

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member for Commercial Strategy, Estates and Property
Date:	14 June 2022
Title:	Managing Hampshire's Built Estate
Report From:	Director of Culture, Communities and Business Services

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Purpose of this Report

1. The purpose of this report is to confirm the funding allocations for the County Council's repair and maintenance priorities and the high-level 2022/23 budgets for the corporate and schools' estates.
2. The report brings forward the high-level programmes of work and named schemes for approval; with project appraisals for named capital schemes included in the 2022/23 CCBS capital programme.
3. The report provides further update on the programme of work delivered under the [Public Sector Decarbonisation Scheme](#) (PSDS) that is concluding at the end of June and largely grant funded by the Department for Business, Energy and Industrial Strategy.
4. The report also provides an update on the ongoing impacts on the construction industry in terms of material availability and price inflation.

Recommendations

That the Executive Member for Commercial Strategy, Estates and Property:

5. Notes the confirmed funding allocations for the 2022/23 repairs and maintenance programmes for the corporate and schools' estates and approves the revised high level budget allocations.
6. Notes that the detailed programmes of works within each budget allocation will be approved by the Director of Culture, Communities and Business Services under Chief Officer financial delegations.

7. Approves the provision of £963,500 of additional Schools Condition Allocation (SCA) funding for the planned “SCOLA” re-cladding project at Nightingale Primary School, identified in the 2022/23 CCBS capital programme, giving a revised total scheme value of £2,478,000 as set out in paragraph 28 and in the project appraisal within Appendix 3.
8. Notes that the bid for Public Sector Decarbonisation Scheme (PSDS) funding to develop the pilot heat decarbonisation project at Heatherside Junior School was unsuccessful and therefore to continue to progress the pilot, £425,000 of 2022/23 Schools Condition Allocation (SCA) funding will be approved under Chief Officer Delegation as set out in paragraph 31 and in the project appraisal within Appendix 3.
9. Notes that the programme of work delivered via the PSDS completes at the end of June.
10. Notes the update on the construction industry market conditions and associated impacts on work being delivered across the County Council’s built estate.

Executive Summary

11. Following approval of the high-level repairs and maintenance budget allocations for the corporate and schools’ estates in April, Property Services has begun delivery of work to address the highest maintenance priorities across the corporate and schools’ estates to ensure that the built estate is maintained in a safe, compliant and operationally effective condition to support the delivery of the County Council’s services.
12. The Schools Condition Allocation (SCA) grant was recently confirmed at £23.084 million and the overall Service Level Agreement (SLA) pooled fund for repairs and maintenance on the schools estate set at £14.209 million. A reconciliation of carry over from the 2021/22 budgets has been completed and the final budgets for both the schools and corporate estates are confirmed in this report, with programmes of work adjusted to match the confirmed funding.
13. More than £29.4 million of PSDS grant funded investment in the County Council’s corporate and schools’ estates is nearing its completion at the end of June 2022. This programme of energy saving measures to reduce carbon emissions supports the County Council’s climate change strategy and is improving building condition and reducing the associated health and safety risks across the estate.
14. The County Council continues to progress a strategy of decarbonisation of the built estate alongside its planned work to address maintenance liabilities. The SCOLA re-cladding project at Nightingale Primary School has been refined in scope since originally presented to the Panel to improve its immediate carbon efficiency and align with government guidance on ventilation, thermal comfort

and indoor air quality in schools. This scheme also includes considerations that will facilitate further heat decarbonisation in due course, through the replacement of gas boilers with heat pumps, at such time as condition necessitates or new grant funding becomes available.

15. It was recently announced that the County Council's most recent bid for funding under the PSDS was unsuccessful, with the scheme significantly oversubscribed. The work to evaluate the benefit of ground-source heat pump technology to replace gas boilers at Heatherside Junior School (as noted to the panel in April), remains of value and a summary of the planned alternative SCA funded pilot is noted in Appendix 3.

2021/22 Outturn Position

Corporate Estate

16. The table below shows the confirmed outturn position for the 2021/22 corporate estate repairs and maintenance budgets.

2021/22 outturn position for corporate estate				
Funding Allocation	Budget	Committed	Projects in development	Total Allocated
	£'000	£'000	£'000	%
Policy and Resources Cash Limited Budget	7,259	7,259	0	100
CCBS capital allocation	1,003	138	865	100
CCBS additional funding	1,130	0	1,130	100
Accumulated R&M Reserve (carry forward)	2,749	597	2,152	100
R&M Reserve 21/22 contribution	545	545	0	100
Adult Health & Care health & safety priorities	3,448	1,585	1,863	100
Total Funding	16,134	10,124	6,010	100

Schools estate

17. The table below shows the confirmed outturn position for the 2021/22 schools estate repairs and maintenance budgets.

2021/22 outturn position for schools' estate				
Funding Allocation	Budget	Committed	Projects in development	Total Allocated
	£'000	£'000	£'000	%
SLA funding contributions	13,500	13,500	0	100
SCA grant 21/22 (confirmed)	23,391	0	17,386	74
SCA grant 20/21 (original allocation) – carry forward	11,783	8,301	3,482	100
SCA grant 20/21 (additional £8m) – carry forward	7,176	7,716	0	100
Total Funding	55,850	29,517	20,868	90

2022/23 Repairs and Maintenance Programmes

Corporate Estate

18. The confirmed 2022/23 funding allocations for the repairs and maintenance of the corporate estate are set out below. These have increased from the provisional values noted in the April report to the Panel, following confirmation of additional carry forward of accumulated reserve.

2022/23 repairs & maintenance funding for the corporate estate		
Funding source	Provisional Funding Apr 2022 £'000	Confirmed Funding Jun 2022 £'000
Policy and Resources Cash Limited Budget	8,084	8,199
CCBS capital allocation (carry forward)	750	865
CCBS capital allocation 2022/23	334	219
CCBS additional funding (carry forward)	1,130	1,130
Accumulated R&M Reserve (carry forward)	2,375	2,152
R&M Reserve 22/23 contribution	545	545
Adult Health & Care health & safety priorities (carry forward)	907	1,863
Total Funding	14,125	14,973

19. Programmes of work have been adjusted with revised high level budget allocations provided below.

Corporate Estate – 2022/23 budget allocations		
Programme	Provisional allocations Apr 2022 £'000	Confirmed allocations Jun 2022 £'000
Building fabric reactive maintenance	1,792	1,704
Engineering reactive maintenance	3,024	3,024
Engineering cyclical servicing	930	930
Compliance inspections and monitoring	555	555
Health and safety priorities (non AHC)	1,056	1,056
AHC health & safety priorities (inc. carry forward)	907	1,843
Planned revenue works	4,777	4,777
Planned capital works (including carry forward)	1,084	1,084

Total Funding	14,125	14,973
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20. Property Services has continued to implement a condition and risk-based approach to prioritising and addressing maintenance requirements and health and safety risks across the built estate within the available funding. £1.5 million of the available 2022/23 funding has been committed to date to address reactive maintenance, compliance, risk management and planned maintenance priorities.
21. Planned programmes of work have been approved by the Director for CCBS under Chief Officer Delegations and a broad range of projects are progressing including phase 2 of the sea wall remedial works at the River Hamble, stocks and sail remedial work on Burleson Windmill and repair and conservation work at Fort Nelson. A further progress update will be provided to the Buildings, Land and Procurement Panel in the autumn.

Schools Estate

22. The Schools Condition Allocation (SCA) grant was confirmed in April at £23.084million, slightly lower than the £23.4m assumed in the 2022/23 capital programme and therefore budgets and programmes of work have been adjusted accordingly.
23. An increase of 4.5% was applied to the schools' maintenance Service Level Agreement (SLA) contributions for the forthcoming financial year. This increase will help offset the impact of increased costs being experienced across the maintenance function, driven by inflation and external market factors.
24. The confirmed funding allocations for the 2022/23 repairs and maintenance programme for the schools' estate are provided below.

2022/23 repairs & maintenance funding for the schools' estate		
Funding source	Provisional Funding Mar 2022 £'000	Confirmed Funding Oct 2023 £'000
SLA funding contributions	13,500	14,209
SCA grant 22/23	23,391	23,084
SCA grant carry forward (projects in development)	20,042	20,868
SCA grant carry forward (contingency)	4,576	6,005
Total Funding	61,509	64,166

25. Based on the revised budgets, the programmes of work have been adjusted accordingly as follows:

Schools Estate – 2022/23 Budget Allocations		
Programme	Provisional allocations Apr 2022 £'000	Confirmed allocations June 2022 £'000
Building fabric reactive maintenance	3,752	3,952
Engineering reactive maintenance	6,617	6,970
Engineering cyclical servicing	1,699	1,790
Compliance inspections and monitoring	1,217	1,282
Health and safety risk management priorities	2,875	2,875
Vandalism prevention security patrols	179	179
Works to support decarbonisation of the schools estate	118	118
Warblington & Wavell Schools	1,486	1,486
Heatherside & Nightingale Schools	0	1,389
Building fabric - planned projects	11,446	11,446
Mechanical services – planned projects	2,502	2,502
Contingency for 2022/23 projects	5,000	5,000
SCA carry forward for identified projects >£500k	12,929	12,929
SCA carry forward for identified projects <£500k	7,113	7,939
SCA carried forward (contingency - to be allocated)	4,576	4,309
Total Funding	61,509	64,166

26. The projects to be delivered within the revised programmes of work will be approved by the Director for CCBS under Chief Officer delegations.
27. The SCOLA recladding project at Nightingale Primary School that was approved at the [Executive Member for Commercial Strategy, Human Resources and Performance](#) decision day in March 2021, is now progressing to site following a 2 stage open book procurement method with the Lot 3, Minor Works Framework contractor Greendale Construction. The pre-construction “Gateway” review revised its cost estimate with a updated scope that aligns

with BB 101 (government guidance on ventilation, thermal comfort and indoor air quality in school buildings) and that reflects the ongoing impact of market pressures. Appendix 3 provides further detail and also requests an increase in funding of £0.963 million from the SCA grant. The cost of the revised scope is now anticipated to be £2.478 million with work due to start on site this summer and complete in the summer of 2023.

Public Sector Decarbonisation Scheme

28. The County Council is nearing the end of the current programme of decarbonisation work, funded by grants totalling £29.3million from the Department for Business, Energy and Industrial Strategy (BEIS) under their Public Sector Decarbonisation Scheme (PSDS).
29. Comprising 474 projects across the schools and corporate estate, progress on the programme has been strong with over 85% of all projects complete by the start of May 2022. All remaining PSDS funded projects are forecast to complete by the end of June 2022. Progress can be summarised as follows:
 - Window replacements at 82 sites, with 72 currently complete
 - Replacement of oil-fired boilers with gas at 17 sites not currently suitable for electric/heat pump conversion (with gas representing a lower carbon emission), with 15 currently complete
 - New heating control systems at 83 sites with 65 currently complete
 - Photo-voltaic panels at 254 sites, with 250 currently complete
 - Cavity wall insulation at 38 sites, with 15 currently complete
30. The County Council nominated a ground-source heat pump scheme at Heatherside Junior School in Fleet for consideration under the third phase of the PSDS scheme. Unfortunately it was not successful in securing funding in this latest round, which was heavily oversubscribed. However, as discussed with the Panel in April, the value of this project as a pilot remains and is important in assessing the viability of this technology for replacing gas boilers. It is therefore proposed to progress the scheme using SCA funding approved under Chief Officer Delegations. A summary of the work to be completed is provided in Appendix 3.

Impact of Market Conditions on Repairs and Maintenance Programmes

31. The market situation as reported to the panel in April remains largely unchanged. Conditions in the construction industry are having an impact on cost and the ability to deliver programmes of work and this continues to be carefully managed. The latest Local Authority Maintenance indices from the BCIS (Building Cost Information Service) have forecast a 6.1% increase in costs from May 2021 to May 2022. They are also indicating a further 1.3% increase in the year from May 2022 to May 2023.

32. The ongoing war in Ukraine is causing uncertainty with the availability and cost of critical materials such as steel, iron, and timber. With the costs of energy also increasing, materials that require intensive energy input, such as, bricks, plastics and ceramics are likely to continue to rise as are the costs of transportation due to the cost of fuel.
33. There are currently no known risks within the Property Services supply chain in terms of organisations with Russian parentage or other links. The County Council's energy provider, Laser, has ended its supply agreements with Gazprom for all except existing fixed price agreements, however the County Council had no pre-existing fixed price contracts with links to Gazprom.

Conclusions

34. Property Services continues to implement effective planned and reactive maintenance strategies that improve health and safety and address maintenance liabilities across the County Council's corporate and schools' built estates, within the available budgets.
35. £32 million of decarbonisation investment is completing across the corporate and schools' estates, funded by the £29.4 million of grant from the Public Sector Decarbonisation Scheme and a contribution from SCA.
36. The County Council is committed to achieving net zero emissions by 2050 and is actively seeking further grant funding to enable greater pace than is possible with existing budgets. Beyond grant delivered work, the County Council continues to develop and test its own strategies for decarbonisation and during the summer will begin piloting heat pump technology at Heatherside Junior School to prove viability where previous work has been carried out to improve thermal performance of the external envelope.
37. Furthermore, Property Services is adapting its approach to SCOLA recladding to align where applicable with the government guidance on ventilation, thermal comfort and indoor air quality in school buildings and ensuring that recladding projects consider and enable further heat system decarbonisation in the future.
38. The consequences of external factors, including the war in Ukraine, continue to have a substantial impact on the supply and cost of labour and materials across the construction industry. This is causing cost increases and some delays to programmes of work which continue to be managed across the County Council's built estate.
39. The priority allocation of repairs and maintenance budgets continues to address condition liabilities and carbon reduction across the estate. However ongoing investment and the ability to continue to secure external grant funding will be essential in the coming years to ensure that the estate remains safe and fit for purpose and to achieve the County Council's net-zero carbon emissions target by 2050.

Appendices

- Appendix 1: Corporate and Legal Information
- Appendix 2: Impact Assessments
- Appendix 3: Project appraisals for named capital projects
- Appendix 4: Project appraisals site location plans

REQUIRED CORPORATE AND LEGAL INFORMATION:**Links to the Strategic Plan**

Hampshire maintains strong and sustainable economic growth and prosperity:	yes
People in Hampshire live safe, healthy and independent lives:	yes
People in Hampshire enjoy a rich and diverse environment:	yes
People in Hampshire enjoy being part of strong, inclusive communities:	yes

Other Significant Links

Links to previous Member decisions:	
<u>Report:</u> CCBS Capital Programme January 2021 Managing Hampshire's Built Estate Report – 17/03/21 Schools Condition Allocation Projects – 20/07/21 Managing Hampshire's Built Estate Report – 11/10/21 CCBS Capital Programme 2022/23 to 2024/25 Managing Hampshire's Build Estate Report – 06/04/22	<u>Date</u> 19/02/21 17/03/21 20/07/21 11/10/21 19/01/22 06/04/22
Direct links to specific legislation or Government Directives	
<u>Title</u> N/A	<u>Date</u> N/A

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

<u>Document</u>	<u>Location</u>
None	

EQUALITIES IMPACT ASSESSMENT:

Equality Duty

The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited by or under the Act with regard to the protected characteristics as set out in section 4 of the Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation);
- Advance equality of opportunity between persons who share a relevant protected characteristic within section 149(7) of the Act (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic within section 149(7) of the Act (see above) and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- The need to remove or minimise disadvantages suffered by persons sharing a relevant protected characteristic that are connected to that characteristic;
- Take steps to meet the needs of persons sharing a relevant protected characteristic that are different from the needs of persons who do not share it;
- Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Equalities Impact Assessment:

2.1 The expenditure identified in this report will ensure that the County Council's built estate continues to provide a safe, compliant and suitable environment for the delivery of public services. The programmes of work identified will have a positive impact on children of school age through improvements to school buildings and older persons in the County Council's residential care homes through delivery of planned health and safety and condition works.

2022/23 SCHOOLS CONDITION ALLOCATION – PROJECT APPRAISALS

Nightingale Primary School – SCOLA Recladding

Overview

1. The project was originally identified to the [Buildings, Land and Procurement Panel](#) in March 2019 with an outline project appraisal and spend approval of £1,514,500 included in the [Managing Hampshire's Built Estate report](#) in March 2021, funded from the additional £8m of SCA grant announced late in 2020 in the 2020/21 financial year. A breakdown of existing and proposed revised funding for this project is noted in the financial section below:
2. The project will be delivered by Greendale Construction appointed through the Minor Works Framework, Lot 3 on a “two stage, open book” process. Following “Gateway” review at RIBA stage 2/3 (preconstruction phase), the current overall cost estimate has increased to £2.478 million with the addition of Natural Ventilation Heat Recovery (NVHR) units necessary to comply with current and predicted legislation and aligning with the guidance of BB 101 (Building Bulletin guidance on ventilation, thermal comfort and indoor air quality in school buildings). This estimate also reflects the outcome of market testing on recent similar projects including Wavell School.
3. Nightingale Primary school in Eastleigh was originally constructed as a one form entry primary school comprising a single storey hall, admin and kitchen block and a 2-storey teaching block. It was extended in 2004 and again in 2014 taking the capacity to 2 Form Entry (FE). The original SCOLA building is constructed using the ‘SCOLA 2’ system which comprises a steel frame, single glazed ‘Crittall’ type windows and an uninsulated flat roof.



4. Due to the north south orientation of the school building, the inadequate insulation to both wall and roof construction and the single glazing, the SCOLA elements of the existing building suffer from overheating in the summer months and cold temperatures during the winter months. The proposals will address these environmental conditions.
5. The original scope had sought to replace the roof finishes and the existing window systems and reclad the SCOLA elements of the primary school building. Through the design development stages, the proposals now include the provision of Natural Ventilation Heat Recovery (NVHR) units to the classrooms to comply with current and predicted legislation.
6. Aligning with Property Services' strategy to "future proof" its work for greater decarbonisation in due course, provision has been made to enable the inclusion of a Ground Source Heat Pump (GSHP) at such point as condition or available grant funding make it appropriate to renew its heating system. Rainscreen cladding to match the SCOLA reclad has been included for the 2004 extension which will create a cohesive external appearance for the whole school.
7. The updated scope now comprises:
 - Re-cladding the SCOLA building with high performance insulation and an outer covering of brick slip panels or timber cladding and replacing the existing glazing with a thermally improved performance glazing system.
 - Over-cladding of the 2004 extensions to the east and west of the SCOLA teaching block at the first floor with a timber rainscreen, however, the glazing is not proposed to be replaced.

- Over-roofing the roofs to the SCOLA element with insulation and a high performance roofing system.
- Installing brise soleil (sunshade) and canopy structures to the south facing teaching spaces together with a Natural Ventilation Heat Recycling (NVHR) system.
- Replacing the existing non-LED lighting with LED lighting to reduce the lighting energy demand of the school.

Climate Change Impact Assessment

8. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
9. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from climate change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
10. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project will align with BB 101 (Building Bulletin guidance on ventilation, thermal comfort and indoor air quality in school buildings) incorporate the following features to reduce energy consumption and mitigate the impact of climate change:
 - Enhanced thermal insulation to the external envelope, both walls and roof.
 - Provision of NVHR to south facing teaching spaces
 - Provision of Brise Soleil and canopies to the southern elevation
 - Replacement of non-LED lighting
11. Work is planned to start on site with some minor enabling works in summer 2022 and the main works following into the Autumn. It is proposed to retain an existing double modular classroom onsite for the duration of the project to minimise operational impacts on the school and to facilitate a logical sequence of works. Work is scheduled to complete in the summer of 2023 at which time the temporary modular building will be removed.

Finance

12. This project is brought back to the Buildings Land and Procurement Panel for review due the funding shortfall associated with the enhancement in scope and market testing of the proposals. The Executive Member for Commercial

Strategy, Estates and Property is requested to approve allocation of a further £963,500 of SCA grant to progress the project to site. The updated value of this project is now £2.478 million.

13. The funding currently approved for this scheme is as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	1,300,000	214,500	1,514,500
Total	1,300,000	214,500	1,514,500

14. The revised anticipated cost for this project and amended proposed funding for the scheme is now as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
Additional £8million P&R School Condition Allocation (SCA) 2020/21	1,300,000	214,500	1,514,500
P&R School Condition Allocation (SCA) 2022/23	858,000	135,500	963,500
Total	2,158,000	350,000	2,478,000

Heatherside Junior School – Pilot Heat Decarbonisation Project

Overview

15. The project at Heatherside Junior School was submitted for consideration under phase three of the Public Sector Decarbonisation Scheme (PSDS) in the Spring of 2022; but it was confirmed recently that the scheme had been oversubscribed and that this project had been unsuccessful in securing grant funding.
16. The submitted bid was reported to the Buildings, Land and Procurement Panel in April 2022 where the value of delivering the project as a pilot was supported and it was acknowledged that, if unsuccessful in the bid nomination, it would progress as an SCA funded pilot scheme.
17. The school was constructed in the 1960s and is a SCOLA 2 system build. The building was reclad in around 2016 and the overall fabric condition is very good. The existing heating system comprises gas fired boilers and a two pipe heating system which feeds radiators and fan convectors. The heating system dates from the early 1990's and is in a poor condition; the gas boilers are life expired and have been experienced regular breakdowns.



18. The project was originally selected as a pilot, as it met the PSDS grant funding criteria of replacing a life expired fossil fuel heating system with a low carbon/renewable heat source, in a building which had had fabric performance upgrades. The heating distribution system also required replacement due to its age and condition. The replacement of the distribution system is key to the

use of low temperature technologies such as Ground Source Heat Pump (GSHP) and Air Source Heat Pump (ASHP), which run at lower operating temperatures.

19. The building has been re-clad which has reduced the overall requirement for heat. This lower heat requirement brings the scheme into the heat pump affordability range for a pilot project, and would demonstrate a route to decarbonising SCOLA blocks through the use of heat pumps. The SCOLA estate represents around 35% of the Hampshire schools portfolio and, if successful, the principle could be replicated many times.
20. The proposed works will comprise: removing a life expired gas fired boiler installation including flues, pumps and control panel; installation of external bore holes, internal ground source heat pump equipment and interconnection with the existing plant room equipment; installation of a new control panel and associated ancillaries and sensors; replacement of existing fan convectors (required for use with low temperature heating systems like GSHP) and the associated electrical works and builder's work.
21. Work is planned to start on site in late July 2022 and complete by the end of September 2022 prior to the heating season. The school site will remain in use during the construction period and local management arrangements will be put in place to manage the health and safety impact to all users. The programme is planned to enable the bulk of activities to occur over the summer holiday period, minimising the impact on the school's normal operation.

Climate Change Impact Assessment

22. Hampshire County Council utilises two decision-making tools to assess the carbon emissions and resilience impacts of its projects and decisions. These tools provide a clear, robust, and transparent way of assessing how projects, policies and initiatives contribute towards the County Council's climate change targets of being carbon neutral and resilient to the impacts of a 2°C temperature rise by 2050. This process ensures that climate change considerations are built into everything the Authority does.
23. The Adaptation Project Screening Tool identifies that the predominant vulnerabilities are heat waves, high winds and extreme storms, arising from climate change, which could affect the building. The scheme is considered to have a low vulnerability in both factors, and a low vulnerability overall.
24. The carbon mitigation tool does not calculate emissions for refurbishment projects so is not applicable. However, the project which specifically targets carbon reduction, will incorporate the following features to reduce energy consumption and mitigate the impact of climate change:

- Ground source heat pump
- Controls and sensors
- Fan convectors suitable for low temperature heating systems

Finance

25. The proposed funding for this scheme is as follows:

Financial Provision for Total Scheme	Buildings £	Fees £	Total £
P&R School Condition Allocation (SCA) 2022/23	354,875	70,125	425,000
Total	354,875	70,125	425,000

