

CLIMATE EMERGENCY INVESTMENT FUND - BRIEFING NOTE

New Care Facility for Adults with Learning Disabilities and complex needs



1. EXECUTIVE SUMMARY

This project is designing and delivering a new combined facility for adults with learning and physical disabilities and complex needs on the grounds of the Former PCC Parks Depot at Outland Road.

We have secured planning permission and are currently progressing an Invitation to Tender for the building construction.

We have been successful in securing £469,300 from the Climate Emergency Investment Fund to fund some of the main environmental features including air source heat pumps, solar photovoltaic panels and a battery wall, triple glazed windows, upgraded building fabrics such as GGBS Low Carbon Concrete.

The decision required with this application is:

1. Approve the Business Case
2. Allocate £469,300 for the project into the Capital Programme funded by PCC's Climate Emergency Investment Funding (Corporate Borrowing)
3. To delegate to the Strategic Director for Adults, Health and Communities authority to allocate spend and award contracts for this project where they do not already have authority to do so.

2. BACKGROUND

We secured capital financing (£10.512m) to develop a new care facility for adults with learning disabilities and complex needs, which will bring together the provision at Colwill Lodge and the Vine into a single service, on the former PCC Parks Depot at Outland Road. See original business case and associated documents [here](#)

In 2023, a number of factors (ie economic climate and global issues, PCCs Climate Emergency Declaration in 2019 and the more recent Climate Emergency Planning Statement was adopted and made effective in December 2022) have had an impact on our budget, and we sought and received approval for additional capital funding (£2.301m), associated documents [here](#) and PCC's Climate Emergency Investment Funding.

The project aims to deliver reductions in carbon emissions through the building and related transport requirements. The building will have a much higher energy efficiency (SAP) rating than the existing buildings, and will incorporate superior insulation, LED lighting, solar PV, air source heating and hot water, and low water sanitary systems.

As the project is mainly funded by service borrowing, an application was made to secure Climate Emergency Investment Funding (CEIF) (£469,300), to ensure some of the main environmental features, including the air source heat pumps, solar photovoltaic panels, electric car charging points and upgraded building fabrics to enable us to exceed the Council's minimum planning requirement.

We were delighted that our CEIF application was approved, and we secured the whole amount of our request. Therefore, we are seeking approval for an additional £469,300 to be added into the capital programme to enable delivery of the project.

3. PROPOSED CHANGES AND REASONS

The project strives to achieve net zero fossil fuel emissions as per the Council's Climate Emergency Declaration in March 2019. This is to be achieved through a balance of high embodied carbon in materials, as well as the construction methods used on site. For example, a prefabricated timber frame system with mainly mineral wool insulation and as many natural materials as possible. There will also be some external plantings and vegetation to help sequester emissions on site.

It is also to be achieved through low operational energy use and ensuring that the highly insulated and airtight building is 'all electric', and that maximum photovoltaics will be provided to the roofs of the new building to generate as much renewable energy as possible on site. It is also looking towards battery storage in case the solar PV generates any surplus, which would reduce the grid electricity needs at night.

Air Source Heat Pumps will also be used instead of fossil fuel fired boilers, which will work in conjunction with Mechanical Ventilation Heat Recovery to ensure minimal wasted heat. It is also hoped to install triple glazed doors and windows to compliment thermal efficiency and minimise heat loss through weak points in the building shell. The building will be as naturally ventilated and lit as possible without losing thermal performance, and all artificial lighting will be the efficient LED type with enhanced controls.

4. FINANCIAL IMPLICATIONS AND RISK

The project is under the project management of PCC's Capital Projects Team and has an established Project Board consisting of Adult Social Care Retained Functions, Capital and Revenue Finance, External Consultant (providing Project Management and Quantity Surveyor). The Board provides a governance structure, sets strategic direction and objectives, monitors progress and manages risks.

The Climate Emergency Investment team have approved the allocated £469,300 capital funding from the CIE Fund. The borrowing costs for the CEIF funding and budgeted for within the MTFP.

5. TIMESCALES

This work is in line with PCC net Zero 2030 ambition, and proposals seek to have all works on site completed by April 2026.