

# Barking Town Centre Energy Action Area

## Implementation Plan - Actions and Tasks



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## BARKING TOWN CENTRE ENERGY ACTION AREA — IMPLEMENTATION PLAN

### LIST OF ACTIONS AND TASKS

DEFINING THE ENERGY ACTION AREA					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 1: LBB and regeneration partners should adopt an 11% overall CO<sub>2</sub> reduction target for Barking Town Centre Energy Action Area for 2020 as part of corporate and regeneration policy. This reduction target would be achieved with an approximate 75% increase in housing units.</b>					
High	<b>Task 1.a</b> – Promote and communicate the vision and objectives of the Energy Action Area to all regeneration partners.	Awareness needs to be raised by Council officers of the Energy Action Area in meetings. Branded copies of the Implementation Plan and developers' leaflet will soon be available.	All	July to December 06 Ongoing	Officer time
High	<b>Task 1.b</b> – Hold an Energy Action Area Implementation Plan launch event with all regeneration partners and stakeholders.	Yet to be decided whether this is a high-profile event with the energy minister, UDC and Mayor of London or a launch event with our members and senior officers only.	Regeneration Marketing Officer supported by the Environ. Sust. and BTC Regen	Autumn 06	If the first alternative is chosen, time resource in organising event and some funding.
<b>Action 2: Identify a number of sites for landmark renewable energy installations in the town centre to provide a visual presence for the Energy Action Area.</b>					
High	<b>Task 2.a</b> – Assemble a list of locations for stand-alone wind turbines, landmark buildings and renewables options for street furniture.	<ul style="list-style-type: none"> <li>- Put together the criteria for landmark buildings and possible funding source;</li> <li>- Match the criteria with building projects;</li> <li>- List renewable options for street furniture and procure preferred options</li> </ul>	Environ. Sust BTC Regen	Identify landmark installation site - Autumn 06	Could be done in-house. Time resource in bidding for funding for solar building. Support from external funding officer required.
<b>DEVELOPING ORGANISATIONAL FRAMEWORK AND CAPACITY</b>					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 3: LBB should put in place measures to ensure effective project management of the cross-cutting actions and implementation of the Energy Action Area.</b>					
Medium	<b>Task 3.a</b> – Form an Energy Action Area steering group with representation from all parts of the Council and partner organisations that will have a role in implementing the Energy Action Area.	<ul style="list-style-type: none"> <li>- The purpose of this group is to actively monitor implementation success of this action plan;</li> <li>- Yet to be decided who should sit on the steering group and how often it will meet.</li> </ul>	BTC Regen supported by Environ.Sust.	Autumn 06	None
High	<b>Task 3.b</b> – Establish a dedicated team for delivering the Energy Action Area, and agree responsibility for each of the Actions in this Implementation Plan.	Comprising Environ. Sustain. officers and BTC Regen officers	Environ. Sust. and BTC Regen	July 06	Time resources from BTC Regen
<b>Action 4: Provide training and support to aid Energy Action Area implementation.</b>					
High	<b>Task 4.a</b> – Produce a leaflet for developers that states clearly the objectives and requirements of the Energy Action Area for development in the town centre.	Draft leaflet already produced. This needs to be endorsed by senior officers, GLA and UDC. It will then be branded and distributed to developers.	Environ Sust	Autumn 06	Design and printing cost - £5k
Medium	<b>Task 4.b</b> – Hold a seminar with prospective developer and design teams working in Barking Town Centre to enable the rationale behind the Energy Action Area requirements to be fully explained.	To be held after the launch. Content, expert speakers and funding for the seminar to be determined.	Environ Sust/ BTC Regen	December 06	Time resource in organising event. Some funding for event.
Low	<b>Task 4.c</b> – Consider providing practical support for	Yet to be determined how this will be done. One possibility	Environ Sust/ BTC	Low priority	Could require substantial

	developers, architects and construction companies to both increase understanding and ensure compliance with EAA requirements. This support could take the form of an advice line, access to consultants and training seminars.	is to have a retainer with a not-for-profit sustainable energy organisation, such as CEN or SEA, to provide on-going support.	Regen Team		resource if not done in-house – to be determined where the funding comes from.
<b>SETTING PLANNING AND POLICY CONTEXT</b>					
<b>Priority</b>	<b>Task</b>	<b>Description of Task</b>	<b>Lead</b>	<b>Timescale</b>	<b>Resource Implication</b>
<b>Action 5:</b>	<b>Ensure that the development policies within the Local Development Framework — and in particular the Barking Town Centre Area Action Plan — clearly specify the Energy Action Area requirements.</b>				
High	<b>Task 5.a</b> – LDF policies should require that all new buildings in BTC incorporate communal heating systems and the ability to connect to the community heat network at an appropriate time.	Policies should be included in Core Strategy as well as the Barking Town Centre Area Action Plan.	LDF Team	Relevant to LDS timetable	None
High	<b>Task 5.b</b> - LDF policies should require that in BTC 10% of buildings' energy needs are met through electricity generating renewable energy technologies.	As above	LDF Team	Relevant to LDS timetable	None
High	<b>Task 5.c</b> - LDF policies should require that all new buildings include easily visible real-time energy consumption displays to encourage energy-efficient behaviour.	As above	LDF Team	Relevant to LDS timetable	None
High	<b>Task 5.d</b> - The LDF should ensure that use of renewables should not be allowed to reduce energy efficiency standards as proposed in the 2006 Building Regulations.	As above	LDF Team	Relevant to LDS timetable	None
<b>Action 6:</b>	<b>Ensure that all key policy documents take account of and enforce the Energy Action Area requirements, such as the Regeneration, Economic Development and Housing Strategies, all other regeneration and housing policies and plans, and the Barking &amp; Dagenham Corporate Plan.</b>				
	<b>Task 6.a</b> – Liaise with appropriate division to ensure requirements are included in key documents.		Regeneration Marketing Officer supported by the Environ. Sust.	Ongoing	None
<b>Action 7:</b>	<b>Utilise planning conditions or planning gain to enforce community heating and 10% renewable energy (electricity) generation within all new developments in Barking Town Centre.</b>				
Medium	<b>Task 7.a</b> - Establish an Energy Action Area renewable energy funding pot, for developers to contribute to off-site renewable energy schemes where 10% on-site renewable generation is not possible due to physical limitations.	DC officers to be aware of the fund and negotiate contributions with developers unable to provide on-site generation. Section 106 officer to ensure contributions are paid to the ESCo.	Development Control/ Section 106 officer/ Environ. Sust.	Medium priority	Negotiation time in securing contributions and management time of the fund.
Medium	<b>Task 7.b</b> – Calculate/ determine the cost level per kWh that the planning authority will consider unacceptable for developers to pay – ie the maximum level that the developer should be expected to pay.	£/ kWhs needs to be calculated for small scale wind power and photovoltaics so developers' contribution can be calculated based on a fixed formula.	Environ Sust/ GLA	Medium priority	Potential consultant support needed
<b>Action 8:</b>	<b>Ensure stringent enforcement of the Building Regulations 2006, to ensure that the high standards met at the planning stage are not breached in practice by lack of understanding on the part</b>				
Low	<b>Task 8.a</b> - Training schemes for site workers may be offered in partnership with other agencies, such as DCLG, in order to reduce non-compliance through lack of understanding.	Yet to be determined how this will be done and which partners may be involved.	GLA/ LTGDC/ Development / Building Control	Low priority	Unknown

FINANCING AND DELIVERY OF THE ENERGY ACTION AREA					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 9: Develop a business plan for setting up an ESCo to deliver and finance the BTC community heating system and shared renewable energy infrastructure.</b>					
High	<b>Task 9.a</b> – Establish preferred ESCo model for the Council.	This will require a number of workshops/ meeting with both internal and external partners to develop an understanding of what an ESCo is, the different models we can follow and what their implications for the Council. Legal framework and business case/ financial model to be done by external advisors. <i>See ESCo Action Plan for more details.</i>	SEA to facilitate meetings organised by Environ. Sust. with Legal, Finance and external regeneraiton partners	October 07	£30k consultancy costs for SEA.  Significant time resources from officers (Legal, Finance).
High	<b>Task 9.b</b> – Develop legal framework for the preferred ESCo model.	Tender for and appoint legal advisors and produce the legal framework. <i>See ESCo Action Plan for more details.</i>	SEA/ Environ. Sust. and Legal	January 07	
High	<b>Task 9.c</b> – Develop business plan and financing model for the ESCo.	Tender for and appoint financial advisors and produce the business case/ financial model. <i>See ESCo Action Plan for more details</i>	SEA/ Environ. Sust. and Finance	January 07	
High	<b>Task 9.d</b> – Recruit staff and Board of Directors for the ESCo.	Submit a bid to the LTGDC and/ or the Department for Communities and Local Government (DCLG) to fund an ESCo manager post. Appoint Directors. <i>See ESCo Action Plan for more details.</i>	Environ. Sust./ BTC Regen	May 07	Officer time
High	<b>Task 9.e</b> – Establish the ESCo.	Register the company with Company's House.	ESCo Manager	June 07	Registration fee.
Medium	<b>Task 9.f</b> – Tender for private sector partner.	A partner will be needed to build, maintain and operate the heating network. <i>See ESCo Action Plan for more details.</i>	ESCo Manager/ Environ. Sust.	Start summer 07 (could take 6 months or more).	To be outlined in the ESCo business case/ financial model.
<b>Action 10: Develop 'funding strategy' for various elements of the Energy Action Area, including pump-priming for the establishment of the ESCo and funding for landmark renewable energy installation</b>					
High	<b>Task 10.a</b> – Utilise the funding sources listed to identify and secure funding for different aspects of the EAA.	- Write a funding strategy to list funding sources for different aspects of the Energy Action Area; - Strategy to outline timescale and resources needed to apply for funding.	Environ Sust / BTC Regen	Funding strategy to be produced now. Bidding depends on funding timescales.	Significant time resource
High	<b>Task 10.b</b> - Calculate set-up costs for the ESCo and compile funding bid/s to cover these.	The set-up costs for the ESCo will be identified in the business planning and financial modelling of the ESCo in Task 9.c. Officers and consultants to compile bids.	Environ Sust/ Finance	December 06	Set-up costs to be identified in business case. Time resources to compile bids.
High	<b>Task 10.c</b> – Identify most suitable funding pot/s, and submit funding bid for one or more landmark renewable energy buildings.	Landmark building to be found from Task 2.a. Timescale and resources for submitting funding bid to be outlined and bid submitted.	BTC Regen Team/ Environ Sust Team/ External Funding Officer	Autumn 06	Officer time for compiling bids. External funding officer support required.
<b>IMPLEMENTING COMMUNITY HEATING IN BARKING TOWN CENTRE</b>					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 11: Raise awareness amongst officers and Members about the installation and operation of modern CHP and community heating systems.</b>					
High	<b>Task 11.a</b> – Organise a visit for officers and Members to an	Initial visit to Tower Hamlets and possible consequent visit	Environ Sust/ BTC	Autumn 06	Time resource for

	existing community heating and CHP system in the UK.	to be considered to Copenhagen.	Regen.		officers and funding for trip to Copenhagen
Medium	<b>Task 11.b</b> — Ensure continuing professional development for officers working on the Energy Action Area in CHP, community heating and renewable energy.	Training requirement for BTC Regen on CHP, community heating.	BTC Regen Manager	Ongoing	Time resource for officers and cost of training
	<b>Action 12: As a priority, secure a town centre site for the interim gas fired boiler plant that will provide community heating for the first 5 years until connection to Barking Power Station or completion</b>				
High	<b>Task 12.a</b> – Calculate the size and other requirements of the site required for the initial boiler plant and identify a suitable Council-owned site in the town centre. Compile a proposal to allocate this site for the boiler plant.	Consultants to work with BTC Regen to establish criteria for the site and find a suitable site in the Town Centre. Submit paper to the Executive to secure the site.	BTC Regen / Consultants/ Environ Sust	Autumn 06	Consultancy support - £10k Time resource for BTC Regen.
	<b>Action 13: Once established, the ESCo should conduct a study to map out and understand the extent, routing, heat sources, and cost of the town centre community</b>				
Medium	<b>Task 13.a</b> - Stage 1: outline design to achieve sign-on from LBB and commitment to put system in place	All tasks under Action 13 to be done by the ESCo once this is established.	ESCo	2007	Unknown at this stage/ ESCo to fund.
Medium	<b>Task 13.b</b> - Stage 2: detailed design to take forward to implementation and to inform other stakeholders.	As above	ESCo	2007	Unknown at this stage/ ESCo to fund.
Medium	<b>Task 13.c</b> - Analyse and design the community heating system in order to minimise running costs, distribution losses and capital costs.	As above	ESCo	2007	Unknown at this stage/ ESCo to fund.
Medium	<b>Task 13.d:</b> Use specialist consultants to analyse and design the community heating system in order to minimise running costs, distribution losses and capital costs.	As above	ESCo	2007	Unknown at this stage/ ESCo to fund.
Medium	<b>Task 13.e:</b> Appoint a consultant to design a community heating system for Fresh Wharf and other near term developments, including: identifying the main heat network routes for each development, establishing those areas where heat mains can not be installed, and identifying boiler plants for each regeneration area.	As above	ESCo	2007	Unknown at this stage/ ESCo to fund.
Medium	<b>Task 13.f:</b> Design the routing of the CH network, by using Master Plans of the Station Quarter, London Road, Axe Street and others.	As above	ESCo	2007	Unknown at this stage/ ESCo to fund.
	<b>Action 14: Establish opportunity for connecting existing buildings to the heat network, particularly Council &amp; other public sector buildings in the town centre.</b>				
Low	<b>Task 14.a</b> – Ensure CHP and the potential interaction with a town centre heat network is included within the extension plans for Barking Town Hall, and also consider the inclusion of schools and Abbey Leisure Centre swimming pool within the heat network.	- The post that will have to be created to carry out Action 20 will also be charged with connecting schools and sports centres. - Asset management to be charged with including communal heating requirements in all extension briefs. - A further option is for the ESCo to play this role and for Asset Management to work with the ESCo.	-New post in Housing or Environ. Sust. (see Task 20.a) - Asset Management - ESCo.	Dependent on when the post is created/ Accom Strategy timetable	Funding for one new post (see Action 20 as it is the same post). Time resources from Asset Management.
Low	<b>Task 14.b</b> - Explore opportunities to connect the existing stock to community heating through additional funding, such as the Energy Efficiency Commitment (EEC).	As above	New post in Housing or Environ. Sust. (see Task 20.a) / ESCo.	Low priority	Time resources
	<b>Action 15: Ensure that heat meters are installed in all dwellings so that occupants pay for heat by the unit to encourage energy efficient behaviour.</b>				
High	<b>Task 15.a</b> – Ensure that developers include heat meters as a core component of communal heating system – and	- BTC Regen to include this requirement in development briefs and DC to require it on planning applications;	BTC Regen/ DC/ LDF Team	Effective immediately on briefs and planning	None

	provide information on heat meters to assist them.	- To be stipulated in the Core Strategy of the LDF as well as the Barking Town Centre Area Action Plan.		applications/ LDS timetable	
<b>DEVELOPING THE LOW CARBON HEAT SOURCE FOR THE ENERGY ACTION AREA FOR THE LONGER TERM</b>					
<b>Priority</b>	<b>Task</b>	<b>Description of Task</b>	<b>Lead</b>	<b>Timescale</b>	<b>Resource Implication</b>
	<b>Action 16: Determine and pursue the preferred low carbon heat source for the town centre — either waste heat from Barking Power Station or an energy-from-waste gasification CHP plant on the edge of the town centre.</b>				
High	<b>Task 16.a</b> — Produce business cases and report on how practical the two options are to implement.	- Since both options (Barking Power Station and CHP) offer the same 22% reduction in carbon emissions, the decision on which option is preferred will be made on the best business case and practicalities of taking it forward (for example the CHP needs a site). - Consultancy support is required for the businesses case of taking forward a CHP plant. - The LTGDC will lead on the Barking Power Station business case. It will need to investigate whether heat sales alone make a good business case compared to heat and power sales potentially from the CHP.	Energy Action Area Steering Group/ Environ. Sust./ BTC Regen  -LTGDC	Winter 2006	Minimum £20k for consultancy support required
Medium	<b>Task 16.b</b> — Arrive at a preferred low carbon heat source based on the best business case and practical considerations.	-Follows from the task above. -Take preferred option to the Executive together with implications.	-Same as above - Environ. Sust.	Unknown at this stage	Time resources.
	<b>Action 17: If heat from Barking Power station is the preferred low carbon heat source, work with London Thames Gateway Urban Development Corporation (LTG UDC) to establish a Thames Gateway Heat Transmission Network that will supply heat from Barking Power Station to Barking Town Centre.</b>				
High	<b>Task 17.a</b> – Produce Implementation Plan and start progressing the Heat Transmission Network.		LTGDC	Unknown at this stage	Since the UDC will lead on this, it is presumed there are no financial implications for the Council. Some time resources.
	<b>Action 18: If an energy-from-waste CHP plant is the preferred low carbon heat source, determine the feasibility of setting up a CHP plant on the edge of the town centre.</b>				
Medium	<b>Task 18.a</b> – Earmark site for a large CHP plant near the town centre in the longer term.	BTC Regen and the ESCo will define the criteria for the site and earmark site near the centre.	BTC Regen/ ESCo	Medium priority	Resource implication from allocating a site.
Low	<b>Task 18.b</b> – Continue discussions with Shanks on prospects for utilising the waste fuel from the Jenkins Lane MBT plant.		Environ Sust/ ESCo	Medium priority	
Low	<b>Task 18.c</b> – Hold exploratory talks with Energy Power Resources Ltd, Sembcorp and Novera as to the development of a biomass or energy from waste power CHP plant.		Environ Sust/ ESCo	Medium priority	
Low	<b>Task 18.d</b> - Assess potential for a joint biomass and energy from waste CHP plant.		Environ Sust/ ESCo	Medium priority	
<b>EMBEDDING THE ENERGY ACTION AREA REQUIREMENTS WITHIN KEY DEVELOPMENT PROJECTS</b>					
<b>Priority</b>	<b>Task</b>	<b>Description of Task</b>	<b>Lead</b>	<b>Timescale</b>	<b>Resource Implication</b>

<b>Action 19: For all regeneration sites in BTC allocate tasks and responsibilities for ensuring implementation of the Energy Action Area requirements.</b>					
High	<b>Task 19.a</b> - LBBD to determine the potential to which different developments proceeding in the town centre can incorporate the Energy Action Area requirements, focusing on the sites that the Council owns where high standards can be ensured.		BTC Regen	Immediate - ongoing	Time resource
High	<b>Task 19.b</b> - Community heating and renewable energy requirements should be indicated as a high priority at all stages of the regeneration process, including the master planning and development brief stages.		BTC Regen	ongoing	Time resource
High	<b>Task 19.c</b> - Ensure that developers have adequate energy strategies for utilising PV and wind power, for implementing intermediate heating options and eventual connection to the town centre community heating system.		BTC Regen	ongoing	Time resource
High	<b>Task 19.d</b> – For developments at a more advanced stage, utilise Section 106 Agreements to incorporate Energy Action Area requirements.		Development Control	Ongoing	Time resource
<b>ACTION PLAN FOR UPGRADING EXISTING BUILDINGS</b>					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 20: Work with energy efficiency delivery bodies to implement a pro-active energy efficiency and renewable energy installation programme across existing council and private properties within the BTC Action Area.</b>					
Low	<b>Task 20.a</b> – Appoint dedicated project manager to oversee energy efficiency programme for existing buildings in Barking Town Centre.	This new post will be responsible for all tasks related to existing buildings. The post could be funded externally or internally.	ESCo/ Environ Sust/ Housing	Lower priority	The post could be funded externally.
Low	<b>Task 20.b</b> - Co-ordinate with existing structures/ delivery partners such as Warm Zones to bring together insulation and renewable energy funding streams within the Energy Action Area.		New post in either Environ Sust or Housing	Lower priority	
Low	<b>Task 20.c</b> - Commission a more detailed feasibility survey of retro-fit renewables and energy efficiency measures on existing buildings.		New post in either Environ Sust or Housing	Lower priority	
Low	<b>Task 20.d</b> - Establish tools to provide support for residents/businesses/organisations in existing buildings, such as a helpline and dedicated webpage.		New post in either Environ Sust or Housing	Lower priority	
<b>CONSULTATION, PROMOTION AND MARKETING OF THE ENERGY ACTION AREA</b>					
Priority	Task	Description of Task	Lead	Timescale	Resource Implication
<b>Action 21: Ensure engagement and buy-in from all stakeholders, and promote the Energy Action Area vision to the positive image of Barking Town Centre.</b>					
High	<b>Task 21.a</b> – Integrate the vision & objectives of the Energy Action Area within the marketing strategy and materials for the regeneration plans for Barking Town Centre.	- Energy Action Area objectives to feature prominently in marketing materials. - Involvement of Arts Division	Regen Marketing Officer	On-going	Part of marketing officer's role
High	<b>Task 21.b</b> - Consult on development proposals and the Energy Action Area in general, providing education on	Yet to be decided to what degree the Energy Action Area plans are consulted on with the public.	Environ. Sust./ BTC Regen	On-going	Part of existing roles



	renewables and community heating as part of developments.				
Low	<b>Task 21.c</b> - Encourage the inclusion of energy representatives from residents and businesses, carry out information campaigns, provide information on funding sources, and deliver education on community heating in areas of existing buildings	This task can be carried out by the officer responsible for the connection of the existing building stock to the community heating network.	Same post as for Action 20.	Low priority	New officer post (same post as for Action 14)
Low	<b>Task 21.d</b> - Establish partnerships between relevant officers and local delivery agencies to ensure that programmes to encourage behavioural changes are developed.	As above.	As above	Low priority	Same as above.