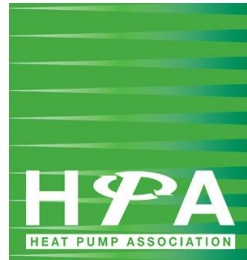


Nearer to Zero: Central London

8th July 2014



City of Westminster



LONDON PLAN ENERGY HIERARCHY

Ross Hudson

Development, Enterprise & Environment

Greater London Authority

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PLANNING & ENERGY ACT 2008

“A local planning authority in England may in their development plan documents, and a local planning authority in Wales may in their local development plan, include policies imposing reasonable requirements for—

- (a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;**
- (b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;**
- (c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations...”**

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LONDON PLAN TARGETS

Residential buildings:

Year	Improvement on 2010 Building Regulations	Updated target for Part L 2013
2010 - 2013	25 per cent	-
2013 – 2016	40 per cent	35 per cent
2016 - 2031	Zero carbon	Zero carbon

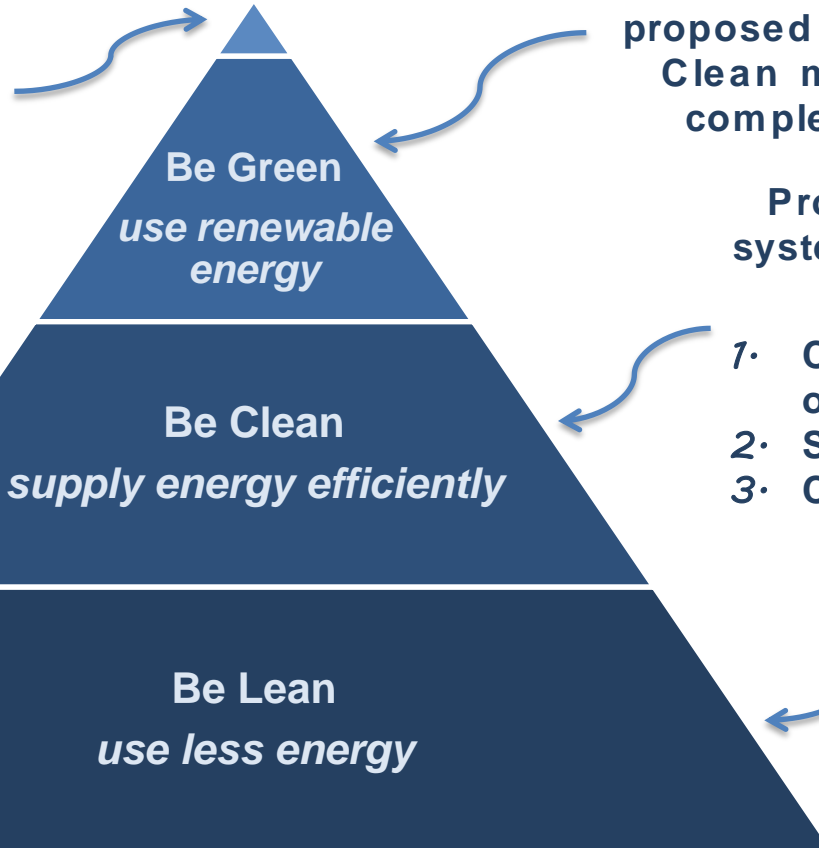
Non-domestic buildings:

Year	Improvement on 2010 Building Regulations	Updated target for Part L 2013
2010 – 2013	25 per cent	-
2013 – 2016	40 per cent	35 per cent
2016 - 2019	As per building regulations requirements	As per building regulations requirements
2019 - 2031	Zero carbon	Zero carbon

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ENERGY HIERARCHY

Cash in lieu
payment for
shortfall
(must
demonstrate that
target can't be
achieved on-site)



Be Green
*use renewable
energy*

Be Clean
supply energy efficiently

Be Lean
use less energy

Ensure renewable technologies
proposed complement the 'Be
Clean measures' (e.g. are
complementary to CHP)

Proposals should select energy
systems according to the following
hierarchy:

1. Connection to existing heating
or cooling networks
2. Site wide CHP network
3. Communal heating and cooling

Look for
developments to
exceed Part L
through energy
efficiency measures
alone

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ACHIEVEMENTS 2010-2013

	2010	2011	2012	2013
London Plan Target (%)	25	25	25	25*
Number of dwellings in development	28,181	32,051	55,879	43,178
Regulated CO₂ emission reductions compared to Part L 2010 (%)**	33	33	36	36
Regulated CO ₂ emission reductions compared to Part L 2010 (tonnes per annum)***	35,598	41,136	59,817	49,474
Dwellings connected to heat networks	27,000	31,000	53,000	41,097
Total shortfall in CO ₂ emission reductions (tonnes per annum)	-	4,000	3,592	216

*Target increased to 40% from 1 October 2013, however the new target only applied to one development determined at Stage 2 in 2013

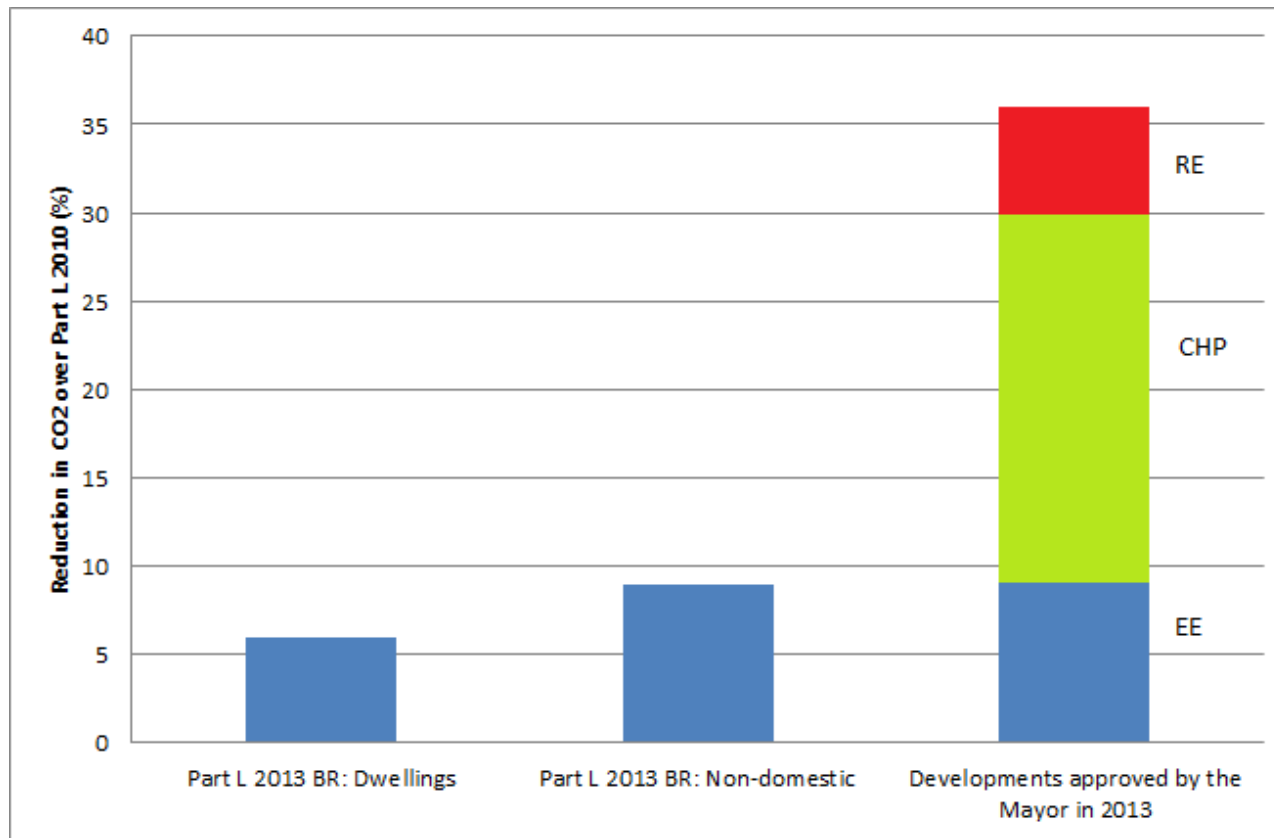
** Average across all developments (both dwellings and non-domestic aspects)

*** Total reductions across all developments (dwellings and non-domestic)

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BREAK-DOWN OF SAVINGS

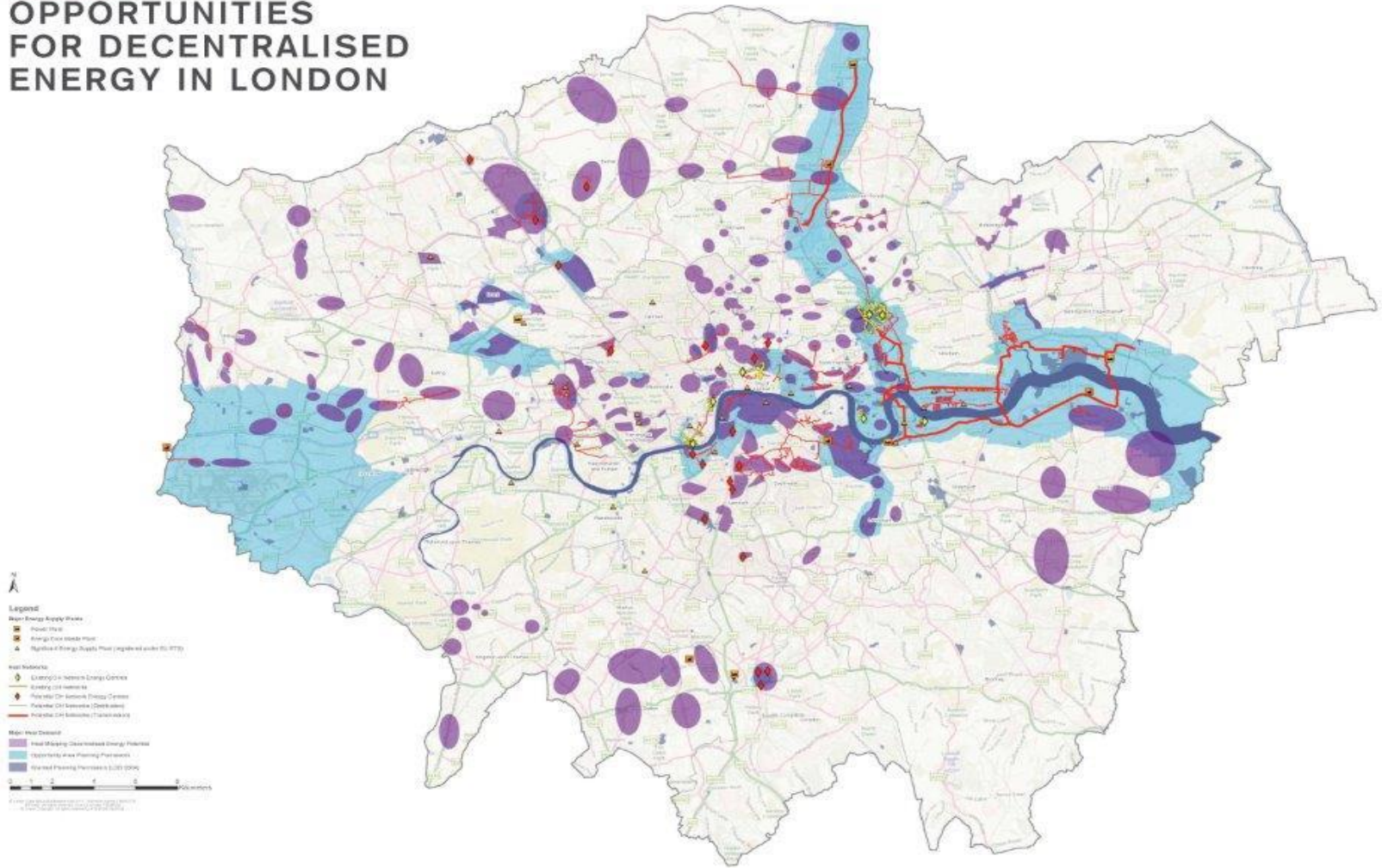
CO₂ reductions secured through the London Plan compared to those required by Part L 2013 of the Building Regulations



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VISION MAP

OPPORTUNITIES FOR DECENTRALISED ENERGY IN LONDON



EXAMPLE SCHEME

- Bunhill Heat Network, Islington
- 2MWe CHP, 115Ml thermal store, 2km heat network
- Recovered heat from tube ventilation shaft + UKPN substation, via heat pumps to network
- Heat network extension



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CO₂ OFFSETTING

- **If developers can't meet 35% target on-site, payment of cash-in-lieu contribution to local borough**
- **Only certain London boroughs currently have mechanisms in place to collect contributions – e.g. Islington, Lewisham, City of London, Kensington and Chelsea**
- **Sustainable Design & Construction SPG (April 2014) provides guidance to boroughs on setting up funds to manage these contributions**

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Many thanks

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