

# **West Dunbartonshire Council**

## **Home Energy Conservation Strategy 1997 – 2007**



### **Fifth Progress Report**

**(1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2007)**



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## **Part A: Aims and Organisation**

### **Aims**

West Dunbartonshire Council (WDC) agreed with the Scottish Executive in 1997 to aim to achieve a 30% reduction in fuel use and carbon dioxide emissions by Two Thousand and Seven.

The Fourth HECA Progress Report, covering the period 2003 - 2005, outlined that a revised target of a 15% reduction by 2007 was realistic, with a 20% reduction being achieved by 2012. The revised target was set in recognition that progress in promoting energy efficiency in the private sector was more difficult than had been originally anticipated, while mainstream energy efficiency measures to Council housing stock was approaching saturation point.

### **Internal Organisation**

WDC promotes HECA activity through its Housing Capital Programme Unit. The HECA post is currently vacant, and HECA activity in West Dunbartonshire is currently the responsibility of the Capital Programme Officer.

The Housing, Environmental and Economic Development committee has responsibility for HECA activity.

West Dunbartonshire Council does not have a formal corporate aim or 'mission statement' for achieving HECA; the Council's commitment rests within the original HECA Report.

WDC's HECA activity is an integral part of the Fuel Poverty Strategy that has been agreed by Council. Achieving energy efficiency improvements through HECA measures will be a key contributor in reducing fuel poverty in West Dunbartonshire. The HECA strategy is also formally linked to the Anti – Poverty Strategy in West Dunbartonshire.

### **Partnerships**

During the period 2005 - 2007 WDC continued its partnership working with several agencies to assist the delivery of the HECA Strategy objectives.

**Partnership: Energy Survey Project**

Partners: WDC, SOLAS Insulation

Purpose of Partnership: In 2006 WDC launched an Energy Survey Project (ESP) to replace the Energy Advice Project first launched in 2002, and subsequently discontinued in 2005. The ESP provides energy advice, energy efficiency surveys and grant eligibility assessment to vulnerable and fuel poor households in West Dunbartonshire, as well as carrying out all appropriate energy efficiency measures. SOLAS provide the ESP on behalf of the Council. The service fulfils the objective of the HECA Strategy to “provide householders with quality, personalised energy advice”.

Number of Dwellings/Households Benefiting: 852 households have benefited from the Energy Survey Project. Monitoring undertaken late in 2003 showed that the average (median) household saved 11% on their fuel bills as a result of the Energy Advice. It is reasonable to assume that this level of saving has been constant throughout the operation of the Energy Survey Project, and so can be applied to the period applicable to this report. The original HECA Strategy estimated that the average West Dunbartonshire household was using 96.91GJ of energy a year. The Energy Advice Project is thus making a saving of 10.66GJ per household.

**Partnership: HECA Partnership**

Partners: WDC, Clyde Insulation Contracts and SOLAS Insulation

Purpose of Partnership: WDC set up the West Dunbartonshire HECA Partnership as part of it’s original HECA strategy.

This involves the Council working with two local energy efficiency contractors to effectively deliver insulation improvements to Council owned stock, and to owner-occupiers where they own buildings in common with the Council.

The HECA partnership co-ordinates the installation of insulation measures geographically across the Council, and links together funding from Warm Deal, utilities companies, Energy Efficiency Commitment, owner occupiers and HRA Capital.

Number of Dwellings/Households Benefiting: the HECA Partnership benefited approximately 1,000 households between 2005 and 2007.

**Partnership: Energy Advice**

Partners: WDC, Strathclyde & Central Energy Efficiency Advice Centre

Purpose of Partnership: Strathclyde & Central EEAC provides energy advice to homeowners of all tenures in West Dunbartonshire. While this is a self – referral advice service, the Council’s Capital Programme Unit will refer enquiries from householders in other tenures.

Number of Dwellings/Households Benefiting: 290 households have benefited from the Energy Advice. Energy savings are similar to those outlined in the Energy Survey Project above.

**Partnership: Schools Energy Efficiency Partnership**

Partners: WDC, Strathclyde and Central Energy Efficiency Advice Centre (EEAC)

Purpose of Partnership: To provide tailored energy efficiency advice which will effect sustainable behavioural changes resulting in reduced environmental impacts and to enhance the Environmental Studies Curriculum through the tailored education services provided by EEAC’s dedicated education department.

Number of Schools/Pupils Benefiting: As a result of this programme 14 primary schools, (379 pupils), 1 secondary school (300 pupils) and 1 special school (16 pupils) received lessons. After completing a home energy check and receiving home energy advice this can be shown to lead to a reduction in energy use and therefore a saving in Carbon Dioxide emissions. This saving has been calculated at 417.32 Tonnes (based on information received from EEAC, September 2005).

**Monitoring**

The contractors involved in the HECA Partnership report all energy efficiency works carried out to Council properties, and Energy Advice given to WDC tenants. This information is then recorded and maintained centrally by WDC. Other monitoring information has been provided by The Energy Action Grants Agency (EAGA), Scottish Gas, and EEAC.

WDC is developing links with local housing associations to gather information on energy efficiency improvements in this housing sector, as is discussed in Part D below.

## Part B: Progress to Date

The Fourth Progress Report 2003 - 2005 set local targets for energy efficiency measures in council housing for the period 2005 - 2007. Our progress in achieving these is outlined in Figure 1.

**Figure 1 - Progress in Meeting Local Targets, 2005 - 2007**

Mainstream Measure	Target	Achieved	% of target achieved
Thermostatic Radiator Valves	200	488	100%
Central Heating Installation	200	491	100%
External Wall Insulation	75	85	100%
Loft Insulation	300	320	100%
Cavity Wall Insulation	300	123	40%
Draughtproofing	50	148	100%
Hot Water Tank Jackets	20	61	100%
Double glazing	50	0	0%

Non – Mainstream Measure	Target	Achieved	% of target achieved
Energy Advice	400	852	100%

Whilst most targets were exceeded, the targets for the installation of cavity wall insulation and double glazing were not met. This was mainly due to the fact that most Council properties with cavity walls have already received the measure, with the remainder being 'blocked' by owner occupiers in multi – tenure blocks unwilling to participate. The target for double glazed windows was not met due to the fact that the vast majority of Council houses now have full double glazing.

### Works

Full data has been provided on works to Local Authority stock. Partial data has been provided for other tenures by EAGA and Scottish Gas (via their management of the Warm Deal and Central Heating Programmes), and this has been included wherever possible. Figure 1 sets out a summary of the mainstream improvements to Local Authority stock, while Figure 2 summarises the mainstream improvements that we know have been made in the non – Local Authority sectors.

**Figure 2 – Works in Non – Local Authority Tenures 2005 - 2007**

Mainstream Measure	Owner Occupied Stock	Private Rented Stock	Other Stock
Central Heating Installation	479	10	N/A
Boiler Renewals	20	0	N/A
Loft Insulation	366	10	23
Cavity Wall Insulation	126	9	6
Draughtproofing	486	16	58
Hot Water Tank Jackets	20	0	0

## Grants and Loans

Warm Deal grant has facilitated almost £1,750,000 worth of energy efficiency measures and Energy Advice to 2,174 homes<sup>1</sup> in West Dunbartonshire. 1,085 of these measures were in WDC stock, for an estimated value of £239,000.

The Scottish Executive Warm Deal Programme run by the Energy Action Grants Agency until October 2006, and Scottish Gas thereafter contributed 1,420 energy improvement measures in the non – Local Authority sectors, at a cost of £203,900. A further 509 non - Council properties received central heating renewals through the Scottish Executive Central Heating Programme for £1,061,700.

## Information, Advice, Education, Publicity

West Dunbartonshire's main project during 2005 – 2007 has been the **Energy Survey Project (ESP)**, and has provided comprehensive face – to – face advice to 852 council households since it's launch in May 2006. The ESP replaced the Council's highly successful Energy Advice Project, which ended in March 2005.

The ESP is being delivered through a partnership with SOLAS Insulation (see Part A). This advice has been delivered in a form identified by research as best practice: clients receive tailored advice in their own homes.

The advice covers a wide variety of topics, including:

- Paying for fuel
- Energy labelling
- Tariffs
- Handy hints
- Reading meters/monitoring fuel use
- Heating controls
- Condensation and dampness
- Draught proofing
- Changing fuel suppliers
- Loft insulation
- Space heating systems
- Cavity Wall Insulation
- Water heating systems
- Floor insulation
- Appliance running costs/correct use of appliances

The exact content of the visits depends on what is appropriate to each client, and literature is left with the service-users where appropriate. The Energy Survey Project also supplies up to 4 free low energy lamps.

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<sup>1</sup> Information from EAGA, 27<sup>th</sup> October 2005

Additionally the energy survey will allow each property to be given an energy rating; and will assist WDC in tackling some of its long term objectives within the fuel poverty strategy, these being;

- To reduce wherever possible dependence on fossil fuels and research alternative suitable methods of energy supply.
- Establish and maintain an up to date energy database for all types of property stock.
- Achieve substantial energy savings over a ten year period as indicated in the WDC HECA Strategy, while continuing to pursue energy efficiency throughout the council's corporate property portfolio.
- Continue to undertake regular house condition surveys and undertake energy audits of domestic stock to establish condition, monitor savings and assist in future investment.

While the project initially prioritised those localities identified as being most at risk of being Fuel Poor, a publicity campaign encouraging tenants concerned about their utilities bills to self – refer has been recently launched with districtwide coverage. This will allow all tenants with Fuel Poverty concerns to receive assistance through the ESP.

As mentioned in Part A, Strathclyde & Central EEAC also provides an Energy Advice service for all tenures in West Dunbartonshire, and 290 households accessed this service during 2005 – 2007. Householders contacting WDC who are not Council tenants are referred to the EEAC Energy Advice service.

The Assistant Capital Programme/HECA Officer provides ad hoc advice in response to public enquiries. This is in relation to a wide variety of energy efficiency-related topics, such as eligibility for grants and the benefits of insulation measures.

The West Dunbartonshire **Schools Energy Efficiency Programme** provides an innovative approach to the provision of energy efficiency advice to local communities in West Dunbartonshire. The programme provided energy saving lessons to 693 pupils and was delivered in partnership with Strathclyde and Central Energy Efficiency Advice Centres. (See Part A).

Each Primary School received two workshops targeting Primary 5/7 pupils. The first interactive classroom session covered the main themes of energy production, the associated environmental impacts, and energy efficiency. The pupils are given a specially adapted home energy check (Your Energy Survey) to complete with the adults in their home. The information from these surveys was used to write a tailored energy saving report for their home.

During the second session pupils played a giant floor game designed to be a reinforcement and assessment tool. The game gives education officers an opportunity to ensure that pupils have grasped the key concepts of energy efficiency and have picked up some energy saving tips. During this session the completed energy surveys were collected and pupils were rewarded with their own energy efficient lamp.



The aim of the Secondary School programme is to tackle the roots of fuel poverty by providing energy advice to first time householders by targeting school leavers. This was done via presentations to Year 5 and 6 pupils who were also given free energy advice through completion of home energy checks.

Lessons have been designed to meet the Environmental Studies 5 -14 guidelines and to assist schools working towards the Eco-Schools awards.

### **Costs and Outputs**

#### **Percentage improvement in Home Energy Efficiency – Mainstream Improvements**

As a result of mainstream<sup>2</sup> HECA activities from 1997 to 31<sup>st</sup> March 2007, energy efficiency in West Dunbartonshire improved by 12.54%, from 4,109,122 GJ (Gigajoules) in 1997 to 3,593,959 GJ in 2007. In the last two years (i.e. from 1<sup>st</sup> April 2005) an improvement of 2.84% was made, down from 3,710,390 GJ.

#### **Percentage improvement in Home Energy Efficiency – Mainstream Improvements + Additional Improvements + Energy Advice**

It is estimated that additional measures (calculated from the HECA Progress Report, as opposed to the main spreadsheet) have resulted in further savings of 7,287 GJ and Energy Advice to 1,142 households will have reduced energy consumption by a further 70,494 GJ. This gives a total additional saving of 77,781 GJ.

Thus the total level of energy used has actually been reduced to 3,516,178 GJ. This is a total saving of 14.43% since 1997. Compared with the 2005 'additional improvement' figure of 3,649,231 GJ, this represents a saving of 3.24% in the last two years.

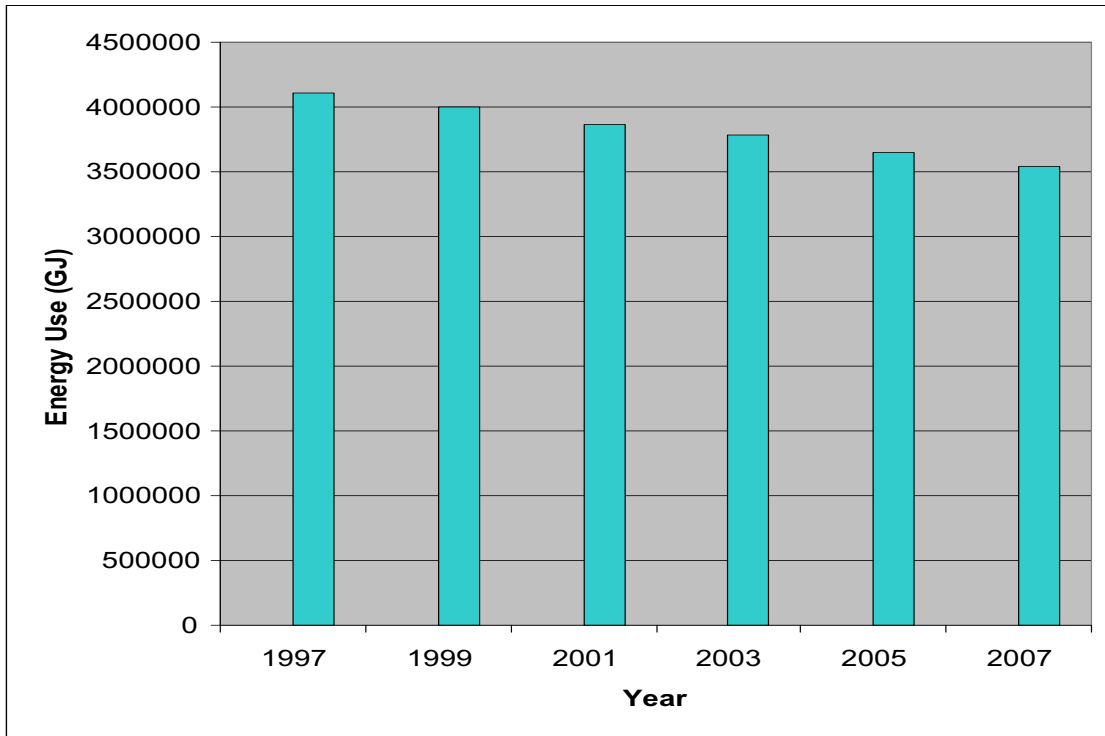
The reducing energy demand since the HECA Strategy was first implemented in West Dunbartonshire is illustrated in figures 3a and 3b (below).

**Figure 3a - Domestic Energy Use (in Gigajoules) in West Dunbartonshire, 1997 - 2005**

Year	Energy Use (GJ)	% saving from previous period	% saving from 1997
1997	4,109,124	n/a	n/a
1999	3,995,366	2.77	2.77
2001	3,871,163	3.11	5.79
2003	3,787,863	2.15	7.82
2005	3,649,231	3.65	11.19
2007	3,516,178	3.24	14.43

<sup>2</sup> Mainstream activities are those that can be calculated using the Scottish Executive spreadsheet.

**Figure 3b - Domestic Energy Use (in Gigajoules) in West Dunbartonshire, 1997 - 2005**



**Cost and number of dwellings benefiting**

Over 2005 - 2007 £3,862,435 was invested in energy efficiency measures in West Dunbartonshire<sup>3</sup>. This benefited 6,352 households as shown in Figure 4. This equates to an average investment in energy efficiency measures of £608 for each household benefiting.

**Figure 4 - Estimated Value of improvements in West Dunbartonshire, 2005 - 2007**

Activity	Number of Properties	Investment (£)
Local authority stock improvements <sup>4</sup>	1,875	2,577,145
EAGA Warm Deal (non-Council) <sup>5</sup>	620	203,900
Warm Deal Central Heating Programme	2,020	1,061,700
Schools Energy Efficiency Programme	695	2,560
Energy Advice	1,142	17,130
<b>TOTAL</b>	<b>6,352</b>	<b>3,862,435</b>

<sup>3</sup> This does not include money spent in Housing Association programmes or private improvements, except where they are specifically covered in the programmes in figure 4.

<sup>4</sup> This is an estimate, based on costs in the original 1997 HECA Strategy. Several houses will have received more than one measure so may be double-counted, and may have received these under one of the other programmes listed here e.g. Warm Deal. The figures have been reduced to try and account for this.

<sup>5</sup> Based on data provided by EAGA and Scottish Gas in February 2008.

**Reduction in Emissions of CO<sub>2</sub>**

As a result of mainstream energy efficiency improvements, CO<sub>2</sub> emissions from the domestic sector in West Dunbartonshire fell by 13.68% from 1997 to 31<sup>st</sup> March 2007.

Between 1<sup>st</sup> April 2005 and 31<sup>st</sup> March 2007 CO<sub>2</sub> emissions fell by 2.88% from 258,624 tonnes to 250,263 tonnes.

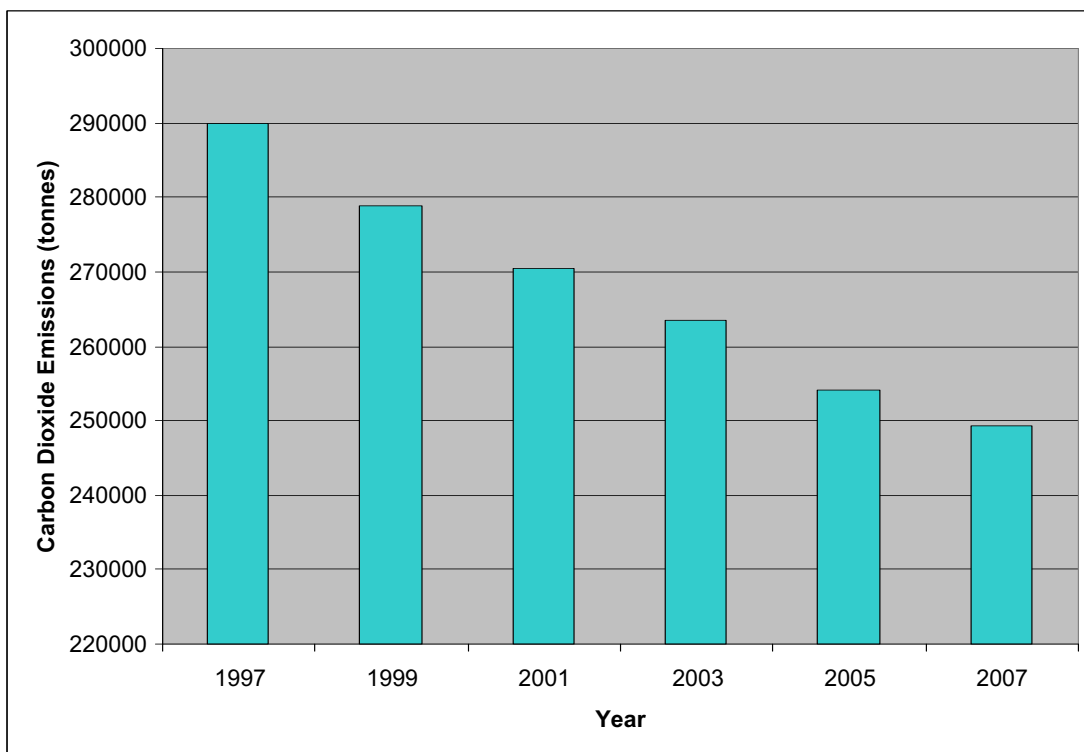
Additional measures, Energy Advice and the Schools Energy Efficiency Programme have reduced CO<sub>2</sub> emissions by a further 1,052.23 tonnes.

This increases the reduction in CO<sub>2</sub> over the 1997 – 2007 period to 40,704 tonnes, or a 14.04% reduction. This represents a 2005 -2007 reduction of 1.69% against the 'improved' 2005 figure. The step reduction in CO<sub>2</sub> emissions from the domestic sector in West Dunbartonshire is illustrated in figures 5a and 5b.

**Figure 5a - Domestic CO<sub>2</sub> emissions (In Tonnes) in West Dunbartonshire, 1997 - 2007**

Year	CO <sub>2</sub> emissions (tonnes)	% saving from previous period	% saving from 1997
1997	289,915	n/a	n/a
1999	278,893	3.80	3.80
2001	270,538	3.00	6.68
2003	263,527	2.59	9.10
2005	254,106	3.57	12.35
2007	249,211	1.69	14.04

**Figure 5b - Domestic CO<sub>2</sub> emissions (In Tonnes) in West Dunbartonshire, 1997 - 2003**



### **Savings in fuel bills**

The average household in West Dunbartonshire was using 97.05GJ of energy in 1997, equating to roughly £782.25 of fuel each year.

As a result of all HECA activities, this has fallen to 82.93 GJ or £668.43 of fuel each year in 2007 - a saving of £113.82 per household. This equates to a total saving of £4,825,854 across West Dunbartonshire.

This will have had a significant impact in helping to tackle the fuel poverty problem in West Dunbartonshire.

## **Part C: Personal Circumstances/Fuel Poverty**

WDC does not have a policy of linking HECA work and specific target groups in the past. However in 2006 with many mainstream measures reaching saturation point in local authority stock, the decision was made to prioritise localities most at risk of being fuel poor in the Energy Survey Project.

A sub – ward analysis study was commissioned, which detailed fuel poverty 'hot spots' for priority inclusion in the project.

This study allowed the provision of energy advice and measures (often works which could not be claimed in the HECA spreadsheet, such as loft insulation 'top – ups' from 100mm to 300mm to comply with current building standards) to be provided to those in greatest need.

While previous projects such as the Energy Advice Project and IGLOO (Insulation Grants for Low – income Owner Occupiers) were designed to help those who are most vulnerable to the effects of fuel poverty, the Energy Survey Project is the first to specifically and systematically target those at greatest risk of being Fuel Poor. As such, it may be considered the first West Dunbartonshire HECA initiative to display consciously more holistic approach to the Energy Efficiency/Fuel Poverty problem.

This link will be made stronger in future years through combining the HECA and Fuel Poverty Strategies. The West Dunbartonshire Fuel Poverty Strategy of 2004 seeks to reduce fuel poverty in West Dunbartonshire by 30% by 2006 and by 100% by 2016. A key part of this strategy is to improve energy efficiency in the households of the fuel poor. The Action Plan includes mechanisms for a) identifying fuel poor households b) addressing the causes of fuel poverty and c) monitoring the effectiveness of individual projects/actions and of the strategy itself. These mechanisms, and the Fuel Poverty Strategy itself will heavily inform any future HECA strategy.

## **Part D: Looking Forward**

Beyond the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2007, WDC has the following plans for HECA related work.

### **Aims**

The progress made under West Dunbartonshire Council's HECA Strategy has been substantial – the average household has saved over £100 as a result of HECA activities.

Progress has been steady, and the average annual saving since 1997 on energy efficiency has been 1.44%. If this rate can be maintained West Dunbartonshire Council would expect to reduce energy use by 15% by 2008 and 20% by 2011.

Many of the 'easier', less costly measures such as cavity wall insulation have now been installed to the majority of appropriate properties, especially in council housing stock. The improvements that remain to be made in the council sector - for example external wall insulation - will be much more difficult and expensive to carry out. This could slow the rate of progress in this sector in the future.

Improvements in the overall energy picture for the future will increasingly depend on achieving results in the private sector, where - unlike the Council's own housing stock - West Dunbartonshire Council has neither financial nor physical control. Difficulties in penetrating the private sector have hampered efforts since 1997, and it is likely that this will continue in the future unless new funding, policies or powers are put in place by the Scottish Government.

### **Partnerships**

#### **HECA Partnership**

While West Dunbartonshire Council intends to continue working in partnership with insulation contractors to deliver improvements to housing on Council estates, it is now recognised that the vast majority of mainstream measures have now been completed in the local authority sector.

The Energy Advice Project and its successor the Energy Survey Project were welcome and necessary diversifications from the mainstream measures in Local Authority stock terms, and an important development in HECA/Fuel Poverty activity.

In general terms, the future of HECA in West Dunbartonshire will focus on the broadening of the HECA Partnership forum to include as many relevant tenures and agencies as seems appropriate, while removing all differentiation between HECA activity and Fuel Poverty activity.

Following the general concept of the 'Warm Zone' so successful in England and Wales, a more concerted and holistic approach to Energy Efficiency and Fuel Poverty will ensure a more sustainable and effective approach to addressing Energy Efficiency and Fuel Poverty across all tenures in West Dunbartonshire.

- It is intended that the partnership will have the following characteristics:
- Area based, local delivery, comprehensive approach
- Partnership of public agencies, utilities, contractors and voluntary sector
- Agreed budget and contributions for a 5 year+ programme
- Street – by – street approach to establish database of information on households, property and financial circumstances
- Targets reducing Fuel Poverty by providing advice on energy efficiency, income maximisation and access to low cost installations
- Identifies key client groups:
  1. Priority groups eligible for free measures
  2. Low income households eligible for subsidised measures
  3. Higher income households not eligible for subsidy, but who can pay for measures to reduce energy consumption
- Income/benefit checks are carried out to maximise benefits/income for low income households
- Clients given advice and signed up where possible for any measures
- Contractors provide seconded staff to man the survey/advice team

### Energy Advice Project/ Fuel Poverty

It is intended that the Energy Survey Project continues to be rolled out across WDC's housing stock. As well as providing valuable energy advice to tenants, and valuable information for WDC, the project also allows the properties to be identified for additional energy efficiency measures at point of survey.

It is hoped that if the West Dunbartonshire HECA Partnership can be expanded to include other tenures, the Energy ESP can be introduced in these sectors – Housing Associations being an obvious potential beneficiary.

### Works

WDC will aim to achieve the following targets for works to Council stock in 2007 - 2009, as illustrated in Figure 6.

**Figure 6 - Local Authority Targets, 2005 - 2007**

Measure	Target number of local authority jobs
Loft insulation (including top – ups)	300
External wall insulation	100
Hot water tank jackets	20
Thermostatic Radiator Valves	200
Central heating installation	200
Energy advice following energy survey	800

## **Grants and Loans**

Grants and loans are crucial for WDC to meet its HECA targets. Grant assistance can allow the Council to fund projects that it could not fund through mainstream budget. Alternatively, where grant money can be used to replace mainstream funding, it allows that original funding source to stretch further and help more households.

The provision of grants and loans can also be crucial to individual householders in the private sector also. These grants can mean the difference between the ability and desire to fund energy efficiency works, or not. This is particularly critical for private sector households.

For 2007 - 2009, therefore, WDC will seek to maximise the available grant and loan funding sources. It will make bids to funding bodies and seek to promote projects/funding sources that can help private sector householders. WDC will also investigate the opportunities provided by the Housing (Scotland) Act 2001, which extended the Private Sector Housing Grant to cover the "provision of adequate thermal insulation", to grant-fund energy efficiency works in the private sector.

Grant availability for external wall insulation is now available, and WDC will make every effort to secure such financial assistance as this measure increases in priority for local authority stock improvement.

## **Information, Advice, Education and Publicity**

**Don't Miss Out** – this campaign focused on promoting various schemes within WDC to promote energy saving initiatives and will seek to continue this successful campaign throughout 2005- 2007. The initial focus of the campaign will be promoting the Energy Survey Project. Later campaigns will pick up on specific themes and initiatives as they arise.

The **Energy Survey Project** will be the main advice delivery mechanism for 2007 - 2009. WDC intend to implement a programme of energy audits to all of its housing stock giving each property an energy rating.

The HECA Officer will continue to provide ad hoc advice to members of the public. Opportunities for further training for the HECA Officer will be provided as identified, to ensure that the best quality advice can be delivered.

The **Schools Energy Efficiency Programme** will continue to be offered to Primary and Secondary school pupils to effect a sustainable behavioural change resulting in reduced environmental impacts.

## **Personal Circumstances**

WDC will seek to more closely link HECA and personal circumstances, by identifying vulnerable groups and setting aside resources for implementing energy efficiency works for these groups. Tying HECA in with our Fuel Poverty Strategy will be key to achieving this objective.



## Part E: Summary

### SUMMARY: 1<sup>st</sup> April 2005 - 31<sup>st</sup> March 2007

Energy efficiency improvement	3.24 %
Reduction in CO <sub>2</sub> emissions	1.69 %
Reduction in CO <sub>2</sub> emissions	4,895 tonnes
Cost of works	£3,862,435
Number of dwellings benefiting	6,352

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