

Department of Business Operations and Partnerships

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Date: 2 August 2024

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TO: Councillors O O'Donnell (Chair); A Anderson (Vice Chair); D Devlin; and K Pragnell.

CABINET

A meeting of Cabinet will be held in the Council Chamber, Council Headquarters, Eastwood Park, Giffnock, G46 6UG on **Thursday 15 August 2024 at 10.00am.**

The agenda of business is as listed below.

Yours faithfully

Louise Pringle

LOUISE PRINGLE

DIRECTOR OF BUSINESS OPERATIONS AND PARTNERSHIPS

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

3. FINANCIAL PERFORMANCE FOR YEAR ENDED 31 MARCH 2024

Report by Head of Accountancy (Chief Financial Officer) (copy attached, pages 3 – 8)

4. IMPROVEMENTS TO EDUCATION INFRASTRUCTURE AT CROOKFUR PRIMARY SCHOOL AND EASTWOOD HIGH SCHOOL

Report by Director of Education (copy attached, pages 9 – 12)

5. EAST RENFREWSHIRE COUNCIL CITY DEAL UPDATE 2024

Report by Director of Environment (copy attached, pages 13 – 24)

6. PUBLICATION OF LOCAL HEAT AND ENERGY EFFICIENCY STRATEGY

Report by Director of Environment (copy attached, pages 25 – 108)

7. UK SHARED PROSPERITY FUND 2022-2025 – REQUEST FOR APPROVAL OF ADDITIONAL ACTIVITY

Report by Director of Environment (copy attached, pages 109 – 116)

8. NEILSTON LEARNING CAMPUS – VARIATION TO CONTRACT

Report by Director of Environment (copy attached, pages 117 – 124)

9. MINUTE OF JOINT CONSULTATIVE COMMITTEE (FIRST TIER) HELD ON 16 MAY 2024

Submitted for approval as a correct record (copy attached, pages 125 – 126)

A recording of the Council meeting will also be available following the meeting on the Council's YouTube Channel <https://www.youtube.com/user/eastrenfrewshire/videos>

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EAST RENFREWSHIRE COUNCILCABINET15 August 2024Report by Head of Accountancy (Chief Financial Officer)FINANCIAL PERFORMANCE FOR YEAR ENDED 31 MARCH 2024**PURPOSE OF REPORT**

1. To advise the Cabinet of the financial results for 2023/24 and to compare the out-turn with the final budgetary control statement for the year which was submitted to Cabinet on 28 March 2024. The report also provides details of the Devolved School Management funds held by each school/centre as at 31 March 2024.

RECOMMENDATIONS

1. It is recommended that members:
 - (i) note the outturn position compared to the previous Budgetary Control Report;
 - (ii) note that once the audit has been completed, the final accounts will be submitted to a future meeting of the Council along with the External Auditor's report, and
 - (iii) note the amounts held in the Devolved School Management earmarked reserve as at 31 March 2024 (Please see annex A).

OUTTURN

2. Subject to audit, the financial results contained in the Accounts for the 2023/24 financial year are satisfactory.

- The Council's financial affairs have again been managed within its operational budget, returning departmental budget surpluses totalling £6.878m, much of which were of a one-off nature. This was due to increased income, including interest earned on temporary investment balances (£2.5m), as well as a £2.7m recovery from HMRC relating to a successful VAT appeal dating back to 2006, underspends on staff vacancies (£0.8m), utilities (£1.4m) and catering services (£1.3m). These were partly offset by various items including increased homelessness pressures (£0.6m), and an under-recovery of garden waste income (£0.3m), in addition to a contribution made to HSCP (£0.9m) to assist them with the increasing demand on social care services.
- From the surplus achieved, a total of £6,200k has been allocated to the following earmarked reserves to address future pressures faced by the Council:

- Repairs & Renewal Fund £1,000k

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▪ Capital Reserve	£1,000k
▪ Modernisation Fund	£2,000k
▪ Workforce Restructuring Fund	£1,000k
▪ Employee Wellbeing & Development Fund	£600k
▪ Community Capacity Fund	£200k
▪ Feasibility Fund	£200k
▪ Get to Zero Fund	£200k

The balance of £678k has been allocated to the non-earmarked reserve

- The balance in the Council's non-earmarked reserve as at 31 March 2024 is £7,336k which equates to 2.3% of the annual budgeted net revenue expenditure and is within the Council's Reserves policy to hold a minimum level of around 2% and an upper target of 4%.
- Significant Covid-19 spend of £6,794k has been incurred during the year from the Covid-19 reserve, set up at the end of the 2020/21. The year-end Covid-19 reserve balance was £1,768k and this has been fully committed in 2024/25 to support residents and the local economy.
- The Council's overall General Fund reserve balance (including earmarked funds) as at 31 March 2024 totals £41,800k. This is a decrease of £10,314k from last year with reductions in the Service Concessions, Covid and Unspent grants reserves being partly offset by increases in the balances on the Modernisation Fund, Commuted Sums, Employee Wellbeing & Development Fund and the general non-earmarked reserve. In total, over £34,464k of General Fund reserve balance is earmarked for specific purposes.
- Capital Expenditure of £46,485k was invested during 2023/24 despite progress on sites being impacted by increased costs and resource shortages.
- An operational deficit of £97k has been made on the Housing Revenue Account, this decreasing the accumulated surpluses brought forward on that Account to £1,701k.

COMPARISON TO BUDGETARY CONTROL

3. The Budget Monitoring Report for Period 9 submitted to Cabinet on 28 March 2024 forecast an underspend of £2,617k in 2023/24. At the year-end the favourable variance improved to £6,878k. This improved year end position related mainly to increased income, including interest earned on investment deposits which was only confirmed at year end, underspends on staff vacancies and contract savings as a result of tight financial controls. In addition, the anticipated overspend within the Health & Social Care Partnership was less than had been forecast due to increased grant income and reductions in care and administration costs.

DEVOLVED SCHOOL MANAGEMENT

4. Devolved School Management (DSM) was introduced in 1993 by the then Scottish Executive requiring councils to devolve 80% of school budgets to Head Teachers to give them the autonomy to make decisions on resource allocation and priorities subject to local consultation.
5. Since then DSM has evolved to reflect the changing landscape within which schools operate. Such changes include policy, procedural, legislative and the economic and financial climate.
6. The Current ERC DSM scheme allows for Head Teachers/Heads of Centre to transfer unspent funds at the end of each financial year to a DSM reserve, subject to an agreed limit and certain conditions being met. The maximum amount held in each school/centre's DSM reserve at the end of the financial year can be no greater than 6% of the total devolved budget for that year. This approach is consistent with national DSM principles and guidance intended to assist school leaders in managing budgets given the school year does not align with the financial year. As budget pressures have increased on all departments, this arrangement also allows school leaders to smooth the introduction of any required savings.
7. At 31 March 2024 the amount held by the council in the DSM earmarked reserve totalled £3,773k and members are requested to note the makeup of this reserve by school/centre along with prior year comparison and the percentage of the 2023/24 devolved budget that this represented. (Please see annex A).

RECOMMENDATIONS

8. It is recommended that members: -
 - (i) note the outturn position compared to the previous Budgetary Control Report;
 - (ii) note that once the audit has been completed, the final accounts will be submitted to a future meeting of the Council along with the External Auditor's report, and
 - (iii) note the amounts held in the Devolved School Management earmarked reserve as at 31 March 2024 (Please see annex A).

BACKGROUND PAPERS

A full copy of the Council's unaudited accounts can be accessed within the papers for the Audit & Scrutiny Committee of 20 June 2024

The approved report on the Scheme of Devolved School Management can be found using the following link.

https://www.eastrenfrewshire.gov.uk/media/7397/Cabinet-item-09-10-March-2022/pdf/Cabinet_item_09_-_10_March_2022.pdf?m=63781380318600000

KEYWORDS

Financial performance, reserves, annual accounts, accounting policies, corporate governance

Further information is available from Barbara Clark, Chief Accountant
Tel: 0141 577 3068

Establishment	Balance 31-3-23	Balance 31-3-24 (Pre Audit)	Reserves as % of 2023/24 Budget
Arthurlie Family Centre	£ 12,963	£ 54,334	2.8%
Braidbar Nursery	£ 1,962	£ 360	0.1%
Busby Nursery	£ 20,051	£ 2,300	0.6%
Calderwood Lodge Nursery	£ 37,563	£ 23,554	3.9%
Carlibar Nursery	£ 31,399	£ 36,584	6.0%
Carlibar Pre-School Assess Unit (PSADU)	£ 6,496	£ 6,358	4.8%
Carolside Nursery	£ 12,254	£ 13,871	2.6%
Cart Mill Family Centre	£ 49,097	£ 41,089	4.8%
Crookfur Family Centre	£ 51,500	£ 31,217	3.4%
Cross Arthurlie Nursery	£ 2,950	£ 21,602	5.1%
Eaglesham Nursery	£ 28,606	£ 26,190	5.3%
Giffnock Nursery	£ -	£ 5,973	2.6%
Glen Family Centre	£ 23,182	£ 52,937	6.0%
Glenwood Family Centre	£ 2,035	£ 11,012	1.0%
Hazeldene Family Centre	£ 28,562	£ 29,586	3.9%
Isobel Mair Family Centre	£ 26,207	£ 31,203	3.7%
Madras Family Centre	£ -	£ 46,449	4.4%
Maidenhill Nursery	£ 23,543	£ 27,726	4.6%
McCready Family Centre	£ 1,624	£ 47,959	6.0%
Mearns Nursery	£ 20,595	£ 21,115	5.9%
Netherlee Nursery	£ 18,371	£ 11,075	2.2%
Overlee Family Centre	£ 25,302	£ 33,974	6.0%
St Cadoc's Nursery	£ 13,554	£ 21,072	5.9%
Thornliebank Nursery	£ 755	£ -	0.0%
Braidbar Primary	£ 26,178	£ 19,925	1.8%
Busby Primary	£ 74,194	£ 55,779	4.1%
Calderwood Lodge Primary	£ 65,671	£ 55,991	4.4%
Carlibar Primary	£ 97,367	£ 101,189	5.8%
Carolside Primary	£ 128,541	£ 103,379	3.9%
Crookfur Primary	£ 62,819	£ 15,944	0.7%
Cross Arthurlie Primary	£ 56,370	£ 49,780	2.9%
Eaglesham Primary	£ 46,946	£ 32,738	1.8%
Giffnock Primary	£ 10,021	£ 13,090	0.8%
Hillview Primary	£ 32,440	£ 42,769	3.0%

Kirkhill Primary	£	87,793	£	63,903	2.5%
Maidenhill Primary	£	63,837	£	78,342	4.3%
Mearns Primary	£	165,959	£	77,119	2.4%
Neilston Primary	£	20,409	£	58,231	3.6%
Netherlee Primary	£	119,302	£	113,072	4.2%
Our Lady of the Missions Primary	£	74,136	£	56,530	1.7%
St Cadocs Primary	£	41,456	£	23,998	1.1%
St Clare's Primary	£	25,958	£	35,075	2.1%
St John's Primary	£	65,897	£	77,962	5.6%
St Josephs Primary	£	56,812	£	41,735	2.6%
St Mark's Primary	£	27,028	£	51,827	3.0%
St Thomas Primary	£	38,861	£	45,380	5.0%
Thornliebank Primary	£	13,205	£	6,226	0.5%
Uplawmoor Primary	£	29,322	£	22,958	4.4%
Gaelic Medium	£	-	£	2,240	2.7%
Barrhead High	£	234,175	£	304,589	6.0%
Eastwood High	£	371,321	£	184,491	2.4%
Mearns Castle High	£	305,795	£	286,609	3.3%
St Lukes High	£	131,096	£	160,953	3.2%
St Ninians High	£	589,083	£	332,438	3.0%
Williamwood High	£	508,078	£	223,974	2.3%
Woodfarm High	£	183,675	£	188,613	3.5%
Carlibar Comm Unit	£	44,028	£	46,392	2.9%
Carolside Communication Centre	£	-	£	3,700	3.0%
Isobel Mair	£	14,184	£	178,093	4.5%
Outreach Project	£	5,301	£	9,254	4.9%
Secondary - Language & Communication Unit	£	40,161	£	11,539	1.4%
Sensory Support Service	£	2,600	£	-	0.0%
	£	4,298,590	£	3,773,367	

EAST RENFREWSHIRE COUNCILCABINET15 AUGUST 2024Report by the Director of EducationIMPROVEMENTS TO EDUCATION INFRASTRUCTURE AT CROOKFUR PRIMARY SCHOOL
AND EASTWOOD HIGH SCHOOL**PURPOSE OF THE REPORT**

1. This report asks Cabinet to homologate the decision to spend development contributions on necessary improvements in education infrastructure at Crookfur Primary School and Eastwood High School.

RECOMMENDATIONS

2. It is recommended that Cabinet:
- a. Notes the availability of development contributions and capacity pressures faced by Crookfur Primary and Eastwood High schools.
 - b. Homologates the decision of 22 July 2024 to authorise the spend and instruct the Education Department and Property and Technical Services to proceed to tender with these proposals immediately.

BACKGROUND

3. The Council's Development Contribution Guidance is clear that housing developments should be facilitated without adversely affecting service provision and infrastructure. Development contributions are sought for necessary additions/extensions and/or improvements in education infrastructure arising from the cumulative impact of all sites within the Local Development Plan.
4. Development contributions are allocated for use solely within the catchment area where the development giving rise to the issue is located.
5. Development contributions must be spent or committed within 10 years of receipt of the final payment. If contributions have not been spent or committed within the timeframe they require to be returned to the Developer.
6. East Renfrewshire Council is currently in receipt of development contributions for use by Education in the Crookfur and Eastwood catchment areas, of which £122k must be spent or committed by 30 October 2024.
7. The latest published documentation, [Planning for the Future of East Renfrewshire 2024](#) notes that Crookfur Primary and Eastwood High schools had occupancy levels of 99% and 97% respectively (based on September 2022 rolls). The 2023-24 data indicates that Crookfur remains at 99% occupancy, whilst Eastwood has increased to 102% with further increases expected over the next couple of school sessions.

8. On 26 June 2024 the Council agreed to place on hold a 4 classroom extension to Crookfur Primary School pending clarification of projected school rolls.

9. Notwithstanding the possible withdrawal of the capital spend on an extension for the school it remains under significant pressure due to the significant increase in the school roll, its' multi-purpose dining and gym hall and the topography of the school playground.

10. The current dining capacity at Eastwood High is already considerably smaller per pupil than other high schools. For example:

	School capacity	Dining capacity
Eastwood	1220	279
Mearns Castle	1540	604
Williamwood	1710	848

REPORT

11. Section 14.3 of the financial regulations states that capital expenditure must only be incurred *'if the project has been included in the Capital Plan, or if funding for the project has been made available from other sources (such as external grants)'*; and that *'any additional grant funding in excess of £50k must be reported to Cabinet as part of the Capital Budget Monitoring reports'*.

12. The rationale for expediting this spend is both to ensure development contributions are not lost to the Council, and also to urgently mitigate the capacity issues these schools are facing. Given the imminent need to progress these projects written approval was sought and obtained from Councillors O'Donnell and Anderson on 22 July 2024.

13. The proposal for Crookfur Primary School is to create a hard games court on the site of the recently demolished Style Academy within the school's grounds. This will include appropriate fencing lining and basketball nets.

14. At Eastwood High School an external 150 m² dining pod is proposed. This is a freestanding structure at the rear exit of the current canteen which will be accessed via a basic covered walkway to enhance the link to the existing dining space. The pod will be fully enclosed with 2 doors and double glazed with toughened glass. Basic heating and LED lighting will also be installed. Flexible furniture will ensure that the space will be suitable for a range of other activities including teaching and larger gatherings.

15. It is anticipated that planning permission will be required for the Eastwood project which, if expedited will take 6-8 weeks.

16. Property and Technical colleagues are currently firming up design and costs. In the event that tender prices exceed the total development contribution sum available to the Council, Education and Environment colleagues will value engineer the project(s) to contain the total project costs within the available funding envelope.

FINANCE AND EFFICIENCY

17. The proposed spend will be met exclusively from development contributions and will not impact on the Council's revenue estimates for borrowing or General Fund Capital Plan.

18. The Facilities Management budget for Eastwood High School will be reviewed as part of the annual revenue estimates processes.

CONSULTATION

19. This report has been prepared following consultation with appropriate staff from various departments within the Council including Property and Technical Services, Planning and Finance.

IMPLICATIONS OF THE PROPOSALS

20. The improvements to Eastwood High School and Crookfur Primary School set out in this report will not have an impact on legal, IT or subsidy control.

21. As part of these improvements a climate change impact assessment has been submitted.

CONCLUSIONS

23. Utilisation of development contributions to progress a games Court at Crookfur Primary and dining pod at Eastwood High school respectively will enhance the experience of children and young people at these establishments. This will mitigate capacity issues both schools are currently facing.

RECOMMENDATIONS

24. It is recommended that Cabinet:

- a. Notes the availability of development contributions and capacity pressures faced by Crookfur Primary and Eastwood High schools.
- b. Homologates the decision of 22 July 2024 to authorise the spend and instruct the Education Department and Property and Technical Services to proceed to tender with these proposals immediately.

Mark Ratter
Director of Education
15 August 2024

Report Author

Ruth Adams
Education Provision Manager
Ruth.Adams@eastrenfrewshire.gov.uk

BACKGROUND PAPERS

[Planning Guidance: Development Contributions](#)
[Planning for the Future of East Renfrewshire 9January 2024 update](#)
[ERC Financial Regulations](#)

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EAST RENFREWSHIRE COUNCILCABINET15 August 2024Report by Director of EnvironmentEAST RENFREWSHIRE COUNCIL CITY DEAL PROGRAMME UPDATE**PURPOSE OF REPORT**

1. The purpose of this report is to update Cabinet on the progress of East Renfrewshire Council's Glasgow City Region City Deal funded M77 Strategic Corridor Programme.

RECOMMENDATIONS

2. The Cabinet is asked to:
- a) note the progress of the remaining three City Deal projects;
 - b) agree to delegate authority to the Director of Environment for the submission of two Business Cases to Glasgow City Region Programme Management Office for approval and release of the next phase of project funds;
 - i. Full Business Case for the new Balgray Rail Station in Barrhead South to be submitted to Glasgow City Region Chief Executives' Group;
 - ii. Outline Business Case for new visitor facilities in Dams to Darnley Country Park to be submitted to Glasgow City Region Cabinet; and
 - c) note that Cabinet will receive further updates on progress.

BACKGROUND

3. The purpose of the £1.13 billion City Deal infrastructure fund across the Glasgow City region is to enable a programme of works that add to the value of the local regional economy over a number of years. East Renfrewshire is benefiting from a £44 million City Deal investment package comprising £38 million from the Scottish and UK Governments and co-funded by the Council's £6 million capital contribution. The programme of projects is as follows:

- Aurs Road Improvements
- New Rail Station at Barrhead South
- Country Park Visitor Facilities
- Lavern Works – land remediation (Completed)
- Greenlaw Business Centre: The Greenlaw Works (Completed)
- Balgraystone Rd improvements (Completed).

4. Details of the completed projects can be found in Appendix 1.

PROJECTS IN PROGRESS

Aurs Rd Improvements

5. The Glasgow City Region Chief Executives' Group approved the Aurs Road Realignment Full Business Case in October 2023. Aurs Roads has been closed since January 2024 when the site works for this project commenced. Once completed, the works will:

- improve local connections between Newton Mearns and Barrhead
- enable visitor facilities at the Country Park
- upgrade and realign 2km of Aurs Road from the junction of Springfield Road in Barrhead to Stewarton Road in Newton Mearns
- deliver the installation of a promenade and active travel route.

6. The Aurs Road contract is making progress. The original anticipated re-opening date was the end of December. In the course of the ongoing works, some issues have been encountered with ground conditions. The identification of areas with challenging ground conditions is not unusual on major construction projects. The contractors have sought to mitigate delays on site, as far as possible, by continuing to work around the impacted areas.

7. The realignment of the road will leave an area of land which can then be developed to provide visitor facilities within the Dams to Darnley Country Park. Further information on this proposal can be found in paragraph 16.

8. The project is physically taking shape on site, allowing the transformative impact of the project to be visually apparent. The monthly recording of drone footage will continue until completion. The following milestones have been successfully achieved:

- the deep cut for the culvert is complete and the remainder of the culvert is under construction;
- the cut into the dam face for the promenade construction is nearing completion and the promenade structure is being constructed on site;
- excavation works to form the new straightened sections of road are substantially complete;
- the old bridge has been removed and the new road bridge is under construction;
- excavation of the site for visitor facilities is complete;
- the car park is formed with drainage in position with the sub base under construction;
- Scottish Power Energy Network's diversions are complete.

9. The remains of a water works found while excavating the Active Travel Route have been subject to an archaeological survey by Guard Archaeology. The find comprises the remains of a water filtration tank, a silt trap and a well dating from the 1870s. The Guard report was submitted to the West of Scotland Archaeology Service (WoSAS) who have since confirmed the structures are of fairly recent construction, their function is known and understood, and has already been recorded. The WoSAS response concludes the structures do not meet the usual criteria to require preservation in situ at all costs. As the structures are not regarded to be of critical importance and they have a significant negative impact on the planned active travel route, they will not be retained. Contractor John Graham Construction Ltd is preparing a proposal to remove the stone and lay it aside (on an area to be agreed), to allow us to explore the potential for its reuse, including within the country park area.

10. There have been delays in relation to movement of existing utility provisions, areas where ground conditions are not as anticipated and the need to remove the water works

structures. The current assumption is that these delays will extend the length of the construction period and delay the opening of the new road.

11. The City Deal team recognises the importance of this project and the disruption experienced by local residents and commuters. The City Deal team is working alongside the appointed project managers and contractors to understand the impact that these factors will have on the programme. Some further work is required to assess impacts before a revised timetable can be put into place. Frequent meetings take place between all members of the wider project team, to keep these matters in sharp focus and ensure that the road is re-opened as soon as possible.

New Railway Station at Barrhead South

12. The completed City Deal funded improvements to Balgraystone Road provide access to the new rail station with active travel option, a bus turning circle and potential for a bus stop. The proposed rail station at Barrhead South, to be named Balgray Station, will be located on the existing Glasgow to Neilston line at Barrhead South. Balgray station will:

- enhance the sustainable travel options for existing and new residents;
- be integrated with active travel provision in Barrhead South;
- improve access to jobs, services and communities;
- support increased visitor numbers to the Dams to Darnley Country Park from both East Renfrewshire and the wider City Region; and
- promote increased health and wellbeing associated with the enhanced parks and green spaces offering within the area.

13. In [March 2023](#), ERC Cabinet granted delegated authority to the Director of Environment to submit the Outline Business Case (OBC) to Glasgow City Region Cabinet for approval. Approval was granted and the subsequent tranche of funding was released in [August 2023](#). This led to site investigations, detailed design and costing to inform the Stage 2 Detailed Strategic Transport Appraisal (STAG2) as well as the preparation of the Full Business Case. An artist's impression of the proposed Rail Station is attached (Appendix 2).

14. On 7th August 2024, Transport Scotland will present the findings of the STAG2 to its Investment Decision Making Board (IDM) for formal endorsement. The IDM is a forum where Transport Scotland's directors meet to agree investment decisions, providing the Chief Executive Officer with assurances on value for money. A previous meeting was delayed as a result of the Pre-Election Period and had been expected to be held in June 2024.

15. It is intended that the Director of Environment will submit the Balgray Station Full Business Case (FBC) to the Glasgow City Region's Chief Executives Group for approval, on 25 July 2024, subject to the delegated authority sought by this report. It is anticipated that this will be approved at the next meeting of the Group on 5 September 2024, allowing the release of the next tranche of funding (on the assumption that TS IDM endorses the proposal on 7 August). The construction of the project has previously been tendered and awarded to Network Rail's contractor Story and the outline design phase of the project is complete. Construction is estimated to start in early 2025 with approximately a 12-month build. The first trains are expected to stop at the new station from Spring 2026. The rail timetable traditionally changes twice per annum for passengers in December and May and it is anticipated that services will commence from May 2026.

Country Park Visitor Facilities

16. The purpose of this project is to establish Dams to Darnley Country Park as a destination by creating the essential facilities that will encourage increased visitor numbers and opportunities for future investment. In the past there have been large-scale proposals for visitor attractions in the area, however, these relied on significant private and public sector investment which is no longer available. Since the early proposals, construction costs have increased significantly and the availability of revenue within the Council for servicing and maintaining a facility has reduced. The budget for this first phase of works is an estimated £2.8m. There is a wider long-term aspiration to increase the level of facilities on offer and future funding will be sought, when suitable opportunities arise.

17. Proposals currently include public toilets and showers, an area suitable for vehicles serving refreshments and associated water and electricity connections, a covered space for events led by the rangers, an outdoor classroom space and vehicle parking. There will also be a small area of staff accommodation for the rangers. Possible future activities could also include a play area and non-motorised water sports such as paddle boarding. Ultimately, the project will enhance the park and green spaces offering within the area, providing increased health and wellbeing benefits. It is anticipated the visitor facilities will stimulate and attract complementary commercial and leisure opportunities to the park.

18. This will be the final project in the Council's City Deal funded programme. Some initial feasibility and site investigations have been undertaken and will inform the final design. The detailed design stage of this project is underway.

19. It is intended that the Director of Environment will submit the Dams to Darnley Country Park Visitor Facilities Outline Business Case for approval on 13 September 2024, subject to Cabinet's agreement to the delegation of responsibility. This will lead to the release of the next tranche of funding by Glasgow City Region Cabinet on 5 November 2024. The funding will be used for the detailed design and costing of the facilities and the preparation of the Full Business Case.

FINANCE AND EFFICIENCY

19. No additional funding is requested.

CONSULTATION

20. Since inception in 2015, the Council has undertaken a number of consultations at various stages of project development involving a wide range of stakeholders. The visitor facilities proposal have been discussed at a range of public consultations, including the Local Place Plan and the Barrhead Masterplan. An update briefing for all elected members on City Deal projects that are either in delivery or development stages will be arranged in the next quarter.

PARTNERSHIP WORKING

21. With regard to partnership working, details are set out in paragraph 7 above, for the Aurs Road realignment project. In addition there has been consultation with the Glasgow City Region City Deal Programme Management Office, Scottish Water, Sustrans, Transport Scotland, Roads and Transportation, Dams to Darnley Country Park Officer, local landowners and other Council teams.

IMPLICATIONS OF THE PROPOSALS

22. An equalities impact assessment in accordance with the Equality Act 2010 is undertaken for this project at both the Outline and Full Business Cases, to supplement the Equalities and Human Rights Impact Assessment (E&HRIA) that was prepared alongside the East Renfrewshire Proposed Local Development Plan. The E&HRIA sets out what positive and negative impacts the plan or its policies might have.

23. Climate Change Impact Assessment (CCIA) Stages 1 & 2 will be completed throughout the progression of the project and the appropriate level of CCIA will be undertaken and noted in both the Outline and Full Business Cases.

CONCLUSIONS

24. East Renfrewshire's £44 million City Deal programme is a clear example of long-term planning by the Council to stimulate sustainable inclusive economic growth. Significant economic benefits have already been achieved with a number of projects now complete.

RECOMMENDATIONS

25. The Cabinet is asked to:

- a) note the progress of the remaining three City Deal projects;
- b) agree to delegate authority to the Director of Environment for the submission of two Business Cases to Glasgow City Region Programme Management Office for approval and release of the next phase of project funds:
 - i. Full Business Case for the new Balgray Rail Station in Barrhead South to be submitted to Glasgow City Region Chief Executives' Group, and
 - ii. Outline Business Case for new visitor facilities in Dams to Darnley in Dams to Darnley Country Park to be submitted to Glasgow City Region Cabinet; and
- c) note that Cabinet will receive further updates on progress.

Director of Environment

Further information can be obtained from: Michaela Sullivan, Head of Environment (Chief Planning Officer), Michaela.Sullivan@eastrenfrewshire.gov.uk

August 2024

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Appendix 1: Completed City Deal Projects

Levern Works

1. Completed in 2016, this project prepared vacant land in Barrhead for business growth and commercial investment. The projects are both based within the Dunterlie ward which ranks within 5% most deprived in Scotland. It was jointly funded by City Deal funding and Scottish Government Regeneration Capital Grant Fund and comprises two elements:

- Crossmill Business Park - the development of ten 72sqm / 10,000sqft commercial units in Barrhead in 2016. The project is complete and all units have been fully let since 2017 enabling 10 small local businesses to grow.
- Former Nestle factory site at Glasgow Rd - preparation of part of the site for private sector investment. This investment attracted a major discount retail park to the site and the 6080sqm/65,500sqft retail park was developed in conjunction with the private sector and opened in Spring 2023. It has boosted economic growth and provided substantial local job opportunities in the region of 150-200 jobs.

2. Work EastRen, the Council's employability team offered assistance to employers (Starbucks, Card Factory, Baynes the Baker, Burger King, B&M Stores, Lidl) in terms of promoting vacancies, accessing job fairs and employer recruitment incentives. Work EastRen also hosted several retail vocational training courses for residents to help prepare them for job opportunities which covered aspects of Customer Service, Communication Skills and Employability as well as Accredited Certificates for Emergency First Aid and Food Hygiene.

The Greenlaw Works (Greenlaw Business Centre)

3. The Greenlaw Works has provided of high quality office accommodation to meet a growing local demand, helping to stimulate local economic growth and create opportunities for start-up and small to medium sized businesses to develop within East Renfrewshire. The 20,000 sqft building comprises 35 office suites, meeting rooms, breakout areas and a Business Gateway presence onsite. Located in Newton Mearns, adjacent to Junction 4 of the M77, it creates the final element of the existing retail and commercial centre at Greenlaw, providing employment opportunities.

4. The facility was completed and due to open in Spring 2020 but remained temporarily closed due to the global pandemic, with the carpark serving as a Covid testing centre. An event to mark the official opening of The Greenlaw Works took place on 16 February 2023 and was attended by both UK and Scottish Government Ministers.

5. Since opening in September 2022, 80% of desk spaces (utilising 92% of overall floor space) is now occupied by a diverse range of business sectors including finance, law, architecture, marketing and logistics. Marketing activity is ongoing to secure tenants for the remaining office spaces with activity including social media, signage, targeted TV and print advertising.

6. The Greenlaw Works is not yet financially self-sustaining and the business case for Greenlaw had projected a three year period to become self-sustaining. A review of management arrangements is currently underway.

Balgraystone Road Improvements

7. This road improvement project accelerated residential development in Barrhead and improved accessibility to the Country Park and planned rail station. The project is complete and the road opened in October 2020. It was subject of a full report to the Cabinet in February 2021. The following added value has been achieved:

- New residential development opportunities have been developed to support the regeneration of Barrhead. The first phase of which includes a development of around 47 Council homes.
- 336 new homes have been built in Barrhead South including 71 social rented homes, 26 entry level homes and 239 privately owned homes creating new residential community with affordable homes prioritised.
- The Council's land at Barrhead South received planning permission in April 2024 for 348 homes and the land has been sold for residential development.
- Improved access to Dams to Darnley Country Park and the proposed new rail station has been created further enabling a future rail and bus interchange and active travel infrastructure to the new rail station and Country Park from Barrhead.
- Along with planned improvements to Aurs Road, this project will support the wider long term economic objective of delivering a new sustainable community.

APPENDIX 2: Images of ERC City Deal Funded Aurs Road and Proposed Balgray Station

1. Aurs Road Improvements - view looking south towards Newton Mearns



2. Aurs Road Improvements - view looking north towards Barrhead



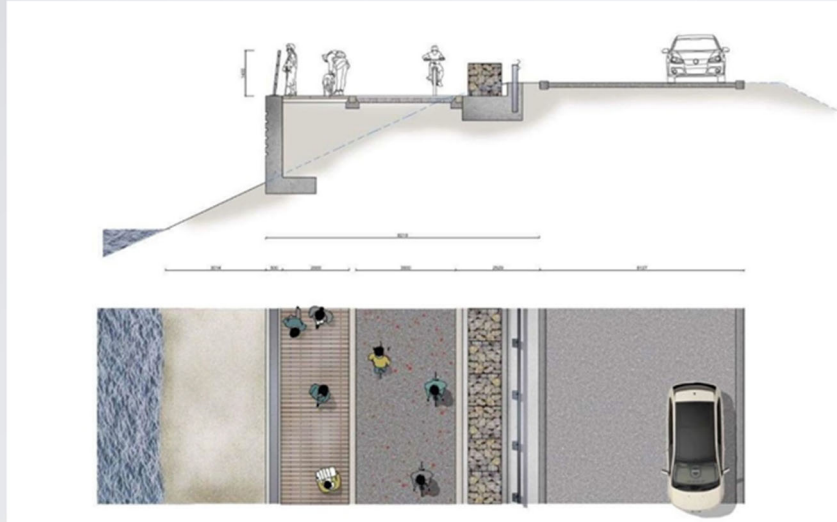
3. Aurs Road Improvements - view looking North towards Barrhead at point where Aurs Road crosses Brock Burn



4. Aurs Road Improvements - mid-way along the Promenade



7. Aurs Road Improvements - This is a typical section through the Promenade showing the arrangement of spaces (vehicle heading South)



8. New rail station at Barrhead South on Glasgow to Neilston line



9. New rail station and bus interchange at Barrhead South on Glasgow to Neilston line



EAST RENFREWSHIRE COUNCILCABINET15 August 2024Report by Director of EnvironmentPUBLICATION OF LOCAL HEAT & ENERGY EFFICIENCY STRATEGY**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval to publish the Local Heat & Energy Efficiency Strategy for East Renfrewshire.

RECOMMENDATIONS

2. Cabinet is recommended to approve the publication of the Local Heat & Energy Efficiency Strategy and Delivery Plan.

BACKGROUND

3. The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 requires each local authority to produce LHEES and accompanying Delivery Plans every five years.

4. Local Heat and Energy Efficiency Strategies (LHEES) are long term plans for an entire local authority area to improve energy efficiency and transition away from burning fossil fuels for heating i.e. removal of natural gas boilers. As such, successful implementation of the LHEES can directly contribute to fulfilling the Council's climate change duties.

5. The LHEES follows an area-wide approach, meaning it addresses all buildings (domestic and non-domestic) in East Renfrewshire, not just the Council's own building stock. It covers all homes (whether owned by owner-occupiers, social landlords, or private landlords) and all non-domestic buildings, whether owned by the Council, other public bodies, businesses, or the third sector.

6. Therefore, the LHEES is published by the Council, but is representative of action that will be required by a wide group of stakeholders across the area.

7. A draft Local Heat & Energy Efficiency Strategy (LHEES) was agreed by Cabinet on 22nd February 2024 and has been subject to a 6-week public consultation.

REPORT

8. The LHEES ambition is for every property in East Renfrewshire to have access to affordable, reliable and clean heat. For homes, this would help reduce the risk of fuel poverty, and bring social, economic and public health benefits. However, significant funding and investment will be required if this ambition is to be realised.

9. The scale of the challenge is enormous – nearly all properties both domestic and non-domestic require some improvement in energy efficiency or to remove natural gas boilers in

the next 20 years. The cost to private property owners across the Glasgow City Region to meet the energy efficiency and zero-emission heating standards has been estimated at £10.7 billion.

10. The availability of skilled tradespeople and the capacity of supply-chains to provide the necessary equipment are also noted as key challenges in the delivery of the energy and heat transition identified in the LHEES. This is not addressed specifically in the LHEES but provides the context for delivery of the strategy.

11. The strategy and the associated delivery plan will aim to achieve four main outcomes:
Outcome 1: Homes and buildings in East Renfrewshire are as energy efficient as possible
Outcome 2: Heat solutions are delivered to meet the 2045 net zero target and tackle fuel poverty
Outcome 3: Investment and grant funding is secured to deliver net-zero projects
Outcome 4: East Renfrewshire Council supports property owners to find improved heating solutions

12. The LHEES has identified six priority workstreams to help develop our Delivery Plan and achieve our four outcomes. The priorities below are not ranked, they are numbered for ease of reference only:

Priority 1 - Analyse potential heat network zones

Priority 2 - Deliver ground source heat pumps for socially rented properties

Priority 3 - Increase levels of cavity wall insulation in the private sector

Priority 4 - Improve uptake of wall insulation EES:ABS programmes

Priority 5 - Deliver improvements for non-domestic council owned properties

Priority 6 - Determine most appropriate solar thermal and solar PV installations

13. The draft LHEES was subject to public consultation. The key points raised through the public consultation are summarised below:

- **Clarity of funding and information provision:** It was suggested that residents would find it *“difficult to afford measures to help improve energy efficiency and utilise clean heat”*. That there should be a *“minimum cost to owners to ensure uptake”* of energy efficiency measures and adoption of clean heat systems. Greater assistance was requested from the government on both funding and relevant information. Greater clarity was sought on *“what existing funding is available for individuals, and also how the council will fund implementation”*. There was general uncertainty around which measures to adopt across varying housing types
- **Green skills confidence:** A lack of confidence in the expertise of subcontractors was expressed. Concerns were raised around appropriate delivery and the impact of energy efficiency measures such as cavity wall insulation causing dampness, and external wall insulation possibly resulting in planning issues due to close proximity of many homes. One respondent suggested that *“education of the net zero problem and recommended solution should be a necessary part of any contract offered by the council”*. Another respondent was concerned that there may not be enough experienced personnel amongst council staff *“to effectively and speedily manage the strategy and logistics”*.

14. The final LHEES has seen moderate changes from the draft shared with Cabinet in February, reflecting the views expressed during the consultation. The key changes are noted below:

- Appendices have been added to address the comments on the draft LHEES by consultants appointed by the Scottish Government. This includes appendices

outlining the methodology for potential heat network areas in more detail; outlining the public and stakeholder consultation that has taken place; and

- An appendix has been added to show the latest progress with the potential heat networks in Eastwood and Barrhead.

15. The final LHEES now includes a Delivery Plan. The Delivery Plan sets out short/medium-term actions, i.e. up to five years. At this stage, the actions are mainly attributed to the Council. However, it is expected that other key stakeholders will become increasingly involved in delivery of actions. The Delivery Plan will be updated regularly, in recognition of the changing policy landscape in relation to climate change and heat in buildings.

FINANCE AND EFFICIENCY

16. There are no immediate budget or staff impacts resulting from this report.

17. The LHEES is the first step in a process that will radically change how all types of building tenures across the local authority area are heated, maintained and managed over the next 20 years. Future costs for the Council to make the necessary changes to its own buildings has previously been estimated to be at least £250m. Additional funding and specialist skills will be required to take forward the actions outlined in the LHEES.

18. Future funding requirements for LHEES actions will be considered and progressed through the budget strategy and capital planning processes, and external funding will be pursued. It is recognised that funding is the major constraint in progressing the actions in the delivery plan but all opportunities for aligning the delivery plan with Council work programmes will be considered.

CONSULTATION AND PARTNERSHIP WORKING

19. The draft LHEES was subject to a 6-week consultation, hosted on the Council's Common Place web-based system. 72 responses were received.

20. The Scottish Government appointed consultants to review all Council LHEES to help build consistency in the approach being taken by local authorities. The feedback from the consultants has been considered in preparing the final draft.

21. A LHEES working group has been established with officers from across the Environment Department. The LHEES officer has engaged with other local authorities through networks organised by Scottish Government, the Improvement Service and Sustainable Scotland Network. This has been important in sharing and learning good practice as all local authorities are working towards delivery of their LHEES. Findings from these groups has informed how the LHEES was prepared and the priorities set out within the strategy.

IMPLICATIONS OF THE PROPOSALS

22. There are no immediate impacts on staffing, property, health & safety, IT and subsidy-control relating to this report.

23. A Climate Change and Equalities, Fairness & Rights Impact Assessment has been completed. The assessment found that whilst there are some risks to socio-economic groups being disadvantaged, as a result of transitioning to clean heating for properties (i.e. potential investment and increased running costs), the LHEES and the related national policies have

expressed a clear ambition to alleviate fuel poverty. When detailed proposals are being proposed, mitigating steps will be taken to avoid negative impacts on groups who are disadvantaged socio-economically.

24. A Climate Change Impact Assessment was completed and no immediate impacts were identified. The strategy will lead to further actions being taken which will be subject to a climate change impact assessment. In the fullness of time, it is expected that LHEES will have a very significant positive impact on reducing emissions in both Council operations and the wider community.

CONCLUSIONS

25. LHEES are long-term plans for an entire local authority area to improve energy efficiency and transition away from burning fossil fuels i.e. removal of natural gas boilers.

26. Following consultation with key stakeholder and the public, a final LHEES, including a Delivery Plan, is ready for publication.

27. Priorities for action consider the development of heat networks, supporting private homeowners to install insulation, new heating systems and solar panels, and assessing and improving the Council's own estate. The scale of the challenge is enormous – all properties in the area, totalling over 42,000 domestic and non-domestic buildings, are likely to require some improvement action.

RECOMMENDATIONS

28. Cabinet is recommended to approve the publication of the Local Heat & Energy Efficiency Strategy and Delivery Plan.

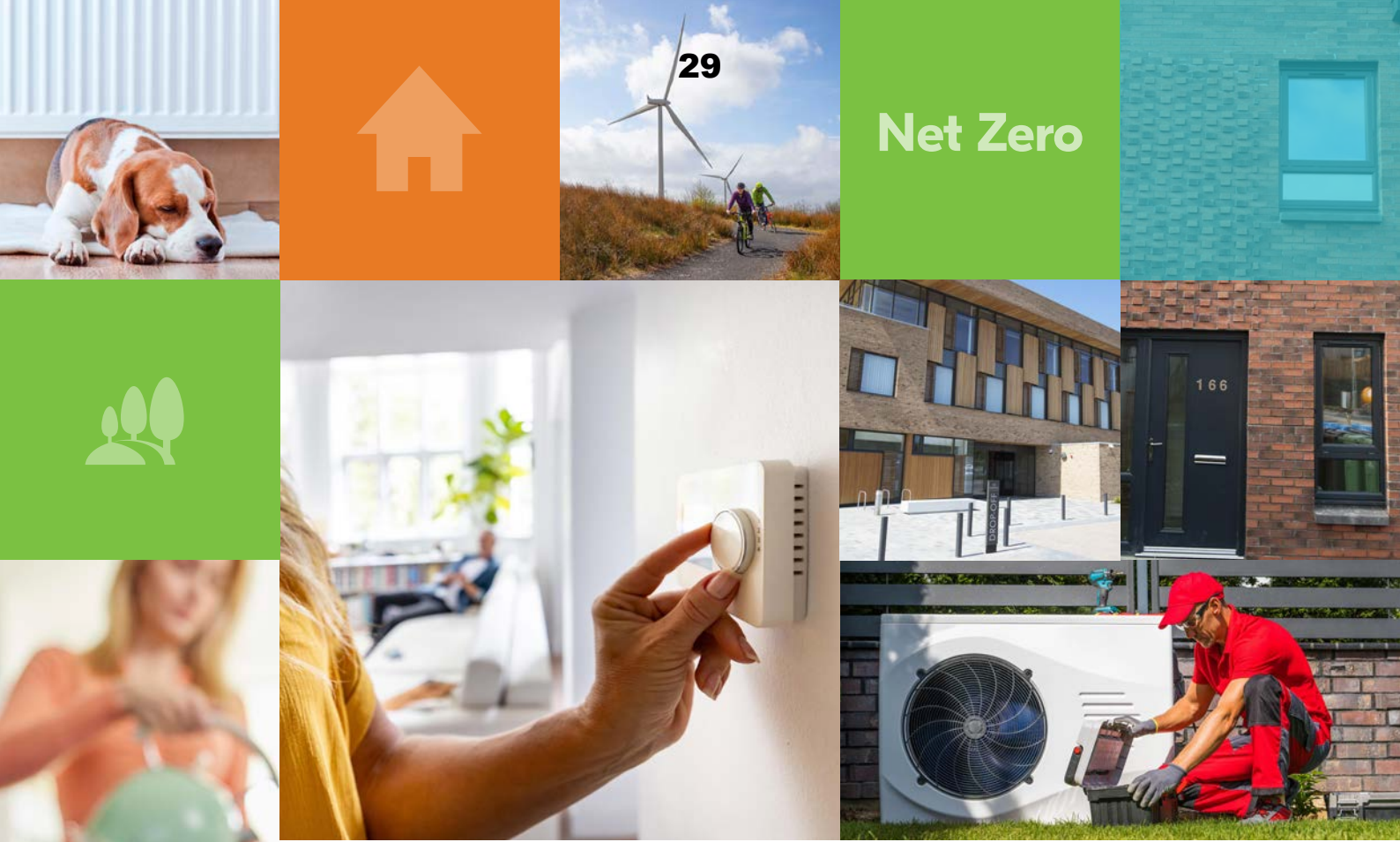
Director of Environment

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July 2024

APPENDICES

1. Local Heat & Energy Efficiency Strategy: 2024-2029



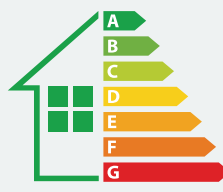
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Net Zero



Local Heat and Energy Efficiency Strategy

August 2024



Glossary of Terms

Anchor Load: A building with a large, dependable, and long-term demand for heat which can help make a heat network commercially viable.

Biomass: Biomass is organic material from plants and animals. This can be used as a source of energy. Typical examples are forestry products or fuel crops.

Building Assessment Reports (BAR): Statutory guidance to support the owners of non-domestic buildings to discharge their duty in relation to assessing their building's potential to connect to a heat network. They should be read alongside the HNZ and Building Assessment Reports (Scotland) Regulations 2023.

Delivery Area: Spatial zones setting out clusters of buildings that identify potential solutions, a starting point for identifying projects and actions.

Delivery Plan: The LHEES Delivery Plan is a document setting out how a local authority proposes to support implementation of its local heat and energy efficiency strategy.

ECO4: The Energy Company Obligation (ECO4) is a government energy-efficiency scheme in Great Britain, designed to tackle fuel poverty and help reduce carbon emissions. ECO is an obligation placed on energy companies to deliver energy efficiency measures to domestic premises.

EES:ABS: Energy Efficiency Scotland: Area Based Scheme is funded by Scottish Government and co-ordinated by local authorities. The funding targets fuel-poor areas to provide energy efficiency measures to a large number of Scottish homes while delivering emission savings and helping reduce fuel poverty.

Energy efficiency: The amount of energy required to heat a building (given its size) and the building's ability to retain that heat. The most common way to measure energy efficiency is through an Energy Performance Certificate (EPC), which provides a simple rating of energy efficiency of the building.

Energy Performance Certificate (EPC): An Energy Performance Certificate (EPC) gives information on how energy efficient a building is and how it could be improved. You need an EPC when: applying for a completion certificate for a new building; selling a building; or renting a building to a new tenant.

Fuel poverty: A household spending more than 10% of its income on fuel costs where the remaining household income is insufficient to maintain an adequate standard of living.

GIS: Geographic Information System

Greenhouse Gas (GHG): Greenhouse gases are gases that trap heat in the earth's atmosphere, a process called the greenhouse effect. These gases occur naturally but are also produced by human activity.

Heat decarbonisation: The process of removing emissions from heating buildings. Typically, this is achieved using a combination of improvements to the heating demand in a property (e.g. from improving insulation and reducing drafts) and changing to a zero-emission heating system for heating and hot water.

Heat networks: A network of pipes by which hot water is distributed from one or more sources of production to more than one building. They are a tried and tested technology used extensively across Europe. They are a key strategic technology for reducing emissions from heating homes and non-domestic buildings.

Heat pump: Usually air source or ground source – are modern, low carbon heating systems that are much more energy efficient than boilers and traditional electric heating. They work by taking warmth from the surrounding air, ground or water and heating this using a refrigerant gas. Typically this then heats hot water to provide heating and hot water to properties, but can also provide hot air, which is similar to an air-conditioning system.

Home Analytics: The Energy Saving Trust's service which pulls together data on residential properties across Great Britain. It combines energy efficiency metrics with the full range of property attributes, geographical factors, such as region or rurality, and socio-demographic information, such as tenure and fuel poverty.

Just Transition: An approach to meeting environmental targets which addresses potential sources of unfairness and to provide better outcomes for different groups of people.

Strategic Zone: Visualisation of the potential pathways to decarbonise the building stock at a local authority level.

TWh: Terrawatt hours abbreviated as TWh is a unit of energy representing one trillion watt hours. A kilowatt hour is equivalent to a steady power of one kilowatt running for one hour.

Zero-emission heating: A heating system for properties that does not use polluting fuels (e.g. gas/oil/LPG), but instead is using heat pump, electric storage, or heat networks that are derived from clean sources. Hydrogen gas may also be considered zero-emission if the hydrogen gas was derived from renewable sources.

Executive Summary

East Renfrewshire Council has joined many local authorities in Scotland in declaring a climate emergency. Each local authority will publish a Local Heat and Energy Efficiency Strategy (LHEES), as a requirement of legislation. LHEES is a long-term plan to decarbonise heat and improve energy efficiency. This new strategy is at the heart of the Scottish Government's heat transition, with the aim of removing natural gas or oil as the main means of heating homes and buildings. As such, successful implementation of a LHEES will directly contribute to fulfilling the Council's climate change duties and will help reduce community emissions too.

Local Heat and Energy Efficiency Strategies aim to facilitate a joined up, long-term strategic approach to:

- **The improvement of the energy efficiency of buildings in the local authority's area; and**
- **The reduction of greenhouse gas emissions resulting from the heating of buildings.**

In 2019, only 11% of homes in Scotland had low-emission heating systems. To meet the national target of net zero greenhouse gas emissions by 2045, a rapid acceleration of homes converting to zero-emission heating is needed. From the current rate of 0.1% of homes making the conversion per year it will be necessary for 5-10% of homes per year to achieve this target.

Zero-emission heating will involve converting properties to electrical heating (e.g. heat pumps). This can be done at individual property level (by use of air-source heat pumps or ground-source heat pumps), or communally via heat networks.

For each local authority area, the Scottish Government's methodology advises that a LHEES should:

- Show how each segment of the building stock needs to change to meet national and local objectives, including achieving zero greenhouse gas emissions and the removal of poor energy efficiency as a driver of fuel poverty;
- Identify strategic heat decarbonisation zones and set out the principal measures for reducing buildings' emissions within each zone; and
- Prioritise areas for delivery, against national and local priorities.

The LHEES is required to include a 5-year Delivery Plan. This was developed in partnership with key stakeholders and provides a strong basis for action for local communities, government, investors, developers and wider stakeholders; pinpointing areas for targeted intervention and early, 'quick-win', measures. The East Renfrewshire Local Heat and Energy Efficiency Delivery Plan (LHEEDP) provides a number of actions to help increase the number of homes in the area converting to zero-emission heating systems.

Net zero emissions by 2045

By 2030 buildings' emissions will fall by 68%

against 2020 levels, this includes:

- All homes to be Energy Performance Certificate (EPC) C or equivalent by 2033 (1.2m homes);
- Vast majority off-gas homes switching to zero emissions heat (>170k homes);
- 1m on-gas homes switching to zero emissions heat;
- Non-domestic buildings switching to zero emissions; and
- By 2040 no more than 5% of households are in fuel poverty and no more than 1% in extreme fuel poverty.

2.6 TWh of thermal energy to be supplied by heat networks by 2027 and 6 TWh by 2040.

By 2045 our homes and buildings no longer contribute to climate change

An LHEES covers both domestic and non-domestic buildings.

In East Renfrewshire the LHEES will cover

42,365 properties.

This means:

40,650

properties in the domestic sector

1,715

properties in the non-domestic sector

This includes:

35,453

private sector domestic properties

1,515

private sector non-domestic properties

5,197

public sector (i.e. social housing) domestic properties

200

non-domestic council-owned properties

9%

of the domestic properties are off gas.

32%

of the private non-domestic properties are off gas.

36%

of the domestic properties (15, 570) have an EPC band A, B or C.

10%

of the non-domestic properties (170) have an EPC band A, B or C.

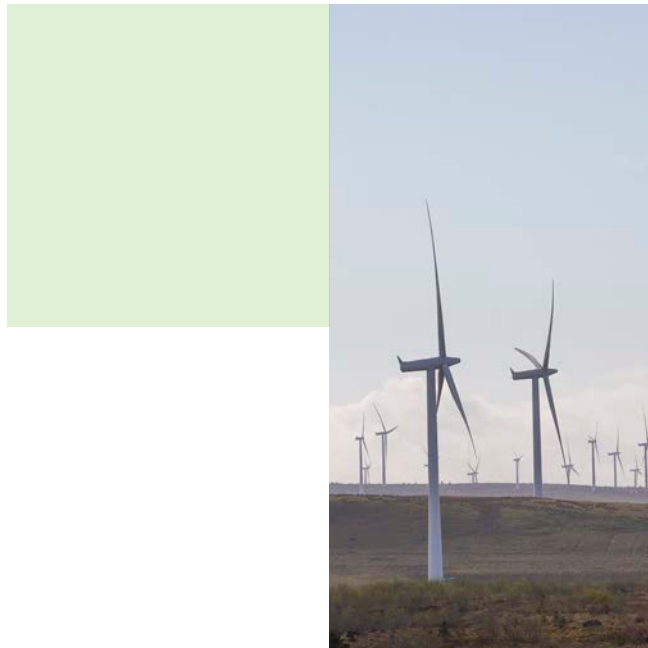
The LHEES ambition is for every property in East Renfrewshire to have access to affordable and reliable net zero heating solutions. For homes, this would help reduce the risk of fuel poverty, and bring social, economic and public health benefits. However, significant funding and investment will be required if the ambition is to be realised.

This strategy and the associated delivery plan will aim to achieve four main outcomes:

Outcome 1	Homes and buildings in East Renfrewshire are as energy efficient as possible
Outcome 2	Heat solutions are delivered to meet 2045 net zero target and tackle fuel poverty
Outcome 3	Investment and grant funding is secured to deliver Net Zero projects
Outcome 4	East Renfrewshire Council supports property owners to improve heating solutions



East Renfrewshire Council has set a target for net zero carbon emissions by 2045



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1. Introduction

In response to global climate change, the Scottish Government introduced the Climate Change (Emissions Reduction Targets) Act 2019. This introduces a legally binding target for Scotland to achieve net zero greenhouse gas emissions by 2045. Scotland's Climate Change Plan sets out the ambition to reduce emissions, particularly from heating buildings, which accounts for around 20% of Scotland's greenhouse gas emissions.

Decarbonisation is the process of reducing the amount of carbon dioxide and other greenhouse gas emissions by introducing new low carbon alternatives and technologies. Much of the decarbonisation strategy is based on switching carbon energy usage (e.g. petrol and diesel for transport, and natural gas and oil for heating) to electricity, and then using renewable generation to provide zero carbon electricity.

In 2019, only 11% of homes in Scotland had low-emission heating systems. To meet the national target of net zero greenhouse gas emissions by 2045, a rapid acceleration of homes converting to zero-emission heating is needed. From the current rate of 0.1% of homes making the conversion per year it will be necessary for 5-10% of homes per year to achieve this target.

Glasgow City Region (GCR) outlined in 2021 that bringing homes across the region to Energy Performance Certificate (EPC) level C and above is estimated to cost in the region of £10.7 billion, with up to £600 million investment per annum required for a 15-year period. There are approximately 428,000 properties across the GCR region below EPC C.

Whilst owner-occupiers comprise 71% of properties across GCR, East Renfrewshire has 75% owner-occupiers. Overcoming the range of barriers to upscaling retrofit with owner-occupiers will require a comprehensive framework of incentives and/or regulations being in place. The Scottish Government has stated that it is looking at regulation for owner-occupiers, but this is unlikely to be in place until after 2025.

Continuing to burn natural gas for heating is not consistent with zero-emission ambitions. Zero-emission heating will involve converting properties to electrical heating. Heat decarbonisation can be done at individual property level (by use of air-source heat pumps or ground-source heat pumps), or communally via heat networks that are relatively large (i.e. district heating) or via smaller networks, such as shared ground-source heat pumps.

In November 2022, East Renfrewshire Council set a target for net zero carbon emissions by 2045. A Local Heat and Energy Efficiency Strategy (LHEES), which is a legislative requirement, is identified in the Council's Get to Zero Action Plan as a key action.

The legislation for LHEES sets out that each strategy should:

- Show how each segment of the building stock needs to change to meet national and local objectives, including achieving zero greenhouse gas emissions in the building sector, and the removal of poor energy efficiency as a driver of fuel poverty;
- Identify strategic heat decarbonisation zones, and set out the principal measures for reducing buildings emissions within each zone; and
- Prioritise areas for delivery, against national and local priorities.

The LHEES will also support the Scottish Government targets for fuel poverty: by 2040, as far as reasonably possible, no household in Scotland is in fuel poverty.

Accompanying the LHEES is a Delivery Plan. The Delivery Plan was developed in partnership with key stakeholders and provides a strong basis for action for local communities, government, investors, developers and wider stakeholders, pinpointing areas for targeted intervention and early, low-regrets measures.

The LHEES, and the associated Delivery Plan, will support the Council and the community to reduce emissions from homes, businesses and public buildings. It will set out the long-term plan for decarbonising heat in buildings and improving their energy efficiency across an entire local authority area.

We aim to deliver on 4 main outcomes:

Table 1: East Renfrewshire's four LHEES Outcomes

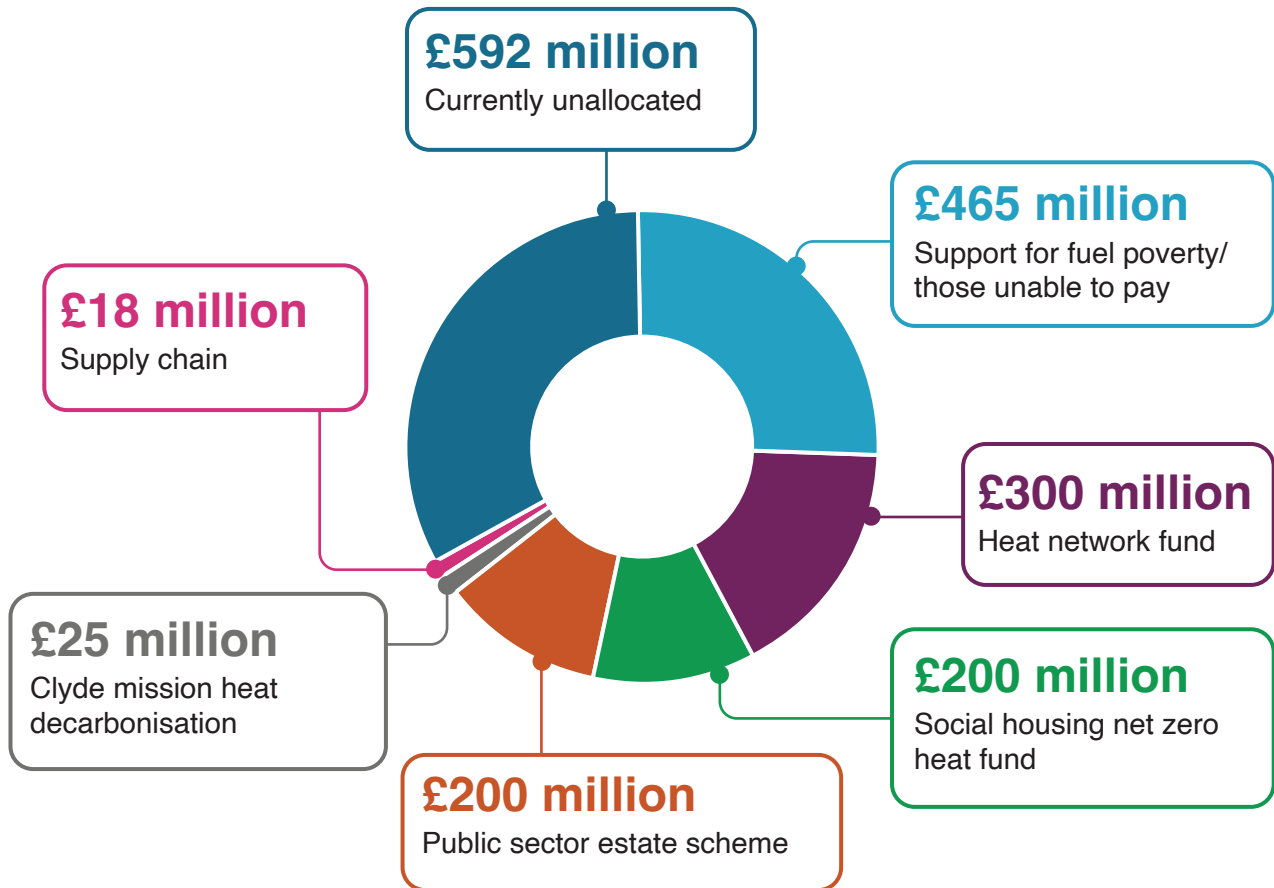
Outcome 1	Homes and buildings in East Renfrewshire are as energy efficient as possible
Outcome 2	Heat solutions are delivered to meet 2045 net zero target and tackle fuel poverty
Outcome 3	Investment and grant funding is secured to deliver Net Zero projects
Outcome 4	East Renfrewshire Council supports property owners to find improved heating solutions

The LHEES ambition is for every property in East Renfrewshire to have access to affordable and reliable net zero heating solutions. The immediate priority is to ensure that all domestic and non-domestic properties are as energy efficient as possible. For homes, this would help reduce the risk of fuel poverty, and bring social, economic and public health benefits. However significant funding and investment will be required if the ambition is to be realised.

The scope of LHEES is focused on energy efficiency and heat decarbonisation. It does not extend to wider local area energy planning, e.g. evaluating future energy demand and grid capacity/connections. However, the production of a LHEES does not preclude local authorities undertaking wider local area energy planning.

Indeed, LHEES will be an important building block for local area energy planning. East Renfrewshire Council will work with distribution network operators (DNO) to understand where grid constraints may restrict the ability to install heat pumps. DNOs will also be able to use the outputs of LHEES to plan where they need to strengthen the grid in the future to support heat decarbonisation. Some local authorities are building on the analysis done as part of their LHEES to consider the wider energy system by producing a Local Area Energy Plan. We will give this due consideration alongside the development of Local Development Plan 3.

Significant funding and investment will be required if the ambitions outlined in this document are to be realised. The Scottish Government's Heat in Buildings Strategy (HiBS) aims to achieve net zero emissions in Scotland's buildings and £1.8billion has been committed to the HiBS programme over the current parliamentary term. Some of the current funding and delivery programmes that could be utilised to support actions in the Delivery Plan are stated below with additional information on available funding to be found at appendix 1.



Source: Scottish Government

2. Policy Context

The 'Heat in Buildings Strategy – achieving net zero emissions in Scotland's buildings' was released in October 2021. This sets the Scottish Government's vision for the future of heat in buildings. It sets out actions the government is undertaking in the building sector to deliver its climate change commitments, while at the same time maximising economic opportunities and ensuring a 'just transition', including helping to address fuel poverty.

A provisional target for renewable heat indicates that at least 22% of heat in buildings should be directly supplied from renewable sources by 2030. A summary of the national and local heat and energy efficiency policy landscape can be found below:

2.1 National Policy Context

- **Climate Change Plan Update (2020)** - Outlines the Scottish Government's pathway to achieving the targets set by the Climate Change Act 2019 and is a key strategic document for delivering a green recovery from COVID-19.
- **Heat in Buildings Strategy (2021)** - As above, this sets Scotland's vision for the future of heat in buildings, and the actions to be taken in the buildings sector. Key nationwide target dates and outcomes include:
 - Net zero emissions by 2045, this includes:
 - By 2030 emissions fall by 68% against 2020 levels, this includes:
 - All homes EPC C or equivalent by 2033 (1.2m homes)
 - Off-gas homes switching to zero emissions heat (>170k homes)
 - On-gas homes switching to zero emission heating
 - Non-domestic buildings switching to zero emission heating.
 - By 2045 our homes and buildings no longer contribute to climate change.
 - By 2040 no more than 5% of households are in fuel poverty and no more than 1% in extreme fuel poverty.
 - 2.6 TWh of thermal energy to be supplied by heat networks by 2027 and 6 TWh by 2040.
- **Heat in Buildings Bill (upcoming)** - The upcoming Heat in Buildings Bill will build upon the Heat in Buildings Strategy. The Scottish Government sought the views on the proposals for:
 - All privately rented homes to meet a minimum energy efficiency standard by the end of 2028;
 - All other privately owned homes to meet a minimum energy efficiency standard by the end of 2033; and
 - The use of polluting heating systems to be prohibited by the end of 2045.

- **Heat Networks Act (2021)** - Places a duty on local authorities to carry out a review to consider whether one or more areas in its authority is likely to be particularly suitable for the construction and operation of a heat network.
- **Energy Efficiency Standard for Social Housing (ESSH)** - The Energy Efficiency Standard for Social Housing (ESSH) aims to improve energy efficiency of social housing in Scotland. It is set to be replaced with a new Social Housing Net Zero Standard. The Scottish Government consultation on this new standard sought the views on a standard that will require social landlords to:
 - Improve fabric efficiency by 2033; and
 - Install clean heating, across their stock, by 2045 where it is technically feasible and cost-effective to do so.
- **Scottish Energy Strategy & Just Transition Plan (2023)** - Sets out how Scotland will use energy more efficiently and decarbonise by meeting the challenge of reducing demand within main energy-using sectors such as heat in buildings, transport, industry and agriculture.
- **National Planning Framework 4 (NPF4)** - NPF4 sets out the national spatial strategy for Scotland (up to 2045) and sets out where development and infrastructure are needed. It will guide spatial development, set out national planning policies, designate national developments and highlight regional spatial priorities that will guide the preparation of Regional Spatial Strategies.
- **New Build Heat Standard** - From the 1st of April 2024, new buildings in Scotland applying for a building warrant will be required to use zero direct emissions heating systems (ZDEH) to meet their space and hot water heating and cooling demands.
- **Hydrogen Policy Statement (2020)** - Sets out the vision for Scotland to become a leading hydrogen nation in the production of reliable, competitive, sustainable hydrogen.
- **Review of Electricity Market Arrangements (REMA) (UK Government)** - Proposals under the scope of REMA include the exploration of fundamental changes to the electricity market to disable volatile gas prices from setting the wholesale cost of electricity, allowing consumers to benefit from lower cost renewable energy.

2.2 Local Policy Context

- **Community Plan** - East Renfrewshire Community Planning Partnership's Community Plan sets out how local services will work together to create stronger and fairer communities together with the people of East Renfrewshire. This plan includes 'Fairer East Ren'.
- **Local Outcome Improvement Plan (LOIP)** - 'Fairer East Ren' is the LOIP for East Renfrewshire Community Planning Partnership. It identifies how partners will work together to reduce socio-economic inequality and this is set out in a number of themed delivery plans.
- **Outcome Delivery Plan (ODP)** - The Council's Outcome Delivery Plan outlines the key contributions that council departments will make to the delivery of the Community Plan and Fairer East Ren. It presents the planned key activities in partnership with the Health and Social Care Partnership (HSCP), East Renfrewshire Culture and Leisure Trust (ERCLT) and local partners including Voluntary Action East Renfrewshire, to help deliver our strategic outcomes.
- **Get to Zero Action Plan (GTZAP)** - The Council's GTZAP provides a framework for East Renfrewshire to combat climate change and deliver net zero carbon emissions by 2045. It covers a wider range of topics than the LHEES, such as waste and transport. The LHEES will complement the work delivered through the GTZAP.
- **Local Development Plan 2 (LDP2)** - LDP2 supports our economy to grow and take the necessary steps to tackle climate change and its impacts. It provides the Council with a development strategy that will guide the future sustainable growth of East Renfrewshire up to 2031 and beyond. The key objectives on future land use within East Renfrewshire relevant to LHEES are:
 1. Creating sustainable places and communities;
 2. Promoting sustainable and inclusive economic growth; and
 3. Promoting a net zero carbon place.

New developments are required to demonstrate efficiency and sustainability, encompassing energy-efficient designs and effective carbon reduction measures. The emerging LDP Low and Zero Carbon Delivery Supplementary Guidance will emphasise the importance of heat networks, including dedicated measures such as the potential to safeguard land for energy centre utilisation and ensuring that new proposals are designed to seamlessly connect to nearby heat networks.
- **Local Housing Strategy (LHS)** - The recently published LHS will ensure that our commitment to tackling climate change extends to our council house building programme which will see tenants move into more environmentally friendly, lower carbon homes.
- **Property Asset Management Plan (PAMP)** - The PAMP sets out the Council's plan for the management of its built non-domestic property assets including actions towards zero emissions targets.

3. Structure of the LHEES

As established in the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022, LHEES has a two-part structure:

- A Local Heat and Energy Efficiency Strategy - a long-term strategic framework for the improvement of the energy efficiency of buildings in the local authority's area; and the reduction of greenhouse gas emissions resulting from the heating of such buildings.
- A LHEES Delivery Plan – A 5-year plan setting out how a local authority proposes to support implementation of its LHEES.

LHEES are framed around six considerations prescribed by the Scottish Government, as listed in Table 2 below. The LHEES will eventually cover all tenures and all sectors, including the non-domestic sector. However, the current guidance provided by the Scottish Government acknowledges that the first iterations of LHEES will have a large emphasis on the domestic sector.

Table 2: Summary of LHEES Considerations

	No.	LHEES Consideration	Description
Low regrets* heat decarbonisation	1	Heat networks	Decarbonisation with heat networks
	2	Off-gas grid buildings	Transitioning mainly from heating oil and LPG in off-gas areas
Secondary outcomes	3	Poor building energy efficiency	Poor building energy efficiency
	4	Poor building energy efficiency as a driver for fuel poverty	Poor building energy efficiency as a driver for fuel poverty
	5	Mixed-tenure, mixed-use and historic buildings	Covering mixed-tenure and mixed-use buildings, listed buildings and buildings in conservation areas
Heat decarbonisation	6	On-gas grid buildings	On-gas grid heat decarbonisation

*Low regrets are heat decarbonisation actions that are relatively low cost and provide relatively large benefits when it comes to heat decarbonisation. In the LHEES context they refer to heat networks and off-gas grid heat pumps.

Local authorities are not required to address all LHEES considerations and the emphasis on any consideration should be informed by the profile and priorities of the local authority area. It may also be more suitable to combine analysis for multiple considerations at a time.

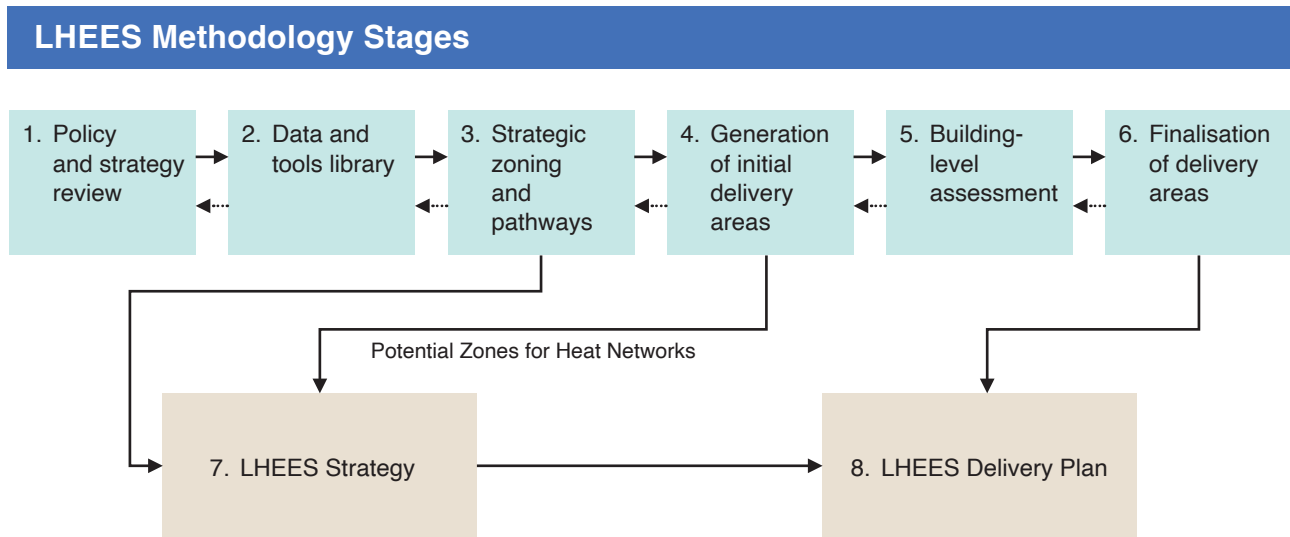
These considerations are explained further below.

1. **Heat decarbonisation: Heat networks** - The analysis highlights heat dense areas within the local authority where heat networks present a likely decarbonisation option. Different opportunities and constraints relating to development potential were considered to inform decisions, and the prioritisation of the different heat network zones.
2. **Heat decarbonisation: Off-gas grid** - The analysis identified off-gas heat decarbonisation pathways and considered opportunities for domestic properties at both the strategic and delivery level.
3. **Secondary outcome: Poor building energy efficiency** - The analysis identified locations where poor building energy efficiency (such as low levels of wall or loft insulation, the absence of double glazing, or a combination of these) exists across the local authority.
4. **Secondary outcome: Poor building energy efficiency as a driver for fuel poverty** - The analysis also identified locations where poor building energy efficiency (such as low levels of wall or loft insulation, the absence of double glazing, or a combination of these) may act as a driver for fuel poverty.
5. **Secondary outcome: Mixed-tenure, mixed-use and historic buildings** - The analysis identified where there are buildings of mixed-use or mixed-tenure and where there are historic buildings (covering listed buildings and conservation areas). This LHEES consideration area was not analysed in isolation.
6. **Heat decarbonisation: On-Gas Grid** - The analysis identified possible low regrets on-gas decarbonisation pathways for domestic properties and opportunities at a strategic and delivery level. At this stage, analysis explored only building readiness for heat pump retrofit.



The Scottish Government provided an LHEES Methodology to local authorities. This is a detailed, step by step approach, including models, tools and templates, and represents best practice in how to produce an LHEES. The LHEES Methodology structure and stages are detailed in figure 2.

Figure 2: LHEES Methodology structure and stages



From 2020 to 2022 East Renfrewshire Council worked with environmental consultants Changeworks to initiate our Local Heat & Energy Efficiency Strategy. Using the Scottish Government's LHEES methodology, Changeworks analysed local and national datasets and addressed the 6 LHEES considerations and produced a report which suggested recommendations for how East Renfrewshire could maximise heat decarbonisation and energy efficiency measures across its building stock.

The council created a LHEES working group with the remit to take forward the recommendations from Changeworks and consider how they can align with current policies and planned works (e.g., EES:ABS and capital works) to help deliver East Renfrewshire's first LHEES and Delivery Plan, and ultimately realise our four main outcomes. To this aim the working group agreed on 6 priority workstreams:

Priority 1	Analyse potential Heat Network zones
Priority 2	Deliver Ground Source Heat Pumps for socially rented properties
Priority 3	Increase levels of cavity wall insulation in private sector housing
Priority 4	Improve uptake of wall insulation EES:ABS programmes
Priority 5	Deliver improvements for non-domestic council owned properties
Priority 6	Determine most appropriate solar thermal and solar PV installations

4. Progress to date

Heat networks

In June 2023, the Council applied for funding to progress the heat network assessment requirement of the LHEES. The Scottish Government's Heat Network Support Unit confirmed funding of circa £70k for two detailed feasibility studies on sites earmarked as possible heat networks: Eastwood Park and Barrhead Main Street. The studies were completed in December 2023 and the results and recommendations are under assessment.

Private tenure homes

The current pace of retrofitting homes has been slow. Grant funding is provided via the Energy Efficient Scotland: Area Based Scheme (EES:ABS) for private tenure homes, but this has not been well-utilised to date due to poor take up by homeowners due to the level of private funding contributions required in order to draw down the grant support. The challenges of maximising the EES:ABS funding is well understood and the Council have created and filled a new Energy Efficiency Officer post. The Energy Efficiency Officer will work with a contractor to ensure energy efficiency grants available to owners across ERC areas are maximised.

Social housing

99.67% of council housing stock of around 3,000 properties is already achieving EPC C, which is the statutory target by 2025 for Energy Efficiency Standard for Social Housing (ESSH). The ESSH requirement by 2032 is for all Council houses to be EPC B. However, ESSH is set to be replaced with the Social Housing Net Zero Standard. Housing Services are assessing properties, researching options and piloting new approaches to inform the next investment strategy to achieve the proposed new Social Housing Net Zero Standard.

Local Development Plan

The requirement to move towards net zero has been given greater emphasis in Local Development Plan 2. LDP2 sets out a range of policies which contribute to tackling climate change. It provides a strong framework in developing place-based solutions to a zero-carbon future and contains strong policies on climate change adaptation and mitigation.

Council property

Maintaining, adapting, and constructing new property assets accounts for a considerable proportion of the Council's capital expenditure, and therefore the development of a property asset management plan is crucial to enable effective deployment of capital which can demonstrate clear alignment to the Council's strategic goals. The new Property Asset Management Plan which covers 2024-2026 acknowledges the net zero challenge and focuses on foundations to inform a longer-term strategic plan thereafter.

Council decision-making

A comprehensive Climate Change Impact Assessment (CCIA) for all new council policies, plans and operations is now in place. The findings from any assessment will be incorporated in the Council's corporate report format in order to give climate change implications due consideration.

5. Findings from baseline data

The Council, supported by Changeworks consultants, completed a review of domestic housing stock, including property type and age, energy efficiency and insulation status and fuel types used. Home Analytics data was supplemented by data provided by the Council regarding tenure and property characteristics and reviewed to provide the overview of the domestic housing stock.

EPC data was provided for the non-domestic stock throughout East Renfrewshire; however, this does not account for all non-domestic properties and it is unknown how representative the data is.

5.1 Domestic stock in East Renfrewshire

- East Renfrewshire has a larger proportion of owner-occupied properties (75%) compared to the rest of Scotland (65%).
- East Renfrewshire holds a relatively large proportion of houses (72%) compared to the rest of Scotland (63%).
- The average energy efficiency of the domestic properties (D-63) is two Standard Assessment Procedure (SAP) points below the national average (D-65).
- Across property types, pre-1919 houses are the least energy efficient.
- Across tenure types, privately rented and owner-occupied properties are the least energy efficient.
- The proportion of properties using mains gas as their main heating fuel (88%) is higher than the national level (81%).
- The proportion of properties using electricity as their main heating fuel (9%) is slightly lower than the national level (10%).
- The insulation levels of cavity wall properties in the LHEES area (59%) are much lower than national levels (73%).
- Loft insulation rates are higher than national levels (51% vs 46%).

This analysis covers the entire housing stock in the area, for which data for 40,506 properties was available from Home Analytics. From the 40,506 Home Analytics entries, 70 properties were excluded as no useful data was provided. Data on the remaining 40,436 properties has formed the basis for the current analysis.

Tenure

Proportionally, there are more owner-occupied properties (75% of domestic properties) than the national proportion of 65%. Consequently, there are fewer social rented properties (10% of the stock), compared to the rest of Scotland (25%). The private rented sector in East Renfrewshire accounts for 10% of the stock, which is on par with Scotland overall. For 5% of the stock, the tenure is unknown. This is due to conflicts of tenure across datasets.

Table 3: Tenure for flats and houses

Housing type	Social rented	Owner-occupied	Privately rented	Unknown	Totals
Flats total	2,725	5,055	1,889	1,610	11,279
Houses total	1,379	25,193	2,030	555	29,157
Total	4,104	30,248	3,919	2,165	40,436

As for property types, the majority of rented properties (both privately and social rented) are flats (58%). This is on par with the national figures where 58% of privately and social rented properties are flats. However, when focussing on differences between the private and social rental sector, East Renfrewshire has more houses rented out privately compared to the national average, and less socially rented homes.

Property types and age

Across all stock, 72% of the properties are houses, and more than one-quarter are flats (28%), indicating the area has more houses than the national average (63% houses, 37% flats).

The predominant age band is 1950-1983 (43%), which is similar to the national average (42%) built during the same period. There are more properties built between 1919-1949 (26%) compared to 11% in the rest of Scotland. Less properties were built after 1983 (24%) than in Scotland overall (27%). For pre-1919, the proportion is significantly lower (7%) than the Scottish average (19%).

Table 4: Property types and age-bands of the domestic properties

Property type	Pre-1919	1919-1949	1950-1983	1984-1991	1992-2002	Post-2002	Totals
Flats (total)	3%	4%	12%	4%	3%	3%	28%
Houses (total)	5%	22%	31%	5%	7%	3%	72%
Detached house	1%	9%	10%	2%	4%	2%	28%
Semi-detached house	1%	9%	13%	1%	2%	<1%	27%
End-terraced house	<1%	2%	4%	1%	<1%	<1%	7%
Mid-terraced house	1%	3%	5%	1%	1%	<1%	10%
Totals	7%	26%	43%	9%	10%	5%	

Energy efficiency

A home's energy performance is calculated using the Standard Assessment Procedure (SAP) methodology, which underpins the Energy Performance Certificate (EPC). The average Energy Efficiency rating (EE rating) across East Renfrewshire is 63 points, which is 2 SAP points below the national average of 65 points (e.g. less energy efficient). Overall, post-2002 built flats have the highest average EE rating, with an average EE rating of 81 points, equivalent to an EPC B-band. Pre-1919 buildings have the lowest EE ratings, with pre-1919 houses scoring an average 54 points, equivalent to an E-band, whereas pre-1919 flats score an average 61 points, equivalent to a D-band.

Table 5: Energy Efficiency rating/ band per housing type

Housing type		Pre-1919	1919-1949	1950-1983	1984-1991	1992-2002	Post-2002	Average
Flats	EE rating/band	61 (D)	66 (D)	68 (D)	69 (C)	73 (C)	81 (B)	69 (C)
Houses	EE rating/band	54 (E)	57 (D)	62 (D)	66 (D)	69 (C)	78 (C)	61 (D)
Overall averages	EE rating/band	56 (D)	58 (D)	63 (D)	67 (D)	70 (C)	79 (C)	63 (D)

Looking at the Energy Efficiency bands, Table 5 above shows that proportionally there are more flats in the higher bands (A-C), whilst most houses are in the lower banding (D-E).

When compared to the national pattern, a higher proportion of flats and lower proportion of houses in East Renfrewshire are in the A-C banding, whilst a lower proportion of flats and higher proportion of houses are in the D-E banding. A slightly higher proportion of flats and slightly lower proportion of houses are in the lowest banding (F-G), when compared to national figures.

Fuel types

Mains gas is the main fuel type for 88% of the households in the overall council area (Table 6), which is higher than the national average of 81%. Electricity as the main off-gas fuel (9%) is slightly lower than the national proportion of 10%. Other fuels account for 3% of the properties, lower than the national proportion where fuels other than mains gas and electricity account for 9%.

Table 6: Main fuel type per property type

Housing type	Mains gas	Electricity	LPG	Oil	Biomass/Solid	Communal
Flats	21%	6%	<1%	<1%	<1%	1%
Houses	67%	3%	<1%	1%	<1%	<1%
Total	88%	9%	<1%	1%	<1%	1%



Wall insulation

Under three-quarters of properties have a cavity wall construction (72%). The insulation levels of the cavity wall properties are lower than the national average (59% in East Renfrewshire, 73% in Scotland). Social rented properties in East Renfrewshire with cavity walls are most likely to be insulated (91%).

Most solid stone or brick properties have uninsulated walls (77%), which is lower than the national average (81%). Modern timber frame properties are assumed to have insulated walls from when they were built, however 25% are recorded as being uninsulated. It is worth noting that it is common for non-traditional timber houses to be recorded as timber frame (e.g., Swedish timber, Weir timber) when these should be recorded as 'system-built'. Over half of the system-built properties in Scotland have received external wall insulation (55%).

Table 7: Wall construction and insulation status of tenures

Tenure type	Cavity Construction	Solid Brick or Stone	System Built	Timber Frame
Privately rented	2,695	673	80	471
Uninsulated walls	1,443	553	29	149
Uninsulated walls (%)	54%	82%	36%	32%
Social rented	3,053	427	114	510
Uninsulated walls	275	230	4	57
Uninsulated walls (%)	9%	54%	4%	11%
Owner Occupied	22,465	4,592	324	2,867
Uninsulated walls	9,932	3,605	204	955
Uninsulated walls (%)	44%	79%	63%	33%
Unknown	748	229	31	1,157
Uninsulated walls	254	172	8	70
Uninsulated walls (%)	34%	75%	26%	6%
Totals	28,961	5,921	549	5,005
Uninsulated walls	11,904	4,560	245	1,231
Uninsulated walls (%)	41%	77%	45%	25%

Loft insulation

There are normally no lofts in properties such as ground and mid-floor flats, and in East Renfrewshire this covers 18% of the stock. Over half of the properties with lofts have loft insulation over 250mm (51%), which exceeds the national average of 46%. As for tenure, privately rented properties have the lowest loft insulation rates.

Table 8: Loft insulation status of domestic properties and of tenures

Tenure type	0-99mm	100-249mm	250mm+	No loft	Total lofts
Privately rented (%) of lofts	372 14%	1,224 46%	1,069 40%	1,254	2,665
Social rented (%) of lofts	165 7%	973 40%	1,303 53%	1,663	2,441
Owner Occupied (%) of lofts	3,562 13%	10,012 37%	13,492 50%	3,182	27,066
Unknown (%) of lofts	78 9%	355 40%	444 51%	1,288	877
All (%) of lofts	4,099 13%	12,209 38%	15,864 49%	7,387 (18% of stock)	33,049 (82% of stock)

Potential fabric upgrades for domestic stock

Loft and wall insulation opportunities were identified for 59% of the properties in East Renfrewshire (23,870 properties), with the majority of measures being top-ups of loft insulation (Table 9). Consequently, for 16,566 of the domestic properties, no wall or loft insulation measures were identified.

Wall insulation measures are suitable for over one-third of domestic properties (37%), with cavity wall insulation being the predominant measure (25% of domestic stock). Internal wall insulation is suitable for 11% of the domestic stock and a very small proportion (1%) would benefit from external wall insulation.

Table 9: Potential fabric upgrades

Measure	Number of suitable properties	% of domestic housing stock
Loft insulation virgin	4,177	10%
Loft insulation top-up	12,564	31%
Cavity wall insulation	10,149	25%
External wall insulation	242	1%
Internal wall insulation	4,466	11%
Households requiring at least one fabric upgrade measure	23,870	59%
Households requiring both a loft and wall insulation measure	7,728	19%

Potential low carbon heating upgrades for domestic stock

Air-source heat pumps are believed to be most viable in off-gas-grid properties. A small number (758 or 2%) of such properties exist. However, when considering properties connected to the gas grid that are suitable for air-source heat pumps this increases to 39%. Biomass is suitable for 2% of the stock. In addition, 4% of the housing stock is potentially appropriate for high heat retention storage heaters. High Heat Retention storage heaters result in up to 40% lower running costs than electric radiators and up to 20% lower running costs than standard storage heaters.

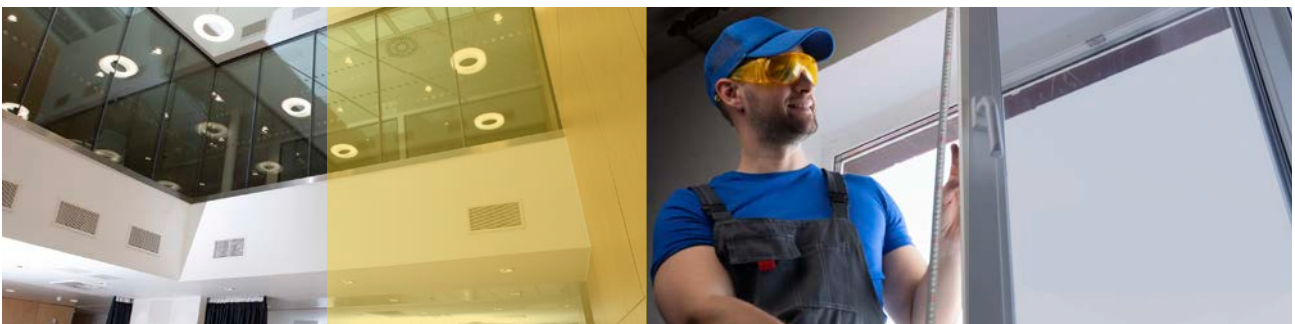
Table 10: Potential domestic low carbon heating upgrades

Measure	Number of suitable properties	% of domestic housing stock
Air source heat pump	758	2%
Biomass	699	2%
High heat retention heaters	1,776	4%
Solar thermal	22,554	56%
Households requiring at least one low carbon heating measure	24,594	61%
Households requiring both low carbon space heating and solar measures	1,193	3%

Carbon savings

If all measures from Table 9 and Table 10 were installed, 29 kilotonnes of CO₂ per year could be saved given the current carbon intensity of the fuels used for heating, based on estimations from the Energy Saving Trust. This equates to 0.9 tonnes per household. Although air-source heat pumps have high install costs and long payback period, they are estimated to save up to just over 10 tonnes of CO₂ per household per year.

It should be noted that the carbon savings per measure will decrease in the future if heat itself becomes less carbon intense due to the use of renewables in electricity generation.





5.2 Non-domestic property types

Table 11 below lists energy performance and use by property type. It shows that the most energy efficient buildings are those used for education, which have an average band D/D+.

Table 11: Energy performance and use by property type

Property type	No.	% EPCs	Average EE band	Average Annual Global Performance (kWh/yr)	Median Annual Global Performance (kWh/yr)
Community/Day Centre	21	5%	G	47,867	30,574
Education	41	10%	D/D+	119,022	63,070
General Assembly/Leisure	12	3%	G	162,941	54,635
General Industrial	10	3%	G	93,796	22,692
Hospitals/Care Home	13	3%	F/F+	150,883	120,291
Hotel	3	1%	G	350,021	190,091
Library/Museum/Gallery	5	1%	F/F+	50,329	50,134
Office/Workshop	49	12%	F/F+	44,491	25,150
Primary Healthcare Building	9	2%	F/F+	32,761	14,384
Residential space	1	<1%	D/D+	11,520	11,520
Restaurant/Cafés/takeaway	40	10%	G	50,054	41,503
Retail/Financial	184	46%	G	34,270	19,482
Stand-alone utility block	1	<1%	G	53,569	53,569
Storage/Distribution	10	3%	E/E+	82,133	54,877
Totals/ average	399		G	59,425	24,951

Based on EPC records there are at least 399 non-domestic properties in East Renfrewshire. From these properties, 346 (87%) EPC records contain recommendations for fabric and/or heating upgrades.

Most recommendations across all EPC certificates in East Renfrewshire concerned upgrading the lights to more energy efficient options (75%). Measures associated with air tightness and ventilation accounted for 54% of the properties. Likewise, many of the EPC certificates included control upgrades to the existing heating system (48%).

Fabric upgrades

The most common recommendation for all fabric upgrades was double glazing, and/or secondary glazing (Table 12). Wall insulation measures were recommended to over one-third of the buildings (36%), with the most common being cavity wall insulation (25%). Loft and roof measures were recommended to 29% of the buildings.

Table 12: Recommended fabric measures from the non-domestic EPC records (East Renfrewshire)

Measure	No.	% EPCs
Loft insulation	49	12%
Roof insulation	68	17%
Floor insulation	18	5%
Cavity wall insulation	100	25%
Internal wall insulation	42	11%
External wall insulation	2	1%
Glazing	181	45%

Low carbon heating measures

Under half of the buildings (45%) have been recommended heat pumps (either air source or ground source) and 38% of the non-domestic properties have been recommended solar thermal.

Table 13: Recommended low carbon heating measures from the non-domestic EPC records (East Renfrewshire)

Measure	No.	% EPCs
Air source heat pump	119	30%
Ground source heat pump	60	15%
Biomass	10	3%
Solar thermal	153	38%

If the EPC records are a representative sample of the non-domestic properties in the LHEES area, there is a substantial potential to improve the non-domestic stock through promoting glazing upgrades, cavity wall insulation, heat pumps (particularly ASHP) and solar thermal installs.

- Under half of buildings with an EPC have the lowest band of G (47%).
- A small proportion have an EPC band C or greater (14%).
- More than half of non-domestic properties with an EPC are heated by electricity (51%), compared to 9% of domestic properties.
- The most common use of buildings across all EPCs is for retail/financial (46%).
- Buildings used for education or residential space are the most efficient.

6. Key findings from baseline data

6.1 Domestic stock

- East Renfrewshire LHEES analysis covers 40,437 domestic properties.
- 37% of the domestic properties are suitable for wall insulation measures, with the majority being cavity wall insulation (25% of stock) and internal wall insulation (11% of the stock).
- Loft and wall insulation opportunities were identified for 59% of the properties.
- Given that many properties have mains gas as their main fuel type, a small proportion of the stock was considered suitable for air source heat pumps (2%). This increases substantially (up to 39%) when loosening this criteria to include properties heated by mains gas for heat pump suitability.
- For 20% of the properties, no suitable measures were identified. From the 7,968 properties with currently no suggested fabric or heating improvement, 1,675 properties (21%) have an EE band D or worse.
- Installing all the measures is estimated to save 39 kilotonnes of CO₂ per year, which equates to 0.9 tonnes per household.

6.2 Non-domestic stock

- EPC data was available for 399 non-domestic properties.
- Recommendations were provided for 87% of these properties.
- The most common recommendation for all fabric measures was double glazing, and/or secondary glazing.
- Wall insulation was recommended to 36% of the properties, with cavity wall insulation being the predominant.
- Heat pumps were recommended to 45% of the properties (either air source or ground source).

6.3 5 key findings

- Seven potential areas for heat network zones were identified, with Eastwood Park and Barrhead Main Street deemed the most prominent zones to research further. The other potential heat network zones include Crookfur, Newton Mearns, Clarkston, Neilston and Giffnock.
- Since East Renfrewshire does not contain many off-gas properties, the low-regret options for individual heat pump installations are limited. In contrast, for the on-gas areas there are ample opportunities for 'heat pump ready' properties due to the relatively large amount of post-1992 properties.
- Regarding energy efficiency measures, the area has wall insulation rates lower than the rest of the country, particularly cavity wall insulation, suggesting this as the main target for domestic energy efficiency works.
- Although not part of the LHEES methodology, there are many opportunities for domestic solar measures throughout the area, which can be combined with the decarbonisation of heat.
- Data on the non-domestic sector is very limited, and recommendations for energy efficiency measures would require detailed surveys of council-owned properties.

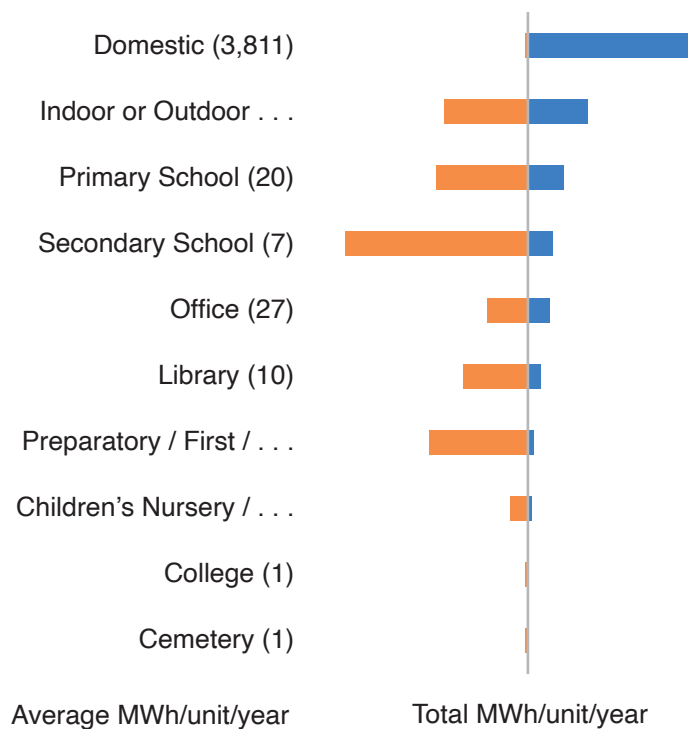
7. Prioritised areas for delivery

Data analysis identified high energy sectors where the most significant carbon savings can be made, but crucially also determined the level of council influence across sectors with specific relation to energy efficiency and heat decarbonisation. From this, key actions can be used to create a clearer roadmap for the LHEES, showing where the Council can clearly progress unhindered and where perhaps the only recourse is to signposting to and supporting recognised and available national solutions.

Identifying high energy sectors where the most significant carbon savings can be made, while considering the level of council influence across sectors with specific relation to energy efficiency and heat decarbonisation, provides the Council with a direction for planning the delivery stages of the LHEES.

Of the council-controlled sectors, domestic properties make up the largest proportion of total heat demand and secondary schools have the highest average heat demand per building, as shown in Figure 3 below.

Figure 3: Average and total demand per Council controlled sectors



Both the average heat demand per unit and the total heat demand per sector are of importance for prioritising actions. Average heat demand indicates which sectors may be simpler to decarbonise, even if there are relatively few properties (i.e., leisure/sporting centres). Total heat demand is important because of the high aggregated heat demand across a large number of buildings (i.e., domestic sectors).

Three of the four domestic sectors (owner-occupied, private rented and Council owned) together have the greatest total heat demands of all sectors; and council-owned leisure centres and schools offer the best opportunities for 'quick-win' heat decarbonisation.

8. Priorities for action

The Scottish Government has committed to achieving a just transition to clean heating systems and reducing fuel poverty. The transition to decarbonised heating must not negatively impact vulnerable individuals or result in more households living in fuel poverty, however it would currently cost more on average to install and run a clean heating system compared to a fossil fuel boiler. The cost of installing and running a clean heating system is expected to decrease over time as the technology becomes more widely used.

The 6 priorities for East Renfrewshire's LHEES shown in table 14 below are numbered for ease of reference only. The priorities are not ranked; they were selected as most suitable to help develop our Delivery Plan and achieve our 4 outcomes, based on the background analysis and the following criteria:

- i. Improving energy efficiency and introducing zero emissions heating to buildings;
- ii. Aligning areas of largest heat demand with buildings which the Council has the greatest influence over; and determining the most suitable form of zero-emission heating and/or energy efficiency measures; and
- iii. Consideration of all other measures which would reduce emissions created by heating, and improve energy efficiency across all buildings.

Table 14: East Renfrewshire's six LHEES Priorities

Priority 1	Analyse potential Heat Network zones
Priority 2	Deliver Ground Source Heat Pumps for socially rented properties
Priority 3	Increase levels of cavity wall insulation in private sector housing
Priority 4	Improve uptake of wall insulation EES:ABS programmes
Priority 5	Deliver improvements for non-domestic council owned properties
Priority 6	Determine most appropriate solar thermal & solar PV installations

Local Heat and Energy Efficiency Strategies aim to facilitate a joined up, long-term strategic approach to:

- The improvement of the energy efficiency of buildings in the local authority's area; and
- The reduction of greenhouse gas emissions resulting from the heating of buildings.

Our priorities will help us address the two cornerstones of LHEES: energy efficiency and heat decarbonisation.

Energy efficiency

The analysis identified locations where poor building energy efficiency (such as low levels of wall or loft insulation, the absence of double glazing, or a combination of these) exists across the local authority, as well as an analysis for areas where this may act as a driver for fuel poverty.

The energy efficiency of the domestic stock in the area is lower than the average for Scotland, with 60% of the properties being an EPC-band of D or lower, compared to 49% nationally. The proportion of uninsulated walls is similar to the national average (43% vs 41% nationally), whereas the proportion of loft insulation is six percentage points lower (89% vs 95% nationally). Priorities 3 and 4 in table 14 above directly address energy efficiency.

Priorities 5 and 6 shown in Table 14 do not directly address the LHEES cornerstones of energy efficiency or heat decarbonisation, but the analysis profile of the local authority area suggested their usefulness in ultimately delivering on the fundamental aims of the LHEES.

Heat decarbonisation

Heat decarbonisation can be done at individual property level (by use of air source heat pumps or ground source heat pumps), or communally via Heat Networks that are relatively large (i.e. district heating) or via smaller networks, such as shared ground source heat pumps. Priorities 1 and 2 in Table 14 above directly address heat decarbonisation.

The analysis highlighted heat dense areas within the local authority where heat networks present a likely decarbonisation option. Different opportunities and constraints relating to development potential were considered to inform decisions, and the prioritisation of the different heat network zones.

Our six LHEES priorities shown in Table 14 on page 28 are discussed more fully on the following pages.



8.1 Priority 1 - Analyse potential Heat Network zones

Section 47 of the Heat Networks (Scotland) Act places a duty on local authorities to carry out a review to consider whether one or more zones in its area is likely to be particularly suitable for the construction and operation of a heat network.

To assess the possibility of heat decarbonisation via heat networks, seven potential heat network zones have been identified in the East Renfrewshire Council area to explore further (details of all potential heat network zones can be found at appendix 4). Initial feasibility reports on two of the identified zones, Eastwood Park and Barrhead Main Street, suggested potential in terms of anchor loads and heat demand from nearby properties. Anchor loads are high heat demand buildings and key connections on a heat network that make the operation of a heat network economically viable.

For the Eastwood Park Potential Heat Network Zone shown in figure 4 below, four potential public anchor loads were identified, including Woodfarm High School, Our Lady of The Missions Primary School, St. Ninian's High School and Eastwood Leisure Centre. Moreover, there is a relatively high demand coming from Woodfarm Sports Pavillion and Hall, Our Lady Of the Missions Primary School, Council Offices Headquarters, Eastwood House and Glenwood Nursery School.

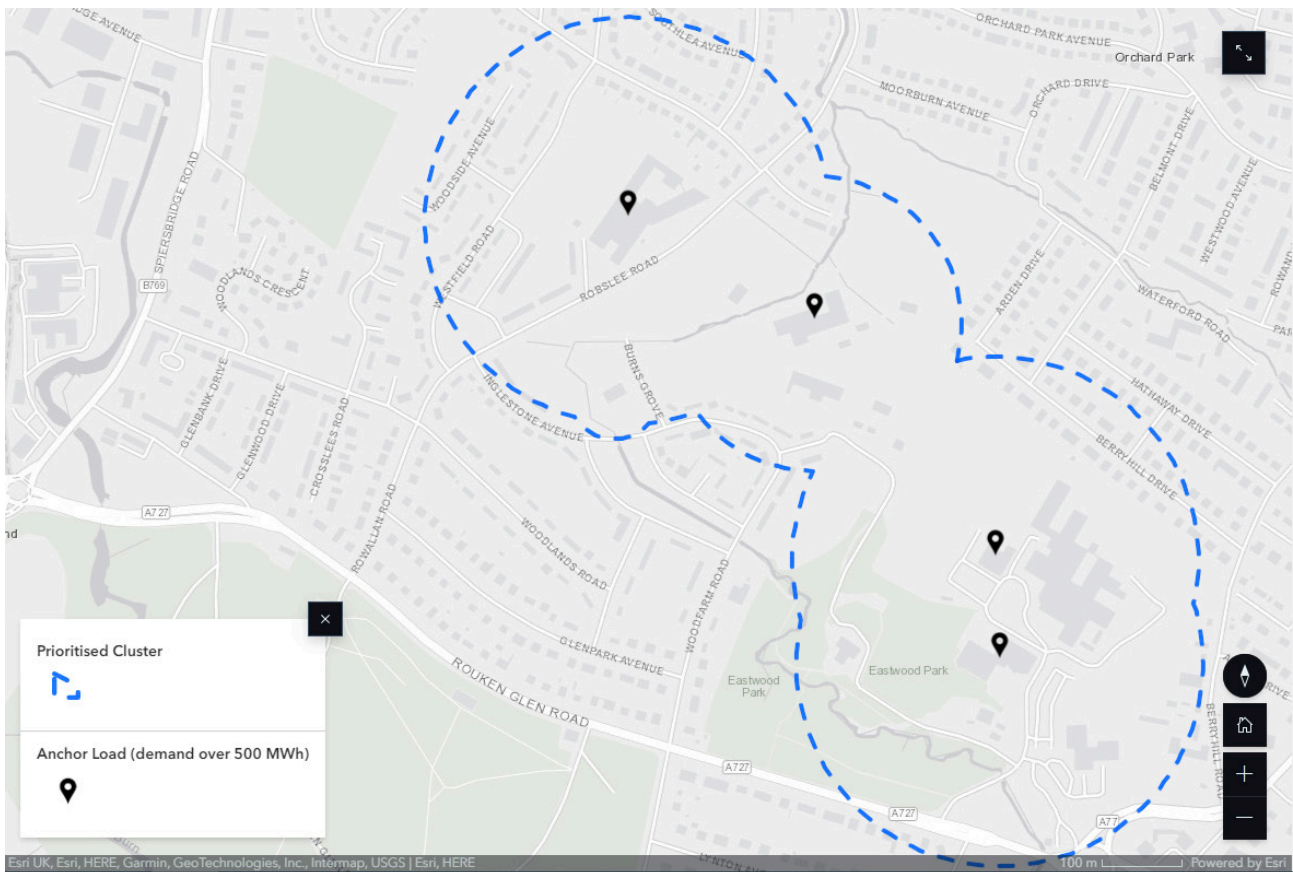


Figure 4: Eastwood Park Heat Network Zone

The majority of buildings are council-owned giving high influence over the decision to connect buildings to a heat network, and the recommended low-carbon heating technology was air-source heat pumps and back-up gas boilers. The feasibility report recommended progressing this study to the business case stage, but only after the Eastwood Park Masterplan has been published (estimated timescale is Autumn 2024), and building level surveys undertaken.

For the Barrhead Main Street potential heat network zone, five potential anchor loads were identified, including the leisure centre and library, Council offices, the Barrhead Health and Care Centre and Carlibar Primary School.

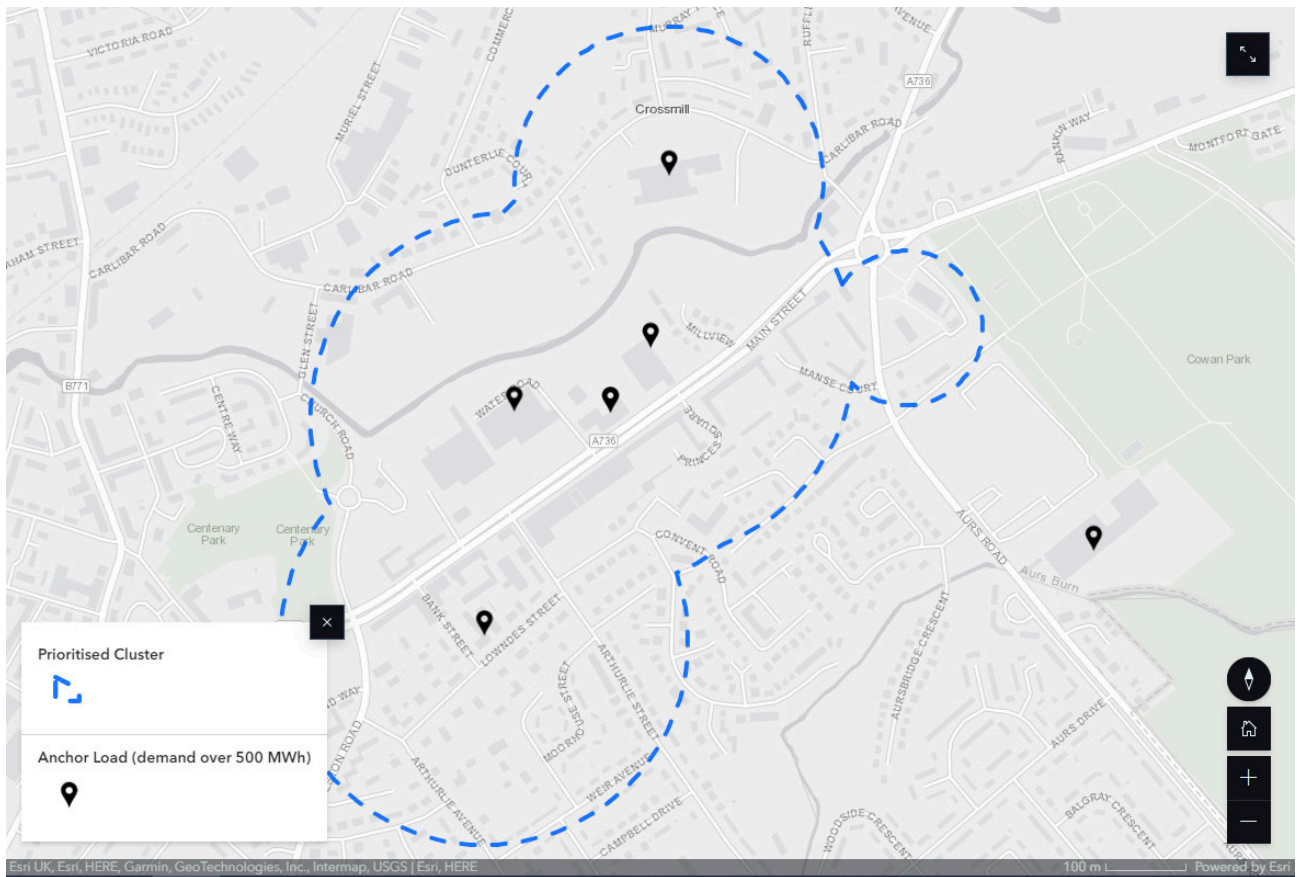


Figure 5: Barrhead Main Street Heat Network Zone

The draft feasibility report for Barrhead Main Street suggested that there is a potential opportunity for a heat network in Barrhead utilising wastewater and a water source heat pump with back-up gas boilers as the low-carbon heating technology. However, the final report suggests that alternative building-level low carbon heating solutions may be a lower cost route to heat decarbonisation than the heat network opportunity considered. For a heat network opportunity to be viable in Barrhead, there would need to be significant grant funding, and the overall lifetime costs incurred may be lower for a building level heating solution approach such as installing individual ASHPs on each building.

East Renfrewshire Council will align with the heat network development stages and associated partner guidance as recommended by the Scottish Government’s Heat Network Support Unit and detailed in figure 6 below.

Heat Network Project Development Stages

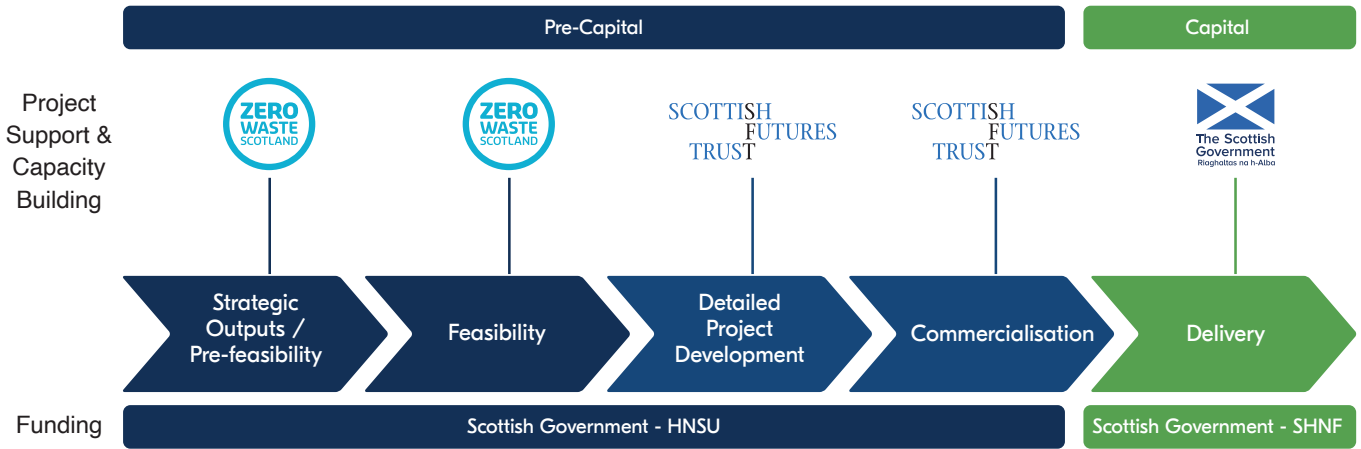
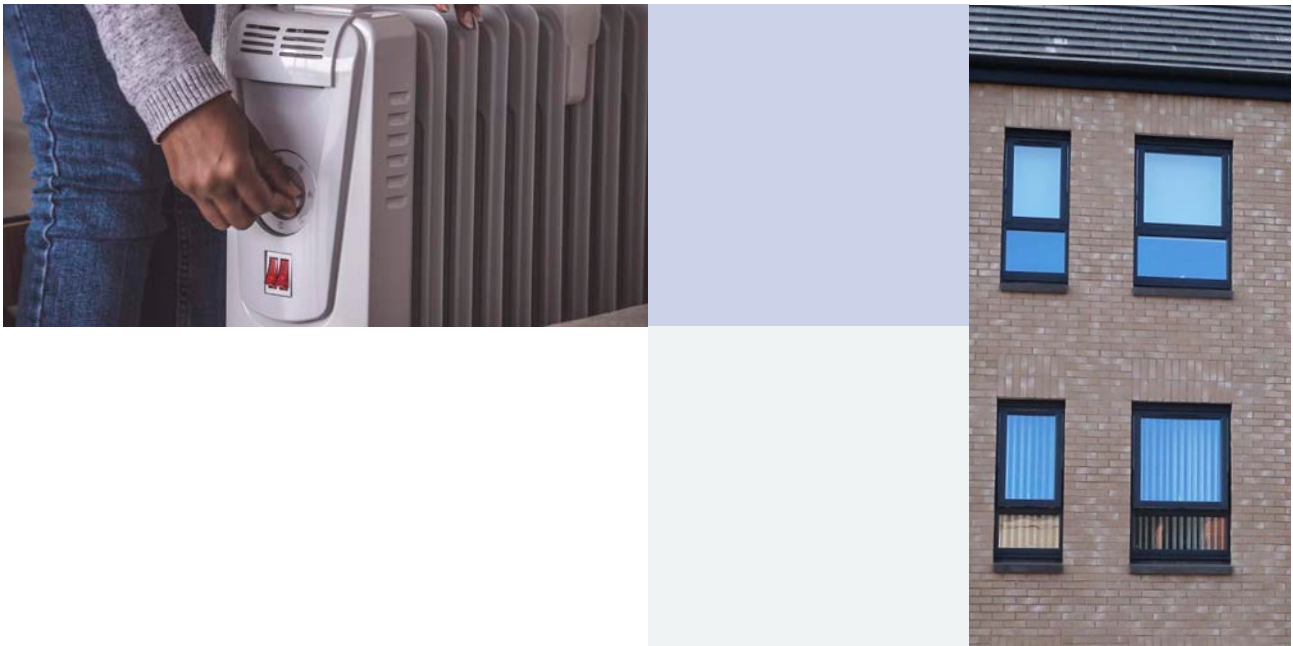


Figure 6: Heat Network Project Development Stages

Future development of any proposed heat network will depend on recommendations from partners and stakeholders following discussion on the feasibility reports; and building a strong economic case that addresses all technical, financial and network limitations. Indeed grid capacity is a consideration for any proposed decarbonisation measure and continued engagement with Scottish Power Energy Networks will be required.

However, the identification and consideration of heat networks in Eastwood Park and Barrhead Main Street does not oblige the Council to commit to delivering the proposed heat networks.



Individual Heat Pump readiness

While the suitability and location of heat networks will be analysed, decarbonisation of heat for the majority of homes in East Renfrewshire is more likely to be delivered by utilising individual Air Source Heat Pumps (ASHP). However, the low-regret options for ASHP installations are limited as 92% of the domestic properties in the area are on gas, which is more than the average for Scotland (83%).

Installing heat pumps in properties that are gas-heated is currently not considered a low-regret option. However, for the on-gas areas there are ample opportunities for ‘heat pump ready’ properties due to the relatively large amount of post-1992 properties with high energy efficiency levels. The areas of Crookfur and Fruin; Mearnskirck and South Kirkhill; and West Arthurlie and North Neilston are particularly suitable. Areas with buildings that are on the national gas grid network and which could easily convert to heat pumps are shown in Figure 7 below.

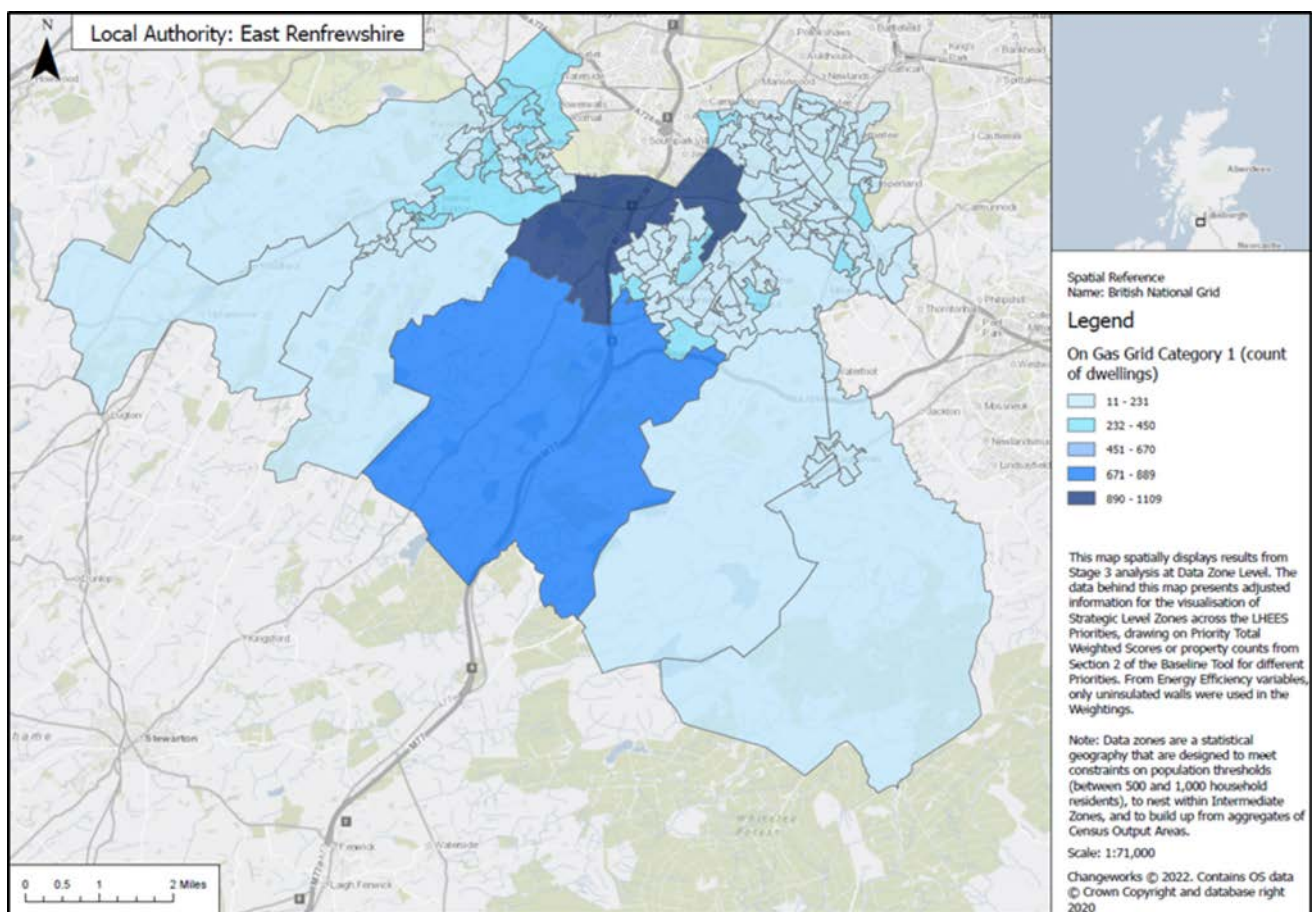


Figure 7: Heat pump ready properties in on gas areas

On gas buildings with secondary technical potential for heat pump retrofit: i.e. those in need of moderate fabric / heat distribution system upgrade are shown in Figure 8 below.

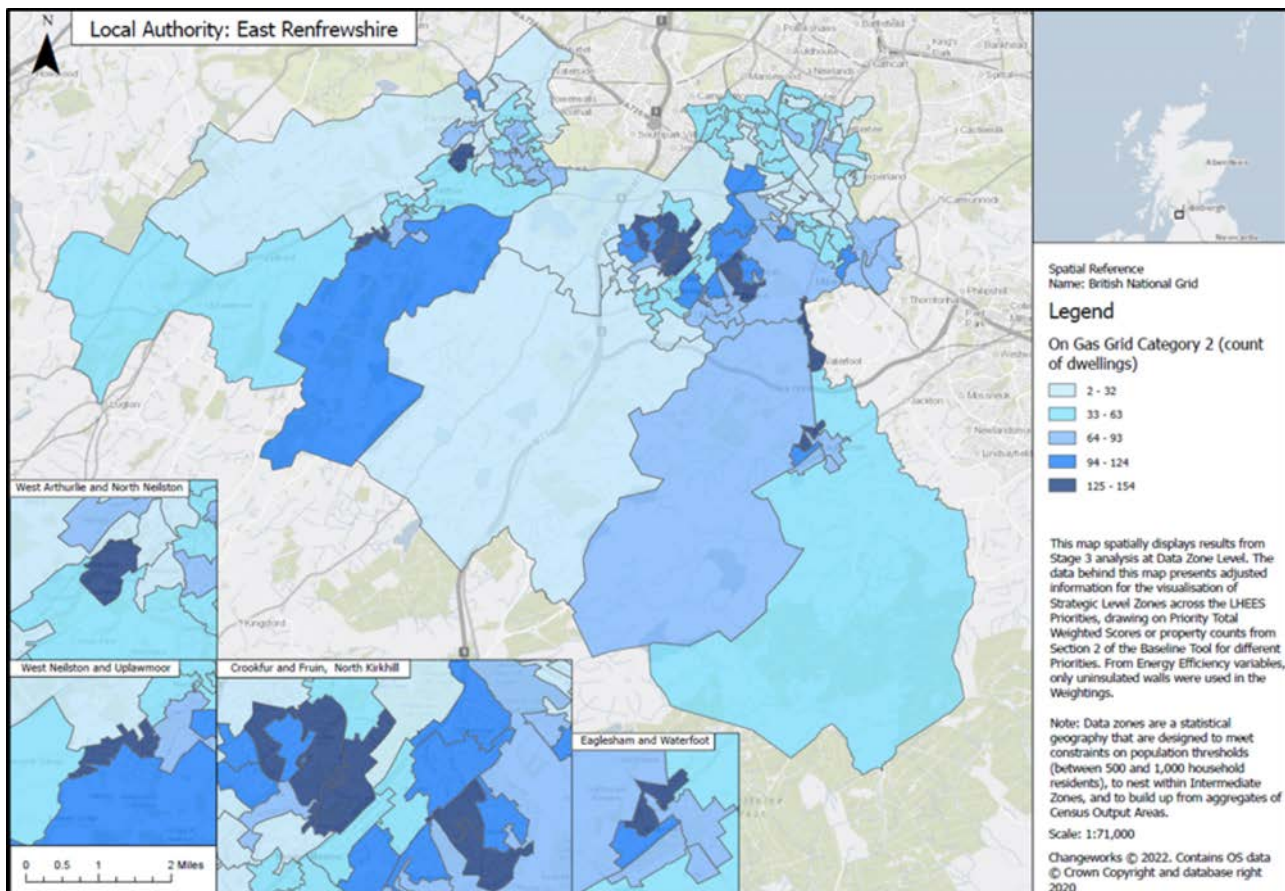


Figure 8: On gas buildings with secondary technical potential for heat pump retrofit

The Council will signpost the owner-occupier sector to any available grant funding or assistance. This will typically be via the Home Energy Scotland service but will include working with partners to run local awareness campaigns, and planning activities to encourage households to invest in insulation, heat pump and solar panel installations.

The Council will take a role to signpost householders to any available grant funding or assistance. Within identified areas of fuel poverty, or where there are low income and vulnerable households, specific funding will be targeted. This will include EES:ABS and ECO4 schemes.

8.2 Priority 2 - Deliver Ground Source Heat Pumps for socially rented properties

Analysis of 'heat pump ready' property clusters (i.e. those which are well insulated with a wet heating system) in both the on-gas and off-gas areas, provided the following:

- 27 green spaces in the off-gas areas were identified which show a high potential for small-scale heat networks such as shared GSHPs for the nearby properties;
- 85 green spaces for the on-gas areas were identified which show a high potential for small-scale heat networks such as shared GSHPs for the nearby properties.

Greenspaces provide areas for the installation of GSHPs which utilise the relatively stable temperature of the ground to extract/deposit heat.

Following discussion on the feasibility reports for the two proposed heat networks at Barrhead Main Street and Eastwood Park, the Council will explore the potential for these smaller scale heat networks further, particularly for the socially rented properties with immediate potential for heat pump retrofit.

8.3 Priority 3 - Increase levels of cavity wall insulation in the private sector

Analysis identified locations where poor building energy efficiency exists. This is typically low levels of wall or loft insulation, the absence of double glazing, or a combination of both these measures. The energy efficiency of the domestic stock in the Council area is lower than the average for Scotland, with 60% of the properties being an EPC-band of D or lower, compared to 49% nationally. The proportion of uninsulated walls is similar to the national average (43% vs 41% nationally), whereas the proportion of loft insulation is six percentage points lower (89% vs 95% nationally).

East Renfrewshire has substantially low levels of insulation for properties with cavity walls (40% uninsulated cavity walls vs 27% nationally), with uninsulated cavity wall properties representing more than a quarter of the properties in the area (>11k).

Figure 9 below shows the areas with higher levels of uninsulated cavity walls. Areas with the least amount of cavity wall insulation are North Kirkhill, Whitecraigs and Broom, North Giffnock and North Thornliebank. However cavity wall insulation potential is spread throughout the local authority area.

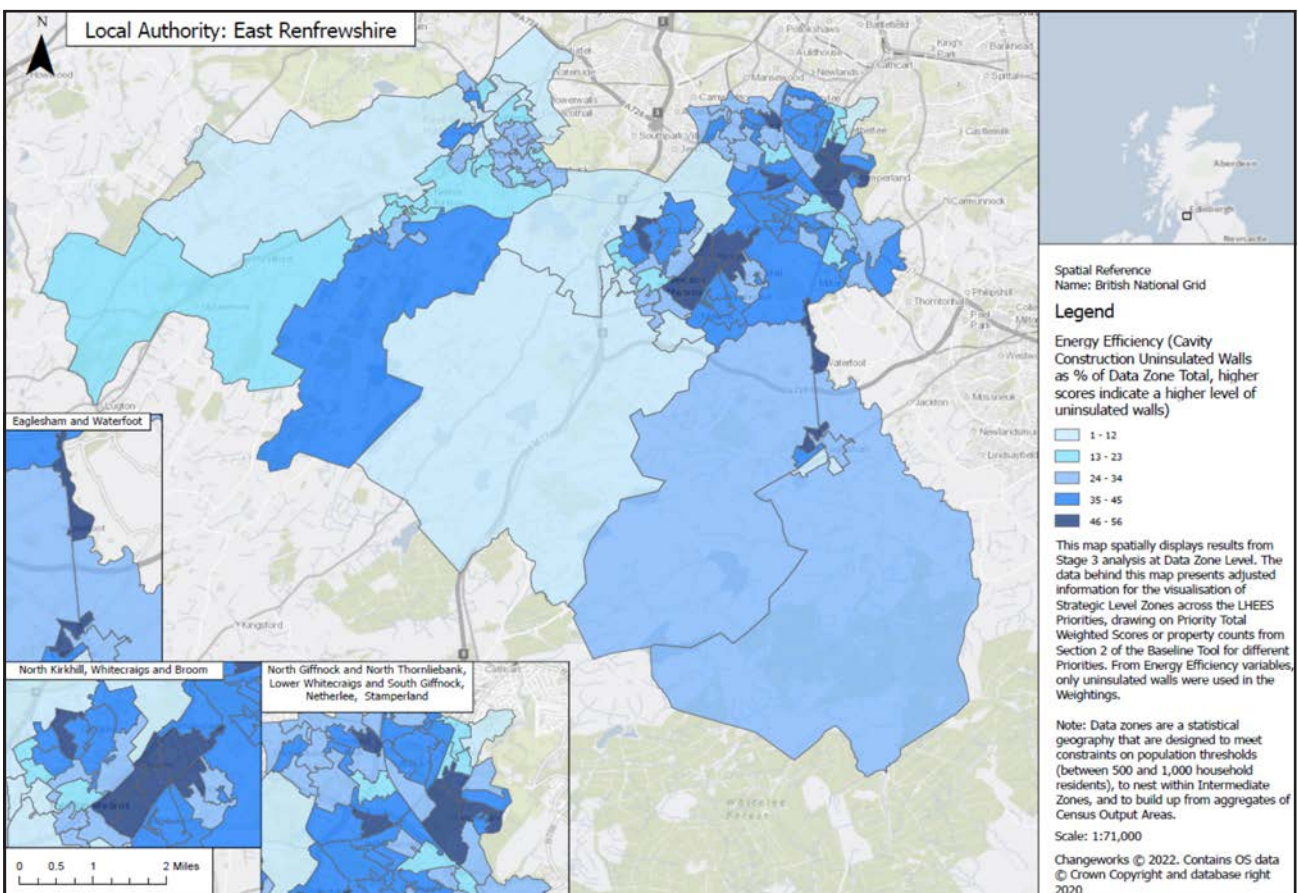


Figure 9: Percentage of Cavity Wall Insulation in domestic properties

Since cavity walls are a lot cheaper to insulate than other wall types, increasing the insulation levels of cavity walls in the private sector offers a good opportunity for ‘quick-win’ energy efficiency improvement measures.

Uninsulated cavity walls are much lower for socially rented properties across East Renfrewshire than the national average (14% vs 26% nationally). The Council is assessing the remaining uninsulated cavity walls in the social rented stock as part of our ongoing asset management improvement strategy.

The Council will signpost the owner-occupier sector to any available grant funding or assistance. This will typically be via the Home Energy Scotland service, but will include working with partners to run local awareness campaigns, and planning activities to encourage households to invest in energy efficiency and decarbonisation.

8.4 Priority 4 - Improve uptake of wall insulation EES:ABS programmes

East Renfrewshire has wall insulation rates lower than the rest of the country but relatively few properties require solid wall insulation (4,370 properties requiring internal wall insulation and just under 250 properties needing external wall insulation). Figure 10 below shows the areas most affected.

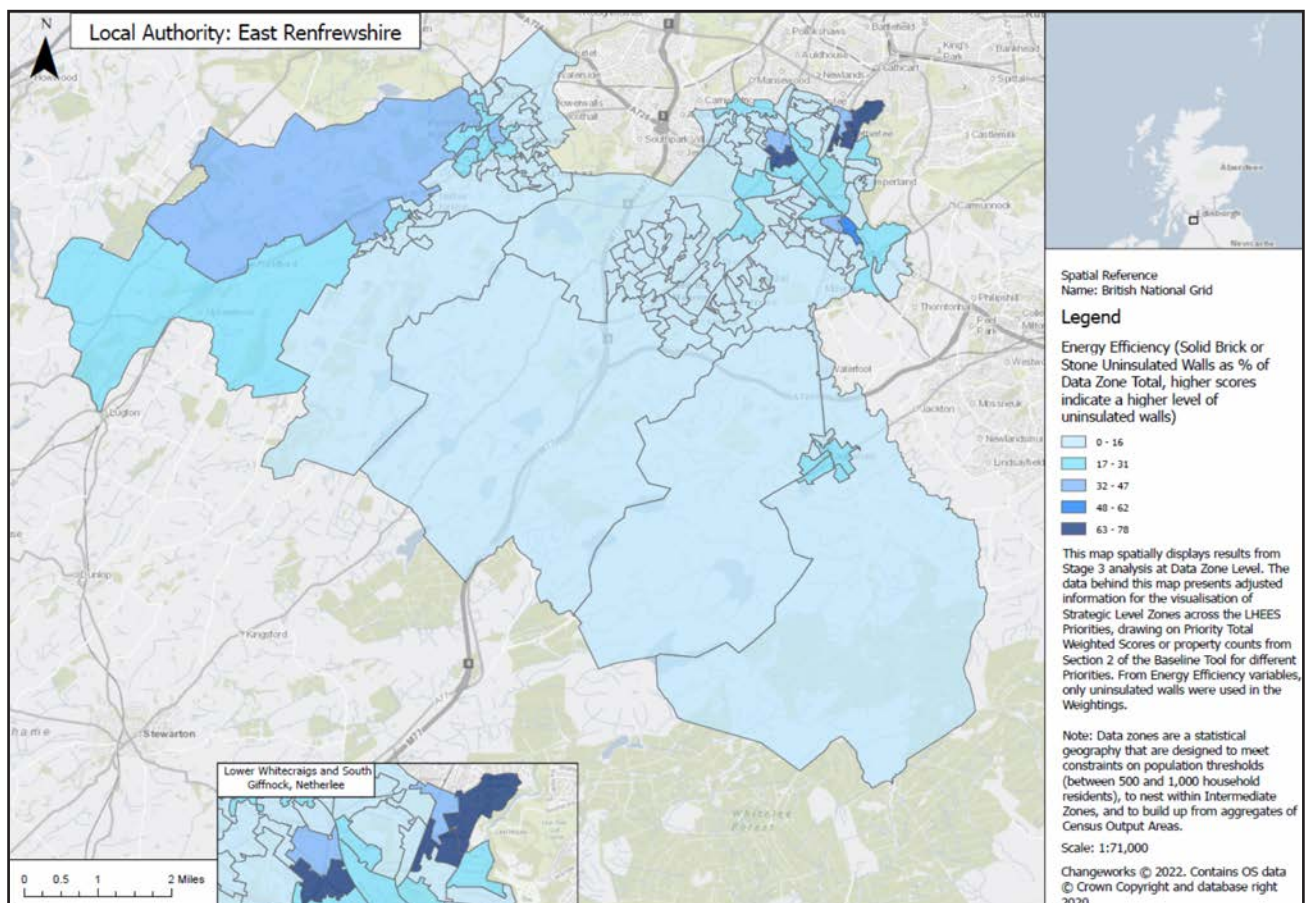


Figure 10: Solid brick or stone uninsulated walls

In areas that score high for fuel poverty, the importance in delivering wall insulation projects through Energy Efficient Scotland: Area Based Scheme (EES:ABS) cannot be underestimated. This is a Scottish Government funded scheme, administered by the Council. Areas with low levels of energy efficiency, particularly wall insulation, but high levels of estimated fuel poverty are: Dunterlie, East Arthurlie and Dovecothall; North Giffnock and North Thornliebank; Cross Stobbs; Neilston and Uplawmoor.

The Council has recently taken steps to improve the uptake of EES:ABS funding to owner-occupiers by funding a new Energy Efficiency Officer post. The Energy Efficiency Officer will work with a contractor to ensure energy efficiency grants available to owners across ERC areas are maximised. This will continue to be a focus over the term of the LHEES. Not only will this improve energy efficiency but could also be a key measure in preventing fuel poverty.

Areas that score high for fuel poverty will also be targeted for support from the Energy Company Obligation (ECO4) scheme, funded by energy companies and aimed at supporting low income and vulnerable households. The Council has an administrative role within the ECO4 scheme. The Council will also signpost householders to any available relevant grant funding or assistance.

8.5 Priority 5 – Deliver improvements for non-domestic council-owned properties

The available non-domestic dataset identified 1,635 properties in the Council area, with 200 of the properties being in ownership of the Council (this number reduces to 106 operational properties when storage units and leased properties are discounted).

The Council does not have direct influence over stock it does not own but wishes to lead by example and deliver on its net zero targets. Data on the non-domestic sector in general is very limited, and recommendations for energy efficiency measures for council-owned, non-domestic stock requires further analysis.

The Council is updating its Property Asset Management Plan to outline how the assessment and identification of improvement actions for council buildings will be undertaken, and this will consider the suitability and need for buildings. The most suitable energy efficiency improvements, and a pathway to install zero-emission heating will be established for those buildings that are to be retained. However significant funding and investment will be required if the LHEES ambitions are to be realised.

Unlike the domestic sector, where only 7% of properties are heated by electricity and 91% by gas, most of the non-domestic properties are electrically heated (59% vs 36% gas), with many using plug-in heaters. The energy efficiency of the non-domestic properties is generally low, although it should be noted that many non-domestic properties, such as storage warehouses, churches or restaurants, are not constantly occupied. Hotels, restaurants and cafes and retail properties have low energy efficiencies compared to the average, whereas workshops and offices have a higher-than-average energy level of A-C EPC bands.

Overall, only 10% of the non-domestic properties have an EPC band C or higher, although for the council-owned properties this is more (26%).

Table 15: Non-domestic EPC band distribution of different property use categories

EPC Band Property use	A-C	D	E	F-G
General Assembly (Churches, sports clubs)	9%	8%	12%	71%
General Industrial, Storage or Distribution	6%	1%	0%	93%
Hotels	0%	13%	0%	88%
Non-residential Institutions	30%	12%	18%	40%
Offices and Workshops	17%	12%	29%	42%
Residential Institutions and Spaces	6%	28%	17%	50%
Restaurants and Cafes	0%	1%	3%	97%
Retail and Financial Services	2%	6%	18%	74%
Overall	10%	8%	19%	63%
All ERC owned	26%	11%	17%	46%

To understand how the remaining council-owned properties can increase in energy efficiency with specific measures, more detailed surveys of these properties is needed as the available dataset does not provide enough information.



8.6 Priority 6 - Determine most appropriate solar thermal & solar PV installations

Though not considered a primary or secondary consideration in the prescribed LHEES considerations, domestic renewables provide an opportunity towards the decarbonisation of heat in the short term when combined with storage and electric heating.

Given the relatively high proportion of houses in the area (72% vs 64% nationally), there is ample potential for solar thermal and solar PV installations. Figure 11 below shows solar opportunities across the area.

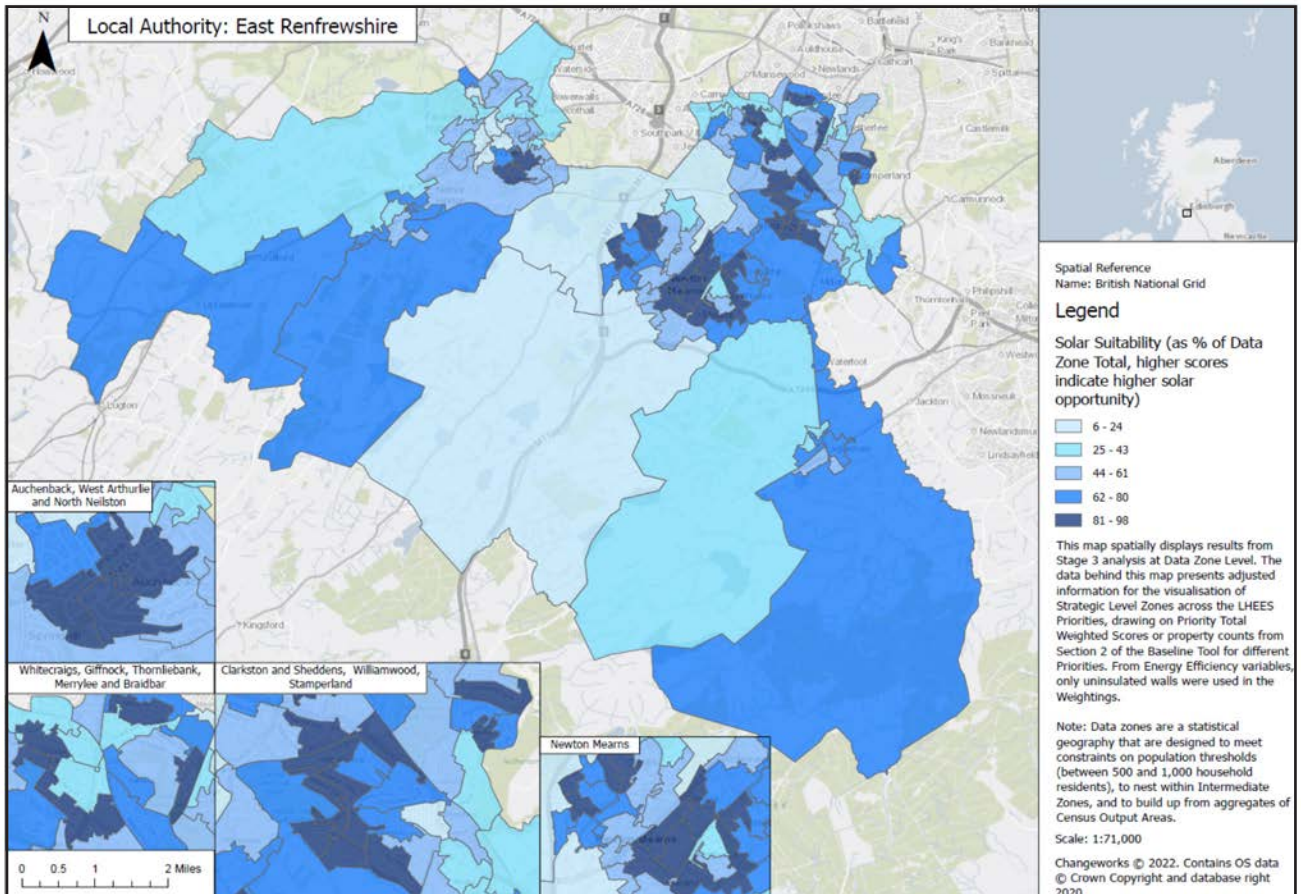


Figure 11: Percentage of properties with suitability for Solar PV

Consideration of solar applications when evaluating future energy demand will also extend to the consideration of solar farms and the greater scale of electricity generation they bring.

The Council will take a role to signpost householders to any available grant funding or assistance and discuss delivery in social housing stock through the Scottish Government's Social Housing Net Zero Heat Fund. Consideration will also be given on how to incorporate such installations through special projects in the EES:ABS schemes and as part of our ongoing asset management improvement strategy.

9. Summary and Next Steps

Local Heat and Energy Efficiency Strategies aim to facilitate a joined up, long-term strategic approach to:

- The improvement of the energy efficiency of buildings in the local authority's area; and
- The reduction of greenhouse gas emissions resulting from the heating of buildings.

The combined outputs of every local authority's LHEES will provide an evidence base for further policy-making and for implementation of delivery programmes, helping the Scottish Government to target appropriate nationwide action.

For instance, in supporting actions to improve energy efficiency and decarbonise heat, LHEES provide appropriate analysis to tackle fuel poverty. By improving the fabric of buildings with poor energy efficiency, we can reduce the energy households are using as well as reducing greenhouse gas emissions.

LHEES also provides analysis which can be built upon in scoping out the potential for building heat networks.

More broadly, LHEES also have an important role in supporting local energy planning. Local authorities will work with distribution network operators to understand where grid constraints may restrict the ability to install zero-emission heating. Distribution network operators will also be able to use the outputs of LHEES to plan where they need to strengthen the grid in the future to support heat decarbonisation.

The ambition is for every property in East Renfrewshire to have access to affordable and reliable net zero heating solutions. For homes, this would help reduce the risk of fuel poverty, and bring social, economic and public health benefits. However significant funding and investment will be required if the ambitions are to be realised.

Analysis provided 5 key findings:

- Seven potential areas for heat network zones were identified, with Eastwood Park and Barrhead Main Street deemed the most promising areas requiring further research. The other potential heat network zones are Crookfur, Newton Mearns, Clarkston, Neilston and Giffnock.
- Since East Renfrewshire does not contain many off-gas properties, the low-regret options for individual heat pump installations are limited. In contrast, for the on-gas areas there are ample opportunities for 'heat pump ready' properties due to the relatively large amount of post-1992 properties.
- Regarding energy efficiency measures, the area has wall insulation rates lower than the rest of the country, particularly cavity wall insulation, suggesting this as the main target for domestic energy efficiency works.

- Although not part of the LHEES methodology, there are many opportunities for domestic solar measures throughout the area, which can be combined with the decarbonisation of heat.
- Data on the non-domestic sector is very limited, and recommendations for energy efficiency measures would require the Council-owned properties to be surveyed.

This strategy and the associated delivery plan will focus on achieving four main outcomes:

Table 16: East Renfrewshire's four LHEES Outcomes

Outcome 1	Homes and buildings in East Renfrewshire are as energy efficient as possible
Outcome 2	Heat solutions are delivered to meet 2045 net zero target and tackle fuel poverty
Outcome 3	Investment and grant funding is secured to deliver Net Zero projects
Outcome 4	East Renfrewshire Council supports property owners to find improved heating solutions

The priorities to help us achieve our outcomes for East Renfrewshire's LHEES were selected based on the background analysis and the following criteria:

- Improving energy efficiency and introducing zero emissions heating to buildings.
- Aligning areas of largest heat demand with buildings which the Council has the greatest influence over; and determining the most suitable form of zero-emission heating and/or energy efficiency measures.
- Consideration of all other measures which would reduce emissions created by heating, and improve energy efficiency across all buildings.

Table 17: East Renfrewshire's six LHEES Priorities

Priority 1	Analyse potential Heat Network zones
Priority 2	Deliver Ground Source Heat Pumps for socially rented properties
Priority 3	Increase levels of cavity wall insulation in the private sector housing
Priority 4	Improve uptake of wall insulation EES:ABS programmes
Priority 5	Deliver improvements for non-domestic council owned properties
Priority 6	Determine most appropriate solar thermal & solar PV installations

The priorities we have identified are the most suitable for East Renfrewshire in terms of how we improve energy efficiency and decarbonise heat in our homes and buildings, while ensuring a flexible, fair and just transition to net zero; and were fundamental in shaping our Delivery Plan.

10. Delivery Plan

An LHEES Delivery Plan sets out how the Council proposes to support implementation of its LHEES. This inaugural Delivery Plan covers the period 2024 to 2028 in line with the statutory timescales set out in The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 and incorporates actions with a near-term focus. It has been informed by the existing policy and funding landscape but is designed to be flexible and will adapt to future policy or legislative changes. The Delivery Plan will therefore be reviewed and updated regularly.

It remains important to stress that significant funding and investment is fundamental to achieving the ambitions of the strategy. The dedicated Scottish Government funding of £75k per annum for 5 years to assist Local Authorities with delivery of LHEES has been used to fund an LHEES Officer post. East Renfrewshire Council has also established a new Energy Efficiency Officer post within our Housing service which will help to deliver our priority to improve uptake of wall insulation EES:ABS programme funding. There are limited capital funds currently available to support the delivery of LHEES infrastructure. However, we aim to ensure that we are in an appropriate and advantageous position to apply for any available funding to help us achieve our outcomes.

We have developed a number of actions to address relevant, interrelated and far-reaching issues including increasing interaction with external stakeholders; designating heat network zones; and assessing changing demands on the electricity grid. Actions which more specifically address each of our six priorities have also been developed. All actions will help us address the priorities we consider to be the most suitable for East Renfrewshire, in terms of how we improve energy efficiency and decarbonise heat in our homes and buildings; and ultimately help us achieve our four outcomes.

One of our earliest actions will be to identify lead officers, key performance indicators, and realistic timescales for each action. To enable this, we must develop appropriate governance structures for the delivery, monitoring, and evaluation of the LHEES and Delivery Plan. This will enable us to firm up our Delivery Plan into near-term and longer-term actions setting out a portfolio of projects to take forward, and track progress of ongoing projects related to the LHEES.

Our Delivery Plan actions are at Table 18 below. It is important to note that a watching brief will be maintained and responded to appropriately on various relevant issues including:

- Green Heat Finance Taskforce recommendations
- A ban on replacement gas boilers
- Electricity pricing regime in view of the UK Government pledge to rebalance gas and electricity costs
- H100 pilot in Fife to provide Hydrogen-based heating to 300 homes
- New Scottish Government policy on Hydrogen
- Proposals for mandatory connections to heat networks
- Social Housing Net Zero Standard
- Heat in Buildings Bill (Scottish Government)

Table 18: Action Plan

Action	LHEES Governance	Lead Council service	Timescale
1	Identify and agree lead officers, KPIs, and timescales for each action.	Get to Zero (GTZ) Team	2024
2	Develop appropriate governance structures for the delivery, monitoring, and evaluation of the LHEES and Delivery Plan.	GTZ Team	2024
3	Ensure dissemination of the ERC LHEES and Delivery Plan to all key internal and external stakeholders.	GTZ Team	2024

Action	Engagement	Lead Council service	Timescale
4	Develop a LHEES Communication Plan to increase awareness and understanding of the strategy, promoting key messages about future heat and energy requirements within East Renfrewshire.	GTZ Team	2024
5	Develop a Stakeholder Engagement Plan to promote the LHEES and secure strategic support from key partners to assist with achieving the 4 main outcomes.	GTZ Team	2024
6	Engage with Registered Social Landlords (RSLs) to enable their plans and progress to be incorporated in future updates of the LHEES and Delivery Plan.	GTZ Team	2024
7	Work with Scottish Government and other partners to identify the long-term investment required for energy efficiency and heat decarbonisation interventions.	GTZ Team	2024

Action	Digital	Lead Council service	Timescale
8	Develop a digital storymap for the LHEES as part of the Communications and Stakeholder Plans.	GTZ Team/ Business Intelligence	2024
9	Integrate data from the ER LHEES with other Council datasets to assist future planning around energy efficiency and heat decarbonisation.	GTZ Team/ Business Intelligence	2024

Action	Priority 1 - Analyse potential Heat Network zones	Lead Council service	Timescale
10	Assess initial Heat Network (HN) feasibility studies internally and with external stakeholders.	GTZ Team/ Property & Technical Services	2024
11	Continue to work on and further develop HN feasibility studies for all highlighted potential heat network areas.	GTZ Team/ Property & Technical Services	ongoing
12	Promote the integration of HN suitability analysis with all new construction and development proposals.	GTZ Team/ Property & Technical Services	2024
13	Through participation in the Danish-Scottish District Heat Mentoring programme ensure that best practice can be shared from experiences in Denmark and with colleagues in other Local Authorities.	GTZ Team	ongoing
14	Through continued engagement with Scottish Power Energy Networks (SPEN), assess grid constraints and the scale of upgrades required on capacity to inform the viability of projects.	GTZ Team/ Property & Technical Services / Planning	2025
15	Engage with neighbouring local authorities around the scope for cross-boundary Heat Network Zones.	GTZ Team/ Property & Technical Services	2024
16	Develop the scope for heat pump retrofit pilot projects on Council and RSL housing stock.	GTZ Team/ Property & Technical Services / Housing	2025

Action	Priority 2 - Deliver Ground Source Heat Pumps for socially rented properties	Lead Council service	Timescale
17	Explore the potential for ground source heat pump (GSHP) retrofit of socially rented properties.	GTZ Team	2025
18	Apply for funding to complete the first stage of review of GSHP for socially rented properties.	GTZ Team	2025
19	Engage with RSLs to determine areas of mutual benefit and collaboration including funding and technology to support GSHP delivery.	GTZ Team	2024
20	Work in partnership and produce property data for an agreed area to enable a report showing an example GSHP network.	GTZ Team	2024

Action	Priority 3 - Increase levels of cavity wall insulation in private sector housing	Lead Council service	Timescale
21	Develop a campaign to promote cavity wall insulation and target areas with highest levels of uninsulated cavity walls.	GTZ Team/ Housing	2024
22	Signpost available HES (Home Energy Scotland) assistance and funding.	GTZ Team/ Housing	2024
23	Support landlords of privately rented properties to understand and meet their obligations.	Housing/ GTZ Team	2025

Action	Priority 4 - Improve uptake of wall insulation EES:ABS programmes	Lead Council service	Timescale
24	Work with ERC's Energy Efficiency Officer to maximise support for private housing in fuel poverty areas, ensuring a joined up approach that supports LHEES delivery.	Housing	ongoing
25	Target capital investment for Council led energy efficiency programmes (including EES:ABS and ECO4 funding) in housing areas at risk of fuel poverty.	Housing	ongoing

Action	Priority 5 - Deliver improvements for non-domestic council owned properties	Lead Council service	Timescale
26	Prepare Building Assessment Reports for Council buildings.	Property & Technical Services/ GTZ Team	2025
27	Support data requirement for decarbonisation of council buildings.	Property & Technical Services/ GTZ Team	2024

Action	Priority 6 - Determine most appropriate solar thermal & solar PV installations	Lead Council service	Timescale
28	Identify opportunities and feasibility to increase solar installations across the Council property portfolio including housing.	Property & Technical Services /GTZ Team/ Housing	2025
29	Promote and increase take up of available HES assistance and funding for solar installation on private homes to improve energy efficiency.	GTZ Team/ Housing	2024

Action	LHEES Review	Lead Council service	Timescale
30	Review and update the Delivery Plan and Strategy as required.	GTZ Team	2025
31	Publish a second iteration of the ER LHEES by the statutory deadline of December 2028.	GTZ Team	2028

Appendix I - Funding and Investment

Significant funding and investment will be required if the ambitions outlined in this document are to be realised. Some of the current funding and delivery programmes that could be utilised to support LHEES Delivery actions are stated below.

Scheme Name	Details
Energy Efficient Scotland: Area Based Scheme (ABS)	Funded by Scottish Government. Targets energy efficiency measures for owner-occupiers and private landlords owning 3 or less properties. This ongoing scheme is delivered by East Renfrewshire Council and prioritises fuel poor areas (usually Council Tax Band A-C)
Heat Network Support Unit	Funded by Scottish Government to support and develop heat networks. Can offer 100% funding for feasibility studies and up to 50% of Outline Business Cases.
Heat Network Fund	Funded by Scottish Government with a total of £300m available before April 2026. Heat network projects must be of a large scale and demonstrate a positive social and economic benefit.
Public Sector Heat Decarbonisation Fund	Funded by Scottish Government via Salix. Total of £20m to help public sector decarbonise their heating systems by replacing them with zero direct emissions systems, as well as for retrofit energy efficiency measures to support the overall decarbonisation of heat in buildings
Social Housing Net Zero Heat Fund	Funded by Scottish Government and also open to other social landlords. Total of £200m by 2026 with two themes: 1 – zero direct emissions heating systems 2 – “fabric first” energy efficiency only projects
ECO4 Flex	Focuses on supporting low-income and vulnerable and fuel poor households through installation of insulation and heating measures, the “ECO4” scheme, covers the period July 2022 to 31 March 2026.

Funding for social landlords

The main opportunity for social landlords is the Social Housing Net Zero Heat Fund, as mentioned above. For properties within a Heat Network Zone, confirmation of heat network plans will enable applications. These should be linked with further energy efficiency measures and getting ‘heat network ready’. The fund could potentially contribute towards the capital cost of network connection.

Funding for private landlords

The Private Rented Sector Landlord Loan is a Scottish Government funded loan that helps landlords improve the energy efficiency of their properties and meet minimum standards. This is administered by the Energy Savings Trust.

Up to £15,000 can be borrowed per property for insulation measures and £17,500 for up to two home renewable systems per property plus an energy storage system up to a maximum of £6,000. Landlords with five properties or fewer can borrow up to £100,000 and those with six or more can borrow up to £250,000 with the loan repayable over eight years.

Funding for homeowners

Advice on the range of grant and loan funding that is currently available to support owner occupiers with energy efficiency improvements and net zero heating solutions is available via Home Energy Scotland.

Appendix 2 – Priority geographical areas for each LHEES consideration

Table 12: Summary table of most important areas for each LHEES consideration

LHEES Priority	Description	Main geographical areas to prioritise	Data Zone codes
1. Heat networks	Decarbonisation with heat networks	Seven clusters were identified, of which the ones in Eastwood Park and Barrhead show the most potential in terms of anchor loads and potential extensions to existing heat networks and local development sites.	No specific Data Zones, clusters as per output file
2. Off-gas grid buildings	Transitioning mainly from heating oil and LPG in off-gas areas	Areas and properties to prioritise mostly involve flats that currently have storage heaters. ¹ They are located in the following areas: Mearns Kirk and South Kirkhill; Crookfur and Fruin; North Giffnock and North Thornliebank; Merrylee and Braidbar; Clarkston and Sheddens.	S01008347, S01008328, S01008410, S01008396, S01008378
3. Poor building energy efficiency	Poor building energy efficiency	Areas with a lack of cavity wall insulation are North Kirkhill; Whitecraigs and Broom; North Giffnock and North Thornliebank. ² Areas which lack solid wall insulation are Netherlee; Lower Whitecraigs and South Giffnock.	S01008363, S01008345, S01008407, S01008392, S01008405, S01008394
4. Poor building energy efficiency as a driver for fuel poverty	Poor building energy efficiency as a driver for fuel poverty	Areas with a high level of estimated fuel poverty and low levels of energy efficiency (particularly wall insulation) are; Dunterlie, East Arthurlie and Dovecothall; North Giffnock and North Thornliebank; Cross Stobbs; Neilston and Uplawmoor.	S01008309, S01008406, S01008304, S01008299, S01008314
5. Mixed-tenure, mixed-use and historic buildings	Covering mixed-tenure and mixed-use buildings, listed buildings and buildings in conservation areas	The areas with highest levels of mixed use and/or mixed tenure are in Mearns Kirk and South Kirkhill; Crookfur and Fruin; Dunterlie, East Arthurlie and Dovecothall; and North Giffnock and North Thornliebank. The areas with most properties in conservation areas or listed buildings are Lower Whitecraigs and South Giffnock; Eaglesham and Waterfoot; and Mearns Kirk and South Kirkhill.	S01008354, S01008328, S01008309, S01008406, S01008315, S01008355, S01008356, S01008349, S01008402, S01008405
6. On-gas grid buildings	On-gas grid heat decarbonisation	Areas for this priority mostly involve a high level of recently built properties (i.e. post-1992) with high energy efficiency levels. Particularly the areas of Crookfur and Fruin; Mearns Kirk and South Kirkhill; and West Arthurlie and North Neilston.	S01008328, S01008354, S01008318

¹ For flatted properties currently with storage heaters, small heat networks or high heat retention (HHR) storage heaters should be considered as well.

² Note that cavity wall insulation potential is spread throughout the local authority area with no Data Zones standing out particularly.

Appendix 3 - Summary of Heat Network Feasibility Studies

Eastwood Park

The study suggests that there is a potential opportunity for a heat network in Eastwood Park. The majority of the buildings in the Eastwood Park study area are Council-owned, giving the Council high influence over the decision to connect buildings to a heat network, if funding allows.

It is recommended to progress this study to the business case stage with an Outline Business Case, but only after the Eastwood Park Masterplan has been published (est. Sept. 2024), and building level surveys undertaken.

Key next steps:

1. This heat network study should inform Eastwood Park Masterplan discussions.
2. Building-level condition surveys should be undertaken to assess the condition of the buildings, and to determine the efficiency of existing heating systems and opportunities for improvement.
3. Following the building-level survey, and following discussions on the final Eastwood Park Masterplan, consider progressing the heat network assessment to Outline Business Case.

Key risks to mitigate for heat network project development include:

- Eastwood Park Masterplan: A heat network has been identified as the lowest cost decarbonisation option for Eastwood Park, and development of the Eastwood Park Masterplan is an opportunity to initiate the progression of a heat network on the campus. The development of the leisure centre and the heat network should collaborate to attempt to align their designs; this avoids the leisure centre adopting alternative low-carbon heating technology.
- Noise pollution from air-source heat pump (ASHP) units: Unit selection requires consideration to incorporate noise attenuation measures at a more detailed design stage, to ensure the introduction of this technology is not disruptive to neighbouring buildings.

Barrhead Main Street

The study suggests that alternative building-level low carbon heating solutions may be a lower cost route to heat decarbonisation than the heat network opportunity considered. For a heat network opportunity to be viable in Barrhead, there would need to be significant grant funding, and the overall lifetime costs incurred may be lower for a building level heating solution approach such as installing individual ASHPs on each building.

Key next steps:

1. Building-level condition surveys should be undertaken to assess the condition of the buildings, and to determine the efficiency of existing heating systems and opportunities for improvement.
2. Investigate building-level low carbon heating solutions

Appendix 4 – Information on all 7 potential Heat Network zones

Figure 11 displays the geographical location of all seven potential heat network zones suggested through initial scoping. The seven potential zones are in Eastwood Park, Barrhead Main Street, Crookfur, Newton Mearns, Clarkston, Neilston and Giffnock. Further consideration of all potential zones will initiate as part of the actions within our Delivery Plan and following discussion on the feasibility reports for Eastwood Park and Barrhead Main Street.

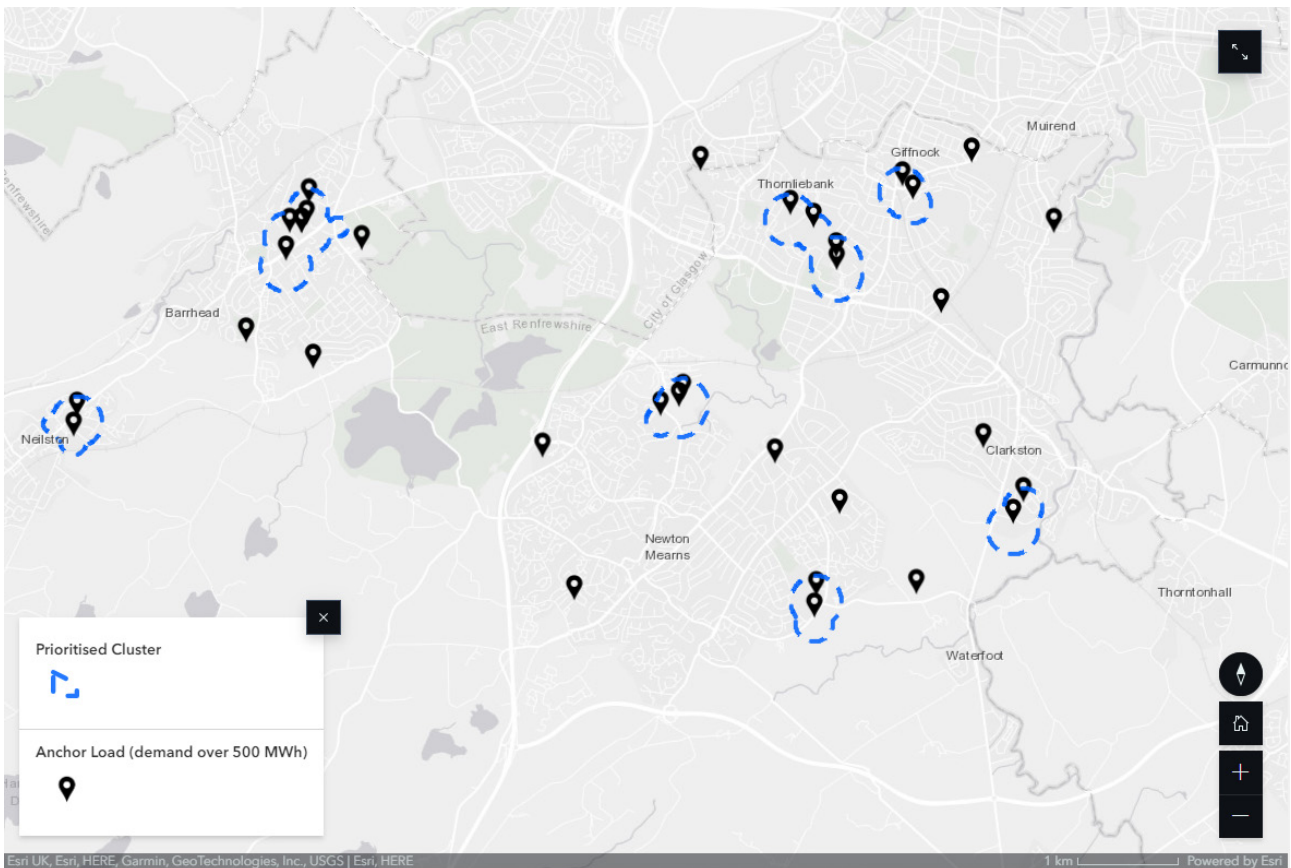

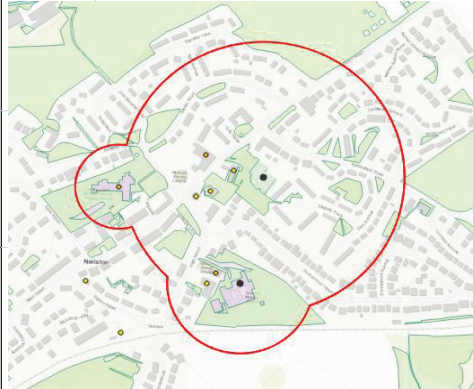


Figure 11: Seven proposed heat network zones in East Renfrewshire

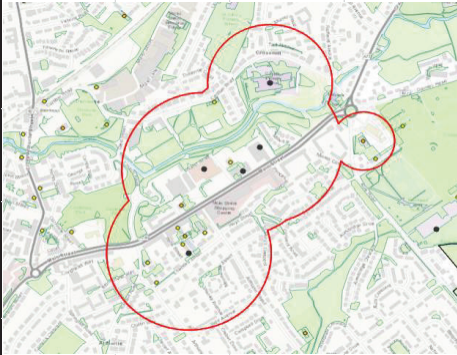

Future development of any proposed heat network will depend on recommendations from partners and stakeholders following discussion on the feasibility reports; and building a strong economic case that addresses all technical, financial and network limitations. Indeed, grid capacity is a consideration for any proposed decarbonisation measure and continued engagement with Scottish Power Energy Networks will be required.

Circumstances have changed for the Neilston site, which was based on anchor loads including the leisure centre and schools. With the development of the new Neilston Learning Campus and Neilston leisure centre and library this site may no longer be viable. Further investigation will be required.



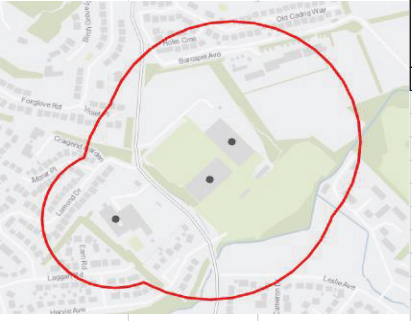
Neilston

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS item			
				Name	Proximity	Description	Type	Impact	Description	Type	Description	Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
1	Two	Neilston Primary School	519	Heat Networks			Roads	Minor constraint	No major roads	HHP_Granites	Layer empty	23	19,249	8.02	285,173
		Neilston Leisure Centre	1,663	No existing heat networks in the area.			Rivers	No constraint	No rivers	Hot_Sed_Aquifer	Low productivity aquifer in which flow is virtually all through fractures and other discontinuities				
				Local Development Sites			Railways	Minor constraint	Railway cutting through the southern edge of the cluster. It doesn't bisect groups of buildings.	NAEI large emitters	Not present				
				Neilston Primary School, Neilston	Within the cluster	New Joint campus: Learning & Leisure in Neilston (Madras Family Centre, Neilston Primary, and St Thomas Primary)				SEPA waste	Not present				
				Neilston Village Centre	Within the cluster	Community Hub - Redevelopment of Library and Leisure Centre, improvements to health facilities and commercial development				Waterbodies	Not present				
				Neilston Neighbourhood Centre	Within the cluster	Neighbourhood Centre Enhancements									
				Housing Sites		SG1.20 North Kirkton Road, Neilston SG1.19 Neilston Road, Neilston SG1.18 Holehouse Brae, Neilston									
				Safeguarding Business and Employment Areas		SG5.7 Crofthead Mill, Neilston									

Barrhead

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
2	Five	Municipal Buildings	1,106	Heat Networks			Roads	Major constraint	A736 bisects groups of buildings and anchor loads.	HHP_Granites	Layer empty	48	64,490	26.87	955,402
		Barrhead Foundry Leisure Centre & Library Etc.	2,366	Westbourne Centre Barrhead	Intersects the west edge of the cluster	Heat generation: 18,728 kWh Fuel: electricity	Rivers	Minor constraint	Levern Water cuts through the cluster. It bisects groups of buildings and anchor loads.	Hot_Sed_Aquifer	Moderately productive aquifer in which flow is virtually all through fractures and other discontinuities				
		Council Offices	830	25 and 27 Henry Street	Intersects the north-west edge of the cluster	Heat generation: 122,357 kWh Fuel: natural gas Technology: Boiler	Railways	No constraint	No railways	NAEI large emitters	Not present				
		Barrhead Health And Care Centre	2,161	(042) / St Mary's Gardens	Within the cluster	Heat generation: no info Fuel: natural gas Technology: Boiler				SEPA waste	Barrhead Household Waste Recycling Centre less than 200m away from the cluster. Operational				
		Carlibar Primary School	757	Local Development Sites						Waterbodies	Not present				
				SG11.1 Barrhead Town Centre	Within the cluster	Preparation of Town Centre Strategy and Action Programme									
				Business Improvement Districts	Buffer intersects the cluster	SG12.1 Barrhead Town Centre									
				Safeguarded business and employment areas	Partly within the cluster	SG5.4 Muriel Street, Barrhead									
					Within the cluster	SG1.4 Glen Street/Walton Street Barrhead									
				Housing Sites	Buffer intersects with the cluster	SG1.11 N Darnley Road, Barrhead									
					Buffer intersects with the cluster	SG1.10 Shanks Park, Barrhead									

Crookfur

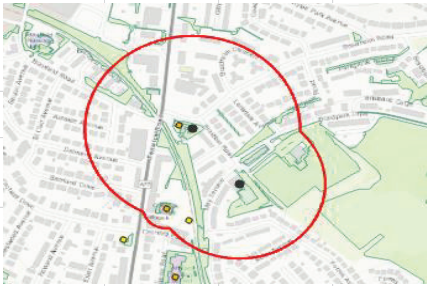

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
3	Three	Crookfur Primary School	570	Heat Networks			Roads	Potential constraint	Capelrig Road bisects groups of buildings and anchor loads	HHP_Granites	Layer empty	12	4,626	1.93	68,535
		Eastwood High School Sports Centre	1,531	No existing heat networks in the area.			Rivers	No constraints	Auldhouse Burn cuts through the south edge of the cluster. It doesn't bisect groups of buildings	Hot_Sed_Aquifer	Low productivity aquafer in which flow is virtually all through fractures and other discontinuities				
		Eastwood High School	3,471	Local Development Sites			Railways	No constraints	No railways present	NAEI large emitters	Not present				
		Crookfur Primary School, Newton Meams		Within the cluster	Extension				SEPA waste	Not present					
									Waterbodies	Not present					

Eastwood Park

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
4	Four	Woodfarm High School	2,066	Heat Networks			Roads	Minor constraint	A727 cuts the southern edges of the cluster. It does not bisect groups of buildings and anchor loads	HHP_Granites	Layer empty	14	79	0.05	1,164
		Our Lady Of The Missions Primary School	724	7 Eastwood Crescent, Thornliebank,	Intersects the north-west edge of the cluster	Heat generation: 382,635 kWh Fuel: natural gas Technology: boiler	Rivers	No constraints	Auldhouse Burn bisects the anchor loads	Hot_Sed_Aquifer	Moderately productive aquaifer in which flow is virtually all through fractures and other discontinuities				
		St Ninian's High School	2,267	Local Development Sites			Railways	No constraints	No railways	NAEI large emitters	Not present				
		Eastwood Leisure Centre	4,701	Housing Sites	Buffer borders with the cluster	SG1.15 Robslee Drive Giffnock				SEPA waste	Not present				
				Community Facilities	Within the cluster	Master plan to inform the following uses: Improved leisure centre and facilities				Waterbodies	Not present				

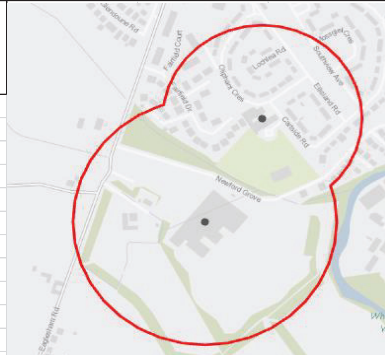
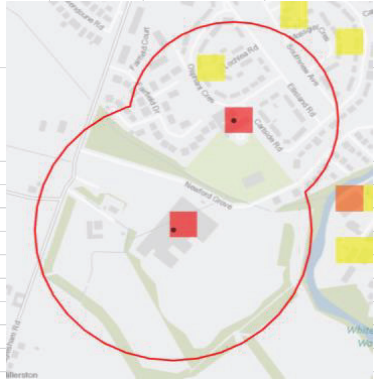


Giffnock

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
5	Two	Walton Community Centre	731	Heat Networks			Roads	Major constraint	A77 cuts through the cluster and bisects groups of buildings	HHP_Granites	Layer empty	14	24,053	10.02	356,343
		Giffnock Police Station	914	No existing heat networks in the area.			Rivers	No constraints	No rivers	Hot_Sed_Aquifer	Moderately productive aquifer in which flow is virtually all through fractures and other discontinuities				
				Local Development Sites			Railways	No constraints	No railways	NAEI large emitters	Not present				
				Business Improvement Districts	Within the cluster	SG12.3 Giffnock Town Centre				SEPA waste	Not present				
				Safeguarded Business and Employment Areas	Buffer borders with the cluster	SG5.6 Burnfield Road, Giffnock				Waterbodies	Not present				
				Town and Neighbourhood Centre Proposals	Within the cluster	SG11.7 Giffnock Town Centre									

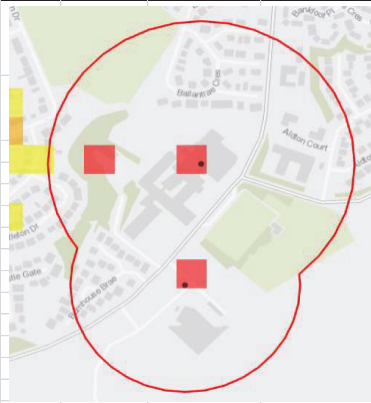
Clarkston

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIS item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
6	Two	Bonnyton House	756	Heat Networks			Roads	Minor constraint	No major roads	HHP_Granites	Layer empty	11	1,958	0.82	29,008
		Williamwood High School	2,163	No existing heat networks in the area.			Rivers	No constraints	No rivers within the cluster	Hot_Sed_Aquifer	Low productivity aquaifer in which flow is virtually all through fractures and other discontinuities				
				Local Development Sites			Railways	No constraints	No railways	NAEI large emitters	Not present				
				Safeguarded Business and Employment Areas	Buffer intersects with the cluster	SG5.5 Field Road, Busby				SEPA waste	Not present				
									Waterbodies	Not present					



Newton Mearns

Priority Cluster	Number of anchor loads	Anchor load names	Anchor load Heatdemand (MWh/yr)	Existing Heat Networks and Local Development sites			Constraints			Resources		GHIGS Item			
				Name	Proximity	Description	Type	Impact	Description	Type		Number of green spaces	GSHP annual potential (assumed 40% of the total area) MWh/yr	GSHP peak potential (assumed 40% of the total area) MW	Total Area of green spaces (m2)
7	Two	Mearns Castle High School	2,562	Heat Networks			Roads	Potential constraint	Broom Rd East cuts through the cluster and bisects groups of buildings and anchor loads.	HHP_Granites	Layer empty	10	3,630	1.51	53,775
		Faith Schools Joint Campus	749	No existing heat networks in the area.			Rivers	No constraints	No rivers	Hot_Sed_Aquifer	Low productivity aquaifer in which flow is virtually all through fractures and other discontinuities				
				Local Development Sites			Railways	No constraints	No railways	NAEI large emitters	Not present				
				Housing Sites	Partly within the cluster	SG1.22 Broom Road East / Waterfoot Rd Newton Mearns				SEPA waste	Not present				
										Waterbodies	Not present				



Appendix 5 – Methodology

This section presents an analysis of Stage 1 to 4 of the LHEES methodology that was applied by Changeworks on data provided by East Renfrewshire Council. The current methodology and guidance are framed around what can be delivered now, given the existing and known policy landscape, alongside experiences of local authorities in delivering relevant programmes of works.

Given the Strategic and Delivery aspects of the LHEES, the LHEES methodology works towards producing two types of spatial zones to visualise potential pathways: one to decarbonise the building stock at a local authority level (Strategic Zones) and the other at a more granular level (Delivery Areas).

Within this methodology, Strategic Zones have been set at 'Intermediate Zone' scale in the provided LHEES tools, with the option to adjust to 'Data Zone' scale if required.³ The classification of Strategic Zones helps to gain insights into the baseline performance of the Council's stock, the scale of potential as well as initial focus areas, which can then be used to develop Delivery Areas. They can guide policy levers, such as advice, funding programmes and regulation, which will give further direction and clarity to delivery routes and timescales. Delivery Areas have a much higher granularity than Strategic Zones and their aim is to identify areas for targeted intervention and early, low-regrets measures.

Scope and Function of LHEES

Table 1: Summary of the LHEES Considerations

	No.	LHEES Consideration	Description
Low regrets* heat decarbonisation	1	Heat networks	Decarbonisation with heat networks
	2	Off-gas grid buildings	Transitioning mainly from heating oil and LPG in off-gas areas
Secondary outcomes	3	Poor building energy efficiency	Poor building energy efficiency
	4	Poor building energy efficiency as a driver for fuel poverty	Poor building energy efficiency as a driver for fuel poverty
	5	Mixed-tenure, mixed-use and historic buildings	Covering mixed-tenure and mixed-use buildings, listed buildings and buildings in conservation areas
Heat decarbonisation	6	On-gas grid buildings	On-gas grid heat decarbonisation

*Low regrets are heat decarbonisation actions that are relatively low cost and provide relatively large benefits when it comes to heat decarbonisation. In the LHEES context they refer to heat networks and off-gas grid heat pumps.

³ Intermediate zones contain 2,500-6,000 household residents, whereas Data Zones contain between 500 and 1,000. There are 1,279 Intermediate Zones and 6,976 Data Zones that cover Scotland.

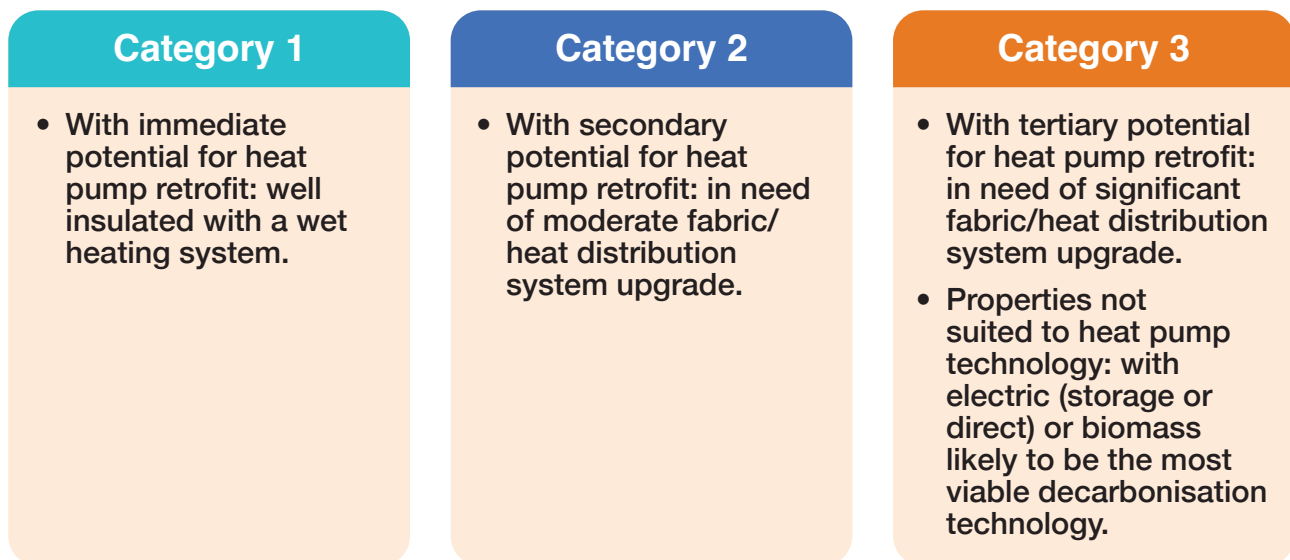
LHEES is framed around Six Considerations, as listed in Table 1, and set out in more detail below. The LHEES should eventually cover all tenures and all sectors, including the non-domestic sector. However, the current guidance provided by the Scottish Government acknowledges that this first round of the LHEES will have a large emphasis on the domestic sector.

1. Low regrets: heat decarbonisation: Heat Networks

The analysis should highlight heat dense areas within a local authority where heat networks present a likely decarbonisation option. Different opportunities and constraints relating to development potential can be considered to inform decisions, or the prioritisation of the different heat network zones.

2. Low regrets: heat decarbonisation: Off-gas grid

This analysis should identify low regrets off-gas heat decarbonisation pathways and opportunities for domestic properties at both the strategic and delivery level. It groups the domestic properties into three principal categories:



An additional Category 0 was used to identify properties that already have a low or zero emissions heating system, which is currently limited to heat pumps and those that are connected to a heat network.

3 & 4. Secondary outcomes: poor building energy efficiency and poor building energy efficiency as a driver for fuel poverty

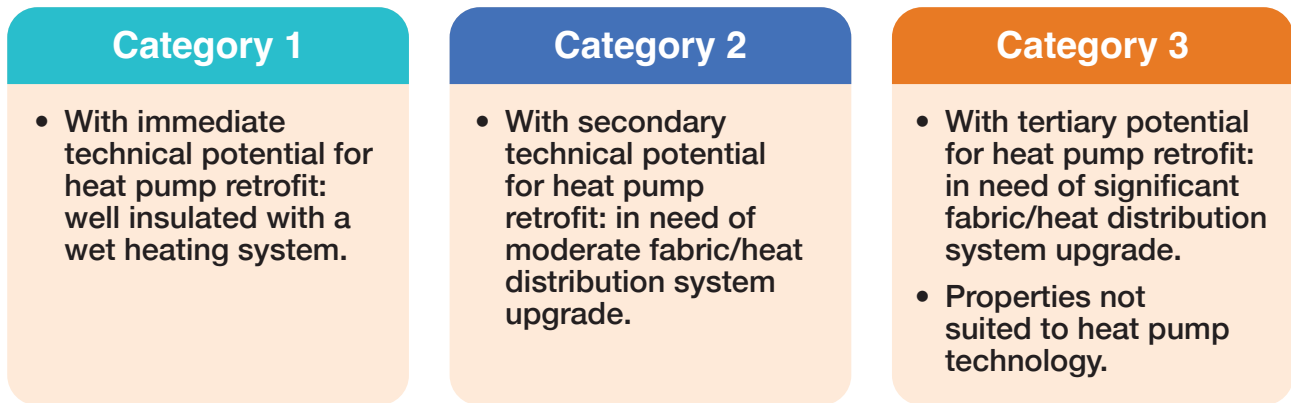
This analysis should identify possible locations where poor building energy efficiency (such as low levels of wall or loft insulation, the absence of double glazing, or a combination of these) exists across the local authority, as well as an analysis for areas where this acts as a driver for fuel poverty.

5. Secondary outcomes: mixed-tenure, mixed-use and historic buildings

This analysis identifies where there are buildings of mixed-use or mixed-tenure and where there are historic buildings (covering listed buildings and conservation areas). This priority area is mostly meant to be combined with other results to specify the Delivery Areas in Stage 6.

6. Heat decarbonisation: On-gas grid

This analysis identifies possible low regrets on-gas decarbonisation pathways for domestic properties and opportunities at a strategic and delivery level. At this stage, analysis explores only building readiness for heat pump retrofit. This involves grouping of properties into three principal categories:



An additional Category 0 is used to identify properties that are connected to a heat network.

2.1. LHEES Stages

The production of an LHEES has eight stages, which are presented in Figure 2. Description of each stage is provided below.

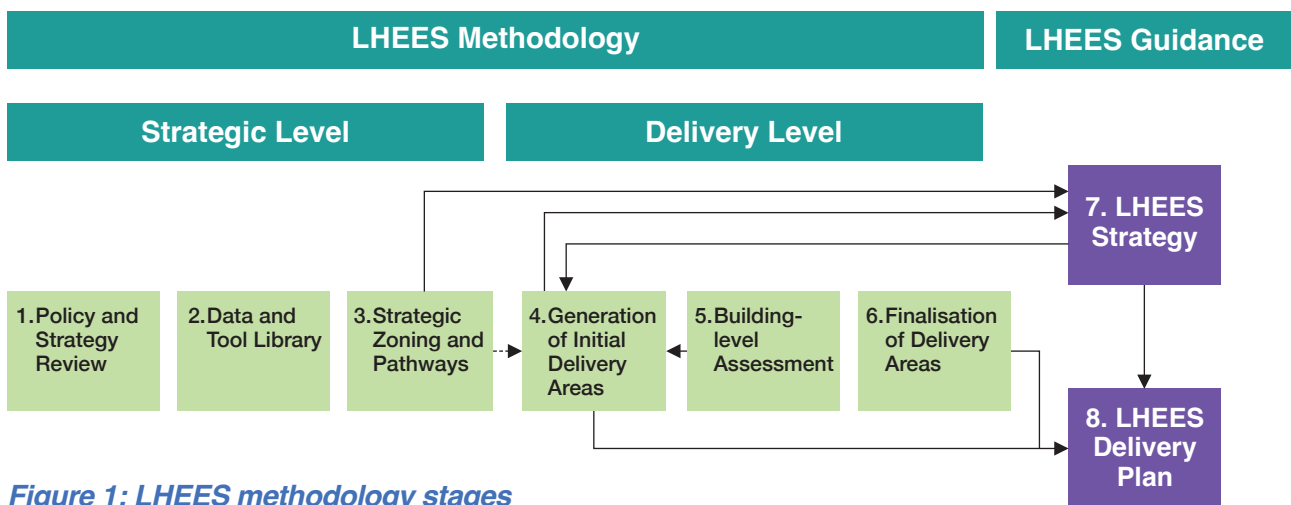


Figure 1: LHEES methodology stages

Stage 1: Policy and strategy review – sets out the national and local policies relevant to LHEES, providing an opportunity to consider how the national policy landscape can be linked to local drivers. For each priority it sets out indicators and weightings that underpin analysis across the other stages. It enables the mapping of key internal and external stakeholders, as well as funding resources that support Delivery Plan actions.

Stage 2: Data and tools library – identifies the most appropriate data and information needed to support analysis in subsequent stages. The library captures data requirements for the priorities, acting as a record of data sets used and capturing associated detail on ownership, data sharing, key contacts etc.

Stage 3: Baseline strategic zoning and pathways – understanding the current energy efficiency and heat decarbonisation performance of the building stock at a local authority wide level. This performance will be based on assessing the building stock against the indicators from Stages 1- 2.

Stage 4: Generation of initial delivery-level areas – uses GIS techniques to generate initial delivery-level areas for each of the priorities. Heat network zoning uses a linear heat density technique to generate the zones. Other priorities generate the zones using indicators and weightings from Stage 3.

Stage 5: Building-level pathway assessment – selects and analyses domestic buildings for assessment using a tool that enables the evaluation of energy efficiency and heat decarbonisation retrofit options in terms of costs and CO2 abatement. The buildings to be evaluated can be selected and taken from the analysis in Stage 3 or Stage 4.

Stage 6: Finalisation of delivery-level areas – opportunity to review outputs of the previous stages, engaging with stakeholders accordingly, to finalise any delivery-level areas and building-level pathways. These areas and pathways can then provide necessary evidence to support actions set out in the LHEES Delivery Plan.

Stage 7: LHEES Strategy – identifies what needs to be done to change buildings and local infrastructure over the next 20 years to fulfil the Scottish Government’s objectives and local priorities relating to heat in buildings using the outputs from Stages 1-3, in addition to the Heat Network zoning outputs in Stage 4.

Stage 8: LHEES Delivery Plan – an action plan that enables a local authority and other stakeholders to work towards delivery of the changes identified in the LHEES Strategy. Actions will contribute to achieving Scotland’s statutory targets on Net Zero greenhouse gas emissions and fuel poverty, as well as enabling the delivery of changes to buildings and local infrastructure needed to fulfil the Scottish Government’s objectives relating to heat and energy efficiency in buildings.

The LHEES Methodology V0.3 included guidance on how to complete each stage of the LHEES, although local authorities have the flexibility to use other approaches.

The methodology as developed by Scottish Government will be set out for each stage, with details included on Changeworks’ experience working to said method.

Stage 1: Policy and strategy review

The aim of Stage 1 is to support the local authority with setting out the national and local policies that are linked to, impact or could be impacted by LHEES and to give an opportunity to consider how these national policies, targets and strategies can be linked to the local drivers. Additionally, this stage sets out default indicators, criteria, and associated weightings and also enables the local authority to capture and map key internal and external stakeholders that could support LHEES.

The analysis is guided by the Policy and Strategy Review template. Some sections of the template have been partially completed based on development activity, testing, and best practice to date.

To complete the list of Local Level policies, the Council website was reviewed to look for policies that could be potentially relevant for LHEES. Any policies that were out of date were left out, unless particularly relevant. Our search terms included heat networks, off-gas, energy efficiency, fuel poverty, decarbonisation, carbon, renewables, net zero, amongst others. Next, the relevant policies were added to the template and appropriate fields within the table were populated. Overall, 16 local policies and strategy documents were included.

Stage 2: Data and tools library

Stage 2 consists of collection and collation of all the data used in Stage 3 and Stage 4. The tool provided for Stage 2 helps those working on LHEES keep track of the details for obtaining the data and tools, such as the contact data for the people and parties responsible for the datasets.

There are three types of data in the overall methodology: Core, Alternative and Supplementary data sets, as presented in the Figure 3 below. For an extensive description of these three data types see Box 1.

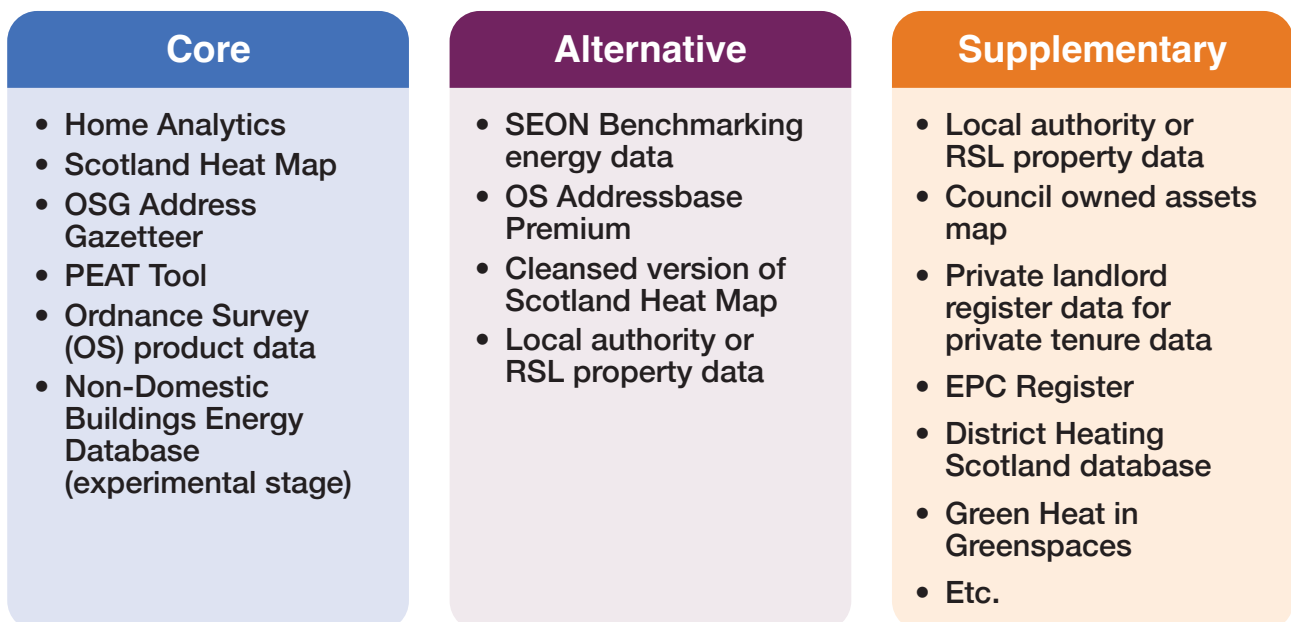


Figure 2: Types of data used in the methodology

Core data

The Core datasets are considered essential for Stage 3 and 4, and the most important datasets here are the Scotland Heat Map and Home Analytics, as they contain data on the overall heat demand and housing stock energy efficiency status, respectively.

Additional Core datasets include mapping background files from the Ordnance Survey, the Portfolio Energy Analysis Tool (PEAT) as used in Stage 5 (not included in this project) and data from the One Scotland Gazetteer (OSG). The latter is used to identify mixed-use buildings in the local authority area.

Alternative and Supplementary data

Alternative datasets can be used instead of some of the Core datasets. For example, it is preferable to utilise the OS Address base Premium dataset instead of the OSG Address Gazetteer where local authorities have already updated the Scotland Heat Map with heat demand data from their own buildings.

Data that the Council owns on their RSL stock or from housing associations in their local authority area can be used to overwrite (i.e., use as alternative data) or to supplement data in Home Analytics. For this data to function well as an Alternative dataset, it is essential that the accuracy of this data is guaranteed.

There is no limit to the datasets that can be included as Supplementary data, so the list in the Stage 2 data and tool library should not be considered exhaustive. Some supplementary data listed in the library, such as spatial data on the sewer networks and maps from the Coal Authority with abandoned coal mines become of more interest after the first analysis of the heat demand in Stage 4. One Supplementary dataset that Changeworks has used in this project was the Green Heat in Greenspaces dataset.

Box 1: Types of data used in the analysis

Collecting and collating the data

The Council was sent the necessary documents to enable initial data sharing with Changeworks following an inception meeting, including the Public Sector Geospatial Agreement (PSGA) from the Ordnance Survey. Data sharing was facilitated through OneDrive where large files were not suitable for email.

The data gathering took a few weeks because several people at the Council were involved in gaining access. It is difficult to suggest direct improvements that the Council can control, apart from the knowledge and awareness about LHEES increasing throughout the different departments. Since some of the Core LHEES datasets contain OS data for which contractor licencing will be necessary (i.e. the Scotland Heat Map, OSG Scotland Gazetteer data), it might not be possible to simplify those steps easily.

The supplementary Council housing stock data that was shared with Changeworks consisted of two files. The first one listed approximately 2,500 Council-owned properties. This file did not include One Scotland Gazetteer Unique Property Reference Numbers (OSG UPRN) as property IDs, which made data collation with Home Analytics a bit more complex. Unique address variables had to be created and matched instead. The other file listed nearly 3,000 properties and their fabric information. This file also did not include OSG UPRNs, which would have made the data collation process smoother. Similarly, unique address variables had to be created to match the data with Home Analytics.

This data weakness did not prevent analysis from taking place, however, it made the analysis more time-consuming and slowed down the development of the LHEES. This suggests that the Council could benefit from minor data improvements, like including OSG UPRN numbers as property ID, so that data can be easily used for analysis (for both EESSH2 and LHEES purposes). Properties that were not matched with the Council's own data were kept as in Home Analytics. The Council did not provide data on private tenure from the Scottish Landlord Registration database, which could have strengthened the analysis.

The final output of this stage consisted of collated and processed/cleaned datasets for use within Stage 3, as well as a file in the Data and Tools Library template.

Non-domestic data

The data and tools library from Stage 2 mentions the experimental Non-Domestic Buildings Energy Database from the Energy Saving Trust.⁴ This dataset is based on non-domestic EPCs and includes information on energy efficiency scores, heat and energy demand estimates, property dimensions, and property ages. Fabric data such as wall construction type is notably lacking, but this can be explained by this data not being explicitly present on non-domestic EPCs either.

Although the data was made available for this project by the Council and is named in the Data and Tools library, there are no analysis tools or guidance made available for this data in Stage 3 and Stage 4. Stage 3 and Stage 4 mostly focus on domestic data, with the exception of the heat demand analysis in the Heat Network Zoning part of Stage 4.

The lack of LHEES guidance for analysing non-domestic data is not only a consequence for the missing fabric data. Stage 3 and Stage 4 aim to analyse data so that geographical areas at high and more granular levels can be prioritised for planning things like delivering area-based schemes (e.g., EES:ABS). Non-domestic properties, particularly when focussing on Council-owned properties alone, are present in a much lower density than domestic properties. For East Renfrewshire, we analysed over 40,000 domestic properties, whereas EST's non-domestic dataset consisted of 1,647 properties of which 200 belong to the Council. This means that due to the inherently lower densities of these properties particular areas or neighbourhoods would not stand out on a map for this sector and tenure combination. In other words, prioritising certain geographical areas in the LHEES Strategy and Delivery Plans is less relevant for non-domestic properties than for domestic ones. This does not mean Councils should not plan for this sector and tenure, but that for the *zoning* of this sector and tenure the whole Council area is the priority zone, rather than specific Data Zones. Prioritising the non-domestic sector properties will therefore depend more on the use of the buildings and the *influence* the Council has on the owners of the buildings rather than their location or density.

⁴ *Energy Savings Trust (2021) Non-Domestic Analytics (NDA) Scotland. Note that this data is experimental and still in development. This non-domestic dataset is similar to Home Analytic in the sense that properties without EPC entries will have their variables estimated by applying statistical models on the basic assessor data.*

Finally, the data from the non-domestic was used to summarise the current energy efficiency status of the non-domestic sector and to help with the influence mapping (described in Section 3). Scottish Energy Officer Network (SEON) benchmarking energy data provided by the Council was used to improve Heat Map data for the Stage 4 analyses.

Stage 3: Strategic zoning and pathways

The aim of Stage 3 is to understand the current energy efficiency and heat decarbonisation performance of the building stock across the entire local authority. The output of this stage highlights the areas where action needs to be taken to change buildings and local infrastructure by 2045 to fulfil objectives related to heat and energy efficiency in buildings. The analysis, together with the next stage outputs, support progression towards prioritisation of delivery programmes and projects in the Delivery Plan. The main results of this stage are presented in Section 4.

To perform Stage 3 analysis, the Scottish Government guidance as set out in the LHEES methodology was followed, with added extra steps, in response to feedback from the Council and recommendations from Changeworks. This is explained below and drawn in Figure 4.

The Stage 3 analysis focuses on domestic data only because non-domestic property characteristics were not available as part of the analysis. In short, there are no Stage 3 outputs that involves the non-domestic sector.

Before adding any of the core datasets (i.e., the One Scotland Gazetteer dataset and Home Analytics) to the Baseline Tool that was provided by ZWS, the address-level data from Home Analytics was updated with more up-to-date information from the alternative datasets, including property tenure, fabric information, and the on/off gas grid status.



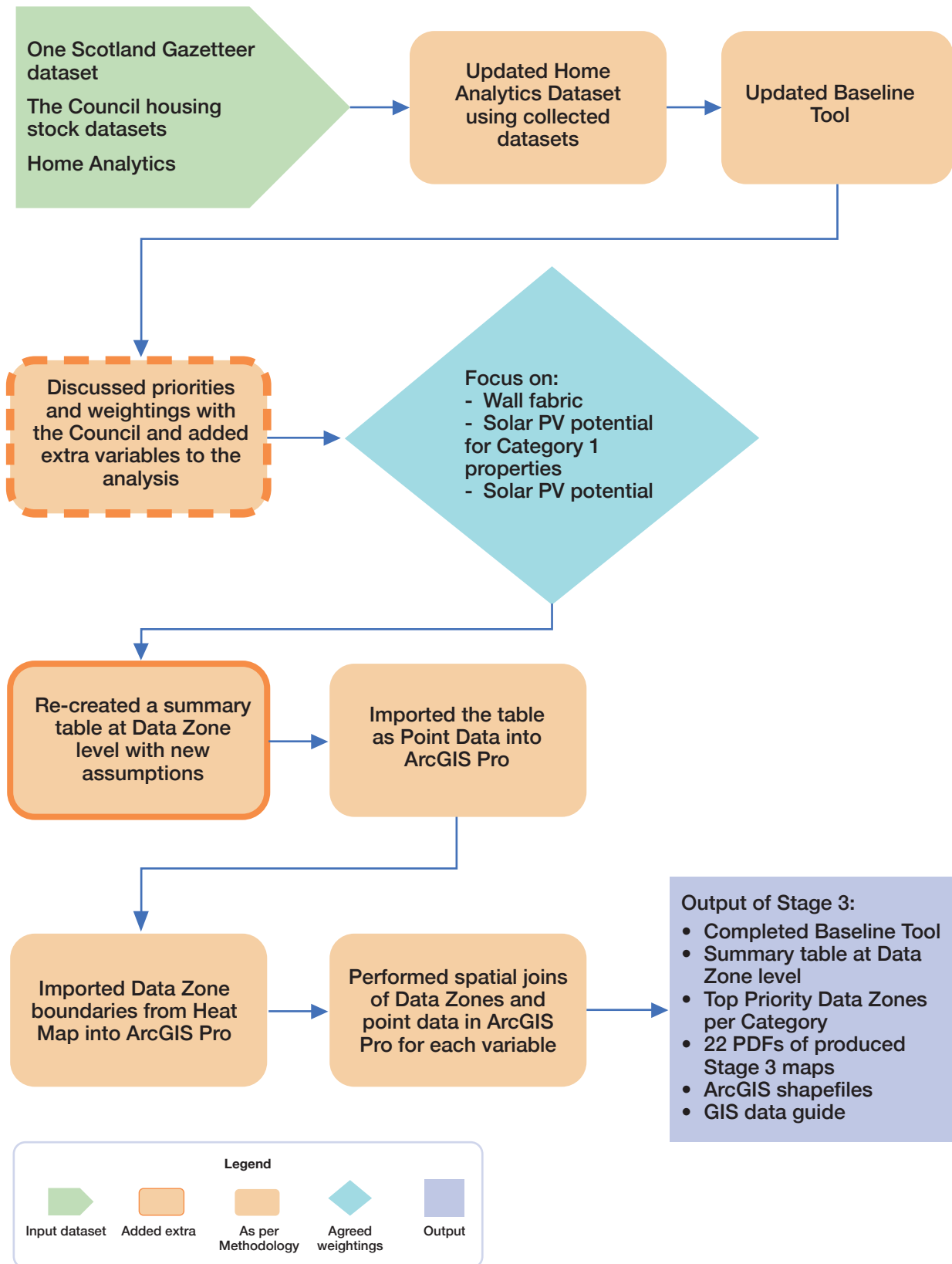


Figure 4: Stage 3 - overview of the process

We subsequently discussed LHEES priorities from Table 1 with the Council, which influenced the weightings used in Stage 3 and 4. As a result, we added extra variables in the analysis to make the results more relevant for the Council, including:

- More focus on the wall fabric status in the Energy Efficiency weighting and additional Energy Efficiency maps for separate wall construction types were created (Solid or Brick, Timber Frame, Cavity Construction, or System Build).
- Solar PV suitability for Category 1 buildings in the decarbonisation analysis (i.e. those ready for a heat pump, both on and off gas) was added.
- General Solar PV opportunities with Energy Efficiency were added.

To provide insights at a finer granularity than the standard methodology (which provides results at Intermediate Zone level), we reproduced calculations of the Baseline tool at Data Zone level. This level of aggregation allows the Council to make a more informed decision on the prioritisation of zones in the LHEES Strategy (Stage 7) and the delivery programmes and projects in the Delivery Plan (Stage 8).

Finally, we prepared 22 maps to visualise both the standard and the extra variables at Data Zone level. The full process is summarised in Figure 4. The full output of this stage, which has been shared with the Council, includes a completed Baseline Tool, summary table at Data Zone level, table with Top Priority Data Zones per Category along with PDF maps at Data Zone level, ArcGIS shapefiles and a GIS data guide.

Stage 4: Generation of initial Delivery Areas

The Heat Network Zoning analysis of Stage 4 is discussed separately because of a difference in the method as compared to other parts of this stage.

Heat Network Zoning

The steps of this stage of the methodology are summarised in Figure 5.

The heat demand points layer was first extracted from the Scotland Heat Map, and the non-domestic property file from EST was shared by the Council. The two files were compared against each other, and their data methodologies were assessed. Additionally, the SEON benchmarking energy data was shared by the Council, which included actual heat demands for non-domestic properties. After comparing the heat demands and energy uses from all three files, it was agreed with the Council that Heat Map data was to be used for the analysis alongside the Council's actual data.

To make the analysis more detailed than the standard methodology, we filtered the non-domestic properties in the heat demand dataset to only include semi-public and public buildings. These were filtered using OSG BLPUs classes identified as semi-public or public by the Green Heat in Greenspaces project.⁵ A full list of codes used for public buildings from the Scotland Heat Map is listed in Appendix A. Additionally, a sense check of building names was carried out to identify if there is any indication of a building being Council or local authority owned. If that was the case, they were added to the analysis. This approach was chosen so that only non-domestic buildings that the Council has full or partial control over are treated as potential anchor loads in the heat network zoning.

⁵ *Green Heat in Greenspaces (2021)*, [ParkPower Methodology Report](#)

The non-domestic property data shared by the Council was subsequently used to correct the heat demand from 71 properties and correct their property names. Furthermore, 12 additional properties from the Council's dataset were added to the Heat Data Points, as the Council has ownership over those properties which makes taking action on them easier. This dataset was also used to check if any of the properties selected for the Heat Network zoning had been demolished since the publication of the Scotland Heat Map.

Anchor loads are high heat demand buildings and key connections on a heat network that drive project economics. They are normally non-domestic buildings but can include clustered domestic properties.

Box 2: Anchor load description

The All Buildings template, as provided by ZWS, was completed, and used to perform GIS analysis using the radii-buffering approach as set out in the methodology.

The radii-buffering method identifies clusters of buildings where potential anchor loads for heat networks are in proximity indicating a project opportunity. Subsequently, anchor loads were identified by selecting buildings with a heat demand greater than 500 MWh/yr. Next, a criterion on anchor load count was applied to filter the clustered outputs with two or more anchor loads for further consideration as potential Heat Network Priority Zones.

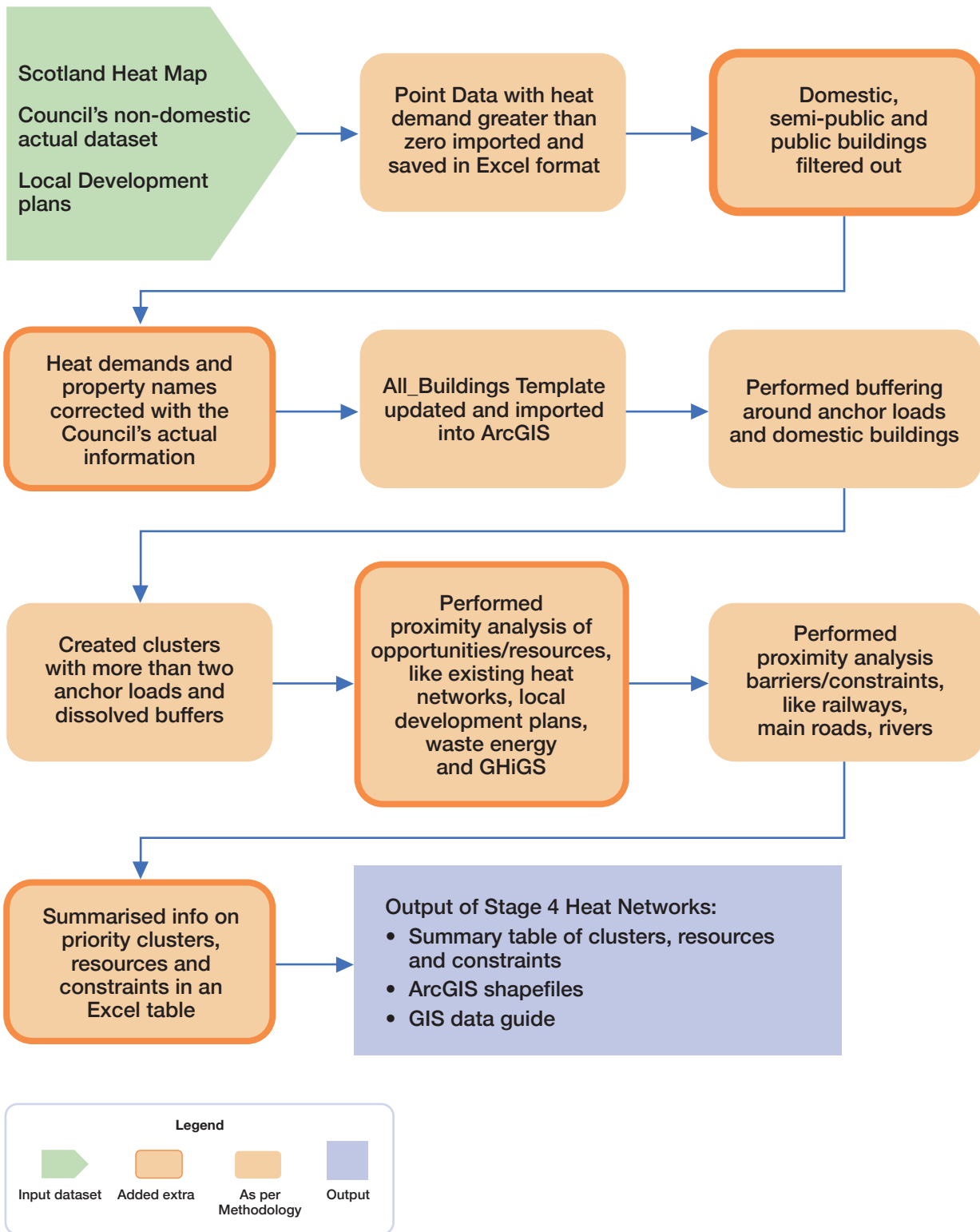


Figure 5: Stage 4 Heat Networks - overview of the process

To provide further context of the general heat demand, a gridded heat density layer was added to the identified priority clusters. Raster units with a heat demand of 50 kWh/yr/m² were selected as a minimum threshold, so only those exceeding that were visible.

The next step added existing heat networks (large and smaller) as found in the Scotland Heat Map dataset, to the identified priority clusters. A proximity analysis was undertaken to determine if the buffered heat network points were within 500m from the priority clusters. In addition, Local Development Plan (LDP) sites were added to check if those sites, when developed in the future, could form part of a wider network. A buffer of 250m was added around these sites and their proximity to priority clusters was checked. Next, waste heat and hydrogeology and geology layers were added to the layer with potential clusters, and a visual inspection of those constraints was performed.

Finally, we added the GHIGS layer in addition to the standard methodology. A proximity analysis was done with this layer to explore if any nearby green spaces could support potential low carbon heat solutions such as a ground or water source heat pumps for the identified priority clusters. Information on the proximity of all constraints and resources to the priority clusters was summarised in an Excel based table that has been handed over to the Council.

Priority Area Zoning

The aim of the remaining steps of Stage 4 analysis was to identify initial Delivery Areas for LHEES priorities 2 to 6 from Table 1. In other words, this analysis included identifying priority areas for domestic decarbonisation in on- and off-gas areas (priority 2 and 6), highlighting areas ready for transition to heat pumps, areas with poor energy efficiency (priority 3) and high fuel poverty (priority 4), and areas with mixed tenures/historic buildings (priority 5).

As mentioned in the Stage 2 methodology, no non-domestic data was used in these analyses as this kind of zoning is less applicable for the non-domestic property stock and because data on the fabric details are also lacking. The Main Results section, however, does contain a short overview of the current energy efficiency status of the non-domestic sector and the public buildings. For this summary, the EST non-domestic dataset was used, in which the Council had earmarked what properties were Council owned, in combination with the SEON benchmarking energy use data.

The steps undertaken in the identification of each priority follow a similar methodological approach, which are summarised in Figure 6 below. Results of these stages are not defined Delivery Areas, but considered as Opportunity Sites that should be decided on in Stage 6. Local knowledge and input from different teams at the Council is required to assess those potential sites for decarbonisation work suitability.

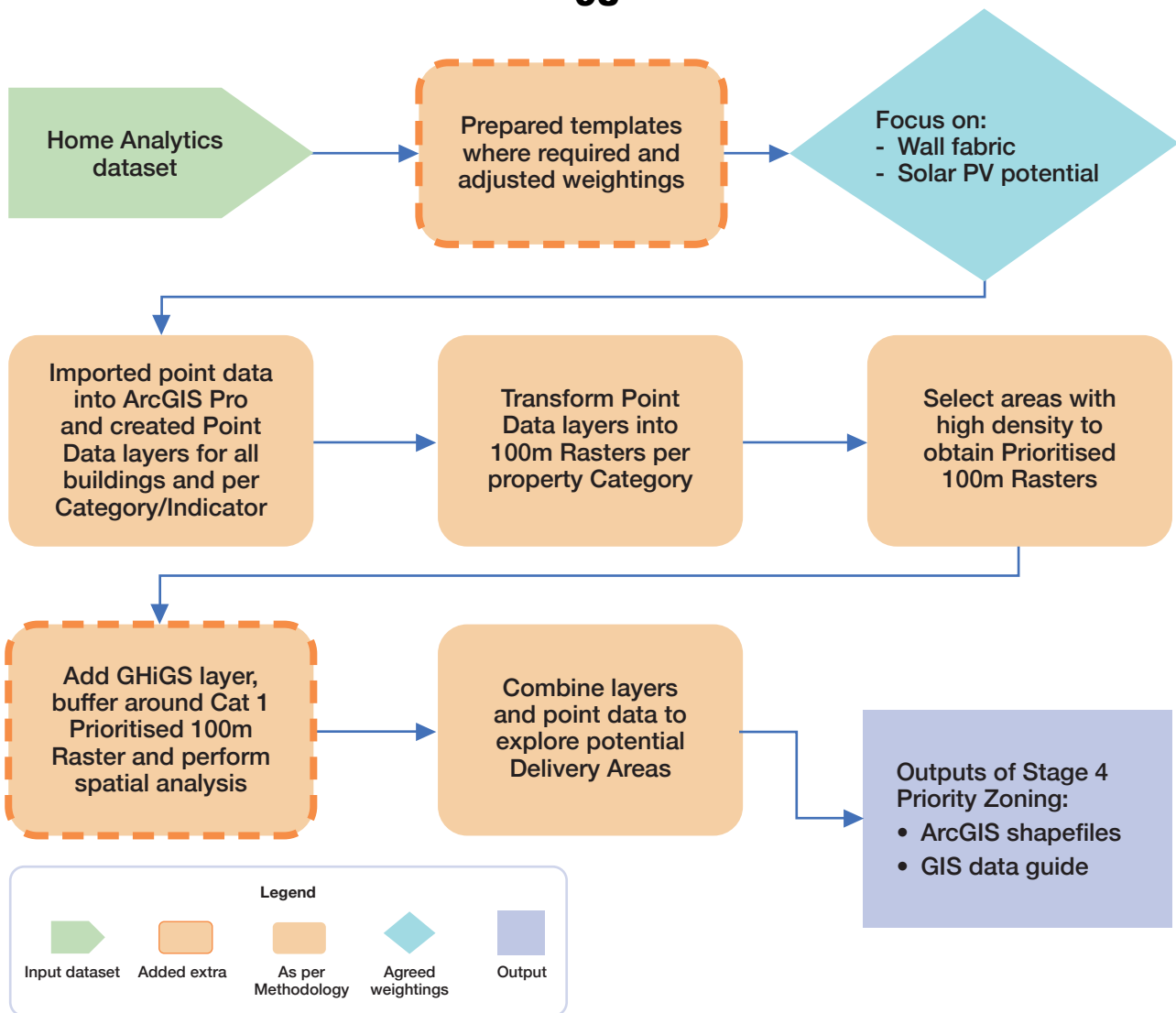


Figure 6: Stage 4 Priority Zoning - overview of the process

To add value to the analysis and not to replicate the results of the National Assessment,⁶ we adjusted certain steps to contain information more relevant for the Council:

- 1) We altered required parameters for Category 1 properties to remove glazing, loft insulation and 'replacing a wet system' from the calculation, so that the calculation focuses on wall insulation being present alone. That is because wall insulation is the main fabric upgrade needed to prepare a property for a heat pump install.
- 2) Following the same reasoning, we also adjusted weightings for Category 2 to put more focus on wall insulation. The weight was set to 0.6, the other weights were reduced to 0.1. The methodology suggested 0.2 for each parameter.
- 3) We added the GHIGS layer to the Off-Gas and On-Gas heat pump analysis. Buffers were added around Priority Areas for Category 1 properties followed by an analysis of those buffers intersecting with the strategically valuable spaces of the GHIGS dataset. This allowed us to filter out areas that are the most viable for a communal ground source heat pumps using the green space.
- 4) Solar PV Suitability rasters were created and added to the Energy Efficiency maps to highlight potential areas where Solar PV could be installed.

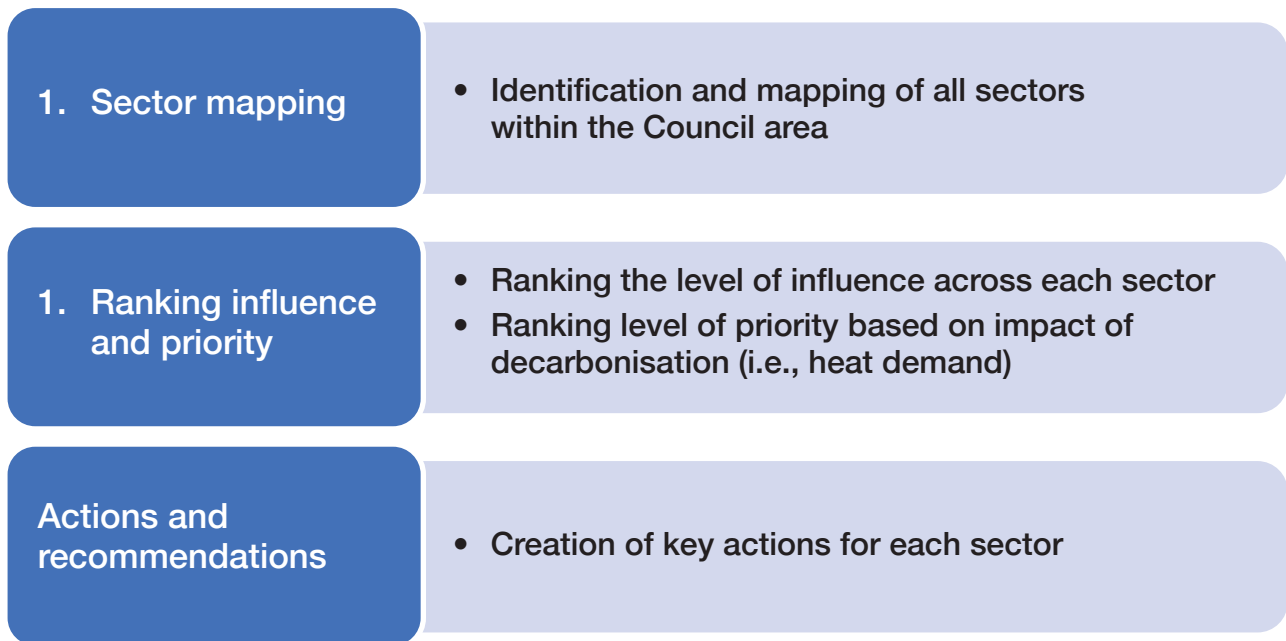
⁶ A National Assessment of the developed LHEES methodology was conducted by Arup late 2021. Only Core datasets were used. The results of this National Assessment have been made available for each local authority.

Influence Mapping

‘Influence mapping’ is an exercise which has been developed as part of East Renfrewshire Council’s LHEES for the purposes of prioritising decarbonisation efforts within the Council.

Through influence mapping, we can identify high energy sectors where the most significant carbon savings can be made, and subsequently rank the level of Council influence across each sector with specific relation to energy efficiency and heat decarbonisation. From this, key actions can be used to create a clearer roadmap for Stages 5 – 8 of the LHEES, showing priority and secondary actions based on whether the Council are able to provide direct (high influence) or indirect (low influence) support.

Influence mapping is comprised of three phases:



Sector mapping

Data gathered on non-domestic properties as part of Stages 1 – 4 of the LHEES was used to map out all sectors within the Council area. The sectors were based on the Basic Land and Property Unit (BLPU) class codes, as used in the OSG Scotland Gazetteer data. Sectors with larger total heat demands, including ‘Domestic’, ‘Retail’, ‘Industry’ and ‘Community services’, were broken down into their tertiary classification to provide further detail.

Ranking influence and priority

Each sector was categorised based on how much influence/control the Council has with regards to decarbonisation efforts (Figure 6). This was determined initially by Changeworks with subsequent sense checking from the Council.

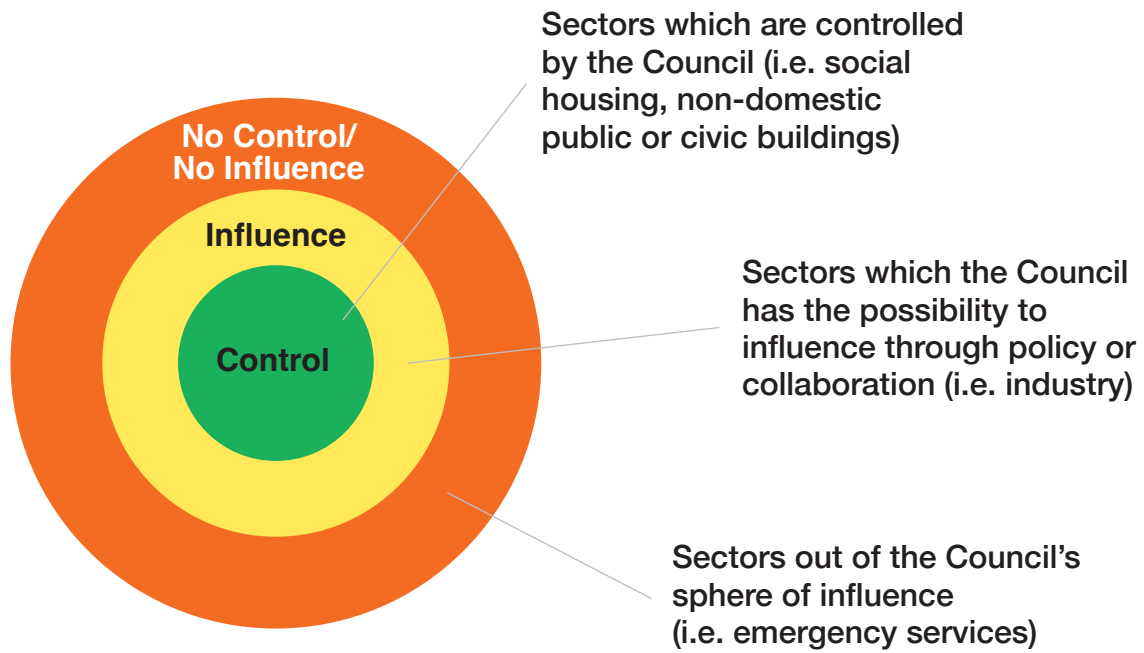


Figure 6: Influence categories

A secondary prioritisation exercise determined the impact of decarbonisation within each sector with regards to the total heat demand. Figures for total heat demand were collated from Scottish Heat Map data. Sectors were split into the following energy demand categories:

- High (>10,000 MWh)
- Medium (1000 – 10,000 MWh), and
- Low (<1000 MWh)

These were subsequently plotted against the number of buildings to determine a value for the average heat demand per building. This mapping of heat demand, level of influence and abundance of buildings can be used to determine what sectors to prioritise or focus on in the LHEES development.

Appendix 6 – Summary of Engagement

East Renfrewshire Council worked with environmental consultants Changeworks to initiate our Local Heat & Energy Efficiency Strategy.

In March 2023, the Council formed an internal LHEES working group with the remit to take forward the recommendations from Changeworks and consider how they can align with current policies and planned works to help deliver East Renfrewshire's first LHEES and Delivery Plan. The working group brings together staff from various departments recommended in the Scottish Government's guidance for internal stakeholders, including Corporate Landlord Manager; Senior Environment Officer; Strategy & Partnership Manager; Economic Development & Inclusive Growth Manager; Get to Zero Manager; Principal Building Standards Surveyor; Planning & Building Standards Manager; and Senior Officer (LHS). The working group has raised awareness of the LHEES within the Council, shares information on projects between key staff, agrees on future direction and plans, and discusses recent and relevant developments.

On the 25th of May, the Council LHEES working group met with Scottish Government officers to discuss the East Renfrewshire LHEES. During the meeting we discussed certain challenges associated with development and delivery of the LHEES, the lack of agreed funding beyond 2026/27; the evolving policy and regulatory context; and uncertainty around the regulatory provisions for heat networks. Also, regular engagement with organisations such as Scottish Futures Trust, Heat Network Support Unit, Zero Waste Scotland, Scottish Power Energy Networks, SGN, Scottish Water and other partners ensures pertinent knowledge, funding availability, and policy updates are disseminated appropriately to ensure that LHEES actions are suitably informed and discussed.

The East Renfrewshire draft LHEES consultation took place on Commonplace and was open for 6 weeks from 26th of February. It sought public views on the draft outcomes and priorities for action with the intention of helping to shape the first East Renfrewshire LHEES and accompanying 5-year Delivery Plan (2024-2029).

The draft strategy was made available for review and respondents were asked a few simple questions based on whether they agreed with our proposed outcomes, priorities, and proposed actions. 72 respondents completed the consultation exercise. The proposed outcomes and the priorities for action to achieve the outcomes were received positively.

Respondents were given the opportunity to express their views through free text and this showed a variance of views. Several responses highlighted the positive effect available from community input on funding for heat decarbonisation and energy efficiency measures. It was suggested that *“community councils should be directly involved in discussions as they can bring a wealth of local knowledge and opinion and help to identify opportunities in their communities to facilitate the strategy”*. This bodes well for wider engagement with the LHEES, which will be essential in delivering on current LHEES ambitions, as well as helping to shape the strategy going forward.

While those responding to the East Renfrewshire draft LHEES consultation may not necessarily reflect the wider views of all residents of East Renfrewshire, a few common themes came through the responses.

Clarity of funding and information provision

It was suggested that residents would find it *“difficult to afford measures to help improve energy efficiency and utilise clean heat”*. That there should be a *“minimum cost to owners to ensure uptake”* of energy efficiency measures and adoption of clean heat systems. Whereas one respondent commented that a greater proportion of funding should be provided to tackle retrofitting measures in older buildings; another considered that means testing would be detrimental to ensuring measures are installed at the pace and scale required to meet targets.

Greater assistance was requested from the government on both funding and relevant information. Greater clarity was sought on *“what existing funding is available for individuals, and also how the council will fund implementation”*. Uncertainty around which measures to adopt across varying housing types came through and one respondent suggested *“it is important that the Council has local case-studies available which other homeowners can get inspiration from on how to retrofit different building types”*.

Green Skills Confidence

Whether apocryphal or from previous experience, a lack of confidence in the expertise of subcontractors was expressed. Concerns were raised around appropriate delivery and the impact of energy efficiency measures such as cavity wall insulation causing dampness, and external wall insulation possibly resulting in planning issues due to close proximity of many homes. One respondent suggested that *“education of the net zero problem and recommended solution should be a necessary part of any contract offered by the council”*. Another respondent was concerned that there may not be enough experienced personnel amongst council staff *“to effectively and speedily manage the strategy and logistics”*.

At the close of the public consultation period (5th April), external stakeholders were contacted again and asked to provide comment on the draft Delivery Plan by the end of April. The LHEES Delivery Plan contains actions which have been informed by the consultation responses, and a number of actions which express the desire to engage more fully and extensively with stakeholders, communities, businesses as well as householders, tenants and landlords. As an area-wide plan, wider communication activities around the LHEES will be developed, with the aim that future iterations will benefit from improved engagement and cross-stakeholder buy-in.

Scottish Government Heat transition: public engagement strategic framework

The Scottish Government understand that public engagement and buy-in is essential in delivering on their net zero and heat decarbonisation ambitions. In December 2023, the Scottish Government published their ‘Heat transition: public engagement strategic framework’. This is a guide to how the Scottish Government will work with others to deliver a programme of public awareness raising, education and participation around clean heat and energy efficiency. The Summary of Actions and Delivery Pillars of the strategic framework are below:

Summary of Actions

- Establish a new Strategic Public Engagement Delivery Partnership to provide leadership and coordination across public engagement for heat and energy efficiency. This new partnership designed with stakeholders and partners will be set up during 2024.
- Work collaboratively with key partners and trusted messengers to design, develop and implement actions to strengthen and expand public engagement.

- Design and deliver engagement activities that consider, and are tailored to, the needs of different audiences and will enable people to share and learn from each other's experiences.
- Ensure messaging and engagement activities are relevant to local contexts and circumstances – as informed by LHEES and Delivery Plans.

Delivery Pillar - Understand

- Inform the public on required changes, why they are important, and the potential benefits.
- Increase public awareness of progress being made in Scotland towards clean heat targets.
- Help the public understand what they need to do as part of the heat transition.
- Ensure people are familiar with the technological options available and the choices available.
- Promote access to appropriate resources, impartial advice and support to help the public transition their properties to clean heating and improved energy efficiency.

Delivery Pillar - Participate

- Support opportunities for the public to inform and help shape policy and delivery decision making as the heat transition progresses.
- Encourage and support ongoing public dialogue on key issues of concern relating to the heat transition.
- Increase transparency in the operation of the Heat in Buildings programme.

Delivery Pillar - Act

- Improve the existing consumer journey to support an increase in the rate of transition to clean heat and improved energy efficiency standards.

East Renfrewshire Council believe that the Scottish Government's 'Heat transition: public engagement strategic framework' will be of fundamental importance in ensuring that the relevant ambitions within our LHEES are realised. The council will utilise the principles of the public engagement strategic framework to assist us to deliver on our own engagement and communication actions.

Appendix 7 – Audit Scotland recommendations

In February 2024 Audit Scotland published a report in which it analyses the Scottish Government's approach to delivering on its long-standing commitment to decarbonising heat in homes.

The report stated that success hinges on many pillars including raising public awareness, providing appropriate advice and financial support to homeowners, securing public and private finance, growing supply chain capacity and appropriate collaboration between the Scottish Government and the UK Government.

It is acknowledged that much of this work is at an early stage and needs to be advanced before legislation on how we heat our homes, which the Scottish Government is currently consulting on, is passed by the Scottish Parliament.

Audit Scotland stated a number of recommendations for the Scottish Government:

- finalise governance arrangements for the Heat in Buildings Strategy programme as soon as possible and keep these under review to ensure they remain fit for purpose.
- produce a delivery plan for its Heat in Buildings Strategy by the end of 2024, which includes:
 - clear actions that are aligned with the ambitions, targets, budget and regulations for a just transition to decarbonised heating in homes
 - timescales for delivery
 - clarity on the roles of the Scottish Government and its partners
 - the anticipated impact of these actions
- identify the staff numbers and skills needed to deliver the Heat in Buildings Strategy programme in the medium term, taking into account the resource requirements of the delivery plan.
- clarify how it will use public money in the short and long term to support the delivery of its Heat in Buildings Strategy objectives, while achieving value for money.
- respond to the recommendations from the Green Heat Finance Taskforce stage two report in autumn 2024, and work with the private sector to help create the conditions to roll out funding and finance mechanisms to help homeowners comply with new regulations on heating their homes.

East Renfrewshire Council concurs with these recommendations and believes that by addressing them the Scottish Government will provide robust assistance to help to realise the ambitions across all local authority LHEES.

Overleaf Audit Scotland elaborate on their recommendations to prescribe the pathway to success by stating the main pillars and stakeholders required to achieve the decarbonisation of heating in homes.

Pillar 1: Regulation

- Provides clarity on the changes **people** need to make to how they heat their homes
- Stimulates demand for clean heating systems and energy efficiency measures, creating the need for **investment, infrastructure** development and **supply chain** growth. Without these pillars, **people** will not be able to comply with regulations
- **Scottish Government** and **UK Government** legislation will influence heat decarbonisation in Scotland.

Pillar 3: Investment

- Investment is needed from the **Scottish Government** and **private sector**
- Investment is required to provide **people** with funding and finance to make the necessary changes to their homes
- Investment is required to support **infrastructure** development
- The **supply chain** requires investment to grow and meet the demand that should be generated by **regulations**.

Pillar 5: Supply chain

- **Industry** must scale up to ensure the workforce and materials are available to design, manufacture, install and maintain clean heating systems and energy efficiency measures for **people**, and to improve energy **infrastructure**
- The **Scottish Government** and **UK Government** have a role to play in supporting **industry** to scale up.

Pillar 2: People

- The **Scottish Government** and its **delivery partners** must support people to understand, accept and comply with regulations
- People will rely on **investment** from the **Scottish Government** and **private sector** to provide the funding and finance options needed to comply with **regulations**
- People will rely on **infrastructure** development, such as increased electricity grid capacity, to support the changes to how they heat their homes
- People will rely on **supply chain** growth so that **industry** can provide the materials and workers needed to design, manufacture, install and maintain clean heating systems and energy efficiency measures.

Pillar 4: Infrastructure

- **Industry** cannot deliver clean heating systems for **people** without the necessary infrastructure improvements
- The capacity of the electricity grid needs to increase to meet rising demand from **people** to power their clean heating systems
- The **UK Government** has a key role in infrastructure development.

Stakeholders: Scottish Government, UK Government, Scottish Government's delivery partners, private sector investors, industry

Pillars **Stakeholders**

Source: Audit Scotland

Figure 7: the main pillars and stakeholders required to achieve the decarbonisation of heating in homes

Appendix 8 – Scottish and UK Government Collaboration

The Scottish Government and UK Government will need to collaborate to overcome shared challenges with energy infrastructure and pricing and deliver their ambitions to decarbonise heating in homes.

Most clean heating systems are powered by electricity. The demands on the energy grid will increase if clean heating system installations happen at the pace and scale required to meet the Scottish Government's emissions reduction targets. Overall capacity of the grid needs to be improved to remove blockages. These include long wait times for households to be connected to an energy distribution network operator, which is one of the biggest barriers faced by clean heating system installers.

Electricity prices per unit are currently higher than gas prices per unit. This could act as a significant barrier to consumer uptake of electricity-powered heating technologies. Energy prices also have implications for the financial support the Scottish Government will need to provide to ensure the move to clean heating systems does not result in more households living in fuel poverty.

Many of the powers to address the challenges with energy grid capacity and energy pricing, along with other powers relevant to decarbonising heat, are reserved to the UK Government. A simplified picture of the relevant powers devolved to the Scottish and those reserved to the UK Government is shown overleaf. The Scottish Government and UK Government both intend to phase out fossil fuel heating systems, but the Scottish Government aims to do so sooner.

The differences in timescales present a risk to how quickly the Scottish Government can implement changes, as clean heating technology and supply chains are likely to develop in line with UK Government timeframes. The UK Internal Markets Act 2020 stipulates that goods for sale in one part of the UK must be available for sale in all other parts of the UK. The Scottish Government may be limited in how quickly it can shape the market to aid transition to cleaner heating technologies in Scotland.

Significantly reducing emissions from heating homes is complex and success hinges on many pillars. The consultation on proposals for a Heat in Buildings Bill sets out the new laws the Scottish Government wants to introduce to help meet the ambitions in its HIBS. However, it is not yet clear what new regulations will look like once they are passed by the Scottish Parliament.

Key devolved and reserved powers relevant to decarbonising heat in homes:

Key devolved powers (Scottish Government)	Key reserved powers (UK Government)
<div data-bbox="193 342 277 423"></div> <p data-bbox="193 445 293 479">Energy</p> <ul data-bbox="193 497 580 577" style="list-style-type: none"> • Heat • Regulation of heat networks <div data-bbox="193 638 335 703"></div> <p data-bbox="193 725 325 759">Buildings</p> <ul data-bbox="193 777 456 1055" style="list-style-type: none"> • New buildings • Building standards • Planning • Housing • Social housing • Energy efficiency <div data-bbox="193 1095 290 1189"></div> <p data-bbox="193 1211 376 1245">Environment</p> <ul data-bbox="193 1263 748 1344" style="list-style-type: none"> • Greenhouse gas emissions and air quality • Pollution control 	<div data-bbox="853 342 938 423"></div> <p data-bbox="853 445 954 479">Energy</p> <ul data-bbox="853 497 1235 761" style="list-style-type: none"> • Oil, gas, electricity, coal and nuclear energy • Pricing gas/electricity • Energy companies • Grid capacity • Electricity infrastructure <div data-bbox="853 808 960 916"></div> <p data-bbox="853 938 973 972">Industry</p> <ul data-bbox="853 990 1272 1317" style="list-style-type: none"> • Supply chain • Restriction of fossil fuel boilers • Finance providers regulations • Installer accreditations • Competition • Product standards • Consumer protection <div data-bbox="853 1375 944 1458"></div> <p data-bbox="853 1480 906 1514">Tax</p> <ul data-bbox="853 1532 936 1565" style="list-style-type: none"> • VAT

Note: This is intended to provide a simplified picture of the split of devolved and reserved powers, but in many cases there will be some detailed aspects of powers that fall between both governments.

Source: Audit Scotland



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اگر آپ اس لیفلیٹ میں درج معلومات کا ترجمہ اپنی زبان میں چاہتے ہیں تو ہم سے رابطہ کریں

EAST RENFREWSHIRE COUNCILCABINET15 August 2024Report by Director of EnvironmentUK SHARED PROSPERITY FUND 2022-2025 – REQUEST FOR
APPROVAL OF ADDITIONAL ACTIVITY**PURPOSE OF REPORT**

1. The purpose of this report is to homologate the previous approval of three projects and seek approval for two additional projects under the UK Shared Prosperity Fund (SPF) award from the UK Government for the period 2022-2025.

RECOMMENDATIONS

2. The Cabinet is asked to:
- a) Note the underspends across the SPF interventions;
 - b) Homologate the decision to approve three new projects as outlined in this report;
 - c) Note the withdrawal of one project and approve the request for a further two new projects as outlined in the report; and
 - d) Delegate to the Director of Environment to approve any new proposal requests that can be accommodated, if any underspends or adjustments arise in the future.

BACKGROUND

3. The SPF supports the UK Government's wider commitment to level up all parts of the UK by delivering on each of the levelling up objectives. It covers four main investment interventions: Communities and Place; Supporting Local Business; People and Skills and Multiply.

4. East Renfrewshire Council was awarded £2,722,202 for the 3-year programme from 2022-2025 for the Communities and Place, Supporting Local Businesses and People and Skills interventions with £568,227 being awarded specifically for the Multiply intervention for the same period.

5. Cabinet approved the East Renfrewshire SPF Local Investment Plan on 10 November 2022. This plan outlined a wide range of proposals covering the four interventions outlined above. The programme start was delayed due to late approval by the UK Government, but confidence remains that outcomes will be delivered as the programme progresses.

6. There is a current underspend of £160,000. This is due to a number of projects coming in under budget, allowing contingency funds to be released and other projects being scaled back or not implemented at all, where demand was insufficient.

7. In accordance with UK Government's SPF guidelines, underspends can be utilised for any activity that falls within the scope of the Communities and Place, Supporting Local Business, and People and Skills interventions.

REQUEST FOR ADDITIONAL SUPPORT

8. New projects that were seeking support from the UKSPF programme were presented to the Leader and the Convenor in June 2024 for prior approval, to allow them to commence immediately. One of these projects, Giffnock Business Improvement District's Music Festival, has subsequently been withdrawn. This report to Cabinet will allow homologation of the decision to approve three projects in June.

9. The three projects where prior approval is to be homologated are listed below:

SPF Intervention	Applicant	Project	Costs	Outcomes
People and Skills	East Renfrewshire Council (Housing Services)	<p>Mixed Tenure Scheme - Creation of 3 work placements with training opportunities.</p> <p>Paid living wage based on 30 hours per week over 6 months</p> <p>Development of training plan which will include: working with the public; grass cutting; health and safety; emergency first aid and manual handling</p> <p>Each trainee will be guaranteed an interview with employing service subject to available vacancies and meeting minimum job requirements. They will also be allocated a Key Worker from Work EastRen to help support them into sustainable employment</p>	£37,346.30	<p>Number of people supported to gain employment</p> <p>Number of people taking part in work experience programmes</p> <p>Number of people supported to gain a qualification or complete a course</p>
People and Skills	East Renfrewshire Council (Neighbourhood Services)	<p>Creation of 3 work placements with training opportunities.</p> <p>Paid living wage based on 30 hours per week over 6 months</p> <p>Development of training plan which will include: working with the public; risk assessments; litter picking; health and safety; manual handling and safe systems of work</p> <p>Each trainee will be guaranteed an interview with employing service</p>	£37,346.30	<p>Number of people supported to gain employment</p> <p>Number of people taking part in work experience programmes</p> <p>Number of people supported to gain a qualification or complete a course</p>

		subject to available vacancies and meeting job minimum requirements. They will also be allocated a Key Worker from Work EastRen to help support them into sustainable employment		
Communities and Place	East Renfrewshire Council (Economic Development team)	Rent and utilities for Mearns Community Hub for 1 year Hub is a well-used resource for service providers to engage with local residents and businesses	£21,839	Commercial buildings developed or improved Number of new or improved community facilities as a result of support Improved engagement numbers
Sub-Totals			£96,531.60	

10. The necessary event licenses have not been secured in time to hold the Giffnock Music Festival. As an alternative, the Giffnock Business Improvement District is seeking approval for a Christmas Village project as outlined below.

11. A further project, Business Gateway East Renfrewshire, Procurement Support to Local Businesses, is also put forward for approval.

SPF Intervention	Applicant	Project	Costs	Outcomes
Communities and Place	Giffnock Business Improvement District	Giffnock Christmas Village project will promote Giffnock as a 'Christmas Village' where people can visit for various Christmas experiences. The project will include: traditional Christmas huts like those seen in German markets; a main stage showcasing a variety of music & entertainment from local community groups; kids craft zone; Santa's Grotto and an artisan food and craft market.	£20,000	Funding for the development and promotion of wider campaigns which encourage people to visit and explore the local area. Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally.
Local Business	Business Gateway East Renfrewshire	Dedicated procurement support to local businesses. The aim is to emulate the success of Hub South West. The programme would run 8 workshops for Tier 1 contractors to help them bid better for public sector contracts. The project would support	£43,000	Number of businesses receiving non-financial support Increased number of businesses engaged in new markets

		10 local businesses.		Increased share of early stage firms which generate or increase their revenue Increased business sustainability
Sub-total			£63,000	
Totals			£159,531.60	

12. The Council's Economic Development team carried out a desktop assessment of all the bidding projects and scored them against three main groupings: fit with the SPF aims and objectives, strategic fit and deliverability. There are insufficient funds to accommodate all requests that were made. A total of five projects are put forward for support – three that have been approved by the Leader and Convenor and where their prior approval is to be homologated and the two new ones detailed above. Appendix 1 lists one reserve project and five projects that have not been recommended for approval.

DELEGATED AUTHORITY TO THE DIRECTOR OF ENVIRONMENT

13. At the meeting of 10 November 2022, Cabinet approved delegated authority to the Director of Environment to make adjustments to proposals already approved, depending upon the detailed costs of projects being confirmed. Further underspends in the SPF programme are expected and ordinarily any new proposals will need to factor in Cabinet approval, recruitment and/or procurement processes, which could delay any project start date and spend. Given that we are nearing the end of the programme, we are seeking delegated authority to the Director of Environment to approve new proposals arising before the end of the programme.

FINANCE AND EFFICIENCY

14. There are no financial implications arising directly from this report. Project development and implementation of SPF at a local level will be funded via existing resources.

15. The Council must comply with the objectives of the SPF, as set out in the UK guidelines.

CONSULTATION AND PARTNERSHIP WORKING

16. Consultation has taken place with colleagues in the Environment Department, Glasgow City Region Programme Management Office and SPF colleagues. All are supportive of these projects.

IMPLICATIONS OF THE PROPOSALS

17. There are no staffing, property, legal, IT, Subsidy Control, equalities, sustainability and climate change implications associated with this report. East Renfrewshire Council traineeship posts will require a recruitment process and an appropriate supervision structure and training plan will also be put in place. These will be managed by existing resources.

CONCLUSIONS

18. The SPF programme continues to provide an excellent opportunity to deliver further investment to key areas of East Renfrewshire and will be a catalyst for regeneration until 2025.

19. These projects will support further employability pathways for local residents, support place-based projects to create a coherent approach to building resilient communities, address inequalities, provide improved footfall to our town centres and neighbourhoods, and support local businesses access upcoming procurement opportunities.

RECOMMENDATIONS

20. The Cabinet is asked to:

- a) Note the underspends across the SPF interventions;
- b) Homologate the decision to approve three new projects as outlined in this report;
- c) Note the withdrawal of one project and approve the request for a further two new projects as outlined in the report; and
- d) Delegate to the Director of Environment to approve any new proposal requests that can be accommodated, if any underspends or adjustments arise in the future.

Director of Environment

Further information can be obtained from Michaela Sullivan, Head of Place, 0141 577 3116
Michaela.Sullivan@eastrenfrewshire.gov.uk

July 2024

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Appendix 1

SPF Intervention	Applicant	Project	Costs	Recommendation	Comments
Communities and Place	East Renfrewshire Council (City Deal & Infrastructure team)	<p>Celebration and official opening of the Aurs Road City Deal project with an inclusive community fun run/wheel</p> <p>Bring communities, funding partners and local groups together in a fun way to celebrate the opening of Aurs Road and showcase the transformed road and new active travel promenade</p> <p>One day, temporary road closure of Aurs Road</p> <p>Further funding to be provided by Sustrans to promote walking and cycling opportunities created by the improved route.</p>	£40,000	<p>Funding for the development and promotion of wider campaigns which encourage people to visit and explore the local area.</p> <p>Funding for the development and promotion (both trade and consumer) of the visitor economy, such as local attractions, trails, tours and tourism products more generally.</p>	Reserve List
Communities & Place	Include Me 2	To support the development of our activities, marketing and events - family fun day at Cowan Park, alongside a wider initiative to draw more marketing and media attention to activities, services and events within the authority.	£30,000	Not recommended for approval	<p>Insufficient funds to accommodate</p> <p>Other national funds may be able to support</p>
People & Skills	QTS Rail Skills Academy	Rail Skills Academy has been developed to help to combat the skills shortage and lack of diversity in the rail industry.	£40,392	Not recommended for approval	<p>Insufficient funds to accommodate</p> <p>Other employability funds may be able to support</p>
Communities	Barrhead BID	2m high branded base for Twinkly Pro Tree that was	£9,000	Not recommended	Insufficient funds to

& Place		previously funded UKSPF.		for approval	accommodate Other national funds may be able to support
Communities & Place	Barrhead BID	Expansion of Barrhead Heritage Trail. Relaunch the Heritage trail with a QR code based enhancements. Initially we are going to provide QR codes in shop windows for people to scan with their phones and this will link to an image of the shop as it looked in a historical photo.	£35,000	Not recommended for approval	Insufficient funds to accommodate Other national funds may be able to support
Communities and Place	Economic Development, East Renfrewshire Council	Training course for local retail businesses – Visual Merchandising training course to support 20 local businesses and provide direct advice on the appearance of the shops, layout, window, point of sale etc. Town centre improvement initiative to add additional value to the shop front improvement scheme.	£10,000	Not recommended for approval	Insufficient funds to accommodate Would look to develop further once shop front improvement schemes have been completed in 2025.
Totals			£164,392		

EAST RENFREWSHIRE COUNCILCABINET15 August 2024Report by Director of EnvironmentNEILSTON LEARNING CAMPUS – VARIATION TO CONTRACT**PURPOSE OF REPORT**

1. The purpose of this report is to summarise action taken, following Cabinet Member approval for variations to contracts in relation to the Neilston Learning Campus project.

RECOMMENDATIONS

2. The Cabinet is asked to:
- a) Note the variations to contract approved in July 2024 by the Cabinet Chair and Vice Chair;
 - b) Note the updates following these approvals; and
 - c) Note compliance with the Council's Contract Standing Orders Section 21.5.4.

BACKGROUND

3. Approval for two variations to the value of the contract for the Neilston Learning Campus project were sought from Cabinet members on 12 July 2024. As this was during the recess period; under Section 21.5.4 of the Council's Contract Standing Orders; approval was sought directly from two Cabinet Members.

4. Appendices A and B outline the reports provided to Cabinet members in seeking the approval for contract variations. In summary, the variations sought were as following:

- A combined variation value of £347,977 to the works contract with Heron Bros, to include for the demolition of St Thomas' Primary School.
- A variation to the contract value of £134,117 in light of additional surveys, investigations and fees under the services contract with Currie and Brown.

5. Both variations are intended to be met from the overall project budget of £30.9m, utilising the element of the budget to deal with variations. Approval was sought for the variations in line with the Council's contract standing orders.

6. Approval was provided for the above variations by the Cabinet's Chair and Vice Chair. This paper is the first opportunity to report to Cabinet following the summer recess, in line with 21.5.4 of the Council's Contract Standing Orders.

ACTIONS UNDERTAKEN IN THE PERIOD SINCE APPROVAL

7. In the period following the approval of the contract variations; demolition for St Thomas' Primary School has been arranged. Site works commenced during week commencing 22 July for this demolition.

FINANCE AND EFFICIENCY

8. Funding for the costs identified as part of the contract variations will be allocated from the variation budget contained within the overall project budget.

CONSULTATION AND PARTNERSHIP WORKING

9. Consultation has taken place with officers within Corporate Procurement and Legal Services to inform the preparation of the contract variation requests.

IMPLICATIONS OF THE PROPOSALS

10. There are no staffing, IT, equality or sustainability implications directly associated with this report. The financial implications have been outlined; and will be met within the existing overall project budget.

CONCLUSIONS

11. During the summer recess, approval was sought and provided by two Cabinet members for contract variations as part of the Neilston Learning Campus works. Variations were for the inclusion of demolition works at St Thomas' Primary School and for additional surveys, investigations & fees.

12. Approval was given by the Cabinet Chair and Vice-Chair in July 2024. In the period following approval, site works have commenced (during week commencing 22 July) for the demolition of the former St Thomas' Primary School.

RECOMMENDATIONS

13. The Cabinet is asked to:

- a) Note the variations to contract approved in July 2024 by the Cabinet Chair and Vice Chair;
- b) Note the updates following these approvals; and
- c) Note compliance with the Council's Contract Standing Orders Section 21.5.4.

Director of Environment

Further information can be obtained from Mark Rodgers, Head of Housing & Property
Mark.Rodgers@eastrenfrewshire.gov.uk
August 2024

ADDITIONAL READING

Appendix A – Contract Variation request for St Thomas' Primary School demolition
Appendix B – Contract Variation request for Currie & Brown works

APPENDIX A – CONTRACT VARIATION REQUEST FOR THE FORMER ST THOMAS’ PRIMARY SCHOOL DEMOLITION

EAST RENFREWSHIRE COUNCIL

12 JULY 2024

Report by Director of Environment

NEILSTON LEARNING CAMPUS – VARIATION TO CONTRACT No. 1

PURPOSE OF REPORT

1. To update the Cabinet on the progress with the Neilston Learning Campus Project and of a request to instruct a contract variation in accordance with Council Standing Orders as noted below.

RECOMMENDATIONS

2. It is recommended that the Cabinet:
- (a) Notes the current progress with a Works contract associated with the Neilston Learning Campus project, and:
 - (b) Approves a Variation to the Contract Value of £347,977.

BACKGROUND AND REPORT

3. The Council has been developing the new Neilston Learning Campus for several years in which St Thomas’ Primary School, Neilston Primary School and Madras Nursery would be incorporated within a single new build school campus to be delivered and completed by November 2024.

4. On 16 May 2022, the Council awarded a Works contract to Heron Bros Ltd with a Contract Value of £23,239,774. The project started on site on 24 June 2022. Progress was made during 2023 and the new school opened to pupils in March 2024. Following the opening of the new school, the existing Neilston Primary School and Madras Nursery will be demolished and the project finished off. This demolition is currently complete and the external works now in progress and the overall project is programmed to complete by November 2024.

5. At the time of the opening of the new school in March 2024, St Thomas’ Primary School was vacated and the building closed down. It was intended that this building and the site that it sits on would be linked to the Neilston Leisure Centre project. This project is identified within the Council Capital Plan but not due to commence development works until 2025/26.

6. However, soon after the building was vacated malicious damage has been taking place and this has resulted in Council Officers taking additional security measures to mitigate further risk of damage. Given the delay in commencing with the Neilston Leisure Centre project there would be a revenue cost saving to the Council to demolish St Thomas’ Primary School now so as to remove the need for ongoing security measures, address health and safety concerns and protect the Council from possible reputational damage.

7. The original contract with Heron Bros Ltd did not include for this demolition of St Thomas Primary School. A Variation to this contract is possible under the agreed terms and

a cost estimate has been obtained. This is estimated at £198,658 based on commencing in summer 2024. It is proposed that the Variation does not change the scope of the original contract.

8. It is also noted within this report that other variations have been made to the contract with Heron Bros. These variations have been for the provision of additional furniture to the Multi-Sensory Room, a construction video recording system used during the construction and the provision of audio visual equipment within the new build. The total of these other variations amount to £149,319. While the value of these other previously approved variations remains below the Council Standing Orders, the further variation to include the demolition of St Thomas' Primary School takes the combined level of variation above the Standing Orders limit of £200,000. This report therefore seeks approval of Cabinet to allow for the demolition of St Thomas' Primary School.

FINANCIAL REGULATIONS

9. Financial Regulation items 18.3, 20.1, 21.1, 21.5.3, 21.5.4, 23.1.i apply

18.3 The value of any purchase order should reflect the value of the corresponding contract but may be increased during the life of a contract by a figure no more than 10% of the contract value in the case of goods and services contracts to allow for contingencies which arise. Clause 21, Contract Value Variations, is to be read in conjunction with this Clause.

20.1 Throughout the life of a contract it should be managed by the Contract Manager in respect of

- (1) following the corporate Standard Operating Procedure;
- (2) performance;
- (3) compliance with the specification and other terms of the contract;
- (4) cost and benefits;
- (5) best value requirements
- (6) delivery and risk management;

21.1 All Contract Variations must be carried out within the scope of the original contract and must not materially affect or change the Contract.

21.5 Such variations must be approved by:

21.5.3 The Chief Officer – Legal and Procurement if the value of the variation is in excess 15% of the works or the revised total contract value is more than £200k for consideration of its legal implications. If sanctioned by the Chief Officer Legal and Procurement the proposed variation must be reported to Cabinet for approval prior to the variation being instructed.

21.5.4 If the variation is urgently required or required during recess, approval may be given by two members of Cabinet. In that case, the variation should be reported to full Cabinet as soon as practicable after such approval.

23.1 Prior to the award of a contract, and provided best value is obtained, exemption from competition may be sought:-

- i. Where the Director of the procuring department considers that the contract is urgently required to minimise risk of personal injury or damage to property. If the exemption is granted, a report will be submitted by the Director to the next meeting of the Cabinet or

appropriate Committee detailing the risks identified and the action taken.

FUNDING

10. While the contract award to Heron Bros was at a value of £23,239,774, the overall project budget of £30.9M was approved by Council in 2021 and contains a budget to deal with variations. This budget remains and it is intended that the cost of the previous and proposed variations are funded from this overall budget. At the time of writing this report a sum of £300k contract contingency and £1.438M risk contingency remains within the overall budget. Following approval of this report the variation fund will reduce to remain at £1.39M. In this way there is no additional budget required as a result of this report to cover the cost of the variations.

FINANCE AND EFFICIENCY

11. Funding for the costs identified within this report will be allocated from the variation budget contained within the overall project budget.

CONSULTATION

12. Consultation with Officers within the Corporate Procurement team has been undertaken in the preparation of this report.

PARTNERSHIP WORKING

13. There are no Partnership Working implications directly associated with this report.

IMPLICATIONS OF THE PROPOSAL

14. There are no staffing, IT, equality or sustainability implications directly associated with this report. Financial implications are addressed within the report.

CONCLUSIONS

15. The value of the Neilston Learning Campus contract with Heron Brothers Ltd is intended to be varied to cover changes made during the construction of Neilston Learning Campus and also the proposed demolition of St Thomas' Primary School.

RECOMMENDATIONS

16. It is recommended that the Cabinet:
- (a) Approves the combined variation value of £347,977 to the Works contract with Heron Bros so as to include for the demolition of St Thomas' Primary School.

Director of Environment

Further information can be obtained from Mark Rodgers, Head of Housing and Property (Strategic Services) 0141 577 3186 or mark.rodgers@eastrenfrewshire.gov.uk

July 2024

APPENDIX B – CONTRACT VARIATION REQUEST FOR CURRIE AND BROWN WORKS

EAST RENFREWSHIRE COUNCIL

12JULY 2024

Report by Director of Environment

NEILSTON LEARNING CAMPUS – VARIATION TO CONTRACT No.2

PURPOSE OF REPORT

1. To update the Cabinet regarding the Neilston Learning Campus Project and of a request to approve the instruction of a contract variation in accordance with Council Standing Orders

RECOMMENDATIONS

2. It is recommended that the Cabinet:
- (a) Notes the current progress with a Services contract associated with the Neilston Learning Campus project, and:
 - (b) Approves a Variation to the Contract Value of £134,117.

BACKGROUND AND REPORT

3. The development of the new Neilston Learning Campus has been in progress over recent years. The school opened on 19 March 2024 and the overall project, including the demolition of the existing buildings will be delivered by November 2024.

4. To assist the Council in design and procurement of the construction of the project a project manager with multi-disciplinary design team were sought by means of a two stage tendering process in which Currie and Brown were the successful candidate at a cost of £2,069,206 in June of 2020. This procurement was undertaken using Public Contracts Scotland. The award was made in June 2020 and the Council reported this contract award in accordance with standard practice. A Purchase Order was set up in the Council's financial system at a value of £2,069,206.

5. At the time of awarding the Contract with Currie and Brown, elements of the scope of service could not be reasonably estimated including site surveys and investigations. These surveys and investigations are only able to be established after the commencement of the design process. As such, costs for the site surveys and investigations were obtained by Currie and Brown and these totalled a value of £27,685 and were expended over the period September 2020 to November 2021. Payment for these surveys has been made to Currie and Brown.

6. Progress with the design stage of the project took longer than forecast at the time of tender for the Services contract with Currie & Brown. This prolongation was as a result of having to undertake an element of re-design to ensure that the cost of the project was able to be contained within the approved budget. The cost of this re-design work is £25,000. Payment of this prolongation cost has been made to Currie and Brown.

7. In preparation for the operation of the new building at the end of the construction stage, a further fee was identified to cover the cost of bringing in a Commissioning Engineer to check all of the building systems prior to being brought in to use. The cost of this service was identified at £19,911. Payment for this additional fee has been made to Currie and Brown.

8. Progress with Works contract for the construction stage of the project has also taken longer than anticipated. This has resulted in additional cost being incurred by the Services contract. Currie and Brown have intimated that the additional time that will be taken to complete the project by November 2024 could be in the order of £52,850. It is noted within this report that the main works contractor (Heron Bros) have been late in the completion of the first stage of the project. Heron Bros were meant to have completed the construction of the new school by November 2023. This was delayed and the new school did not open to pupils until 19 March 2024. There has been a prolongation of time by Currie and Brown to administer the contractor's delay. This cost may be in the order of £52,850. Currie and Brown have not at this stage formally submitted a request for this additional cost. It is noted that the Council is entitled to withhold a payment to the main contractor for the damages caused by the time delay from November 2023 to March 2024 subject to this being assessed in accordance with the contract. Should Currie and Brown make a formal request for additional fees, the Council would be able to make the £52,850 payment from the Contractor's damages payment. This will reduce the Council's costs to Currie and Brown. Payment of this fee to Currie and Brown has not yet been made.

9. Council Officers are also intending to procure a Works contract to demolish St Thomas' Primary School following the closure of this building in March 2024. This is the subject of a related but separate report to Cabinet. Council Officers have asked Currie and Brown to assist with this procurement and there will be a fee of £8,761. Payment of this fee to Currie and Brown has been made in part.

10. While the value of the payments already made to Currie and Brown remains below the Council's Standing Orders, the further payment of all outstanding fees takes the combined level of variation over the Standing Orders limit of £100,000 for Services Contracts. The estimated cost of all of these payments is forecast at £134,117. This report therefore seeks approval of Cabinet.

FINANCIAL REGULATIONS

11. Financial Regulation items 18.3, 20.1, 21.1, 21.5.2 apply

18.3 The value of any purchase order should reflect the value of the corresponding contract but may be increased during the life of a contract by a figure no more than 10% of the contract value in the case of goods and services contracts to allow for contingencies which arise. Clause 21, Contract Value Variations, is to be read in conjunction with this Clause.

20.1 Throughout the life of a contract it should be managed by the Contract Manager in respect of

- (7) following the corporate Standard Operating Procedure;
- (8) performance;
- (9) compliance with the specification and other terms of the contract;
- (10) cost and benefits;
- (11) best value requirements
- (12) delivery and risk management;

21.1 All Contract Variations must be carried out within the scope of the original contract and must not materially affect or change the Contract.

21.5 Such variations must be approved by:

21.5.2 The Chief Officer – Legal and Procurement if the value of the variation is in excess of the 10% goods and services or the revised total contract value is greater than £100k for consideration of its legal implications. If sanctioned by the Chief Officer Legal and Procurement the proposed variation must be reported to Cabinet for approval prior to the variation being instructed

FUNDING

12. The overall project budget of £30.9M as approved by Council in 2021 contains a budget to deal with variations. This budget remains and it is intended that the cost identified within this report are funded from this budget. In this way there is no further budget required as a result of this report to cover the cost of the variations.

FINANCE AND EFFICIENCY

13. Funding for the costs identified within this report will be allocated from the variation budget contained within the overall project budget.

CONSULTATION

14. Consultation with Officers within the Corporate Procurement team has been undertaken in the preparation of this report.

PARTNERSHIP WORKING

15. There are no Partnership Working implications directly associated with this report

IMPLICATIONS OF THE PROPOSAL

16. There is no staffing, IT, equality or sustainability implications directly associated with this report. Financial implications are addressed within the report.

CONCLUSIONS

17. The value of the Services Contract with Currie and Brown associated with the design, procurement and construction of Neilston Learning Campus is intended to be varied as a result of additional surveys, investigations and fees made and liable to be made.

RECOMMENDATIONS

18. It is recommended that the Cabinet:
- (a) Notes the current progress with a Services contract associated with the Neilston Learning Campus project, and:
 - (b) Approves a Variation to the Contract Value of £134,117.

Director of Environment

Further information can be obtained from Mark Rodgers, Head of Housing and Property (Strategic Services) 0141 577 3186 or mark.rodgers@eastrenfrewshire.gov.uk

July 2024

MINUTE

of

JOINT CONSULTATIVE COMMITTEE (FIRST TIER)

Minute of Meeting held at 2.00pm in the Council Chamber, Council Headquarters, Giffnock on 16 May 2024.

Present:

Councillor Andrew Anderson
Councillor Tony Buchanan
Provost Mary Montague

Councillor Owen O'Donnell
Councillor Gordon Wallace

Union Representatives:

Karen Catlow (UNISON)
Kerry Cameron (UNISON)
John Guidi (SSTA)

Steven Larkin (UNISON)
Des Morris (EIS)

Des Morris in the Chair

Attending:

Julie Murray, Chief Officer, Health and Social Care Partnership; Louise Pringle, Director of Business Operations and Partnerships; Sharon Dick, Head of HR and Corporate Services; Tracy Morton, Education Senior Manager (Developing People); Jim Murray, Strategy Manager; Alison Drummond, Health and Safety Manager; Linda Hutchison, Senior Democratic Services Officer; and Victoria Harkness, Democratic Services Officer.

Apologies:

Maria Brown (GMB) and Deborah Clarke (UNISON).

MINUTE OF PREVIOUS MEETING

1. The Committee considered and approved as a correct record the Minute of the meeting held on 15 February 2024.

SCOTTISH JOINT COUNCIL AND SCOTTISH NATIONAL COMMITTEE FOR TEACHERS PAY CLAIMS

2. Mr Morris referred to the Scottish Negotiating Committee for Teachers (SNCT) pay claim submitted in January 2024, clarifying that no pay offer had been made thus far. Whilst referring to related COSLA meetings and bilateral discussions between COSLA and the Scottish Government on pay, he reported that at recent meetings the SNCT had emphasised the need for a meaningful and credible pay offer to be made. Mr Morris clarified that a COSLA sounding board meeting on pay was scheduled to take place on 17 May in advance of discussions on the issue at the forthcoming COSLA Leaders meeting later in the month, expressed hope that a pay offer would be made quickly and meet expectations following the

Leaders meeting, and confirmed that the SNCT's formal consideration of any formal offer could not start until one was made. He highlighted that the window for considering any offer prior to the summer effectively closed at the end of June because the Panel that required to consider it could not be convened during the forthcoming school holiday period. He urged COSLA to treat the pay issue as a matter of urgency, to avoid the situation remaining unresolved at the start of the 2024/25 school year and the declaration of a dispute.

Mr Larkin reported that, similarly, conversations on the Scottish Joint Council (SJC) pay claim had taken place, but no pay offer had been made thus far. He expressed concern regarding speculation that the offer to be made could include proposing a reduction in employee terms and conditions, stressing that this would be completely unacceptable to the Trade Unions (TUs). Reflecting the SNCT's views, he commented that the SJC expected a credible offer to be made to propose to TU members to avoid a dispute.

In response to Councillor Wallace, Mr Morris clarified that no comments could be made by the TUs on what a credible offer was considered to be until a formal offer had been made, but confirmed that a claim for a 6.5% pay increase had been submitted by the SNCT. Referring to the SJC pay claim, Mr Larkin clarified that the SJC held a similar position, expecting the employer side to make an offer in the first instance regarding which negotiations could take place as required.

Councillor O'Donnell acknowledged the views expressed on both pay claims, reporting that the Labour Group was urging COSLA to make an affordable offer as soon as possible. In response to him, Mr Larkin stated that he was not aware of any formal offer being made to any TU involved with the SJC. Having referred to various meetings that had taken place thus far on the pay claims, Councillor Buchanan expressed hope that issues would progress to the next stage of the pay claim process following the forthcoming meeting of COSLA Leaders.

The Committee noted the position.

COUNCIL HEALTH AND SAFETY COMMITTEE

3. The Committee considered and noted the Minute of the meeting of the Council's Health and Safety Committee held on 27 February 2024.

DATE OF NEXT MEETING

4. The Committee, having heard the Head of HR and Corporate Services confirm, in response to Provost Montague, that all 5 TUs were invited to attend Joint Consultative Committee (1st Tier) meetings, that they also attended related meetings, and that she was not aware of any barriers to attendance, noted that the next meeting was scheduled to take place on Thursday, 12 September 2024.

CHAIR