



Better buildings,
lower costs,
making significant
savings from your
estate in 2016



Operational savings will be a key driver for public sector organisations this year, but in these financially constrained times is it possible to make savings while also improving your existing buildings?

The simple answer is yes.

Re:fit is a procurement initiative for public bodies wishing to implement energy-efficiency and local energy-generation measures to their buildings or their estate and support services. These measures improve the energy performance of buildings. As a result, carbon emissions are reduced and substantial guaranteed annual cost savings are achieved.

Experience, flexibility

The Re:fit framework uses a robust, flexible and tested Energy Performance Contracting approach. Initially developed by the Mayor of London in 2009, use of the framework is growing and is now available to public organisations across England and Wales.

The programme can help by enabling organisations, such as local authorities, schools, universities, hospitals, leisure centres and museums, to implement retrofit projects and achieve large financial savings. Over 250 organisations have already used Re:fit to procure over £130 million of works across more than 700 buildings. The current pipeline is over £65 million and growing. Re:fit clients are seeing this as an exciting opportunity to use a procurement-led solution to tackle major organisational challenges that are important locally, nationally and globally.

Re:fit projects typically make guaranteed energy savings of 15–30%. These translate into financial savings and, where energy generation measures are installed, also generate income for organisations.

Re:fit doesn't only save energy and money. Additional benefits include improvements to buildings' operational performance and comfort levels for staff, reductions in building-related complaints and maintenance backlogs, a boost to local investment, through local job creation, and importantly reductions in CO₂ emissions.

“Local Partnerships’ professional support has helped Buckinghamshire County Council through the project’s internal approval stages to deliver a tailored approach. It has provided technical expertise to review the differing approaches offered for energy reduction and to select the most appropriate Service Provider for the Council.”

Rachel Toresen-Owuor, Energy Manager

Dedicated support

Two dedicated Re:fit delivery teams – one inside and one outside London – provide comprehensive end-to-end support to organisations to get their projects up, running and successfully implemented.

The teams can also provide you with a range of best practice information, including case studies, access to previous Re:fit participants to share knowledge, benchmarking and cost information on project costs, savings and carbon reductions.

The competitive Re:fit process provides a strong value for money focus and also allows for open-book pricing. It provides a strong audit ability, clear performance reporting and robust contractual rights and remedies.

Re:fit has pre-agreed core call-off contract terms to reduce time between supplier selection and contracting, but with flexibility to add in clients' own requirements.

“This Re:fit project is helping Hull Council to achieve its ongoing commitment to achieve real savings with reduced energy consumption and CO₂ emissions. Local Partnerships' professional support helped deliver a tailored approach, which is a tried and tested solution..”

Martin Budd, Environment & Climate Change Strategic Advisor, Hull City Council

Make significant savings from your estate in 2016

The range of buildings that Re:fit can help is vast, but the objective still the same, 'Energy Savings. Guaranteed'.

No property is out of scope, providing the public organisation owns the asset or pays its utility bills.

Re:fit's track record and dedicated support provide help and confidence to successfully deliver projects,

while the robust contract ensures clear performance management and means that 100% of the savings are owned by the client.

If you are an Estates, Procurement or Finance Director and want to deliver large scale improvements, target priority areas and have more controllable buildings, Re:fit can help. This includes the potential to identify suitable financing options if required.

Typical improvements include:

- lighting and controls
- energy management software
- insulation to pipework
- heat recovery
- automated meter reading
- draught proofing
- variable speed drives on pumps/fans
- automatic monitoring and targeting
- secondary glazing
- PC controls
- photovoltaic panels
- radiator reflector panels
- voltage optimisation
- solar thermal
- district heating
- building management systems
- cavity wall and loft insulation
- combined heat and power

Cllr Steve Count, Council leader of Cambridgeshire County Council advises on their Re:fit project:

“Having the ability to put more than £13 million of self-financing investment into creating greener energy from Cambridgeshire schools, farms and public buildings is good for the environment and good for the taxpayer... and will bring in savings of around £1.6 million a year. I am extremely proud to be able to back this County Council scheme.”

Contact us

For more information and case studies please contact Local Partnerships National Re:fit team on, email Nationalrefit@local.gov.uk or visit localpartnerships.org.uk/re-fit

Organisations in London, please contact the Re:fit Programme Manager, Great London Authority email robert.spender@london.gov.uk

The National Re:fit Programme is run by Local Partnerships to support clients outside London.

Local Partnerships is a joint venture between HM Treasury and the Local Government Association.

localpartnerships.org.uk

