

QUARTERLY MONITORING REPORT, MOBILISING LOCAL ENERGY INVESTMENT

To: **Commercial and Investment Committee**

Meeting Date: **21 February 2020**

From: **Steve Cox, Executive Director - Place and Economy**

Electoral division(s): **All**

Forward Plan ref: **N/a** *Key decision:* **No**

Purpose: **Quarterly monitoring report on the energy investment programmes.**

Recommendation: **Members are asked to:**

- a) **Approve the quarterly report; and**
- b) **Note the key challenges, opportunities and risks delivering the investment programmes.**

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1. BACKGROUND

- 1.1 In March 2017, the Council approved its Corporate Energy Strategy with the view to invest in clean energy projects on its assets to generate income and make savings for the Council. The strategy also supports using the Council's assets to facilitate school and community energy projects plus work to develop the broader low carbon economy including the electrification of transport, decarbonise home heating and deliver smart communities.
- 1.2 In March 2019, Committee approved the First Quarterly Monitoring Report for the energy investment programmes and the format for subsequent progress reporting to include:
- Sharing progress on the four investment programmes;
 - Tracking development budgets allocated to the Energy Investment Programme to understand timelines for capital investment and revenue generation;
 - Identifying market changes and how these impact the Energy Investment Programme, other programmes and forecast revenues;
 - Suggesting and agreeing mitigation actions on projects where progress has slowed, e.g. political intervention on State Aid discussions;
 - Updating the Committee with new policy relating to the energy market and how these may impact future revenues positively or negatively; and
 - Identifying key opportunities for future investment and pipeline development.
- 1.3 The four investment programmes cover:
- The £1million Energy Efficiency Fund for corporate buildings;
 - The Schools £20 million Energy Programme;
 - The £51 million Energy Investment Programme comprising five significant projects; and
 - A Community Energy Programme, building a future project pipeline.

2. MAIN ISSUES

- 2.1. Progress across the four Investment programmes is summarised in Table 1 below, the supporting paragraphs 2.2-2.10 and **Appendices A and B**.

Table 1. Progress across Energy Investment Unit investments to the end of December 2019

Programme	Key Projects	Forecast /target Investment (£) Millions	Investment to date (£) Millions	Actual net profit/ Savings (£) million per annum	Total Expected net revenue over 25 years (£) million (undiscounted)	Expected or actual Carbon savings – first year (tonnes / year) ¹	Comments	Overall RAG status
Energy Efficiency Fund	51 LED Lighting Projects & 2 heating projects completed so far. 10 further LED Lighting projects currently planned. More to follow.	1	0.583	0.132	-	TBC	Previously delayed in 18-19 due to Cambs2020 spokes works. Next phase of projects are now no longer on hold and works starting on £174k worth of new projects. 14 of these projects (total value £94k) completed so far. However, further delay incurred due to change of contractor in November 2019. Fund extended to end of March 2021, with approximately £336k remaining to invest. Further projects to be scoped.	A
Schools Programme²	37 Primary & 19 Secondary	20↑	9.5	0.91	-	3,374	In 22 nd July 2016 A+I Committee approved an increased facility for schools to £20million. Schools pipeline targeting £1million investment into contracts during 19/20. To date, £578k of projects are in HLA or IGP stages, although these are not guaranteed to progress to works.	G
Community Energy	St. Ives Smart Energy Grid	3.6	0.325	--	£1.5	210	50% grant is required from ERDF to support the costs of the project. The land title was secured at the end of 2019 and discussions are underway with MHCLG on details for the grant agreement.	A
	Swaffham Prior Community Heat Scheme – Energy Centre Investment (Please note separate funding for the district heat network is under development)	£3.357 (for energy centre)	0.0297	--	TBC	1,285 forecast	The project is now forecast to save 46,000 tonnes of CO ₂ over 40 years, increasing from 474 to 1,285 tonnes annually with new project designs as a result of borehole drilling. A further £232,000 BEIS grant has been secured using the residential CCC match funding agreed in November 2018.	G

¹ These emissions reduction figures are calculated using long-run marginal electricity emissions factors for generation published on gov.uk. As the national grid decarbonises, these avoided emissions will decrease over time.

² The total net profit/savings is shared with schools. Schools receive £750,000 p.a. and the Council £155,000 p.a.

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Energy Investment Programme	Triangle Solar Farm	Investment of 9.7 million already made	9.7	0.4	£9.3	3,570	The triangle farm solar park has been delivering since 2017 and has performed as expected.	G
	North Angle Solar Farm	27.58↑	0.084	--	£23.9	8,240	In July 2019, a paper to C+I identified the increased cost of the grid connection and the higher capital sum needed for the project. A firm connection offer has been received and accepted. The connection costs are significantly higher than those included in the original business case. Options to drive down the connection costs are currently being explored. Historic England has identified the site as an area of high potential archaeological importance and extensive survey work is required. Legal advice has confirmed that North Angle and Triangle solar farm would be viewed as two separate projects as opposed to an extension of Triangle Farm, due to their close proximity. The reason this is important is that projects over 50MW are classed as Nationally Significant and subject to a different planning process.	G
	Babraham Park and Ride Solar + battery	6.3↓	0.083↑	--	£10.4	470	A design for 160 additional car parking spaces at the site has been approved to be built by GCP. This will alleviate parking pressure once construction starts on the smart energy grid. Discussions continue with Rural Estates and HET on the path for the cabling to connect to the PPA customer. Reports to support the planning application are being prepared, the site is potentially subject to an EIA. A consultant has been secured to conduct community engagement ahead of its submittal.	G

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	Stanground solar and battery	8.3	0.231↑	--	£8.8	500	Flexible connection cost estimate received from UKPN at a lower cost than included in the business case and savings in capital costs. Planning consultancy studies are in preparation for a planning submission early in April 2020. Planning authority has confirmed that an Environmental Impact Assessment will not be required as part of the planning application. Battery revenue remains a key uncertainty.	A
	WORK SUSPENDED							
	Trumpington P+R, Solar and battery	7.0	0.026↑	--	£7.0	0	There is uncertainty about the longevity of the site as a park and ride, therefore work is suspended on the solar and battery storage project until this is clear	-
	Woodston - Battery only	2.5	0.0084	--	Grid connection cost renders this non-viable currently	N/A	Flexible connection cost estimate received from UKPN at £2m compared to a £0.5m estimate in the business case and representing a 59% increase in project capital costs. Activity on this project is suspended as a result until such time as distribution network constraints are eased.	-
TOTAL		£89.34M↑	£20.57M ↑	£1.442M	£60.9M	17,649 t/yr↑ @£74t/CO2e =£1,306,026 social value		

Please note: The forecast CO₂ emissions have reduced for two reasons (i) suspending the Trumpington Park and Ride project until further notice (ii) more accurate figures for the Swaffham Prior Community Heat network.

Energy Efficiency Fund

- 2.2. The Energy Efficiency Fund has completed its third year, with total investment by the end of March 2019 at £488,869 split over 39 projects, mainly LED lighting upgrades. 29 of these were completed in 2018-19. Investment to date is delivering annual revenue savings of around £110,000, comprising of reduced energy consumption and maintenance savings.
- 2.3. Work has started on a further 24 LED lighting projects in 2019-20 with a total value of £174,700. 14 of these projects have been completed to date with a total value of £94,728. The property team have appointed a new maintenance contractor (Team Q) with effect from 1 November 2019, who will complete the remaining 10 projects. There is a small risk that some of the projects may need to be re-quoted by the new contractor and that the values quoted may be slightly different. On completion of the current batch of projects (and if final values are unchanged) this will leave £336,586 remaining in the fund. The timeframe for the fund was extended by Committee for a further year to March 2021. There is still plenty of scope for further energy efficiency investments across our property portfolio, which directly benefit our revenue position. Further potential projects are being scoped.

Table 2. Energy Efficiency Fund summary

Year	Number of projects completed	Investment value	Annual savings
Year 1 total (2016-17)	5	£104,470	At least £10,377 (Prior to EIU taking over the fund)
Year 2 total (2017-18)	5	£165,805	£43,917
Year 3 total (2018-19)	29	£218,593	£55,523
Year 4 completed to date (Apr-Dec 2019)	14	£94,728	£21,838
TOTAL completed to date	54	£583,596	£131,655
<i>Year 4 planned (Jan-Mar 2020)</i>	<i>10</i>	<i>£79,816</i>	<i>£12,737</i>
TOTAL expected by end of 19-20	63	£663,4124	£144,392

NB. The year that a project fits in to is determined by when a project is completed. Annual savings are forecast savings including energy bill savings and maintenance savings, where known and applicable.

Schools Programme

- 2.4. The Schools Retrofit Programme is in its fifth year of investment. Of the total number of existing schools in Cambridgeshire, 21% (56 of 265) of schools have taken up energy performance contracting of which 56% (19 of 34) of all secondary schools are included in the programme. The target investment for this year was £1m although with £578k currently in outline business case or Investment Grade

Proposal, this is unlikely to be achieved. Please see **Appendix A** for a breakdown of committed funding, income and energy bill savings.

2.5. Risks and issues are as follows:

- A pilot project is being explored for low carbon heating in the form of a Ground Source Heat Pump (GSHP) and heat network. Discussions have been opened with Comberton Village College who have agreed to move forward with a feasibility study. The scheme will be capital intensive and necessitates a new business model e.g. the Council owning the plant and supplying heat to the school under a Heat Purchase Agreement (HPA). The feasibility study results will be used as a basis for engaging with the Education & Skills Funding Agency (ESFA) on the acceptability of academies entering into long term HPAs and with BEIS on support for low carbon heat after the closure of the current Renewable Heat Incentive scheme on 31st March 2021. A phased implementation plan, aimed at decarbonising the largest heat loads ahead of RHI closure, will be explored with Comberton.

Energy Investment Programme

2.6 The Energy Investment Programme in 2019/20 sought approval to progress to the second phase of Investment Grade Proposals for Stanground Closed Landfill, North Angle Solar Farm and Babraham Park and Ride. Work has focussed on developing designs, conducting studies to support planning applications, developing detailed energy modelling, stakeholder and public engagement, and finalising grid connection agreements. **Appendix B** provides a summary of the project finance if all projects proceed, including those that have been pushed back due to current viability.

2.7 Risks and issues.

- Preparation of studies to support a planning application for the Stanground battery storage and solar project is in progress. Visual and biodiversity impacts are the key challenges to be managed. An East-West facing panel layout has emerged from options appraisal as offering increased capacity and output. However, this is at greater capital cost and with increased planning and reputational risk around visual and biodiversity impacts. The economics of a hybrid scheme (South facing panels at the northern end of the site, East-West at the southern end) are being investigated.
- A grid connection has been secured for North Angle Solar Farm, with a deposit of £200,000 paid in December 2019. An outline design of the scheme has been produced and has been shared with the ecologist and Landscape Architect working on the project. Oxford Archaeology East have been appointed to undertake the archaeological evaluations. The survey work is intrusive and includes significant trenching of the site. Therefore, conversations are taking place between Officers in Strategic Assets and the tenant to negotiate a crop compensation payment and ultimately an earlier surrender of the lease. The findings will be included in the Environmental Statement as part of the planning

application. Due to additional costs for securing the grid connection and additional planning work due to EIA screening, a paper will come forward to March committee for additional development budget to cover these additional costs.

- The planning application for Babraham Park and Ride has been delayed as the site is potentially subject to a full Environmental Impact Assessment. In response, we are in the process of developing studies on visual impact, glint and glare and a Heritage Assessment. Preliminary archaeological evidence provided by the Historic Environment Team has forced a rethink of the path of the cabling to connect to the PPA customer which is likely to add costs due to lengthening of the route.
- Longstanton Park and Ride Smart Energy Grid. South Cambridgeshire District Council approached the EIU requesting a joint project to supply electricity to the Northstowe Enterprise Zone under development just south of the site. A business case for a solar and battery storage project at the park and ride (akin to the projects at St Ives and Babraham) has been received. The project is dependent on sales of the electricity to the Enterprise Zone. At present the business case does not stack up due to the fixed costs of the canopies and the lower capacity available as the car park only has 350 spaces, as compared to 1458 at Babraham. Work is ongoing to improve the business case and if able to stack up, a paper will be brought to the March C&I Committee meeting to request a development budget. South Cambridgeshire District Council reported in January 2020 that their bid to build the Enterprise Zone was not accepted. Discussion will now begin with the successful developer on a supply agreement.

Community energy projects

- 2.8 **St Ives Smart Energy Grid.** In the last report, we reported that MHCLG had set deadlines for securing the land title (15 November) and the Power Purchase Agreement customers (15 December) as preconditions for being offered the Grant Funding Agreement. On the 27th of December, the land title was finally transferred to the Council following a protracted legal process. Detailed discussions are underway at a senior level between the Council and MHCLG to secure the grant agreement.

Swaffham Prior Community Heat Project

- 2.9 In December 2019, BEIS Heat Network Delivery Unit approved grant of £232,000 for the Swaffham Prior Heat Project. This is being match funded with £66,000 from the Council. Work is now underway developing the planning application, procuring specialist legal advice for the commercial structuring of the project and developing the funding package. A major risk for the project is the Renewable Heat Incentive (RHI) deadline of 31st March 2021. It is unclear to the project whether all homes need to be connected to a heat scheme by 31st March 2021 or whether by connecting the first home, this brings RHI eligibility to the whole scheme. Discussion will be needed with BEIS and HM Treasury to clarify how this unique project can be managed with the RHI deadlines. National and international interest in this project continues. The [IRENES](#)

[Project](#) (Integrating Renewable Energy and Ecosystem Services)is keen for the Swaffham Prior Heat project to become a case study for decarbonisation of heat and Cambridgeshire County Council has been invited to sit on the IRENES Stakeholder Project Board

Further community heat projects

- 2.10 Three further communities are looking to progress projects to shift their village off oil. These are in their early development phases. Great Staughton is looking to apply for Rural Energy Funds during February. Reach, and Barrington are currently scoping potential projects with their communities. Across all four villages (including Swaffham Prior) more than 1200 homes could feasibly progress and deliver renewable energy schemes within the next 5 years and reduce substantial levels of carbon emissions. Supporting these communities through significant projects will be important.

Table 3. Community Energy scheme investment and forecasted income

Project	Grant /Value	Match funding agreed	Investment to date to December 2019	Forecast Council Investment value	Forecast income over 25 years
St. Ives Smart Energy Grid	ERDF/£1.8million	£1.8M	*£325,000	£1.8million	£1.5million (IRR 4.2%)
Swaffham Prior Community Heat Scheme	BEIS HNDU/Round 9/£232,000	£0.0957 M	**£29,700	£3.357million	TBA
TOTALS	£2.032M	£1.8957M	£0.3547M	£5.157 M	TBA

* Please note spend to date on the St. Ives Smart Energy Grid Demonstrator Project is £325,000. Of this amount, £120,000 will be eligible for grant reimbursement.

**Round 9 Funding for Swaffham Prior has drawn down £66,000 of the £95,700 agreed by Committee.

2.11 Energy market changes, opportunities and risk

- **Smart Export Guarantee** – New solar homes and businesses creating and exporting electricity to the grid will be guaranteed a payment from suppliers under new laws to be introduced by the government. The Smart Export Guarantee (SEG) will ensure small-scale electricity generators installing solar, wind or other forms of renewable generation with a capacity up to 5MW will be paid for each unit of electricity they sell to the grid - tracked by their smart meter starting 1st January 2020. Suppliers have now published their tariff rates which range from 0.001 (Shell) to 5.6 p/kWh (Social Energy). Interestingly, Shell removed their offer very soon after publication recognising their offer was substantially lower than competitors.

- **Capacity Market** - In October 2019, a year after the UK power capacity market was suspended by the European Commission, the regulator reinstated the programme, freeing up around £1bn in deferred payments to energy providers. The government intends running three auctions during 2020 to secure the majority of the UK's capacity needs to 2024. The capacity market was designed to ensure a reliable electricity supply with energy companies bidding to supply capacity to the national grid at times of stress and in return receiving steady payments across the duration of the contract. This revenue visibility is meant to incentivise investment in new and existing generation assets. The EIU will review the opportunities to identify if these can support any of the projects currently under development.
- **Targeted Charging Review.** OFGEM has been consulting on changes to its charging regime for use of the network for all asset types (non-domestic, domestic, generation and demand) across the UK power system. It started in 2017 and is ongoing with the most recent consultations taking place during September refining the charging bands across different levels of the network and capacity needed. Renewables UK states the result of the reforms will be that the costs of building new renewable generators rises, we delay the roll-out of the lowest-cost renewable generators and existing generators have to figure out how to take on additional costs. A recent report by Oxera, which looks at the likely consequences for the renewables industry of both of the two key changes OFGEM proposes, estimates that they will increase the levelized cost of electricity from wind and solar of £4.45-£5.5 per megawatt hour (MWh). This increase alone could put at risk up to 62GW of potential solar and distribution-connected wind generation.³

2.12 Other work

- Work continues on drafting the Invitation to Tender (ITT) to procure a new contract for an engineering partner. The current procurement comes to an end in April. The procurement will be available to local authorities across England via an access fee and has been developed in close consultation with officers from Cambridge City Council, South Cambridgeshire district Council, Fenland, Huntingdonshire District Council and Peterborough City Council. A market engagement day was held on 25th November 2019 and a soft market testing questionnaire prepared and returned to the team to inform drafting of the ITT. Twenty one organisations registered to attend the market engagement day and nine provided responses to the questionnaire. Key messages included that: there was an appetite to tender for the full range of project and asset types envisaged; most responses were comfortable with an England-wide geographic scope; the tender window must allow reasonable time (e.g. 8 weeks) for tender development; the Service Provider's intellectual property must be protected; commercial sensitivities around procuring third parties to review project documents as part of our due diligence process are manageable; and the ITT should provide clear details on evaluation criteria, Ts&Cs and tendered project information. We expect to release the ITT to market in March 2020. We are currently drafting specific

³ <https://www.blog.renewableuk.com/post/the-targeted-charging-review-for-dummies>

requirements for a carbon footprint for the services and a strategy for carbon reductions for inclusion in the specification and evaluation criteria to develop a process for wider implementation across all future procurements as part of our Climate Change commitments.

- Working with the Greater Cambridge Partnership to develop a strategic infrastructure investment project to upgrade the distribution network in the Cambridge Southern and Western Fringes.
- Using the Crown Commercial Services Water Services Framework, an Invitation to Tender was issued in January 2020 for a contract to supply mains water, sewerage and ancillary services to all Council buildings, following the decision made at committee in July 2019. However, following the closing date (10 February 2020), unfortunately no bids were received. Feedback from potential bidders along with our own analysis has identified the likely reasons for lack of interest in the contract, are primarily due to some of the T&Cs. A new Invitation to Tender with slightly amended Terms is being drafted, which is likely to be more attractive to potential bidders whilst still delivering the expected benefits to the Council. In the meanwhile, water and sewerage services continue to be supplied through the 'default' service.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 A good quality of life for everyone

Utilising the Council's assets to help the community to reduce greenhouse gas emissions, save money or generate revenue for services and improve local air quality for residents.

3.2 Thriving places for people to live

Investments into clean energy projects support the local economy through developing the local supply chain skills and knowledge, supports local energy generation, provides local jobs for consultation services, construction, and operations and maintenance of systems, helps the county to move off fossil fuels while better managing future energy costs.

3.3 The best start for Cambridgeshire's children

The Community Energy projects in particular will help prevent vulnerable households falling into fuel poverty by providing cheaper and cleaner alternatives. The schools energy work will free up resources that can be redirected to hiring teaching staff.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

All development projects carry risk which need careful management. Sometimes projects cannot progress as planned due to unforeseen changes or issues. The

impact of this on the Council's budget and forecast revenue projections will need to be monitored carefully but it is anticipated that overall benefits can be realised for the Council and its communities.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

Exploring and testing new business models and schemes can bring procurement and contractual risk.

4.3 Statutory, Legal and Risk Implications

There are no statutory, legal or risk implications of this progress update.

4.4 Equality and Diversity Implications

There are no significant implications in this category.

4.5 Engagement and Communications Implications

All energy projects require engagement activities. For projects in close proximity or involved closely with the community require good communication and engagement strategies to ensure acceptance of schemes. Consultants have been procured to provide specialist public engagement expertise for the Babraham P+R, Stanground Closed Landfill and North Angle Solar Farm projects.

4.6 Localism and Local Member Involvement

Local Members are kept informed on progress with project development via Parish Council meetings and email updates.

4.7 Public Health Implications

There are no negative public health implications.

Source Documents	Location
The Council's Corporate Energy Strategy	https://www.mlei.co.uk/climateenvironment/corporate-energy-strategy
Trumpington and Babraham Outline Business Cases – May 2018 C&I Committee	https://tinyurl.com/yaya9xgj
Woodston and Stanground Closed Landfill Outline Business Cases – Sept 2018 C&I Committee	https://tinyurl.com/yxpbhmf5

Clean Growth Strategy	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/700496/clean-growth-strategy-correction-april-2018.pdf
Outline Business Case for Solar Farm on Rural Estate Land at Mere Farm– Jan 2019 C&I Committee	https://tinyurl.com/y4nvgmlc
Babraham Smart Energy Grid - Investment Grade Proposal Stage 1 Update, 21 June 2019 Commercial and Investment Committee meeting	https://tinyurl.com/y2ml34y4
Stanground Solar PV and Battery Storage Project – Investment Grade Proposal Stage 1 Update, 21 June 2019 Commercial and Investment Committee meeting	https://tinyurl.com/yywsjt48
Investment Grade Proposal (IGP) Stage 1 update on the development of the North Angle Solar Farm, 12 July 2019 Commercial and Investment Committee meeting	https://tinyurl.com/y2ncl6k5
Revised Capital Business Cases for Stanground and Babraham	Not published, available from EIU Project Managers
Notice to Proceed for St Ives Smart Energy Grid, 13 September 2019, Commercial and Investment Committee meeting	https://tinyurl.com/yyjy5o5e
Approval for Grid Connection down payments for energy Investment Projects, 18 October 2019 Commercial and Investment Committee meeting	https://tinyurl.com/uo32y6c
Babraham Smart Energy Grid - Options Appraisal, 22 November 2019 Commercial and Investment Committee meeting	https://tinyurl.com/vvzotqn
<p>Previous Quarterly Monitoring Report:</p> <p>Third Quarterly Monitoring Report, Mobilising Local Energy Investment, 22 November 2019 Commercial and Investment Committee meeting</p>	https://tinyurl.com/rxbnbs

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes Name of Financial Officer: Ellie Tod
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes Name of Officer: Gus Da Silva
Has the impact on statutory, legal and risk implications been cleared by LGSS Law?	Yes or No Name of Legal Officer: Fiona MacMillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes Name of Officer: Elsa Evans
Have any engagement and communication implications been cleared by Communications?	Yes Name of Officer: Eleanor Bell
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes Name of Officer: Emma Fitch
Have any Public Health implications been cleared by Public Health	Yes or No Name of Officer: Kate Parker

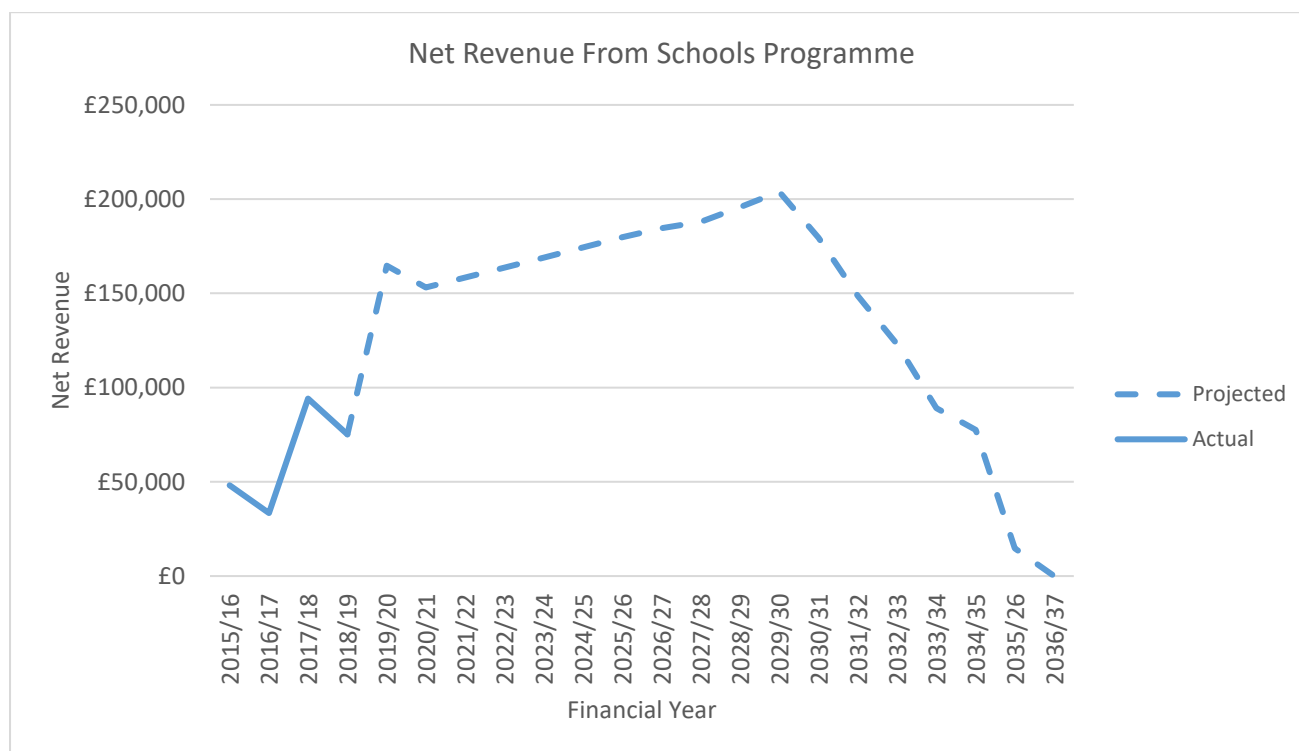
Appendix A: Schools Programme

	Number of schools	Total Value Loaned	Net Income over Loan/managed service Period*	Annual Savings to Schools		
				Cost Saving (£) ¹	Energy Saving (MWh)	Carbon saving (tonnes)
Maintained Schools	32	£2,482,504	£514,413	£181,795	2,129	780
Academies	24	£7,061,941	£1,436,524	£568,209	7,426	2,594
TOTAL	56	£9,544,445	£1,950,937	£750,004	9,555	3,374

* Loans are typically 15 years duration

¹ Gross saving prior to loan repayment, based on first year of operation

Figure 1. Net Revenue from Schools Programme



Appendix B: Energy Investment Programme

Figure 2. Estimated Net Revenue for Energy Investment Programme (as of December 2019)

