

Appendix B: Indicative Investment and Return Schedule¹ for Corporate Estate

Project type	Lifetime of measure (Yrs)	Investment (multiple sources) (£'000k)	Energy savings & income per yr (£'000k)	Simple payback (Yrs)	Carbon saving (tonnes CO ₂)	Cost Effectiveness (£/lifetime tonne CO ₂)
Building Management Systems	10	120	15	8	82	147
Boilers	10-14	1,212	105	9-13	585	148
Heating Systems	7-15	436	171	2-9	955	46
Insulation	8-30	370	117	2-5	654	25
LED Lighting	20-25	279	59	5	225	56
Lighting Controls	9	5	1	4	5	110
Lighting Upgrades	20	69	22	4	279	12
Monitoring and Targeting	10	9	5	2	21	45
Motor Controls	10	19	10	3	39	50
Renewables²	11-20	120	7	5-19	28	217
Ventilation	14	9	5	2	19	32
Voltage Management		0	0		0	
Sub Total		2,648	516		2,891	
Contingency³		530	-103		-578	
TOTAL	n/a	3,178	413	8	2,313	n/a

1. This is an example of a potential scale of investment and savings (financial and carbon) that could result from an example mix of energy efficiency and renewables measures. The is for illustrative purposes of the potential relationship between investment and return, not a projected schedule for delivery.

2 Renewables used in this scenario mainly relates to solar PV as scope for replacing oil with biomass is considered limited within the corporate estate

3. Contingency: A risk adjustment has been made to cover a potential inflation in the cost of measures, a reduction in cost savings and a reduction in carbon emissions, compared to standard assumptions. The reported average payback period for the investment sum as a whole, is given after making these adjustments.

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