

ITEM No ...5...

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 22 APRIL 2019

REPORT ON: EXTERNAL WALL INSULATION – HOME ENERGY EFFICIENCY PROGRAMME FOR SCOTLAND – 2019/20 PROGRAMME

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 158-2019

1 PURPOSE OF REPORT

1.1 To request Committee approval for the first phase of insulation projects as part of the 2019/20 Capital programme.

2 RECOMMENDATION

2.1 It is recommended that approval be given for the projects below at:-

Development	No of Properties	HEEPS-ABS	ECO Funding (*LA flex)	Council Contribution	SSE Contribution	Total Cost	Anticipated Programme End Date
External Wall Insulation							
Law Crescent with replacement roofs	260	£1,144,000.00	£231,376.63	£1,203,689.75	£20,887.38	£2,599,953.76	March 2020
Cavity and Loft Insulation							
Brownhill Street Cavity wall insulation	18	N/A	N/A	£41,647.50	N/A	£41,647.50	July 2019
Tummel Place /Dickson Ave insulation project	27	N/A	N/A	£35,282.81	N/A	£35,282.81	September 2019
Totals	305	£1,144,000.00	£231,376.63	£1,280,620.06	£20,887.38	£2,676,884.07	

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that a contribution of £1.281m is available in 2019/20 within the allowances for Energy Efficiency within the HRA Element of Building Strong Communities of the Capital Plan 2019-24.

4 MAIN TEXT

4.1 The Law Crescent project comprises 260 properties of mixed tenure. There are 75 council tenants and 185 private properties. The client contribution for the 75 council tenanted properties for EWI will be required from the HRA Capital budget 2019/20. The balance of funding will be met from SSE through the Energy Company Obligation (ECO) and Home Energy Efficiency Programme Scotland – Area Based Scheme (HEEPS: ABS) funding for 2019/20. Further details are provided in the table at paragraph 2.1. All blocks that include a Council tenant will benefit from replacement roofing in addition to external wall insulation. Owners in these blocks will be recharged for the roofing element of the works. Addresses included are:

146-150 Byron Street
1-44 Kenmore Terrace
1-14 Killin Avenue
39-49 Lawside Road

- 4.2 Resources are available to fund external insulation for Council owned properties within the current 5 year HRA Capital budget. The Council requires to maximise funding from the Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS: ABS) from the Scottish Government and Energy Company Obligation (ECO) funding from utility companies to ensure owner occupiers can be included in the programme and mixed tenure blocks comprehensively treated.
- 4.3 A programme of Cavity wall and Loft insulation is required at 22, 24, and 26, Brownhill Street in Charleston, and 34-48 Tummel Place, and 28-66 Dickson Avenue in Menzieshill. These properties are extremely hard to heat and suffer from condensation related issues due to the low surface temperature of internal walls.
- 4.4 The 2019/20 HEEPS: ABS funding allocation will continue to be used to support the External Wall Insulation programme where not all homes are in Council ownership. The Contractors for these works have been procured by SSE who are project managing the programme on behalf of the Council.

5 POLICY IMPLICATIONS

- 5.1 This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Council Management Team have been consulted in the preparation of this report.

7 BACKGROUND PAPERS

- 7.1 None.

Elaine Zwirlein
Executive Director of Neighbourhood Services

David Simpson
Head of Housing & Communities

10 April 2019