

St Albans District Council

Corporate Emissions Summary 2022/23

St Albans City and District Council greenhouse gas emissions are calculated on an annual basis to evaluate progress towards our climate change mitigation goals. For more information on how these are calculated and what is included and excluded, please see Appendix 1.

The full statement of emissions is given in Appendix 2.

Headlines

St Albans District Council's CO₂e emissions for 2022/23 were 3,527 tonnes. Our net emissions were 3,115 tonnes, taking into account the green energy we purchased from Ecotricity.

- This is equivalent to the emissions created by 916 residents over a year (3.4 tCO₂ per capita emissions).
- Corporate emissions are 5% lower than 2021/22 (192 tonnes). Whilst positive, we did not achieve our established need for a 348 tonne reduction per year.
- We have succeeded in reducing corporate emissions by 51% since 2008/09 but to be on track with our planned trajectory to net zero, we would need to have achieved a 60% reduction by now. Our target emissions for 2022/23 was 2,865 tonnes.
- Purchasing 100% green electricity from Ecotricity has reduced our net emissions by 449 tonnes. This positive action is accounted for by our 'net emissions figure' but we can only include that to the net emissions figure, not the 'gross' emissions figure as that renewable energy is already factored into the national electricity mix. If the energy were generated by the Council, it would create a direct reduction.
- Using our net emissions, we missed our target emissions by 250 tonnes in 2022/23.
- As detailed in the calculation method (Appendix 1), this corporate emissions analysis excludes emissions associated with staff commuting, procurement of goods, food, waste, and water. This year we have incorporated some emissions to account for the heat and power used by staff working at home for Council purposes. We used the assumption that 72% of staff are working 2 days per week at home.

Figure 1: Corporate Emissions in 2022/23 compared to the baseline year

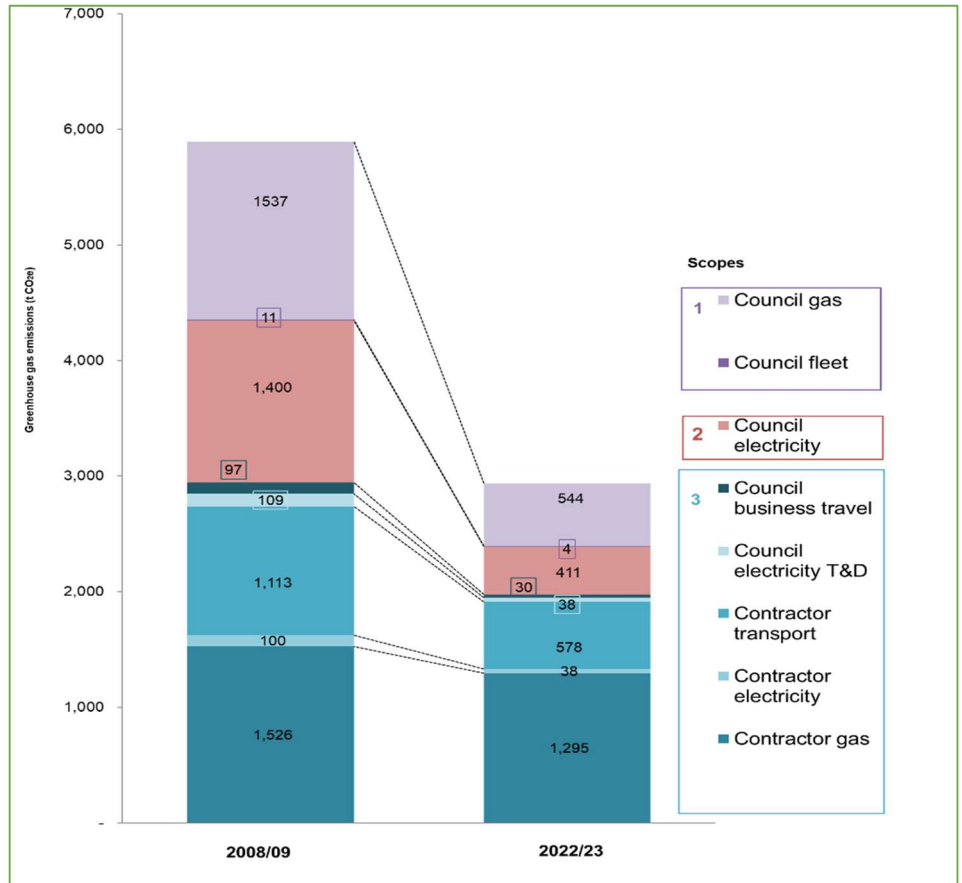
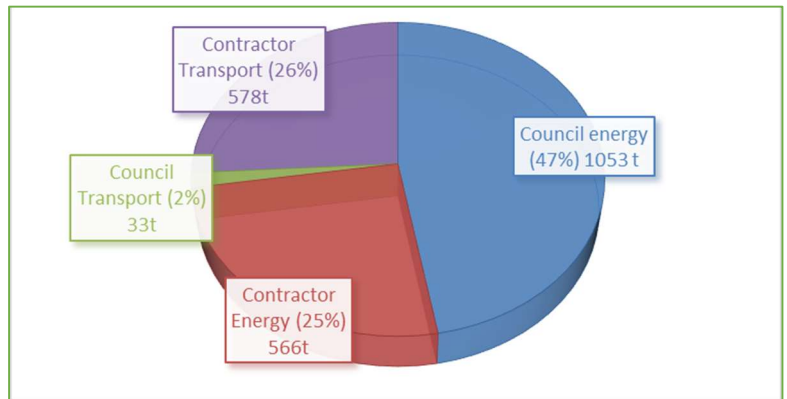


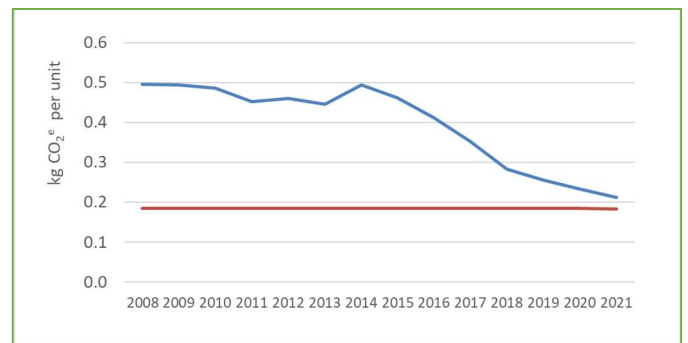
Figure 2. Contribution of emission sources to annual emissions 2022/23



Corporate Electricity

- Emissions from SADC electricity are 73% (450 tonnes CO2e) lower than in 2008/09 and 17% (83 tonnes CO2e) lower than 2021/22.
- 61% of the overall reduction is due to the ongoing decarbonisation of the national grid. This means that even if we use the same quantity of electricity as we did in 2008/09, our emissions would have reduced by 61% (Figure 3). Gas conversion factors on the other hand have remained largely unchanged. Hence it is valuable to analyse electricity by consumption rather than emission.
- Whilst overall electricity consumption has been reduced by 24% since 2008/09 (678 MWh), it has gone up since last year by 22% (384 MWh).

Figure 3. Emissions per unit of energy UK (2008-2023)



- Accounts are added and removed to the corporate portfolio but over time we have made a net loss of 10 accounts due to property disposals. This has led to a reduction in ~276 MWh in electricity, or -59 tonnes CO₂e, since the baseline year (using the current emissions factor). This represents about 40% of our achieved reduction.
- Electricity consumption by broad property category is detailed in Appendix 3. Apart from the Museums and Historic category, electricity consumption across all property groups went up in 2022/23. This is likely to be due to meters being read and accurate bills being received, as a result of last years work to audit our meters, rather than actual increased consumption.

Figure 4a. Electricity Consumption (kWh) by property group, with % change (2008/09 – 2022/23)

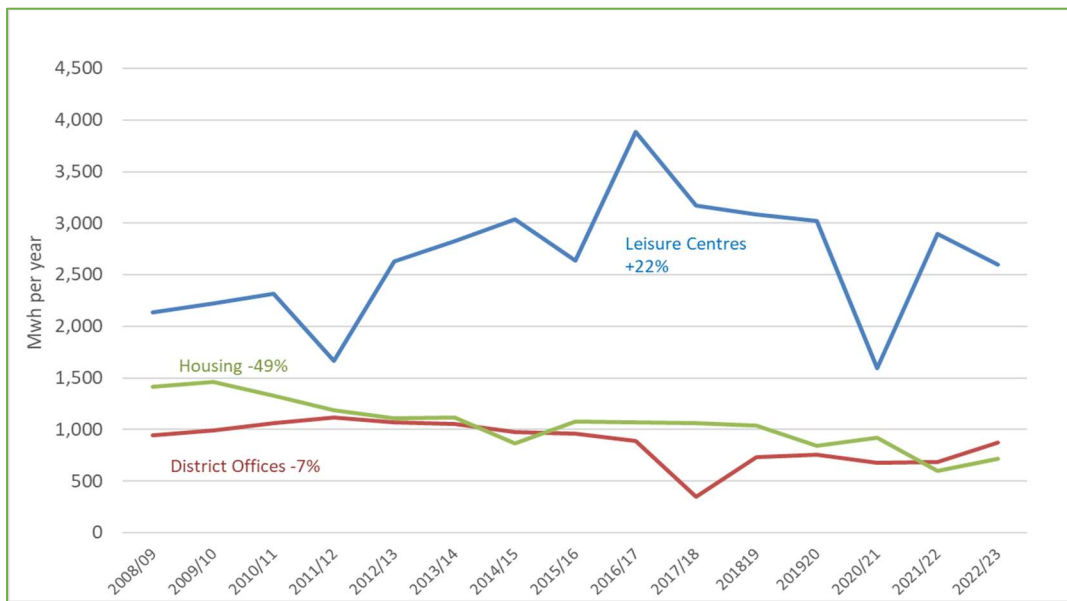
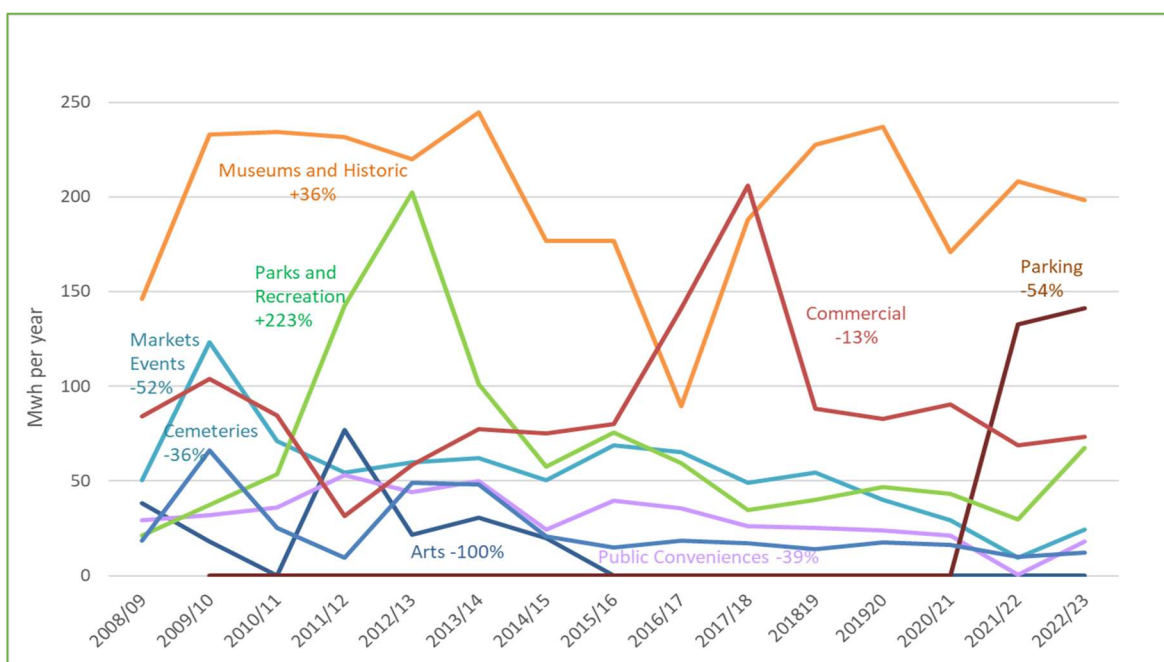
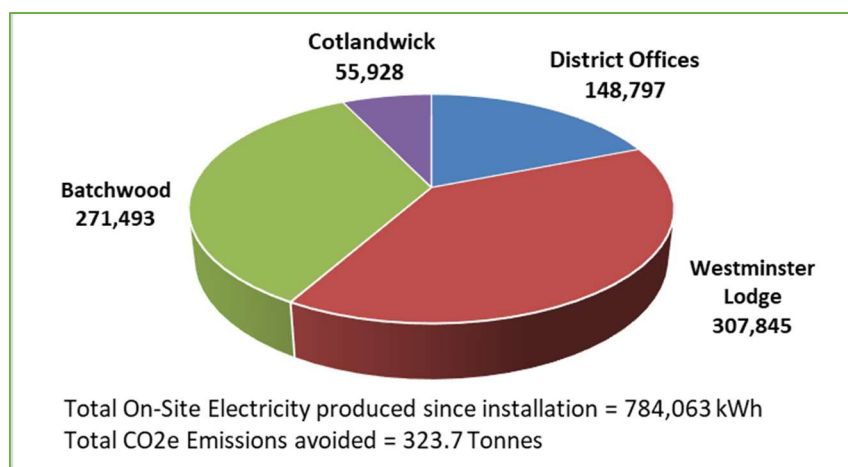


Figure 4b. Electricity Consumption (kWh) by property group, with % change (2008/09 – 2022/23)



- Figures 4a and 4b display energy use by property group since 2008/09. The Museums and Historic group has increased energy use by 36% since the baseline year. This is because St Albans Museum and Gallery, which replaced the former Museum of St Albans, is a much larger building and requires more energy to maintain the temperature and humidity of the exhibits. The Parks and Recreation group show increased electricity consumption by 223% since 2008/09. This is because multiple sites were underbilled in the baseline year.
- To date, we have generated 784 MWh electricity through our solar panels (Figure 5). This has directly reduced our emissions by 324 tonnes since they were installed. All PV panels will have paid for themselves and start generating additional income by the end of 2028. The District Offices PV has already repaid the initial investment and is now saving the Council around £2,000 p.a.

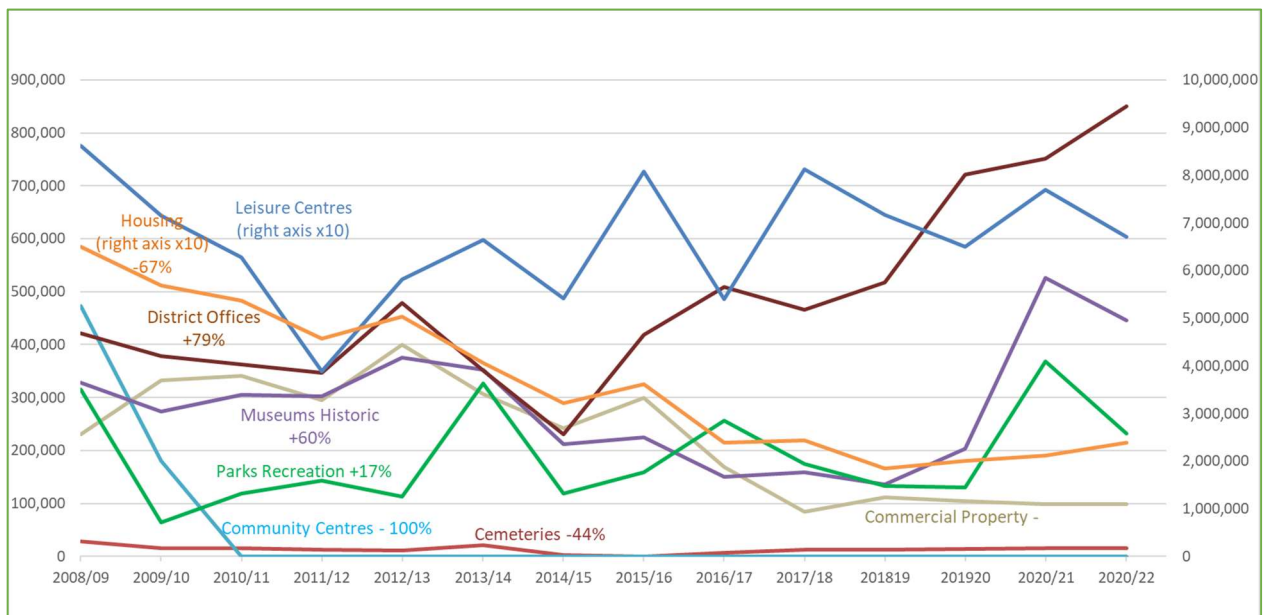
Figure 5. Total Renewable Energy Generated to date (kWh)



Corporate Gas

- Emissions from gas consumption (Figure 6) are 65% (993 tonnes) lower than in 2008/09 with reductions evident across all property groups except the Museum and Historic. Gas consumption by broad property group is provided in Appendix 3.
- Gas consumption is 26% lower than 2021/22 (1,045 MWh) with every property group achieving a reduction. This year we are pleased that the District Offices is consuming expected levels of gas, following several years of abnormally high consumption.
- Whilst the Museums and Historic property group has reduced consumption since last year, overall gas consumption is 36% higher than in 2008/09. This is due to the new St Albans Museum and Gallery using more than 5 times the gas it used in 2011/12 to maintain a constant temperature of the exhibits and new public areas.
- It's also important to note that we have lost 14 gas accounts since the baseline year. This amounts to an automatic reduction of ~3,684 MWh gas units and 675 tonnes CO2e. This makes up a significant proportion of the overall gas emissions reduction.

Figure 6. Gas Use (kWh) by Building group showing percentage change (2008/09-2022/23)



Contracted Services

- Services provided by our largest contractors (waste and recycling, leisure and grounds maintenance), make up 68% of our total gross emissions. This emphasises the need for the Council to incorporate ongoing emissions reduction targets within our largest contracts at the procurement stage.
- Contractors have reduced emissions by 39% since 2008/09 (Figure 8). Taking the Parking service in-house in 2019/20 contributed to this reduction.
- Off all our contractors, John O'Connor has achieved the most significant reductions (-75%).
- Our Leisure Centre emissions (Figure 9) are the lowest they have been since 2012/13. Positive reductions have been achieved across all sites. The closure of Harpenden Public Halls in June 2021 also contributed to this.

Figure 8: Emissions by Councils largest contractors showing % change, 2008/09 – 2022/23

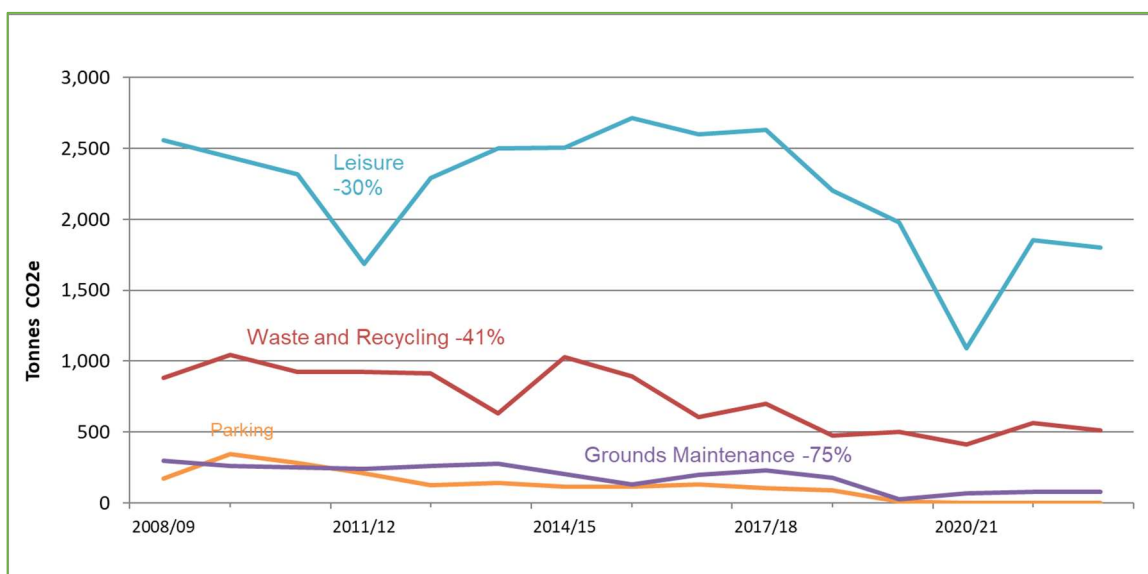
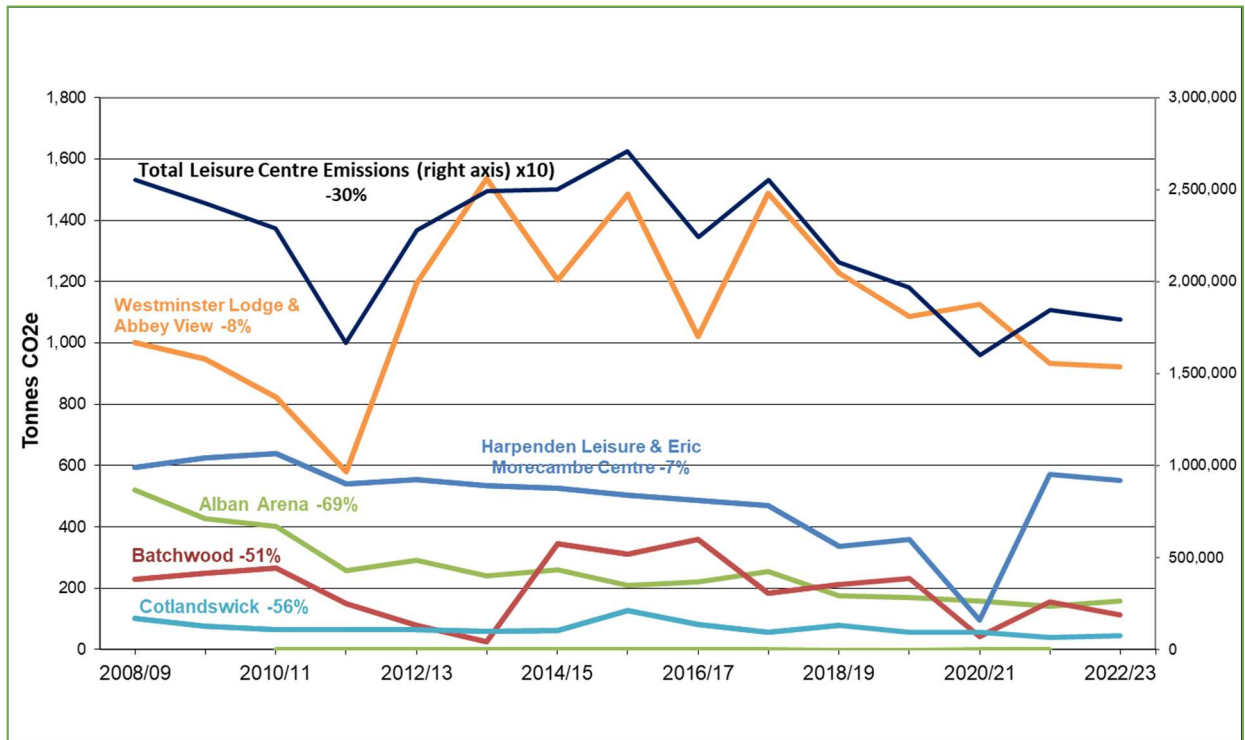


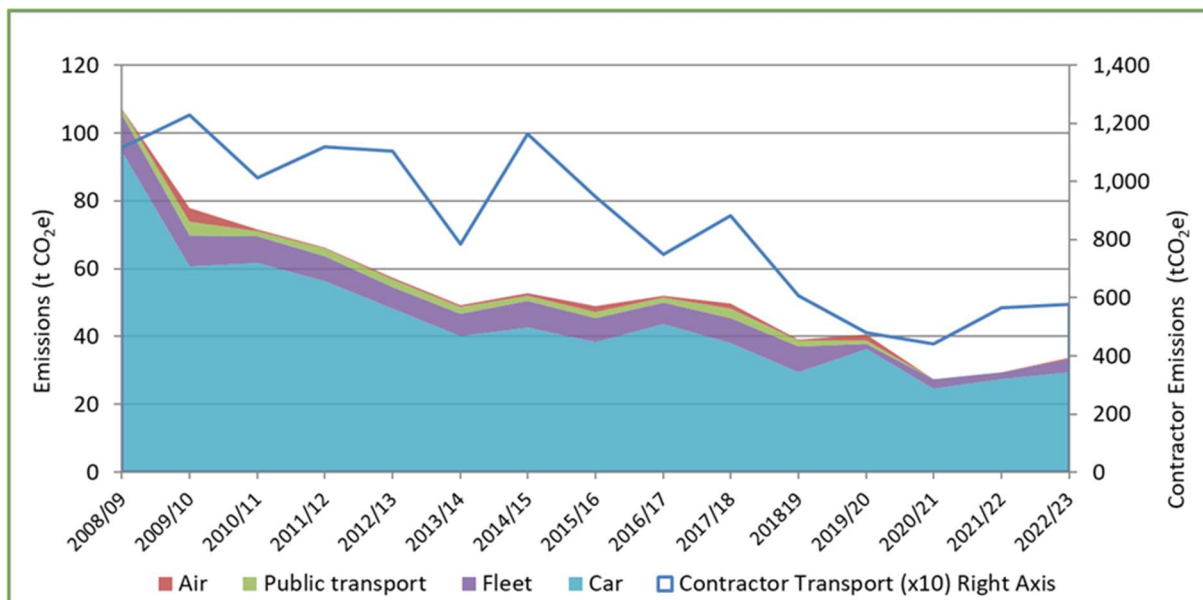
Figure 9. Greenhouse Gas Emissions from contractor-operated leisure centres, with % change, 2008/09-2022/23



Corporate Transport

- Emissions from Council transport make up just 1% of our calculated emissions. Figure 10 shows that contractor transport (Waste and Recycling, Leisure and Grounds Maintenance) contribute significantly to our transport emissions.
- Council employees and Councillors travelling by car, contribute around 27 tonnes per year to Councils greenhouse gas emissions statement. Business travel by car has reduced significantly since we started reporting our emissions and staff are now mostly conducting meetings online. We also encourage staff to use the all-electric Enterprise Car Club vehicles where possible.

Figure 10. Business Travel Emissions from the Council and our Large Contractors 2008-2023



Recent and Active Projects to Reduce our Emissions.

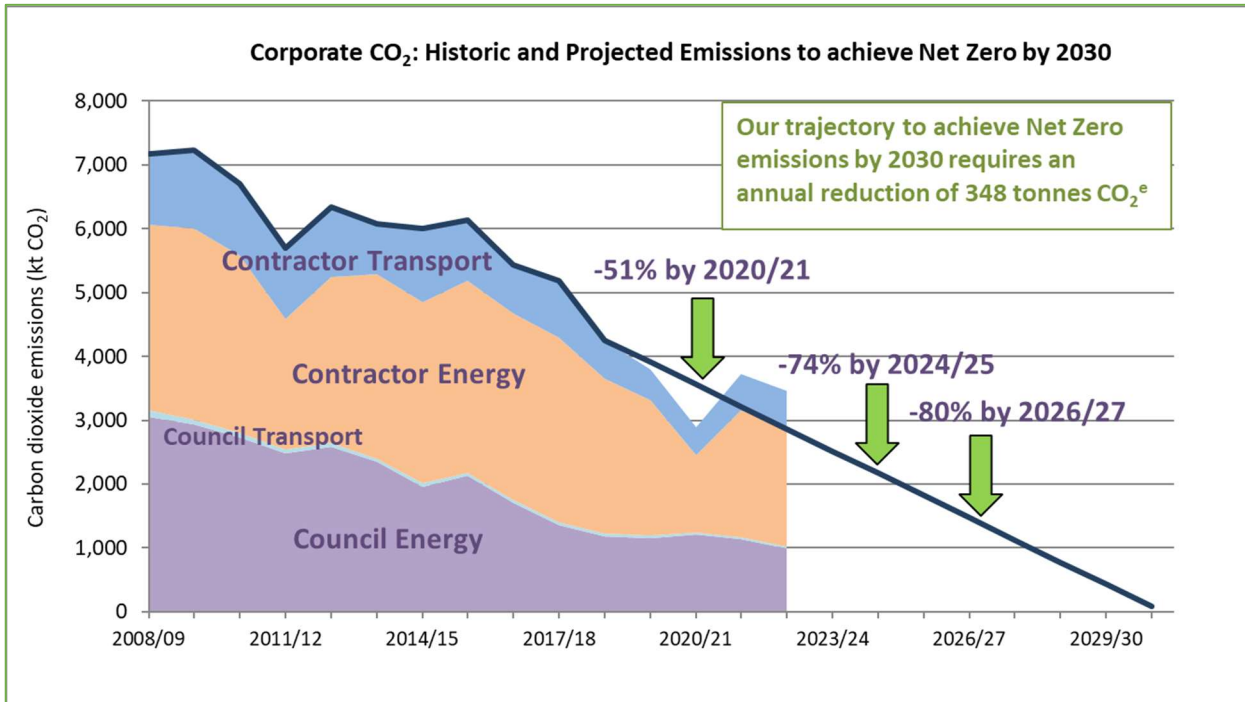
Energy

- Installation of energy efficiency measures in the Civic Offices, Sandridge Gate and Verulamium Museum as per the energy audit action tracker.
- EPC and DEC project underway to gather certificates of our largest buildings.
- Energy efficiency measures written into new leisure management contract (e.g. all tennis lighting replaced at Batchwood).
- Funding allocated for surveys to assess options and feasibility for Photovoltaic (PV) panel and Renewable Heating options (Design Phase) for Sandridge Gate Business Centre and Verulamium Museum.
- 3 phases of lighting upgrades at Verulamium Museum have been completed and all display cabinet lighting has been upgraded to LED. All halogen bulbs are due to be changed in the next lighting upgrade at Verulamium Museum in late 2023.
- The Council has been awarded £10.9M funding from the Social Housing Decarbonisation Fund (SHDF) and Green Homes Deal Local Authority Delivery 1B to undertake energy efficiency works to social homes.
- Ensuring utility contracts have been transferred over when assets are devolved, for example the buildings taken on by Harpenden Town Council where SADC was still paying the utilities.
- Planned Preventative Maintenance (PPM) inspections and schedules produced for Council operated assets.
- Officer working group set up to review the legacy situation with regards to utility contracts and out of date information being used by suppliers, with a view to implementing a more refined approach.
- Meters are being audited at all sites and locations to refresh records before entering into a new suite of utility contracts. This is a collaborative effort between the Built Environment, Housing and Finance (Procurement).

Transport

- Electric Car Club, Cycle to Work scheme and Discounted Rail Ticket schemes are in place to support Council staff to choose alternatives to the private car.
- An upgraded fleet of Grounds Maintenance vehicles is now in operation which includes 6 electric blowers, 6 electric strimmer's, 2 electric hedge cutters, 1 Gator (park buggy), 2 electric vans, 1 hybrid car and 1 electric JCB for the Cemetery Service which the Council contributed to.
- Veolia are currently trialling electric vehicles and keeping abreast of developments in the technology. Electric street cleaning vehicles and RVC have been trialled.
- We are following local authority discussions on the use of different oils such as (hydrotreated vegetable oil) as an interim step towards net zero.
- Staff Travel Survey undertaken to assess how Council can support staff to employ low emission transport.
- We are exploring whether smaller waste vehicles might be used in the Conservation Area in the next contract to minimise damage to the public realm.

Figure 11. Corporate CO₂e: Historical and Projected Emissions to Achieve Net Zero 2030



Are we on track to meet our Corporate emissions reduction target?

- Our [Sustainability and Climate Crisis Strategy 2020-2023](#) sets out the following aims to ensure progressive improvement towards eliminating fossil fuels from Council energy and transport. These reductions translate to a reduction of 348 tonnes every year to 2030.
 - 51% reduction in emissions by 2020/21 (compared to 2008)
 - 74% reduction in emissions by 2024/25 (compared to 2008)
 - 80% reduction in emissions by 2026/27 (compared to 2008)
- We achieved our targets in 2019/20 and 2020/21 due to the forced closures associated with the pandemic, but did not succeed in 2021/22 and 2022/23.
- According to our ideal trajectory to Net Zero by 2030, we should have emitted net emissions of no more than 2,865 tonnes CO₂e in 2022/23. We therefore missed our goal by 250 tonnes. To put this into context, this is broadly equivalent to the emissions from energy use at Batchwood Sports Centre and Alban Arena combined.
- As a result of the Council's slow rate of change in emissions over the past 2 years, we now need to reduce emissions by 598 tonnes next year to catch up with our net zero trajectory. This is over twice the emissions of the example above, highlighting the enormity and difficulty of the challenge.

Next Steps and Recommendations

- Each year that emissions are not reduced to the degree that is needed, more significant and expensive improvements will be required in future as energy becomes more expensive. The recent energy price rises have highlighted the risk to the council of increasing costs of fossil fuel energy.

- The Council's Sustainability and Climate Crisis Strategy to address our environmental impacts and emissions between 2024 and 2027, is currently being developed. Whilst we have few powers to address District-wide emissions, we do have the ability to control our own buildings, operations and services and hence that should be a key focus.
- A significant proportion of our emissions reduction is due to buildings being removed from our portfolio rather than deliberate energy efficiency improvements, though various measures have been implemented based on the last energy audits. In order to achieve our corporate priority to address the climate crisis and realise a more sustainable and low-cost energy future, the Council will need to develop a long-term strategy to address power, heat and light at every building.
- The Council is in the process of commissioning a decarbonisation plan for the estate. This proactive approach will involve a comprehensive survey of each building with a view to identifying when current installations (heating, lighting etc.) and the building fabric will reach end of life and recommend options approaching replacement. This will allow a prioritised programme of works to be planned, subject to funding. Alongside this, feasibility studies into possible solar PV projects will be considered at assets that have been suggested as the most suitable for the technology. We will also continue to implement the energy efficiency actions based on the previous energy audits.
- This analysis highlights the need for ongoing energy monitoring to ensure that anomalies can be identified and resolved as quickly as possible. There has been significant progress in this space over the past 12 months due to officer interventions. In addition, we have worked with our bill management bureau to explore how we can refine the reporting process so that anomalies are automatically flagged in monthly reports. The recent Corporate Peer Challenge acknowledged the challenges around energy management and recommended some dedicated resource, this is something the Wider Leadership Team are now considering.
- The Council has manually checked and cleansed all the data relating to energy meters (locations, serial numbers, readings etc) over recent months. This has resulted in a much more accurate data set which has been successfully used to challenge incorrect bills and will be used when moving over to new utility providers. This piece of work has greatly benefited the accuracy of our energy monitoring, greenhouse gas reporting and budget management.
- Other actions likely to be included to the 2024-27 Sustainability and Climate Crisis Strategy include, the introduction of increasing carbon reduction targets for our largest contractors, improved facilities to support Council Officers to choose low-carbon transport and ongoing action to convert out fleet. The final strategy will be available in January 2024.
- Everyone needs to play their part in mitigating climate change. In January we will also be launching St Albans Greener Together. This district-wide campaign will be designed to engage all parts of the community in learning about climate change and sustainability, and then encouraging the community to come together to develop solutions to local issues around energy and transport. Our aim is that local businesses, groups and organisations also start monitoring and taking action to reduce their emissions.

Appendix 1: Greenhouse Gas Emission reporting protocol

1. Approach

Our greenhouse gas emissions calculations are produced in line with Government guidance.

The most recent (2020) Government guidance on how to report emissions is provided in the document '[HM Government, March 2020: Environmental Reporting Guidelines: Including streamlined energy and carbon reporting guidance](#)'.

This method is based on the Greenhouse Gas Protocol, an internationally recognized standard for corporate accounting and reporting of greenhouse gas emissions.

2. Greenhouse gases

The six main greenhouse gases covered by the Kyoto Protocol are Carbon dioxide (CO₂), Methane (CH₄), Hydrofluorocarbons (HFCs), Nitrous oxide (N₂O), Perfluorocarbons (PFCs) and Sulphur hexafluoride (SF₆)

We use the standard practice of reporting aggregated greenhouse gas emissions in tonnes of carbon dioxide equivalent (t CO₂e)

3. Operational scopes

As a Local Authority, we are both directly and indirectly responsible for the emission of greenhouse gases from the activities related to our operations and services. For our greenhouse gas report we adopt the 'operational control approach' to determine where the boundary of our responsibility lies.

Emissions are categorised into three different scopes. These are:

- **Scope 1 (direct, controlled emissions):** emissions from activities owned or controlled by the Council which release emissions directly into the atmosphere. Scope 1 includes combustion of gas in boilers and Council-owned transport.
- **Scope 2 (indirect, controlled emissions):** emissions from activities owned or controlled by the Council, associated with our consumption of purchased electricity, heat, steam and cooling. In our calculations, Scope 2 consists of only electricity use.
- **Scope 3 (other indirect):** Emissions that result from our activities, but occur at sources which we do not own, control, or have full authority over, and are not classified as Scope 2. This scope includes energy use and business travel by our largest contractors, Council staff business travel and emissions associated with transmission and distribution of electricity.

4. Understand emissions scopes

Within the reporting protocols, emissions are grouped into three different scopes:

- **Scope 1 (direct, controlled emissions):** release emissions directly into the atmosphere. This includes a) gas use (e.g., gas central heating) and b) Council-owned fleet (e.g., diesel for Council vans or equipment)
- **Scope 2 (indirect, controlled emissions):** emissions associated with our consumption of purchased electricity, heat, steam and cooling. This includes electricity use by the Council (e.g. building power, electric vehicles)
- **Scope 3 (other indirect):** Emissions that result from our activities, but occur at sources which we do not own, control, or have full authority over. This scope includes

- a) energy use and business travel by the largest contractors (e.g. leisure centres, grounds maintenance)
- b) staff/member business travel
- c) staff homeworking (from 2022/23)
- d) emissions associated with transmission and distribution of electricity (this is just a calculation undertaken based on the total energy usage).

There are other emissions that can be optionally included within Scope 3 such as procured goods, water and waste, however focusing on the above is recommended. given the difficulty in assessing data and accurately their carbon impacts at the current time.

5. Property groups

The Council owns a wide variety of properties. For purposes of analysis, properties are categorised into these groupings:

Cemeteries	Hatfield Road and Westfield Road Cemetery
Commercial Property	Business premises (communal areas and unoccupied sites); Sandridge Gate Business Centre
Community Centres	Community Centres (we no longer have any properties in this category)
Housing	Housing communal areas, sheltered housing
Arts	Maltings Arts Theatre (no longer in Council account)
Markets and Events	Market Depot, market feeder pillars
Museums and Historic	Museums, heritage buildings
Offices	District Offices
Other Equipment	Air Quality Analyser (no longer in Council account)
Parking	Drovers Way Car Park
Parks and Recreation	Sports pavilions and dressing rooms

6. Outsourced services

A number of core functions of the Council are outsourced to external providers. Whilst we do not have day to day control over the delivery of these services, we have some control within the initial specification of the contract. We therefore include emissions from energy and fuel use by our largest contractors within Scope 3. The included contractors provide services for waste collection and recycling, grounds maintenance, car parks and leisure facilities.

7. Excluded emissions

In line with Defra’s operational-control approach, we have excluded emissions from assets leased out to other parties which we have no control of. Additional emissions excluded include fugitive emissions from air conditioning, staff commuting, water use, waste production and purchased materials. A summary of included and excluded emission sources are shown in Table A1.

8. Data collection

Properties: Energy bills are used to determine the energy consumption of buildings the Council has operational control of. There can be some degree of inaccuracy resulting from estimated billing though this is minimized as we continue to install Automatic Meter Reading (AMR) to many of our energy supplies.

Transport: Data from Council-owned vehicles is obtained from fuel card information. Business miles by private vehicle are collected from expenses claim forms submitted to the Council's payroll. Business miles by public transport are collected from records made by staff for claiming reimbursement and from the e-procurement system.

Outsourced services: Energy and business mileage figures associated with the delivery of our services are provided by contractors as part of their contractual requirements.

Table A1: Included and excluded emissions

	Scope 1 <i>Direct</i>	Scope 2 <i>Indirect</i>	Scope 3 <i>Other indirect</i>
Included	Gas used in Council-owned and controlled buildings Fleet (Council-owned) vehicles	Electricity used in Council-owned and controlled buildings / equipment	Homeworking of Council staff Business travel in private vehicles and public transport Energy use and business travel of the Council's largest contractors Transmission and distribution of electricity
Exclude	<i>Fugitive emissions from refrigerants in air conditioning</i> <i>Process emissions</i>		<i>Water use</i> <i>Waste production</i> <i>Staff commuting</i> <i>Purchased materials</i> <i>Well-to-tank of fuels</i>

9. Recalculation policy

The Council's baseline year is set for the 2008/09 reporting year. On occasion we recalculate previous figures in order to improve report accuracy. For instance, when Improvements become available to the measurement methodology; Updated conversion factors are released; or Errors are discovered and corrected from the existing data set.

10. Conversion factors

The greenhouse gas emissions in this report are calculated using the conversion factors and guidance here: <https://www.gov.uk/government/publications/greenhouse-gas-reporting-conversion-factors-2022>

11. Renewable Energy Tariffs and Offsetting

Emissions reductions from approved green tariffs and renewable energy are included to the Net Emissions Total. The Gross Emissions Total (excluding these reductions) must still be shown.

Appendix 2: Annual Corporate Greenhouse Gas Emissions 2008/09-2022-2023

Statement of Emissions (tonnes CO2e)															
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2020/21	2020/21	2021/22	2022/23
Scope 1 - Council gas consumption and fleet vehicles	1,548	1,292	1,215	1,057	1,188	1,008	749	875	646	619	513	585	717	740	548
Scope 2 - Council electricity consumption	1,400	1,530	1,411	1,314	1,304	1,240	1,122	1,163	976	880	629	524	460	370	411
Scope 3 - Council business travel, Council homeworking and contractor emissions	4,120	4,284	3,951	3,225	3,746	3,696	3,995	3,987	3,646	3,767	3,041	2,618	1,681	2,554	2,419
Contractor emissions	4,024	4,215	3,888	3,166	3,695	3,653	3,950	3,945	3,600	3,724	3,009	2,579	1,656	2,526	2,389
Total gross emissions	7,177	7,228	6,701	5,701	6,345	6,073	6,010	6,137	5,429	5,181	4,257	3,798	2,883	3,719	3,527
% change from baseline year	-	1%	-7%	-21%	-12%	-15%	-16%	-14%	-24%	-28%	-41%	-47%	-60%	-48%	-51%
% change previous year		1%	-7%	-15%	11%	-4%	-1%	2%	-12%	-5%	-18%	-11%	-24%	29%	-5%
Green Electricity Tariff	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	628.8	523.9	459.9	369.9	411.1
Total Net Emissions	7,177	7,228	6,701	5,701	6,345	6,073	6,010	6,137	5,429	5,181	3,629	3,274	2,433	3,349	3,115
% change from baseline year	-	1%	-7%	-21%	-12%	-15%	-16%	-14%	-24%	-28%	-49%	-54%	-66%	-53%	-57%
Net zero target											4,257	3,326	3,023	2,720	2,417

APPENDIX 3: Annual Electricity and Gas Consumption by property group

Electricity Consumption kWh by Property Group	2008/09	2009/10	2010/11	2011/12	2012/13	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	change previous	change baseline	
Generies	18,685	66,154	25,378	9,584	49,175	49,332	20,717	14,718	14,968	14,968	14,968	14,023	17,454	16,355	9,658	11,954	-8.5%	-51.4%	
Commercial Property	83,938	104,114	84,625	31,637	58,353	77,567	74,968	79,951	141,008	206,170	88,144	82,905	90,555	68,975	73,405	-6.7%	-71.9%		
Community Centres	51,502	15,620	2,827	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Housing	1,413,932	1,466,049	1,330,135	1,188,274	1,106,172	1,117,327	864,956	1,079,028	1,069,390	1,065,207	1,037,586	840,652	922,315	586,722	718,323	-17.9%	-69.9%		
Arts	38,312	17,902	195	76,937	21,716	30,664	19,752	23,320	-	-	-	-	-	-	-	-	-	-	
Markets and Events	50,190	123,131	71,187	54,238	59,659	61,924	50,400	68,664	65,346	49,230	54,248	40,190	29,355	29,355	24,294	-6.7%	-26.8%		
Museums and Historic	145,949	232,840	234,229	231,665	219,904	244,704	176,632	176,522	89,350	188,020	227,653	237,146	171,038	208,238	198,357	-10.5%	-41.1%		
Offices	944,661	995,379	1,063,652	1,113,908	1,072,263	1,052,104	980,159	957,616	899,637	341,933	734,404	760,487	678,568	686,115	872,397	-11.7%	-22.0%		
Other equipment	9,022	7,568	5,086	4,108	922	410	50	-	-	-	-	-	-	-	-	-	-	-	
Parking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parks and Recreation	20,983	37,351	53,444	142,530	202,521	101,223	57,673	75,673	59,375	34,518	40,137	46,789	43,187	29,615	67,889	-11.7%	-22.0%		
Public Conveniences	29,422	31,922	35,859	53,300	43,965	49,740	24,359	39,777	35,529	26,269	25,088	24,059	21,270	407	18,835	-11.7%	-22.0%		
Grand Total	2,889,615	3,098,031	2,906,818	2,906,180	2,894,651	2,783,997	2,689,666	2,491,949	2,369,115	1,934,315	2,221,261	2,049,683	1,977,214	1,742,007	2,125,672	-11.7%	-22.0%		
% change from 2008/09		10.5%	3.7%	3.7%	1.1%	-0.7%	-19.0%	-11.1%	-15.5%	-31.0%	-20.8%	-26.9%	-29.6%	-37.9%	-24.2%	-11.7%	-22.0%		
% change from previous year			10.5%	-6.2%	0.0%	-2.5%	-1.8%	-18.5%	9.8%	-4.9%	-18.4%	14.8%	-7.7%	-3.8%	-11.7%	22.0%			

Gas Consumption by Property Group	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	change previous	change baseline		
Generies	28,224	14,897	15,489	12,645	11,798	20,955	2,366	64	7,047	12,888	11,945	14,033	15,821	14,986	13,709	-8.5%	-51.4%		
Commercial Property	230,813	333,048	340,725	294,494	399,956	306,065	242,769	299,004	168,546	84,155	111,173	104,615	99,344	98,992	64,786	-34.6%	-71.9%		
Community Centres	472,334	180,693	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Housing	6,505,651	5,683,115	5,375,044	4,569,394	5,033,035	4,059,412	3,214,896	2,381,573	2,427,140	1,940,392	2,001,576	2,121,907	2,385,228	1,958,759	-17.9%	-69.9%			
Museums and Historic	327,785	273,535	305,003	301,811	376,074	351,693	211,468	150,634	159,143	135,872	203,806	526,058	445,208	415,529	415,529	-6.7%	-26.8%		
Offices	420,735	378,090	362,713	347,318	478,682	351,506	229,932	419,001	508,918	465,657	517,134	721,747	751,478	830,681	408,669	-52.0%	-2.9%		
Parks and Recreation	315,407	64,524	118,644	143,493	112,489	326,484	118,845	159,492	256,953	174,473	133,551	130,601	368,920	232,666	121,223	-47.9%	-61.6%		
Grand Total	8,300,949	6,927,903	6,517,618	5,669,155	6,412,084	5,417,155	4,020,275	4,715,910	3,473,672	2,750,688	3,176,379	3,883,228	4,027,880	2,982,674	-25.9%	-64.1%			
% change from 2008/09		-16.5%	-21.5%	-31.7%	-22.8%	-34.7%	-51.6%	-43.2%	-58.2%	-60.0%	-66.9%	-61.7%	-53.2%	-51.5%	-64.1%	-25.9%	-64.1%		
% change from previous year			-16.5%	-5.9%	-13.0%	13.1%	-15.5%	-25.8%	-17.3%	-26.3%	-4.3%	-17.3%	15.5%	22.3%	3.7%	-25.9%			

