

33538 New Smart Building Projects

What plans do you have for the creation of new smart buildings in your area (by this, we mean a building that employs a network of interconnected devices and appliances using technologies to allow the remote management and control of aspects like lighting, temperature etc.)

Aside from the Learning Estate development requirements there are no plans to create new smart buildings. The Council's investment is focused on net zero operational carbon through a fabric first low energy approach facilitating the deployment of Low and Zero Carbon (LZC) primary plant.

Other works which could be interpreted as 'smart technology' and which have been included in the City of Edinburgh Council's Asset Management Works (AMW) programme in recent years are:

1. Building Management System (BMS) programme as part of a Building Energy Management Systems (BEMS) Upgrade Fund
2. LED lighting replacement and upgrade programme (including controls) as part of a SALIX Fund

Both of the above will continue to be included in the AMW programme in future years.

What current or planned projects do you have to upgrade or retrofit old building stock under your control?

The approach to addressing the existing building stock is currently an area of significant focus. There is a live feasibility pilot underway based on deep fabric retrofit and LZC primary plant or heat network connection where appropriate. Following this feasibility, it is anticipated that the approach will roll out quickly subject to budget availability.

The Council already has an on-going 5-year AMW programme that runs until the end of March 2023 and we are currently in year four of the programme. The AMW programme is essentially an upgrade and retrofitting programme for the Council's existing operational buildings portfolio. The programme includes the 'smart technology' works mentioned in Q1 above. While this programme will end in March 2023, it is expected that a new refurbishment/retrofitting programme will take its place from April 2023 onwards.

What, if any, budget has been set aside for the above projects?

Please refer to the link below to the report on the Capital Programme which shows the allocated budgets for the Learning Estate (£>500m) and the AMW programme (>£200m)

<https://democracy.edinburgh.gov.uk/documents/s31436/Item%204.3%20-%20Sustainable%20Capital%20Budget%20Strategy%20-%20Referral%20from%20the%20FR%20Cttee.pdf>

Please refer to the link below to the report on the AMW Programme 2020-21 that includes the AMW Programme Cost Profile up to 2030/31 (Appendix 6)

[Item 7.13 - Asset Management Works Programme 2020-21 Update.pdf \(moderngov.co.uk\)](#)

BEMS Upgrade Fund - the spend in 2020/21 was £69,238.34 and 2021/22 has an estimated spend of £45,000.

SALIX Fund - This is a spend to save energy efficient recycling fund that is managed by the Council's Energy Team but administered by Salix Finance Ltd. (a British Government arms-length company). The SALIX Fund is a 0% loan which is repaid yearly with the annual savings. The repayments can then be used again on a new project the next year. The project technologies can be vast and can include different technologies, but the City of Edinburgh Council uses this fund primarily for an LED lighting replacement and upgrade programme (including controls).

The fund was created in 2016 with the Council putting in £800K and SALIX matching the fund to give a total pot of £1.6m. The initial capital was used for the RE:FIT project. To date there have been 27 projects to a total loan valued at £2,156,507.13. In Financial Year 2021/22 there is a budget of around £430,000 and SALIX aim for the Council to spend 75% of the annual budget (£322,000).