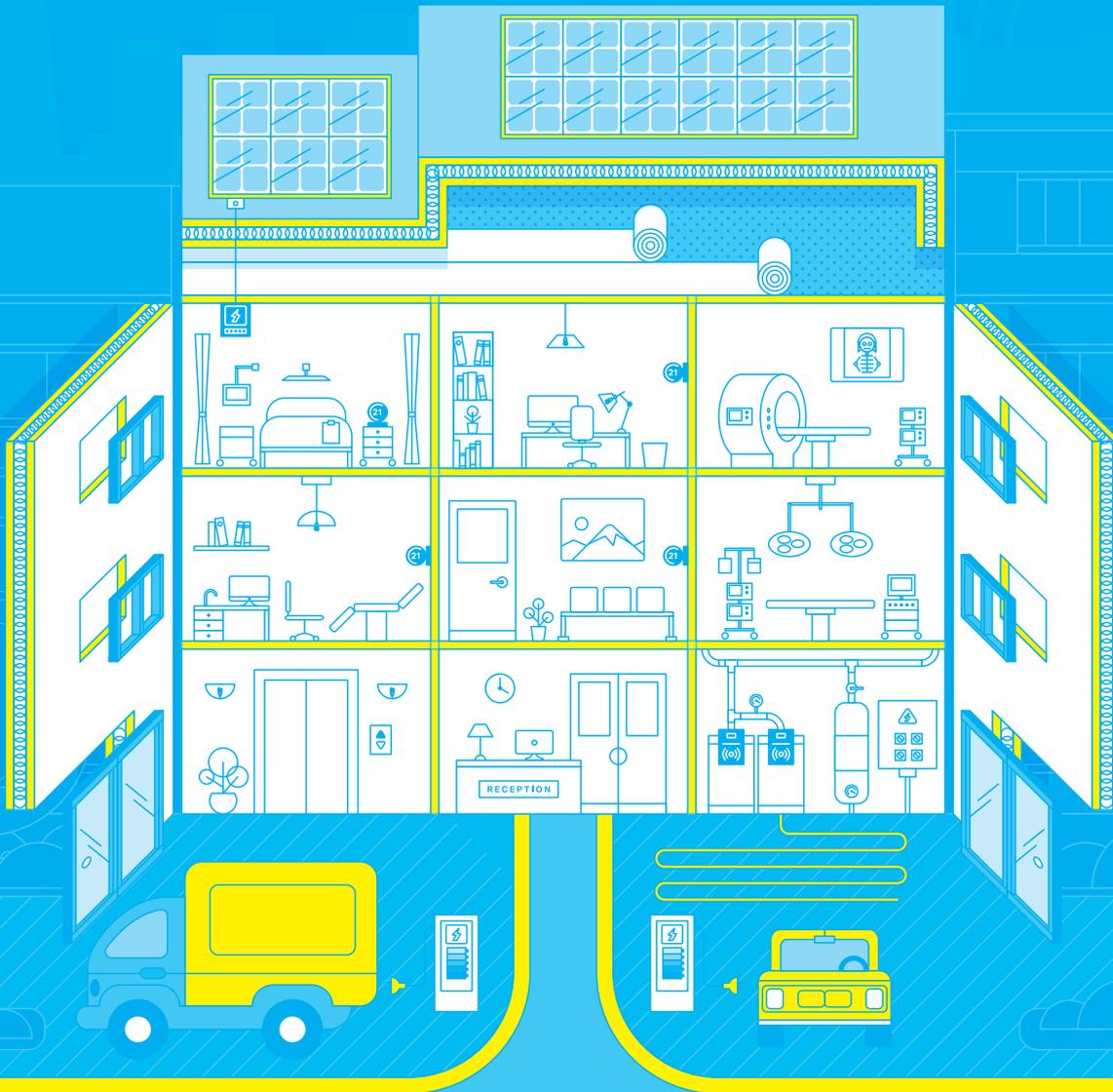


MAYOR OF LONDON

# RETROFIT ACCELERATOR WORKPLACES

Transforming public buildings  
for a zero carbon future



# MEETING THE CLIMATE CHALLENGE

## Transforming public buildings for a zero-carbon future

For more than ten years, the Mayor of London's RE:FIT programme has transformed energy inefficient public buildings. Renamed Retrofit Accelerator – Workplaces, we are taking forward this programme with new ambition to reduce energy demand and carbon emissions, creating a more sustainable city today and for future generations.

## The pathway to achieving your ambition

Across the hundreds of successful projects to date, we have learnt how to overcome the many financial, political and resourcing challenges and we now apply that deep knowledge to new, more ambitious plans at scale.

The Retrofit Accelerator is tried and tested and fully funded by the Mayor of London and ERDF to support all public sector organisations. It is ideally placed to help local authorities, schools, hospitals, universities and other public bodies get a head start in the race towards net zero carbon.

### The time to act is now



Support is **fully funded** by the Mayor of London and ERDF



**Energy Performance Contracting** with guaranteed carbon and energy savings



**OJEU-compliant** pre-procured framework of 16 service providers



**Tried and tested over 10 years**, helping the London public sector to decarbonise

## Reinvest in services – take a smart approach to resources

At a time when budgets are under increasing strain, energy costs are an obvious target for big savings to unlock more resources for schools and hospitals and deliver improvements to the quality of life for all of the capital's nine million citizens.

We can work within your team, take a holistic view and achieve much more. Taking a strategic view of your assets and how you futureproof them is the best way to realise the widest and most impactful returns.



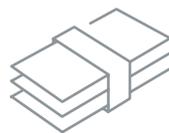
We are helping organisations to **move towards net zero** through deep energy and carbon saving projects.



**Expert support** ranging from light touch guidance and capability building to intensive resource for large-scale schemes.



For organisations with bold net zero ambitions, we will set out an **achievable retrofit road map** to help you get there.



Helping organisations to develop projects **ready for the green recovery stimulus** through policy lobbying and bids for funds.

# PROFESSIONAL & TECHNICAL SUPPORT

## Turning your ambition into action

The Retrofit Accelerator is a no-risk approach to getting your carbon reduction projects up and running.

The expert team offer fully funded support to your in-house team, providing additional resource and experience.

## The support on offer:



Project **development and feasibility**



Help to build the **business case**



Support in accessing **finance and funding options**



Support to appoint the **right contractors**



Training and capacity building **project support**



Assistance to **mobilise** the project



# BETTER BUILDINGS GUARANTEED

## Best-in-class contractors

We manage the use of the RE:FIT framework for public sector organisations in London. This streamlines the procurement process for services by providing pre-negotiated, OJEU compliant contracts that can be used with a group of pre-qualified service providers.

The service provider designs and implements energy conservation measures which enable you to cut running costs, energy consumption and carbon emissions. The selected service provider guarantees the project's level of energy and carbon savings, thus passing any risk to the service provider and making it easier to access finances.

## Our achievements so far



**10yrs**  
Transforming  
London's public  
buildings



**36,000**  
tonnes of  
carbon saved  
each year



**700+**  
Buildings  
supported for  
retrofit



**£126m+**  
Total investment  
in retrofit  
projects



**220+**  
Public sector  
organisations  
participating



**210,000**  
tonnes of  
carbon saved  
so far



**£8m**  
Public sector  
savings each  
year



**100 GWh**  
of energy saved  
each year

# SUCCESSSES ACROSS THE PUBLIC SECTOR

We support healthcare, schools and universities as well as local authority and central government estates.

## Epsom & St Helier University Hospitals NHS Trust

The trust has taken advantage of the Retrofit Accelerator – Workplaces' guaranteed energy savings and CO<sub>2</sub> reduction, and reduced its carbon footprint in year one by 5,000 tonnes of CO<sub>2</sub>, equivalent to the annual carbon emissions from about 1,300 averaged-size homes.

**The trust's achievements:**

- £1m savings per year
- £10m backlog maintenance offset
- 27% carbon reduction per year

"Retrofit Accelerator – Workplaces has allowed us to procure a specialist partner to help us identify a significant level of savings in our annual energy costs. In addition, we will be replacing our existing energy infrastructure, reducing our backlog maintenance and improving the environment for our patients."

Tim Wilkins,  
Deputy Director of Estates Strategy,  
Property and Capital

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## London Borough of Hounslow

70% of Hounslow's CO<sub>2</sub> emissions are from schools making them an obvious priority for improvement. Hounslow used the Retrofit Accelerator's support and the RE:FIT framework to complete energy efficiency improvements and guarantee the level of energy savings. The project was focused on simple energy conservation measures which deliver significant energy savings and minimise ongoing maintenance.

**The borough's achievements:**

- 21 schools retrofitted (more to come)
- 600t CO<sub>2</sub> saved per year
- 2 MWh of energy saved per year
- £1.6m invested so far

"Retrofitting our schools provides an important challenge for hitting our carbon reduction targets and Retrofit Accelerator – Workplaces has provided the route to overcome the barriers to delivery."

Charles Pipe,  
Energy Manager

## London School of Economics & Political Science (LSE)

LSE's carbon management plan will ensure a carbon reduction of 54% by 2020 against 2005 levels and Retrofit Accelerator – Workplaces is a key partner in delivering the plan. By taking advantage of Retrofit Accelerators' guaranteed energy and CO<sub>2</sub> reductions, LSE has reduced its carbon footprint by 1,783 tonnes of CO<sub>2</sub> in the first year of its programme.

### The university's achievements:

- £320,000 saved
- £2m invested
- 6.5 year payback
- 30% in usage saved

"Retrofitting our buildings is critical for hitting our carbon reduction targets, but it's a struggle to systematically deliver improvements. Retrofit Accelerator – Workplaces has been a brilliant solution for us. It's enabled my team to overcome our barriers to delivery and get savings moving and we're looking forward to our next Retrofit Accelerator phase."

Kenneth Kinsella,  
Director of Capital Development

## London Borough of Lambeth

Lambeth was the first council in London to declare a climate emergency and has also outlined proposals of how its operations will be carbon neutral by 2030. These include making all council buildings energy efficient, using ultra-low emission only vehicles and ensuring all the council's energy comes from renewable sources. The first phase of the project focused on 10 primary schools.

### The borough's achievements:

- £884k capital investment
- £158k annual cost savings per year
- 6 year pay back period
- 339 tonne CO<sub>2</sub> saved per year

"Of all Lambeth Council's climate change action plans, I believe the activities supported by the Retrofit Accelerator programme were one of the most important, because they generate guaranteed and viable savings. We were able to use a framework and avoid a complex procurement process. This made a massive difference and saved us about six months."

Matthew Browning,  
Sustainability Officer

# STEPS ON YOUR JOURNEY TO SAVING CARBON

The Retrofit Accelerator follows a simple process to guide you from your current ambition to projects planned and delivered, with the expert project team supporting you along the way.

## PLAN

- Sign Access Agreement
- Sign Support Plan
- Gather data
- Benchmarking
- Scope projects
- Develop strategy
- Build your business case
- Secure finance
- Agree procurement route

## PROCURE

- Tender development
- Support mini competition
- Assure compliance
- Receive and review bids
- Bid evaluation support
- Interviews
- Contract award

## PERFORM

- Contracts signed
- Investment Grade Proposal
- Delivery support
- Works completed
- Performance monitoring
- Service provider reporting

## What's next?

Our expert team is ready to help you achieve your carbon reduction ambitions with a service fully funded by the Mayor of London and ERDF.

The first step is to discuss your options and agree a scope. From there we will work with you to create a strategy through to successful delivery.

### Get in touch



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[www.london.gov.uk/refit](http://www.london.gov.uk/refit)