

# Edinburgh Local Heat and Energy Efficiency Strategy

Clean Heat Edinburgh:  
Decarbonising for Net Zero  
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• EDINBURGH •

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## What is an LHEES?

- A long-term (20-25 years) plan for decarbonising heat in buildings and improving energy efficiency across Edinburgh that:
  - Sets out how each segment of Edinburgh's building stock needs to change.
  - Identifies "strategic zones" for heat decarbonisation within Edinburgh and sets out "pathways" for reducing the emissions of buildings in each zone.
  - Prioritises areas for delivery.
- To be published by the end of 2023.

## Key targets / regulations

- Decarbonise the heating of **all** buildings in Scotland by 2045.
- All homes in Scotland to use zero direct emissions heating systems by 2045.
  - Prohibiting the use of direct emissions heating systems in new buildings in Scotland from 1 April 2024.
  - All publicly owned buildings to use zero direct emissions heating systems by 2038.
- All residential properties to achieve a minimum EPC rating of 'C' by 2033.
  - All privately-rented homes in Scotland to achieve a minimum EPC rating of 'C' by 2028 (2025 for homes marketed to new tenants).
  - All social housing to achieve a minimum EPC rating of 'B' by 2032.

## Outputs – baseline analysis 1

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- 69% of homes in Edinburgh are flats – a far greater proportion than Scotland overall.
- Private landlords account for 21% of homes in Edinburgh – again far greater than Scotland overall.
- Around half of all homes in Edinburgh are located in mixed-tenure buildings.
- Homes in Edinburgh are significantly older than the Scottish average, with a tenth being listed and a quarter lying within conservation areas.
- 120,938 homes in Edinburgh have an EPC rating worse than 'C' and will require upgrading to achieve the target of all homes attaining this by 2033.

## Outputs – baseline analysis 2

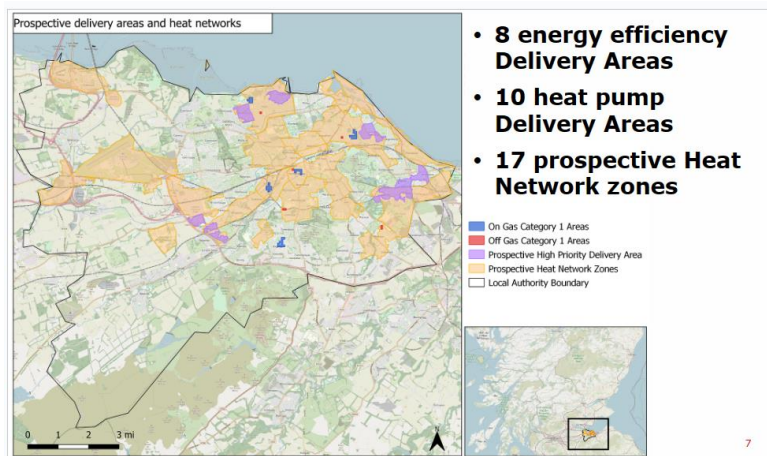
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- **To achieve recommended levels of energy efficiency:**
  - 129,706 homes in Edinburgh will require wall insulation (including 80,708 homes with hard-to-treat solid walls);
  - 66,903 homes in Edinburgh will require (improved) loft insulation; and
  - 52,279 homes will require improved glazing;
  - a total of 248,888 interventions.
- **To achieve decarbonisation of heat:**
  - At least 229,798 homes in Edinburgh will need their existing fossil fuel-based heating systems replaced, the vast majority of them (227,550) homes currently heated using gas boilers.

## Outputs – principles

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- A. Interventions should be on a “fabric first” basis
- B. Interventions should be solution agnostic
- C. Interventions must make financial sense for building users
- D. New build properties offer the greatest potential
- E. Significant additional external funding will be required
- F. More comprehensive and robust data is needed
- G. Additional levers will be required to catalyse change



## Energy efficiency Delivery Areas

- Eight Delivery Areas that are proposed to be the focus of energy efficiency interventions.
- Selected on the basis of fuel poverty risk.
- Interventions via Whole House Retrofit / Area-Based Scheme / Mixed Tenure Improvement Service.

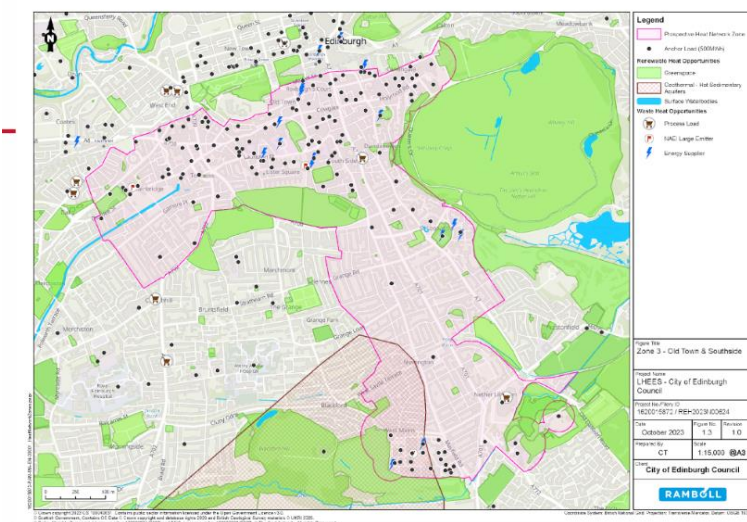
• Bingham & Magdalene	• Niddrie & Craigmillar
• Clovenstone & Wester Hailes	• Restalrig & Craightinny
• Granton, Wardieburn & Royston	• Restalrig & Lochend
• Muirhouse	• The Calders

## Heat pump Delivery Areas

- 10 Delivery Areas that are proposed to be the focus of interventions to retrofit to heat pumps.
- Selected on the basis of the highest concentrations of "category 1" properties.

• Craighouse Gardens	• Morrison Crescent
• Craighour Place	• Oxfangs Avenue
• Elgin Street	• Robertson Avenue
• Fountainbridge	• Waterfront Park
• Lochend Butterfly Way	• West Pilton Grove

- 17 Zones that are identified as having the greatest potential for heat networks.
- Selected on the basis of demand analysis, with refinements to reflect practical considerations such as railway lines.



## Delivery Plan – example actions

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- Identify and progress retrofit projects for the energy efficiency Delivery Areas.
  - Assess the scope for heat pump retrofit pilot projects on Council-owned homes within the Delivery Areas.
  - Identify a preferred model for supporting the roll-out of future Council-led heat networks in Edinburgh.
  - Work with Edinburgh World Heritage to take forward a pilot project looking at a whole house retrofit approach to “hard-to-treat” historic homes.
  - Engage with the Scottish Government around the scope to amend the Tenements (Scotland) Act 2004 to make it easier for residents to agree to instruct energy efficiency upgrades and changes to heating systems within tenements.
  - Further develop the ParkPower project looking at the potential to export heat from green and blue spaces in Edinburgh.
  - Maintain a watching brief on the H100 pilot and on hydrogen policy.
  - Ensure where possible that all new buildings developed by the Council are designed to operate with a maximum supply/flow temperature of 55°C.
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## Key next steps

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- Take the proposed Edinburgh LHEES to Policy & Sustainability Committee on 15 December 2023, then consult, with a finalised Edinburgh LHEES being brought back in early 2024.
- Statutorily designate Heat Network Zones, identify a preferred delivery model, and develop a consenting regime for heat networks.
- Establish the LHEES Office and assess options for ongoing funding of its activities.

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## What the community can do

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- Respond to the consultation on the Edinburgh LHEES – planned to go live from 15<sup>th</sup> December.
- Speak to the advisory and funding bodies about potential support for energy efficiency upgrades:
  - Home Energy Scotland
  - Community Energy Scotland
  - Business Energy Scotland