London Borough of Hammersmith & Fulham

Climate Change and Ecology Policy and Accountability Committee

Agenda

Wednesday 24 September 2025 at 7.00 pm

145 King Street (Ground Floor), Hammersmith, W6 9XY

Watch the meeting live:
https://www.youtube.com/hammersmithandfulham

MEMBERSHIP

Administration	Opposition
Councillor Nicole Trehy (Chair) Councillor Trey Campbell-Simon Councillor Callum Nimmo Councillor Omid Miri	Councillor Liam Downer-Sanderson

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Note: This meeting is open to members of the public. A loop system for hearing impairment is provided, along with disabled access to the building.

Date Issued: 15 September 2025

London Borough of Hammersmith & Fulham

Climate Change and Ecology Policy and Accountability Committee

Agenda

24 September 2025

Item		Pages
1.	**APOLOGIES FOR ABSENCE**	
2.	**DECLARATIONS OF INTEREST** If a Councillor has a disclosable pecuniary interest in a particular item, whether or not it is entered in the Authority's register of interests, or any other significant interest which they consider should be declared in the public interest, they should declare the existence and, unless it is a sensitive interest as defined in the Member Code of Conduct, the nature of the interest at the commencement of the consideration of that item or as soon as it becomes apparent. Where Members of the public are not allowed to be in attendance and speak, then the Councillor with a disclosable pecuniary interest should withdraw from the meeting whilst the matter is under consideration. Councillors who have declared other significant interests should also withdraw from the meeting if they consider their continued participation in the matter would not be reasonable in the circumstances and may give rise to a perception of a conflict of interest. Councillors are not obliged to withdraw from the meeting where a dispensation to that effect has been obtained from the Standards Committee.	
3.	**MINUTES** To approve the minutes of the previous meeting and note any outstanding actions.	4 - 10
4.	**H&F CLEAN ENERGY TRANSITION** This is a covering report for a presentation on H&F's progress highlighting key achievements and opportunities to deliver net zero energy, with a particular focus on decarbonising heating systems in buildings and reducing energy bills.	11 - 32
5.	**PUBLIC REALM WORKS PROCUREMENT** This report outlines the procurement of the Public Realm Works Contract with a focus on Climate Change requirements that will form part of the new contract.	33 - 41
6.	**WORK PROGRAMME** For the Committee to suggest items for the work programme.	

7. DATES OF FUTURE MEETINGS

To note the dates of future meetings:

- 2nd February 2026
- 21st April 2026

London Borough of Hammersmith & Fulham

Climate Change and Ecology Policy and Accountability Committee

Minutes

Tuesday 1 July 2025

PRESENT

Committee members: Councillors Nicole Trehy (Chair), Callum Nimmo and Amanda Lloyd-Harris

Other Councillors: Councillors Wesley Harcourt (Cabinet Member for Climate Change and Ecology)

Officers:
Bram Kainth (Executive Director of Place)
John Galsworthy (Director of Climate Change and Transport)
Hinesh Mehta (Assistant Director Climate Change)
Adam Webber (Air Quality Strategy and Policy Lead)

Amrita White (Committee Coordinator)

External
Prof. Frank Kelly: Imperial College London
Dr Gareth Thompson; Imperial College Healthcare NHS Trust
Claire McDonald; Mums for Lungs

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Trey-Campbell-Simon and Omid Miri

2. DECLARATIONS OF INTEREST

There were no declarations of interest received.

3. MINUTES

The Chair thanked the previous members for their contributions for the 2024/25 municipal year and welcomed the new members to the Committee.

The Chair noted that the Climate Emergency UK's Action Scorecard for 2025 had ranked the London Borough of Hammersmith & Fulham (LBHF) as second best in the country. The Council had improved its score in every assessed category. She thanked the Climate Champions, the volunteer Climate and Ecological Emergency Commission, council officers and all residents who were doing their bit to improve the local environment and tackle the Climate and Ecological Emergency, noting that this was a great achievement. In addition, she also acknowledged the excellent work undertaken by the team at LBHF in support of London Climate Action Week, which brought a wide range of events and initiatives to the forefront.

RESOLVED:
That the minutes of the meeting held on 7th May 2025 were approved.

4. TACKLING AIR POLLUTION IN HAMMERSMITH & FULHAM

Adam Webber (Air Quality Strategy and Policy Lead) gave a presentation on Air Quality in Hammersmith & Fulham. He showed slides that highlighted the following key aspects:

- Air pollution in context including the health impacts of pollution.
- Pollution as an inequalities issue - Air pollution particularly affected the most vulnerable in society: children and older people, and those with pre-existing conditions.
- Synergies with the wider climate emergency work - Climate change may make air pollution worse.
- Air Quality Action Plan 2025-30 - The council's Air Quality Action Plan contains a range of actions that would be delivered by the council over the next five years.
- Principles and partnership objectives - Partnership objectives look to tackle the impacts of poor air quality within the borough through both behaviour change, and systems change.
- Workstreams and priorities - Building emissions, transport emissions, indoor air quality and behaviour change.

Councillor Amanda Lloyd-Harris thanked the team for their constructive presentation. She enquired about the enforcement of bylaws. Particularly regarding the burning of garden waste. Adam Webber acknowledged that enforcing such bylaws had been challenging. However. He noted that progress on the national governments White Paper on the Evolution Bill could make it easier for councils to introduce bylaws. Regarding enforcement, he explained that the Council already had teams in place to respond to and investigate smoke related complaints. He highlighted the importance of clear communication with residents, informing them of what was and isn't permitted, and engaging them in discussion about wood more broadly.

Councillor Amanda Lloyd-Harris asked for clarification to be provided on the exact location of where the monitoring of the river walk was carried out. Adam Webber

confirmed that this took place on the top corner of Frank Banfield Park. Additionally, it was noted that there were 6 different monitoring sites across the borough placed in strategic locations as pollution shifted.

Councillor Amanda Lloyd-Harris asked whether emissions from development sites were being monitored. In response Adam Webber noted that developments were taking place throughout the borough, often in areas close to communities from diverse socioeconomic backgrounds. There were extensive regulations requiring developers to engage with local communities and provide updates in ongoing construction work to manage their sites in ways that minimised dust exposure. He also emphasised the importance of ensuring that the Council's Air Quality Policy was being effectively implemented in practice.

The Chair requested further clarification regarding the heat maps for roads, specifically, whether they included construction areas and vehicle idling. She also asked if the data available could be presented in a more accessible format. Adam Webber responded that development often occurred near busier roads, which tend to be more polluted areas. He acknowledged that concerns had been raised about vehicle idling but suggested that while it was largely unnecessary, it contributed minimally to the Council's overall emissions. Nevertheless, further community work was needed on this issue.

Adam Webber also noted that although the data was publicly available through open sources it was not always easy to interpret. The Council in partnership with Imperial, was working on developing a more user-friendly platform to improve public access to the various types of data available.

With regards to behaviour change the Chair asked how the Council planned to engage with residents to encourage more environmentally responsible actions, specifically around issues such as engine idling and burning of waste. She was particularly interested in how the Council intended to communicate these messages in a way that would effectively nudge behaviour change and raise awareness about air pollution. Adam Webber noted that significant work was underway around behaviour change. The current focus was on understanding residents' motivations and whether these could be segmented into different cohorts. He emphasised the importance of keeping messaging simple and easy to understand, helping residents recognise the impact of their actions and identifying a reason to change their behaviour. A behaviour change specialist was appointed last year and conducted several focus groups. Additional focus groups were planned for this summer to further explore the factors that influenced and motivated residents, with the aim to integrating these insights into the Council's approach.

A resident raised a query regarding whether the layout of the Committee could be improved to make it more inclusive for residents. The Chair acknowledged the suggestion and noted that she would explore ways with the relevant department and AV support to explore options of such an arrangement.

Action: Amrita White

The same resident raised concerns that there was currently no transport or Active Travel Strategy in place specifically addressing air pollution and asked when the Council intended to implement such strategies. Councillor Wesley Harcourt (Cabinet Member for Climate Change and Ecology), noted that as heard at the previous meeting, the Committee had issued a draft Net Zero Transport Policy, which was still in development and not yet ready for publication. He acknowledged the importance of the issue raised. Hinesh Mehta (Assistant Director Climate Change) added that Officers were actively working on the Net Zero Transport Policy, but there was currently no set timeline for its publication. He also noted that the Council was currently working in alignment with the Mayor's Transport Strategy, which had been in place for several years.

The resident asked a follow up question. He noted that the borough currently only had four School Streets and asked how implementation could be accelerated as well as what steps the Council was taking to the speed the roll out of Clean Air Neighbourhoods. Adam Webber acknowledged the low number and explained that the Council had assessed feasibility across all primary schools. Demand had been lower than anticipated. The Council planned to re-engage with communities where School Streets existed to assess any shift in perception. It would also continue working with schools and local communities to raise awareness and promote further uptake.

John Galsworthy (Director of Climate Change and Transport) noted that consultations were underway in areas with community support for neighbourhood improvements, including Olympia and Brook Green, and additional interest expressed from Barons Court.

The resident asked what actions were being taken to reduce wood burning using the powers available to the Council. Adam Webber noted that the Council did have enforcement powers and guidance was also available on approved fuels and appliances. He added that the Council was part of a borough wide consortium, aimed at raising public awareness around the impacts of wood burning. In terms of the enforcement figures, Adam Webber noted that he would need to follow up with that information.

Action: Adam Webber

A resident asked what kinds of incentives the Council planned to introduce to encourage more sustainable habits among residents, commuters and visitors. Adam Webber highlighted that the main incentive for encouraging sustainable behaviour would be linking actions to clear, tangible health benefits. Many people were still unaware of the direct impact of pollution had on their own health and that of their families. Therefore, the focus of any behaviour change efforts would be to communicate strong health-based messages showing not just what actions people could take, but why these actions mattered. Particularly in terms of improving everyday wellbeing and long-term health outcomes.

Prof Frank Kelly (Imperial College London) gave a presentation on measuring, modelling and analysing the health impacts of poor air quality. He highlighted that this was a critical issue that must be addressed accurately to ensure effective action

took place. His presentation included key focus areas such as the Breathe London project, microenvironmental exposures, traffics polices, the health impacts of indoor air quality, and emerging concerns around microplastics and their effects on human health. It was noted that air quality should be considered in the home and workplace and embedded into Care Plans. He also highlighted the importance of increasing public awareness around this area.

Prof Frank Kelly (Imperial College London) provided an overview of the early findings from the healthy homes study which suggested that cooking appliances and cooking in general were indoor air pollutants that not only affected the kitchen but went through to the bedrooms. It was noted that induction hobs were far less polluting than gas hobs.

Councillor Amanda Lloyd-Harris requested a copy of the presentation to be circulated to Committee Members.

Action: Adam Webber

Dr Gareth Thompson (Imperial College Healthcare NHS Trust) provided a verbal update, highlighting the following key aspects:

- That a key part of his role was to deliver more environmentally friendly healthcare, both within hospitals and in partnership with local communities.
- Commended the Council for its ongoing efforts and ambitious plans to address issues relating to climate change.
- The negative effects of air pollution on health and various organs. Tackling climate change and improving air quality brought immediate health benefits, not just long-term environmental ones.
- The importance of collaboration. Paediatricians, public health doctors and emergency clinicians had been actively involved in air quality workshops, ensuring expert voices were included
- Hospitals had committed to support the 'Better Air, Better Health' collaboration and would continue to contribute to future air quality projects.

The Chair asked whether there was any data showing that banning indoor smoking over many years had a significant impact on health. Dr Gareth Thompson responded that while he did not have the specific data to hand, it suggested that such bans lead to a reduction in exposure to second-hand smoke. He noted that this reduction had a measurable positive effect on health, particularly among non-smokers.

In response to a question asked by Councillor Callum Nimmo, Dr Gareth Thompson noted that air pollution didn't apply to boundaries. He noted that whilst he didn't have the data to hand. health impacts within the borough were likely to be similar to most other regions of London and were broadly comparable. As you went further out of London pollution tends to decrease.

Claire McDonald (Mums for Lungs) gave a presentation on the objectives of Mums for Lungs. It was noted that the reason for setting up Mums for Lungs was to raise awareness on how to protect yourself and your family and reduce your contribution to air pollution. She talked about the policies and schemes that were likely to have the most impact on reducing air pollution at source. One example was School

Streets. These were roads closed to motor traffic at drop-off and pick up times, in term time only. The scheme reduced traffic, and therefore pollution. (25% of rush hour traffic in London comes from the school run). It created a safer environment for everyone near and outside a school, & encouraged active travel, which improved health and learning outcomes for children. In addition, there were over 800 Schools' Streets in London and Lambeth would have over 90% of primary schools covered by November 2025.

The Chair highlighted the importance of behaviour change, particularly in addressing how to discourage, the small number of individuals who drove to the school and park directly outside, which negatively affected all children. Claire McDonald added that, in the context of behaviour change, School Streets offered an effective environment for encouraging new habits. She noted that there was a general understanding among the pubic that protecting children's health and ensuring safety were priorities, and that limiting car use around schools would have a positive impact on children's wellbeing.

Councillor Callum Nimmo asked how Mums for Lungs approached balancing interest of parents, who were generally supportive of school initiatives, with those of residents who were opposed to increased restrictions in the area. Claire McDonald responded that, in her experience, residents were generally supportive and complaints from angry residents were rare. She also noted that, to her knowledge, Hammersmith and Fulham had a high proportion of non-catchment schools, which likely contributed to higher levels of car use. If schools were not engaging with this initiative, it was likely due to this challenge.

A resident noted that there was broad agreement on the importance of improving public access to air quality information, highlighting that current awareness levels were low. He asked how greater awareness of poor air quality could be achieved. In response Adam Webber responded that, in relation to pollution alerts for schools, these were sent out with Imperial College involved as part of a Greater London Authority, commissioned project to support this work. He added that one idea being explored (as suggested by the Chair) was the use of visual cues, such as smiley and sad faces at schools, to discourage driving and to raise awareness of pollution levels.

A resident raised a point regarding School Streets, noting that there were approximately 800 School Streets across London. However, he pointed out that the borough had a comparatively low number and emphasised the importance of increasing support for this initiative locally.

Councillor Amanda Lloyd-Harris noted the need to explore the reasons behind barriers to implementing School Streets, highlighting factors such as the borough's small size and high levels of congestions. She emphasised that these challenges would have an impact on implementation, and that any messaging to residents should clearly communicate what alternative options were available to them.

The Chair thanked all the presenters for their contributions and concluded the meeting by summarising the key outcomes. She highlighted that behaviour change was a crucial area for further exploration, particularly in relation to how messages

about air quality were communicated to residents. She also emphasised the importance of collaborative working and improving the school run, including the potential for implementing more School Streets across the borough.

RESOLVED:
That the Committee noted the report.

5. DATES OF FUTURE MEETINGS

The next meeting will take place on 24th September 2025.

6. WORK PROGRAMME

The Chair requested that any suggestions for future agenda items to submitted to her directly.

Meeting started: 7:00pm
Meeting ended: 9:00pm

Chair .....

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LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: Climate Change and Ecology Policy and Accountability Committee

Date: 08/09/2025

Subject: H&F Clean Energy Transition

Report author: Tim Pryce, Head of Clean Energy

Responsible Director: Bram Kainth, Strategic Director of Environment

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SUMMARY

This is a covering report for a presentation on H&F's progress highlighting key achievements and opportunities to deliver net zero energy, with a particular focus on decarbonising heating systems in buildings and reducing energy bills.

RECOMMENDATIONS

1. For the Committee to note and comment on the presentation.

Wards Affected: All

Our Values	**Summary of how this report aligns to the H&F Corporate Plan and the H&F Values**
Doing things with local residents, not to them	Buy-in from residents is essential to a successful energy transition, and resident engagement is an integral part of these proposals. We will carry out intensive engagement in areas prioritised for social housing retrofit and heat networks, and the proposed housing retrofit support service will underpin communications to all residents to help them understand the benefits of retrofit and clean energy.
Rising to the challenge of the climate and ecological emergency	This strategy is a cornerstone of the council's delivery on its 2030 net zero target for both the Council and the wider borough. Nearly 80% of greenhouse gas emissions in H&F come from energy used to heat and power residential and commercial buildings.
Being ruthlessly financially efficient	The wider energy strategy work considers at every point how to minimise costs to the Council and to residents, by prioritising heat networks where they are the lowest cost option, apply for grants where available, and working to reduce energy bills for residents, especially those in fuel poverty.

Background Papers Used in Preparing This Report

Cross-borough energy masterplan | London Borough of Hammersmith & Fulham
Cabinet report - H&F Council resident facing energy proposals.docx

DETAILED ANALYSIS

1. The committee is invited to discuss and comment on the progress to-date in delivering clean energy initiatives across the Council and borough.

2. The presentation outlines Hammersmith & Fulham (H&F) Council's strategy for transitioning to clean energy, with a strong focus on reducing emissions from buildings - the borough's largest source of carbon emissions. Gas heating is identified as the primary contributor, and a key pillar of the strategy is therefore the decarbonisation of heat.

3. The Council aims to lead by example through retrofitting its own housing stock and corporate buildings. The Council is investing in heat pumps, low-energy lighting, and solar panels across schools and corporate buildings. Notably, the Civic Campus heat network, powered by the London aquifer, is now operational and provides clean heating and cooling to over 200 homes and public buildings. Additional projects include air source heat pumps installed in office buildings and schools, and a School Decarbonisation Strategy is underway to improve energy efficiency in maintained schools.

4. Across H&F social housing, over 500 homes have already received energy efficiency upgrades, including hybrid heat pumps and insulation. The Council has secured funding to retrofit more than 1,000 homes over the next three years through the Warm Homes Social Housing Fund. Plans are also in place to develop clean heat networks in estates like Bayonne and White City, with feasibility studies underway. These networks could eventually connect to larger borough-wide systems using waste heat from sources such as datacentres and the London aquifer to provide affordable, clean heat.

5. To support residents more broadly, the Council has launched the H&F Healthy Homes initiative. This programme offers expert advice, home visits, and grant application support to help residents reduce energy bills and carbon emissions. It includes tailored services for fuel-poor households, owner-occupiers, and private renters. The initiative will also support residents in financing projects, promote good quality accredited suppliers, help stimulate the retrofit market and make improvements more affordable for private owners. The Council is also working with developers through Planning to drive new developments with low energy bills and clean heating systems, and Peter Runacres from ECDC will attend to briefly describe how this applies to the new Earls Court scheme.

6. The report also highlights the importance of electrifying heat. Heating accounts for a large share of emissions and electricity is increasingly generated from

renewable sources, making technologies like heat pumps much cleaner than traditional gas boilers. The Council's Energy Masterplan identifies areas where heat networks are the most cost-effective way to decarbonise heat at scale. These networks are supported by national policy and have the potential to create jobs, attract investment, and deliver long-term savings.

7. Finally, the Council is promoting clean energy through initiatives like the H&F Community Energy co-op, which allows residents to invest in local solar projects and participate in the clean energy transition, even if they can't install solar panels themselves. Schools and other large buildings are being surveyed for solar potential, and free Planning advice supports residents interested in clean energy projects. While solar PV alone won't meet net zero targets, it has significant potential to reduce energy bills for the Council and for residents.

LIST OF APPENDICES

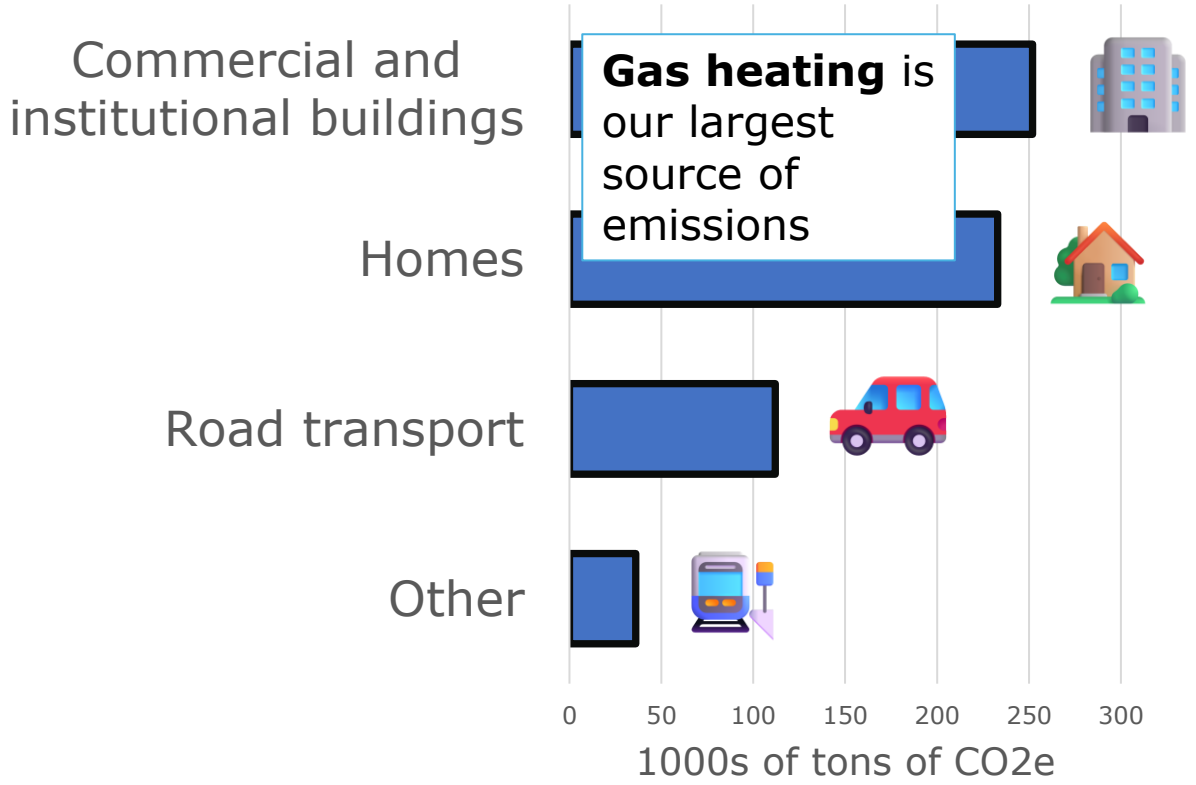
1. 'H&F clean energy transition' (presentation)

H&F Clean Energy Transition

Tim Pryce and Meghan Kingsley-Walsh, 24 September 2025

Where do emissions come from in H&F?

H&F's main footprint is caused by **energy used in buildings.** H&F Council has varying degrees of influence over these.



The net zero energy goal is therefore a key component of the H&F Climate & Ecology strategy

Homes, Buildings and Energy

How we construct, heat and power our built environment.

Travel

How we move around.

Things we use

What we buy, use and dispose of.

Ecology

How we make space for nature.

Adapting to climate change

How we make ourselves resilient to the changes happening.

Plan and initiate a transition to zero carbon energy with a goal of net zero by 2030

- **Reduce energy waste**
- **Decarbonise heat sources**
- **100% renewable electricity**

H&F Corporate Assets roadmap

Reduce energy waste – H&F assets

Civic Campus heat network - serving 200 homes, Town Hall, offices using the London aquifer - £2.5m grant

Air Source Heat Pumps on buildings including children's centres and the Mortuary.

Low Energy lighting installed in 29 corporate buildings and streetlights

Now

Solar panels on Normand Croft and Jack Tizard

Solar panels planned for Avonmore and William Morris rebuilds and exploring more schools and academies

School Decarbonisation Strategy for all maintained schools

4 schools and ~10 corporate buildings installing heat pumps through £5.5m govt grant

Completion 2026

H&F Social housing roadmap

Reduce energy waste – H&F assets

Social Housing Retrofit Strategy

390 tCo2 pa

546 homes' have had energy efficiency works in last 2 years…

33 tCo2 pa

Energiesprong pilot 11 homes

Now

516 homes treated over next 3 years through **Warm Homes SHF** , cost £4.7m with £5.6m housing capital match funding

… Including 5 tower blocks in West Kensington estate and hybrid heat pumps in 10 estates

MEES EPC C compliance by 2030

Clean heat networks Bayonne and White City (currently at feasibility)

H&F Healthy Homes: cutting through confusion to reduce energy bills and carbon emissions

H&F Healthy Homes website

- Info on measures, benefits, case studies
- Links to services to guide residents through retrofitting journeys

Hyper-localised engagement with the community, Wendell Park pilot

Fuel Poor residents

Free Groundwork service:

- Home visits
- Simple energy measures
- Phone consultations
- Grant application support

Owner-occupiers

New service building on 100 Retrofit Plans:

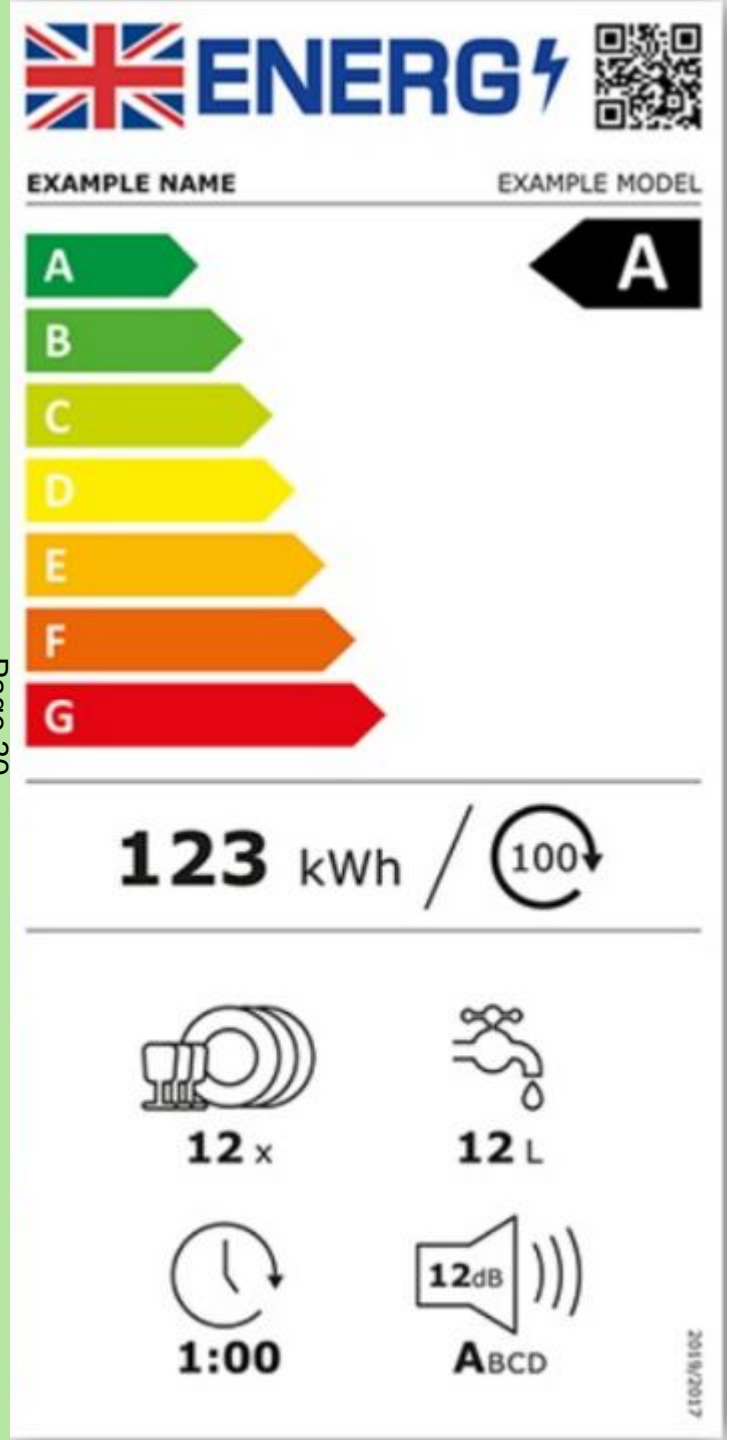
- Home assessments
- Appoint installers
- Finance
- Energy champions

Private renters

Additional information:

- MEES for rented homes
- Simple energy measures
- Grants and advice

H&F Healthy Homes



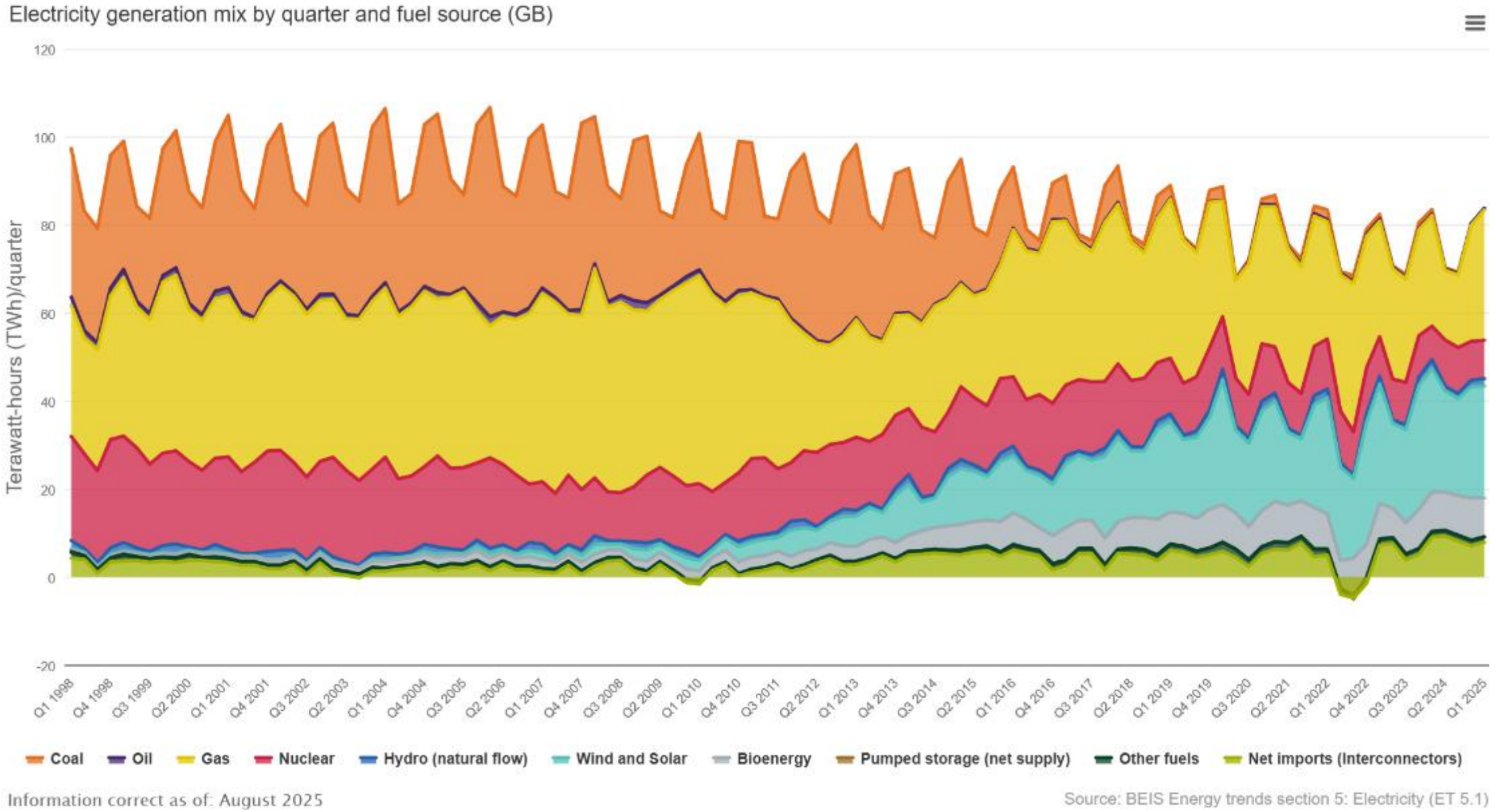
Other programmes to reduce energy waste and emissions across H&F

- **H&F Climate Alliance** -the borough's network for businesses and organisations working together to take climate action
- **H&F Upstream London Industrial Strategy** climate tech/ STEM businesses & White City Innovation District
- **Planning policy and advice –** free pre-planning advice for residents considering clean energy projects
- **Developing heat networks –** the cheapest way of decarbonising heat in large parts of H&F

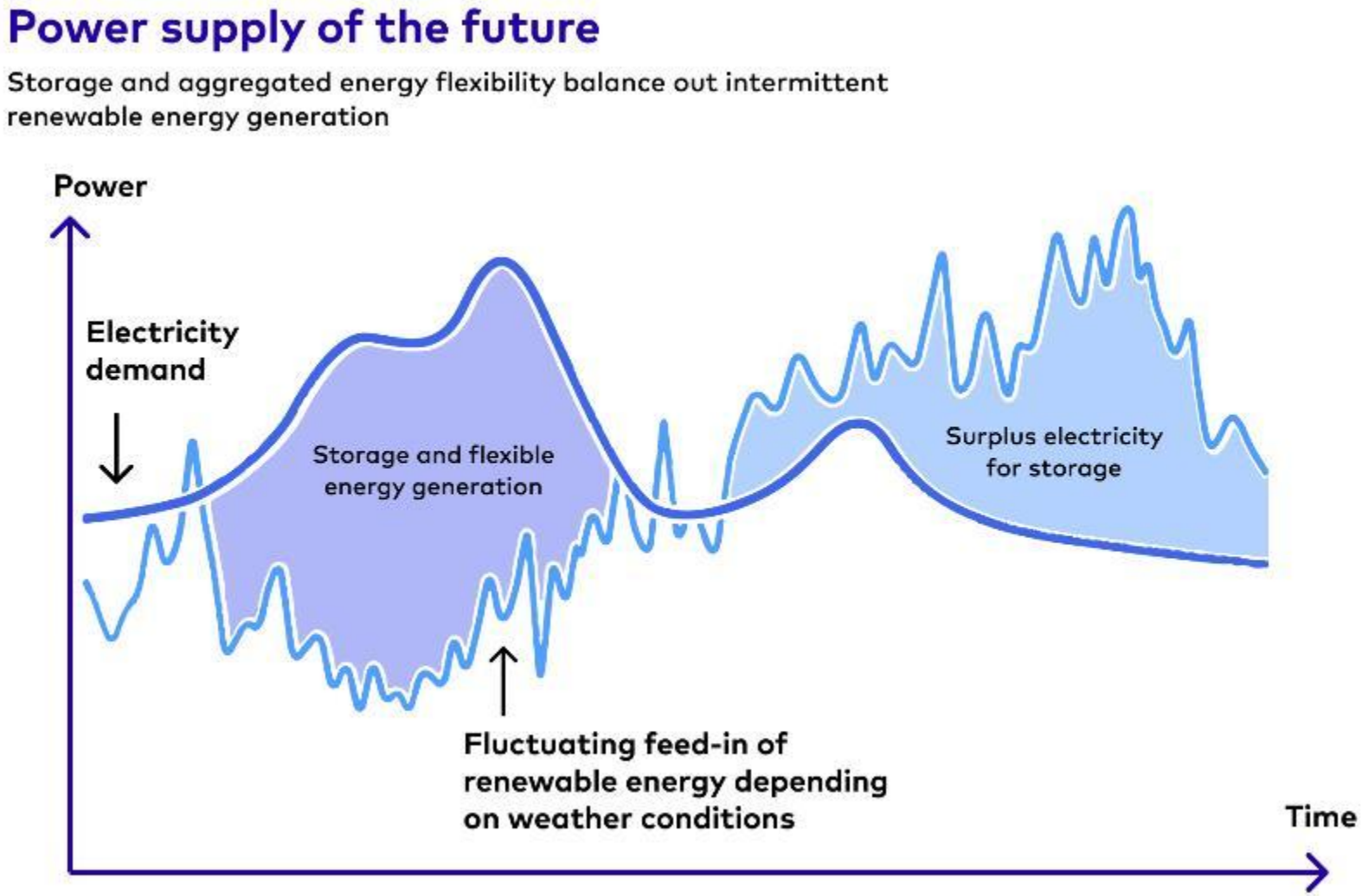
02

Decarbonise (i.e. electrify) heat

Why should we electrify heat?

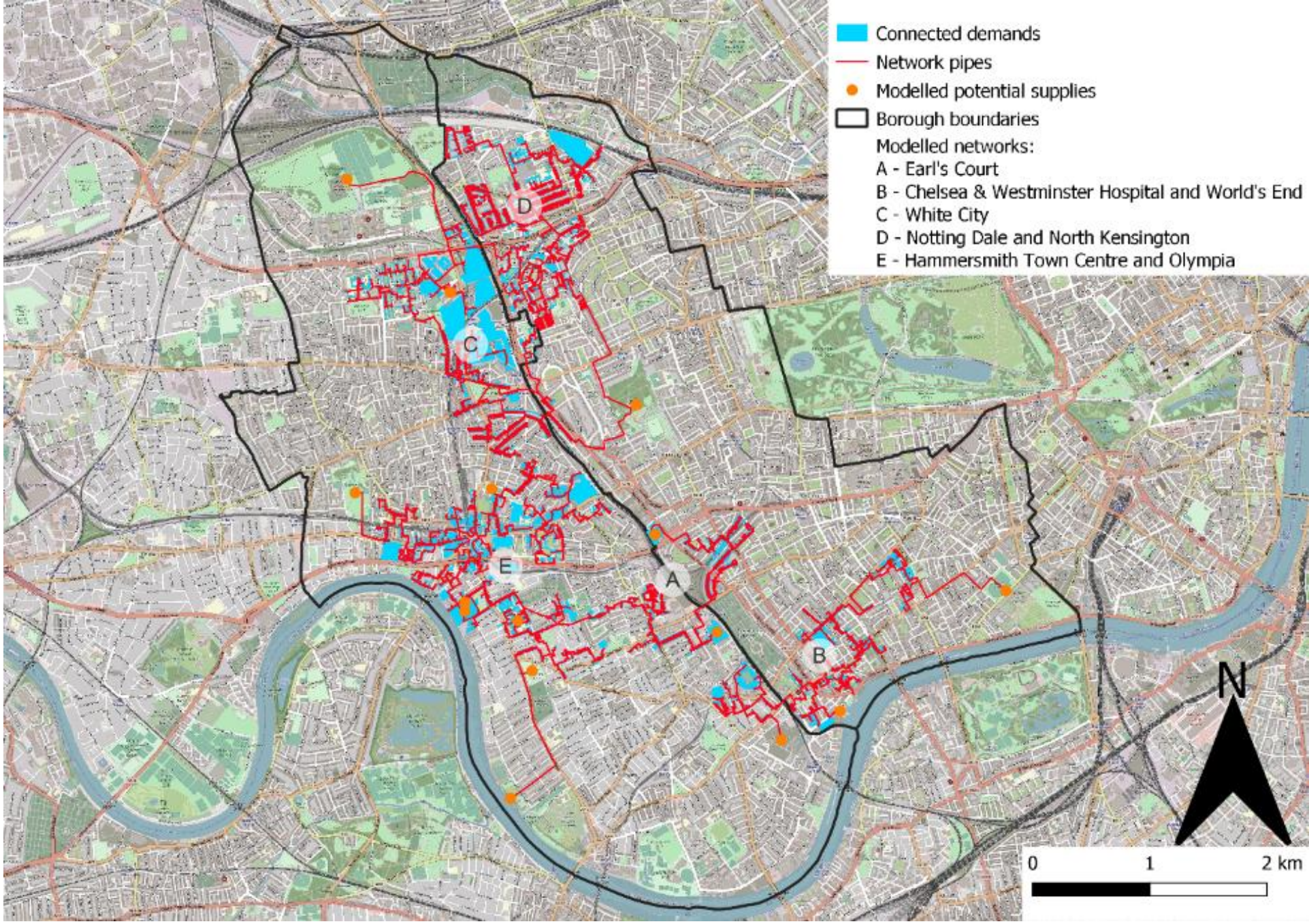


Benefits of electrifying heat



Cross-borough Energy Masterplan: potential heat networks

A. Earl's Court
B. World's End, with Stamford Bridge
C. White City
D. Notting Dale and North Kensington
E. Hammersmith Town Centre and Olympia
F. ....plus OPDC, ECDC, heat network zoning



https://www.lbhf.gov.uk/environment/climate-and-ecological-emergency/cross-borough-energy-masterplan

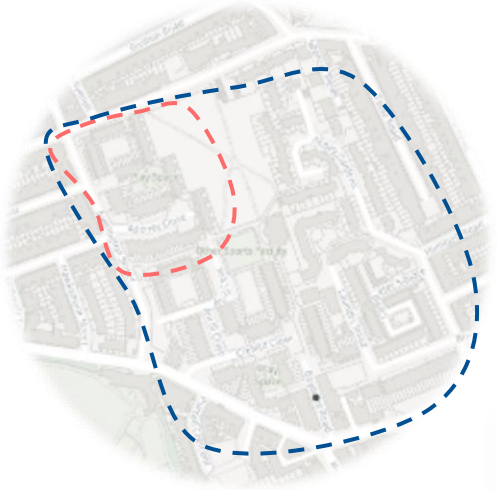
Clean heat is a strategic opportunity in H&F

The cheapest way to decarbonise heat is often an area-based approach. **Heat networks** can unlock this in H&F

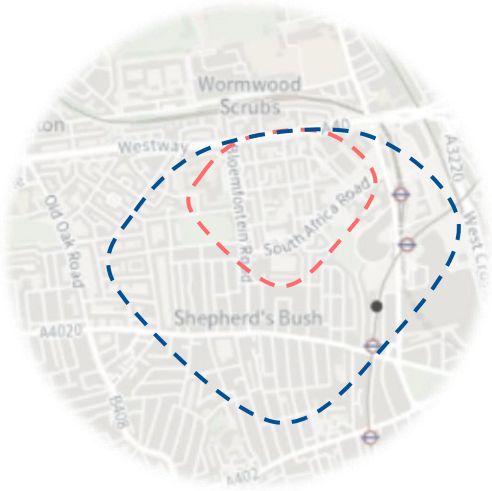
Heat Networks are:

Supported by UK government – Heat network zoning regulations expected 2026
Proven to work – 66% of Danish homes connected to district heating systems
Create jobs and growth – heat networks could generate hundreds of new jobs in H&F
Investable – positive returns on investment, links to Industrial Strategy

Current Work:



Bayonne & Margravine
354 housing buildings, hospital, schools



White City area
1385 homes, university

Exploring GLA and government grants to grow this work

CIVIC CAMPUS

Civic Campus energy network

- Restoration and extension of Town Hall, 204 new homes across 3 new blocks (over 50% affordable housing), cinema, offices, retail, concert hall, cafes and restaurants

- West King Street Renewal District Heat Network supplying heating and cooling across the site from the London Aquifer. £2.5m grant won from DESNZ, £5.5m for net zero heat in 14 other H&F buildings.

Free heat from under H&F

- The system uses two 136m deep water wells to draw water out of the underlying Thames aquifer
- These water wells are 0.4m in diameter
- The wells are drilled through London geology of clay and mudstone to reach chalk, which chalk contains an abundance of groundwater
- This is an innovative project with huge potential for replication elsewhere in London.

London Eye = 135m tall!

- The system will produce 600kW, 60 times the heating of a standard house, using heat from the boreholes with almost no pollution or emissions.

- The system is extremely efficient as it can heat and cool different buildings at the same time, combining the energy.

- This will mean occupants get the benefits of clean energy with affordable bills.

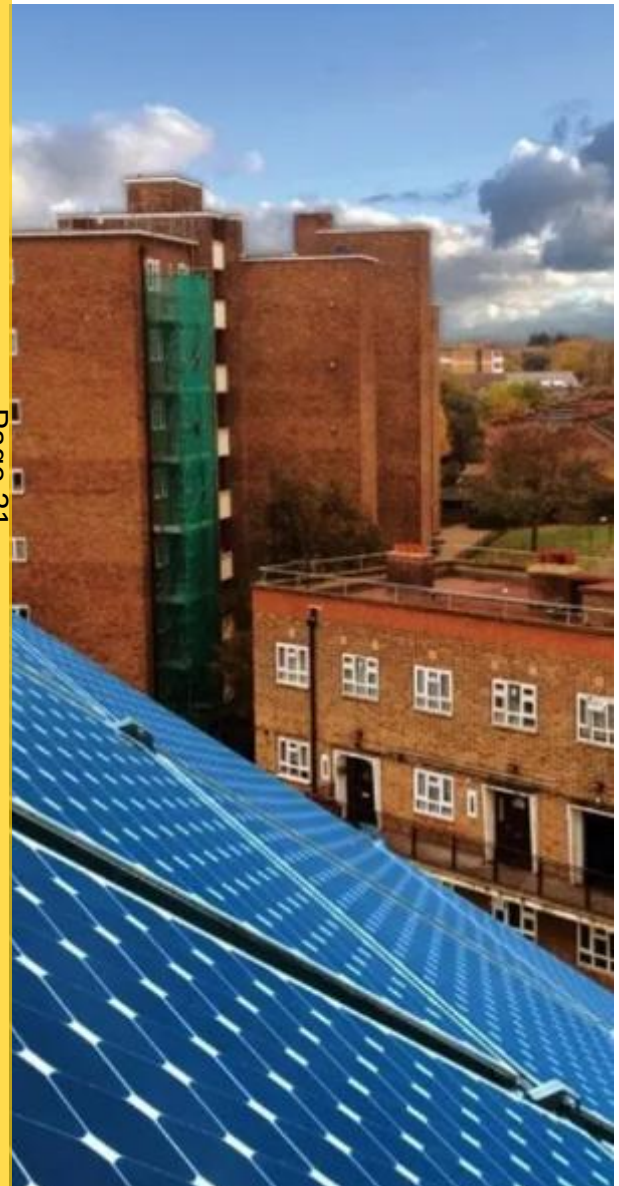
Earls Court energy network

Peter Runacres, Head of Urban Futures ECDC

03

100% renewable electricity

Unlocking solar in H&F



Energy supply

Potential barrier	Action taken to overcome
 High number of conservation areas	Exploring a new **Local Development Order to give Planning permission** to residents in conservation areas to install solar PV on roofs, within certain limits.
High proportion of flats 	Exploring models for putting **solar PV on flats and H&F social housing** in a way that enables occupants to share the benefits. Potential solutions include **Octopus** and **Emergent Energy**
Cost 	H&F Healthy Homes will **do solar campaign and connect residents to grants and finance providers.**

HFCE – Green Energy co-op

H&F set up H&F Community Energy in 2024, allowing residents to **invest from £50** in clean energy projects.

Independent community benefit society

How can H&F help this to **expand and accelerate**?

- Offer roofs – for example schools
- Engage Academies, businesses and churches
- Promote the **first Community Share offer** (launched June 2025)

Jack Tizard School

REPOWERING LONDON

Benefits residents – opportunity to invest in solar for everyone
Benefits council – reduces emissions with no upfront cost
Benefits schools – reduces energy bills

LONDON BOROUGH OF HAMMERSMITH & FULHAM

Report to: **The Climate Change and Ecology Policy Accountability Committee**

Date: 24/09/2025

Subject: Public Realm Works Procurement

Report author: Ian Hawthorn, Assistant Director Highways

Responsible Director: Mark Raisbeck, Director of Environment

SUMMARY

This report outlines the procurement of the Public Realm Works Contract with a focus on Climate Change requirements that will form part of the new contract.

RECOMMENDATIONS

1. For the Committee to note and comment on the paper and presentation.

Wards Affected: All

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Building shared prosperity	Maintaining to a good standard all London Borough of Hammersmith and Fulham Council's (the "Council") public realm assets have an impact on residents, communities, and businesses.
Creating a compassionate and inclusive council	Public space affects all especially disadvantaged groups the most, therefore any measures to better manage the highway conditions as well as any impact defects have been important for protecting the most disadvantaged. Mitigating climate change impacts will be a valuable tool to maintain our assets.
Doing things with local residents, not to them	The contract will keep at its heart that schemes will be developed, designed, and delivered with residents in mind. Residents are key to any successful maintenance and public realm standards their feedback plays apart in how planned works are developed.

Our Values	Summary of how this report aligns to the H&F Corporate Plan and the H&F Values
Being ruthlessly financially efficient	At the heart of the contract will be reducing the impact of climate change and deterioration by using sustainable materials and work practices.
Taking pride in H&F	Highways transform streets and neighbourhoods, through methods such as maintaining good standard assets and increasing green infrastructure. The process will allow residents to take an active part in shaping these plans, working with the Council to manage their space, fostering pride and shared equity in their borough.
Rising to the challenge of the climate and ecological emergency	Risk from adverse weather is increasing due to the impacts of climate change. Through better identification of those communities at risk and delivery of proposed highway maintenance and new measures, management of the risk will directly combat the negative effects of climate change and mitigate against the risks presented by extreme weather events.

Background Papers Used in Preparing This Report

None.

DETAILED ANALYSIS

Background on Public Realm Works Procurement

1. The Council currently use the Royal Borough of Kensington and Chelsea (RBKC) Highways Works Framework contract. The contract ends on 1st April 2026 and cannot be extended further so a new procurement process is required.

2. The contract consists of six Lots, each with its own contract:
   (1) Highways Paving (FM Conway Ltd.),
   (2) Highways Asphalting (FM Conway Ltd.),
   (3) Street Lighting (FM Conway Ltd.),
   (4) Highways Maintenance Management & Public Realm Projects (FM Conway Ltd.),
   (5) Bridges and Structures Maintenance, Management, and Improvements (FM Conway Ltd.) and
   (6) Drainage including (1) Highways Gully Repairs (Cappagh Contractors).

3. Tables A to F, below, describe the type of work carried out in each Lot. The current framework was procured in 2017/18 and has no climate change requirements in the specification.

Table A – Lot (1) Highways Paving – FM Conway Ltd.

	Maintenance Work Type	Maintenance Activity
1.	Reactive	The repair and making safe of footways and paved areas as required on an emergency basis, including provision of 24hr standby
2.	Planned	The repair and reconstruction of footways and paved areas under planned maintenance programmes (generally Bituminous, Concrete Flags but some Natural Stone)

Table B – Lot (2) Highways Asphalting – FM Conway Ltd.

	Maintenance Work Type	Maintenance Activity
1.	Reactive	The repair and making safe of carriageways as required on an emergency basis, including provision of 24hr standby
2.	Winter Gritting	Provide x2 gritters during winter months to grit borough roads
3.	Planned	The resurfacing or reconstruction of carriageways under planned maintenance programme The line marking of new carriageways and new highways works as required The alteration and/or removal of existing carriageway line marking

Table C – Lot (3) Street Lighting – FM Conway Ltd.

	Maintenance Work Type	Maintenance Activity
1.	Reactive	Response to customer complaints and safety defects
2.	Cyclic	Structural testing by deflection and ultrasonic techniques to inform condition of lighting column and future replacement programmes
		Electrical testing of units' safety
3.	Planned	Phased replacement of life expired light columns
		Replacement of other electrical street furniture: Electric Vehicle (EV), Bollards, Central Island Bollards

Table D – Lot (4) Highways Maintenance Management & Public Realm Projects – FM Conway Ltd.

	Maintenance Work Type	Activity
1.	Planned Projects	The construction of new highway works such as continuous footways carriageways and public realm improvements
		The design and delivery of major projects including traffic schemes, cycle lanes and junction improvement

Table E – Lot (5) Bridges and Structures Maintenance, Management, and Improvements – FM Conway Ltd.

	Maintenance Work Type	Maintenance Activity
1.	Reactive	Response to safety defects
2.	Cyclic	Serviceability Inspections
3.	Planned	Structural work required to maintain the integrity and load carrying capacity of the structure, such as repairs to bearings, abutments, parapets and walls, strengthening works

Table F – Lot (6) Drainage including (1) Highways Gully Repairs – Cappagh Contractors; (2) Cleansing – FM Conway Ltd.

	Maintenance Work Type	Maintenance Activity
1.	Reactive (Cappagh)	Response to surface water flooding and drainage defects
2.	Cyclic (FM Conway)	The cyclic cleansing and jetting of all gullies and gully connections
3.	Planned (Cappagh)	The repair and/or replacement of new and existing gully pots, grates and frames, pipes and manholes

New Procurement

4. The procurement for a new Public Realm Works contract is progressing at pace with the procurement opportunity scheduled to go live on 30th September 2025.

5. The new contract incorporates mitigation measures and lessons learnt into its requirements for the new contractors. These include new challenges such as climate change, social value, sustainability, and adaptation. It puts at its core the requirements to observe good environmental practice and comply with the relevant statutes, codes of practice and industry guidance, as well as supporting the Councils Climate Change Agenda.

6. Following a lengthy review the scope of the contract will look at traditional and new service areas covering all the service areas described above, but the

contract will also cover the Grounds Maintenance and Horticulture requirements that are currently covered by a separate contract. In addition, the contract will be available for use by other parts of the Council that need to deliver infrastructure improvements or grounds maintenance, such as Education (School grounds); Housing (estate roads); and Economic Development.

7. A procurement board has been established covering relevant service areas that meets regularly to manage the progress of the procurement. Significant work has taken place with several workshops reviewing all lots that form the new contract.

8. There have been discussions with other boroughs to undertake a peer review and to gauge the market. A market day was held with 33 potential bidders which included individual 1-2-1 sessions. The feedback has been used to develop the procurement strategy agreed by Cabinet on 12th May 2025, and in developing the contract documents.

9. The new contracts will consist of the areas below.

Lot Reference	Lot Title and/or Description
Lot A.	Paving (Planned and Reactive Maintenance), Asphalt & Road Markings (Planned and Reactive Maintenance), Winter Maintenance, and Bridge Inspection & Maintenance
Lot B.	Street Lighting & Signs (Planned and Reactive)
Lot C.	Highway Drainage (Gully Cleansing and Gully Repairs)
Lot D.	Projects
Lot E.	Grounds Maintenance (excluding services covered by other Lots)

10. Key factors in the new contracts will be
    - Sustainability
    - Adaptation
    - Social value
    - Carbon reduction
    - Grounds maintenance for the green agenda
    - Design capacity including landscape gardening.

    The new works contract will be developed so they are accessible by all departments providing one contract approach to the areas of civil engineering, lighting and electrical works, grounds maintenance, and design.

Climate Change Requirements

11. As part of the development of the contract we have set minimum standards that all contractors must meet to be eligible for contracts with the Council, these are:
    - **A commitment to align with the Council's Net Zero 2030 target and formal sign-up to the Low Carbon Commitment Charter.**

- **A Carbon Reduction Plan**, a Net Zero commitment and a supporting action plan outlining how this will be achieved and monitored including:
    - Organisational emissions reporting (Scope 1, 2, and where possible, Scope 3); and
    - Year-on-year improvement targets aligned with net zero goals
    - The contractor's Carbon Reduction Plan must outline how they will support the Council's Net Zero 2030 target, demonstrate compliance with the KPIs, and set out wider actions for reducing organisational and project-related emissions

12. Environmental and carbon requirements will be mandatory requirements in the contract. For example, the provision of products with reduced Greenhouse Gas (GHG) and Air Quality (AQ) emissions subject to being commercially available; tools must be electric, or battery driven and must include no use of chemicals for weed control treatment as per the Councils existing policy.

13. The contract will set requirements for large organisation and SMEs as follows:

- **Large Organisation**

    - A logistics and vehicle management plan to reduce CO2 impact of their vehicle fleet
    - Vehicle sharing for deliveries, consolidated deliveries, consolidated logistics
    - Use of cargo bikes or electric fleet for small deliveries within the borough
    - Use hybrid/electric vehicles or HVO fuel with a requirement to use electric vehicles whenever practical on the contract
    - A waste management plan including anticipated waste types and reuse/recycling strategies and Full Duty of Care documentation
    - Adopting the Publicly Available Specification for Carbon Management in Buildings and Infrastructure (PAS 2080) requirements and embedding carbon management into every stage of the project lifecycle. This means projects must establish a carbon baseline, create a carbon management strategy, and implement whole-life carbon thinking across the entire value chain, from design through to end-of-life.
    - The contractor needs to be compliant with the BRE Framework for Responsible Sourcing of Construction Products (Very Good" or above for steel, cement, aggregates).
    - The contractor also needs to demonstrate strong adherence to social, environmental, and economic criteria throughout the supply chain, contributing to sustainability goals and earning credits in BREEAM assessments. **BREEAM** is the world's leading science-based suite of validation and certification systems for a more sustainable built environment.
    - Options of low-carbon materials, energy-efficient equipment, and innovative solutions
    - Obtain Environmental Product Declarations (EPDs) from suppliers where available and encourage suppliers to develop EPDs if not in place.

- **Small and Medium-sized Enterprise (SME)**

- Practical measures to reduce CO2 impact of vehicle fleet, with an increase in use of electric vehicles during the contract term.
- Waste reduction, monitoring, and circular economy practices.
- Demonstrate active efforts and data provision for embodied carbon reduction.

- **Street Lighting Suppliers**
  - Demonstrate alignment with Energy Efficiency Street Lighting Programme (EESLP).
  - Provide options of low-energy lighting (e.g., Light Emitting Diodes (LEDs)), dimming, and timed switch-offs.
  - Ingress Protection (IP) Rating: IP67 (Protection against temporary immersion in water)
  - Wind resistance: Withstand wind speeds of up to 145 km/h (90 mph) (equivalent to a strong storm)

- **Ground maintenance suppliers**

  - Recycling of green waste and exploring the potential to use 'grey' water from paddling pools during drought conditions to water plants and trees.
  - Use recycled products and materials where available, provided they offer Best Value and measurable social, economic, or environmental benefits.
    Have an Environmental Policy and achieve accreditation (e.g. ISO 14001, EMAS, or equivalent) within 12 months of the start date, with evidence of ongoing improvement.
  - Include good practice in method statements: use of mulch and peat-free soil, non-chemical weed control, no mowing under tree canopies, and limit shrub pruning to 50% annually.
  - Support and participate in biodiversity and volunteering initiatives, including outdoor education, in collaboration with stakeholders.
  - Contribute to Council-led biodiversity efforts (e.g. tree planting, meadows, bird/bat boxes) through good practice and initiatives that enhance outcomes.

14. Key Performance Indicators (KPIs) have been designed to drive improvement. The KPIs in Table G below will be monitored throughout the contract term. These KPIs will be used to evaluate environmental performance and inform contract extensions or renewals.

Table G – Key Performance Indicators (KPIs)

KPI Reference	Description
	Materials and Embodied Carbon
KPI 1.	% of sustainable source materials
KPI 2.	% of products/resources with low embodied carbon compared
KPI 3.	% Embodied Carbon reductions in CO2e emissions against baseline

KPI Reference	Description
KPI 4.	% Savings in CO2 emissions achieved through de-carbonisation (specify how these are to be achieved) compared to a Business as Usual (BaU) situation
	Energy Efficiency
KPI 5.	% energy and water efficiency during construction
KPI 6.	% Carbon reductions through energy efficiency measures or renewables
	Carbon Emissions
KPI 7.	% Carbon (Scope 1) reductions
KPI 8.	% Carbon (Scope 2) reductions
KPI 9.	% Carbon (Scope 3) reductions
	Waste Management
KPI 10.	% waste reused and or recycled
KPI 11.	% waste diverted from landfill
KPI 12.	% of Hazardous waste (asbestos, chemicals, batteries, solvents, pesticides, oils etc.) streams disposed of correctly/efficiently
KPI 13.	% Hard to recycle waste diverted from landfill or incineration through specific recycling partnerships (e.g. Teracycle or equivalent)
	Behavioural / Supplier Development
KPI 14.	No. of Requirements or support (for Micro or Small enterprises) for suppliers to demonstrate climate change and carbon reduction training for all staff

14. There will be a focus on monitoring, reporting and accountability from the contractors. In addition to the above KPIs, they will need to submit a monthly dashboard report outlining the following information.
    - Total carbon and carbon intensity (Co2e/ £10,000 spend), providing carbon data for all works, including:
        - Staff travel to and from site.
        - Fuel/energy use from equipment, maintenance fleet, and deliveries.
        - Materials/chemicals used during maintenance activities.
        - Waste generated from maintenance activities
        - No. of instances compensating or removing any hard-to-decarbonise products or services.

15. Innovation will be a key part of the contract in all areas including Climate Change. Some examples are mentioned below but contractors will be encouraged to bring innovation as it is developed in an ever-changing environment:
    - Trialling new low-carbon technologies – both construction methods and techniques.

- Sharing lessons learned and best practices with the Council's supply chain community
- Participating in joint pilots or innovation trials with the Council.

16. For non-compliance the course of action would be the following.
    - The Contractor must submit a corrective action plan within 28 days of identifying, or otherwise becoming aware of, a service failure.
    - Financial penalties where appropriate.
    - Contract termination for serious or repeated breaches.