

West Lothian Council's Journey Towards Renewables & Energy Efficiency – Helping to Tackle Fuel Poverty

Peter Rogers & Euan Marjoribanks 24th April 2018

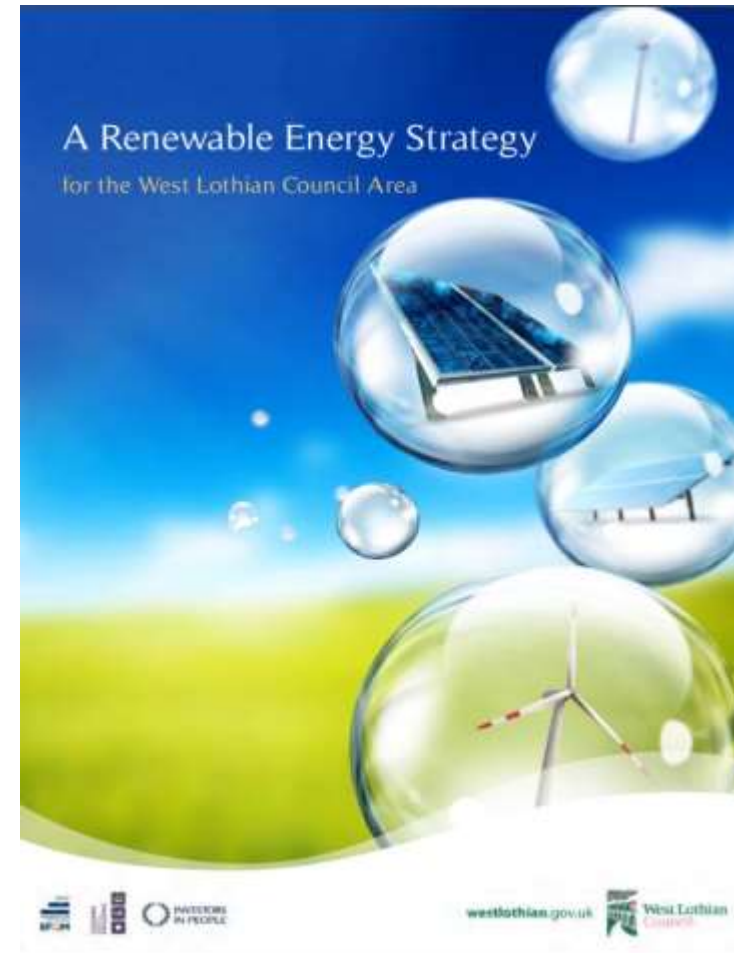


Background & Context

Renewable Energy Strategy

Renewable Energy Strategy published in 2012 committed the council to adopt renewable energy, where appropriate, by:

- Developing and installing solar PV and solar thermal
- Developing and installing Biomass
- Developing renewable energy and low carbon energy networks.
- Developing data to inform future decisions on renewable technology installations.



Climate Change Strategy & Carbon Management Plan



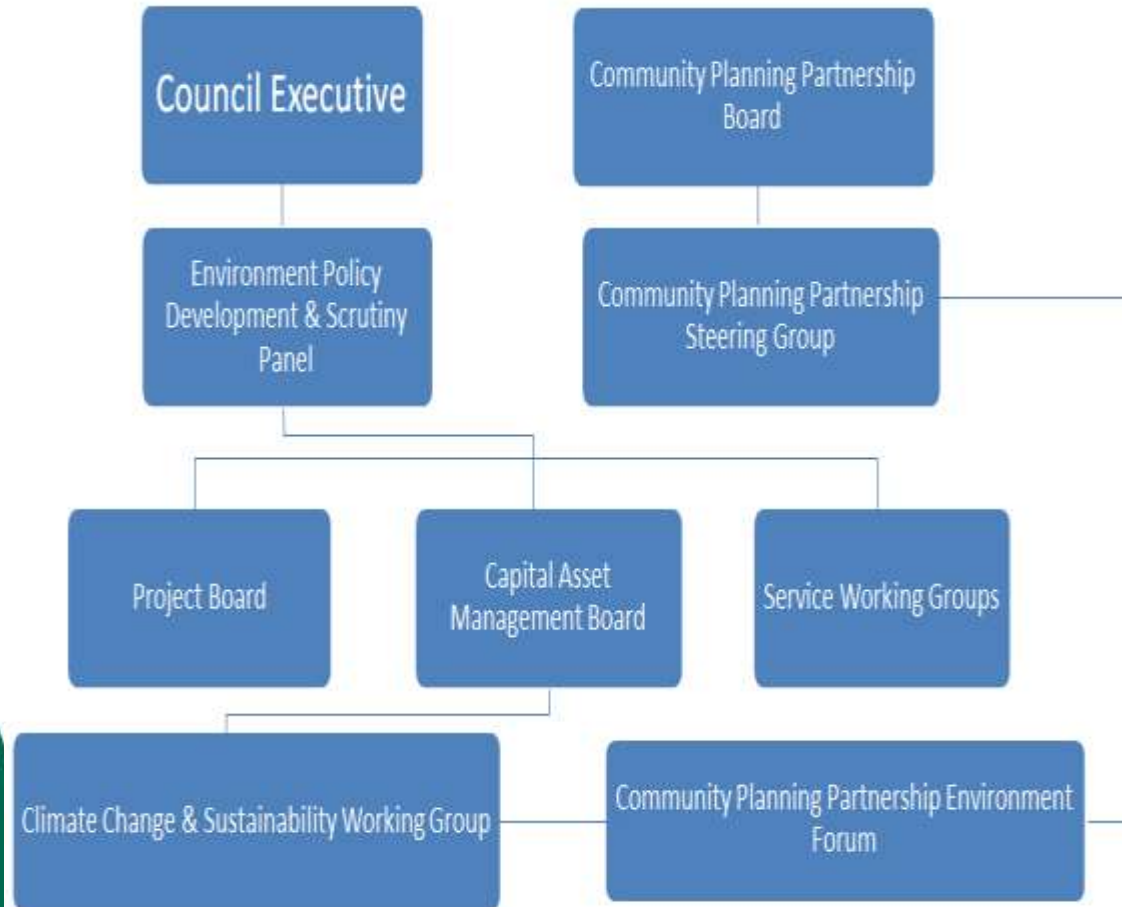
- Approved by Council Executive in November 2015
- Commits the Council to reduce emissions by 20% by 2020/21, relative to a 2013/14 baseline
- Strategy is a West Lothian wide document and includes CPP

Climate Change Strategy & Carbon Management Plan

- Vision for tackling Climate Change is:

‘A resource efficient, low carbon council working in partnership with and supporting the West Lothian community to mitigate the worst effects of climate change and create a resilient and more sustainable future.’

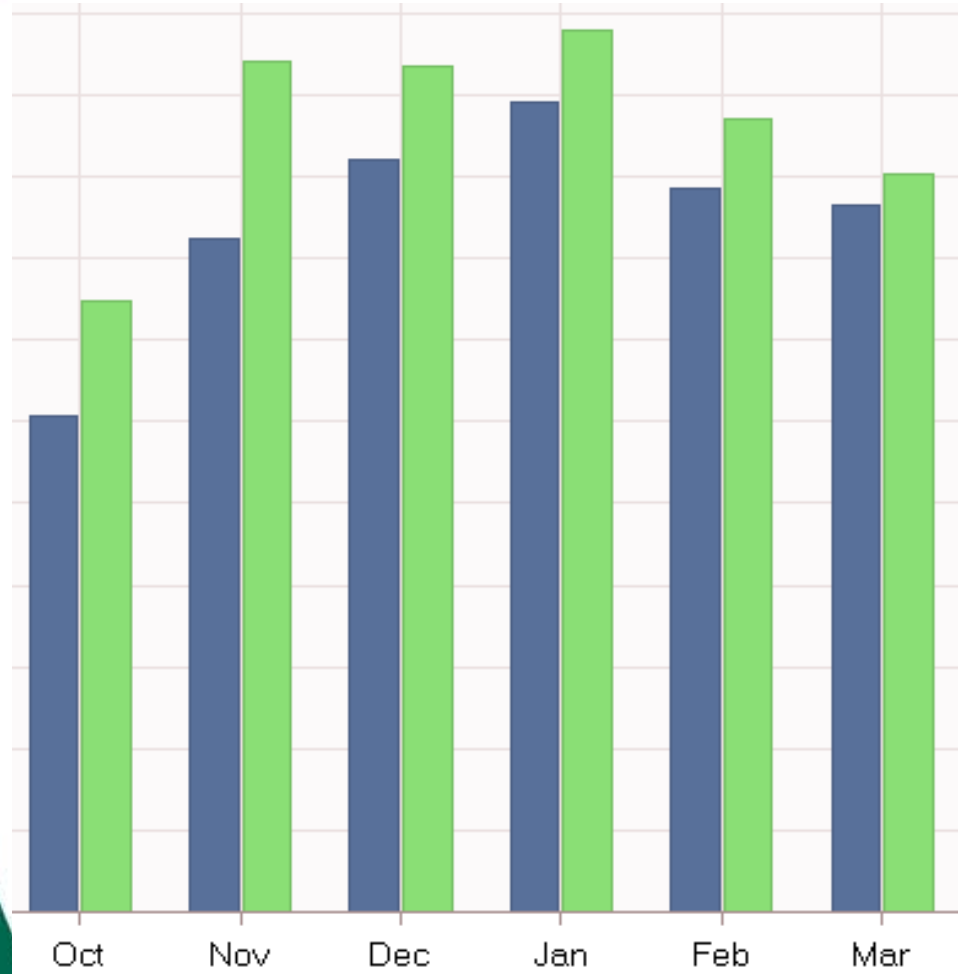
Managing Climate Change & Carbon Emissions



- Clear structure set out within Climate Change Strategy
- Senior Responsible Officer for Environment at Head of Service level
- Number of Performance indicators, both at a LOIP and Service level

Energy Efficiency & Renewables

SEEP Pilot – Lanthorn Community Centre



Operational Buildings – Energy Efficiency

- Highly successful BMS installation project
- LED Lighting – upgrading 3 primary schools each year
- Insulation
- CHP
- Next steps –NDEEF in 2018/19
- Further upgrading of existing BMS including improved communications and zoning controls

Operational Buildings – Renewables

- First major initiative was installation of Solar PV at 12 sites
- Total installed capacity of 350kW (maximum single site 50kW)
- Generates around 280,000kWh per annum
- Council benefits from FiT and reduction in electricity usage



Operational Buildings – Renewables

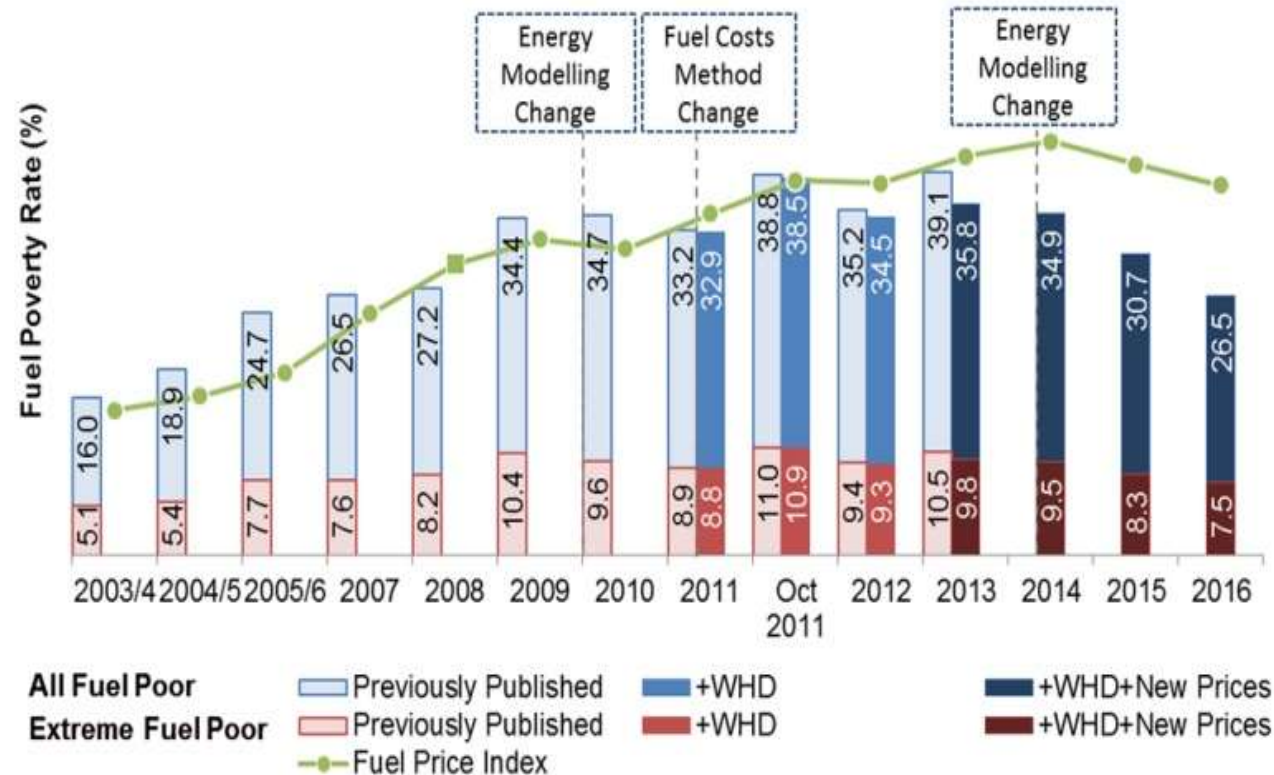


- Renewable & Low Carbon Heat important to help meet national Heat targets
- 2.6MW of biomass boilers installed across 6 sites
- 6 ground source heat pump installations

Housing – Tackling Fuel Poverty

Housing – Tackling Fuel Poverty

Proportion of Households in Fuel Poverty and Extreme Fuel Poverty, 2003/4-2016



- 26.5% of Scottish Households live in Fuel Poverty
- 28% of West Lothian Households live in Fuel Poverty
- Average 170% increase in energy prices since 2003/04
- Scottish Government recently consulted on updated definition of Fuel Poverty

Housing Service - Overview

- WLC owns over 13,000 properties
 - Approximately 2,000 of these are Non-traditional
 - 20+ types of different Non-traditional house types identified
 - 97% of stock heated by mains gas
- Housing Strategy & Development Team responsible for delivering, improving and maintaining housing stock
- Ambitious 1000 Homes New Build programme
- Investing £75m over next 5 years improving current stock
- Local Housing Strategy 2018-22 and Anti-Poverty Strategy details approaches to addressing Fuel Poverty
- Council operates own Advice Shop offering advocacy on benefits, income maximisation, energy checks and energy efficiency advise

Influences and Support

- **SHQS** – Scottish Housing Quality Standard
- **EESH** – Energy Efficiency Standard for Social Housing
- **EPC** – Energy Performance Certificate
- **UHS** – Universal Home Insulation Scheme (ended)
- **ECO** – Energy Company Obligation
- **HEEPS** – Home Energy Efficiency Programmes for Scotland
- **SEEP** – Scotland’s Energy Efficiency Programme
- **REEPS** – Regulations of Energy Efficiency of Private Sector Homes
- **LCITP** – Low Carbon Infrastructure Transition Programme
- **LHEES** – Local Heating and Energy Efficiency Strategy
- **FiT** – Feed in Tariff
- **RHI** – Renewable Heat Incentive
- **DHLF** – District Heating Loan Fund

Domestic Properties – Energy Efficiency

- Fabric First Approach based on EPC recommendations
- External Wall Insulation
- Combination of HEEPS:ABS and WLC Capital funding
- 958 Private and 221 WLC properties done to date
- WLC starting 3 year programme for 700 own properties
- HEEPS:ABS funds two full time Housing Investment Officers and one Energy Efficiency Advisor
 - 2016/17 – 2017/18 HEEPS:ABS programme delivered £140,000 savings through benefit and income maximisation checks

SEEP Project

- Successful application for Phase 1 Pilot Projects (April 2016)
 - Awarded £450,625 – combination of HEEPS:ABS and LCITP funding
- External Wall Insulation to 43 domestic properties in Templar Rise (4WLC & 39 Owners)
- External Wall Insulation and Roof Insulation for Lanthorn Centre (Community Centre & Church)
- Application process too short and too complicated
 - 6 weeks to submit application consisting of 3 applications to SEEP, HEEPS:ABS and LCITP
- Project suffered delays due to Grenfell Tower incident
 - Templar Rise project was just starting so many owners sought assurances on system being installed
 - Lanthorn Centre project was about to award contract – had to seek further information on fire ratings from tenderers
- Scottish Government has carried out 2 consultations on SEEP (awaiting outcome of second consultation)
- Phase 2 Pilot criteria changed with no warning – unsuccessful application
- Currently in 2 year transition period to support LA's develop LHEES

Energy Efficiency – SEEP Pilot



Domestic Properties – Renewable Energy

- Currently installing Solar PV panels to WLC properties located in areas off mains gas grid
 - 84 installations completed in 2016/17
- Some new build properties having Solar PV installed
- Pilot Air Source Heat Pump project to 5 properties in Ballencrieff Toll with no access to mains gas
 - Anticipate annual savings of 30-40% for tenants
- Pilot Ground Source Heat Pump project to 10 properties in Westfield
 - Applied to the LCITP (ILES) for £55k in grant funding to support project
 - Classed as non-domestic installation so eligible for Renewable Heat Incentive
- District Heating not feasible for vast majority of WLC stock as low rise housing
 - More scope through new build programme and updated building and planning requirements

Renewables & Energy Efficiency in a Shifting Regulatory and Incentive Environment