


BUILDINGS

In order to reach national carbon-reduction targets emissions from Dorset buildings will need to be eliminated and all energy used to maintain a comfortable indoor environment will need to be generated from renewable sources.

Dorset Council is extremely limited in the powers it has to achieve this. However, we do have control of our own current buildings and any future buildings that are constructed on our land. We are also able to influence and stimulate action with partners to facilitate change.

After detailed evidence and information gathering exercises, led by the EAP and carried out by officer working groups, it has been recommended that the Council **implement the following 37 actions.**

Milestones have been identified for each action. This plan shows the immediate targets we will need to achieve by 2023 to keep us on track.

Find definitions for each of the symbols used in this plan in the...  [SYMBOL KEY](#)



ACTION PLAN: Buildings



OBJECTIVE	ACTION TYPE	CO ₂ SAVING POTENTIAL	CO-BENEFITS	COST	
Ensure Council estate becomes zero-carbon by 2040	D I P				
ACTIONS					2021-23 TARGET
Include climate & ecological considerations as part of the Asset Review, and align future asset management plan with achieving DC carbon budgets to 2040	D I P				Asset Management Plan adopted by 2021
Develop detailed decarbonisation programme of energy efficiency and renewable energy retrofit projects to achieve a carbon neutral estate by 2040	D I P				Initial decarbonisation plan completed by March 2022
Increase capacity of Energy Team to implement decarbonisation programme for Dorset Council property	D I P				Additional capacity in place by Dec 2021
Implement decarbonisation programme to retro fit the Council's estate (to include LEDs, thermal upgrades, ambient cooling, low carbon heating and renewable energy generation)	D I P				Phase 1 retro fit programme implemented by Mar 2022 (£19m, 30 buildings)
Ensure procurement specification favours energy efficient equipment	D I P				Procurement specification specifies energy efficient equipment by Mar 2022

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Ensure Council estate becomes zero-carbon by 2040	D I P				
ACTIONS					2021-23 TARGET
Investigate costs involved in making key buildings carbon neutral as part of decarbonisation programme	D I P				Initial decarbonisation plan completed by March 2022
Re-instate a school's energy programme to support and work with schools to reduce energy and maximise use of renewable energy technologies	D I P				Schools liaison officer employed, Plan developed & initiated, Improvement targets set by March 2023
Expand centralised utility management service across Dorset Council to incorporate an oversight of energy use, monitor consumption and target energy reduction at site level.	D I P				Energy officer employed, Plan developed & initiated, Improvement targets set by 2022
Expand centralised Building Energy Management System (BEMS)	D I P				Phase 1 upgrades undertaken by April 2022
Review operational controls on energy using equipment across council estate to ensure optimum efficiency	D I P				50% of building controls checked by 2023 (25% each year)
Keep cost/payback of streetlights, bollards and signals under review to identify when they meet a payback that satisfies loan requirements or finance policy requirements	D I P				Review cost benefit annually & implement viable projects

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OBJECTIVE	ACTION TYPE	CO ₂ SAVING POTENTIAL	CO-BENEFITS	COST	
Ensure all new Council developments are zero-carbon	D I P				
ACTIONS	2021-23 TARGET				
Establish a policy to ensure all new buildings that Dorset Council has direct influence over (as landowners, clients, or designers) are zero-carbon (this being true zero-carbon, and so a negative BER to cover the unregulated emissions)	D I P				Policy developed by Mar 2023
Trial tools to measure the embodied carbon in construction, such as the open source "EC3" tool	D I P				Future action beyond 2023
Investigate available tools to incorporate whole-life costing into property processes	D I P				Future action beyond 2023
Promote more sustainable materials for new constructions based on the BREEAM tool	D I P				Future action beyond 2023
Develop and promote case studies and examples of best practice on our own estate to encourage replication by others	D I P				Future action beyond 2023

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OBJECTIVE	ACTION TYPE	CO ₂ SAVING POTENTIAL	CO-BENEFITS	COST	
<p>Decarbonise heating in housing and community, public and commercial buildings</p>	<p>D I P</p>				
ACTIONS	2021-23 TARGET				
<p>Lobby government for clarity on national strategy for heat and national policy framework</p>	<p>D I P</p>				<p>Lobby paper presented to Government in 2021</p>
<p>Investigate large scale installation of low carbon sources of heating (air/ground/water source heat pumps), using social housing as a test bed in partnership with Registered Social Landlords (RSLs)</p>	<p>D I P</p>				<p>Liaised with RSLs to assess their plans, and Identify potential for large scale installations by 2022</p>
<p>Undertake heat mapping exercises to identify opportunities for low carbon heat in Dorset such as any clusters of buildings suitable for district heating, or large heat demands off the gas grid</p>	<p>D I P</p>				<p>Heat mapping completed by Dec 2022</p>
<p>Investigate support for Dorset Council employees working from home in winter (funding / thermal upgrades / advice)</p>	<p>D I P</p>				<p>Advice provided to employees, and Funding opportunities investigated & identified by Dec 2021</p>

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Decarbonise heating in housing and community, public and commercial buildings	D I P				
ACTIONS	2021-23 TARGET				
Targeted campaign to encourage all buildings off the gas grid to switch to heat pumps or biomass for heating	D I P				Communications plan developed, , + Campaign initiated by Dec 2022
Use Council buildings in trial projects to test the use of hydrogen heating	D I P				Future action beyond 2023
Investigate potential in Dorset for large-scale 'blue' hydrogen generation with carbon capture and storage	D I P				Future action beyond 2023
Access new funding to assist residents to decarbonise heating (delivered through Healthy Homes Dorset Scheme)	D I P				Implement Green Homes Grant Local Authority Delivery phase 1a in partnership with BCP by Mar 2022

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Ensure new buildings in Dorset are zero-carbon					
ACTIONS	2021-23 TARGET				
Work towards enforcing rather than encouraging zero carbon homes in partnership with other south west local authorities					Planning framework in place by Dec 2021, adopted by 2023
Continue to lobby central government over changes to national policy to enforce carbon-neutral planning and development					Ongoing Lobbying
Encourage designs and layouts which lend themselves to low-carbon energy solutions, and provide guidance and advice for developers to achieve zero carbon standards					Guidance developed by Sept 2022
Ensure the relevant housing strategies and policies incorporate the reduction of carbon emissions and increased risk to climate impacts					Plans / Strategies identified in 2021 Carbon reduction, ecological gain and climate risks included in plans by Sept 2022
Develop trials and pilots, with Registered Social Landlords (RSLs), of localised off-site manufacturing for new build and retrofit					Investigate potential with RSLs by Dec 2021

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Improve energy efficiency of current housing stock	D I P				
ACTIONS	2021-23 TARGET				
Enforce minimum energy efficiency standards in the private rental sector (focus on EPC certificates E & F without exemptions)	D I P				Enforcement plan developed by 2022
Work in partnership (e.g. with Registered Social Landlords (RSLs), other councils and partners) to deliver programmes to improve energy efficiency of housing stock & hard to treat properties	D I P				Strategy developed in 2022 and Projects initiated in 2023
Educate residential and non-residential sectors on low-carbon technologies, energy efficiency, and sources of funding to encourage behaviour change & greater uptake of low-carbon technology	D I P				Communication plan developed and implemented by 2022
Promote innovative and sensitive energy efficiency/renewable energy measures in conservation areas and on listed buildings which preserve and enhance such assets for the needs of existing and future occu-	D I P				Future action beyond 2023

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Increase buildings resilience to climate change	D I P				
ACTIONS					2021-23 TARGET
Develop local plan policies to ensure climate risks are identified and avoided in new developments, including flood risk and overheating	D I P				Local Plan policy in place by Dec 2021 adopted by 2023
Work with partners to increase climate change resilience of communities & buildings by understanding the future climate risks within Dorset	D I P				Risk Assessment carried out by Sept 2022
Ensure Emergency Plans are adapted to reflect changing climate risks and are tested and proven fit for purpose	D I P				Top 10 'highest risk' plans reviewed by March 2022
Lobby government for more funding for climate risk management	D I P				Lobby paper presented to government in 2021

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