



the **moray** council

APPENDIX I

The Moray Council

DRAFT

Home Energy Conservation Act 1995

Third Progress Report
1 April 2001 to 31 March 2003

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PART 1

AIMS AND ORGANISATION

AIMS

Initial Targets

In the original Home Energy Efficiency Act 1995 submission to the Secretary of state, The Moray Council stated that a 30% improvement in energy efficiency was likely to be achievable over the period covered by the act.

This 30% improvement in energy efficiency was to be made up of : -

- *7% in Council owned stock*
- *5.8% from grant funding and other improvements in the private sector*
- *17%+ through information and advice*

The First Progress Report submitted by The Moray Council requested that, due to local circumstances, this figure be amended to 24%. This amended target was agreed by the Scottish Executive in their response to The Moray Council's First Progress Report.

Local Aims

The Moray Council aims to raise the average NHER rating of its own stock to a minimum of **5.0** by 2007. This will be attained by continuing programmes of insulation, draughtproofing, heating replacements and other related energy efficiency measures.

ORGANISATIONS

Promotion of HECA within the Authority

Responsibility for the formulation of HECA policies, and the strategy for implementation, falls under the remit of the Planning & Development Section of Community Services, whose responsibilities cover Local Authority Housing maintenance and improvements. This section has close working partnerships with other departments, ensuring that all aspects of HECA strategies are implemented.

HECA Strategy is the responsibility of the Capital Programmes Manager within the Planning & Development Section. This officer is not a dedicated full-time HECA Officer.

Committee responsibility for HECA and links with sustainability issues

Final responsibility for HECA policy approval lies with The Full Moray Council.

Stages in Formulation and Approval procedures are: -



Corporate Statement

The Moray Council's draft Corporate Development Plan 2004-2007 aims to "improve the quality of life for all people in the area by working with and for the community by delivering quality services within the available resources and powers"

The plan is developed around three key areas: the social programme, the educational programme and the environmental programme. The key objectives from the Environmental Programme with respect to energy conservation are:

- Provide public education, information and advice to the community
- Ensure efficient use of energy
- Create an environment for sustainable growth
- Maintain a safe, clean, pleasant and sustainable environment.

The vision of the current Moray Community Plan is to “ increase the quality of life for all sections of the community and to develop the well-being of communities in Moray”. The community planning structure in Moray is now organised through an overarching community planning steering and co-ordinating group. A dedicated partnership group will develop each theme at a local level. The two groups where HECA and fuel poverty will be developed are:

Achieving a healthy and caring community – Moray Health and Social Care Partnership
Protecting and enhancing the environment – Environmental Partnership

Partnerships

The Moray Council has entered into partnerships with a range of bodies, both externally, and within the Council to implement the various aspects of the HECA strategy.

- ***North of Scotland HECA Forum***

The Moray Council continues to work closely with the other members of this forum – Aberdeen, Aberdeenshire, Highland, Perth & Kinross, Angus and Dundee Council, to promote, and bring about varied initiatives, which can bring appreciable benefits to the local communities. The forum has recently

- ***Scottish Veterans Garden City Association***

A close working relationship with representatives of this organisation has led to war veterans housing within the Moray area receiving: -

- *Loft tank and pipework insulation*
- *Floor insulation*
- *Low energy light bulbs*

- ***SCARF – Moray Energy Efficiency Advice Project***

This SCARF and Moray Council joint project, currently provides a part time energy efficiency advice officer and an administrative support officer for the Moray area. The advice officer carries out energy surveys, home visits to discuss energy efficiency and gives information and advice on a wide range of energy issues. Over 900 individuals have received energy efficiency advice through this service, with 117 home visits having been carried out. 390 individuals were referred onwards to the various grants bodies.

Monitoring

Monitoring of overall improvements in Energy Efficiency are mainly dependent on the Scottish Executive HECA Spreadsheet.

PART 2

PROGRESS TO DATE

ACCOUNT OF MEASURES 2001 - 2003Actual Improvements

The figures relating to energy use and CO² emissions for each tenure, calculated using the HECA2003 spreadsheet provided by Communities Scotland are as noted below.

It can be seen that the major contributor to these reductions is again the Councils' own stock, where Capital and Planned Maintenance Programmes have realised reductions of over 28% in energy use, and 27% in CO² emissions.

TENURE / LANDLORD	YEAR	NUMBER OF HOUSES	ENERGY USE	CO ² EMISSIONS
Owner Occupier	2003	22539	2,655,148	182,267
	1999	22539	2,843,812	195,218
		Reduction %	6.63	6.63
Local Authority	2003	8582	506,641	38,747
	1999	8582	705,049	53,425
		Reduction %	28.14	27.47
Private Rented	2003	2771	412,651	33,729
	1999	2771	431,146	35,283
		Reduction %	4.29	4.40
Other	2003	1644	142,190	10,874
	1999	1644	148,438	11,425
		Reduction %	4.20	4.82

Other residential sectors have also shown appreciable improvement over the course of 2001-2003, and if gains in these sectors are maintained, then it appears that The Moray Council will be able to meet the agreed target of 24% overall improvement in Energy Efficiency required.

Council Owned Stock

- *Double Glazing to all Local Authority Stock*

All Council stock is now double-glazed

- *Low 'E' glass to window contracts*

All replacement window contracts included the fitting of low E glass as standard. Any future lifecycle window replacements on an elemental replacement basis will also comply with this specification.

- *Low 'E' glass or Triple Glazing to Door Contracts*

The Council has now implemented a major programme of Door Replacement Contracts. Replacing older style doors with more energy efficient double glazed, solid core doors. All contracts include the fitting of low E glazing as standard, or triple glazing as an option, where this is available. A total of 4791 individual doorsets have now been installed during this programme.

- *Condensing boilers*

A number of condensing boiler installations have been installed as part of ongoing replacement heating contracts. These have been installed where house size is deemed technically suitable for fitment of this type of boiler.

- *Reflectafoil behind radiators in heating contracts*

All heating contracts specify the use of reflective foil panels behind radiators fitted to outside walls. Over 900 homes have benefited from this initiative.

- *Loft, tank and pipework insulation*

The majority of Local authority dwellings now have a minimum of 150mm of loft insulation, all hot water tanks have suitable insulation, and hot water pipes insulated where appropriate.

Private Sector Stock

- *Improvement and Repair Grants*

The Moray Council continues to offer improvement and repairs grants to the Private Sector, and encourages applicants to exceed minimum levels of insulation and energy efficiency where applicable. Measures promoted include: -

Minimum of 200 mm thickness of loft insulation

Low 'E' double glazing

Energy Efficient heating systems

Condensing boilers

- *Overall Improvements in Private Sector Stock*

The Moray Council has no accurate figures relating to energy improvements in the private sector, and has relied on the HECA2003 spreadsheet to arrive at figures in energy savings and emission savings attributable to energy efficiency improvements carried out in this sector.

Energy Efficiency Advice Centre initiatives, Energy Efficiency Commitment and Warm Deal Funding

▪ ***Moray Energy Efficiency Advice Project***

The Moray Council, in conjunction with SCARF (save Cash and Reduce Fuel) provides a part time energy efficiency advice officer and administration support covering the Moray Area. This officer is accommodated within Moray Council offices at Mosstodloch, and travels throughout the Local Authority area. The advice officer participates in the yearly Moray Science Festival, provides advice sessions in local Housing Offices, provides energy efficiency talks to a wide range of bodies, and carries out home visits to discuss individual energy efficiency issues. The Moray Council has recently agreed to provide funding for this post for the remainder of financial year 2004/2005.

▪ ***Local Energy Advice Centre***

SCARF continues to operate the Local Energy Advice Centre covering the Moray area and this service is widely promoted by the authority. The Moray Council does not provide direct funding for this facility and it is currently provided on an in-kind basis only. In the region of 950 calls from the Moray area were received by SCARF during the period April 2001 to March 2003.

▪ ***Energy Efficiency Commitment Funding (EEC)***

Moray Council obtained funding from British Gas to carry out energy efficiency works to properties included in refurbishment contracts following flooding in Elgin during 2002. The contribution provided was used to part fund external wall insulation, underfloor insulation and the fitting of thermostatic radiator valves.

Information and Advice – All Residential Sectors

• *HECA Information*

This initiative by the Community Services Department offers talks on the subject of HECA to Community Groups, Schools, and Voluntary Service contact groups in conjunction with the Moray Energy Efficiency Advice Project. Talks have been given to many external bodies who have shown interest, and to date a wide cross-section of individuals throughout the area have been given details of the Councils HECA strategy, and received information on energy efficiency.

• *Internal awareness*

Presentations have been given to groups of Moray Council staff, advising them of HECA, its aims, and detailing other energy information and advice services offered by Community Services. This initiative will be continued in the future in order to reach all staff who have direct contact with client groups likely to be in 'Fuel Poverty'.

- *Promotion of EAGA, EST schemes, Keep Warm this Winter*

The Council widely promotes all available Energy Efficiency schemes and initiatives offered by bodies such as those listed above.

Leaflets outlining the services and grants available are widely circulated through Council 'Access Point' offices to reach all sectors of the population.

- *Information and Advice Leaflets*

Leaflets have been produced covering, amongst others, the following energy efficiency and related subjects: -

Condensation; Dampness; Energy Efficiency in Grant Applications; Home Energy Efficiency 'Warm Deal' Grants; General Energy Efficiency guides; Energy Efficiency - Costs and Savings; Gas Heating, Electric Heating - User Guides.

Copies of these leaflets have been provided to all Council 'Access Points' and other premises such as public libraries for circulation. Copies of leaflets are also sent out with energy efficiency or heating related correspondence with tenants or others contacting the authority.

Cost of Measures Installed

▪ **Public Sector**

Over the period covered by this report, The Moray Council expenditure on installed measures in its own stock, together with advice, and information to all sectors has totalled over **£4m**

Broken down into further detail, the information for the main categories of expenditure is shown on the following table.

MEASURE	NUMBER OF INSTALLATIONS	COST	AVERAGE COST PER PROPERTY
Window Installations (includes Low 'E' Glass)	197	£492,500	£2500
Heating Installations	542	£1,084,000	£2000
Condensing boiler Installations	100	£3,000	£300

Loft/pipework Insulation and Draughtproofing	1211	£363,300	£300
Door and Sidescreen Installations*	3251*	£2,600,000*	£800*
Other minor measures	-	£30,000	-
Advice and Information (all Residential Stock)	-	£3,000	-
Total		£4,575,800	

** Note :- the figures for door installations are based on numbers of single doors replaced, as this varied per property.*

Private Sector -

As The Moray Council has no definitive information relating to improvements in the Private Sector, *estimated* numbers of installed measures have been extracted from the HECA2003 spreadsheet, and are noted below.

Total *estimated* expenditure in the private sector over the period April 2001 – March 2003 has amounted to over **£11m**.

MEASURE	NUMBER OF INSTALLATIONS	COST	AVERAGE COST PER PROPERTY
Window Installations	1550	£3,875,000	£2500
Heating Installations	3372	£6,744,000	£2000
Hot water Tank Insulation	188	£2,256	£12
Loft Insulation	652	£195,600	£300
Cavity Wall Insulation	476	£238,000	£500
Draughtproofing	409	£61,350	£150
Total		£11,116,206	

Reduction in CO²

Overall CO² emissions in the Moray area have reduced further over the past 2 years.

▪ **NOMINAL CO² EMISSIONS**

TENURE	NOMINAL CO² EMISSIONS (TONNES) 1999	NOMINAL CO² EMISSIONS (TONNES) 2001	NOMINAL CO² EMISSIONS (TONNES) 2003
Owner Occupied	195,424	190,431	182,267
Local Authority	53,425	46,490	38,747
Private Rented	35,283	34,775	33,729
Other	11,425	11,180	10,8746
Total	295,557	282,876	265,617

Reductions in Energy Use

Overall Energy use in the Moray area has reduced further over the past 2 years.

▪ ENERGY USE

	ENERGY USE (GJ)	NOMINAL CO ² (TONNES)
Reduction in overall Levels 1997-2003	344,058	28,452
% Reduction 1997-1999	3.34%	4.04%
% Reduction 1999-2001	4.70%	4.30%
% Reduction 2001-2003	5.60%	6.10%

Job Creation

Expenditure by Moray Council during 2001-2003 is likely to have created 13 equivalent full time jobs, expenditure in all other residential sectors creating a further 27.

During the periods covered by all three progress reports, the *estimated* figures are noted below

	1997-1999 First Progress Report	1999-2001 Second Progress Report	2001-2003 Third Progress Report
Estimated equivalent full time jobs (Moray Council direct funded works)	18	13	13
Estimated equivalent full time jobs (private sector funded works)	6	13	27
Warm Deal Project			

	12	12	0
Totals	36	48	40

Average Fuel and Energy Savings

The Moray Council has estimated savings in Fuel costs and energy use for the average residential property for the periods so far covered by the act, and these are contained in the table below

	1997-1999 First Progress Report	1999-2001 Second Progress Report	2001-2003 Third Progress Report
Average Energy Savings per house each year (Gj)	4.2	5.46	6.21
Average Fuel Cost Savings per house each year	£34	£44	£50

PART 3

PERSONAL CIRCUMSTANCES AND FUEL POVERTY

Statement on Fuel Poverty

The Moray Council continues to deal sensitively with groups or individuals who have special needs.

The Moray Community Care Plan produced by The Moray Council in conjunction with Grampian Health Board contains the following statement: -

'Services that support people in their own communities and are delivered in a way that offers choice, independence, fulfilment, privacy and dignity will enhance quality of life'.

The Home Energy Conservation Act strategy also accords with the aims and priorities laid down in the Moray Council Corporate Plan, which states the intention to:-

'Enhance the quality of life for residents of Moray, develop a strategy to deal with poverty, and provide decent housing'.

The current improvement programme concentrates expenditure on energy efficiency resources in tackling fuel poverty in the most vulnerable sections of the community.

These sectors include:-

*Pensioner households
Families with young children,
Persons in receipt of benefits.*

Timescale for Policy

The Moray Council intends to make appreciable differences to the living conditions of those considered to be in 'Fuel Poverty' by the end of the 10-Year period of the Act.

This will include: -

- Targeting of all low income households through grants, energy utility initiatives, HECA schemes, Warm Deal and low cost measures
- Provision of information and energy advice to all occupiers
- Continued targeting of public sector low income households within Moray for improvements to the energy efficiency of their homes
- Liaison with organisations and agencies who care for the elderly and disabled within the Moray area, in order to raise awareness of available energy efficiency initiatives, including the Scottish Executives' Pensioner Central Heating and 'Warm Deal' schemes.

PART 4**LOOKING FORWARD****Strategy Statement**

The Moray Council intends to continue with the basis of the current strategy, and investigate ways of encouraging the private owner/occupied and rented sectors to participate to a greater degree.

- **LOCAL AUTHORITY**

MEASURE/TARGET	NUMBER / YEAR	PARTNERS	TIMETABLE
Replacement of Central heating systems	400	Local Contractors SCARF	Yearly
Promotion of insulation grants and other subsidised energy efficiency measures	Varies	SCARF EAGA Scottish Hydro Electric	Yearly
Use of the Fuel Utilities Energy Efficiency Commitment funding	Varies	Fuel Utilities	Yearly
Advice and Information	Varies	SCARF Voluntary Sector Health Authority Social Work Housing	Yearly
Training for Housing Staff	Varies	Local Area Housing Staff SCARF	Yearly

▪ **PRIVATE SECTOR**

MEASURE	NUMBER / YEAR	PARTNERS	TIMETABLE
Grants to bring houses up to tolerable standard	50	Owners/Occupiers EEAC SCARF	Yearly
Repair and Improvement grants	90	Owners/Occupiers	Yearly
Advice and Information	200	Owners/Occupiers	Yearly
Promotion of insulation grants and other subsidised energy efficiency measures	Varies	Owners/Occupiers EAGA SCARF BEST Energy	Yearly
Promotion of the Scottish Executives' Pensioners Central Heating and Insulation Scheme	Varies	SCARF EAGA Voluntary Sector Health Authority Social Work Housing	Yearly
Promotion of condensing boilers	Varies	Owners/Occupiers EAGA EEAC	Yearly
Loft insulation and draughtproofing	Varies	Owners/Occupiers EAGA SCARF Energy Services BEST Energy	Yearly
Installation of Double Glazing	Varies	Owners/Occupiers	Yearly
Promotion of Energy Efficient Lighting	Varies	Owners/Occupiers EAGA SCARF Energy Services BEST Energy	Yearly

▪ **ADVICE AND INFORMATION – ALL SECTORS**

MEASURE	NUMBER / YEAR	PARTNERS	TIMETABLE
Energy Advice	Varies	EEAC SCARF Landlords Owners Tenants (all sectors)	Ongoing
HECA Awareness Talks	Varies	Staff Voluntary Sector Education Establishments SCARF	Ongoing
Leaflets and information	Varies	Landlords Owners Tenants (all sectors) SCARF	Ongoing

General aims set for the remaining period of the Act include

Local Authority Stock

- Improvement of the average NHER rating of Council Owned Stock to **5.0** by the end of the period covered by the Act
- Maximum number of energy efficient heating systems and energy measures installed for the funding available.
- Access to a wide range of Advice and Information

Private Sector Stock

- Access to a wide range of Advice and Information
- Encouragement to access energy efficiency funding available by way of grants and other incentives
- Improvement and Repairs Grants
- Promotion of The Scottish Executive Central Heating Initiative

New Strategies

The Moray Council will continue to develop and expand on current initiatives, as well as implementing the following.

- *Staff Training*

The Community Services Training Plan will include a programme of training for Housing Staff in Energy Efficiency issues. This will be provided using the Training pack produced by the 'Warmburgh' unit in Edinburgh, in conjunction with TransCo. It is intended to re-commence training new Housing Staff, and subsequently 'roll-out' the training to other relevant Community Services staff.

- *Care & Repair*

A Care & Repair scheme has been set up under the control of the Private Sector Grants section within Moray Council, targeting funding at those who require assistance to maintain or improve their homes. Part of this initiative involves a close working relationship with the Moray Energy efficiency Advice Project to investigate and promote other grant funded energy efficiency measures to client groups to give added value to the level of grant funding offered.

- *Extension of Gas Mains*

The Community Services Department is currently in contact with TransCo, discussing the possibility of providing extensions to existing gas main infrastructure to service properties with mains gas.

- *Fuel Poverty Working Group*

A working group consisting of representatives from Moray Council, SCARF, and Local Housing Associations has been set up to produce and promote a Fuel Poverty Strategy as part of the Moray Council's Local Housing Strategy.

Amendment of Targets

The Moray Council considers that it can attain the agreed target of a 24% reduction, by continued implementation of its policy of energy improvements and advice and information provision, and does not intend to request a further amendment at this time.

GLOSSARY

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Terms used in Report

HECA - Home Energy Conservation Act
EEAC - Energy Efficiency Advice Centre
SCARF - Save Cash and Reduce Fuel
EAGA - Energy Action Grants Agency
NHER - National Home Energy Rating
EST - Energy Saving Trust

Appendix A – Summary Sheet

April 2001 – March 2003 – (Figures input from HECA spreadsheet)

Reduction in CO ₂ emissions	6.10%
Reduction in CO ₂ emissions	45,711 tonnes
Energy efficiency improvements	5.6%
Cost of works	£15,569,006
Number of dwellings improved*	11,760 (estimated)
Number of jobs created*	40 (estimated)
Average savings in fuel bills*	£50 (estimated)
Average savings in kilowatt hours*	-
Average improvement in NHER rating*	-
Average improvement in SAP rating*	-

* Discretionary items