



Glasgow City Council

Economy, Housing, Transport and Regeneration  
City Policy Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability Services

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Item 3

24<sup>th</sup> January 2023

**GLASGOW'S AFFORDABLE WARMTH PROGRAMME:  
DELIVERED PROJECTS DURING 2021/22 AND PROJECT DELIVERY  
DURING 2022/23**

**Purpose of Report:**

To outline the Area Based Schemes projects that were delivered during 2021/22.

To inform committee of Glasgow's proposed Affordable Warmth programme of works, which will deliver energy efficiency measures to owner occupied and private landlord properties utilising the Scottish Government's Energy Efficient Programme: Area Based Scheme funding for 2022/23.

**Recommendations:**

Committee is asked to:

- i) Note the completed Area Based Schemes projects delivered during 2021/22.
- ii) Consider Glasgow's Affordable Warmth programme of works for the current year (2022/23).

Ward No(s):

Citywide:

Local member(s) advised: Yes  No  consulted: Yes  No

**PLEASE NOTE THE FOLLOWING:**

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## 1 BACKGROUND

- 1.1 Scottish Government designated energy efficiency as a national infrastructure priority in 2015. Energy Efficient Scotland is the key delivery mechanism for this priority.
- 1.2 Glasgow's Affordable Warmth Programme is funded through the Scottish Government's Energy Efficient Scotland: Area Based Schemes programme (EES: ABS). The Area Based Schemes (ABS) approach delivers energy efficiency measures, mainly external wall insulation (EWI), to owner occupied, and private landlord properties and is delivered by local authorities. ABS is a voluntary scheme whereby owners "opt in" to participate in a project.
- 1.3 The Energy Efficient Scotland grant award for delivery of Glasgow's ABS 2022/23 programme is £6,437,137. This was accepted by the [City Administration Committee on 3<sup>rd</sup> November 2022](#). Local authorities received their allocation based on the same COSLA methodology which has been used for previous year's allocations.

## 2. GLASGOW'S ENERGY EFFICIENT SCOTLAND: AREA BASED SCHEME 2021/22 PROGRAMME OUTTURN

- 2.1 As reported to City Administration Committee, in 2021/22, the Council draw down of ABS Grant was £1,287,490 against a potential £6,212,342. The reasons for this included the launch of the new Scotland Excel framework and contractor's regulatory compliance requirements with that framework, a complex tendering process involving specification of works on a variety of construction types, and delays in site set up time. The ABS Programme funded 7 projects installing energy efficiency measures to directly benefit residents in the city. Energy efficiency measures were delivered to 206 private sector properties and 2,288 social rented housing properties completing a total of 2,494 properties.
- 2.2 The delivered projects are outlined in Table 1.

**Table 1 – Glasgow's Area Based Scheme 2021/22 Programme Outturn**

Project	Owners	Housing Association	Total Properties
Hillpark	4	0	4
Mansewood	10	0	10
Govan	34	0	34
Greenfield	53	0	53
GHA Townhead/Drygate	33	2,200	2,233
GHA Citywide	69	51	120
Copperworks HA	3	37	40
<b>TOTAL</b>	<b>206</b>	<b>2,288</b>	<b>2,494</b>

### 3 GLASGOW'S PROPOSED ENERGY EFFICIENT SCOTLAND: AREA BASED SCHEME 2022/23 PROGRAMME

- 3.1 The ABS funding for 2022/23 requires all projects to be completed by 31st May 2023 and the final drawdown of funding should be no later than 30th June 2023.
- 3.2 During 2022/23, the Council is targeting the 9 project areas which are detailed in Paragraph 3.4. Measures installed through the ABS will improve the energy efficiency of housing across the city and benefit residents.
- 3.3 The ABS projects consist, in the main, of external wall insulation, in line with the Scottish Government's 'fabric first' approach. Where properties have previously benefitted from external wall insulation owners may access ABS grant funding to participate in a decarbonisation programme of works.
- 3.4 As part of the 2022/23 programme the following 9 project areas can be delivered including projects delivered by Registered Social Landlords which allow owners the opportunity to participate in the project:-
- The Council is currently working with partners to deliver external wall insulation projects in **Commonhead Easterhouse, Glaive Road Knightswood** and **Hardridge Road Corkerhill**. Projects will continue, where feasible, to meet demand from residents living in these areas.
  - The Council is preparing tender documentation to deliver external wall insulation in **Kempsthor North Pollok, Barmulloch Blackburns** and **Craigend Easterhouse**. As a result of the increase in labour and construction material costs since phase 1, the **Balornock Swedish Timbers (Phase 2)** is being tendered to ensure value for money. The Council will also seek costs for a British Iron and Steel Federation (BISF) non-traditional house type, this will inform whether the property type is deliverable within the ABS 2022/23 programme as the design solution may be prohibitively expensive.
  - **Queens Cross Housing Association** proposes to install external wall insulation to 3 of the 4 mixed tenure maisonettes located in the **Westercommon** area. The work to the four storey deck access blocks includes essential repairs and external wall insulation to the front and rear elevations of the properties. The project has secured Private Sector Housing Grant funding to assist with essential repair costs. The Housing Association is in minority ownership in the remaining block and will work with owners to encourage them to participate in the project.
  - **Wheatley Homes Glasgow** has developed a four-year programme to install electric storage space and water heating controls in around 10,000 homes across Glasgow that have previously benefitted from external wall insulation. The **Townhead/Drygate** project delivers a design solution to assist in raising electrically heated homes to an Energy Performance

Certificate (EPC) Band B standard whilst utilising the existing heating systems. The system has been agreed as a design solution to achieve the Energy Efficiency Standard for Social Housing Two (EESH 2) compliance. Securing ABS funding allows owners within the blocks the opportunity to participate in this project.

- 3.5 The 9 project areas have the capacity to spend the allocation for 2022/23 of £6,437,137, however, this is dependent on the participation of owners in the scheme within the 2022/23 programme period.

#### **4 Mitigating Action against the Cost of Living and Energy Crisis**

- 4.1 A pressure on delivery of the programme is the cost of living crisis experienced by owners living in the targeted areas for the ABS programme ie. lowest 25% SIMD areas. Notwithstanding that owners recognise the immediate and long-term benefits of these energy measures in terms of the alleviation of fuel poverty, engagement with owners has identified a low level of interest in pursuing the works. The main reason given is the financial contribution of £1,500 from owners which is prohibitive in the current environment.

- 4.2 In order to support households through the cost of living crisis and to encourage take-up of these energy efficiency measures which will support fuel poverty mitigation in the longer term, the Scottish Government has allowed flexibility in relation to the financial contribution of owners in Glasgow. Therefore, the installation of external wall insulation is being offered free of charge in the 2022/23 Glasgow programme, thus removing the need for a financial contribution of £1,500 from owners in 2022/23. NRS officers are working with partners and contractors to promote the programme and maximise participation within the 9 project areas.

#### **5 Policy and Resource Implications**

##### **Resource Implications:**

<i>Financial:</i>	No direct costs. Part of Energy Efficient Scotland funding can be used for Council administrative and enabling costs
<i>Legal:</i>	No legal implications of this report
<i>Personnel:</i>	No additional personnel implications
<i>Procurement:</i>	Energy Efficient Scotland Projects are procured through Scotland Excel Procurement Framework and require input from the Procurement Team.

**Council Strategic Plan:** Grand Challenge 1:- Reduce poverty and inequality in our communities

Mission 3:- Improve the health and wellbeing of our local communities

Grand Challenge 2:- Increase opportunity and prosperity for all our citizens

Mission 2:- Support the growth of an innovative, resilient and net zero carbon economy

Grand Challenge 3:- Fight the climate emergency in a just transition to a net zero Glasgow

Mission 2:- Become a net zero carbon city by 2030

### **Equality and Socio-Economic Impacts:**

*Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.*

The programme supports the reduction of fuel poverty and therefore contributes to multiple equality outcomes.

*What are the potential equality impacts as a result of this report?*

The Affordable Warmth Action Plan is part of Glasgow's Housing Strategy 2017-2022, which was subject to an Equalities Impact Assessment. Especially against a backdrop of a cost of living crisis, action to mitigate high fuel costs will generate positive benefits across a broad cross-section of equality groups.

*Please highlight if the policy/proposal will help address socio-economic disadvantage.*

The programme helps to mitigate against energy price increases and cost of living challenges for owners in poor and vulnerable households.

The Council's Corporate Procurement Unit utilises Scotland Excel's framework of contractors, re-tendered in 2021 by Scotland Excel, to deliver the Council managed Energy Efficient Scotland: Area Based Schemes projects. There are 17 external wall insulation contractors on the framework, which makes provision for community benefits and has a living wage clause.

### **Climate Impacts:**

*Does the proposal support any Climate Plan actions? Please specify:*

Theme 3 Well Connected and Thriving City Action 8: Continue to work with Scottish Government to maximise funding for Area Based Schemes to invest in improving energy

efficiency and tackling fuel poverty in private sector housing.

Action 39: Encourage and enable retrofit of all existing owner-occupied housing to EPC level C or above, and to reduce flood risk (where appropriate).

*What are the potential climate impacts as a result of this proposal?*

The installation of energy efficiency measures will result in a reduction in CO2.

*Will the proposal contribute to Glasgow's net zero carbon target?*

The delivery of the ABS programme can save carbon and reduce energy use to benefit the environment, contributing to the city's net zero carbon target.

### **Privacy and Data Protection Impacts:**

Are there any potential data protection impacts as a result of this report  
Y/N

Yes

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

DPIAs have been carried out for both installers and partner organisations involved in the delivery of the ABS programme

## **6 Recommendations**

Committee is asked to:

- i) Note the completed Area Based Schemes projects delivered during 2021/22.
- ii) Consider Glasgow's Affordable Warmth programme of works for the current year (2022/23).