

Agenda Item	5.
Report No	CCC/4/25

# The Highland Council

**Committee:** Climate Change

**Date:** 29 January 2025

**Report Title:** Energy Benchmarking of Property Estate

**Report By:** Assistant Chief Executive - Place

## 1 Purpose/Executive Summary

- 1.1 The purpose of this paper is to update Members of the work undertaken in relation to the ongoing development and refreshing of energy performance benchmarking data for the Council's non-domestic estate.
- 1.2 The paper specifically relates to the interactive webpage interface (the "Energy Benchmarking Tool") that permits the performance of all non-domestic properties to be individually assessed in terms of energy efficiency, utility cost and carbon emissions.

## 2 Recommendations

- 2.1 Members are asked to **agree** the refreshed Energy Benchmarking Tool, which now incorporates 2023/24 data.

## 3 Implications

- 3.1 **Resource** - there are no ongoing resource implications, delivery of future work will be met from existing resources.
- 3.2 **Legal** - there are no legal implications arising from this report
- 3.3 **Risk** - There is no risk directly relating to this paper.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – There are no implications arising from this workstream
- 3.5 **Gaelic** - There are no Gaelic implications arising from this workstream.

## 4 Impacts

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 4.3 This is an update report and therefore an impact assessment is not required.

## 5 Energy Benchmarking of Property Estate

- 5.1 2023-24 data has been incorporated into to the Energy Benchmarking Tool. It has also been enhanced to improve user experience and to incorporate expansion of site data coverage, including annual comparisons.

The energy performance reporting tool is designed to provide meaningful analysis and information in relation to the energy consumption, costs, and relative performance efficiencies of the non-domestic property estate.

- 5.2 For the 2023/24 financial year, total emissions amounted to 27,700 tonnesCO<sub>2</sub>e, of which over 60% can be attributed to non-domestic properties, such as our schools, offices, and depots.

## 6 Performance Commentary (23-24 vs 22-23)

- 6.1 For the non-domestic estate the total number of sites with utility supplies reduced from 1,067 to 1,051. Note this count includes non-buildings such as electric vehicle chargers, communal supplies and car parks.

- 6.2 With reference to the entire estate:-

- Carbon emissions decreased by 2.9% (6,600 kgCO<sub>2</sub>e);
- Electricity consumption decreased by 2.9% (1,684,665 kWh);
- Heat consumption decreased by 1.3% (1,171,999 kWh);
- Water consumption increased by 16.8% (94,442 m<sup>3</sup>); and
- Utility costs increased by 21.4% (£4,483,760)

- 6.3 The following table provides a summary count of utility consumption variations.

	<b>Carbon Emissions (kgCO<sub>2</sub>e)</b>	<b>Electricity (kWh)</b>	<b>Heat (kWh)</b>	<b>Water (m<sup>3</sup>)</b>
No of sites >10% increase	272	218	45	221
No of sites >10% decrease	231	204	52	223
No of Sites – minor change	367	359	98	91
Total No of Sites	870	781	195	535

6.4 The table below details the electricity performance variations noted against defined property benchmarking types:-

Property Group Types	Electricity (kWh) (2022/23)	Electricity (kWh) (2023/24)	Difference	% Difference
Car Park	259,537	242,060	-17,477	-7%
Changing Room/Pavilion	46,940	65,881	18,941	40%
Community/Youth Centre	501,737	575,544	73,807	15%
Day/Resource Centre	487,413	512,986	25,573	5%
Depot/Yard	2,307,769	2,318,073	10,304	0%
EV CP	943,450	1,016,769	73,319	8%
Hall	309,753	294,195	-15,558	-5%
Housing/Accommodation	707,170	716,787	9,617	1%
Industrial Type Activities	557,632	556,850	-782	0%
Library	547,599	583,156	35,557	6%
Misc	563,122	603,643	40,521	7%
Museum/Art Gallery	275,534	340,371	64,837	24%
Nursery	33,424	24,449	-8,975	-27%
Offices	3,374,988	3,170,704	-204,284	-6%
PC	525,864	502,914	-22,950	-4%
Pier/Harbour	699,014	637,153	-61,861	-9%
Primary School	14,458,419	14,086,006	-372,413	-3%
Recycling/Landfill Centre	914,516	991,330	76,814	8%
Residential Home	1,848,584	1,578,751	-269,833	-15%
Secondary School	14,069,900	13,686,379	-383,521	-3%
Shop	196,827	319,080	122,253	62%
Special Needs Centre	639,455	556,347	-83,108	-13%
Sport Centre - Dry	122,513	218,182	95,669	78%
Sport Centre - Wet	3,438,427	3,169,506	-268,921	-8%
Sport Facility	294,765	290,656	-4,109	-1%
Unmetered, St & Communal	9,781,217	9,021,832	-759,385	-8%
Visitor Centre	826,259	980,835	154,576	19%
<b>Totals:</b>	<b>58,731,828</b>	<b>57,060,439</b>	<b>-1,671,389</b>	<b>-2.8%</b>

6.5 The table below details the heat performance variations noted against defined property benchmarking types:-

Property Group Types	Heat kWh (2022/23)	Heat kWh (2023/24)	Difference	% Difference
Community/Youth Centre	808,106	771,599	-36,507	-5%
Day/Resource Centre	548,384	352,216	-196,168	-36%
Depot/Yard	1,177,955	1,321,764	143,809	12%
Hall	383,620	492,521	108,901	28%
Housing/Accommodation	475,732	478,893	3,161	1%
Industrial Type Activities		2,091,602	2,091,602	
Library	548,355	556,531	8,176	1%
Misc	1,181,083	1,076,813	-104,270	-9%
Museum/Art Gallery	222,775	223,990	1,215	1%
Offices	4,795,036	4,623,527	-171,509	-4%
Pier/Harbour		12,720	12,720	
Primary School	25,199,603	24,310,134	-889,469	-4%
Recycling/Landfill Centre	132,357	288,702	156,345	118%
Residential Home	3,757,009	3,548,465	-208,544	-6%
Secondary School	33,120,918	31,454,843	-1,666,075	-5%
Shop	1,158	43,966	42,808	3697%
Special Needs Centre	1,998,703	2,216,080	217,377	11%
Sport Centre - Dry	928,657	968,709	40,052	4%
Sport Centre - Wet	11,894,784	11,093,995	-800,789	-7%
Sport Facility	156,650	161,480	4,830	3%
Unmetered, St & Communal	8,878	7,204	-1,674	-19%
Visitor Centre	2,223,736	2,296,554	72,818	3%
<b>Totals:</b>	<b>89,563,499</b>	<b>88,392,308</b>	<b>-1,171,191</b>	<b>-1.3%</b>

Designation: Assistant Chief Executive - Place

Date: 6 January 2025

Author: Ronnie Macdonald, Energy Manager

Background Papers: None

Appendices: None