

WEST DUNBARTONSHIRE COUNCIL

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

Community Safety and Environmental Services Committee: 7 February 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 Council's Efficient Government Strategy. The Council is committed to tackling fuel poverty, reducing energy demands and carbon emissions, and using renewable energy sources. A total of £300,000 has been allocated to the Council from the Council Energy Efficiency Fund (CEEF) to implement relevant projects.

3. Main Issues

- 3.1** Work valued at £32,000 is about to commence in eleven primary schools to fit cavity wall and loft insulation where required. This will complete the insulation project for all primary schools which are being retained within the school estate. Work will be complete by March 2007 and resultant cost and energy savings will be monitored thereafter.
- 3.2** Of the eight projects financed by the CEEF the largest is at the Meadow Sports Centre. The financial savings and reductions in CO2 emissions that have been generated have been calculated by comparing energy usage with the same periods of 2005 and 2006. Detailed information is provided in the appendix to this report. The project is now projected to save around £30,000 annually compared to the original estimated saving of £18,000.
- 3.3** In recognition of the benefit to the environment made by the project at the Meadow Sports Centre, the Council was chosen recently as a Green Apple Award winner for Environmental Best Practice. Council officers accepted the award on behalf of the Council at a ceremony in London in November 2006.

- 3.4** The energy management software system referred to in the August 2006 Energy Efficiency Review Update has been installed thus enabling more accurate monitoring of the Council's energy usage and costs. The software also allows monitoring of the performance of each property and comparison with similar properties. As part of the software purchase a "bill and tariff check" is currently being carried out on our system which is anticipated to result in savings for energy use provided by Scottish Power.
- 3.5** Schools projects with an overall value of £270,000 have commenced. These include the addition of nineteen schools to the Council's existing Trend Building Management system, upgrades of heating systems by installation of thermostatic radiator valves and reflective foil behind radiators, and completing insulation works to twelve schools. On completion of this project, all existing schools which are being retained as part of the schools estate will be linked to the Building Management system allowing remote monitoring and management of energy usage in each property.
- 3.6** Through the Energy Survey project, the Council and its partner contractor, Solas, have now rolled out the survey to 882 Council tenants since April 2006. The project combines energy advice, an NHER rating for the household and any appropriate energy efficiency measures.
- 3.7** The Council and its partner contractor, Clyde Insulation, have finalised details of the 2006/2007 Cavity Wall /Loft Insulation Programme, and around £32,000 of insulation measures to multi-tenure blocks has been ordered to date.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** CEEF projects valued at £147,000 are now complete with the total investment in energy efficiency measures completed by the Energy Management Team at January 2007 being £244,000.
- 5.2** CEEF projects are required to have a payback period of no more than five years. Services that make cost savings as a result of a CEEF project have undertaken to refund the cost of the project to the CEEF based on the estimated payback period of the project.

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 £180,000 which 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.

Irving Hodgson

**Acting Director of Housing, Regeneration and Environmental Services
(Housing and Regeneration Services)**

Date: 11 January 2007

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Appendix:	Energy savings generated at the Meadow Centre
Background Papers:	Reports to CS & ES Committee on 2 August 2006 and 6 December 2006 entitled "Energy Efficiency Review Update"
Wards Affected:	All Wards

ENERGY SAVINGS GENERATED AT THE MEADOW CENTRE

Comparing months May - December 2005 with the same period in 2006 for electricity use.

2005		2006	
May	£5942	May	£4793
June	£7305	June	£5086
July	£6102	July	£4540
August	£6294	August	£4995
September	£7142	September	£5283
October	£6958	October	£4183
November	£6348	November	£4091
December	£5772	December	£4001
Total	£51863	Total	£36972

Saving on electricity for the eight-month period is £14891.

Comparing months June - November 2005 with the same period in 2006 for gas use.

2005		2006	
June	£2731	June	£2192
July	£3270	July	£2002
August	£2810	August	£2751
September	£3698	September	£2305
October	£3727	October	£3357
November	£5779	November	£5516
Total	£22015	Total	£18123

Saving on gas for the six-month period is £3892.

Comparing months May - November 2005 with the same period in 2006 for harmful CO2 emissions.

2005		2006	
May	76 tonnes of CO2	May	66 tonnes of CO2
June	83 " " "	June	60 " " "
July	62 " " "	July	46 " " "
August	73 " " "	August	49 " " "
September	78 " " "	September	62 " " "
October	76 " " "	October	54 " " "
November	88 " " "	November	71 " " "
Total	536 tonnes of CO2	Total	408 tonnes of CO2

Reduction in emissions for the seven month period is 128 tonnes of CO2.

This CEEF project was originally estimated to save £18,203 annually. If the above figures are used to calculate the projected annual saving, it should be around £30,000.

It should also save around £1,000 in annual maintenance costs for replacing light bulbs etc.

In addition it was estimated to reduce emissions by 155 tonnes of CO2 annually. The reduction is now likely to be around 219 tonnes.