



MAYOR OF
LONDON'S ENERGY
EFFICIENCY FUND
supported by European Regional Development Fund

Mayor of London's Energy Efficiency Fund (MEEF)

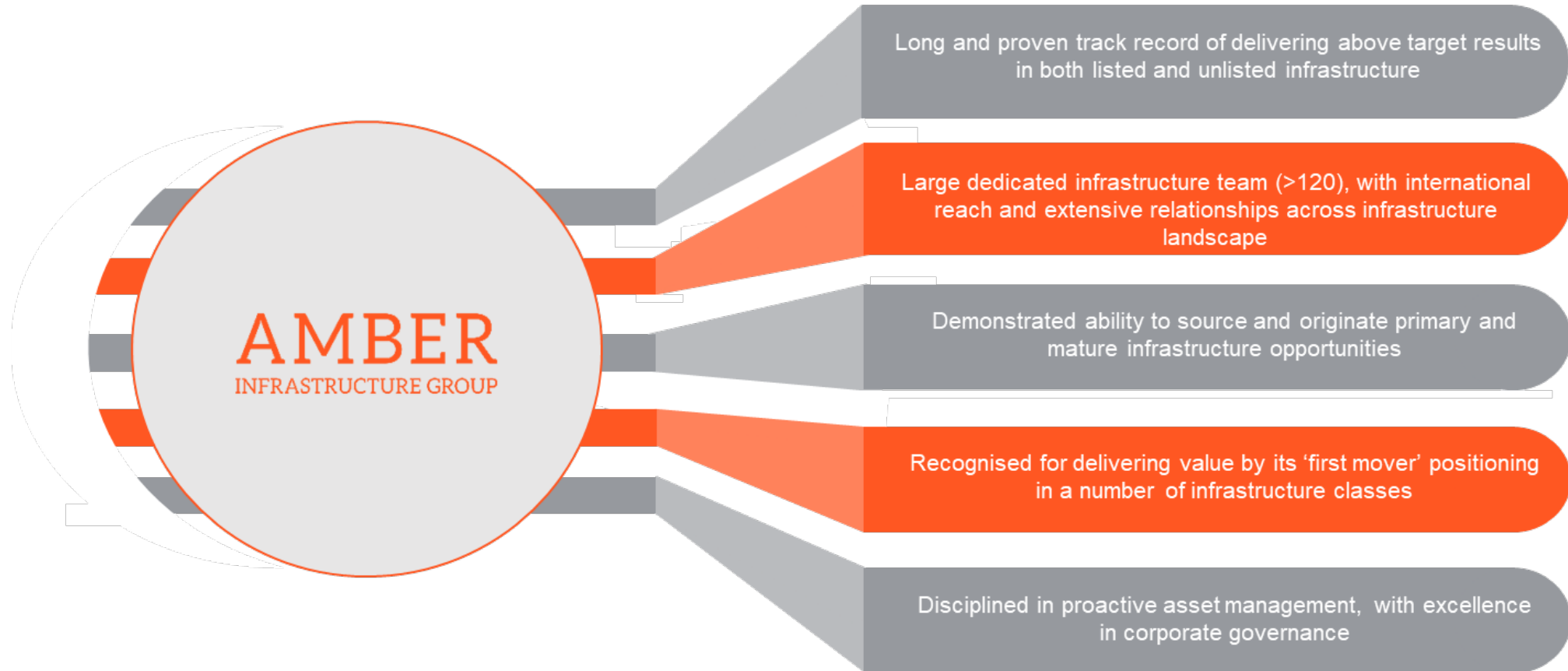
Joanne Patrick, Principal JESSICA, AMBER Infrastructure Group, United Kingdom



 #ficompass









INTRODUCTION TO AMBER

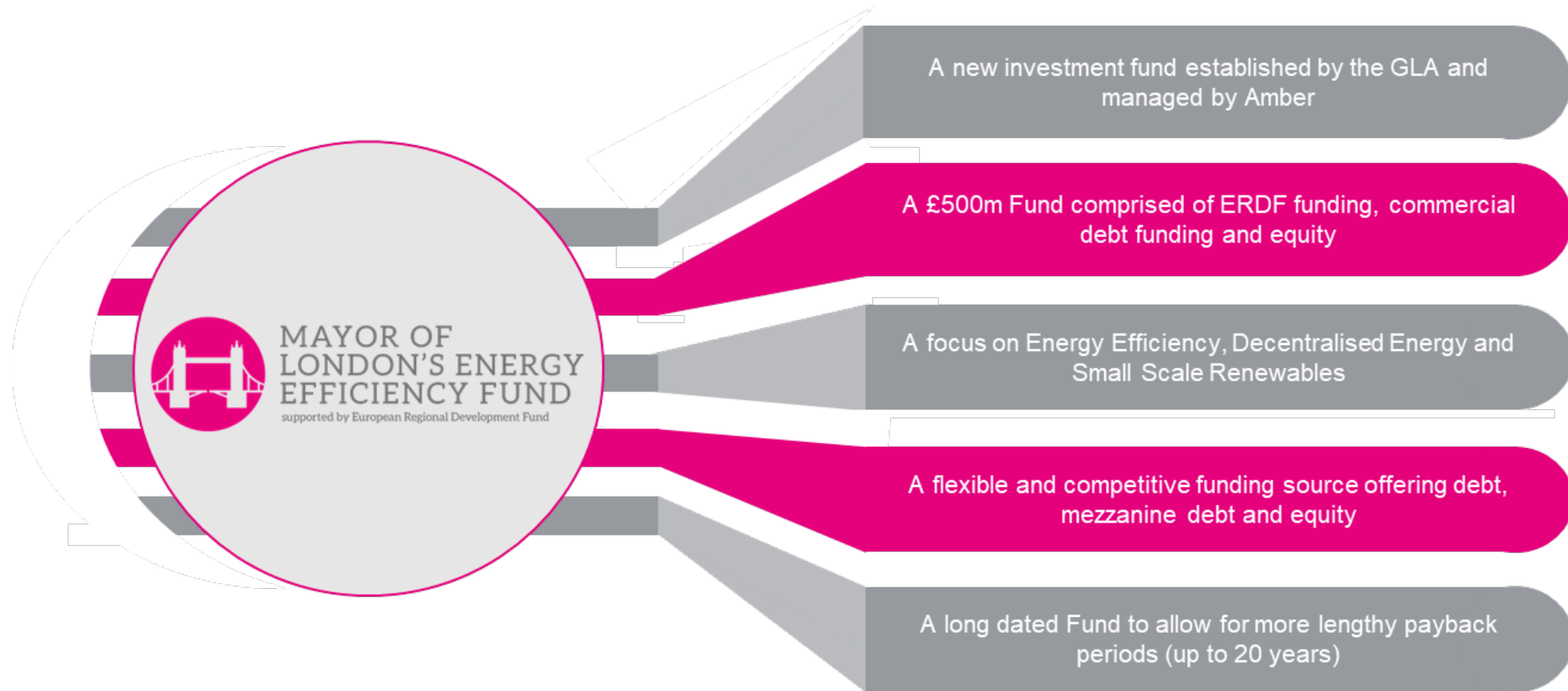


AMBER FUNDS UNDER MANAGEMENT



 <p>INTERNATIONAL PUBLIC PARTNERSHIPS</p>	<p>SUBSTANTIAL TRACK RECORD IN UK LISTED INFRASTRUCTURE INVESTMENT</p> <ul style="list-style-type: none"> - Established in 2006, FTSE 250-listed infrastructure investment company - Invests in long-term infrastructure assets with stable yields and returns - Focused on availability-based infrastructure, including utilities and social infra 	<p>£2.2bn market cap</p>
 <p>NATIONAL DIGITAL INFRASTRUCTURE FUND</p>	<p>FIRST DIGITAL INFRASTRUCTURE FUND IN THE UK</p> <ul style="list-style-type: none"> - New investment fund dedicated to UK 'full fibre' infrastructure - Established in partnership with HM Government following public tender - First close in July 2017 with HM Treasury as cornerstone investor in the fund 	<p>£400m investment target</p>
 <p>LONDON ENERGY EFFICIENCY FUND</p>	<p>FIRST DEDICATED ENERGY EFFICIENCY FUND IN THE UK</p> <ul style="list-style-type: none"> - Established in 2011 through the European Commission's JESSICA initiative - Invested into energy efficiency and decentralised energy in London - Funding provided by the EIB and Greater London Authority 	<p>£420m mobilised</p>
 <p>SCOTTISH PARTNERSHIP FOR REGENERATION IN URBAN CENTRES</p>	<p>LARGEST INDUSTRIAL/BUSINESS REAL ESTATE INVESTOR IN SCOTLAND¹</p> <ul style="list-style-type: none"> - Established in 2011 through the European Commission's JESSICA initiative - Invested into CHP, district heating and regeneration across Scotland - Funding provided by the ERDF, EIB and Scottish governments 	<p>Up to £94m</p>
 <p>MAYOR OF LONDON'S ENERGY EFFICIENCY FUND</p>	<p>APPOINTED TO MANAGE SECOND LONDON ENERGY EFFICIENCY FUND</p> <ul style="list-style-type: none"> - Appointed to manage a new low carbon fund with investment focussed on energy efficiency, renewables and decentralised energy - ERDF funding provided by the Greater London Authority 	<p>£500m investment target</p>
 <p>AMBER INFRASTRUCTURE GROUP</p>	<p>OVER £1BN OF ASSETS DEVELOPED OR UNDER DEVELOPMENT</p> <ul style="list-style-type: none"> - Developed or developing over £1bn of assets, including in specialist accommodation, sustainable energy and retirement living - Preferred bidder on a number of communal heat networks 	<p>>£1bn assets either developed or in development</p>

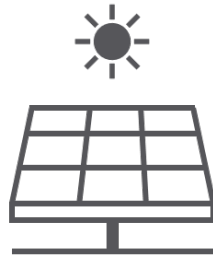
MEEF OVERVIEW



MEEF TARGETS AND PROGRESS

By May 2023 MEEF aims to:

Provide 17MW of additional renewable energy capacity



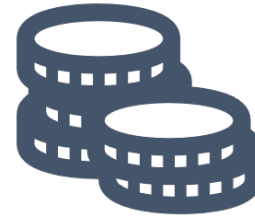
Enough energy to power more than 3400 homes¹

Decrease Greenhouse Gases by 37,000 tonnes / year



Equivalent to taking 33,405 cars off London's roads²

Mobilise up to £500m of funding



Equivalent of buying West Ham United³

Progress to date:

- One deal signed
- Expecting a second deal to be signed this year
- Energy reduction target already met to 2023

1. <https://www.Gov.Uk/government/statistical-data-sets/annual-domestic-energy-price-statistics>








2. Based on GLA's guidelines

3. https://en.Wikipedia.Org/wiki/forbes%27_list_of_the_most_valuable_football_clubs#2017_rankings







MEEF TARGET INVESTMENT SECTORS

MEEF Investment Policy allows flexible support for different entities and projects

MEEF can fund public and private sector entities:

-  Registered Providers
-  Education (Higher & Further)
-  Local Authorities
-  Health
-  Not for Profits
-  SMEs
-  ESCOs

MEEF can fund up to 100% of the capital cost of a £1m+ project but could also part fund large scale regeneration projects.

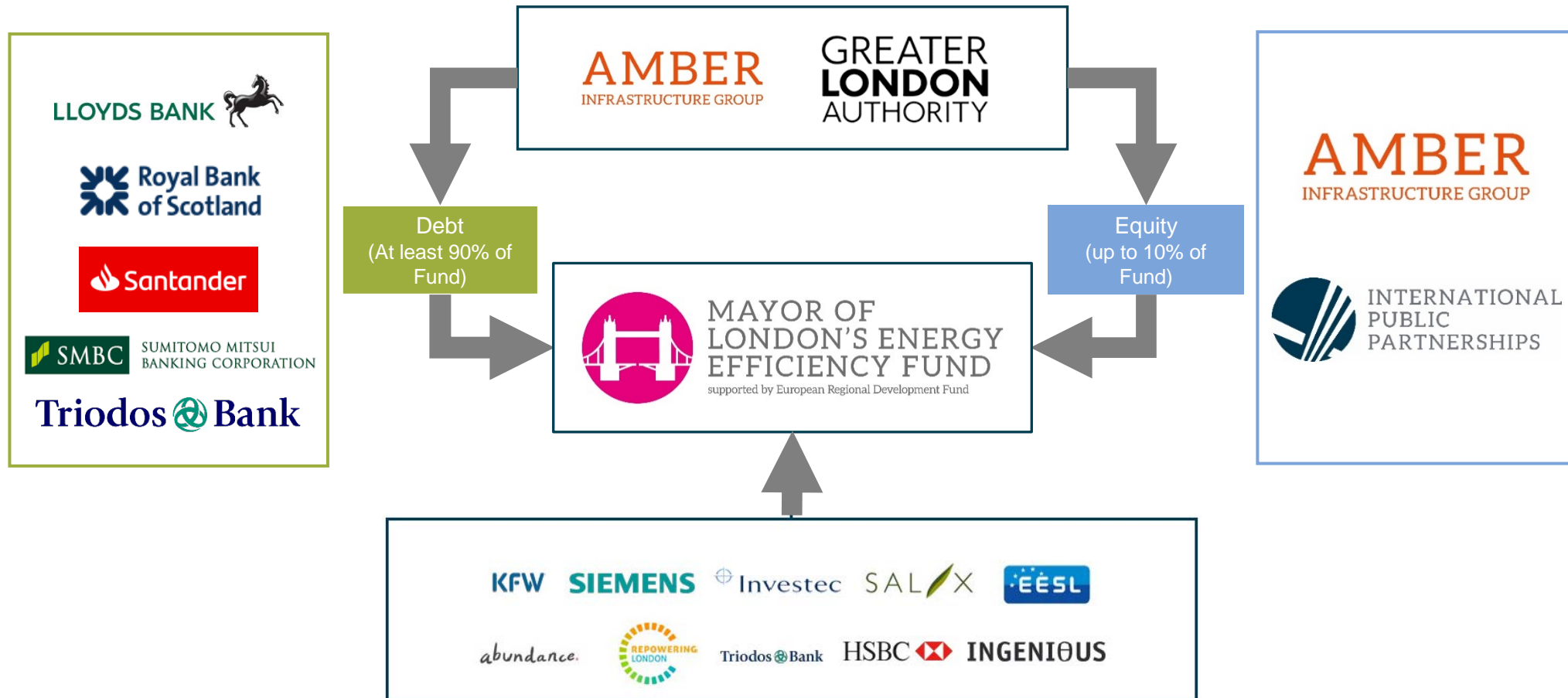
-  Energy Efficiency
-  Decentralised Energy
-  Small Scale Renewables
-  Energy Storage
-  Electric Vehicle Charging Infrastructure
-  Regeneration Projects (with low carbon credentials)

MEEF has a **£2m Technical Assistance** facility to support project development

FUND MANAGEMENT ROLE



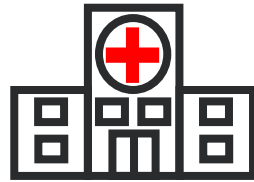
LEVERAGE



GLA PROJECT DEVELOPMENT PROGRAMMES



RE:FIT



Technical assistance and Procurement framework for **public sector energy efficiency and decentralised energy projects**

RE:NEW



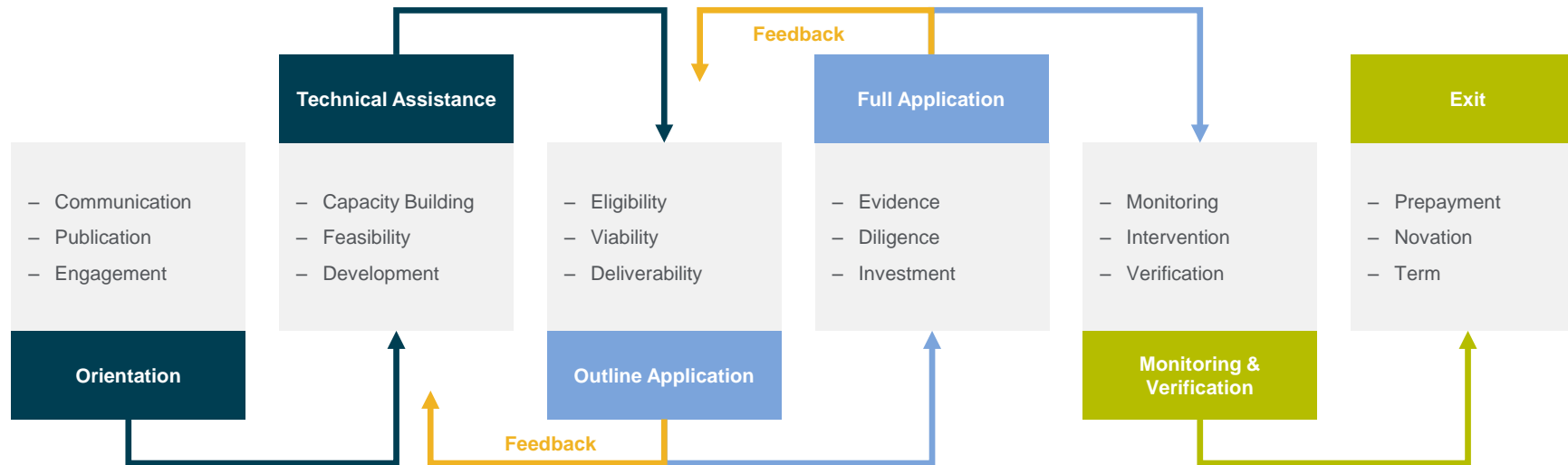
Technical assistance and Procurement framework for **social housing energy efficiency and decentralised energy projects**

DEEP



Technical assistance for **decentralised energy projects**

RECIPIENT JOURNEY



ERDF TANGIBLE OUTCOMES



**Investment
Period:**
2011 – 2015

**Total
Mobilised:**
£420m



Backed 11 major carbon saving projects



Reduced CO2 emissions by 39,000 tonnes



Supported 2000 construction and operation jobs



Mobilised £420m of external finance through our capital



Committed £89m of capital



Equivalent to taking 35,500 cars off the road



Saved 34,000,000 kWh of energy; the equivalent of 2000 homes



Invested throughout the capital (80 buildings across 9 London Boroughs)



CASE STUDY: £17.6M GREENWICH ESCO



Project / Financial Highlights

- 2 tranches of funding for the Energy Centre and the District Heat Network
- Practical Completion in 2018
- 50% match funding sourced from the Developer
- 15,720 residential units and 3.5m sqft of commercial space served by the CHP and heat network
- At the time of construction, it was the largest public sector land development in the UK
- The regeneration of the 190 acre site will take 20 years with a project cost of over £10bn in total

Technical Highlights

- The Project is expected to save over 20,000 tonnes of carbon per annum once constructed
- The LEEF loan allowed the flexibility for a multi-phase build out
- 4000 jobs were created in the construction phase
- The Heat Network has been designed to link with other local networks and potential heat sources

CASE STUDY: £20M TATE FOUNDATION



Regeneration project of one of London's most visited attractions increasing the exhibition space by 60% without increasing the site carbon emissions

Project / Financial Highlights

- Practical Completion in 2016
- 5-Year Loan
- LEEF supported the retrofit and installation of Energy Conservation Measures and innovative Low Carbon Infrastructure at one of Britain's best known tourist attractions
- The LEEF facility leveraged private sector finance from RBS, totalling a further £37m (as part of a ~£250m project value)

Technical Highlights

- Forecast Energy savings of 26% per annum (7.7GWh) and CO2 savings at 2,500 tonnes
- Energy Conservation Measures are of the highest specification and include: Pioneering transformer waste heat recovery; River Thames bore-hole water cooling; Passive measures to building fabric; 'Gallery standard' lighting and control

CASE STUDY: £13.3M ST GEORGES



Project / Financial Highlights

- Financial Close in 2014 & '15 and Practical Completion in 2017
- 10-Year Loan
- LEEF funded a £12m Energy Performance Contract (EPC) at St George's, one of the UK's largest teaching hospitals. This was supplemented by a further £1.3m for additional measures
- Flexible finance terms allowed the Trust to realise a significantly higher NPV for the project when compared to other funding options
- Example of a low cost and innovative source of funding to an NHS entity

Technical Highlights

- Installation of a CHP plant, remodelling of an energy centre and broad energy efficiency technology retrofit
- Forecast savings of 6,300 tonnes of carbon and a £1.2m p.a. reduction in energy expenditure
- Project procured through the NHS' Essentia framework (previously the London Procurement Programme)
- Redevelopment reduced the need for maintenance and made the internal environment more comfortable for patients and staff

Thank You



Joanne Patrick

**Amber Infrastructure
Limited**

joanne.patrick@amberinfrastructure.com

Tel: +44 (0)207 939 7103

www.meef.co.uk



 #ficompass



