheating risk is a growing problem particularly within new residential buildings. There needs to be a clear policy direction with a requirement for developments to comply with specific overheating criteria, with modelling that includes future weather file analysis. Internal temperature monitoring should be encouraged with league tables potentially showcasing developments that perform well. A resiliency metric to assess thermal stability when power is cut from a development should be considered.

Stakeholder Identification

A community group registry to enable already established groups to engage early in the design process and establish opportunities for longer term ownership should be encouraged.



Strength in Numbers: Announcing the London Energy Transformation Initiative (LETI)

The workshop demonstrated the level of interest and willingness across the buildings sector to contribute time and expertise to policy development. Building on this momentum, the priorities that emerged in the workshop will now form the basis for the establishment of working groups. These will be tasked with developing robust policy recommendations and an implementation plan supported by an evidence base. They will operate under a newly created taskforce – LETI the London Energy Transformation Initiative.

We are building a list of supporters, to show the GLA that the industry is in favour of this initiative. Email Clara Bagenal George on clara.bg@elementaconsulting.com to sign up as a supporter of this initiative or if you are interested in joining one of the LETI working groups.

LETI Intent

1. Work collaboratively towards solutions that can enable a zero emissions future for London
2. Translate and test ideas from the policy workshop into tangible, evidence based recommendations for energy and climate change policy for London.
3. Bring together volunteer expertise and experience in each working group theme
4. Commit to technology neutrality and the development of performance led policy
5. Provide an inclusive and collaborative platform that reflects the diversity of the buildings sector

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