

SERVICE UPDATE

<u>Name of Function:</u>	Corporate Landlord
<u>Date:</u>	August 2023
<u>Title of Update:</u>	Building Performance Criteria - Energy Efficiency – service update
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SERVICE UPDATE:

On 28/2/2022 Council instructed the Chief Officer - Corporate Landlord within the context of available funding, to update the Council's Building performance criteria to ensure that it is compliant with Scottish Government's voluntary Net Zero Public Buildings Standards for all new build or significant refurbishment projects and to seek funding opportunities to upgrade existing building stock, including all required feasibility assessments to allow the building assets to meet Energy Efficiency Standard for Social Housing (EESH2), or to reduce carbon usage within the portfolio and create pathways to Net Zero, and report back to the City Growth and Resources Committee (now moved on progress before March 2023

In order to meet this instruction officers with Corporate Landlord, working with Capital Design Team have shared information around the e voluntary Net Zero Public Buildings Standards with the principles now being implemented into all new build projects and a wider review of the existing Building Performance criteria is underway to to identify areas where the new standard can be introduced along with identifying areas where the Council will need to invest further to meet the requirements of the standard.

Work is ongoing to collate data required to undertake a full review of the Council's housing stock to determine EESH2 compliance and the pathway to net zero for these existing housing.

The following workstreams within this area are ongoing and at various stages as noted below

1. Local Heat and Energy Efficiency Strategy (LHEES)

For each local authority area an LHEES will:

- set out how each segment of the building stock needs to change to meet national objectives, including achieving zero greenhouse gas emissions in the building sector, and the removal of poor energy efficiency as a driver of fuel poverty

- identify strategic heat decarbonisation zones, and set out the principal measures for reducing buildings emissions within each zone
- prioritise areas for delivery, against national and local priorities

Officers are working with Changeworks (specialist consultants) to prepare ACC LHEES and are at Stage 2 – Data Review. There are 8 stages in total and we endeavour to progress at pace to meet with the December 2023 deadline for an LHEES. (this will be presented to this Committee in early 2024)

2. Project DORIC

Demonstrator project match funded by UK BEIS (Now Department of Energy Security and Net Zero) to identify pathway towards net zero for social housing using fabric first approach in retrofit.

Project Domestic Optimised Retrofit Innovation Concept (DORIC) was a consortium based approach to deliver a demonstrator project including retrofit to PAS2035 standard, innovative solutions such as renewable power generation optimisation and power purchase agreement, thermal imaging analysis for energy efficiency solutions and testing these solutions, learning from the challenges in order to develop a retrofit programme for ACC social housing stock that is deliverable at scale with affordability and net zero pathway as its key priorities. This project also tests supplier chain skills gap and capacity building required to deliver similar future retrofit programmes at pace and scale.

We are currently delivering Phase 2 of Project Doric including installation of energy efficiency and retrofit measures whilst capturing lessons learnt.

The project has identified a significant number of challenges to delivery within the wider housing stock which will inform future projects, delivery options and decision making. It is anticipated that a report identifying some of the learning from the project, challenges in meeting standards and practical delivery solutions to this committee in Spring 2024.

3. ACC Building Energy Performance Policy

A refresh of the current Building Energy Performance Policy to take into consideration decarbonisation of heat, energy efficiency, retrofit standards and Net Zero Public Sector Building Standard.

Changes are being implemented on a project but project basis albeit the formal changes to refresh the policy are not yet implemented.

This refresh will be done in conjunction with Capital Design Team, Energy Team and Sustainability Team.

4. UK Shared Prosperity Fund Communities and Funding

Grant funding support for facilities for decarbonisation pathways and energy efficiency audits.

ACC was awarded £70,000 towards feasibility study to investigate a pathway for energy efficiency upgrades of Council owned community centres in Aberdeen City, mapping out specific measures to bring identified buildings up to a certain EPC Band.

Due to capacity of existing resources, this work has not yet started.

5. Energy Efficiency Standard for Social Housing EESSH2

The Energy Efficiency Standard for Social Housing (EESSH) aims to improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases.

The standard will also contribute to reducing carbon emissions by 56% by 2020, 75% by 2030, 90% by 2040 and net-zero emissions of all greenhouse gases by 2045, in line with the requirements set out in the Climate Change (Emissions Reduction Targets) (Scotland) Act.

The Scottish Government proposes to review the EESSH2 in 2023 to strengthen and realign the standard with the target for net zero heat in houses from 2040, as set out in the Climate Change Update, the Heat in Buildings Strategy, and the Housing to 2040 Route Map.

The review will look at progress towards EESSH2, elements of the standard, air quality, alignment with the net zero target, and how the standard fits with changes needed across other tenures.

Corporate Landlord is working to ensure that council houses meet the required EPC standard, where practicable. The learnings from Project Doric will inform the plan for EESSH compliance in the future as part of the ongoing development of the plan for social housing retrofit towards net zero targets.