

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration & Environmental Services (Housing and Regeneration Services)

Community Safety and Environmental Services Committee: 13 June 2007

Subject: Energy Efficiency Review Update

1. Purpose

- 1.1 To advise the Committee on progress with general energy efficiency issues relating to Council buildings and on the projects and initiatives under development by the Corporate Energy Team (CET) and Home Energy Conservation Act (HECA) Officer.

2. Background

- 2.1 Energy Efficiency Review is one of several subjects included on the Efficient Government agenda. West Dunbartonshire Council is committed to tackling fuel poverty, reduce energy demands and carbon emissions, and use renewable energy sources. A total of £300,000 has been allocated to the Council from the Central Energy Efficiency Fund (CEEF) to implement relevant projects.

3. Main Issues

- 3.1 Schools energy efficiency projects with an overall value of £339,000 were completed between December 2006 and March 2007. The projects included nineteen schools that were added to the existing Trend Building Management System; over 1000 thermostatic radiator valves and, where possible, heat reflective panels were fitted in eighteen schools; twelve schools had boiler house pipework insulation fitted or upgraded; seven schools had cavity wall insulation installed; one had loft insulation fitted; and two schools had energy efficient lighting and occupancy controls installed. Savings should amount to over £75,000 annually.
- 3.2 A £30,000 water saving project was completed in March 2006 in thirty schools and now that the water saving measures have been in place for twelve months enough information is available to compare consumption for 2005/06 with 2006/07. The project consisted of (a) fitting electronic urinal controls that only flush when toilets are in use and only carry out a cleaning cycle during the night, at weekends and during school holidays, and (b) converting conventional screw down taps to push down taps. The results of the project were significantly better than was anticipated. The annual consumption for these schools has dropped by over 76 million litres of water or 59%. In terms of cost this has saved more than £180,000 or 49%. The project has been so successful that it has actually cut 25% from the authorities total metered water costs for all of its premises.

- 3.3** The nine projects financed by the Scottish Executive's Central Energy Efficiency Fund (CEEF) so far are all currently being monitored to check that the savings meet or surpass expectations. The largest project carried out so far was at the Meadow Sports Centre and we have calculated the savings generated compared with same period last year. The electricity savings are £19,500 for the first twelve months and the gas savings are £8,900 for the first eight months. This project is now expected to save in excess of £30,000 annually which is far greater than the original estimate of £18,000. The authority was commended at the recent Municipal Journal Awards for the energy saving project carried out at the Meadow Sports Centre. On a smaller scale St Mary's Primary School in Clydebank had boiler house pipe insulation fitted and a building management system installed at a cost of £8000. Savings for the first six months have amounted to £2,000 and it is predicted to save around £3,500 annually which again is higher than the original estimates.
- 3.4** The CEEF funded project to carry out window draught proofing at Garshake is due to start in May 2007. Over 1000 single glazed aluminium windows will be fitted with a draught proofing system and it should lead to annual savings of around £8,000 and improve the working environment for staff members.
- 3.5** The STC Navigator energy management software system is now operational and staff training has been carried out. Initial tariff checking has been undertaken and over £14,000 worth of annual savings has been identified. Scottish Power has been instructed to amend these tariffs immediately. It is hoped that further savings of around £20,000 will be identified soon.
- 3.6** The total refunds that the Council has received from Scottish Power due to billing errors etc. is just over £52,500 and on going savings of around £26,000 annually have been identified from sites that were being charged at an inappropriate rate by Scottish Power.. The Council has also received refunds from Scottish Water in excess of £6,500.
- 3.7** Through the Energy Survey Project, the Council and its partner contractor, Solas delivered energy advice to 813 Council tenants in 2006/2007. Additionally, the Council, in partnership with Solas Insulation and Clyde Insulation Contracts fitted cavity wall insulation to 32 properties, loft insulation to 391, draughtproofing to 126, and tank and pipe lagging to 198 properties. Total expenditure was around £250,000.
- 3.8** Following an initial 2006/2007 Warm Deal grant allocation of £32,000, the Council expects to receive a final 2006/2007 Warm Deal allocation of £232,000. This will effectively allow the Council to recover the majority of the Energy Efficiency/Fuel Poverty budget for the year.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** The total cost of CEEF projects completed up to 10 May 2007 is £184,655. This expenditure was met in full from the Council's CEEF allocation. The balance available for other CEEF projects is around £117,344. Including the CEEF funded projects, the Council has spent £610,000 so far on energy efficiency upgrades.

6. Risk Analysis

- 6.1** While it is not necessary as a matter of course to carry out risk assessments for energy efficiency projects, all projects funded from the CEEF require notification to and approval by the Scottish Executive.

7. Conclusion

- 7.1** Of the original Scottish Executive allocation to the Council, the remaining fund available for CEEF projects is around £150,000. This includes contributions to the fund based on the savings realised by each project.

8. Recommendation

- 8.1** The committee is invited to note the content of this report.

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Date: 29 May 2007

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Appendix: None

Background Papers: Report to CS & ES Committee on 7 February 2007
entitled "Energy Efficiency Review Update"

Wards Affected: All