

## **Mayoral Mandate**

### **Reducing Non-Residential Emissions**

#### **Introduction**

As Mayor of London, I have committed to London being a global leader in tackling the climate emergency and set an ambitious target to reach net-zero by 2030 – faster than any comparable city. A key part of achieving this will be going further on generating clean energy and making London's buildings more energy efficient.

A top priority is continuing to reduce emissions from London's homes. But London's commercial and public estate, supported by its energy and waste systems, is responsible for more than 30 per cent of London's carbon emissions. Reducing these must be an important element of our plan to tackle the climate emergency. This will not only help to reach net-zero, but also allow public services to focus resources on their core business.

This mandate commissions my City Hall team to define how best the GLA and the GLA Group, working in partnership with others, can achieve this.

I expect this mandate to be read alongside a wider set of mandates also directly related to reaching net-zero by 2030, including: *Improving London's Housing Stock*; *Decarbonising Transport*; and *Upgrading London's Infrastructure*. The delivery plans for these programmes should be developed in tandem to ensure that interventions are aligned and the benefits for London are maximised.

Other important interactions should be with: *Making Best Use of Land* (the use of the GLA's planning powers to support our goal of reaching net-zero by 2030); *Cleaning London's Air*; *Delivering a Greener, More Resilient London* (aligning with action on air quality and climate resilience); and *Supporting Londoners to Benefit from Growth* (plugging skills gaps and providing access to employment opportunities). I expect to see these connections come through the delivery plan for this programme.

#### **Strategic objectives**

The GLA has defined a number of London-level, long-term outcomes which reflect Londoners' aspirations for the city and to which the GLA, in partnership with others, is working towards. The core outcome to which this programme should contribute is: London is a net-zero carbon city.

Alongside this, the wider London-level outcomes to which I expect this programme to make a substantive contribution are: London's economy has the skills it needs to thrive; Londoners have access to good work; London is a world-leading global city; Londoners are breathing clean air; and London is resilient to extreme weather and the impacts of climate change.

The delivery plan for this programme should support a just transition to net-zero, which recognises the disproportionate impact climate change can have on disadvantaged communities and ensures that the economic, health and environmental outcomes benefit all Londoners. The programme should focus on action to reduce emissions from London's public, commercial and industrial estates, including its waste systems.

#### **Programme approaches and priorities**

The delivery plan for this programme should focus on four key areas of activity:

**Reducing emissions from public, commercial and industrial buildings:** The delivery plan should consider how the GLA can use its planning powers and other levers to ensure that new developments in London support our ambitions to reach net-zero by 2030. It should look at how developers, building owners and operators can make more of a contribution to reducing emissions over the whole lifecycle of their buildings. As London's strategic authority, the GLA should support the GLA Group and the wider public sector to decarbonise its building stock. I also expect my team to implement my pledge to work with schools in the capital to reduce energy bills and generate energy.

**Supporting a flexible, low-carbon energy system:** Through the programme to upgrade London's infrastructure, the GLA should support the development of sub-regional local area energy plans, setting out pathways to a flexible, resilient and low-carbon energy system (including identifying opportunities for heat networks). As local plans are developed and implemented, the GLA should use these as a mechanism to enable Londoners – as well as commercial, industrial and public-sector building owners and operators – to access new, clean sources of energy and heat.

**Creating and financing a pipeline of climate projects:** Decarbonising London's non-residential buildings will require billions of pounds of public and private investment. The delivery plan should identify a range of ways for the GLA to support organisations to find the required funding and finance to achieve London becoming a net-zero city. This should include operating our own London Climate Finance Facility as well as supporting and facilitating building owners and operators to secure private sector finance to complement public funds.

**Tackling emissions from waste and promoting a circular economy:** The GLA should use its statutory powers, relationship with ReLondon, its Responsible Procurement Strategy, and other levers to decarbonise supply chains, minimise waste, support the circular economy, increase recycling and manage waste sustainably.

### **Contribution to cross-cutting priorities**

The programme should identify where it can make a substantive positive contribution to the areas identified as cross-cutting priorities for the GLA, beyond achieving net-zero. I expect the other key areas of focus for this programme will be around:

- Addressing structural inequalities – recognising that disadvantaged, vulnerable and underrepresented Londoners can be disproportionately affected by climate change.
- Health in all policies – recognising that action relating to reaching net-zero can have health benefits.

### **Programme Resources**

The London Climate Finance Facility (LCFF) is currently able to support up to £1.1bn in financing across several funds (loans and investments), with a facility to draw up to £90m of revenue funding from reserves to: provide technical assistance; service debt and incentivise finance; and fund associated staffing costs.

The GLA's core budget (excluding staff costs) for the overall non-residential emissions programme in 2024-25 is c. £7.8m. This includes funding drawn down from reserves for the Zero Carbon Accelerator programme, part of the London Climate Finance Facility. In addition, ReLondon has a c. £4m annual budget to support waste reduction, although further work is required to ensure a sustainable long-term funding mechanism.

Recognising the significant current fiscal challenges both in London and at national level, I expect the delivery plan to be developed in this context, and to demonstrate what can be

achieved within the current level of funding. This should include setting out how resources might be most effectively redeployed as flexibility emerges over the course of this Mayoral term, and any interventions aimed at securing additional funding to support delivery.

### **Senior Responsible Owner**

I expect the Assistant Director, Environment and Energy, to be the Senior Responsible Owner for this programme, with my Deputy Mayor for Environment and Energy to provide ongoing oversight and political direction, along with colleagues from my office, on my behalf.

### **Next steps**

I expect the Mayoral Delivery Board to recommend a delivery plan for this programme to me in line with our governance and oversight arrangements.

**January 2025**