

APPENDIX 4

Workstyles Phase Three: Sustainability Implications

One Planet principles will be embedded within phase 3 of the Workstyles programme by using a new tool designed by Property & Design which sets out minimum standards for new build and refurbishment works. This will be applied from the design stage for all future works.

Refurbishments incorporate the latest low energy lighting technology including sensors which automatically alter levels of lighting according to outside conditions. This would feature as a minimum 'Zero Carbon' requirement of future office refurbishments.

Estimated direct savings through the disposal of buildings – Phase 3:

Buildings	Total CO2 Emissions (2012/13) Tonnes	Phase 3 CO2 Emissions Tonnes
Kings House	462	disposal
Brighton Town Hall	339	339
Hove Town Hall*	1,178	1,178
Bartholomew House	272	272
86 Denmark Villas	73	disposal
Montague House	68	68
Buckingham Road	110	disposal
162 North Street	36	disposal
Portslade Town Hall	40	40
3 Palace Place	25	disposal
TOTAL	2,603	1,897

*Option includes proposals to dispose of parts of HTH but it is extremely difficult to calculate carbon savings in relation to this and so the CO2 figure has remained the same i.e. for the whole building.

Option A will see a 27% reduction in carbon emissions, based on the disposal of associated buildings, as indicated in the table above. It is important to note that within the retained buildings there is likely to be an increase in emissions due to increased occupancy times and higher density of PCs. Although within the retained buildings there will be significant investment and consideration for energy efficiency improvements and this will have a positive impact on reducing the carbon footprint further.

Energy efficiency investment in Hove Town Hall will be extensive and proposals include improved insulation with roofing works, replacement energy efficient glazing, conversion from oil to gas fuel, as well as increased capacity of the Photovoltaic array, overhaul of the air conditioning/ventilation system, lighting and further measures where appropriate. It is estimated that Option A for Hove Town Hall will result in a reduction of 300 tonnes of CO2 by investing

in roof, glazing and converting oil to gas alone. Detailed plans for energy efficiency retrofit are yet to be developed, however this gives an indication of the likely impacts. Hove Town Hall will benefit from the feed-in-tariff income for the solar photovoltaic array.

Investment in energy efficiency for the remaining set of retained buildings will be worked up following approval of this report.

Waste generated through the Workstyles programme is managed in a sustainable manner - surplus furniture from consolidation of accommodation is firstly offered to charitable organisations then secondly the materials are sent for recycling. Workstyles presents the opportunity to use electronic storage for data, rather than paper files.

The introduction of flexible working (and associated technology) presents an opportunity to reduce work-related travel and commuting. Having the technological ability to work from various locations, staff will be able to manage their day more efficiently such as completing their working day at home rather than having to go back to their main base, would reduce the travel needs. This approach relies heavily on a cultural shift to flexible working and management techniques and HR policies to support it. Relevant sustainable travel infrastructure improvements will be considered in retained buildings to ensure all staff have the opportunity to travel sustainably.