

## Estate Decarbonisation Plans

**Context.** The Government is committed to the UK achieving net-zero greenhouse gas emissions (GHG) by 2050, with major progress being achieved this decade.

- All schools and colleges will need to get their estates to net-zero sooner or later. It's a major new challenge; multi-faceted and potentially confusing.
- Such a serious undertaking should start with a carefully considered, comprehensive plan. Launching forth without such a plan will waste time and money and lead to a poor outcome. The term now in vogue is an Estate Decarbonisation Plan (EDP).

**Purpose.** The purpose of an EDP is to describe how a school intends to remove its reliance on fossil fuels for all its estate power, heat and transport needs. This needs to be analysed in enough detail to determine an outline programme for implementation, along with the associated project business cases and the management, resourcing and budgeting requirements.

**Impact.** In most cases the resulting programme of decarbonisation will last at least a decade, possibly two. The EDP will inevitably require some adjustment en route to a school achieving net-zero, but that does not negate the worth of drawing one up in the first place. It is akin to crafting an estate master plan, except that the subject matter is mechanical and electrical (M&E) rather than the building envelopes and spaces in between.

**Scope.** A well-crafted EDP will:

- Take account of the school's current situation and general development plans, both in the physical and broader educational sense.
- Provide an update on the political, legislative, and commercial context of the work. These all have some bearing on the decarbonisation options.
- Provide a clear description of the opportunities, costs, timescales and impact of the full range of decarbonisation work required on the estate, with supporting technical and commercial logic.
- Provide preliminary scopes of work and design concepts for the more complex infrastructure projects (largely driven by conversion of the heating plant and the changes to the power infrastructure required to support the heating conversion).
- Take account of the interactions between the various technologies involved, to produce an integrated design concept for the use and development of power, heat and transport systems across the estate. Note that although in some cases it could be a decade or more before fossil fuel plant starts being converted, it is not feasible to estimate the conversion costs realistically without drawing up at least a preliminary design concept.
- Produce a business case for each major project enshrined in the plan, including an estimate of the reduction in greenhouse gas emissions and potential reduction in operating costs.
- Derive a conversion plan for all the major items of energy plant (across power, heat and transport) that will enable the required conversion or upgrade projects to be incorporated into the broader estate development plan in a timely fashion, so that funds can be raised and projects executed in good order when required, rather than being rushed.
- Advise on immediate next steps required to start turning the EDP into action.

**Our Role.** We're experts in drafting EDPs for schools and colleges, then supporting them through the programme of projects arising from the plan.

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