

For meeting on:

**25 JANUARY 2024**

# Agenda **2024**

## **East Dunbartonshire Place Neighbourhood & Corporate Assets Committee**





A meeting of East Dunbartonshire Place Neighbourhood & Corporate Assets Committee will be held on **Thursday, 25 January 2024 at 5.30 pm via Tom Johnston Chamber/Via Cisco Webex - Hybrid Meeting** to consider the undernoted business.

(Sgd) Ann Davie  
Chief Executive

12 Strathkelvin Place  
KIRKINTILLOCH  
Glasgow  
G66 1XT

Tel: 0141 578 8026

Date: Thursday, 18 January 2024

### Agenda

Item No.	Description	Page Nos
1a	<b>Sederunt and Apologies</b>	
1b	<b>Declarations of Interest</b> Members are requested to intimate any declarations of interest in respect of any business to be considered.	
1c	<b>Determination of Exempt Business</b> Members are requested to determine that the exempt business be considered with the press and public excluded.	
1d	<b>Convener's Remarks</b>	
1e	<b>Any other business which the Convener decides is urgent</b>	
<b>MINUTE FOR APPROVAL</b>		
2	<b>Minute of meeting of the Place, Neighbourhood &amp; Corporate Assets Committee of 9th November 2023</b>	5 - 14
<b>REPORTS</b>		
3	<b>Outstanding Business Statement</b>	15 - 32
4	<b>Housing Revenue Account Monitoring Report 2023-24 at Period 8</b>	33 - 38
5	<b>Housing Capital Programme Monitoring Report 2023-24 at Period 8</b>	39 - 48
6	<b>Cashless Payments - Amendments to Off-Street Parking Order</b>	49 - 52

<b>Item No.</b>	<b>Description</b>	<b>Page Nos</b>
7	<b>Scottish Government Heat in Buildings Bill Consultation</b>	53 - 70
8	<b>West of Scotland Loan Fund</b>	71 - 74
9	<b>Electric Vehicle Charging Infrastructure</b>	75 - 84
10	<b>Sustainability &amp; Climate Change Framework Action Plan Progress Report 2023 &amp; Climate Change Management Plan 2023/24 Update</b>	85 - 168
11	<b>Shared Equity – Former Lenzie Primary School</b>	169 - 172
<b>EXCLUSION OF THE PUBLIC</b>		
<p><b>It is recommended that the Committee pass the following Resolution:-  “That under Section 50A (4) of the Local Government (Scotland) Act 1973, as amended, the press and public be excluded from the meeting for the following item of business on the grounds that it may involve the likely disclosure of exempt information as defined in Paragraph 13 and of Part 1 of Schedule 7A of the Act”.</b></p>		
12	<b>Tree Preservation Order</b>	173 - 180

# Agenda Item 2

Minute of Meeting of the Place, Neighbourhood & Corporate Assets Committee of East Dunbartonshire Council held within Tom Johnston Chambers, 12 Strathkelvin Place, Kirkintilloch and via Cisco Webex (Hybrid Meeting) on 9 November 2023

Present: Provost **RENWICK**  
Councillors **CUMMING, FERRETTI, GALLAGHER, MARSHALL, MCNALLY, MOIR, MURRAY, REID and ROSE**

Also Present: Councillor **MCDIARMID**

In Attendance: A. **Bauer** Executive Officer – Assets & Facilities  
A. **Davie** Depute Chief Executive  
E. **Bauer** Executive Officer – Community Services  
K. **Donnelly** Chief Solicitor & Monitoring Officer  
M. **Grant** EDLCT Manager  
H. **Holland** Executive Officer – Land Planning & Development  
F. **Lambert** Committee Services Officer  
L. **McKenzie** Team Leader – Democratic Services  
T. **McMenamin** Executive Officer – Roads & Neighbourhood Services  
J. **Robertson** Chief Finance Officer  
A. **Muir** Media Advisor

Councillor Ferretti (Convener) presiding

## **OPENING REMARKS**

The Convener welcomed everyone to the meeting. He advised that this was a hybrid meeting where Members and Officers were participating in the Chambers and remotely. He outlined a number of procedural matters to assist Members with their participation in the meeting. He also advised that the meeting would be streamed live on YouTube.

### **1a APOLOGY FOR ABSENCE**

An apology for absence was intimated on behalf of Councillor Gibbons.

The Chief Solicitor & Monitoring Officer advised that Provost Renwick and Councillors Ferretti, McNally and Moir and were present in the Chambers and Councillors Cumming, Marshall, Murray, Reid and Rose were present online.

### **1b DECLARATIONS OF INTEREST**

There were no declarations of interest.

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**1c DETERMINATION OF EXEMPT BUSINESS**

The Committee noted that there were no items of exempt business.

**1d CONVENER'S REMARKS**

The Convener did not have any remarks.

**1e ANY OTHER BUSINESS WHICH THE CONVENER DECIDES IS URGENT**

The Convener did not have any other business.

**2. MINUTE OF MEETING OF THE PLACE, NEIGHBOURHOOD & CORPORATE ASSETS COMMITTEE OF 24 AUGUST 2023.**

There was submitted and approved Minute of Meeting of the Place, Neighbourhood & Corporate Assets Committee of 24 August 2023, copies of which had previously been circulated.

**3. OUTSTANDING BUSINESS STATEMENT**

There was submitted Report PNCA/091/23/AD by the Depute Chief Executive, copies of which had previously been circulated, providing Members with an update in relation to progress against decisions taken by Place, Neighbourhood & Corporate Assets Committee. Full details were contained within the Report and attached Appendix.

With regards to Pages 32 and 33, Items 586 to 588, Nithsdale Crescent, Bearsden, and in response to a question from Councillor Reid regarding what was outstanding, the Chief Solicitor & Monitoring Officer advised that two of the properties had been acquired, the conveyancing had been completed and they were now in the ownership of the Council. With regard to the two outstanding properties, she advised that offers had been received which included the Shared Equity element. She added that once responses had been received the conveyancing would be progressed accordingly.

With regards to Nithsdale Crescent, Bearsden, in response to a question from Councillor Reid regarding the work which required to be undertaken to ensure that the ground remained in a good condition while waiting for the project to start, the Executive Officer - Assets & Facilities advised that the site investigation works had been completed and Officers were working on the tender process relating to removing rubble and materials from site. He added that, thereafter, the site would be passed to colleagues in the Roads Service for inclusion on their maintenance regime.

At the request of Councillor Cumming, it was agreed that a Technical Note be issued relating to the anticipated timescales involved with the ground works.

Due to the public interest in Nithsdale Crescent, Bearsden, Councillor Cumming requested that a further Technical Note be provided which included details of the

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information which could be shared publicly, which was agreed by Councillor Ferretti.

With regards to Page 26, Items, 581 and 582, Traffic Free Schools Pilot Project – Experimental Traffic Regulation Order, and in response to comments from Councillor Moir, Councillor Ferretti advised that the pilot project would be carried out from the end of November 2023 to the end of December 2024. He added that a monitoring report would be issued.

Following further consideration, the Committee agreed as follows:-

- a) to consider the updates contained within the Outstanding Business Statement attached as Appendix 1; and
- b) to note that actions marked as completed would be removed from the Outstanding Business Statement.

**4. PLACE, NEIGHBOURHOOD AND CORPORATE ASSETS - HOW GOOD IS OUR SERVICE (APRIL – SEPTEMBER 2023)**

There was submitted Report PNCA/101/23/JG by the Depute Chief Executive, copies of which had previously been circulated, providing Committee with the performance and progress reports covering the period April-September 2023 for the following Strategic Groupings: Assets and Facilities; Community Services; Land Planning & Development; and Roads and Neighbourhood Services. Full details were contained within the Report and Appendix 1.

Following consideration, the Committee agreed as follows:-

- a) to note the submitted Strategic Group performance reporting templates as set out in Appendix 1 of the Report; and
- b) that progress on any identified improvement activity be reported in the Year End How Good Is Our Service evaluation reviews, which would be reported to the May 2024 meeting of the Committee.

**5. EAST DUNBARTONSHIRE LEISURE AND CULTURE – HOW GOOD IS OUR TRUST (APRIL – SEPTEMBER 2023)**

There was submitted Report PNCA/102/23/JG by the Depute Chief Executive, copies of which had previously been circulated, providing Committee with the performance and progress report covering the period April-September 2023 for East Dunbartonshire Leisure and Culture Trust (see Appendix 1). Full details were contained within the Report.

The Report covered the performance indicators as set out in the Trust's Business and Improvement Plan for 2023 – 26, approved at Council on 27 April 2023 (CE/09/23). The Report requested a high-level narrative overview of progress against the improvement priorities outlined in the Business Improvement Plan. Full details were contained within the Report and Appendix 1.

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In response to a request from Councillor Moir for details of the participation levels within East Dunbartonshire sports facilities, particularly by Young People, and also by those participants who lived out with East Dunbartonshire, the Manager, EDLCT, undertook to provide information relating to the participation levels in each of the Council's Sports facilities, which would include the Active Schools and Sports Development Programmes, which he advised were utilised by Young People. He added there were a large number of participants who travelled from out with the East Dunbartonshire area to participate in various clubs, such as, football and swimming clubs, and he undertook to include this information.

Following further consideration, the Committee agreed as follows:-

- a) to scrutinise the submitted Trust reporting template as set out in Appendix 1 of the Report; and
- b) that progress on any identified improvement activity would be reported in the Year End How Good Is Our Trust evaluation review, which would be reported to the May 2024 meeting of the Committee.

**6. HOUSING REVENUE ACCOUNT MONITORING REPORT 2023/24 AT PERIOD 6**

There was submitted Report PNCA/098/23/JR by the Depute Chief Executive, copies of which had previously been circulated, providing an update to Members of the Place, Neighbourhood and Corporate Assets Committee regarding the performance of the 2023/24 Housing Revenue Account (HRA) as at Period 6 from the 1 April to the 1 October 2023. Full details were contained within the Report and attached Appendix.

Following consideration, the Committee agreed as follows:-

- a) to review the Period 6 analysis and agree that it represented an early indication of the potential financial outturn position;
- b) to instruct Officers to continue to report on potential for the financial outturn in line with the established cycle of reports; and
- c) to otherwise note the content of the Report.

**7. HOUSING CAPITAL PROGRAMME MONITORING REPORT 23-24 PERIOD 6**

The Committee took up consideration of Report PNCA/099/23/JR by the Depute Chief Executive, copies of which had previously been circulated, providing Members with an update on the 2023/24 Housing Capital Programme as at accounting Period 6 (to 1<sup>st</sup> October 2023). Full details were contained within the Report and attached Appendix.

Following consideration, the Committee agreed as follows:-



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- a) to review the Period 6 analysis and agree that it represented an indication of the potential outturn financial position;
- b) to instruct Officers to continue to report on the projected financial outturn in line with the established cycle of reports; and
- c) to note the content of the Report.

**8. LOCAL DEVELOPMENT PLAN 3 – EVIDENCE REPORT PUBLIC ENGAGEMENT**

Consideration was given to Report PNCA/100//23/SM by the Depute Chief Executive, copies of which had previously been circulated, setting out a programme of work for the Evidence Gathering stage of the Council's new Local Development Plan 3. The Report also sought approval to commence work relating to the activities, events and publicity required to support public engagement on the evidence gathering process. Full details were contained within the Report and attached Appendices.

Following consideration, the Committee agreed as follows:-

- a) to note the purpose of the Evidence Gathering stage of the Local Development Plan 3 (LDP 3) and the programme of work that would support this;
- b) to approve the activities, events and publicity measures that were proposed as part of the 'public at large' engagement, as detailed in Paragraphs 3.11 to 3.24 of the Report; and
- c) to delegate authority to Officers to undertake additional targeted engagement as part of the Evidence Gathering process.

**9. CLIMATE CHANGE DUTY REPORT AND CARBON MANAGEMENT PLAN 2022/23**

There was submitted Report PNCA/095/23/RS by the Depute Chief Executive, copies of which had previously been circulated, seeking approval to submit the Council's Public Bodies Climate Change Duty Report, prepared in accordance with the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015, to the Scottish Government. Full details were contained within the Report and Appendix 1.

With regard to Page 175, global investment in low emission vehicles, and in response to comments from Councillor Reid regarding the amount of charging points available in East Dunbartonshire and whether there were plans in place to cope with the expected increase, the Executive Officer – Land Planning & Development advised that this had been recognised locally and regionally and she advised that there was work ongoing at pace at regional level to accelerate the electric vehicle infrastructure. She was heard in relation to the local sites and

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advised that a Report would be submitted to a future meeting of the Council in this regard.

In response to a question from Councillor Cumming regarding the possibility of charging points being made available at train stations, the Executive Officer – Land Planning & Development advised that a number of train stations were being considered as well as at the Allander Leisure Centre and Mugdock Road. She added that there had been some technical issues which were presently being investigated. The Executive Officer – Land Planning & Development undertook to provide a Technical Note detailing the sites which were currently being considered.

Following further consideration, the Committee agreed as follows:-

- a) to approve the submission of the Public Sector Climate Change Duties Report to the Scottish Government; and
- b) to the content of the appended Annual Carbon Management Report (Appendix 1).

**10. CONSULTATION RESPONSES TO THE BURIAL AND CREMATION ACT 2016**

Consideration was given to Report PNCA/105/23/SE by the Depute Chief Executive, copies of which had previously been circulated, seeking approval for a response to the Scottish Government's consultation with regards to the introduction of regulations around the Burial and Cremation Act 2016. Full details were contained within the Report and attached Appendices.

Following consideration, the Committee approved the proposed responses to the four consultation documents relating to the 2016 Act which were attached to the Report.

**11. STATUTORY BIODIVERSITY DUTY REPORT 2021 - 2023**

The Committee took up consideration of Report PNCA/097/23/SG by the Depute Chief Executive, copies of which had previously been circulated, seeking approval of the Place, Neighbourhood & Corporate Assets Committee for the East Dunbartonshire Biodiversity Duty Report. Full details were contained within the Report and Appendix 1.

Following consideration, the Committee agreed as follows:-

- a) to note the contributions and achievements made across the Council to meet the statutory duty; and
- b) to approve the East Dunbartonshire Biodiversity Duty Delivery Report 2021 - 2023 for submission to Scottish Government and publication on the Council's website.

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**12. MILNGAVIE BUSINESS IMPROVEMENT DISTRICT**

The Committee took up consideration of Report PNCA/093/23/DG by the Depute Chief Executive, copies of which had previously been circulated, updating Committee on the Milngavie Business Improvement District (the Milngavie Bid) project. Full details were contained within the Report and Appendix 1.

Following consideration, the Committee agreed as follows:-

- a) to approve the Milngavie BID Business Plan (appendix 1);
- b) to delegate authority to the Executive Officer - Land Planning & Development to agree any required subsequent changes to the proposal documentation with the BID following on from Committee approval, subject to any change being minor in nature and not substantially altering the content of the proposal documentation;
- c) that subject to the outcome of the ballot, the Council would provide a £180,000 voluntary financial contribution for the 5-year period to the Milngavie BID project, the structure of payments for which would be set out and agreed within the Operating Agreement;
- d) that the Executive Officer - Land Planning & Development utilise existing budgets and finding to provide the financial support;
- e) subject to the outcome of the ballot, to delegate authority to the Chief Solicitor & Monitoring Officer to negotiate and agree the required Operating Agreement with Milngavie BID; and
- f) to note that the outcome of the ballot would be provided in a Technical Note to Elected Members.

**13. DISABLED PERSONS' PARKING PLACES**

Consideration was given to Report PNCA/090/23/SC by the Depute Chief Executive, copies of which had previously been circulated, seeking Committee approval for the introduction of traffic regulation orders to legally designate existing advisory disabled persons' parking places for use only by disabled persons' vehicles, on the roads listed in Appendix 1. In addition, it was proposed to remove a number of existing enforceable disabled persons' parking places which were no longer required for use on the roads listed as detailed within Appendix 2 of the Report. Full details were contained within the Report and attached Appendices.

Following consideration, the Committee agreed as follows:-

- a) to approve the proposal to introduce and make all existing disabled persons' parking places within East Dunbartonshire enforceable, as required by the 2009 Act and as listed in Appendix 1 of the Report;

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- b) to approve the proposal to remove a number of existing disabled persons' parking places, as listed in Appendix 2 of the Report, as these bays had been identified by Social Work Services as being no longer required; and
- c) to instruct the Chief Solicitor & Monitoring Officer to undertake the required statutory process in order to progress the proposals as set out at Paragraphs 2.1 and 2.2 of the Report.

**14. CAMPSIE CROSS NO WAITING OR LOADING AT ANYTIME**

There was submitted Report PNCA/094/23/SC by the Depute Chief Executive, copies of which had previously been circulated, seeking Committee approval to progress a proposal to introduce no waiting at any time restrictions on the A891 Antermony Road and Campsie Road, Milton of Campsie. Full details were contained within the Report and Appendix 1.

Following consideration, the Committee agreed as follows:-

- a) to approve the proposal to introduce no waiting at any time restrictions of the A891 Antermony Road and Campsie Road, as described in Paragraph 3.3 of the Report and as shown on the attached plan, (Appendix 1 of the Report); and
- b) to instruct the Chief Solicitor & Monitoring Officer to prepare the necessary Order and undertake the required statutory process in order to progress the proposal to introduce no waiting at any time restrictions on the A891 Antermony Road, Milton of Campsie.

**15. CANNIESBURN TOLL ROUNDABOUT, BEARSDEN – REDETERMIANTION OF FOOTWAY**

Consideration was given to Report PNCA/103/23/FS by the Depute Chief Executive, copies of which had previously been circulated, seeking approval to increase the Penalty Charge Notice Value following national guidance issued by Scottish Ministers on the revised levels that could be charged for parking contraventions. Full details were contained within the Report and Appendix 1.

With regard to the shared space and in response to questions from Councillor Cumming regarding the surface and how the safety of pedestrians and cyclists would be secured, the Executive Officer – Land Planning & Development advised that there would be no physical delineation, however, she undertook to provide Councillor Cumming with further detail after the meeting.

Following further consideration, the Committee agreed as follows:-

- a) to authorise the Chief Solicitor & Monitoring Officer to make the East Dunbartonshire Council (Canniesburn Toll Roundabout, Bearsden) (Redetermination of Means of Passage to be by Pedal Cycle and Foot Only) Order 2023; and,

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- b) thereafter, to authorise the Executive Officer – Land Planning & Development to implement the provisions of the Order.

**16. UNION STREET, KIRKINTILLOCH – RAISED TABLES**

Reference having been made to the meeting of the Traffic Management Appeals Board of 19 September 2023, there was submitted Report PNCA/104/23/FS by the Depute Chief Executive, copies of which had previously been circulated, seeking authorisation of the Place, Neighbourhood and Corporate Assets Committee to install two flat topped raised tables on Union Street, Kirkintilloch. Full details were contained within the Report and Appendix 1.

In response to a question from Councillor Marshall regarding a completion date, the Executive Officer – Land Planning & Development advised that completion would be early 2024.

Following further consideration, the Committee authorised the Executive Officer – Land Planning & Development to install the flat top raised tables.

**EXCLUSION OF THE PUBLIC**

The Committee resolved that under Section 50A (4) of the Local Government (Scotland) Act 1973, as amended, the press and public be excluded from the meeting for the following items of business on the grounds that they may involve the likely disclosure of exempt information as defined in Paragraphs 6 and 9 of Part 1 of Schedule 7(A).

**17. PROPOSED LEASE EXTENSION OF TWECHAR HEALTHY LIVING CENTRE, TWECHAR**

There was submitted Report PNCA/096/23/GL by the Depute Chief Executive, copies of which had previously been circulated, seeking approval to extend the existing lease of Twechar Healthy Living Centre, Twechar under the terms and conditions outlined within the Report. Full details were contained within the Report.

Following consideration, the Committee agreed as follows:-

- a) to approve the lease extension on the terms outlined within the Report; and
- b) to instruct the Chief Solicitor & Monitoring Officer to conclude the necessary legal documentation associated with the proposed lease extension in early course.

**18. PROPOSED LEASE OF 10 ROCHDALE PLACE, KIRKINTILLOCH**

Consideration was given to Report PNCA/092/23/GL by the Depute Chief Executive, copies of which had previously been circulated, seeking Committee approval to enter into a new 5-year lease of 10 Rochdale Place, Kirkintilloch under

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the terms and conditions outlined within the Report. Full details were contained within the Report.

Following consideration, the Committee agreed as follows:-

- a) to approve the new lease on the terms outlined within the Report; and,
- b) to instruct the Chief Solicitor & Monitoring Officer to conclude the necessary legal documentation associated with the proposed lease in early course.



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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/001/24/AD**

**LEAD OFFICER:**

**CHIEF EXECUTIVE**

**CONTACT OFFICER:**

**ANN DAVIE – CHIEF EXECUTIVE**

**SUBJECT TITLE:**

**OUTSTANDING BUSINESS STATEMENT**

## **1.0 PURPOSE**

- 1.1** The purpose of this Report is to provide Members with an update in relation to progress against decisions taken by Committee.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee

- 2.1** considers the updates contained within the Outstanding Business Statement attached as **Appendix 1**; and
- 2.2** notes that actions marked as completed will be removed from the Outstanding Business Statement.

**ANN DAVIE  
CHIEF EXECUTIVE**

### **3.0 BACKGROUND/MAIN ISSUES**

- 3.1** Members will be aware that the Council's standard Report template changed in order to make decision making more transparent. The current template focuses on key information such as significant implications and risk. It also links recommendations to the Local Outcome Improvement Plan.
- 3.2** To supplement the above, Outstanding Business Statements are submitted to Council and meetings of standing committees on a regular basis. The purpose of the Outstanding Business Statement is to set out decisions made by Council or Committee and report progress against these. It is intended that the updates within the Outstanding Business Statement will assist Members to monitor delivery and to generally scrutinise performance.
- 3.3** The up to date Outstanding Business Statement for the Place, Neighbourhood & Corporate Assets Committee is attached at **Appendix 1**.

### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Frontline Service to Customers – none
- 4.2** Workforce (including any significant resource implications) – none
- 4.3** Legal Implications – none
- 4.4** Financial Implications – as set out in the **Appendix**
- 4.5** Procurement – none
- 4.6** ICT – one
- 4.7** Corporate Assets – none
- 4.8** Equalities Implications – none
- 4.9** Corporate Parenting - none
- 4.10** Sustainability – none
- 4.11** Other - none

### **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1** There are no specific risks attached to this Report however, the Outstanding Business Statement will act as a risk control measure by assisting Members in relation to scrutiny and will increase transparency and good governance.



## **6.0 IMPACT**

**6.1 ECONOMIC GROWTH & RECOVERY - n/a**

**6.2 EMPLOYMENT & SKILLS - n/a**

**6.3 CHILDREN & YOUNG PEOPLE - n/a**

**6.4 SAFER & STRONGER COMMUNITIES - n/a**

**6.5 ADULT HEALTH & WELLBEING - n/a**

**6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS - n/a**

**6.7 CLIMATE CHANGE - n/a**

**6.8 STATUTORY DUTY - n/a**

## **7.0 POLICY CHECKLIST**

**7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## **8.0 APPENDICES**

**8.1 Appendix 1 – Outstanding Business Statement as at 25 January 2024.**

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## NAME OF COMMITTEE – PLACE, NEIGHBOURHOOD &amp; CORPORATE ASSETS

## OUTSTANDING BUSINESS STATEMENT (OBS)

Please note that this statement sets out outstanding decisions of this committee along with an update and estimated completion date. Actions which are overdue are shaded for ease of reference. Where an update reflects that an action is complete then the Committee's agreement will be sought to its removal from the OBS.

No	Minute Reference	Subject Title	Outstanding Action	Update	Lead Officer /Service	Action due	Action Expected
338.	18 June 2020 PNCA/046/20/GL Agenda Item 10	Proposed Lease of Sub-Station Kirkintilloch Road, Lenzie	Conclude the necessary legal documentation associated with the proposed lease in due course.	No substantive response has been received from Scottish Power following numerous emails from Legal Services. The Estates Team has followed this up with Scottish Power directly again as at 11 <sup>th</sup> December 2023. A substantive response is still awaited.	<b>Chief Solicitor &amp; Monitoring Officer</b>	December 2020	TBC - subject to response from Scottish Power.

339.	18 June 2020 PNCA/048/20/GL Agenda Item 11	Proposed Lease of Lenzie Public Hall, Lenzie	Conclude the new lease agreement in favour of the proposed Tenant in due course.	Heads of Terms are agreed and instructions received. Drafts have been progressed as far as possible and the transaction is on hold pending completion of proposed refurbishment works.	<b>Chief Solicitor &amp; Monitoring Officer</b>	December 2020	TBC once refurbishment works completed
371.	20 August 2020 PNCA/011/20/GL Agenda Item 14	Proposed Disposal of Land at Kelvin View, Torrance	Conclude the necessary legal documentation in due course.	The transaction will be progressed following conclusion of the actions detailed at 372 below.	<b>Chief Solicitor &amp; Monitoring Officer</b>	December 2021	TBC following conclusion of actions detailed at 372.
372.	20 August 2020 PNCA/011/20/GL Agenda Item 14	Proposed Disposal of Land at Kelvin View, Torrance	Officers to negotiate and enter into any servitudes, wayleaves or other similar agreements required.	Further discussions have been held with the Proposed Purchaser. Legal Services currently reviewing the draft offer which has now been received from the Purchaser's solicitor	<b>Executive Officer – Assets &amp; Estates/Chief Solicitor &amp; Monitoring Officer</b>	April 2021	April 2024
373.	20 August 2020 PNCA/011/20/GL Agenda Item 14	Proposed Disposal of Land at Kelvin View, Torrance	Officers to report back to Council or Committee as a matter of course in	Will be progressed in line with action 372 above.	<b>Executive Officer – Assets &amp; Facilities/Chief</b>	February 2021	TBC

			the event that the price varied by more than 10%.		<b>Solicitor &amp; Monitoring Officer</b>		
374.	20 August 2020 PNCA/011/20/GL Agenda Item 14	Proposed Disposal of Land at Kelvin View, Torrance	Officers to incorporate reference to the sale of the land being subject to planning permission for 100% affordable housing in to the Heads of Terms of the commercial contract for the disposal of the land.	Will be progressed in-line with action 372 above.	<b>Executive Officer – Assets &amp; Facilities/Chief Solicitor &amp; Monitoring Officer</b>	January 2021	TBC
367.	27 May 2021 PNCA/034/21/JW Item 7	Preparation of New Greenspace Strategy (2022 – 2027)	Following initial public engagement stage, draft Greenspace Strategy to be prepared and reported to PNCA Committee in early 2022.	Draft Greenspace Strategy will be reported to a future meeting of the Committee taking cognisance of emerging regulations from the Scottish Government and complementary Council workstreams.	<b>Executive Officer – Land Planning &amp; Development</b>	Spring 2022	Spring 2025
498.	30 September 2021 PNCA/071/21/GL Item 15	Proposed Lease of Twechar Outdoor Pursuit Training and	Officers to enter into a lease of the subjects with the Proposed Tenant.	Officers have advised both the successful and unsuccessful bidders of the	<b>Executive Officer – Assets &amp; Facilities</b>	February 2022	TBC – date to be confirmed once Heads of Terms finalised

		Education Centre, Twechar		outcome of the recent marketing exercise. The lease agreement will be progressed now that Heads of Terms are agreed (see entry 499 below)			
499.	30 September 2021 PNCA/071/21/GL Item 15	Proposed Lease of Twechar Outdoor Pursuit Training and Education Centre, Twechar	Officers to negotiate and agree detailed heads of terms for the lease of the subjects for a term not exceeding 25 years at a peppercorn rental.	Heads of Terms have been drafted and will be issued imminently to the prospective tenant.	<b>Executive Officer – Assets &amp; Facilities</b>	September 2023	February 2024
522.	7 June 2022 EPB/016/22/FS Item 17	Cashless Payment – Amendments to Off Street Parking Order	Officers to undertake the required statutory processes to progress the amendment to the Order.	A separate report is on the Agenda  <b>COMPLETED</b>	<b>Chief Solicitor &amp; Monitoring Officer</b>	December 2022	January 2024
535.	11 August 2022 PNCA/064/22/DG Item 10	Catherine Street Car Park, Kirkintilloch – Amendment of Traffic Regulation Order	To undertake the required statutory process to progress and promote the necessary Traffic Regulation Order required prior to amendment of the	Discussions with the Service on going in order to finalise instructions for the Order. Further information is being collated by the Transport Team as regards	<b>Chief Solicitor &amp; Monitoring Officer</b>	December 2023.	June 2024 subject to final instructions.

			waiting and loading restrictions.	the current use of available parking spaces, which is necessary prior to the promotion of the Order			
551.	10 November 22 PNCA/102/22/SG Item 10	Milngavie Town Centre and Surrounding Streets. Amendments and Additions to Existing Waiting and Loading Restrictions - Update Report	Promote the Traffic Regulation Order including the use of Residents Parking Permits within the waiting and loading restrictions.	Objections to the proposal have been received. A Traffic Management Appeal Board has been scheduled for 13 February 2024 to consider objections	<b>Chief Solicitor &amp; Monitoring Officer</b>	November 2023	May 2024
569.	26 January 2023 EPB/002/23/FS Item 18	Union Street, Kirkintilloch – Designated Disable Parking Places and Waiting and Loading Restrictions Amendments	Implement the provisions of the Order.	This work will be completed as part of the wider redevelopment of Regent Gardens. Construction has now commenced.	<b>Executive Officer – Land Planning Development</b>	June 2023	January 2024
574.	26 January 2023 EPB/004/23/FS Item 20	A81 Milngavie Road, Bearsden and Main Street, Milngavie – No Waiting and No Loading at Any Time Restrictions Amendment	Implement the provisions of the Order.	Public consultation has now ended and officers are collating responses.  <b>COMPLETED</b>	<b>Executive Officer – Land Planning &amp; Development</b>	June 2023	January 2024

575.	26 January 2023 EPB/008/23/FS Item 21	Market Road and Chryston Road, Kirkintilloch – Three Flat Top Speed Tables	Install the flat top speed tables.	With the approval of the associated Traffic Regulation Order (TRO), the Council Traffic Officer (TO) and Roads Development Officer (RDO) will liaise with the Housing Developer who will take forward the installation of the traffic calming measures as part of the development.	<b>Executive Officer – Roads &amp; Environment</b>	April 2024	April 2024
581	25 May 2023 PNCA/047/23/IH Agenda Item 4	Traffic Free Schools Pilot Project – Experimental Traffic Regulation Order	Officers to undertake pilot project.	Pilot now in place.  <b>COMPLETED</b>	<b>Executive Officer – Land Planning Development</b>	November 2023	November 2023
582	25 May 2023 PNCA/047/23/IH Agenda Item 4	Traffic Free Schools Pilot Project – Experimental Traffic Regulation Order	Prepare the necessary Experimental Traffic Regulation Order.	The Experimental Order has been made and became effective on 20 November 2023. Initially, it is to remain in force until 20 December 2024. The deadline for	<b>Chief Solicitor &amp; Monitoring Officer</b>	May 2024	May 2024



				objections is 7 May 2024			
583	25 May 2023 PNCA/048/23/DG Agenda Item 5	Union Street, Kirkintilloch, Proposed Raised Tables	Introduce raised tables.	Considered by the TMAB. Will now be progressed on site as part of the wider works.	<b>Executive Officer – Land Planning Development</b>	January 2024	January 2024
588.	24 August 2023 PNCA/080/23/AD Agenda Item 3	Outstanding Business Statement	Traffic Free Schools Pilot Project – Interim Report to be provided.	An interim report will be prepared for Committee post summer recess 2024	<b>Executive Officer – Land Planning Development</b>	August 2024	August 2024
590	24 August 2023 PNCA/088/FS Agenda Item 6	Canniesburn Toll Roundabout and Switchback Road, Bearsden – Amendments to 30mph and 40mph Speed Limits	To implement the provisions of the Order	Work will be completed as part of the wider works on the Toll.	<b>Executive Officer – Land, Planning &amp; Development</b>	Spring 2024	Spring 2024
591	24 August 2023 PNCA/089/23/FS Agenda Item 7	Canniesburn Toll Roundabout, Bearsden – Raised Table	To install a raised table on access road to retail units at Canniesburn Toll Roundabout, Bearsden.	Work will be completed as part of the wider works on the Toll.	<b>Executive Officer – Land, Planning &amp; Development</b>	Spring 2024	Spring 2024
593	24 August 2023 PNCA/087/23/FS Agenda Item 8	Canniesburn Toll Roundabout, Bearsden, Waiting and Loading Restrictions	To implement the provisions of the Order.	Work will be completed as part of the wider works on the Toll.	<b>Executive Officer – Land, Planning &amp; Development</b>	Spring 2024	Spring 2024
594	24 August 2023 PNCA/076/23/FS	Designation and Removal of	To make the Order.	<b>COMPLETED</b>	<b>Chief Solicitor &amp; Monitoring Officer</b>	January 2024	January 2024

	Agenda Item 9	Disabled Persons' Parking Places					
595	24 August 2023 PNCA/076/23/FS Agenda Item 9	Designation and Removal of Disabled Persons' Parking Places	To implement the provisions of the Order.	Upon completion of the order, the Service will instruct works to remove disabled bays that are obsolete and install new disabled bays including lines and signs.	<b>Executive Officer – Roads &amp; Neighbourhood Services</b>	April 2024	April 2024
596	24 August 2023 PNCA/079/23/SF Agenda Item 12	Menteith Avenue and Springfield Road, Bishopbriggs Proposed Traffic Calming Measures	Progress the proposal to install traffic calming measures on Mentelth Avenue and Springfield Road, Bishopbriggs.	A Traffic Management Appeals Board has been scheduled for 13 February 2024 to consider objections to the proposal.	<b>Chief Solicitor &amp; Monitoring Officer</b>	January 2024	June 2024
598	24 August 2023 PNCA/086/23/CL Agenda Item 14	Decriminalised Parking Enforcement – Increase in Tariff Level of Penalty Charge Notices	To undertake work in conjunction with the Council's back-office partners for Decriminalised Parking Enforcement to implement the increase by a target date of January of 2024.	Customer requirements have been submitted to the back-office partner and the service is now waiting for confirmation on implementation dates	<b>Executive Officer – Community Services</b>	January 2024	March 2024
599	24 August 2023 PNCA/74/23/DG Agenda Item 15	Kirkintilloch Business Improvement District	To agree any required subsequent changes to the	None required. <b>COMPLETED</b>	<b>Executive Officer – Land Planning &amp; Development</b>	November 2023	November 2023

			proposal documentation with the BID.				
600	24 August 2023 PNCA/74/23/DG Agenda Item 15	Kirkintilloch Business Improvement District	Council to provide £200,000 voluntary contribution.	Will be provided subject to a successful ballot. An Operating Agreement is required and this will confirm how End 2029 payments will be made. The BID must form a Board and limited company in order to complete and sign the Operating Agreement. This process can take a number of months. Ongoing	<b>Executive Officer – Land Planning &amp; Development</b>	November 2023	End 2029
601	24 August 2023 PNCA/74/23/DG Agenda Item 15	Kirkintilloch Business Improvement District	To utilise existing budgets and funding to provide financial support	Will be provided subject to a successful ballot. As above. Ongoing	<b>Executive Officer – Land Planning &amp; Development</b>	November 2023	End 2029
602	24 August 2023 PNCA/74/23/DG Agenda Item 15	Kirkintilloch Business Improvement District	to negotiate and agree with the Kirkintilloch BID the required Operating Agreement (should the ballot have a positive outcome)	Agreement currently drafted and liaison with service on terms ongoing	<b>Chief Solicitor &amp; Monitoring Officer</b>	January 2024	March 2024

603	24 August 2023 PNCA/74/23/DG Agenda Item 15	Kirkintilloch Business Improvement District	Provide outcome of the ballot to Elected Members via a Technical Note.	Technical Note issued.  <b>COMPLETED</b>	<b>Executive Officer – Land Planning &amp; Development</b>	November 2023	November 2023
607	9 November 2023 PNCA/102/23/JG Agenda Item 5	EDLCT Leisure Trust	Provide Technical Note detailing participation levels in EDC Sports facilities, including, young people and participants from out with East Dunbartonshire	Technical note will be issued after Quarter 3.	<b>General Manager EDLCT</b>	January 2024	January 2024
608	9 November 2023 PNCA/100/23/SM Agenda Item 8	Local Development Plan 3 – Evidence Report Public Engagement	To undertake additional targeted engagement	Engagement is ongoing as per the Report.	<b>Executive Officer – Land Planning &amp; Development</b>	Winter 2024	Winter 2024
608	9 November 2023 PNCA/095/23/RS Agenda Item 9	Climate Change Duty Report and Carbon Management Plan 2022/23	Provide Technical Note detailing sites which were being considered for charging points	Separate report on the Agenda.  <b>COMPLETED</b>	<b>Executive Officer – Land Planning &amp; Development</b>	January 2024	January 2024
609	9 November 2023 PNCA/093/23/DG Agenda Item 12	Milngavie Business Improvement District	Negotiate and agree the requited Operating Agreement with Milngavie BID	Agreement will be prepared following conclusion of the ballot (assuming its successful)	<b>Chief Solicitor &amp; Monitoring Officer</b>	TBC subject to outcome of the ballot and receipt of instructions	TBC subject to outcome of the ballot and receipt of instructions
610	9 November 2023 PNCA/093/23/DG Agenda Item 12	Milngavie Business Improvement District	Technical Note to be issued detailing outcome of the ballot.	Ballot opened 14 <sup>th</sup> December and closes end of January, following	<b>Executive Officer – Land Planning &amp; Development</b>	February 2024	February 2024

				which the outcome will be known.			
611	9 November 2023 PNCA/090/23/SC Agenda Item 13	Disabled Persons' Parking Places	Undertake statutory process to progress proposals	Instructions for the proposal have now been received and will be promoted in January 2024.	<b>Chief Solicitor &amp; Monitoring Officer</b>	June 2024	June 2024
612	9 November 2023 PNCA/094/23/SC Agenda Item 14	Campsie Cross No Waiting or Loading at Anytime	Undertake statutory process to progress the proposal for traffic calming measures on Menteith Avenue, Bishopbriggs	Instructions for the proposal have now been received and will be promoted in January 2024.	<b>Chief Solicitor &amp; Monitoring Officer</b>	June 2024	June 2024
613	9 November 2023 PNCA/103/23/FS Agenda Item 15	Canniesburn Toll Roundabout, Bearsden – Redetermination of Footway	To make the East Dunbartonshire (Canniesburn Toll Roundabout, Bearsden) (Redetermination of Means of Passage to be by Pedal Cycle and Foot Only) Order 2023	Order to be made and promoted in January 2024. The effective date will be an agreed date early in March 2024.	<b>Chief Solicitor &amp; Monitoring Officer</b>	March 2024	March 2024
614	9 November 2023 PNCA/103/23/FS Agenda Item 15	Canniesburn Toll Roundabout, Bearsden – Redetermination of Footway	To implement the provisions of the Order	Work will be completed as part of the wider works on the Toll.	<b>Executive Officer – Land Planning &amp; Development</b>	Spring 2024	Spring 2024
615	9 November 2023 PNCA/104/23/FS Agenda Item 16	Union Street, Kirkintilloch – Raised Tables	To install flat top speed tables.	Works are now complete  <b>COMPLETED</b>	<b>Executive Officer – Land Planning &amp; Development</b>	January 2024	January 2024



## EXCLUSION OF THE PUBLIC

No	Minute Reference	Subject Title	Outstanding Action	Update	Lead Officer /Service	Action due	Action Expected
71.	3 May 2018 PNCA/051/18/GM Item 20	Acquisition of Land at Loch Lea, Cleddans	To acquire the land on behalf of the Council.	Awaiting final title report from external solicitors to complete diligence work. Once received updated instructions will be sought	<b>Chief Solicitor &amp; Monitoring Officer</b>	March 2020	TBC once Title diligence complete
586.	25 May 2023 PNCA/051/23/IB Item 8	Nithsdale Crescent, Bearsden	Officers to conclude a bespoke Shared Equity Agreement within the variations to the Shared Equity Policy.	Negotiations ongoing with third parties with a view to concluding matters in early course. Details of the shared equity arrangements to be finalised, which will allow the shared equity agreements to be prepared.	<b>Chief Solicitor &amp; Monitoring Officer/ Executive Officer – Assets &amp; Facilities</b>	September 2023	February 2024
588	25 May 2023 PNCA/051/23/IB Item 8	Nithsdale Crescent, Bearsden	Officers to seek agreement on a purchase value with the private property owners.	Acquisition of 2 of the 4 privately owned properties has completed. Negotiations continue with the remaining owners.	<b>Executive Officer – Assets &amp; Facilities</b>	September 2023	February 2024
605	9 November 2023 PNCA/091/23/AD Item 3	Outstanding Business Statement	Technical Note detailing anticipated timescales involved with groundwork - Nithsdale Crescent, Bearsden	Technical Note issued December 2023.  Remove from future lists  <b>COMPLETED</b>	<b>Executive Officer – Assets &amp; Facilities</b>	December 2023	December 2023
606	9 November 2023 PNCA/091/23/AD Item 3	Outstanding Business Statement	Provide Technical Note detailing the information which could be shared publicly – Nithsdale Crescent, Bearsden	This will be issued once acquisitions are completed	<b>Executive Officer – Assets &amp; Facilities</b>	March 2024	March 2024

616	9 November 2023 PNCA/096/23/GL Agenda Item 17	Proposed Lease Extension of Twechar Healthy Living Centre, Twechar	To conclude necessary legal documentation associated with the proposed lease.	Negotiation of legal documentation with tenant’s solicitors ongoing. Drafts currently with tenant’s solicitor for review.	<b>Chief Solicitor &amp; Monitoring Officer</b>	February 2024	February 2024
617	9 November 2023 PNCA/092/23/GL Agenda Item 18	Proposed Lease of 10 Rochdale Place, Kirkintilloch	To conclude necessary legal documentation associated with the proposed lease.	<p>The Council is in occupation of the property under a licence to occupy which was granted on 19 December 2023. Draft lease is being negotiated and documentation is currently with landlord’s solicitors for review.</p> <p>The landlord has provided a copy of the HMO Licence which was required to allow the Council to utilise the asset for the UASC.</p>	<b>Chief Solicitor &amp; Monitoring Officer</b>	February 2024	February 2024





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**PLACE, NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE:**

**25 JANUARY 2024**

**PNCA/003/24/JR:**

**CHIEF FINANCE OFFICER**

**CONTACT OFFICER:**

**JAMIE ROBERTSON, CHIEF FINANCE  
OFFICER**

**SUBJECT TITLE:**

**HOUSING REVENUE ACCOUNT  
MONITORING REPORT 2023/24 AT PERIOD 8**

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## **1.0 PURPOSE**

**1.1** The purpose of this Report is to provide an update to Members of the Place, Neighbourhood and Corporate Assets Committee regarding the performance of the 2023/24 Housing Revenue Account (HRA), as at accounting period 8 from the 1 April to the 26 November 2023.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

- 2.1** reviews the Period 8 analysis and agrees that it represents an early indication of the potential financial outturn position;
- 2.2** instructs Officers to continue to report on potential for the financial outturn in line with the established cycle of reports; and
- 2.3** otherwise notes the content of this Report.

**JAMIE ROBERTSON  
CHIEF FINANCE OFFICER**

### **3.0 BACKGROUND/MAIN ISSUES**

- 3.1** The HRA budget of £17.304m for 2023/24, was approved by a meeting of the Council on 23 February 2023 (Report CFO/008/23/JR). This Report presents an update to that position.
- 3.2** Financial projections are based on budget monitoring reports as at Period 8, updated with the latest financial and management information up to the time of submission of this Report to this Committee.
- 3.3** Appendix 1 to this Report sets out the actual spend, with the HRA reporting a £3.398m surplus of income over expenditure at the end of Period 8. This position is not anticipated to be sustained with the projected year-end outturn reflecting accelerated expenditure and end of year charges. Year-to-date surplus will therefore be reduced during Periods 11 and 12.
- 3.4** This analysis is provided over a number of reporting areas including employee costs, housing repair charges, recharges from other services and capital financing costs. At this time, employee costs are forecast to be under budget due to vacancies within the HRA structure. Supplies & Services costs are also forecast to be under budget due to a reduction in the expected value of bad debts for the year.
- 3.5** Housing Repair Charges are expected to be overspent due to the under budgeting of gas servicing works. This was reported within the P6 HRA Monitoring Report in October, and is still expected to be the case. Capital Financing Costs are also expected to be overspent due to the rise in interest rates that has occurred during the year when compared to the interest rates at the budget setting process.
- 3.6** The Housing Service continues to recover from the impacts of Covid-19 with related costs impacting on various elements of the service at reducing levels. Reductions in income due to voids has reduced and re-let timescales were met within the last quarter. Such progression should be balanced against the potential impacts of new requirements under the Cost of Living (Tenant Protection) (Scotland) Bill. This could have implications for rental income and rent arrears with these implications currently being reviewed by Officers.
- 3.7** Report PNCA/098/23/JR to the Place Neighbourhood & Corporate Assets Committee meeting on 9 November 2023 highlighted the HRA reserves position as being £9.270m. This balance represents the 2022/23 unaudited outturn position and is a reduction on the previous year's reserves position of £10.421m.
- 3.8** It is the intention of Officers to review the sufficiency of the carried forward surpluses and the overall position, ensuring that they remain at a level to support ongoing initiatives. This review will also consider whether those elements that have previously been earmarked, continue to be required at those levels and could therefore be returned to HRA reserves to support future planning. Any changes arising from this review will be reported at the upcoming Council budget setting Committee.

### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Frontline Service to Customers – none.
- 4.2** Workforce (including any significant resource implications) – none.
- 4.3** Legal Implications – none.

- 4.4 Financial Implications – Financial implications are set out in the body of the Report.
- 4.5 Procurement – none.
- 4.6 ICT – none.
- 4.7 Corporate Assets – none.
- 4.8 Equalities Implications – none.
- 4.9 Sustainability- none.
- 4.10 Other – No other issues noted.

## 5.0 **MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1 Housing and support services resources are in place to deliver programmes. Housing and Finance will work together to highlight any areas of concern through regular monitoring of budget lines.

## 6.0 **IMPACT**

- 6.1 **ECONOMIC GROWTH & RECOVERY** – Continuous investment in local housing, through development and an increase of the asset base held by the Council.
- 6.2 **EMPLOYMENT & SKILLS** - Potential for jobs through housing investment and new developments, SHIP programme and existing stock capital programme.
- 6.3 **CHILDREN & YOUNG PEOPLE** – The accommodation of families, including children and young people, through allocation or homeless waiting lists.
- 6.4 **SAFER & STRONGER COMMUNITIES** – Housing input into secure better street design and working with Community Safety and Police Scotland to maximise safety and minimise anti-social behaviour.
- 6.5 **ADULT HEALTH & WELLBEING** – Housing contributes through the Care and Repair programme, Aids and Adaptations, new developments and SHIP, Community Care and Alcohol and Drug protocol.
- 6.6 **OLDER ADULTS, VULNERABLE PEOPLE & CARERS** – N/A.
- 6.7 **CLIMATE CHANGE** – N/A.
- 6.8 **CORPORATE PARENTING** – N/A
- 6.9 **STATUTORY DUTY** – N/A.

## 7.0 **POLICY CHECKLIST**

- 7.1 This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## 8.0 **APPENDICES**



<b>HOUSING REVENUE ACCOUNT 2023/24 Period 8</b>	<b>2023/24 Budget</b>	<b>Actual to Date</b>	<b>Forecast</b>	<b>Projected</b>
<b>SUMMARY FINANCIAL POSITION: 26 NOVEMBER 2023</b>	<b>(Baseline)*</b>	<b>(26/11/23)</b>	<b>Outturn</b>	<b>Budget</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>Variance</b>
	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
<b>1 Employee Costs</b>	2,074	1,181	1,893	181
Underspend projected for Employee Costs due to vacancies.				
<b>2 Property Costs</b>	370	312	446	(76)
No significant variances projected as at Period 8.				
<b>3 Housing Repairs Charges</b>	3,338	1,790	4,251	(913)
3 Star Gas Servicing costs accounting for Projected Budget Variance.				
<b>4 Supplies &amp; Services</b>	411	25	265	146
No significant variance projected as at Period 8.				
<b>5 Agencies and Other Bodies</b>	96	17	25	71
No significant variance projected as at Period 8.				
<b>6 Admin and Other Costs</b>	545	495	593	(48)
No significant variance projected as at Period 8.				
<b>7 Recharges from other departments</b>	2,323	1,041	2,703	(380)
No significant variances anticipated as at Period 8.				
<b>8 Capital Financing Costs</b>	8,147	0	9,112	(966)
Rising interest rates throughout 23/24 have caused a significant increase on expected Debt Charges.				
<b>9 Income</b>	(17,304)	(8,259)	(18,302)	998
<b>Total - HRA 2022/23 Budget</b>	<b>0</b>	<b>(3,398)</b>	<b>987</b>	<b>(987)</b>

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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/011/24/FR**

**LEAD OFFICER:**

**ALAN BAUER, EXECUTIVE OFFICER –  
ASSETS & FACILITIES (0141 578 8624)**

**CONTACT OFFICER:**

**FRASER ROBB, DEVELOPMENT AND  
INVESTMENT MANAGER (0141 578 8621)**

**SUBJECT TITLE:**

**HOUSING CAPITAL PROGRAMME  
MONITORING REPORT 23-24 PERIOD 8**

## **1.0 PURPOSE**

**1.1** The purpose of this Report is to provide Members with an update on the 2023/24 Housing Capital Programme as at accounting Period 8 (to 26<sup>th</sup> November 2023).

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee

- 2.1** reviews the Period 8 analysis and agree that it represents an indication of the potential outturn financial position;
- 2.2** instructs Officers to continue to report on the projected financial outturn in line with the established cycle of reports; and
- 2.3** notes the content of this Report.

**ALAN BAUER  
EXECUTIVE OFFICER – ASSETS & FACILITIES**

### **3.0 BACKGROUND/MAIN ISSUES**

**3.1** The Housing Capital Programme for 2023/24 was approved by Council on 23 February 2023 (Report ref: CFO/008/23/JR). This Report presents a progress update to that position, covering the period from the start of financial year 2023/24 to 26 November 2023.

#### **Capital Funding 2023/24**

**3.2** Appendix 1 provides a summary of the Capital Funding position for 2023/24. A total funding package of £20.980m was approved in February 2023, which included prudential borrowing of £5.086m. As of Period 8, projected expenditure for 2023/24 is £16.107m. Future proposals may be brought forward for the use of the Housing Revenue Account (HRA) capital reserves, which could reduce the borrowing requirement.

**3.3** The anticipated programme of drawdown of Scottish Government grant funding for new build and open market purchases are expected to result in funding of up to £9.773m. There is no change on the position reported at the previous Place Neighbourhood & Corporate Assets Committee meeting on 9th November 2023.

#### **Capital Budget/Expenditure**

**3.4** Appendix 1 shows the current capital expenditure forecast to be £16.107m. This reflects a decrease from the Period 6 forecast position of £19.050m (Report Ref: ) primarily as a result of the re-profiling of anticipated expenditure associated with the AHIP2 programme and Housing Capital Programme.

#### **Projected Variance**

**3.5** Based on current projections, the capital programme shows forecast funding of £16.107m and forecast expenditure of £16.107m. Officers will continue to review the programme and forecast expenditure and corresponding variances may be subject to further change.

#### **Actual Expenditure**

**3.6** Capital expenditure charged to the financial ledger to 26 November 2023 was £7.735m as detailed in Appendix 1. This represents 36.87% of the total planned expenditure.

#### **Housing Capital Programme**

**3.7** Following the completion of an Opportunities Assessment and Pathways report in relation to EESSH2, the service has initiated the procurement of contractors to take forward pilot projects to demonstrate the impact of targeted retrofit for different archetypes across the stock. The EESSH2 standard is set nationally by Scottish Government which is currently consulting with local authorities over potential changes to the standard, the results of which are expected in early 2024. In the meantime, Officers will continue to liaise with colleagues in Corporate Procurement to seek to identify a suitable procurement route for delivering Pilot projects to improve the energy efficiency of the existing housing stock in the meantime.



Forecast expenditure has been amended this period to reflect the fact that the majority of this activity is now likely to commence financial year 2024/25.

- 3.8** Good progress continues to be made in relation to the updating of Electrical Installation Condition Reports (EICRs) across the majority of the housing stock with all Council Tenants having been contacted. Officers continue to work to gain access to those homes where no response was received during the programme to date. Projected overspend reflects carry forward of properties where access was unable to be obtained in previous financial years.
- 3.9** Work remains in progress to procure a new supplier for future works to complete remaining window and door installations and to provide upgraded fire doors to common closes. While this is being established one-off installations are occurring where issues arise.
- 3.10** The next phase of the EWI programme is now underway in the Nithsdale Crescent area of Bearsden. The external wall insulation programme utilises Energy Efficient Scotland – Area Based Schemes (EES-ABS) funding which also allows non-traditional, privately owned properties to be included in the programme. Works will be in progress until early 2024.
- 3.11** An initial feasibility study considering options for the refurbishment of properties at the residential apartment block at Townhead, Kirkintilloch in addition to three blocks at Ellisland, Kirkintilloch is now complete. The findings are currently under review by officers and a further update on next steps for each project will be included within the revised Housing Capital Investment Plan in February 2024.
- 3.12** Works to replace roofs of Council owned properties remains ongoing. Officers are using a recently established framework for the replacement of roofs to mixed tenure blocks on a phased programme, with those roofs in the poorest condition being prioritised and this has also continued through the reporting period.

### **New Build Programme**

- 3.13** Planning and design work on the 11 sites that initially form the next phase of the Council's Affordable Housing Investment Programme is reaching the completion of Stage One, with McTaggart Construction and Cruden providing design work to determine costs and establish feasibility. A detailed update on each development site will be included within the revised Housing Capital Investment Plan in February 2024.
- 3.14** Officers are progressing an element of affordable housing development alongside the Twechar Outdoor Pursuits Centre, with the potential to provide up to 15 new council owned homes on Council land held in the HRA. The planning application for the project has now been submitted. A detailed update on proposals for the site will be included within the revised Housing Capital Investment Plan in February 2024.

### **Corporate Housing Programme**

- 3.15** Officers are continuing to engage with the property market to acquire properties to add to the housing stock and have been successful in purchasing 14 since the beginning of 2023/24. The number targeted for the current financial year is 25.

#### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1 Frontline Service to Customers – capital work to housing assets represents delivery of commitments to customers/tenants.
- 4.2 Workforce (including any significant resource implications) – none.
- 4.3 Legal Implications – none.
- 4.4 Financial Implications – Any variance on the housing programme forecast expenditure affects the overall Council borrowing requirement and will be taken into account in respect of the treasury management strategy.
- 4.5 Procurement – as referenced within the body of the Report.
- 4.6 ICT – none.
- 4.7 Corporate Assets – none.
- 4.8 Equalities Implications – The Housing Investment team work closely with development partners and their supply chain to ensure those involved with the delivery of large-scale capital projects are operated in compliance with the Equalities Act (2010).
- 4.9 Corporate Parenting – none.
- 4.10 Other – none.

#### **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1 This Report in itself represents a means of managing risk. This Report ensures that the risks associated with the completion of the Capital Programme are clearly articulated to Members. These reports are specified as risk control activities within the Strategic Risk Register.
- 5.2 Ensuring that opportunities are taken to accelerate programmes where possible to balance underspends, and that projects are in-place with potential to commence when circumstances permit.

#### **6.0 IMPACT**

- 6.1 **ECONOMIC GROWTH & RECOVERY** - On-going capital investment in Housing represents a significant economic development opportunity for Small and Medium Enterprises (SMEs) in East Dunbartonshire and beyond. The continuing engagement of SMEs, either directly or via the construction supply chain, remains a key consideration in the development of procurement strategies for the delivery of projects within the Housing Capital programme.

- 6.2 EMPLOYMENT & SKILLS** - Potential for jobs through housing investment and local apprenticeship opportunities.
- 6.3 CHILDREN & YOUNG PEOPLE** – none.
- 6.4 SAFER & STRONGER COMMUNITIES** – none.
- 6.5 ADULT HEALTH & WELLBEING** - Assistance with accommodating Community Care clients. 10% target for Community Care clients.
- 6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS** – none.
- 6.7 CLIMATE CHANGE** - Housing capital investment contributes directly to the climate change agenda through the delivery of projects which reduce home energy demand and which aim to improve the energy performance and reduce carbon impact of housing in East Dunbartonshire.
- 6.8 STATUTORY DUTY** - Housing Scotland Act. The Development programme - SHIP is an extension of, and aligns to, the Local Housing Strategy (LHS) with the SHIP outlining how the Council and its partners will deliver more homes. The meeting of SHQS and EESSH minimum requirements for existing Council Housing stock.

## **7.0 POLICY CHECKLIST**

- 7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## **8.0 APPENDICES**

- 8.1** Appendix 1 – Housing Capital Monitoring Report – Period 8 2023/24

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HOUSING CAPITAL: Period 8 2023/24

Appendix 1

Programme	Project Name	ant (received via General Fund) to subs	Progress	Budget 2023/24 Including Carry Forwards	Actual Expenditure To Date (P08)	Committed Expenditure	Projected Spend to Year-End	Projected Variance At Year-end <Over.....Under>
Housing Capital Programme				£m	£m	£m	£m	£m
EESSH	New Technologies - EESSH2	HCE06	Pilot EESSH2 project at Procurement stage.	0.150	0.010	0.010	0.020	0.130
	Gas Central Heating Programme	HCE03	Programme to install Gas Heating underway and on-track via PM. Costs lag installs but are expected to meet budget at present	0.820	0.277	0.543	0.820	0.000
	EES-ABS Council Properties	HCE04	23/24 programme of EWI Installation now taking place around the Nithsdale Crescent area of Bearsden.	0.320	0.125	0.195	0.320	0.000
	Window & External Door Replacement	HCE01	Framework anticipated to be in place shortly to support programme of installation. One-off reactive works underway in the interim.	0.300	0.063	0.037	0.100	0.200
SHQS	Bathroom Replacement Programme	HCB01	Programme to install Bathrooms underway and on-track via Property Maintenance. Potential to undertake additional installation using MP Group this year.	0.300	0.075	0.419	0.494	(0.194)
	Kitchen Replacement Programme	HCK01	Programme to install Kitchens ongoing with support from MP Group in delivery.	1.100	0.215	0.885	1.100	0.000
	Roof Replacement Programme	HCF01	Programme presently on track.	0.300	0.035	0.265	0.300	0.000
	Mixed Tenure Roofing	HCF05	Framework Lot 8 tendered but on pause pending resolution of funding for grant subsidy through the Private Sector Housing Grant.	0.500	0.498	0.002	0.500	0.000
	Electrical Rewiring Programme	HCR01 (Whole House) /HCR05 (Kitchen Ring Main/Fan) /HCR09 (Bathroom Fan)	Work now in progress on void properties ongoing with commencement of programme for occupied properties at around P6.	1.000	0.328	0.600	0.928	0.072
	Smoke, Heat and CO Detector Installation and EICR Certification	HCR13	Detector installation has only a very small number remaining. All properties have now been contacted to request an EICR. Where access has not been possible an additional attempt is now being made directly by the Council. Additional budget required in order to account for carry forwards from 2022/23.	0.025	0.137	0.000	0.137	(0.112)
Structural Works	MR Render Programme	HCS07	Framework completed. Now considering replacement to include for ad hoc jobs and where EWI not possible.	0.200	0.238	0.238	0.476	(0.276)
	Townhead and Ellisland	HCS06	Large structural project across 4 blocks with mixed tenure aspect. Options Appraisal on Energy Efficiency underway, to be followed by contract to undertake works.	1.000	0.048	0.097	0.145	0.855
Miscellaneous	Housing Stock Condition Survey Part 4	HCM07	Role Profiles for internal stock condition surveyors in process of being agreed, to be enable the recruitment of in-house staff.	0.040	0.003	0.007	0.010	0.030
	Aids and Adaptations	HCM01	Consistent spend estimated to continue for next 5 years.	0.250	0.097	0.153	0.250	0.000
	Decoration Allowances	HCM09	Expenditure reduced as majority of rewire work is via void/empty properties.	0.050	0.002	0.048	0.050	0.000
	Public Utilities	HCR01 (Whole House Electrical Rewire)	Aligned to the electrical rewire programme and Ad Hoc.	0.050	0.323	(0.273)	0.050	0.000
	Asbestos Removal	HCM06	Aligned to the electrical rewire programme and Ad Hoc.	0.150	0.260	0.140	0.400	(0.250)
	Damp and Condensation	HCM12	Addressing dampness issues within existing stock. Higher than anticipated demand for this service during 23/24 may result in a higher expenditure than budgeted.	0.250	0.466	0.300	0.766	(0.516)

Environmental	Environmental Improvements - Garage Ground and Communal Space	HCM11	Cyclical repairs to Garage grounds and potential for feasibility and works to communal spaces such as MacDonald Crescent, Twechar and Auchinairn (subject to Mixed Tenure agreements).	0.300	0.002	0.000	0.002	0.298
Refurbishments	Residential Extensions and Refurbishments	HCM10	Extension of existing properties. Designs being commissioned for extension to two properties in Milngavie to meet large family needs.	0.300	0.062	0.038	0.100	0.200
<b>Total Housing Capital Programme</b>				<b>7.405</b>	<b>2.942</b>	<b>3.704</b>	<b>6.970</b>	<b>0.435</b>

<b>New Build Programme - AHIP 2016 - 2021</b>								
AHIP1	Phase Three	HXT07	Delay in handover into 23/24 resulted in additional carry forward of expenditure. Negotiations underway to settle final account.	0.122	0.215	0.000	0.215	(0.093)
AHIP1	Tom Johnson House	HXT14	Project completed and handed over - only retention sums remain.	0.250	0.003	0.247	0.250	0.000
<b>Total AHIP 2016-2021</b>				<b>0.372</b>	<b>0.218</b>	<b>0.247</b>	<b>0.465</b>	<b>(0.093)</b>

<b>New Build Programme - AHIP 2021 - 2026</b>								
AHIP2	Canalside	HXT25	To be taken forwards alongside a new outdoor pursuits centre.	0.150	0.002	0.148	0.150	0.000
AHIP2	Barrachan Cottages	HXT27	Potential purchase of site from Scottish Water within area of Milngavie Reservoir.	0.103	0.001	0.000	0.001	0.102
AHIP2	Moss Road	HXT17	Existing HRA lockup site in Waterside	0.323	0.004	0.052	0.056	0.267
AHIP2	Hunter Road	HXT18	Surplus Janitors Residence associated with the adjacent primary. Assumes demolition and new build.	0.245	0.005	0.005	0.01	0.235
AHIP2	St Machans Way	HXT19	Former HRA lockup site in Lennoxtown	0.231	0.003	0.010	0.013	0.218
AHIP2	Main Street	HXT10	Site carried forwards from AHIP1 - Steeply sloping site off the Main Street in Torrance.	0.406	0.005	0.065	0.07	0.336
AHIP2	Huntershill	HXT21	General Fund owned site to the south of Huntershill House in Bishopbriggs	0.397	0.009	0.111	0.12	0.277
AHIP2	Nithsdale Crescent	HXT15	Development subject to purchase of remaining 4 privately owned apartments via an ongoing CPO process	0.810	0.396	0.124	0.52	0.290
AHIP2	Cledden's Playing Field	HXT11	Site carried forward from AHIP1 - Significant expenditure subject to resolution of partnership approach with Bield	0.946	0.137	0.263	0.4	0.546
AHIP2	Stanley Drive	HXT20	Existing HRA site located to the NW edge of the Westerhill masterplan area in Bishopbriggs	0.857	0.011	0.150	0.161	0.696
AHIP2	Glasgow Road	HXT12	Site carried forward from AHIP1 - Difficult to access site located to the north of Kirkintilloch town centre	0.659	0.019	0.200	0.219	0.440
AHIP2	Merkland Primary	HXT22	General Fund asset in Kirkintilloch which will become surplus following the completion of the ASN school at Waterside. Disposal strategy to be determined as part of a future Council decision	0.728	0.012	0.218	0.23	0.498
AHIP2	Campsie View Primary	HXT23	General Fund asset in Lenzie which will become surplus following the completion of the ASN school at Waterside. Disposal strategy to be determined as part of a future Council decision	0.378	0.007	0.128	0.135	0.243

AHIP2	Derrywood Road	HXT24	Existing HRA site located to the north of Milton of Campsie and adjacent to an area of affordable housing owned by Places for People. Is an Alternative Site for Housing within the LDP2.	0.025	0.000	0.025	0.025	0.000
AHIP2	Kelvindale Nursery	HXT13	General Fund asset in Torrance which will become surplus following resolution of the future estates plan. Disposal strategy to be determined as part of a future Council decision	0.020	0.000	0.020	0.020	0.000
AHIP2	Ad Hoc Professional Fees and Surveys	HXT26	For use on feasibility work in support of windfall sites for construction or acquisition	0.030	0.001	0.029	0.030	
<b>Total AHIP 2021-2026</b>				<b>6.309</b>	<b>0.613</b>	<b>1.548</b>	<b>2.161</b>	<b>4.149</b>

Turnkey - Purchases from Developers								
Turnkey	Adamslie Park	HXC16	Project handed over and completed.	1.584	1.462	0.000	1.462	0.122
Turnkey	Thorn Road	HXC11	Discussions underway to purchase 20 units at around £159k per home - £3.18m in total - for handover in 24/25	0.000	0.003	0.000	0.000	0.000
Turnkey	Auchinairn Primary	HXC13	HRA now considering outright purchase of site. Design and Valuations underway to support a transaction with the General Fund.	0.000	0.003	0.000	0.000	0.000
Turnkey	Whitegates	HXC17	Purchase no longer under consideration. Proposed that budget be used to support open market purchases instead.	0.260	0.000	0.000	0.000	0.260
<b>Total Turnkey</b>				<b>1.844</b>	<b>1.468</b>	<b>0.000</b>	<b>1.462</b>	<b>0.382</b>
<b>Grand Total New Build</b>				<b>8.525</b>	<b>2.299</b>	<b>1.795</b>	<b>4.088</b>	<b>4.437</b>

Corporate Housing Programme								
ICT	Housing Capital IT Systems	HXC02	Award of contract to NEC. Migration underway.	0.450	0.244	0.206	0.450	0.000
Purchase	Mortgage to Rent	HXC03	Ad hoc spend. One case pending.	0.200	0.000	0.200	0.200	0.000
Purchase	Shared Equity Pre-emption	HXC15	Assumes purchase of up to 5 properties bought using pre-emption rights from existing shared equity owners, costs of which are offset fully in-year through sale of equity on to new owners.	0.400	0.140	0.000	0.400	0.000
Purchase	Open Market Purchases	HXC07	SG have offered to support an increase in no's acquired to 25. Mainly larger family properties being targeted which has also resulted in an increase expenditure to-date.	4.000	2.109	1.271	4.000	0.000
<b>Total Corporate Housing Programme</b>				<b>5.050</b>	<b>2.494</b>	<b>1.677</b>	<b>5.050</b>	<b>0.000</b>
<b>TOTAL HOUSING CAPITAL EXPENDITURE</b>				<b>20.980</b>	<b>7.735</b>	<b>7.176</b>	<b>16.107</b>	<b>4.873</b>

Income								
Project Income Type	Notes		Budget 2023/24 Including Carry Forwards	Actual Income To Date	Additional Anticipated Income	Projected Income at Year- End	Projected Variance At Year-end <Over.....Under>	
Scottish Government Grant	Council New Build	Amount assumed at benchmark levels. Averages approximately £82k per new home.	7.075	0.000	0.000	7.075	0.000	
Scottish Government Grant	Turnkey from Developers	HXC11/13/16/17 Amount assumed at benchmark levels. Averages approximately £82k per new home.	1.068	1.289	0.000	1.068	0.000	
Scottish Government Grant	Open Market Purchases (ROTS)	HXC07 Amount assumed at £70k per home purchased and there are 20 properties targeted for purchase per annum.	1.400	0.656	0.000	1.400	0.000	

Other Government Grant	Other (inc VDLIP, SPF)		VDLIP at Canalside Twechar and Housing Infrastructure funding at Barrachan.	0.150	0.000	0.000	0.150	0.000
Scottish Government Grant	Mortgage to Rent	HCE04	Contribution towards repair costs of existing properties	0.080	0.080	0.000	0.080	0.000
HRA Capital Reserves - Ringfenced for New Build	Developer Contributions, Council Tax Second Home Discount and remaining Right to Buy Income		Ringfenced income to be spent only on New Build Affordable Homes	1.000	0.199	0.000	1.000	0.000
HRA Capital Reserves	IHMS		Funding to cover the capital cost of implementing the new IT system	0.450	0.000	0.000	0.450	0.000
Other	Shared Equity Sale Income	HXC15	Income assumed at £100k per property. Amount includes for Pre-emption, Off the Shelf and for Council led developments	0.300	0.000	0.000	0.300	0.000
Other	Re-Roofing Grants	HCF05	Grant Income provided by Corporate Assets to subsidise the cost of roofing works for mixed tenure properties.	0.000	0.258	0.000	0.000	0.000
Other	People & Places Income	HXL05	EDC's share of the profits arising from sale of private units by Places for People (formerly Castlerock) in Twechar. Stipulated for use in economic development related projects and so will be transferred to the General Fund.	0.000	0.286	0.000	0.000	0.000
HRA Revenue	CFCR	HXC08	To contribute towards the costs of Capital Programme	4.371	0.000	0.000	4.371	0.000
Other	Prudential Borrowing		Expenditure less all other forms of income	5.086	0.000	0.000	0.213	(4.873)
<b>Total Income</b>				<b>20.980</b>	<b>2.768</b>	<b>0.000</b>	<b>16.107</b>	<b>(4.873)</b>





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**East Dunbartonshire Council**

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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/002/24/FS**

**LEAD OFFICER:**

**CHIEF SOLICITOR & MONITORING OFFICER**

**CONTACT OFFICER:**

**FIONA STIRLING, TEAM LEADER - SERVICE  
SUPPORT, CONTACT NUMBER EXT 8012**

**SUBJECT TITLE:**

**CASHLESS PAYMENTS - AMENDMENTS TO  
OFF-STREET PARKING ORDER**

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## **1.0 PURPOSE**

- 1.1** The purpose of this Report is to seek authorisation of the Place Neighbourhood and Corporate Assets Committee to make the East Dunbartonshire Council (Bearsden, Bishopbriggs, Kirkintilloch and Milngavie) (Off-Street Parking Amendment) Order 2024.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

- 2.1** authorises the Chief Solicitor & Monitoring Officer to make the East Dunbartonshire Council (Bearsden, Bishopbriggs, Kirkintilloch and Milngavie) (Off-Street Parking Amendment) Order 2024: and
- 2.2** thereafter instructs the Executive Officer – Land Planning & Development to implement the provisions of the Order.

**KAREN M DONNELLY  
CHIEF SOLICITOR & MONITORING OFFICER**

### **3.0 BACKGROUND/MAIN ISSUES**

- 3.1** At a previous meeting of the Place, Neighbourhood & Corporate Assets Committee on 7 June 2022, the Chief Solicitor & Monitoring Officer was instructed to promote the proposal for the amendment of the existing Order regulating off-street parking.
- 3.2** Payment for parking was introduced in some public car parks by virtue of the East Dunbartonshire Council (Bearsden, Kirkintilloch and Milngavie) (Off-Street Parking) Order 2016, which came into operation on 4 July 2016. Amendments to this Order were later made to include off-street parking in Bishopbriggs and Bearsden Community Hub. At the time of the making of these Orders, payments could be made by cash only.
- 3.3** A cashless payment system came into operation in September 2020, via the use of an app. As a result, there is no longer a requirement to display parking tickets when utilising the cashless payment system. Changes to this system also means that vehicle registration plates are no longer required to be input where payment is made by cash. It is therefore considered necessary to amend the existing Order to reflect these changes to the payment systems, so as to avoid any procedural or technical challenge to enforcement.
- 3.4** The proposed Order was advertised in the local press and on the Council website. Copies of the Order and plans were made available for public inspection on the website and forwarded to all necessary (including statutory) consultees. No objections to the proposal were received.

### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Frontline Service to Customers – none
- 4.2** Workforce (including any significant resource implications) – none
- 4.3** Legal Implications – The existing Traffic Regulation Order will be amended in accordance with the statutory procedures
- 4.4** Financial Implications – none
- 4.5** Procurement – none
- 4.6** ICT – none
- 4.7** Corporate Assets – none
- 4.8** Equalities Implications – none
- 4.9** Corporate Parenting - none
- 4.10** Other – none

## **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1** There are no significant risks and control measures relating to this report, however the current systems operating should be reflected in the Off-Street Parking Order for the management of the car parks.

## **6.0 IMPACT**

**6.1 ECONOMIC GROWTH & RECOVERY** - none

**6.2 EMPLOYMENT & SKILLS** - none

**6.3 CHILDREN & YOUNG PEOPLE** - none

**6.4 SAFER & STRONGER COMMUNITIES** - none

**6.5 ADULT HEALTH & WELLBEING** - none

**6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS** - none

**6.7 CLIMATE CHANGE** - none

**6.8 STATUTORY DUTY** - - the Council, as Roads Authority for East Dunbartonshire, has a general statutory duty to consider appropriate steps to improve road safety.

## **7.0 POLICY CHECKLIST**

**7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## **8.0 APPENDICES**

**8.1** None

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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/005/23/NS**

**LEAD OFFICER:**

**EXECUTIVE OFFICER - LAND PLANNING &  
DEVELOPMENT**

**CONTACT OFFICER:**

**NEIL SAMSON, ENVIRONMENTAL PLANNER**

**SUBJECT TITLE:**

**SCOTTISH GOVERNMENT HEAT IN  
BUILDINGS BILL CONSULTATION**

## **1.0 PURPOSE**

**1.1** The purpose of this Report is to outline the content of the Scottish Government Heat in Buildings Bill Consultation paper - "Delivering Net Zero for Scotland's Buildings: Changing the way we heat our homes and buildings"<sup>1</sup>, provide a recommended response to the consultation, and outline the implications of the proposals for the emerging Local Heat and Energy Efficiency Strategy (LHEES) and the Council's estate.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

- 2.1** notes the proposed content of the Heat in Buildings Bill and possible implications for the Council; and
- 2.2** approves the Council's proposed consultation response, which is set out in Appendix 1.

**HEATHER HOLLAND  
EXECUTIVE OFFICER – LAND PLANNING AND DEVELOPMENT**

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<sup>1</sup> <https://www.gov.scot/publications/delivering-net-zero-scotlands-buildings-consultation-proposals-heat-buildings-bill/>

### **3.0 BACKGROUND/MAIN ISSUES**

#### **Relevant Legislation and Requirements**

- 3.1** Scotland has a legal target to reach 'net zero' greenhouse gas emissions under the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, which sets national targets to reach net zero by 2045, as well as to achieve a 75% reduction in emissions by 2030 and a 90% reduction in emissions by 2040.
- 3.2** The Heat in Buildings Bill will add to a range of existing Scottish Government legislation which is focused on heat decarbonisation which includes:
- The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022, which requires local authorities to prepare a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan for their area setting out how each segment of the building stock needs to change to meet national and local objectives to reduce carbon emissions in addition to the removal of poor energy efficiency as a driver of fuel poverty.
  - The New Build Heat Standard which will be implemented through the Building (Scotland) Amendment Regulations 2023, and which will prohibit the use of direct emissions heating systems in new buildings from 1 April 2024.
  - The Heat Networks (Heat Network Zones and Building Assessment Reports) (Scotland) Regulations 2023, which includes a heat networks duty on local authorities to identify potential areas for Heat Network Zones (HNZs) through both the development of the LHEES and the production of a Heat Network Review Statement.
  - The requirements of the Heat Networks (Scotland) Act 2021, which includes the production of a statutory Heat Network Review Statement and Building Assessment Reports identifying the potential for each of the Council's buildings to be connected to a heat network.
- 3.3** The proposals set out in Energy Performance Certificate Reform Technical Note 2023, issue 146 aim to incentivise improved fabric of properties (such as insulation) and the adoption of non-polluting heating systems (such as heat pumps, heat networks and modern electric storage heaters). Since EPCs serve the dual function of providing basic information about the energy efficiency of a building and providing a metric against which government policies related to home energy, such as fuel poverty and decarbonisation can be measured, they are highly relevant to the Heat in Buildings Bill consultation.
- 3.4** This consultation is accompanied by a consultation on a proposed new Social Housing Net Zero Standard and a Monitoring and Evaluation Framework for Heat in Buildings. The Bill, Net Zero Standard and Monitoring and Evaluation Framework provide a proposed framework for the decarbonisation of heat in the Council's buildings and housing stock with proposed target dates for completion of the transition. This has considerable implications for the Council's Capital budget and for residents and businesses in East Dunbartonshire. While the response to the consultation is broadly supportive of the proposals for decarbonisation of heat, it also emphasises the need for adequate financial support to enable the targets to be met.

#### **Summary of Proposals and Timeline**

**3.5** ‘Delivering Net Zero for Scotland’s Buildings – Heat in Buildings Bill Consultation’ (<https://www.gov.scot/publications/delivering-net-zero-scotlands-buildings-consultation-proposals-heat-buildings-bill/>) sets out proposals to introduce a draft Bill containing the powers to create a new ‘Heat in Buildings Standard’. The proposals within the draft Bill and Standard are as follows:

- Prohibit the use of polluting heating systems in all buildings after 2045.
- As a pathway to 2045, require those purchasing a home or business premises to end their use of polluting heating systems within a fixed period following completion of sale or when a heat network connection is available in a Heat Network Zone.
- Introduce legislation requiring homeowners to make properties meet a reasonable<sup>2</sup> minimum energy efficiency standard by 2033.
- The private rental sector will be required to meet this minimum energy efficiency standard by 2028.

Direct emission heating systems would no longer be permitted as the main heating system in buildings or as a source of heat or hot water in domestic or non-domestic premises. Direct emission heating systems are those heating systems producing direct greenhouse gas emissions, such as oil, gas, LPG and bioenergy systems. Consideration is given in the consultation to flexibility to convert bioenergy heating systems to ‘clean heating systems’ such as heat pumps and heat networks that don’t produce any greenhouse gas emissions at the point of use.

**3.6** In addition to this, all buildings owned by a Scottish public authority will be required to use a clean heating system (systems that do not produce any greenhouse gas emissions when used) by the end of 2038. Other powers through the Heat in Buildings Bill are being considered to support the transition of the public sector, including:

- Placing a new duty on public sector organisations which would prevent them from replacing a polluting heating system with another (unless impractical); and/or
- Creating a new duty for each public body to develop and implement a plan to decarbonise their buildings; and/or
- Placing a new statutory reporting duty on public sector organisations to demonstrate progress towards their 2038 objective (with the potential for the 2038 target then to be non-statutory); and/or
- Placing no further statutory requirements on public sector organisations (instead relying on their ability to plan alongside our delivery and funding programmes to meet the 2038 objective).

**3.7** The intention is for Parliament to approve the Bill by the end of 2025 and it will form the main legislative foundation in place for the heat transition. If Parliament approves the Bill by the end of 2025, detailed secondary legislation will follow in 2026.

**3.8** Given the Scottish Parliament election is due to take place in May 2026, it is expected that the end of 2026 would be the earliest that secondary regulations can be made. As a result, it may be 2028 at the earliest before the first home or building owners are required to act under the terms of the regulations (assuming a 2-year grace period for the property purchase trigger).

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<sup>2</sup> A ‘good’ level of energy efficiency is generally agreed to be Band C on an Energy Performance Certificate (EPC).

- 3.9** The proposals in the consultation for the Heat in Buildings Bill could support delivery of the targets in the LHEES by setting timescales for replacing polluting heating systems and improving energy efficiency.

### **Rationale for the Heat in Buildings Bill**

- 3.10** Climate change impacts have been intensifying with June, July, August, September, October and November 2023 all breaking global temperature records,<sup>3 4</sup> with temperatures being described as 'off-the charts' by the UN<sup>5</sup> and September registering as 1.75°C hotter than pre-industrial levels – the hottest in 174 years of climate data keeping<sup>6</sup>. These observed temperatures put 2023 on track to be the hottest year on record.
- 3.11** Scotland's ten hottest years have all occurred since 1997, despite record keeping beginning in 1884,<sup>7</sup> and Scotland's highest ever temperature of 34.8°C was registered in July 2022, almost 2°C higher than the previous record.<sup>8</sup>
- 3.12** A study published in December 2023 by the James Hutton Institute showed that Scotland's climate is changing faster than scientists predicted with changes that were expected to occur over the next three decades already happening.<sup>9</sup>
- 3.13** It is not possible for the Council to meet its legal obligation to reach net zero emissions without changing the heating systems in the vast majority of its buildings. Some households and businesses in Scotland are already doing this, with around 5,000 people per year installing heat pumps and around 33,000 buildings connected to heat networks.
- 3.14** The current rate of switching to clean heating is far short of what is needed to reach Scotland's climate change targets. Regulation is essential, alongside significant support, financial incentives and market developments, in order to contribute to achieving the national net zero targets.

## **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Service to Customers – None.
- 4.2** Workforce (including any significant resource implications) – Financial and resource implications have been identified through the consultation response in relation to potential new requirements for the Council in terms of adhering to the proposed new Heat in Buildings Bill and Standard as well as the new enforcement and monitoring roles the Council may be required to perform. Additional support from the Scottish Government will be required to meet these requirements and has been requested.

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<sup>3</sup> See [Warmest September on record as 'gobsmacking' data shocks scientists - BBC News](#)

<sup>4</sup> See [Record warm November consolidates 2023 as the warmest year | Copernicus](#)

<sup>5</sup> See [Temperatures off the charts, but more records imminent: WMO | UN News](#)

<sup>6</sup> See [September smashes monthly temperature record by record margin | World Meteorological Organization \(wmo.int\)](#)

<sup>7</sup> See Adaptation Scotland (2022) [Adaptation Scotland:: Climate trends and projections](#)

<sup>8</sup> See Met Office (2022) [Record high temperatures verified - Met Office](#)

<sup>9</sup> See [Scotland's climate changing faster than predicted | The James Hutton Institute](#)



- 4.3** Legal Implications – The consultation paper includes a proposed new statutory requirement for all buildings owned by a Scottish public authority to be required to use a clean heating system by the end of 2038, along with a range of potential duties to support delivery of this requirement.
- 4.4** Financial Implications – As part of the Council consultation response, the cost implications of the requirement for all buildings owned by a Scottish public authority to be using clean heating systems by the end of 2038 have been highlighted and the need for financial support to achieve this noted.
- 4.5** Procurement – No direct implications. However, the scale of the work required to meet the proposed requirements of the Bill will be considerable and will have extensive procurement implications.
- 4.6** ICT – None.
- 4.7** Corporate Assets – Decarbonisation of heating in all Council buildings will have far-reaching implications for the Council's capital budget and Asset Management Programme. Potential duties which would prevent them from replacing a polluting heating system with another, development of a building decarbonisation plan and a statutory reporting duty on progress toward the 2038 target will have significant resource implications.
- 4.8** Equalities Implications – None
- 4.9** Corporate Parenting – None.
- 4.10** Sustainability – The Heat in Buildings Bill and Standard will be a significant step forward in terms of action to reduce emissions related to the way we heat our homes, workplaces and other buildings.
- 4.11** Other – N/A

## **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1** N/A

## **6.0 IMPACT**

- 6.1 ECONOMIC GROWTH & RECOVERY** – None.

- 6.2 EMPLOYMENT & SKILLS** – There is a potential issue around the need to ensure that appropriate skills development is undertaken to meet the significant need for skilled installers of low and zero carbon technologies and accompanying fabric improvements.

- 6.3 CHILDREN & YOUNG PEOPLE** – None.

- 6.4 SAFER & STRONGER COMMUNITIES** – None.

**6.5 ADULT HEALTH & WELLBEING** – None.

**6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS** – None.

**6.7 CLIMATE CHANGE** – The Heat in Buildings Bill and Standard will be a significant step forward in terms of action to reduce emissions related to the way we heat our homes, workplaces and other buildings.

**6.8 STATUTORY DUTY** – Additional powers may follow through secondary legislation but the Heat in Buildings Bill is proposing to create a new statutory requirement for all buildings owned by a Scottish public authority to be required to use a clean heating system by the end of 2038.

The Bill, once enacted will also:

- Prohibit the use of polluting heating systems after 2045.
- As a pathway to 2045, require those purchasing a home or business premises to end their use of polluting heating systems within a fixed period following completion of sale or when a heat network connection is available in a Heat Network Zone.
- Introduce legislation requiring homeowners to make properties meet a reasonable minimum energy efficiency standard by 2033.
- The private rental sector will be required to meet this minimum energy efficiency standard by 2028.

## **7.0 POLICY CHECKLIST**

**7.1** This Report has been assessed against the Impact Assessment Guide: Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## **8.0 APPENDICES**

**8.1** Appendix 1: Heat in Buildings Bill Consultation: Proposed Council Response

# Changing the way we heat our homes and buildings – A Consultation on Proposals for a Heat in Buildings Bill

## Question 1

To what extent do you support our proposal to prohibit the use of polluting heating systems in all buildings after 2045?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*This is essential to support meeting net zero in Scotland by the statutory deadline of 2045 and will support meeting our own local net zero targets.*

## Question 2

To what extent do you agree that we should introduce a minimum energy efficiency standard to be met by private sector landlords by the end of 2028 (even if they are already using clean heating)?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

## Question 3

To what extent do you agree that we should introduce a minimum energy efficiency standard to be met in owner occupied homes (which still have a polluting heating system) by the end of 2033?

- Strongly support
- Somewhat support
- Neither support nor oppose

- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*For this proposed timescale to be achieved there will need to be significant Government support along with appropriate incentives and grant schemes in place to make it a viable option for all property owners.*

#### Question 4

Do you agree with our proposal to set a minimum energy efficiency standard that can be met by either installing a straightforward list of measures, or showing a good level of energy efficiency based on a reformed EPC fabric efficiency metric?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

#### Question 5

What is your view on the initial proposed list of measures<sup>1</sup> to meet the minimum energy efficiency standard?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

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<sup>1</sup> Scottish Government proposed list of measures: 270 mm loft insulation; cavity wall insulation (CWI); draught-proofing; heating controls; 80 mm hot water cylinder insulation; and suspended floor insulation.

## Question 6

Do you think that properties for which most or all of the measures on the initial proposed list are not relevant should be required to meet an equivalent minimum energy efficiency standard?

- No – these properties should be considered compliant once they have installed all the measures that are appropriate for their building type, even if this is few or no measures.
- Yes – they should be required to meet the standard and additional measures should be included on the list (such as solid wall insulation, solid floor insulation and flat roof insulation), and they should be required to install all of these where feasible
- Yes – they should be required to meet the standard and additional measures should be included on the list (such as solid wall insulation, solid floor insulation and flat roof insulation), but they should only be required to install some of these where feasible and cost effective
- Yes – they should be required to meet the standard and additional measures should be included on the list (such as solid wall insulation, solid floor insulation and flat roof insulation), but they should only be required to install some of these where feasible, and they should be allowed additional time to do so

Additional text:

*EPC reform would be preferable ahead of the proposal. In addition, the language used for this and other proposals needs to be completely transparent. The term 'feasible' needs to be clarified as this indicates that a level of cost-benefit analysis would be undertaken, which could lead to the cost being prioritised and considered the main driver and/or barrier for improvement measures.*

*Significant government support will also be required to enable the measures to be delivered.*

## Question 7

Do you think that an alternative approach to setting the minimum energy efficiency standard is required?

- Yes
- No
- Don't know

## Question 8

Do you agree that the use of bioenergy should continue to be permitted in certain circumstances?

- No, it should be prohibited in all cases

- Yes, it should be permitted for those buildings already using it
- Yes, it should be permitted for those buildings who have no other clean heating system available.

Additional text:

*Permitting the use of bioenergy would be inconsistent with the definition of “direct emission heating system” in the Building (Scotland) Amendment Regulations 2023. Regulation 3 defines such a system as producing more than a negligible level of greenhouse gas emissions at the point of production of ... thermal energy during normal operation. Regulation 4 requires that “every building must be designed and constructed in such a way that the means by which the space within the building is heated or cooled and by which hot water is made available in the building is not by means of a direct emission heating system”. Bioenergy emits more than “a negligible level of greenhouse gas emissions” and there is evidence that emissions from this source are higher than is the case for fossil fuel based heating systems.<sup>2</sup> On this basis, it is not considered that it would be justified or consistent to allow bioenergy or to describe it as a ‘clean heating system’.*

*The phasing out of bioenergy installations should be aligned with the proposals for phasing out other forms of polluting heating systems and adequate funding should be provided to the owners of bioenergy installations to convert them to clean energy systems at reasonable cost.*

## Question 9

To what extent do you support the requirement to end the use of polluting heating following a property purchase?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don’t know

Additional text:

*Although we strongly support the removal of polluting heating systems in order to support the delivery of national and local level net zero targets, there must be adequate financial support for householders to end the use of polluting heat. This consideration also applies to our response to Questions 10, 13 and 14.*

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<sup>2</sup> <https://www.chathamhouse.org/2017/02/woody-biomass-power-and-heat>

## Question 10

We are proposing to give those purchasing a property a 'grace period' to end their use of polluting heating. Do you agree with this proposal?

- Yes - the grace period should be two years
- Yes – the grace period should be three years
- Yes – the grace period should be four years
- Yes – the grace period should be five years
- No, please provide reasons for your view.

## Question 11

To what extent do you support our proposal to apply a cost-cap where people are required to end their use of polluting heating following a property purchase?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*We would support the application of a cost-cap, but this would need to be fair and affordable to enable householders and businesses to achieve the standards without open-ended costs.*

## Question 12

Which of the following methods of applying a cost-cap do you support?

- A flat cost-cap
- A size-based cost-cap
- A purchase price-based cost-cap
- None
- Another, please suggest below

Additional text:

*We agree with the principle of a cost-cap. However, all options proposed have adverse implications primarily related to fairness and equality. A new metric should be created based solely on meeting energy efficiency standards and net zero with significant Scottish Government investment filling any identified funding gap.*

### Question 13

To what extent do you support the proposal that the Scottish Ministers should be given powers to extend the circumstances in future (beyond a property purchase) in which people could be required to end their use of polluting heating?

This could be, for example, preventing the installation of new fossil fuel boilers when replacing the heating in your home or business premises.

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

### Question 14

To what extent do you support our proposal to provide local authorities (and Scottish Ministers) with powers to require buildings within a Heat Network Zone to end their use of polluting heating systems by a given date?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*The importance of supporting decarbonisation and encouraging people to switch to sourcing heat from a HNZ is important to support the objectives of the Heat Networks Delivery Plan and the Council's Local Heat & Energy Efficiency Strategy (LHEES). However, the use of any powers to compel consumers to link to a Heat Network may undermine the benefits of flexibility of supply and the cost-efficiency advantages of competitive pricing. There must therefore be safeguards to ensure consumers who connect to a heat network are not penalised through loss of flexibility and choice in terms of their energy supply.*



### Question 15

To what extent do you support our proposal to provide powers to local authorities (or Scottish Ministers) that require developers to connect new buildings within Heat Network Zones to a heat network?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*The importance of supporting decarbonisation and encouraging people to switch to sourcing heat from a HNZ is important to support the objectives of the Heat Networks Delivery Plan and the Council's Local Heat & Energy Efficiency Strategy (LHEES). However, the use of any powers to compel consumers to link to a Heat Network may undermine the benefits of flexibility of supply and the cost-efficiency advantages of competitive pricing. There must therefore be safeguards to ensure consumers who connect to a heat network are not penalised through loss of flexibility and choice in terms of their energy supply. An impact assessment should be carried out to determine the cost to developers of making a connection to a heat network and to ensure that the cost does not delay occupancy of buildings and result in additional cost to occupants.*

### Question 16

To what extent do you support our proposal to require occupiers of non-domestic properties to provide information about unused heat on their premises?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

### Question 17

To what extent do you support our proposal to potentially require buildings with unused heat to provide this to a local heat network?

- Strongly support
- Somewhat support

- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

Additional text:

*This is strongly supported but there must be adequate provision for building owners, to enable the transition to take place at reasonable cost to building occupiers.*

## Question 18

We will need to have a way to monitor if people are meeting the Heat in Buildings Standard and discussed two options for this. Which do you support?

- Submitting EPCs alone
- Sampling a percentage of buildings
- A combination of the two
- None, there should be no monitoring
- Another method, please suggest below or explain your selected answer

Additional text:

*It is considered that submission of EPCs should be supported by sampling as this will help ensure that properties are meeting the Standard and also assist in identifying obstacles and constraints preventing the Standard from being adequately and appropriately delivered. However, consideration must be given to how the cost of monitoring will be allocated and these costs should be fully funded by the Scottish Government.*

## Question 19

We will need to have a way to enforce the Heat in Buildings Standard. We discussed possible options to help achieve compliance. What are your views on these ideas?

- I support relying on market and financial product mechanisms such as mortgages or home/building insurance
- I support extra Council Tax and Non-domestic Rates charges, in future, for those who don't comply
- I support the introduction of civil penalties, in future, if compliance is not achieved
- I support a mixture of the above options
- I do not support any form of enforcement

Additional text:

*If Local Authorities are included in any new enforcement capacity, then additional resourcing, training and funding will be required to undertake these new functions.*

## Question 20

To what extent do you support our proposals to modify the Standard or exempt certain people from the need to meet the Heat in Buildings Standard?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

## Question 21

Which people, businesses, or types of buildings, if any, should be eligible for a modified standard or exemptions?

*Additional text:*

*Special consideration should be given to those who may face hardship or difficulty in meeting the regulatory requirements and in cases where it would potentially cause or further exacerbate fuel poverty.*

*We also agree that exemptions may be appropriate for buildings that are due to be demolished or if major building works have been committed to be undertaken in the near future.*

## Question 22

To what extent do you support our proposals to give certain people extra time to meet the Heat in Buildings Standard?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

### Question 23

Which people, businesses or types of buildings, if any, should be eligible for extra time?

*Additional text:*

*We agree that extra time might be needed for:*

- *those living in harder to treat properties (flats, tenements and traditional buildings)*
- *properties which clean heating options are currently limited (flats and tenements)*
- *buildings in areas where there are constraints to the electricity grid.*

*Special consideration should be given to those who may face hardship or difficulty in meeting the regulatory requirements and in cases where it would further exacerbate fuel poverty. There is also a risk of unacceptable financial costs being imposed on businesses.*

*Without additional time, there is potential that inappropriate fabric improvements are considered as well as heating systems that aren't suitable for the property, expensive and inefficient.*

### Question 24

To what extent do you support our proposal to require all buildings owned by a Scottish public authority to be using clean heating systems by 2038?

- Strongly support
- Somewhat support
- Neither support nor oppose
- Somewhat oppose
- Strongly oppose
- Don't know

*Additional text:*

*We agree with the principle for public authorities to be leading by example and ensure all publicly owned buildings are heated through clean heating systems. However, given the scale of the task both financially and from an infrastructure/works perspective, this proposal must be adequately supported by the Scottish Government in terms of financial backing and resourcing.*

*It is also worth noting the potential difficulty of securing materials and appropriately skilled installers of low/zero carbon technologies to deliver the necessary work to decarbonise public buildings within the timescales proposed. Exemptions should be provided where conversion is not technically feasible, where it cannot be carried out at a reasonable cost or appropriately skilled installers are unavailable.*

### Question 25

We are considering the following further duties on public sector organisations to support planning for the transition by 2038:

- Placing a new duty on public sector organisations which would, from 2025, prevent them from replacing a polluting heating system with another (unless impractical)
- Creating a new duty for each public body to develop and implement a plan to decarbonise their buildings
- Placing a new statutory reporting duty on public sector organisations to demonstrate progress towards their 2038 objective (with the potential for the 2038 then to be non-statutory)
- Placing no further statutory requirements on public sector organisations (instead relying on their ability to plan alongside our delivery and funding programmes to meet the 2038 objective)

Additional text:

*We agree with the proposed further duties to support the transition by 2038 for public sector organisations, in support of the proposal for “all buildings owned by a Scottish public authority to be using clean heating systems by the end of 2038”. However, this must also be accompanied with significant new support from the Scottish Government in terms of financial backing and resourcing in order to implement and adhere to the new duties.*

## Question 26

Do you agree with our proposals to include powers in the proposed Heat in Buildings Bill to change the current requirement in legislation for a narrowly-defined renewable heat target?

- Yes
- No
- Don't know

Additional text:

*There is inadequate information in the consultation to explain the justification to change the target.*

## Question 27

Do you agree that the Heat Networks (Scotland) Act 2021 should be amended in light of the passage of the Energy Act 2023?

- Yes
- No
- Don't know

## Question 28

Are there any further amendments to the Heat Networks (Scotland) Act 2021 that the Scottish Government should consider?

Additional text:

*No.*



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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/007/24/DG**

**LEAD OFFICER:**

**EXECUTIVE OFFICER - LAND PLANNING &  
DEVELOPMENT**

**CONTACT OFFICER:**

**DAVID GEAR, PLACE & BUSINESS  
DEVELOPMENT MANAGER**

**SUBJECT TITLE:**

**WEST OF SCOTLAND LOAN FUND**

## **1.0 PURPOSE**

- 1.1** The purpose of this Report is to update the Place, Neighbourhood and Corporate Assets Committee on the Business Loan Scotland (BLS) and the return to the Register of Companies of West of Scotland Loan Fund (WSLF) after its dissolution in March 2021 and to request various authorisations to complete certain work and transactions before WSLF is dissolved once again.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

- 2.1** Delegates authority to the Executive Officer for Land, Planning and Development and the Chief Solicitor and Monitoring Officer to work with BLS to agree and carry out, as required, the necessary procedures and approvals to: i) discharge the various financial instruments currently in favour of WSLF; ii) agree to the transfers of any outstanding assets and/or liabilities from WSLF to BLS as appropriate; iii) put WSLF in a position to facilitate the above noted actions; and iv) take such action as appropriate to then approve the wind up of WSLF.

**HEATHER HOLLAND**

**EXECUTIVE OFFICER – LAND PLANNING & DEVELOPMENT**

### **3.0 BACKGROUND/MAIN ISSUES**

- 3.1** The WSLF was a group of twelve Scottish Local Authorities that formed a company limited by guarantee, which was incorporated in June 1996, following local government re-organisation. WSLF provided loan finance to local businesses and operated successfully by filling the funding gap to support new and growing small and medium sized enterprises.
- 3.2** The WSLF was replaced when the BLS fund was created in 2019. The WSLF continued to exist until 2021 to collect repayments and interest from existing WSLF loans. In 2019 a Business Transfer Agreement (BTA) was put in place to transfer the business, assets and liabilities of WSLF, including the loan portfolio, to BLS.
- 3.3** Member local authorities were recently notified by the BLS Fund Manager of items of security, financial instruments and personal guarantees granted by borrowers in favour of WSLF for loans taken through the former WSLF that were omitted from the 2019 Business Transfer Agreement (BTA).
- 3.4** When work was carried out in 2019 to identify the assets, liabilities etc which were to be included in the BTA, focus was restricted to the 'live' loan portfolio and associated securities and instruments. As a result, loans which had been repaid, but where the relevant securities had not yet been discharged, were omitted from the BTA. In simple terms the impact of this for borrowers of repaid loans is that it could present an issue when they try to discharge the loan security. Elected Members should note the BTA was managed by the fund managers, and this omission did not result from any action taken by any of the member local authorities.
- 3.5** BLS Fund Managers took independent legal advice to examine options about how to remedy this issue. One option, was for borrowers to seek a court declarator to confirm that the security they provided against their WSLF loan had been fulfilled and was no longer due. Borrowers would have to undertake this process and incur court costs that could be (as a minimum) £2,500 plus VAT. This was not an option favoured by BLS due to the costs and burdens that would be put on the borrowers. The option therefore that was agreed by the BLS Board was to re-raise WSLF and put in place a new BTA between WSLF and BLS to capture the loans and financial instruments omitted from the previous exercise and for securities on paid loans to be discharged. This approach took the onus away from the borrower to remedy an issue which was not caused by them.
- 3.6** To put a new BTA in place, the WSLF company requires to be restored to the Register of Companies. Elected Members should note that the WSLF will not resume its previous function as a loan provider. The business loan programmes will continue to run from BLS. The reinstatement of the WSLF with Companies House is purely to enable a new BTA to be put in place and remedy the issue outlined above. The intention is then for WSLF to be put back into dissolution. The Council has been provided with copies of BLS petition for restoration to the Register of Companies that was submitted to Kilmarnock Sheriff Court.
- 3.7** Overall, it is expected that the restoration of WSLF and the BTA will be concluded by spring 2024. There will be administrative and professional services costs which will be paid for through the BLS Fund Management. It is not anticipated that there will be any costs borne by the member local authorities.



- 3.8** In terms of risk there is no foreseen material risk to the member local authorities through this approach. The main driver for this is to prevent the previous borrowers of WSLF from being burdened by administrative and legal costs for loans that are no longer due and as such to allow the omitted loan agreements and relevant securities to be identified and included in a new BTA.
- 3.9** It should be noted that re-raising any company back to the Register of Companies, puts the company in the position it was in prior to dissolution and it is treated as having continued in existence as if not been dissolved. Members are therefore exposed to a degree of risk related to their membership of an entity that is once again “live”. All liabilities that WSLF previously held will once again become valid and enforceable. From the information provided to date no obvious risks are apparent however officers will continue to monitor WSLF’s restoration and progress to ensure this remains the case.
- 3.10** Delegated authority is therefore sought for the Executive Officer for Land, Planning and Development and the Chief Solicitor & Monitoring Officer to work with BLS to discharge various financial instruments currently in favour of WSLF, to agree to the transfers of any outstanding assets and/or liabilities from WSLF to BLS as appropriate, to undertake all such work in respect of WSLF to facilitate this and thereafter to action as appropriate work required to then approve the wind up of WSLF.

#### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Frontline Service to Customers – n/a
- 4.2** Workforce (including any significant resource implications) – n/a
- 4.3** Legal Implications – n/a
- 4.4** Financial Implications – n/a
- 4.5** Procurement – n/a
- 4.6** ICT – n/a
- 4.7** Corporate Assets – n/a
- 4.8** Equalities Implications – n/a
- 4.9** Sustainability – n/a
- 4.10** Corporate Parenting - n/a
- 4.11** Other – n/a

## **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1** In terms of risk there is no foreseen material risk to the member local authorities or to BLS through this approach. The main driver for this is to prevent the previous borrowers of WSLF from being burdened by administrative and legal costs for loans that are no longer due and as such to allow the omitted loan agreements and relevant securities to be identified and included in a new BTA. For businesses that are no longer trading where there is a Bond & Floating Charge outstanding, this will not represent any risk simply because the granter of the security no longer exists. Legal documentation and new BTA will be reviewed by the Council's legal service.
- 5.2** Re-raising any company back to the Register of Companies, puts it in the position it was in prior to dissolution and it is treated as having continued in existence as if not dissolved. Members of WSLF are therefore exposed to a degree of risk related to their membership of an entity that is once again "live". All liabilities that WSLF previously held will once again become valid and enforceable. From the information provided to date no obvious risks are apparent however officers will continue to monitor WSLF's restoration and progress to ensure this remains the case.

## **6.0 IMPACT**

- 6.1 ECONOMIC GROWTH & RECOVERY** – n/a
- 6.2 EMPLOYMENT & SKILLS** - n/a
- 6.3 CHILDREN & YOUNG PEOPLE** - n/a
- 6.4 SAFER & STRONGER COMMUNITIES** - n/a
- 6.5 ADULT HEALTH & WELLBEING** - n/a
- 6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS** - n/a
- 6.7 CLIMATE CHANGE** - n/a
- 6.8 STATUTORY DUTY** - n/a

## **7.0 POLICY CHECKLIST**

- 7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## **8.0 APPENDICES**

- 8.1** None.



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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/008/24/DG**

**LEAD OFFICER:**

**EXECUTIVE OFFICER - LAND PLANNING &  
DEVELOPMENT**

**CONTACT OFFICER:**

**DAVID GEAR, PLACE & BUSINESS  
DEVELOPMENT MANAGER (TEL:  
07917650688)**

**SUBJECT TITLE:**

**ELECTRIC VEHICLE CHARGING  
INFRASTRUCTURE**

## **1.0 PURPOSE**

- 1.1** The purpose of this Report is to provide updates on work undertaken by the Glasgow City Region (GCR) relating to Electric Vehicle (EV) infrastructure and local EV infrastructure delivery.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

- 2.1** notes the update in this Report relating to the existing Electric Vehicle (EV) charging infrastructure network in East Dunbartonshire and work progressing with the Glasgow City Region (GCR) to identify a suitable EV charging infrastructure expansion model;
- 2.2** agrees that a Concession Model is the preferred model that will be developed further collaboratively with the GCR to deliver increased EV infrastructure provision in East Dunbartonshire;
- 2.3** agrees that the GCR Project Management Office (PMO) will act as the Lead Authority to take forward the planning and preparation stage of the Concession Model with input from the eight member local authorities within the GCR;
- 2.4** agrees that up to £70,000 of uncommitted Transport Scotland Electric Vehicle Infrastructure Fund (EVIF) allocation should be allocated over financial years 2023/2024 and 2024/2025 to the GCR PMO, acting as the Lead Authority, to use in the planning and preparation of the Concession Model;
- 2.5** instructs the Executive Officer for Land Planning & Development to engage with the Lead Authority and determine the level of allocations made within the upper limit of £70,000 over financial years 2023/2024 and 2024/2025;

- 2.6** instructs the Executive Officer for Land Planning & Development to continue to engage with the GCR PMO and other GCR local authorities, via the GCR EV Senior Officer Group, and agree on the range of matters relating to the planning and preparation of the Concession Model as outlined in the 'Next Steps' section in **Section 3** of this report;
- 2.7** instructs Officers to provide a report to a future meeting of Council or the Place, Neighbourhood & Corporate Assets Committee to present a developed Concession Model arrangement together with a recommended procurement route; and
- 2.8** instructs Officers to provide updates on local tariff collections and the development of the network via Technical Notes and Elected Member briefing sessions.

**HEATHER HOLLAND**  
**EXECUTIVE OFFICER – LAND PLANNING & DEVELOPMENT**

### **3.0 BACKGROUND/MAIN ISSUES**

**3.1** Report **PNCA/056/23/DG** was presented at Council in June 2023 and approved the implementation a local electric vehicle charging tariff from the 2<sup>nd</sup> October 2023. Council instructed Officers to continue working with the GCR to examine expansion models for electric vehicle charging infrastructure.

#### **Current EV Infrastructure Tariff in East Dunbartonshire**

- 3.2** The East Dunbartonshire electric vehicle charging tariff commenced in October 2023. Since the introduction of tariffs there has been a drop in the number of recorded charging sessions. In September for example, 4261 sessions were recorded, dropping to around 2036 sessions in October and 1885 sessions in November. Immediate drops in usage of circa 50% have been reported at every local authority in the GCR upon the introduction of tariffs. This represents users who have access to alternative charging options but were previously choosing to access the public chargers to take advantage of the free electricity.
- 3.3** This information represents a new baseline of users who do not have alternatives, such as a private charger at home and those choosing to use the public network for the convenience and speed of chargers available.
- 3.4** The reduction in charger usage has reduced pressure on the charger network in East Dunbartonshire and made it easier to find an available charger when required. This reduces 'range anxiety' amongst EV owners/potential owners and will help encourage increased uptake of EVs. Based on the experience of local authorities that have had tariffs for longer, it is anticipated that the ongoing trend will be for gradually increasing charger usage as EV uptake increases and the charger network grows.
- 3.5** The income generated to-date is in the region of £25,000 from the tariff. All proceeds from the tariff will be used to fund the installation, maintenance and electricity costs of the East Dunbartonshire charger network.
- 3.6** Officers will continue to encourage further development of the EV charger network in East Dunbartonshire whilst a longer term model to manage and expand the network is established. There are currently 27 Council installed EV chargers, 7 of which have been installed over the last 12 months. These include chargers at the new Kirkintilloch Community Sports Centre, Barleybank Car Park and Hillhead Community Centre. Four new EV chargers will also soon become operational at the Allander Leisure Centre. A badly vandalised charger in Eastside Kirkintilloch requires to be replaced. Work is also ongoing to ascertain the best location for the installation of chargers at Bearsden and Hillfoot Stations, and Mugdock Park. There are currently 16 private chargers (publicly available) in East Dunbartonshire, 7 of which have been installed over the last 12 months.
- 3.7** The Council has limited developer contributions to support this in the interim. The Building Scotland (Amendment) Regulations 2022 will see increased EV charging requirements associated with new developments (including residential). The private sector will also continue to invest in EV charging infrastructure available to the public but on private land (for example supermarkets and retail parks).

## **Transport Scotland Funding**

- 3.8** It is the policy of Transport Scotland to develop a sustainable and competitive market for EV charging and leverage private sector investment through partnership working and the implementation of tariffs on the public network.
- 3.9** In 2022, Transport Scotland launched the EVIF. This fund makes £30m available to local authorities across Scotland over four years with the aim of supporting the transition to a sustainable and competitive market for electric vehicle charging. Collaboration between local authorities, to create economies of scale and benefit from pooling resources is strongly encouraged by Transport Scotland.
- 3.10** An initial £140k was made available to each local authority to support the development of a Strategy and Expansion Plan (SEP). Officers are drawing down on the fund, and as with all other local authorities in the GCR it is expected there will be surplus that can be directed to the GCR PMO to support further work to develop the SEP. To-date around £40,000 of the Council's allocation has been drawn down. It is recommended that £70,000 can be provided to the GCR PMO as Lead Authority to support this.
- 3.11** In addition to the funding outlined above, it is expected minimum capital funding of around £2.4m will be made available from Transport Scotland to the GCR area (pending evidence of need in an agreed SEP). This funding will support the implementation of the SEP across the GCR, but it will not be enough to meet forecasted requirements in public EV Charging infrastructure. It remains to be seen whether this is an allocation split and directed to each local authority or directly as a lump sum to the GCR.
- 3.12** Of the original £30m EVIF budget, circa £15m is still unallocated. These funds will be allocated by Transport Scotland based on needs identified in SEPs, with a focus on areas which are less likely to attract private sector investment. Greater clarity is needed from Transport Scotland on how EVIF will be released to the public sector.

## **Strategic Expansion Plan (SEP)**

- 3.13** Elected Members should be aware that the target timescale for the implementation of a solution for a long-term expansion of public sector enabled EV charging points and its management, is autumn 2025.
- 3.14** Charge Point Scotland is currently contracted by Transport Scotland to manage publicly available Council EV charge points and collect tariffs. This contract ends early 2026, with the tariff collection and management arrangement wound down through 2025. The GCR PMO is liaising with Transport Scotland to try get a better understanding of how the EV chargers under this contract will be administered and to highlight the impacts of the timing of the ChargePoint Scotland ending in 2025. The transfer of the existing infrastructure operated by ChargePoint Scotland must be considered as part of the work lead by the GCR to examine the future management and provision of EV charging infrastructure.
- 3.15** The term 'strategic provision' is used to identify the total number of publicly available EV charging points that will be required, and that are enabled by the Council.

These do not include EV chargers which are publicly accessible on private land (for example a retail park, or filling station). The Council has been working closely with the other local authorities in the GCR and the GCR PMO to examine options for expanding the strategic provision of EV infrastructure. Officers from across all eight local authorities in the GCR have been working together via the GCR EV Senior Officers Group to examine opportunities and options for increased strategic provision.

- 3.16** Consultants Mott Macdonald were commissioned by the GCR PMO to consider opportunities for collaboration across the region, such as collective procurement and maintenance of the EV charging network as it expands. This work represents a collaborative regional approach with the aim of producing a single regional SEP that recognises the benefits of pooling resources and collaboration across the GCR.
- 3.17** Mott Macdonald has produced a range of detailed technical information in the form of a draft Public Electric Vehicle Charging Strategy and Expansion Plan for the GCR with plans for each local authority. It sets out a business case and associated request for Transport Scotland EVIF to help trigger private sector investment into growing the EV charging network. The work undertaken by the consultant has informed a draft summary SEP prepared by the GCR PMO that will highlight forecast demand, potential EV Charger locations and a recommended delivery model. Transport Scotland has requested an update on SEP be published and the draft summary SEP will be made available on the GCR website. Transport Scotland are to provide guidance on how this will be presented, and once GCR have received this guidance the draft summary SEP will be published. Members should note that identifying exact locations for EV charging points will require further work which will include consideration of local need, as well as negotiations with private sector partners to balance the local priorities with commercial viability.
- 3.18** The consultant work has provided initial forecasts for the level of publicly available EV charging potentially needed in East Dunbartonshire (and the wider GCR) over the coming years. Several data sources were considered, including data from Transport Scotland, motor industry data and housing typology profile of local authority areas. In East Dunbartonshire for example 72% of dwellings have off-street parking and the remaining 28% may be unable to install a private charger.
- 3.19** By 2030 it is expected that circa 600-650 publicly accessible EV chargers should be available in East Dunbartonshire to meet forecast demand. This forecast notes circa 200 delivered via the Council (i.e. on Council land and public road network), the remainder provided (approx. 400) in private locations (excluding residential properties).
- 3.20** Of the public sector enabled charge points, 27 currently exist. The remainder would be delivered through the model described in this Report. Of those publicly available in private locations there are currently 16 - examples of this will include charge points located in supermarkets and filling stations. These numbers could be subject to change as more chargers are introduced, for example at a leisure centre, or privately owned locations.
- 3.21** The capital investment required to achieve the strategic provision (i.e. EV chargers publicly available in public areas) in East Dunbartonshire is at this stage estimated to be £2.9m.

The feasibility modelling has suggested indicative private sector investment of £1.9m - £2.4m could be achieved, with grants and public sector investment covering the remaining amount, if required.

- 3.22** Three models for the delivery of the 'strategic provision' for the GCR have been considered. The Land Lease Model, the Public Sector Owner-Occupier Model, and the Concession Model. The Concession Model has been recommended by the consultants and the GCR EV Senior Officers Group as the model to develop further.
- 3.23** The Land Lease Model is where the public sector owns the land, the private sector has the legal rights and responsibilities of owning and operating the charging infrastructure. This includes owning the physical charging stations, related equipment, and any associated assets. A land-lease model would not give the Council substantive leverage over the roll-out of EVCI in East Dunbartonshire. This would mean limited or no control of the tariff set by the charge point operator and limited or no control over site selection.
- 3.24** The Public Sector Owner-Occupier Model is where the public sector owns and operates infrastructure, and responsibility for investment, maintenance, back-office systems etc. Whilst the public sector may receive all the income, all risk sits with the public sector. This model would require substantial investment to support the roll out of EVCI in East Dunbartonshire. The Mott Macdonald analysis showed this model could represent an additional cost of £1.9m - £2.4m for the Council. This is based on a 20%-15% return on the initial investment in an industry where the break-even point is not expected for 7-10 years.
- 3.25** This model would also require significant additional staff resources to manage the workload, including taking over the 24/7 back office support role from Charge Place Scotland when its contract ends. There are also a number of legal issues that require to be explored in a public owner-operator model, including subsidy control considerations and assessment of appropriate mechanisms to ensure any action taken was within the Council's legal powers (intra vires).
- 3.26** The recommended Concession Model is where the public sector and private sector can share the legal rights and responsibilities of owning the charging infrastructure, depending on the contractual agreement. The private sector takes responsibility for the day-to-day functioning and management of the charging infrastructure. Alternative models within this are privately operated only, where the public sector retains ownership of charging infrastructure with assets returning to the public sector at the end of the contractual period; and a privately operated with risk share approach, where ownership is shared. The Council would receive an income from the concession which provided access to public sector land assets.
- 3.27** The Concession Model would give the Council the opportunity to influence site selection and tariff rates whilst allowing the private sector partner to manage financial risk, regulatory risk and technological change risk. The private sector partners would likely hold a large portfolio (UK or Europe wide in some cases) of EVCI, providing more resilience to risk and expertise to manage these risks.
- 3.28** The Council could potentially receive a fee via a Concession Model and there may be opportunities to examine profit sharing arrangements.



It should be noted however that charge-point operators (CPO) will likely require influence over site selection and setting tariffs, so agreeing the correct balance between Council/CPO control and financial arrangements will be crucial to the delivery of an adequate level of EV Chargers for the area overall. The Concession Model is likely to be delivered in multi contract lots and the location, types and tariffs will be required to be agreed. A Concession Model could also give Councils options at the end of the contract to take ownership of the EV charging assets, if desired.

### **Next Steps**

- 3.29** In order to progress with the planning and preparation of the Concession Model a Lead Authority is required. It is proposed that the GCR PMO be endorsed as Lead Authority to progress the next stage and go to market. The Lead Authority will require to form a project management team, and to work up a draft scope and other procurement documents. There are a number of key matters that GCR member local authorities will require to reach an agreed position on in order to progress to the procurement of a private sector supplier(s).
- 3.30** The GCR PMO has an indicative timetable which would see a new CPO established in autumn 2025. The new CPO would go live and take over existing EV charging assets and new installations would commence from October 2025. This programme is however very ambitious will require to be further tested.
- 3.31** More work is required to review the forecasts set out in the Mott McDonald report and identify the Council's priority EV charging locations to inform a phased approach to the roll out of EV charge points and a proportionate ask of the EVIF from Transport Scotland to help get sites ready for private sector investment.
- 3.32** Shaping the contract for a Concession Model will require a number matters to be agreed, including: the types of charging infrastructure to be included (i.e. Slow or Fast charge points); local priority locations; tariff setting measures; the distribution of any income / income sharing; and other matters such as the consideration of potential future measures such as 'off peak' tariffs, the ability to reserve chargers and special larger bays for Vans/Lorries/HGVs. These will help inform any Heads of Terms to be included in a delivery contract(s). The procurement approach must also be agreed in relation to the number of contracts to best deliver the new provision, and how implementation is phased.
- 3.33** Further exploration will also be required of the interrelationship of fleet EV charging opportunities and public EV charging infrastructure. Some initial work has been undertaken on this via the GCR workstreams. This would need to be further explored including opportunities for shared access by bus or coach operators.
- 3.34** The management and operation of the Council's existing EVCI assets, installed and attached (currently) to Chargeplace Scotland's network with warranty/maintenance contracts and repairs is done so currently by Officers. The future management and operation of these must be considered, including back office staff (currently provided through ChargePlace Scotland). A decision will need to be made on whether this asset and activity remains in-house or if existing infrastructure is offered up to third parties alongside or as part of the Concession Model arrangement.

## **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Service to Customers – The tariff has now been in place for two months and the initial increase in calls and enquiries to the Council should have passed. Chargeplace Scotland has a 24/7 call centre that provides the support for faults/repairs on chargers and as much as possible enquires will be redirected to that service.
- 4.2** Workforce (including any significant resource implications) – a dedicated resource is now in place in order to support the delivery of the local EV charging infrastructure and engage with relevant national and regional work streams. As the GCR collaborative approach is developed there will be an increasing need for Procurement and Legal teams to provide support.
- 4.3** Legal Implications – The Report recommends new contractual agreements be set up under a Concession Model with the private sector. Legal input, advice and analysis will be needed to develop the Concession Model which will include preparing a procurement approach and draft contract documentation for consideration by Members at a future committee.
- 4.4** Financial Implications – The Report recommends a path to maximise private sector investment. It should be noted however, there may still be a requirement for initial investment from the public sector. Transport Scotland will continue to offer grant funding, such as the EVFI, but this is representing a decreasing portion of the total funding requirements as the Council moves towards a self-sustaining financial model. Officers will continue to examine other possible external funding streams for any potential funding gap.
- 4.5** Procurement – The Report recommends private sector partner(s) are procured to provide new EVCI under a collaborative GCR concession model. Procurement resources will therefore be required to engage with the planning and preparation of the Concession Model, and to develop the appropriate arrangement for the procurement of a private sector supplier/operator (s).
- 4.6** ICT – n/a
- 4.7** Corporate Assets – consideration will be required as to whether existing Council owned EV Charging infrastructure management is transferred as part of any Concession Model.
- 4.8** Equalities Implications – accessibility of the network will be considered as local implementation plans evolve including the Council's local place areas.
- 4.9** Corporate Parenting – n/a
- 4.10** Sustainability – The increased provision of EV charging points supports the aims and objectives of national and local sustainable transport policy.
- 4.11** Other – n/a

## **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

- 5.1** A risk exists in relation to the ongoing and increased cost to the Council for the provision of existing publicly available EV charging infrastructure. The current arrangement with ChargePlace Scotland and introduction of the tariff will help manage these costs.
- 5.2** A risk exists that costs to operate the existing EV infrastructure become higher than the tariff income due to changes in the market places, energy costs etc. In this scenario the Council could operate at a loss and be required to underwrite these additional costs until the tariffs are adjusted. Tariffs will be adjusted annually as part of the Council's budget setting process. In the event of a significant change in the costs associated with operating the EV charger network, Officers will report this for authority to alter the tariff rates to reflect the market changes.
- 5.3** The collaborative regional approach is recommended to help determine and implement increased long term public EV charging infrastructure provision. A risk is present in relation to adequate provision being made in areas the Council deems necessary, given the requirement for commercial viability and potentially alternative priorities identified by private sector partners. To mitigate there will be close engagement with GCR and other member local authorities through the Senior Officers Group in setting the terms for any concession model contract.
- 5.4** There is a risk that the required 'strategic expansion' is at a cost that cannot be met through current funding. The models recommended to expand the public EV infrastructure regionally and locally seek to minimise the risk and cost to the Councils going forward in sharing the risk with the private sector partner (s).
- 5.5** There is a risk that with the closure of the ChargePlace Scotland contract in 2026 there could be a gap in management and tariff collection until new arrangements are put in place. To mitigate these, arrangements are being considered as part of the development of the Concession Model. Consultation continues with Transport Scotland to highlight the risks associated with the closure of the ChargePoint contract at this timescale.

## **6.0 IMPACT**

- 6.1 ECONOMIC GROWTH & RECOVERY** - A well-developed charging network will support the local economy. Working collaboratively as part of the GCR will help move to a cost recovery system, which will make the charger network sustainable and promote future growth.
- 6.2 EMPLOYMENT & SKILLS** - n/a
- 6.3 CHILDREN & YOUNG PEOPLE** - n/a
- 6.4 SAFER & STRONGER COMMUNITIES** - n/a
- 6.5 ADULT HEALTH & WELLBEING** - n/a

**6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS - n/a**

**6.7 CLIMATE CHANGE** - The increased provision of EV charging points will provide an alternative to fossil fuels to operate motor vehicles and is one measure which can contribute to the reduction of carbon emissions created through transport.

**6.8 STATUTORY DUTY - n/a**

**7.0 POLICY CHECKLIST**

**7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

**8.0 APPENDICES**

**8.1** None



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PNCA/009/24/RS

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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/009/24/RS**

**LEAD OFFICER:**

**EXECUTIVE OFFICER - LAND PLANNING &  
DEVELOPMENT**

**CONTACT OFFICER:**

**ROBERT SEALE, TEAM LEADER -  
SUSTAINABILITY,**

**SUBJECT TITLE:**

**SUSTAINABILITY & CLIMATE CHANGE  
FRAMEWORK ACTION PLAN PROGRESS  
REPORT 2023 & CARBON MANAGEMENT  
PLAN 2023/24 UPDATE**

## **1.0 PURPOSE**

**1.1** The purpose of this Report is to update the Place Neighbourhood & Corporate Assets Committee with progress on delivery of the Sustainability and Climate Change Framework and Action Plan (SCCF), and to provide an update on the 2022/23 Carbon Management Plan (CMP) with greenhouse gas emission estimates and a target for the 2023/24 financial year.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee:

**2.1** notes the 2023 SCCF Progress Report and approves:

- the addition of a new action area;
- the removal of actions that are completed;
- and note the updates on the retained actions; and

**2.2** approves the Council's short-term target for corporate emissions set out in the CMP for the 2023/24 financial year and to extend the CMP by one year to the end of 2023/24 financial year in the 2022/23 Carbon Management Plan update

**HEATHER HOLLAND  
EXECUTIVE OFFICER – LAND PLANNING & DEVELOPMENT**

### **3.0 BACKGROUND/MAIN ISSUES**

#### **Climate Change Impacts**

- 3.1** Climate change impacts have been intensifying with June, July, August, September, October and November 2023 all breaking global temperature records,<sup>12</sup> temperatures being described as 'off-the charts' by the UN<sup>3</sup> and September registering as 1.75°C hotter than pre-industrial levels – the hottest in 174 years of climate data keeping<sup>4</sup>. These observed temperatures put 2023 on track to be the hottest year on record.
- 3.2** Antarctic winter sea ice was the lowest on record for this time of year while the average sea surface temperatures for September over the ocean areas excluding the north and south poles (known as the extrapolar area - from 60°S to 60°N) reached 20.92°C – a record for September and the second highest across all months, only behind August 2023.<sup>5</sup>
- 3.3** Scotland's ten hottest years have all occurred since 1997 despite record keeping beginning in 1884,<sup>6</sup> and Scotland's highest ever temperature of 34.8°C was registered in July 2022, almost 2°C higher than the previous record.<sup>7</sup>
- 3.4** A study published in December 2023 by the James Hutton Institute showed that Scotland' climate is changing faster than scientists predicted with changes that were expected to occur over the next three decades already happening.<sup>8</sup>
- 3.5** October 2023 saw exceptionally heavy rainfall across Scotland, with flooding across Greenock, Dumbarton, Aberfoyle and Grangemouth, and more recently Storm Babet has caused significant flooding to civic infrastructure and properties, mainly affecting the East coast. In East Dunbartonshire, key networks were disrupted by heavy rainfall which flooded roads and drainage systems. This fits into a trend of increased average annual rainfall in Scotland in the past few decades, with an increasing proportion coming from heavy rainfall events.<sup>9</sup>

#### **Scottish Government Context**

- 3.6** The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 sets a legally binding target for the Scottish Government to reach net zero greenhouse gas emissions by 2045.
- 3.7** The Local Government in Scotland Act 2003 created a driver for sustainability in Scotland, assigning local authorities a statutory duty of best value which requires that the Council demonstrates a contribution to sustainable development. The Climate Change (Scotland) Act 2009 extended this to set a legal duty for local authorities and other public bodies to (1) contribute to Scotland's national mitigation

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<sup>1</sup> See [Warmest September on record as 'gobsmacking' data shocks scientists - BBC News](#)

<sup>2</sup> See [Record warm November consolidates 2023 as the warmest year | Copernicus](#)

<sup>3</sup> See [Temperatures off the charts, but more records imminent: WMO | UN News](#)

<sup>4</sup> See [September smashes monthly temperature record by record margin | World Meteorological Organization \(wmo.int\)](#)

<sup>5</sup> See [2023 shatters climate records, with major impacts \(wmo.int\)](#)

<sup>6</sup> See Adaptation Scotland (2022) [Adaptation Scotland:: Climate trends and projections](#)

<sup>7</sup> See Met Office (2022) [Record high temperatures verified - Met Office](#)

<sup>8</sup> See [Scotland's climate changing faster than predicted | The James Hutton Institute](#)

<sup>9</sup> See [New Climate Projections Summary for Scotland \(historicenvironment.scot\)](#)

target, (2) support Scotland's climate change adaptation programme, and (3) embed sustainable development as a core value.<sup>10</sup>

- 3.8** The Scottish Government is currently consulting on a proposed Wellbeing and Sustainable Development Bill which is intended to further promote sustainable development, promote the achievement of the National Outcomes, and ensure the interests of future generations are taken into account in decisions made today.<sup>11</sup>

### **East Dunbartonshire Context**

- 3.9** Council approved the CAP Evidence and Options Report on 28 September 2023 (EDC/011/23/NU), including agreement on a net zero target of 2036 for Council's direct emissions (including emissions from the fleet of vehicles and buildings) and energy that the Council purchases (such as electricity), in addition to a target of 2045 for all other emissions including area wide.
- 3.10** During 2022/2023, work progressed on the development of the Climate Action Plan (CAP) which is due to be taken to Council in draft form in the first half of 2024. The CAP will contain an action plan to support the delivery of these ambitious targets and is intended to supersede the existing climate change policies and actions contained in the SCCF and Action Plan. It will also encompass and extend the scope of the CMP. In the intervening period, the SCCF and CMP will continue to guide Council policy for working towards net zero emissions, sustainability and climate change adaptation.
- 3.11** The SCCF has set the context for a strategic, cross-Council approach to sustainability since 2016 which builds on existing good practice achieved through a wide variety of past activities. It contains a wide range of strategic commitments beyond climate change mitigation and adaptation, such as targets to improve sustainable development and enhance biodiversity. The SCCF will be replaced with a 'Sustainability Framework' to cover non-climate change related aspects of sustainability once the CAP is approved. This will be the strategic driver of sustainability ambitions while the CAP will set out actions on climate change mitigation and adaptation.
- 3.12** The SCCF Progress Report in Appendix A contains actions that are completed and are to be removed, along with on-going actions set out in the following areas:
- Natural Environment
  - Sustainable Economic Growth
  - Mugdock Country Park
  - Procurement
  - Built Environment
  - Community Capacity Building
  - Education
  - Finance
  - Sustainable Transport & Travel
  - Corporate Support Functions (includes a new action)
  - Single Use Plastic

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<sup>10</sup> See <https://www.legislation.gov.uk/asp/2009/12/contents>

<sup>11</sup> See [Wellbeing and Sustainable Development \(Scotland\) Bill - Scottish Government consultations - Citizen Space](#)

- 3.13** A commitment to annual greenhouse gas emission reporting was introduced in the 2015 Carbon Management Plan (CMP) with the 7th report published in November 2023 (PNCA/095/23/RS). The CMP focuses on corporate emissions arising from the use of electricity, natural gas, other fuels and transport (fleet and business travel), and those arising from waste disposal.
- 3.14** In previous iterations of the CMP, Council established a 2012/13 baseline of 32,420 tonnes of carbon dioxide equivalent ('tCO<sub>2</sub>e') and set a target of 20% carbon reduction by 2019/20, which was subsequently revised to 44% by the same deadline then extended to 49% by 2021/22. All of these targets were met or exceeded.
- 3.15** An Interim Carbon Management Plan ('Carbon Management Plan 2021-23,' PNCA/100/21/SG) was approved by Council in early 2022 introducing a new baseline year of 2019/20 alongside the existing one of 2012/13 and new targets in relation to each baseline. By the end of 2022/23, the Council aims to have reduced its carbon footprint by 51% in relation to the original baseline year, and 13% in relation to the new one.
- 3.16** The 2022/23 Carbon Management Report, reported to the Place Neighbourhood & Corporate Assets Committee in November 2023 (PNCA/095/23/RS), outlined how the percentage reductions of 18% and 55% significantly exceeded the targets for 2022/23 of 13% and 51% relative to the 2019/20 and 2012/13 baselines respectively. The Council's carbon emissions in 2022/23 were 12% lower than the emissions recorded in 2021/22.
- 3.17** A standardised emissions factor is provided to all public bodies in Scotland to estimate emissions associated with different types of energy and fuel usage. These factors can change based upon relevant developments such as an increase in the proportion of renewable energy that is used to generate electricity.
- 3.18** A short-term increase in the emission intensity of electricity, from 0.19338 kg CO<sub>2</sub>e per kWh in 2022/23 to 0.20707 kg CO<sub>2</sub>e per kWh in 2023/24, followed by a significant decrease in 2024/25 is likely to drive an increase in the Council's carbon footprint in 2023/24 followed by a significant decrease in 2024/25. More specifically, a **38% reduction** in the emission intensity of electricity is expected between 2023/24 and 2024/25 while further decreases are expected in each of the three financial years after this to reflect on-going work to decarbonise the electricity grid.
- 3.19** A realistic target for the Council's carbon footprint in this context would be to keep levels below **14,900 tCO<sub>2</sub>e** in 2023/24. This would be **1.7%** higher than emissions in 2023/24, however, it would be 3,357 tCO<sub>2</sub>e, or around an 18% reduction on the 2019/20 baseline and a 18,024 tCO<sub>2</sub>e, or 54% decrease in emissions compared to the 2012/13 baseline.
- 3.20** The update report in Appendix B will extend the CMP by one year to the end of 2023/24. A further extension for 2024/25 will be brought to Committee later in 2024. It is anticipated that the CMP will then be incorporated into the approved CAP from 2025/26 onwards.

#### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.



- 4.1 Service to Customers – N/A
- 4.2 Workforce (including any significant resource implications) – Due to the wide-ranging nature of the SCCF and CMP, the level of cross council collaboration and stakeholders involved in each commitment and action, existing council resources will be required to deliver said commitments and actions.
- 4.3 Legal Implications – The Council would fail to comply with statutory requirements under the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019; The Local Government in Scotland Act 2003, and the Climate Change (Scotland) Act 2009 without the production of the CAP and SCCF.
- 4.4 Financial Implications – There are no direct financial implications arising from the SCCF Report and CMP, however, the strategic commitments and actions to reach net zero emissions require transformative change which will require significant Capital Expenditure and also has implications for Revenue budgets.
- 4.5 Procurement – There are numerous targets related to reducing supply chain emissions set out in the SCCF which will require officer time and strategic collaboration to achieve.
- 4.6 ICT – N/A.
- 4.7 Corporate Assets – there will be implications for corporate assets in regard to the necessary changes that will be required to be undertaken in order to align them with the Council’s recently agreed net zero targets, such as building stock and vehicle fleet.
- 4.8 Equalities Implications – N/A
- 4.9 Corporate Parenting – N/A.
- 4.10 Sustainability – The SCCF and CMP contribute to the achievement of sustainability, in line with national and local requirements and policies.
- 4.11 Other – N/A.

## **5.0 MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:

- 5.1 The Council would fail to comply with statutory requirements under the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019; The Local Government in Scotland Act 2003, and the Climate Change (Scotland) Act 2009 without the production of the CAP and SCCF.

## **6.0 IMPACT**

- 6.1 **ECONOMIC GROWTH & RECOVERY** - while the development of the SCCF and CMP are not expected to promote economic growth directly, through Council and area wide measures to achieve net zero, this is expected to increase the attractiveness for investment due to provisions of climate resilient infrastructure.

Additionally, the cost benefit ratio of investing in climate resilient infrastructure has been well detailed, and is outlined in the emerging CAP, demonstrating strong economic impacts.

- 6.2 EMPLOYMENT & SKILLS** - as new measures are rolled out across the East Dunbartonshire, such as the adoption of non-polluting heating systems and low-emission vehicles, a new pipeline of labour skills such as trained engineers will be required to meet the changing economy and for the increased demand for these technologies.
- 6.3 CHILDREN & YOUNG PEOPLE** - N/A
- 6.4 SAFER & STRONGER COMMUNITIES** - The provisions of climate resilient infrastructure and wide-ranging sustainability targets in the SCCF are conducive to improving climate resilience.
- 6.5 ADULT HEALTH & WELLBEING** - N/A
- 6.6 OLDER ADULTS, VULNERABLE PEOPLE & CARERS** - N/A
- 6.7 CLIMATE CHANGE** - this report supports climate change mitigation and adaptation, as well as broader sustainability commitments in line with national and local requirements and policies.
- 6.8 STATUTORY DUTY** - there is a need to comply with the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019; The Local Government in Scotland Act 2003, and the Climate Change (Scotland) Act 2009.
  
- 7.0 POLICY CHECKLIST**
  - 7.1** This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.
  
- 8.0 APPENDICES**
  - 8.1** Appendix 1: SCCF Action Plan Progress Report March 21 - December 23
  - 8.2** Appendix 2: Carbon Management Plan Update Report 2023-24

**Sustainability and Climate Change Framework  
Action Plan Progress Report  
March 2021 – December 2023**

East Dunbartonshire Council

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## Natural Environment

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(1.1) Finalise and implement the Green Network Strategy and updated Local Biodiversity Action Plan for East Dunbartonshire, and produce a Community Food Growing Strategy	Produce Greenspace Strategy to replace Green Network Strategy and Open Space Strategy and to reflect emerging guidelines around play sufficiency.	2024/2025	Preparation of the draft Greenspace Strategy is currently under way. A Play Sufficiency Assessment is also currently in progress and any amendments resulting from the publication of Scottish Government PSA Guidance in December 2023 will be carried out in early 2024. These workstreams will be aligned with the emerging Climate Action Plan.	Retain action
(1.1) (See above)	Implement Local Biodiversity Action Plan ('LBAP')	2024/2025	The Local Biodiversity Action Plan is expected to be drafted in 2024 and will be aligned with the emerging Climate Action Plan and Greenspace Strategy.	Retain action
(1.1) (See above)	Prepare and implement Food Growing Strategy which supports protection and enhancement of biodiversity	2024	<p>The completion of the Food Growing Strategy is anticipated for autumn 2024. The Land Planning Policy Team and Streetscene Team will undertake formal consultation on any new sites being proposed.</p> <p>A new methodology for prioritising allocation of allotments to those on the waiting list (a weighted matrix) has been developed as well as a refresh of the existing Allotment Regulations which will be taken to PNCA Committee in 2024.</p>	Retain action

<p>(1.2) Undertake peatland restoration and investigate the feasibility of producing a Peatland Action Plan for East Dunbartonshire</p>	<p>Through CAP and Greenspace Strategy process, investigate feasibility of producing Peatland Action Plan for East Dunbartonshire and, if determined feasible, include preparation of Peatland Action Plan as an action in Greenspace Strategy'. Continue to undertake existing peatland restoration.'</p>	<p>2024/2025</p>	<p>Initial work was undertaken on Campsie Peatland Management Plan and this will be progressed in conjunction with the emerging Greenspace Strategy produced by the Land Planning Policy Team.</p>	<p>Retain action</p>
<p>(1.3) Use the Local Development Plan, and related Supplementary Guidance and Planning Guidance, to increase awareness of local ecosystems and to encourage developments that protect and enhance the environment and that deliver open space and green network opportunities</p>	<p>Ensure that Planning policy and guidance includes appropriate measures</p>	<p>Ongoing</p>	<p>The Local Development Plan 2 was formally adopted in November 2022. For more information see <a href="#">Local Development Plan 2   East Dunbartonshire Council</a></p> <p>An updated version of the existing Design and Placemaking Guidance was consulted on between 19th November 2021 and 14th January 2022 and then adopted following approval of LDP2.</p> <p>The Scottish Government published NPF4 in February 2023. It has additional provisions on the protection and enhancement of biodiversity and introduced a policy on 'Tackling the Climate and Nature Crises'. For more information see <a href="#">National Planning Framework 4 - gov.scot (www.gov.scot)</a></p>	<p>Completed. Action closed</p>
<p>(1.4) Produce a Flood Risk Management Plan for East</p>	<p>Support natural flood alleviation projects</p>	<p>Ongoing</p>	<p>The Clyde &amp; Loch Lomond Flood Risk Management Plan was published in December 2022, covers the</p>	<p>Retain action</p>

<p>Dunbartonshire, support natural flood alleviation projects and increase the number of Sustainable Drainage Systems (SuDS) in open space</p>	<p>and increase the number of biodiversity-rich Sustainable Drainage Systems (SuDS) in open space</p>		<p>period from 2022 to 2028 and sets out obligations and actions under the Flood (Scotland) Act 2009.</p> <ul style="list-style-type: none"> <li>- This includes the Surface Water Management plans for 3 areas, which are at feasibility stage and require to be progressed to concept and design stage in Cycle 2 under FRM plans.</li> </ul> <p>More information on the actions in East Dunbartonshire can be found here: <a href="https://glasgow.gov.uk">Clyde and Loch Lomond Local Plan District (glasgow.gov.uk)</a></p> <p>A range of related projects includes:</p> <ul style="list-style-type: none"> <li>- Glazert River Restoration: the project was further progressed during 2021 to detailed design stage. Drawings were produced and planning permission submitted in March 2022. However, more information was required and alterations are being made to the design as a result. Detailed design stage is due to be completed in 2023/24. Resubmission for planning approval is required prior to appointing a contractor for construction.</li> <li>- Kelvin Tributaries River Restoration project incorporates Natural Flood Management (NFM). Work began on the Kelvin Tributaries project in 2021/22; the appointment of consultants to progress these works will commence in the 2023/24 financial year.</li> <li>- Golf View Flood Alleviation Scheme in</li> </ul>	
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			<p>Bearsden was completed during 2021/22 apart from landscaping works, which were completed in 2022/23.</p> <ul style="list-style-type: none"> <li>- Climate Ready Park is at the tender stage.</li> <li>- Flood protection works at Park Burn are now completed.</li> </ul>	
(1.5) Undertake environmentally- sensitive practical conservation and maintenance by avoiding peat-based compost, investigating options for green waste re-use, stimulating use of play equipment from sustainably sourced wood and avoiding spraying of chemicals in children's areas	Through the Local Outcome 5 Healthy Environments Sub-Group, work with Low Moss Prison to investigate use of wood chipping to reduce glyphosate use	2022/23	Dialogue with HM Prison will be recommenced and opportunities around the use of wood chips on top of shrub beds and explore any other natural means of controlling weeds explored by the Streetscene Team. It is also the service's intention to explore other partnership opportunities around both the wood and metal workshops the prison have in place.	Retain action
(1.5) (See above)	Review best practice in relation to weed control to identify any sustainable techniques that are demonstrated to be of similar efficacy	Ongoing	<p>Perennial weeds can damage infrastructure and can lead to significant costs to East Dunbartonshire Council. Glyphosate is a useful weed control product, however, studies suggest that glyphosate has an adverse effect on biodiversity and may have adverse effects on human health. An action was contained in the SCCF in 2021 to review best practice in relation to weed control and identify alternative weed control methods that could demonstrate similar efficacy to glyphosate.</p> <p>No appropriate alternative has been found to date despite trials using hot water, foam and infrared at</p>	Replace action with: <p>“.”Review best practice in relation to weed control and include an action in the Greenspace Strategy setting out appropriate action to reduce glyphosate use and to identify any sustainable techniques that are</p>



			<p>other Councils, so glyphosate continues to be used across the Council estate where necessary.</p> <p>Glyphosate remains approved for use in the UK until December 2025 and a review to further assess alternatives to glyphosate on the Council estate will be undertaken as part of the preparation of the Council's draft Greenspace Strategy during 2024.</p> <p>The Streetscene Team continue to review our use of glyphosate across the wider estate and only use it where necessary. Officers attend APSE and other forums where this is a regular topic of conversation and alternative options are being explored.</p>	demonstrated to be of similar efficacy"
(1.5) (See above)	<p>As part of production of Greenspace Strategy, research opportunities for increasing use of sustainably sourced wood in play equipment and research other natural play options</p> <p>*Added in 2019 progress report</p>	End of 2026/2027	<p>Significant investment will take place over the next 3 years across the EDC play area estate. Most will likely focus on the upgrading of traditional play facilities. Options will be explored regarding the potential to create or complement this with natural play opportunities, such as the creation of a natural landscapes managed for the education and engagement of young people. Any use of natural products will be consistent with our sustainability policies.</p>	Retain action
(1.6) Work with key partners and funders to identify other possible	Identify other possible opportunities by working with key	Ongoing	<p>East Dunbartonshire's Streetscene budgets are being used to promote and develop biodiversity opportunities. Significant progress has been made in</p>	Retain action

<p>opportunities to conserve biodiversity and deliver high quality greenspace</p>	<p>partners and funders to conserve biodiversity and deliver high quality greenspace, through future review of LBAP, GNS and Open Space Strategy</p>		<p>terms of wildflower meadows and we now have some 12 hectares across the district.</p> <p>In addition, the Council has received funding allocations from the Scottish Government via the Nature Restoration Fund and a wide range of projects funded from this source have and will be undertaken up until March 2024. The expectation is that this funding will continue into future years. Examples of the projects include, additional tree planting, creation of management plans, wetland works, woodland improvements etc. all of which are making an important contribution to biodiversity within the district.</p> <p>Key outputs from the wildflower project at South Bishopbriggs and Auchinairn included seed purchased to allow 55,165m<sup>2</sup> of wildflower meadow created, consisting of:</p> <ul style="list-style-type: none"> <li>• Dry Meadow seed to create 20,000m<sup>2</sup></li> <li>• Wet Meadow seed to create 30,000m<sup>2</sup></li> <li>• Wetland Pond Edge mix to create 2,000m<sup>2</sup></li> <li>• Cornfield Annuals to create 2,500m<sup>2</sup></li> <li>• Pictorial Meadows Perennial Mix to create 665m<sup>2</sup></li> </ul> <p>Further information on the wide-range of projects supported through the Nature Restoration Fund can be found here: <a href="#">Technical Notes 2022, Issue 147</a> <a href="#">General Capital Grant 2022-23 for Scottish Government Nature Restoration Fund   East</a></p>	
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			<p><a href="#">Dunbartonshire Council</a></p> <p>Biodiversity and green network actions continued to be delivered during 2021/22, in line with commitments in the Local Biodiversity Action Plan (LBAP) and the Green Network Strategy and with some additional projects also being delivered outwith these commitments such as increasing biodiversity value of amenity grass verges and reduce maintenance burdens) and further investigation of water voles at Lenzie Moss. Cut-and-lift machinery was also purchased to support wildflower meadow management.</p> <p>Funding has been secured through the Shared Prosperity Fund for the Kelvin Valley Project to deliver habitat improvements and climate adaptation measures such as wetland creation, riparian planting and biodiversity benefits. The contract will be going out to tender in January 2024.</p> <p>The Streetscene Team are also aiming to establish a model of management plans for various sites including the following:</p> <ul style="list-style-type: none"> <li>• Lenzie Moss</li> <li>• Cairnhill Woods</li> <li>• Heather Avenue greenspace</li> <li>• Whitefield Pond</li> </ul>	
(1.6) (See above)	Develop and deliver a Greenspace Improvement Plan for	2022	Following public consultation the Greenspace Improvement Plan for Waterside was completed. Further information can be found here: <a href="#">Technical</a>	Completed. Action closed

	Waterside		<p><a href="#">Notes 2022, Issue 65 - Preparation of the Waterside and Rosebank Greenspace Improvement Plan   East Dunbartonshire Council.</a></p> <p>Delivery is now underway with several workstreams, including path works agreed with the Community Council, which commenced in September providing a much-needed link at the rear of properties at Taig Road/Moss Road, including path works. These works are now completed.</p> <p>Installation of a new play area will commence before the end of March 2024. Discussions are also ongoing with the Community Council regarding other potential gateway features to Waterside highlighting the rich history of the village.</p>	
(1.7) *Additional action area from previous progress report*	Use cross-Council process of information-gathering for climate change reporting, to annually engage with services on Biodiversity Duty commitments, to gather evidence and secure commitment to future actions	Ongoing	<p>As part of the Council's statutory climate change reporting duties and the broader Climate Action Plan work, gathering information on biodiversity for formal reporting has been partially achieved through cross-council collaboration and information sharing between different departments and teams. This helps compile evidence and monitors progress against specific action.</p> <p>The Scottish Biodiversity Strategy recommends exploring combining Climate and Biodiversity Reporting from 2025/26. The Sustainability and Land Planning Teams intend to pilot a coordinated internal approach from 2024 to prepare for the proposed changes in the next reporting period.</p>	Retain action

<p>(1.8) *Additional action area from previous progress report*</p>	<p>Improve local air quality by implementing Bearsden Air Quality Action Plan</p>	<p>2022</p>	<p>Progress is reported annually through the Air Quality Annual Progress Report submitted by the Council to the Scottish Government, and updates to the Action Plan are made at this point. Bearsden Air Quality Management Area was revoked in 2022 due to consistent improvements in local air quality.</p> <p>Further information can be found here:  <a href="https://www.scottishairquality.scot/sites/default/files/publications/2022-10/APR_Template_Scotland_2022_final_1.pdf">https://www.scottishairquality.scot/sites/default/files/publications/2022-10/APR_Template_Scotland_2022_final_1.pdf</a></p>	<p>Completed. Action closed.</p>
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## Sustainable Economic Growth

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(2.1) Produce an Economic Development Strategy (EDS) which aligns the work of Council functions including land use planning, economic development, business support, waste management and sustainable development and contributes to a partnership-led approach to support delivery of a low-carbon economy and sustainable economic growth in East Dunbartonshire, assisting delivery of the Council's Public Bodies Duties	Update background data for Economic Recovery Plan (ERP), assess progress against agreed actions and consider new actions	End of 2021/2022	The Economic Recovery Plan was updated in March 2021, including supporting data. A progress monitoring spreadsheet has been produced, which includes progress updates for each action. Work is continuing to deliver the actions in the Economic Recovery Plan. The East Dunbartonshire Economic Partnership meets quarterly to discuss delivery of the ERP which has recently focused on green skills, the 'Loves Local Campaign' and actions within the Circular Economy Strategy.	Completed. Action closed.
2.1) (See above)	Support delivery of sustainable development actions in EDS by using Economic Partnership meetings as a discussion platform	Ongoing	EDEP has been meeting quarterly and partners have been involved in action monitoring and delivery, including throughout the production of the Circular Economy Strategy (which was an action in the EDS/ERP).	Retain action
(2.2) Work towards delivery of the circular	Prepare a Circular Economy Strategy as	End of 2022/2023	A Circular Economy Strategy was published in March 2023, and delivery of this strategy will be reported on	Completed

<p>economy in East Dunbartonshire by exploring options for actions in the emerging Economic Development Strategy and through the work of the Council’s Waste Services function</p>	<p>required in Priority 4 of the Economic Development Strategy (Sustainable Development).</p>		<p>in spring 2024. The strategy includes actions which were created in consultation with services across the Council. Work will commence in 2024 on the development of a new Economic Development Strategy, which will build upon the CES and ERP and set out the next steps in working towards a local wellbeing economy.</p> <p>The Council ‘s Circular Economy Strategy has the overarching objectives to:</p> <ul style="list-style-type: none"> <li>• Encourage a movement away from a disposable culture, towards one in which materials are reused. This can be applied to the Council’s own material use, reducing materials purchased.</li> <li>• Reduce the consumption of virgin resources and the volume of materials ending up as waste. This can be applied to the Council to reduce their waste.</li> <li>• Support local businesses and third sector organisations to become circular. Where the Council then uses these organisations for its purchased goods and services, they would have reduced emissions.</li> <li>• Foster a Wellbeing Economy by becoming part of the shift in economic priorities from a volume and profit driven model to one which works for people and the planet.</li> <li>• Align with the delivery of the Scottish Government’s Circular Economy Route Map and comply with any new legislation introduced by the proposed Circular Economy Bill.</li> </ul>	<p>This action will be replaced with a new action: “Undertake a review of the CES and progress as part of preparing the new Economic Development Strategy” with a target date of the end of 2024/25.</p>
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			<ul style="list-style-type: none"> <li>• Support efforts to reduce greenhouse gas emissions in line with Scottish Government targets, including a 75% reduction by 2030 and ultimately work towards net zero by 2045. This in turn supports reductions on the Council’s wider supply chain emissions.</li> </ul> <p>The Council ‘s Circular Economy Strategy has aims and corresponding actions for Council services in the following eight areas:</p> <ol style="list-style-type: none"> <li>1. Procurement – Support the Circular Economy through Council Procurement</li> <li>2. Built Environment – Encourage the Reuse of Existing Buildings and Land</li> <li>3. Construction – Minimise Waste and Reuse Materials</li> <li>4. Council Assets – Maximise the Use Value of Material Assets</li> <li>5. ICT – Use Technology to Drive New Ways of Creating Value in a Circular Economy</li> <li>6. Waste – Provide Services to Support Reuse and Recycling</li> <li>7. Collaboration with Community Planning Partnership</li> <li>8. Collaboration with other Scottish Councils and Public Bodies</li> </ol>	
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(2.3) Communicate regularly with the local business community on sustainability	Send regular bulletin to highlight key sustainability developments and opportunities for businesses	Ongoing	<p>The Council's Business Development Team uses various sources of media to signpost opportunities to businesses to improve their sustainability credentials, access funding, and reduce their carbon footprint.</p> <p>For example, the team works closely with Business Gateway to promote the wide-range of business support services on Business Gateway's website <a href="#">East Dunbartonshire - Local Support   Business Gateway   Business Gateway (bgateway.com)</a></p> <p>Work is also being undertaken to emphasise sustainability in a new 'Business Works' portal (further information provided in the action below).</p> <p>The Business Development Team are working with the Sustainability Team to promote East Dunbartonshire Council's Green Business Support Grant, which will help to reduce energy bills and help businesses make progress towards net zero carbon emissions with a grant of up to £10,000.</p>	Retain action
(2.3) (See above)	Enhance 'Business Works' portal to include sustainability related information and resources	On-going	The Council's Business Development Team are currently re-designing the Business Works website in partnership with the Chamber of Commerce, to enhance the information portal available to businesses in East Dunbartonshire. It is expected to launch in 2024 and include sections related to Net Zero and the Circular Economy.	Retain action

(2.3) (See above)	Examine opportunities to encourage businesses to take up free resource efficiency audit.	On-going	Scottish Enterprise provide a free online sustainability audit through their Diagnostic Tool, <sup>1</sup> RBS also has a tool which is available to their customers <sup>2</sup> while there are various circular economy business support resources that Zero Waste Scotland offer. <sup>3</sup>	Retain action
(2.3) (See above)	Run seminars and one-to-one surgeries through Business Gateway	On-going	Numerous events, webinars and seminars are available to businesses in East Dunbartonshire and can be found here <a href="#">East Dunbartonshire - Workshop &amp; Events   Business Gateway   Business Gateway (bgateway.com)</a>  Local 1-2-1 sessions can be provided for growth companies, as defined by the Business Gateway criteria. More information can be found here <a href="#">East Dunbartonshire - Local Support   Business Gateway   Business Gateway (bgateway.com)</a>	Retain action
(2.3) (See above)	Use annual 'Business Week' events as way of disseminating information and gauging support needs	On-going	The local East Dunbartonshire 'Business Week' has been superseded by national business week which is run by Business Gateway National. Local level promotion of national business week is undertaken through the local Business Gateway webpage <a href="#">East Dunbartonshire - Local Support   Business Gateway   Business Gateway (bgateway.com)</a>	Completed. Action closed.

<sup>1</sup> See [Sustainability support for your business - Scottish Enterprise \(scottish-enterprise.com\)](#)

<sup>2</sup> See [Clean Growth Audit Guide | Bank of Scotland Business](#)

<sup>3</sup> See [Circular economy business support | Zero Waste Scotland](#)

## Mugdock Country Park

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(3.1) Further develop the sustainability of outdoor areas via path network improvements, a potential allotment site and consideration of more native planting and less pesticide use	Undertake path network improvements as required	Ongoing	<p>Mugdock Joint Management Committee approved a new Land Management Plan 2022-27, which includes an action on this under Operational Objective 10:</p> <p>“1) Review and upgrade existing path network, to establish a clear hierarchy with priority to those areas where erosion problems are apparent.”</p> <p>This is being implemented through ongoing repairs and improvements that are regularly carried out by Rangers and volunteers. Additionally, 15 volunteers and various corporate groups undertook audits on paths.</p> <p>This builds up on audits that were carried out of paths and boardwalks within the park (see appendix 1 <a href="https://mugdock-country-park.org.uk/64003LandManagementPlan.pdf">64003LandManagementPlan.pdf (mugdock-country-park.org.uk)</a> )</p> <p>The new Strategy also provides maps through GIS and other digital content to promote the path network. <a href="https://mugdock-country-park.org.uk/Mugdock-Strategy-2022-2027">Mugdock Strategy 2022-2027 - Mugdock Park (mugdock-country-park.org.uk)</a></p>	Retain action
(3.1) (See above)	Undertake ongoing programme of native	Ongoing	Planting of native trees and hedges is ongoing as is removal of invasive non-native species. Funding was	Close and replace action with:

	planting and removal of invasive non-native species, to deliver biodiversity benefits		secured from Greenspace Scotland to plant over 5,000 trees, hedges and shrubs in 2023.	“Undertake ongoing programme of local provenance planting and removal of invasive non-native species, to deliver biodiversity benefits”
(3.1) (See above)	Following review of Local Outcome Group 5's pilot project to investigate alternatives to glyphosate herbicide (see 1.5), consider a larger-scale trial at Mugdock Park	Ongoing	<p>Further discussions are required on this action.</p> <p>In Mugdock Country Park, a 5-year contract is in place to remove bracken from Drumclog Moor. Although the first year included the use of chemicals, work in 2023/24 relied on manual work due to changes in the law regarding use of the chemical Asulam.</p> <p>Due to the withdrawal of approval of Asulax for use in Scotland just prior to the contractor's 2nd visit, and based on the relative success of Year 1 treatment, patches of bracken regrowth and overlooked sections were cut using clearing saws thus allowing mechanical rather than chemical control.</p>	Retain action
(3.2) Explore opportunities for enabling more sustainable travel to the park	Promote 'MyBus' service via Mugdock Park website and local 'What's On' publication	Ongoing	<p>In East Dunbartonshire and Stirling Council's Mugdock Strategy 2022-2027 public transport connectivity is identified as a core weakness.</p> <p>A high priority Early Action Project is to improve connections from Milngavie and Strathblane to Mugdock. The action is described as “scope for E bikes from Milngavie station/town centre” and to “explore opportunity to reintroduce bus service at weekends.”</p>	Retain action

			<p>East Dunbartonshire Council, Stirling Council and Milngavie Business Improvement District are identified as delivery partners. MyBusRural continues to be promoted on Park's website which is a service that needs to be booked in advance.</p> <p>However, there is currently no conventional bus service to the park. A trial was run although it did not develop into a regular service.</p>	
(3.2) (See above)	Explore viability of community-led transport to Mugdock via Community Transport Working Group, pending approval	2021	MyBusRural is promoted on Park's website which is a service that needs to be booked in advance. Further information can be found here <a href="http://mugdock-country-park.org.uk">Planning Your Trip - Mugdock Park (mugdock-country-park.org.uk)</a>	Completed. Action closed.
(3.3) Encourage the exploration and development of energy efficiency measures, renewables and other sustainable building features at Mugdock Castle, the Visitor Centre and The Stable	Undertake ongoing programme to replace existing lighting (including fittings) when it reaches end-of life with new energy-efficient LED lighting	Ongoing	The LED replacement program is nearing completion - all of the lights in the main areas within the park buildings have been replaced and there are only a few non-LED bulbs remaining.	Retain action
(3.3) (See above)	Apply for Resource Efficient Scotland audit to investigate opportunities for further efficiency, and for renewables	End of 2021/2022	<p>A high-level analysis on potential for renewable energy had concluded there was limited scope beyond upgrading the solar panels at Mugdock Castle.</p> <p>The current solar panels on the top of Mugdock Castle are 10-15 years old so the power generated is very</p>	Remove action

	installations, at Mugdock Castle, Visitor Centre and Stable		limited. Funding could be explored to replace these panels with more potent modern ones.	
(3.4) Consider opportunities for green roofs and walls, e.g., at Craigend Castle	Apply for funding to install 'living wall' to screen Craigend Castle	End of 2021/2022	Funding was secured and phase 1 of the project is completed with meadow mat and climbers planted along the fence line and biodiversity panel also installed. Phase 2, to increase the green coverage, is on-going.	Completed. Action closed.
(3.5) Further develop outdoor education opportunities, including delivery of the Forest Schools agenda	Continue to provide outdoor education service, including Forest Schools, to East Dunbartonshire schools and nurseries at Mugdock Park and other locations, which 190 pupils benefitted from in 2018-19	Ongoing	Forest Schools activities have resumed after lockdown and continue to be popular along with activities and events for community groups and members of the public.  Further information can be found here <a href="http://www.whatsonmugdockpark.org.uk">What's On - Mugdock Park (mugdock-country-park.org.uk)</a>	Retain action
(3.5) (See above)	Complete creation of woodland nursery at Mugdock Park	2022	This project was put on hold over lockdown and has not restarted to date. However, the Ranger Service is providing training to nursery practitioners in forestry activities: this comprises of 3 sessions with 45 nursery practitioners being provided with training.  More information can be found here <a href="http://www.outdoorlearningmugdockpark.org.uk">Outdoor Learning - Mugdock Park (mugdock-country-park.org.uk)</a>	Retain action
(3.6) Boost community involvement in the improvements of the Park	Work with Community Learning and Development Partnership to	No target date was set when this action was revised	Volunteering opportunities for conservation activities are well-attended and take place weekly on Tuesdays and Thursdays fortnightly on Saturdays and then corporate groups.	Completed. Action closed.

	investigate opportunities to boost volunteer numbers at Mugdock Castle		Work had been undertaken with various partner organizations such as East Dunbartonshire Voluntary Action to promote the work.	
(3.7) * Additional action area from previous progress report *	Align the new Mugdock Country Park Strategy with the aims of the emerging CAP to identify opportunities for the park to contribute to carbon reduction, climate change resilience and related biodiversity, health and community development opportunities	End of 2021/2022	<p>The Climate and Biodiversity emergency, as underscored in the development of the CAP, are reflected in the new Land Management Plan's strategic objectives section which notes:</p> <p><i>“As defined within local Green Network Strategies and Local Biodiversity Action Plans management at Mugdock will seek to meet Strategic area wide objectives:</i></p> <ul style="list-style-type: none"> <li>- <i>Safeguarding biodiversity</i></li> <li>- <i>Mitigating and adapting to Climate Change</i></li> <li>- <i>Supporting Sustainable Communities</i></li> <li>- <i>Supporting a Sustainable Economy”</i></li> </ul> <p>As the Climate Action Plan develops, further opportunities will be identified for alignment.</p>	Completed. Action closed.

## Procurement

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(4.1) Ensure that our Sustainable Procurement Policy reflects the requirements of the Sustainable Procurement Duty and forthcoming guidance	Review the Annual Procurement Strategy to ensure alignment with forthcoming legislation on how procurement should support the net-zero carbon target and related requirements for emissions savings	'TBC' (pending decision on re-programming as part of Covid recovery)	<p>From the outset of the Climate Action Plan (CAP) development process and prior to this, procurement has been recognised as a crucial factor in the Council's compliance with climate change duties.</p> <p>Work was undertaken during 2021/22 via the CAP Early Actions process to reflect commitments to sustainable procurement at a strategic level set out in the Council's Annual Procurement Strategy and supported in various ways, such as via the creation of a Contract &amp; Supplier Management Lead post). A commitment was made - and delivered on - in relation to the documentation in place to govern procurement activity, with the amended versions including prompts for consideration of climate change and recommending liaising with the Sustainability Team.</p>	Retain action
(4.2) Use the PCS Tender system to introduce a more systematic approach to sustainable procurement, encompassing and building on existing systems	Roll out contract management module to all relevant officers across Council, enabling easier monitoring of sustainability commitments	Ongoing	It has not been possible to roll out this module to date. This requirement will be pursued during the 2024/25 financial year with the objective of completion by April 2025.	Retain action
(4.2) (See above)	Raise staff awareness by providing and promoting sustainable	Ongoing	It has not been possible to commence this to date. Capacity to deliver this training module will be reviewed during 2024/25 to determine whether there	Retain action



	procurement training module in accordance with Procurement Governance Training approach, aligned to the Annual Procurement Strategy		is adequate resource available to deliver it.	
(4.2) (See above)	Investigate feasibility of further-embedding whole-life costing into procurement process, by learning from other councils	Ongoing	<p>The draft Climate Change Plan Evidence and Options Report, agreed by Council in September 2023, sets out a number of actions that are required to decarbonise the Council’s supply chain. Two-thirds of the Council’s greenhouse gas emissions arise from the purchase of goods and services and much of this arises from embedded emissions. The CAP Evidence and Options Report recommended that mechanisms should be developed within the procurement function that enable decarbonisation of the procurement portfolio from the earliest stage of the purchasing process, by specifying low/no carbon options, and developing supplier relation mechanisms that will enable carbon emission data collection and emission reductions. The CAP will incorporate recommendations to develop a Sustainable Procurement Strategy for the Council and undertake proactive changes to the procurement process to ensure that emissions from the supply chain are systematically reduced.</p> <p>The Roads Service have developed a set of climate actions to further embed consideration of whole-life costing and carbon emissions in their operations and these are currently being reviewed for inclusion in the Climate Action Plan. These include:</p>	Retain action

			<p>11. To reduce travel distance for construction materials to sites.</p> <p>12. To reduce amount of construction waste produced and reduce travel distances to tip.</p> <p>18. Engage with contractors and supply chains to agree joint carbon reduction and</p> <p>19. Build-in carbon considerations into all procurement policy/contracts for works, tools, furniture and other business needs.</p> <p>Additionally, the Council’s Circular Economy Strategy was published in March 2023, and delivery of this strategy will be reported on in spring 2024. One of the key areas identified in the strategy was “Procurement – Support the Circular Economy through Council Procurement”. The actions included were as follows:</p> <p style="padding-left: 40px;">A. Update guidance to give greater emphasis on circularity in contract quality assessment evaluation. Add information on the Circular Economy, reflecting this strategy’s objectives, to the existing procurement paperwork used by Council officers when setting up new contracts.</p> <p style="padding-left: 40px;">B. Collect more detailed data on the volume and type of materials consumed by the Council and schools year on year and investigate options for more detailed lifecycle costing analysis. Updates to the business systems used for procurement will facilitate this action (<u>see action 5</u>).</p> <p style="padding-left: 40px;">C. Provide information on the Council’s website for potential suppliers to facilitate the</p>	
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			<p>embedding of circularity and sustainability within contracts.</p> <p>D. Engage with suppliers on the Circular Economy at 'Meet the Buyer' events and in relevant Council communications, such as newsletters and social media. Enable new circular suppliers to bid for Council contracts.</p> <p>E. Develop a community benefits policy and use community benefits funding to support the development of circular organisations.</p>	
(4.3) Regularly convene the Community Benefits Forum to facilitate liaison and co- ordination on sustainable procurement within the Council and with key Community Planning Partners and Suppliers	Re-establish Community Benefits Forum with quarterly meeting cycle involving representatives from across the Council	'TBC' (pending decision on re-programming as part of Covid recovery)	This has not been achieved to date. The Climate Action Plan will include an action to re-convene the Forum on a quarterly meeting cycle.	Retain action
(4.3) (See above)	Maximise delivery of community benefits by developing a Community Benefits Strategy which sets targets and includes requirements for KPIs in contracts	TBC	This has not been achieved to date. The Climate Action Plan will include an action to require the Community Benefits Forum to co-ordinate a Community Benefits Strategy as an early priority.	Retain action

## Built Environment

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
<p>(5.1) Ensure that planning policy and guidance supports a radical reduction in emissions, helping to address the global climate emergency and contributing to the Scottish Government's ambitious carbon reduction targets</p>	<p>Land use planning policy and guidance will conform with emerging national policy to radically accelerate carbon emissions reductions; and conform with emerging national guidance on minimising emissions and contributing to the national target of a 75% reduction in carbon emissions by 2030 and net zero by 2045. Revised Building Standards will support the Scottish Government's commitment to reduce energy demand, and associated carbon emissions, within new buildings by 2021; and ensure all new homes consented from 2024 use renewable or low</p>	<p>On-going</p>	<p>Local Development Plan 2 was adopted on 28 November 2022.</p> <p>Policy 9 Climate Change, Sustainability and Energy Infrastructure requires all new development to be designed in a way that minimises energy consumption and carbon emissions in accordance with the energy hierarchy and requires applications to be accompanied by a Sustainability and Energy Statement. The policy also supports the creation of heat networks and renewable and low carbon energy proposals.</p> <p>Policy 11 Transport requires new development to be sited in sustainable locations and be integrated with the sustainable travel hierarchy.</p> <p>The National Planning Framework 4 now forms part of the development plan and is underpinned by the need to reduce carbon emissions in order to meet net zero. Work has recently begun on LDP 3 which will set out the spatial contribution of land in achieving net zero in East Dunbartonshire.</p> <p>Meetings were held between the Sustainability Policy Team and Housing Team to ensure that the Local Housing Strategy (LHS) reflected strategic alignment of spend with net zero targets, actions in the</p>	<p>Retain action</p>

	carbon heat. Council policy on heat and energy efficiency will be guided by the forthcoming Local Heat and Energy Efficiency Strategy.		<p>upcoming LHEES delivery plan and actions in the upcoming Climate Action Plan. These are incorporated into in the LHS through the following actions:</p> <p><b>Action 2.3</b> Reassess capital investment plans to work towards energy efficiency targets, ensure compatibility with net zero targets, and include retrofit of the following: energy efficiency measures, heating and ventilation systems and renewables while ensuring adherence to the New Build Heat Standard.</p> <p><b>Action 2.7</b> Adopt joint working approaches with agencies and services to contribute to the delivery of statutory net zero targets, actions to be confirmed in the LHEES delivery plan and actions to promote climate resilience in the Climate Action Plan.</p> <p>The Sustainability Policy Team and Housing Team also worked to ensure that the LHS adheres to the New Build Heat Standard through the following action:</p> <p><b>Additional Action 2.21:</b> Adopt joint working to ensure the early identification of potential areas for Heat Network Zones and the alignment of housing development with the LHEES delivery plan and the Heat Network Review Statement.</p>	
(5.2) Strengthen provisions for sustainability in future version of the CAMP	Through Corporate Asset Management Group agree how the Corporate Asset Management Plan will	Autumn 2022	Corporate Asset Management Group have convened on a regular basis throughout the year to review the on-going planning and delivery of investment in capital projects and to identify opportunities for those to contribute positively to the Council's Sustainability	Retain action

	support the objectives of the SCCF and implement the Scottish Government's net-zero carbon standard for new public buildings; and improve monitoring and progress reporting in the Plan to measure how capital projects and asset management are contributing to progress towards achieving net-zero emissions		& Climate Change Framework.	
(5.3) Produce a Local Housing Strategy that includes commitments to sustainability, with a particular focus on energy efficiency and awareness-raising	Set ambitious energy efficiency and heat decarbonisation targets for local housing via the Local Housing Strategy 2022-27, aligning with the Local Housing Strategy 2022-27, aligning with the net zero ambition of the emerging CAP'	2023 – 2028	Meetings were held between the Sustainability Policy Team and Housing Team to ensure that the Local Housing Strategy reflected strategic alignment of Council spend with net zero targets, actions in the upcoming LHEES delivery plan and actions in the upcoming Climate Action Plan. These are incorporated into in the LHS through the following actions:  <b>Action 2.3</b> Reassess capital investment plans to work towards energy efficiency targets, ensure compatibility with net zero targets, and include retrofit of the following: energy efficiency measures, heating and ventilation systems and renewables while ensuring adherence to the New Build Heat Standard.	Completed. Action closed.

			<p><b>Action 2.7</b> Adopt joint working approaches with agencies and services to contribute to the delivery of statutory net zero targets, actions to be confirmed in the LHEES delivery plan and actions to promote climate resilience in the Climate Action Plan.</p> <p>The Sustainability Policy Team and Housing Team also discussed how the LHS will also ensure adherence to the New Build Heat Standard through the following action:</p> <p><b>Additional Action 2.21:</b> Adopt joint working to ensure the early identification of potential areas for Heat Network Zones and the alignment of housing development with the LHEES delivery plan and the Heat Network Review Statement.</p>	
(5.4) Prepare a renewed corporate Carbon Management Plan to replace the existing one, which expires in 2020	Prepare interim Carbon Management Plan for 2021-23'	November 2023	<p>A commitment to annual reporting was introduced in the 2015 Carbon Management Plan against a 2012/13 baseline of emissions.</p> <p>The seventh Carbon Management Plan report was taken to the Place, Neighbourhood and Corporate Assets Committee in November 2023 and outlined progress towards a 51% / 13% target against the respective baselines of 2012/13 and 2019/20, by looking at each emission source in turn while also considering broad future trends.</p> <p>The report outlined how the Council's overall carbon footprint in 2022/23 was 14,648 tonnes of carbon dioxide equivalent ('tCO<sub>2</sub>e'). This is a decrease of</p>	<p>Action complete</p> <p>New action: "Prepare a renewed corporate Carbon Management Plan with interim emission reduction targets for 2024/25. Prepare the Climate Action Plan to provide targets beyond this point."</p>

			<p>1,940 tCO<sub>2</sub>e, or almost 12%, on the total emissions in 2021/22.</p> <p>A new emissions target for the 2023/24 financial year will be taken to the Place, Neighbourhood and Corporate Assets Committee in January 2024.</p>	
(5.5) * Additional action area from previous progress report *	Investigate feasibility of creating an East Dunbartonshire Energy Efficiency Discount Scheme, in line with Section 65 of the Climate Change (Scotland) Act 2009 which requires local authorities to establish a scheme that offers a one-off Council Tax rebate for householders who carry out certain energy efficiency measures	End of 2024	No progress since last update.	Retain action



## Community Capacity Building

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
<p>(6.1) Promote sustainability through the Community Learning and Development Plan, with a particular focus on employability work, and through the wider work of the Community Planning Partnership</p>	<p>Align new CLD Plan (2021- 24) with ambitions of emerging CAP.</p>	<p>End of 2021</p>	<p>The Community Learning and Development (CLD) Plan is being monitored and a report is due to go to Council and Community Planning Partnership Board in 2024 to update on progress of the agreed objective which reflects alignment with the ambitions of the Climate Action Plan:</p> <p>Local Outcome 4: East Dunbartonshire is a safe place in which to live, work and visit. Our citizens live in safe and resilient communities and are supported by community-based approaches. Communities are supported to respond to the learning and development opportunities presented by the climate emergency.</p> <p>Communities are supported to respond to the learning and development opportunities presented by the climate emergency, including monitoring of progress against indicators agreed: East Dunbartonshire Council, Skills Development Scotland and other relevant partners have:</p> <ul style="list-style-type: none"> <li>a) Established mechanisms for sharing opportunities with key partners,</li> <li>b) Delivered key messages about 'green' skills development with school and community groups and</li> <li>c) Raised awareness with employers</li> </ul> <p>The Community Learning and Development Plan will</p>	<p>Completed. Action closed.</p>

			also be renewed and refreshed next year, once Scottish Government guidance is released	
(6.1) (See above)	Continue to progress 'Green CLD' through main CLD Partnership meetings, to support the Scottish Government's Climate Emergency Skills Green New Deal and Just Transition agendas and linking to the Council's Economic Recovery Plan and emerging Climate Change Plan and Circular Economy Strategy	On-going	<p>In addition to the work to align the Community Learning and Development (CLD) Plan with the CAP, Green Community Learning and Development was embedded into the Council's Circular Economy Strategy with the following action area:</p> <p><b>7. Collaboration with Community Planning Partnership</b></p> <p>A. Ensure that the Circular Economy is embedded in their organisations' corporate/sustainability plan or produce a standalone strategy for the Circular Economy.</p> <p>B. Develop the approach to procurement (considering the principles and actions included in Action 1) in order to embed circularity in the tender and contract process, designing out waste and ensuring longevity of products/services.</p> <p>C. Encourage the reuse of buildings and land in line with the approach in Action 2.</p> <p>D. Minimise waste in construction, reuse materials, and procure natural and low carbon materials in line with the approach in Action 3.</p> <p>E. Consider the material streams used by each organisation and options to minimise waste and improve the entire lifecycle of products.</p>	Retain action

			<p>Particularly for NHS Greater Glasgow and Clyde, investigate ways to reduce or change the materials used for single-use items.</p> <p>F. Use ICT and technology to reduce material use/waste and drive efficiency.</p> <p>G. Investigate ways to collaborate across organisations including sharing best practice, opportunities to work together on circularity and on shared use of resources.</p> <p>The CLD Partnership is aware of the range of community-based projects which contribute to this plan and is looking to develop a number of actions and key measures against which success can be measured including further engagement with the Climate Action Plan's development.</p>	
(6.2) Build environmental protection and enhancement more widely into the Place workstreams	Embed sustainability into Place Plans [Locality Plans] to help ensure that economic, social and environmental benefits are delivered in a joined-up way	On-going	<p>The draft Locality Plans were approved by Council in September 2023 and were presented to Community Planning Partnership Board in December 2023. The environment is a priority theme in each of the four locality plans with the following actions under the environment section of each area:</p> <p><u>Lennoxtown Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Promote and support Local Food growing and Gardening</li> <li>- Increase links with wider organisations (such as the John Muir Trust).</li> <li>- Make connection with historical and Paths</li> <li>- Create opportunities within vacant spaces/shops</li> </ul>	Completed. Action closed.

			<p><u>Hillhead and Harestanes Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Community led improvements in area, including upgrading part of locality i.e. outside centres and information notice boards</li> <li>- Create opportunities within vacant spaces/shops</li> <li>- Create community resource facility to enable storage of equipment for community activities, e.g. litter picks</li> <li>- Carry out environmental assessments with the local community, including upgrade of grounds and notice boards outside centres</li> </ul> <p><u>Auchenairn Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Explore how community groups/members can gain access to Auchinairn Community Garden space without going through the café kitchen</li> <li>- Explore the potential of developing a co-ordinated programme of activities that help to improve the appearance of the local area – e.g. litter picks, repurposing derelict land and other emerging issues</li> </ul> <p><u>Twechar Locality Plan - Environment Action</u></p> <ul style="list-style-type: none"> <li>- Deliver localised collection day/days for large items.</li> </ul> <p>There is also an action to undertake environmental assessments with the local community, including upgrade of grounds and notice boards outside</p>	
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			centres, under the 'Community Safety' section.	
(6.2) As Above	Through Local Outcome 5 Healthy Environments Sub-Group, follow national developments in relation to preventative health spend to focus available resources on developing nature-based solutions in Place Areas and discuss opportunities for implementation	Ongoing	A Wider Environment Sub-Group has been established to support and encourage co-operation and collaboration of Partners and communities to maximise access to community assets that support positive wellbeing outcomes. The group is finalising its Terms of Reference and will move forward with a plan of action in 2024.	Retain action.
(6.3) Maintain regular communications between Community Payback Work Supervisors and the Place, Neighbourhood and Corporate Assets Directorate to ensure that sustainability is an ongoing consideration in criminal justice work	Develop a set of Community Payback principles which: identify how the unpaid work service can best support the Council's ambition and vision for sustainability and climate change as set out in the Framework; set out appropriate types of projects for the service; and ensure continued promotion of the service and fulfilment of appropriate work requests,	End of 2021/2022	The Justice Services Team and unpaid work service have implemented numerous actions and processes which support the Council's sustainability and climate change objectives including the following: <ul style="list-style-type: none"> <li>- Purchasing clothing, such as uniforms, with materials that have been recycled.</li> <li>- All green waste is sent to the recycling center</li> <li>- Recycling bins are provided in the offices.</li> <li>- The garden and green space has wildflowers and bird boxes to support biodiversity.</li> <li>- Autumn leaves are collected for Milngavie in Bloom for composting annually.</li> <li>- An electric vehicle pool car is used by the team.</li> </ul>	Retain action and change date

	depending on number of offenders available for work			
(6.4) * Additional action area from previous progress report *	Further support community climate empowerment via [new community grants pot], CAT process requirements (still need to clarify what these are and how they are/should be enforced.	2025	<p>The Council's Community Grant Scheme application process was altered to help to support Council's net zero targets and broader sustainability goals through the addition of the following question to the application process:</p> <p><i>"What measures have you taken to maximize the positive environmental impact and minimize the negative impact on the environment?"</i></p> <p>CLT are also reviewing the Council's Community Asset Transfer Policy. The Sustainability Team / Land Planning Team will be asked to appoint a representative and to provide an environmental screening service as part of this process.</p> <p>The Council have also developed a Community Carbon Literacy Training programme, which is funded through the Shared Prosperity Fund, which will begin in January 2024 to improve awareness of climate change and increase community capacity to combat climate-related issues. An outline of the programme was taken to the Community Planning Partnership Board in December 2023, which explained that the 3 key main aims of this programme will be to:</p> <ol style="list-style-type: none"> <li>1. Educate and empower participants in relation to climate change mitigation and adaptation.</li> <li>2. Provide Carbon Literacy Project 'Carbon</li> </ol>	Retain action

			<p>Literate' certification of this learning.</p> <p>3. Provide a training course to 'train the trainer', to provide certified training to a standard that enables individuals to deliver carbon literacy training within their organisation and to provide initial support on delivery.</p> <p>This training will increase the ability and influence of local communities to identify and implement climate-based projects and will aid the development of a local Climate Hub – a volunteer-led network that supports community-led action to address the climate and nature emergency, and work for a just, thriving and resilient East Dunbartonshire.</p>	
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**Education**

<b>Strategic Commitment</b>	<b>Action</b>	<b>Target Date</b>	<b>Progress Update</b>	<b>Recommendation</b>
(7.1) Investigate the scope to promote awareness and build capacity, within education centres, in relation to sustainability requirements within General Teaching Council standards	Convene Learning for Sustainability group to: better-embed sustainability into work programmes; ensure professional learning opportunities; monitor progress	On-going	<p>East Dunbartonshire Council’s Learning for Sustainability action team are now online and supporting early years, primary and secondary with professional learning and resources, sharing best practice.</p> <p>Additional opportunities are being organised by the Education Team to support this including the delivery of Climate Ready Classrooms, a one-day programme delivered by Keep Scotland Beautiful (KSB) on the science behind climate change and how to reduce emissions <a href="#">Climate Ready Classrooms   Keep Scotland Beautiful</a></p> <p>Provisional dates have been set in May 2024 and the Sustainability Team will continue to liaise with the Education Team and KSB to ensure that content reflects local priorities including those set out in the Climate Action Plan.</p>	Retain action
(7.2) Investigate the scope to establish systems for monitoring schools’ participation in Eco-Schools Scotland and highlighting areas for action, and for		On-going	East Dunbartonshire Council’s Learning for Sustainability action team are now online and supporting early years, primary and secondary with professional learning and resources, sharing best practice.	Retain action



encouraging sustainability to be routinely incorporated into school planning and reporting				
(7.3) Consider a formal communication mechanism between Education and other relevant Council services to allow dialogue on building fabric and services		On-going	<p>Meetings take place every two weeks between the Education Team and Assets &amp; Facilities Management to ensure that there is dialogue in place energy compliance, mitigation work on climate change and to improve resilience to the impacts of climate change such as considering risk of flooding.</p> <p>Updates to existing older buildings are also in progress such as the full refurbishment of Milngavie and Bearsden Primary Schools.</p> <p>Internal Council teams also have formal communication mechanisms that ensure that drainage and flooding risks are considered in the planning stages of applications.</p> <p>The Deposit Return Scheme has been delayed until 2025. However, recycling continues to be encouraged in the lead up to its introduction.</p>	
(7.4) Enhance provisions for outdoor learning, including further Forest Kindergarten and Schools training (NB: Action 3.5 also supports this commitment)	Produce Outdoor Learning Strategy and deliver via series of professional learning sessions during 21/22, making use Twechar Outdoor Education Base'	On-going	<p>The Outdoor Learning Strategy has been published despite some difficulties and complexities due to Covid-19. Training required by the Strategy has also been deleted. A revision and redraft of the Strategy is currently ongoing.</p> <p>Other related work in this area includes training provided by the Countryside Ranger Service to</p>	Retain action

			nursery practitioners in forestry activities at Mugdock Country Park: this comprises of 3 sessions with 45 nursery practitioners being provided with training. More information can be found here <a href="https://www.mugdock-country-park.org.uk">Outdoor Learning - Mugdock Park (mugdock-country-park.org.uk)</a>	
(7.5) Produce a Dynamic Sustainability Communications Plan to allow more systematic promotion of sustainability to staff and the wider public	Continue to promote sustainability to staff and the wider public systematically, in line with CAP developments and national guidance contained in Net Zero Nation	Ongoing	<p>A draft Sustainability Communications Plan was prepared in 2021 but not finalised due to resource constraints. Following the completion of the Climate Action Plan, a revised Communications Plan will be prepared to support behaviour change in relation to climate action and ensure effective communications on the full range of sustainability and climate change issues.</p> <p>For wider public communications, key messages related to both Council-led projects such as Re-Heat and external campaigns by partner organisations are published and shared on the Council’s social media channels, online and in the press.</p> <p>A quarterly Climate Action Plan Newsletter is published by the Sustainability Team to provide a systematic promotion of the wide-range of sustainability-related activities, including updated developments on the CAP and LHEES, to the public.</p> <p><a href="#">Climate Action Plan (CAP) Newsletters   East Dunbartonshire Council</a></p>	Retain action

<p>(7.6) Identify opportunities to create and communicate organisational values through internal communications and the Employee Learning and Development agenda</p>	<p>See 10.10</p>	<p>On-going</p>	<p>Relevant campaigns continue to be promoted via internal networks including the Employee Zone, DCE update and Employee News if suitable. Future plans include promoting the pool bike availability, Circular Economy and various other Sustainability initiatives.</p>	<p>Action On-going</p>
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## Finance

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
<p>(8.1) Consider developing a policy on fossil fuel investment through savings, investment and borrowing, examining whether our investments are consistent with our statutory duties in relation to climate change mitigation and sustainable development</p>	<p>Support and monitor Strathclyde Pension Fund's commitment to responsible investment and encourage decarbonisation and climate change engagement initiatives</p>	<p>Ongoing</p>	<p>Strathclyde Pension Fund (SPF) has a policy of Sustainable Investment as part of its ongoing investment portfolio which can be found on its website. However, the Strathclyde Pension Fund was found to have invested at least £618 million in fossil fuel companies in 2023.<sup>4</sup></p> <p>The International Energy Agency analysis shows that meeting the legally-binding Paris Agreement targets would require all fossil fuel companies to stop new oil and gas exploration projects in 2021 yet none of the ten fossil fuel companies most heavily invested in by Local Government Pension Schemes has made this commitment.<sup>5</sup></p> <p>Additionally, global investment in renewable energy skyrocketing in 2023 to a record-breaking \$358 billion with a 22% rise compared to the start of 2022 and an increasing number of Councils calling for divestment from fossil fuels<sup>6</sup>, including the following members of Strathclyde Pension Fund: West Dunbartonshire, Glasgow City Council, Renfrewshire Council and South Lanarkshire Council.<sup>7</sup></p>	<p>Retain action</p>

<sup>4</sup> [REVEALED: £2bn Scottish council pension fueling climate breakdown - Friends of the Earth Scotland \(foe.scot\)](#)

<sup>5</sup> [Net Zero by 2050 – Analysis - IEA](#) See also [Energy groups must stop new oil and gas projects to reach net zero by 2050, IEA says \(ft.com\)](#)

<sup>6</sup> [Renewable Energy Investment Hits Record-Breaking \\$358 Billion in 1H 2023 | BloombergNEF \(bnf.com\)](#)

<sup>7</sup> [Local council motions - UK Divest](#)

(8.1) (See above)	Investigate potential for further sustainable investments	On-going	<p>Surplus funds are invested in sustainable investment through link will continue to review against returns. At the time of writing the Council has £2m invested in a sustainable deposit with Standard Chartered Bank.</p> <p>The sustainable deposit for Standard Chartered bank differs to their standard fixed term deposits as these deposits have an underlying commitment to supporting activities that provide sustainable and environmentally friendly services and products.</p> <p>In the case of the Standard Chartered Sustainable Deposit, the deposit guarantees that investment is referenced against sustainable assets, both existing and future. The investments are referenced against the United Nations Sustainable Development Goals (SDGs), so funds are put to work addressing some of the world's biggest long-term threats including, but not limited to, climate change, health, financial inclusion and education. The deposits have third party verification, with the framework independently reviewed on an annual basis to ensure that the latest thinking and trends are regularly incorporated.</p> <p>Through this product, investors are able to invest in activities aiming to help SDGs, without having to take direct exposure to them. With the exception of the commitment to supporting the achievement of SDGs,</p>	Retain action

			<p>the product is no different from a standard fixed term deposit.</p> <p>The Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020 requires that from November 2022 Public Bodies' Climate Change Duties (PBCCD) reports include how the body will align its spending plans and use of resources to contribute to reducing emissions and delivering its emissions reduction targets.</p> <p>Key expectations within the legislation also include that institutional boards and senior executive teams must ensure that climate change systemically informs strategic investment planning and decision-making processes and is integrated into financial planning and reporting.</p> <p>The upcoming Climate Action Plan will explore additional opportunities for the Council to deliver on these responsibilities and contribute to statutory net zero targets.</p>	
(8.2) Participate in any future pan-Council discussions on ethical investment policies	Participate in Sustainable Scotland Network-led discussions with other public sector bodies, with the aim of identifying appropriate opportunities to invest more sustainably	Ongoing	As above	Retain action

## Sustainable Transport & Travel

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(9.2) Incorporate use of recycled materials into path creation more systematically and pursue other elements of resource efficiency and sustainable sourcing	Liaise with Corporate Procurement to discuss feasibility of formalising position on procuring sustainable materials (recycled or locally-sourced, depending on type of path) for path- creation by including statement of requirements in briefs and reflecting in contracts	On-going	<p>The Traffic &amp; Transport and Greenspace Teams continue to use recycled materials, such as ULTITREC, in all path network improvements that are undertaken while the Road Service Climate Actions identifies numerous opportunities related to procuring sustainable materials including the following actions:</p> <p>13. Maximise re-use of existing arising materials such as kerbs, plannings, slabs, aggregates etc            14. Introduce street furniture, such as bricks, blocks, and drainage, made from recycled materials            15. Explore opportunities for introducing innovative lower-carbon materials and processes (via the Live Labs 2 project that is being led by North Lanarkshire)            16. Change material specifications to reduce virgin material waste in bases of footways, cycleways and other surfaces            17. Explore opportunities to preserve existing carriageways to reduce maintenance needs</p> <p>Despite these positive developments, formalization of the Council-wide position on procuring sustainable materials, including a statement of requirements in briefs and reflecting in contracts, is still pending completion.</p>	Retain action
See above	Clarify current use of recycled material in roadbuilding and maintenance, and	2023	Roads have a materials supply contract with Hillhouse quarries in which the vast majority of excavated, milled planings etc. are recycled. This is estimated to be approximately 85-90% of materials. Only a very	Action On-going

	<p>investigate opportunities to increase; link with Circular Economy Strategy work</p>		<p>small portion is land waste.</p> <p>The Circular Economy Strategy also contains a series of actions under procurement:</p> <ul style="list-style-type: none"> <li>A. Update guidance to give greater emphasis on circularity in contract quality assessment evaluation. Add information on the Circular Economy, reflecting this strategy’s objectives, to the existing procurement paperwork used by Council officers when setting up new contracts.</li> <li>B. Collect more detailed data on the volume and type of materials consumed by the Council and schools year on year and investigate options for more detailed lifecycle costing analysis. Updates to the business systems used for procurement will facilitate this action (<u>see action 5</u>).</li> <li>C. Provide information on the Council’s website for potential suppliers to facilitate the embedding of circularity and sustainability within contracts.</li> <li>D. Engage with suppliers on the Circular Economy at ‘Meet the Buyer’ events and in relevant Council communications, such as newsletters and social media. Enable new circular suppliers to bid for Council contracts.</li> <li>E. Develop a community benefits policy and use community benefits funding to support the development of circular organisations.</li> </ul>	
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			Work will commence in 2024 on the development of a new Economic Development Strategy, which will build upon the CES and ERP and set out the next steps in working towards a local wellbeing economy.	
(9.3) Produce a corporate travel planning document and achieve Cycle Friendly Employer status	Support sustainable corporate travel, working towards 'Cycle Friendly Employer' status, via: continued promotion and support of national sustainable/active travel challenges and initiatives; continued promotion of e-travel car share scheme; expansion of pool bike locations by adding one new station; and employee awareness	One new bike station by end 2019/20; other actions ongoing	<p>It has not been possible to develop a cycle to work scheme to date but this remains a commitment. The Council cannot achieve 'Cycle Friendly Employer' status without first establishing and running the cycle to work scheme.</p> <p>The Council's Transport &amp; Travel Team receive regular requests for a cycle to work scheme, particularly from teaching staff, demonstrating the ongoing demand for such a scheme.</p> <p>The scope for establishing a working group with representatives from Sustainability, Human Resource and Transport teams supported by senior leadership will be explored to establish the feasibility of a cycle to work scheme in order to achieve Cycle Friendly Employer status during 2024/25.</p> <p>The Council does have other activity within this are including a loans scheme through i-bike officers and school travel plans and there is still an opportunity to create a staff travel survey which was identified in the CAP Evidence and Options report which was agreed by Council in September 2023.</p>	Retain action
(9.3) (See above)	Deliver Corporate Travel Plan	On-going	Covid-19 caused delayed discussion around the viability and potential timescale for production of a Corporate Travel Plan, as did the subsequent	Retain action

			<p>reduction in the staff commuting and the consequent reduction in mileage in staff vehicles.</p> <p>However, a Travel Plan was a recommendation in the CAP Evidence and Options report which was agreed by Council in September 2023. A working group with representatives from Sustainability, Human Resource and Transport teams supported by senior leadership could add value by developing and delivering a coordinated Corporate Travel Plan.</p>	
(9.4) Continue fleet replacement	In 2021/22, replace 112 vehicles and plant with more efficient models'	On-going	<p>Ongoing Fleet Replacements continued in 2022/23 and the 2023/24 financial years. There were 18 new EV cars procured in 2021/22 and a further 17 EV cars and an EV van procured in 2022/23. In total there have been 85 vehicles replaced with improved emission standards in this period.</p> <p>The proportion of electric vehicles in the Council's fleet is an important factor in reducing fleet-related emissions. However, the number of leased electric vehicles in the fleet fell between 2021/22 (43) and 2022/23 (35) and this contributed to the increase in emissions from the fleet.</p> <p>There are no major changes in fleet emissions expected between the 2022/23 financial year and the 2023/24 financial year.</p> <p>Overall emissions data for the fleet in 2022/23 showed that emissions in this area have decreased by 362 tCO<sub>2</sub>e, or 14%, since the 2012/13 baseline year and 114 tCO<sub>2</sub>e, or 5%, since the 2019/20 baseline</p>	Retain action

			year.	
(9.5) Introduce further electric vehicles, pending funding	Investigate scope and timescale for further decarbonisation of fleet through CAP'	Ongoing	<p>35 new electric vehicles have been procured within the update period. However, a decrease in the number of electric vehicles being used in 2022/23 meant that emissions from the Council's fleet of vehicles increased by approximately 7% from 2021/22 levels.</p> <p>Consequently, fleet overtook waste as the Council's second largest source of emissions and accounted for 15% of East Dunbartonshire Council's carbon footprint in 2022/23.</p>	Merge action with action below.
(9.6)* Additional action area from previous progress report *	Through the Carbon Management Plan review process, investigate the feasibility of decarbonising our fleet, by phasing out all petrol and diesel cars from our fleet by 2025 and all new petrol and diesel vehicles in the fleet by 2030, in line with Scottish Government proposals	On-going	<p>The Scottish Government has identified fleet as a key area for action on emissions reduction and no new petrol and diesel cars and light vans can be procured for the fleet from 2025. This will result in significant reductions in fleet emissions in future years. Council has taken a decision to replace the current fleet depots with a new facility at Broomhill and planning is currently under way on its design and delivery.</p> <p>The new depot will be designed for the switch to a 100% zero carbon fleet and a study is currently being undertaken by the Energy Savings Trust on how decarbonisation can best be achieved. In the interim, officers are working on plans for replacement electric vehicles at present and more electric vehicles will be procured from 2024/25 onwards. Some barriers remain to the adoption of electric vehicles including challenges with infrastructure and prohibitive costs for both vehicles and charging facilities and ways of</p>	Retain action

			<p>overcoming these constraints are being assessed through the current study.</p> <p>This work continues to be progressed in conjunction with the Council’s Climate Action Plan and a further report will be brought to Council in 2024 highlighting the plans to achieve net zero with reference to Corporate Asset Management Planning and all associated costs and interdependencies for this work.</p>	
(9.7) Consider fuel-efficient driver training	Arrange and deliver further FuelGood Driver Training sessions for 50 EDC staff, pending availability of funding and Covid restriction	By end of 2021/22	Scottish Government did not provide funding to support delivery during 2022/23. Training may be reintroduced in the future if funding becomes available and internal demand justifies the costs.	Retain action

## Corporate Support Functions

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(10.1) Produce a Local Heat and Energy Efficiency Strategy (LHEES) for East Dunbartonshire	Undertake follow-up LHEES project to further prepare for production of LHEES and prepare the Council to meet EESSH2 requirements		<p>The LHEES is currently being developed with an aim to take a draft to Council in March 2024 subject to contractual delays being overcome.</p> <p>Various follow-up projects were undertaken which facilitated the completion of all the stages up to stage five of the eight stage process. However, the subsequent Zero Waste Scotland capacity building workshops have underscored the retrospective work that needs to be completed to adhere to the Scottish Government's new guidelines that were introduced in October 2022.</p> <p>A contract variation is required with the consultants who have been providing technical support for the development of the LHEES. Before the contract variation can be agreed, a contract extension is required between the Council and the consultants. These contracts are being progressed by the Council's legal team.</p>	Retain action
(10.1) (See above)	Produce LHEES	End of 2023	As Above	Retain action
(10.3) Strategically develop the Council's Green Office agenda	Identify or establish working group and network of 'champions' to	On-going	The Healthy Working Lives award scheme has ended and the plans for the group going forward are under review. There have also been changes to the frequency of some staff working in office	Retain action

	support and oversee cross-Council delivery of sustainable office measures, to determine improvements in environmental and financial performance across the Council		locations and therefore consideration needs to be given as to how the Green Office could be implemented.	
(10.4) Ensure that sustainability is appropriately represented in the LOIP	Ensure that the new Locality Plans reflect the LOIP's sustainability guiding principle'	2023	<p>The draft Locality Plans 2023-28 were approved by Council in September 2023 and were presented to community partnership board in December 2023. Progress will be to be reported on annually for each of the plans. While Locality Plans are primarily to address poverty and inequality, the environment is a priority theme in each of the four plans. The actions under the environment section of each plan is outlined below:</p> <p><u>Lennoxtown Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Promote and support Local Food growing and Gardening</li> <li>- Increase links with wider organisations [such as the] John Muir Trust.</li> <li>- Make connection with historical and Paths</li> <li>- Create opportunities within vacant spaces/shops</li> </ul> <p><u>Hillhead and Harestanes Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Community led improvements in area including upgrading part of locality ie outside centres and information notice</li> </ul>	Complete

			<p>boards</p> <ul style="list-style-type: none"> <li>- Create opportunities within vacant spaces/shops</li> <li>- Create community resource facility to enable storage of equipment for community activities, e.g. litter picks</li> <li>- Carry out environmental assessments with the local community, including upgrade of grounds and notice boards outside centres</li> </ul> <p><u>Auchenairn Locality Plan - Environment Actions</u></p> <ul style="list-style-type: none"> <li>- Explore how community groups/members can gain access to Auchinairn Community Garden space without going through the café kitchen</li> <li>- Explore the potential of developing a co-ordinated programme of activities that help to improve the appearance of the local area – eg litter picks, repurposing derelict land and other emerging issues</li> </ul> <p><u>Twechar Locality Plan - Environment Action</u></p> <ul style="list-style-type: none"> <li>- Deliver localised collection day/days for large items.</li> </ul> <p>There is also an action to undertake environmental assessments with the local community, including upgrade of grounds and notice boards outside centres, under the 'Community Safety' section.</p>	
As Above	Create appropriate sustainability	On-going	The LOIP has not been reviewed but there has been agreement by the community planning	Retain action

	monitoring mechanism for LOIP		partnership board to review the LOIP, which will incorporate the aspiration to create appropriate sustainability monitoring mechanisms.	
(10.5) Build sustainability into Leadership and senior management events, materials, meetings and communications	See 10.10 & 10.11		The Senior Leadership Team and elected members completed carbon literacy training in 2023.	Retain action
(10.6) Support the BIP and HGIOS process to ensure full support of SEA requirements for PPSs and full support of sustainability and climate change duties	Work with Corporate Performance & Research Team to ensure that Business Improvement Plans support carbon reduction, climate change adaptation and sustainability objectives and statutory duties as set out in this Framework	On-going	<p>Council approved the Evidence and Options Report stage of the CAP in September 2023 and has now agreed a net zero target of 2036 for Councils' direct emissions (including emissions from the fleet of vehicles and buildings) and energy that the Council purchase (such as electricity), in addition to a target of 2045 for all other emissions including area wide.</p> <p>Details will be drawn up on how to deliver on these ambitious targets, including the necessary strategic alignment of corporate performance metrics and processes, in the draft CAP which is due to be taken to Council in 2024.</p> <p>Regular updates on sustainability and workstreams that support emissions reductions are provided through the HGIOS, BIP and Carbon Management Plans.</p>	
(10.7) Identify significant climate change risks, where relevant, to incorporate into Risk Register	Climate Action Plan	On-going	As part of the emerging Climate Action Plan, the Council undertook a systematic review of the risks and opportunities - as part of the Adaptation & Nature Based Solutions element - that climate	Completed. Action closed.



			<p>change pose to the Council, and the council area as a whole. It will provide a long list of potential options which will mitigate and adapt to the risks identified, and to become more resilient. This was taken to Council in September 2023 for approval with the aim to integrate them into a Council wide risk register.</p> <p>A revised Corporate Risk Register was agreed by Council at its meeting on 14 December 2023, including an updated risk on climate change, covering mitigation and adaptation. There are no further plans to further amend the Council risk register at present.</p>	
(10.9) Use the Programme Management Office (PMO) process to require the inclusion of sustainability in project management procedures	Refresh PMO principles and documentation to determine opportunities to better-promote sustainability, including recognising sustainability within the Project Scoring Matrix	2023	<p>The PMO have updated their process to integrate sustainability into project management processes. For example, there is a scoring matrix for all projects within our Digital Development Programme, and one of criteria is to what degree sustainability contributes to the Council's commitment to sustainability.</p> <p>Within their Project Management Toolkit, the PMO have referenced sustainability in a section on Delivery Principles; and lastly, within the Business Case template section they have a section detailing the impacts of climate change and how steps can be taken to minimise the projects impact.</p>	Completed. Action closed.
(10.10) Consider opportunities for reflecting sustainability and climate	Introduce a new element to Induction Training for new staff	TBC	EDC's Moodle e-learning platform is now in place and there is an opportunity for sustainability and climate change material to be added.	Retain action

change within staff contracts and via other behaviour change initiatives	to cover the Council's sustainability and climate change commitments and ensure that staff are aware of their role in contributing to climate		Consideration will be given to the development and inclusion of these resources over the coming year.	
As above	Ensure that Sustainability and Climate Change Communication Strategy and Action Plan (see 7.5) includes workshops and learning sessions for staff and e-learning to promote behaviour change, improve awareness of sustainability and climate change issues, and support delivery of the Council's sustainability and climate change commitments. See 7.5 for further details.		<p>A draft Sustainability Communications Plan was prepared in 2021 but not finalised due to resource constraints. Following the completion of the Climate Action Plan, a revised Communications Plan will be prepared to support behaviour change in relation to climate action and ensure effective communications on the full range of sustainability and climate change issues.</p> <p>For wider public communications, key messages related to both Council-led projects such as Re-Heat and external campaigns by partner organisations are published and shared on the Council's social media channels, online and in the press.</p> <p>A quarterly Climate Action Plan Newsletter is published by the Sustainability Team to provide a systematic promotion of the wide-range of sustainability-related activities, including updated developments on the CAP and LHEES, to the public.</p>	

			<a href="#">Climate Action Plan (CAP) Newsletters   East Dunbartonshire Council</a>	
(10.11) *Additional action area - Climate Action Plan*	Prepare a CAP to set out how and when the Council will achieve zero direct emissions for its own activities and operations and net zero emissions across East Dunbartonshire, and which sets a local strategy for climate change adaptation'	Summer 2023	<p>Council approved the recent Evidence and Options Report stage of the CAP in September and has now agreed a net zero target of 2036 for Councils' direct emissions (including emissions from the fleet of vehicles and buildings) and energy that the Council purchase (such as electricity), in addition to a target of 2045 for all other emissions including area wide.</p> <p>The report also sets out our suite of adaptation options and delivery actions which stemmed from our evidence base of a Local Climate Impact Profile and a two-stage Climate Risk and Opportunity Assessment. Details will be drawn up on how to deliver on these ambitious targets in the draft CAP which is due to be taken to Council in 2024.</p>	

## Single Use Plastic Policy

Strategic Commitment	Action	Target Date	Progress Update	Recommendation
(11.1) Eliminate the use of single-use plastics where possible	Continue to support staff to transition to the elimination of disposable plastic water cups'	2022	<p>Scottish Government introduced a ban on most single use plastics from 01/06/22. This included a ban on plastic cutlery, plates and stirrers in addition to food containers made of expanded polystyrene such as cups including their covers and lids.<sup>8</sup></p> <p>For example, water machines are no longer available in Council buildings so it is believed that there are no single use plastic cups: staff bring their owns mugs and bottles</p> <p>Measures were also taken to ensure that schools comply with the national ban with single use water bottles being removed and jugs being made available as part of the lunch service.</p>	Completed. Action closed.
(11.1) (See above)	Conduct third review of opportunities to eliminate single-use plastics in catering, following commencement of adjusted menu	2022	<p>Scottish Government introduced a ban on most single use plastics from 01/06/22. This included a ban on plastic cutlery, plates and stirrers in addition to food containers made of expanded polystyrene such as cups including their covers and lids.<sup>9</sup></p>	Completed. Action closed.

<sup>8</sup> See [Single use plastics ban - gov.scot \(www.gov.scot\)](https://www.gov.scot)

<sup>9</sup> See [Single use plastics ban - gov.scot \(www.gov.scot\)](https://www.gov.scot)

			<p>As a result, metal crockery and ceramic plates within Primary and Secondary schools. Biodegradable and recyclable cutlery and containers provided for take-away food items in Secondary schools.</p> <p>Within primary schools in East Dunbartonshire there is now no plastic cutlery in line with this ban.</p> <p>Secondary schools also operate this way although they have some biodegradable single use items such as wooden cutlery at their 'Grab and Go' sections.</p>	
(11.1) (See above)	Eliminate lamination of non-essential outsourced jobs	Ongoing	The Print Room Service have removed the option for lamination for day-to-day printing jobs and a justification is required for those are deemed to be essential. The print room are now using the most sustainable lamination products available to the Council.	Retain action
(11.1) (See above)	Encourage elimination of lamination of in-house jobs by spring 2020, then enforce by end of financial year 2020/21	2022	The print team have seen a significant reduction in lamination and have begun to log all requests and fulfilled jobs to gather information on volumes.	Retain action
(11.2) Where elimination is not feasible, purchase compostable alternatives where possible, and/or seek opportunities for re-use of plastic waste	Replace 'fastback' thermal binding strips with compostable alternatives	2022	The Print Room Team has undertaken research on more sustainable options this with the Council's suppliers and have found that there are significantly higher costs to the adoption of more sustainable alternatives such as BioCoils listed at	Retain action

			<p>£82.86 (83p each) compared to narrow (39.5p each) and medium (49.5p each) fastback strips. It would also be more time-consuming to punch each document for binding, than the current method of fastback binding.</p> <p>However, the fact that thermal binding strips are paper based, tells us this is probably the most effective and efficient means of binding for Council Meetings while we are still required to do it.</p> <p>The Print Room Team try to use staples instead of Binding and have implemented measures to reduce its use such as a requirement for fastback thermal binding to be requested directly with a justification for its use. The Print Room Team have also begun monitoring this and keeping a log of all requests and volumes.</p> <p>The strips themselves are paper-based. The glue is not eco-friendly, but there is no alternative if the Council requires fastback binding documents. The main users of this are the Democratic Services Team for Councillors Agenda's and Reports for Council Meetings.</p> <p>The Democratic Services Team, who are currently the main users due to the need to prepare Councillors Agenda's and Reports for Council Meetings, are progressing moves to Digital Council Papers.</p> <p>I think the focus on reducing reasons for binding is the most likely to create volume reductions and eventual phasing out. It would then be feasible to</p>	
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			move to the more sustainable Bio-coil option if there was a much-reduced requirement for binding overall.	
(11.3) Provide practical support systems	Reduce number of waste bins in offices, to encourage use of recycling facilities, and ensure that buildings are equipped for introduction of Deposit Return Scheme	On-going	<p>Recycling is encouraged across Council buildings and including a move towards paperless offices and schools. Further digital enhancements and infrastructure will be required to build on this and are being planned for the future.</p> <p>The Deposit Return Scheme has been delayed until 2025. Recycling continues to be encouraged in the lead up to its introduction.</p>	Retain action
(11.3) (See above)	Improve recycling in school kitchens via awareness-raising and enhanced provision of infrastructure and systems	On-going	<p>The Waste Services has surveyed all schools and external recycling bins are supplied if required. Food waste bins have also been installed in Primary and Secondary school kitchens.</p> <p>All schools have access to food waste collections and the Waste team are continuously working with schools and the Education Team to increase participation and to ensure compliance (under the waste Scotland regulations).</p> <p>The Waste Team are also continuously looking at usage of recycling facilities in schools.</p> <p>Schools are also being encouraged to reduce the use of paper and recycle more. Development of a Strategic Plan with input from Sustainability, Facilities Management, Waste, and Education Teams supported by senior leadership could add</p>	<p>Replace action with below:</p> <p>Add new action with: "Improve recycling in school kitchens via awareness-raising and enhanced provision of infrastructure and systems through the development of a Strategic Plan."</p>

			value to this work.	
(11.3) (See above)	Work with head teachers to stimulate allocation of bin monitoring responsibilities, to avoid disposal of recyclable and durable items in school dining halls; support via awareness raising of Facilities Management staff.	Ongoing	<p>Facilities management actioned this and established new processes whereby schools monitor their dining area for food waste and general waste. The Waste Team also undertake a lot of school engagement to provide advice on 'Reduce Reuse Recycle' based principles which is coordinated with the Education Team.</p> <p>The Waste Team are only responsible for external bins at schools and do an annual audit of school bins and can identify schools with the highest recycling standards. Low participation in recycling of Food Waste is an issue in schools across Scotland as a whole so the Waste Team have held numerous campaigns on this <a href="#">Recycling your food waste is eggs-cellent   East Dunbartonshire Council</a></p>	Retain action
(11.4) Educate and raise awareness of all relevant parties	Embed Upstream Battle into curriculum, including via Enquiry-Based Learning/Inter-disciplinary Learning	End of 2021/2022	<p>Upstream Battle was piloted and showcased to all schools. There is now a variety of different but similar projects ongoing.</p> <p>While it is the schools' decision whether to incorporate Upstream Battle into their curriculum, year-on-year participation is increasing following its pilot and showcasing.</p>	Complete. Action closed.



	See action 7.5 (raise awareness of staff and wider public, via Sustainability & Climate Change Communications Strategy and Action Plan)	2024	<p>Regular communications are undertaken related to the Climate Action Plan and Circular Economy Strategy. The aim is to have a specific sustainability comms plan/campaign when suitable.</p> <p>Additional opportunities are being organised by the Education Team to support this including the delivery of Climate Ready Classrooms, a one-day programme delivered by Keep Scotland Beautiful on the science behind climate change and how to reduce emissions <a href="#">Climate Ready Classrooms   Keep Scotland Beautiful</a></p> <p>Provisional dates are for May 2024 and the Sustainability Team will continue to liaise with the Education Team and KSB to ensure that content reflects local priorities including those set out in the Climate Action Plan.</p> <p>Output from meeting will include pupil-led action plans and contacts for CAP consultation.</p>	Action on-going
(11.5) In partnership with schools, conduct Council-wide audit of single-use plastics, to inform future target- setting and action-planning	Reconvene working group to reconsider purpose	End of 2021/22	<p>Action largely complete through implementation of single use plastics ban.</p> <p>Furthermore, procurement procedures at the Council prevented the purchase of many single use plastics before the Scottish Government ban came into force.</p>	Completed. Action closed.

(11.5) (See above)	Analyse results of audit and plan future actions	End of 2020	Action complete through implementation of single use plastics ban.	Completed. Action closed.
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# **CARBON MANAGEMENT PLAN UPDATE REPORT 2023-24**

East Dunbartonshire Council

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## Executive Summary

As reported to PNCA Committee in December 2023 and recorded in the Council's Climate Change Public Bodies Duties report, the Council's carbon emissions during 2022/23 - which arose from the Council's use of electricity, natural gas, oil, biomass and transport (fleet and business travel), and from waste management activities - were 12% lower than the emissions recorded in 2021/22.

An increase in the emission factor for electricity from 0.19338 kg CO<sub>2</sub>e per kWh in 2022/23 to 0.20707 kg CO<sub>2</sub>e per kWh in 2023/24, will lead to an estimated increase of **218.62 tCO<sub>2</sub>e** to the Council's carbon footprint in 2023/24.

This appears to be a short-term anomaly as a **38% reduction** in the emission intensity of electricity from the grid is expected between 2023/24 and 2024/25 while further decreases are expected in each of the three financial years after this.

Built Assets is the area that is responsible for the highest proportion of emissions and the changes in the emission intensity of the grid are likely to drive an overall increase in emissions in this area.

Another of the largest sources of emissions reductions between 2021/22 and 2022/23 was a major reduction in waste going to landfill. However, a continuation of this trend is not expected in the 2023/24 financial year so emissions in this area are expected to remain broadly consistent.

Emissions from fleet, which overtook waste in 2022/23 to become the second largest source of emissions after Built Assets at the Council, is anticipated to remain relatively similar to 2022/23 levels while estimated 13 tCO<sub>2</sub>e savings on business miles compared to previous years, which would do little to offset the increase in emissions from electricity.

Consequently, a target is recommended to keep the overall emissions increase no higher than **1.7% over** emissions from 2022/23 levels. This level would represent a 3,357 tCO<sub>2</sub>e, or around an 18% reduction on the 2019/20 baseline and a 18,024 tCO<sub>2</sub>e, or 54% decrease in emissions compared to the 2012/13 baseline.

The emerging Climate Action Plan will also support the development of new longer-term emission reduction targets for future years.

## Introduction

East Dunbartonshire Council approved the Evidence and Options stage of the Climate Action Plan in September 2023 and has now agreed a net zero target of 2036 for our direct greenhouse gas emissions (including emissions from our fleet of vehicles and buildings) and energy that we purchased (such as electricity), in addition to a target of 2045 for all other emissions including those for the East Dunbartonshire area as a whole. Details on how to deliver on these ambitious targets will be included in the draft Climate Action Plan which will be reported to Council in 2024.

A commitment to annual reporting of emissions was introduced in the 2015 Carbon Management Plan, establishing a new 2012/13 baseline and setting a new target of 20% carbon reduction by 2019/20, which was subsequently revised to 44% by the same deadline then extended to 49% by 2021/22. All of these targets were met or exceeded.

An Interim Carbon Management Plan was then produced in early 2022 to ensure policy provision on corporate carbon management in the period between the expiry of the previous document and the introduction of a new approach to corporate carbon management via the emerging Climate Action Plan (CAP) for East Dunbartonshire. The Interim Carbon Management Plan ('Carbon Management Plan 2021-23')<sup>1</sup> introduced a new baseline year of 2019/20 alongside the existing one of 2012/13, and introduced new targets in relation to each baseline, based on an estimation of realistic emissions reductions until the end of 2022/23.

The 2022/23 Carbon Management Report, which was reported to PNCA Committee in November 2023 (report reference PNCA/095/23/RS), outlined how the percentage reductions of 18% and 55% significantly exceeded the targets for 2022/23 of 13% and 51% relative to the 2019/20 and 2012/13 baselines respectively.

This report provides estimates of emissions for the 2023/24 financial year by examining estimated emissions from the major contributors to the Council's carbon footprint.

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<sup>1</sup> The Council's previous Carbon Management Plans are available at <https://www.eastdunbarton.gov.uk/residents/planning-and-building-standards/sustainability-and-climate-change/climate-action-plan-cap>

## Breakdown by Source

The following diagram (Figure 1) shows the Council's carbon footprint from 2022/23 broken down into its various components.

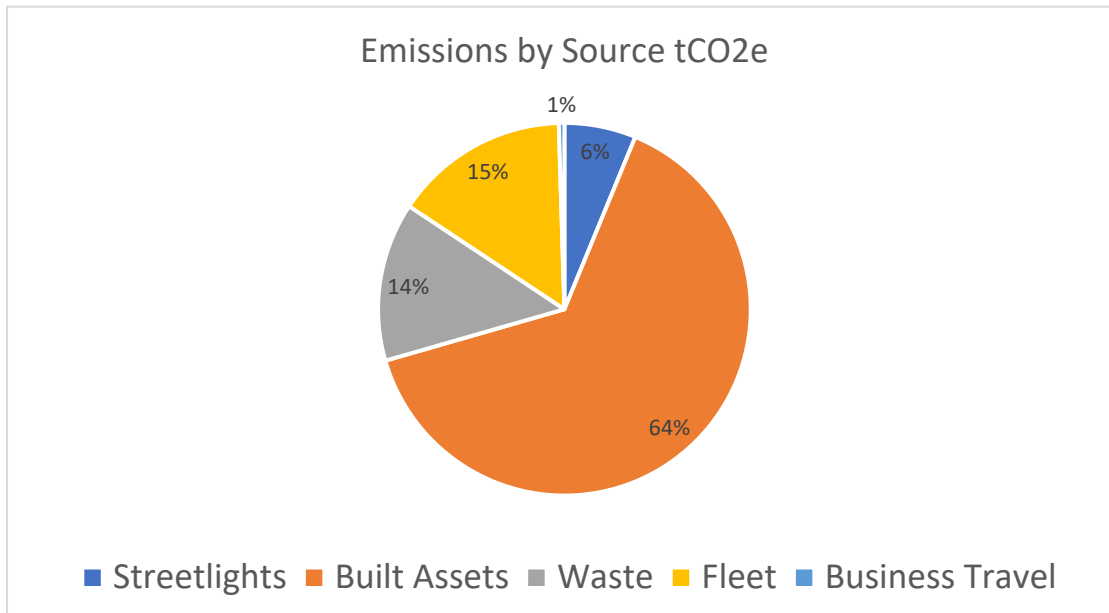


Figure 1: Breakdown of 22/23 carbon footprint by emission source

Estimated emissions on each of the sources shown in Figure 1 is examined to create a realistic target for the 2023/24 financial year.

### Built Assets

Energy use in built assets – arising from electricity, gas, oil and biomass consumption – continued to be by far the largest source of the Council's carbon emissions in 2022/23. Carbon emissions related to gas use are the largest aspect of the built assets carbon footprint, accounting for 63% of the total in 2022/23.

A standardised emissions factor is provided to all public bodies in Scotland to estimate emissions associated with different types of energy and fuel usage. These factors can change based upon relevant developments such as an increase in the proportion of renewable energy that is used to generate electricity.

The decrease in Council emissions between 2021/22 and 2022/23 were largely due to a combination of a lower emission factor for electricity as a result of on-going decarbonisation of the grid, more efficient boilers being installed in Council buildings and a warmer winter reducing demand for gas to heat buildings. It is important to note that while the new gas boilers reduced emissions in the short-term, they lock in emissions over the lifetime of the heating system and are not conducive to reaching net zero emissions.

For the 2023/24 financial year, the generation emissions factor for grid electricity has increased from 0.19338 kg CO<sub>2</sub>e per kWh in 2022/2023. to 0.20707 kg CO<sub>2</sub>e per

kWh. The change is due to an unanticipated reduction in energy generated from onshore and offshore wind farms as a result of calmer weather in and around the UK in 2021. Consequently, electricity from natural gas fired power stations increased to meet the shortfall.<sup>2</sup>

Electricity use and related emissions are a significant part of the built assets' carbon footprint and accounted for 36% of emissions in this area in 2022/23. The change in emission factor would add an estimated **218.62 tCO<sub>2</sub>e** to the Council's carbon footprint through electricity usage in 2023/24 (assuming that usage in kwh remained at 2022/23 levels).

Nevertheless, this is a short-term anomaly as a **38% reduction** in the emission-intensity of electricity from the grid is expected in the 2024/25 financial year as a results of accelerating decarbonisation of the electricity grid. This means that the emissions factor is expected to decrease from 0.20707 kg CO<sub>2</sub>e per kWh in 2023/24 to 0.1284 kg CO<sub>2</sub>e per kWh in 2024/25. Additionally, further decreases are expected in each of the next three financial years<sup>3</sup> as a reflection of on-going work to decarbonise the grid.

There are various new developments in East Dunbartonshire that have opened or are set to open in the 2023/24 financial year which have an impact on emissions from that period onwards.

The New Allander Centre opened in early 2023 and will have its first full financial year in operation.<sup>4</sup> It has a gas-powered combined heat and power plant with gas boilers and while the new building is more efficient than the previous buildings and includes modern features such as heat recovery to further reduce energy use, it uses more electricity than the former Allander Leisure Centre. As a result, it is anticipated that the new leisure centre will lead to an increase in emissions.

The new Additional Support Needs school at Woodland View School<sup>5</sup> opened in August 2023 also has gas combined heat and power and gas backed up boilers, replacing Campsie View School in Lenzie and Merkland in Kirkintilloch. While the new building is more efficient than the previous buildings, it is likely these new schools will consume more electricity since there is more technology in the buildings that requires electricity in addition to heat recovery units and air conditioning in the buildings.

At Lennoxton's 5g pitch,<sup>6</sup> an extension is being put onto the existing pavilion, and the pavilion will be powered by a new Air Source Heat Pump replacing old electric heating system. However, it is expected to be complete in March / April 2024 so will have limited impact in the 2023/24 financial year.

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<sup>2</sup> See [New UK Grid Emissions Factors 2023 - ITP Energised](#)

<sup>3</sup> See [Greenhouse gas reporting: conversion factors 2023 - GOV.UK \(www.gov.uk\)](#)

<sup>4</sup> See [Technical Notes 2023, Issue 4 - Allander Leisure Centre Opening Date | East Dunbartonshire Council](#)

<sup>5</sup> See [Additional Support Needs Schools | East Dunbartonshire Council](#)

<sup>6</sup> See [Construction begins at new Lennoxton sports facility | East Dunbartonshire Council](#)



A small Council office at Southbank Road has moved from gas to electric which will have a positive effect on emissions reductions. Boiler replacements are also proposed at Castlehill Primary School, Holy Family Primary School and Gartconner Primary school during 2023/24. These are expected to lead to minor short-term reductions in gas use as more efficient heating systems are used. However, these will also lock in new emissions through the lifetime of the boilers which will need to be replaced with clean heating systems before 2038 to comply with the forthcoming Heat in Buildings (Scotland) Act.

An increase in the proportion of staff working from Council offices is expected in the 2023/24 financial year which would further increase electricity use. Collectively, these developments mean that the carbon emissions from Built Assets are likely to be significantly higher than 2022/23 levels.

It is important to note that the Council's investment in renewable energy has brought built assets related emissions to a significantly lower level than would have otherwise been recorded and that, in order to reach net zero emissions, fossil fuel powered heating systems, such as gas, will need to be replaced with zero direct emission heating systems.

It is anticipated that the Heat in Buildings (Scotland) Act will be introduced during 2024/25 and will impose a legal duty for the Council to transition all of its buildings to clean heating systems in advance of the 2038 deadline. This will require the replacement of all gas heating systems with zero direct emissions heating systems by then.

Beyond the 2023/24 financial year, the new Balmuildy Primary School and new Milngavie Nursery are expected to open in 2024/25 and have zero direct emissions heating systems and high energy efficiency standards. The current plan for refurbishments at Milngavie and Bearsden Primary Schools also includes the installation of zero direct emission heating systems. However, it is important to note that a planning decision is still being awaited and a review of the Capital Programme at Council could lead to changes in the delivery dates and scope of future projects.

### *Fleet*

The 2022/23 emissions from the Council's fleet of vehicles increased approximately 7% from 2021/22 and overtook waste as the second largest source of emissions and accounted for 15% of East Dunbartonshire Council's footprint in 2022/23.

Engagement with the Fleet Teams indicates that there is no major changes expected in emissions from the Council's fleet in 2023/24 financial year compared to the previous year.

The Scottish Government has identified fleet as a key area for action on emissions reduction and no new petrol and diesel cars and light vans can be procured for the

fleet from 2025. This will result in significant reductions in fleet emissions in future years.

Council has taken a decision to replace the current fleet depots with a new facility at Broomhill and planning is currently under way on its design and delivery. The new depot will be designed for the switch to a 100% zero carbon fleet and a study is currently being undertaken on how decarbonisation can best be achieved. In the interim, officers are working on plans for replacement electric vehicles at present and more electric vehicles will be procured from 2024/25 onwards. Some barriers remain to the adoption of electric vehicles including challenges with infrastructure and prohibitive costs for both vehicles and charging facilities. Ways of overcoming these constraints are being assessed through the on-going study.

As a result of the barriers, the number of leased electric vehicles in the Council's fleet fell between 2021/22 (43) and 2022/23 (35) and this contributed to the increase in emissions from the fleet during this period. There are no major changes in fleet emissions expected between the 2022/23 financial year and the 2023/24 financial year.

### *Waste*

Emissions from the Council's landfilling, recycling, combustion, composting and anaerobic digestion of municipal and commercial waste in 2022/23 were 37% lower than 2021/22. Additionally, it is a decrease of almost 45% on the 2019/20 baseline and around 80% on the 2012/13 baseline.

The recent reduction is primarily due to a reduction in household, commercial and industrial waste to landfill from 5,035 tonnes in 2021/22, accounting for 2,252 tCO<sub>2e</sub>, to 2,181 tonnes in 2022/23, or 976 tCO<sub>2e</sub>. Following these reductions, waste dropped from the second to the third largest source of the Council's carbon emissions, accounting for 14% of 2022/23's total footprint.

Correspondingly, there was an increase in the amount of waste incinerated in 2022-23 compared to 2021/22 of 24,501 tonnes to 29,863 tonnes. The significantly lower emission factor for waste being incinerated compared to landfill was the fundamental cause of the reduction in overall emissions compared to 2021/2022.

No major changes are expected from last year's emissions now that the proportion of waste going to landfill is below 5% of overall waste processed by the Council.

### *Street Lighting*

In 2022/23, emissions from street & Christmas lighting (collectively referred to as 'street lighting') constituted 910 tCO<sub>2e</sub>, or 6% of the Council's carbon footprint. Emissions from street lighting have decreased by 92 tCO<sub>2e</sub>, or around 9% in 2022/23 compared to 2021/22. This is largely explained by on-going

decarbonisation of the grid and consequent lower emission factor of 0.19 kg CO<sub>2</sub>e/kWh in 2022/23 for electricity compared to 0.21 kg CO<sub>2</sub>e/kWh in 2021/22.

Updates on the on-going LED installation project for the 2023/24 financial year are summarised in the table below:

<b>Project Site</b>	<b>Estimated annual kwh reductions</b>
Kilsyth Road Kirkintilloch	12,441.088 KWH <sup>7</sup>
Phase1 - Teviot, Lendale Lane, Lyne Croft, Mennock, Horndean Bishopbriggs	2345.112 KWH
Dougalston Ave Milngavie	1451.736 KWH
Killermont Road Bearsden	2903.472 KWH
Phase 2 – 2 <sup>nd</sup> half of Teviot, Yarrow, Herriot Bishopbriggs	2121.768 KWH
Canderrigg, Bowmont Hill Bishopbriggs	1228.392 KWH
Hilton Park, Allander Gardens, Calder Gate Bishopbriggs	1675.08 KWH
Pinelands	446.668 KWH
Queens Court Milngavie	1,414.512 KWH
<b>Total</b>	<b>26027.85 KWH</b>

Estimated emissions saved from annual reductions of 26027.85 Kwh at an emissions factor of 0.20707 kg would be approximately **5.4 tCO<sub>2</sub>e**.

However, the estimated emissions savings for these projects will not have occurred for the whole duration of the financial year so the 2023/24 savings are assumed to be significantly lower than the total. However, they will collectively deliver approximately 5.4 tCO<sub>2</sub>e in annual emissions savings over the course of their life in addition to cost savings for the Council.

In 2022/23, emissions from street & Christmas lighting (collectively referred to as 'street lighting') constituted 910 tCO<sub>2</sub>e, or 6% of the Council's carbon footprint so these savings are a very small proportion of overall emissions. Since the greater emissions intensity of electricity will also affect the emissions from street lights, there is not expected to be major net change in the emissions in this area in the 2023/24 financial year.

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<sup>7</sup> burning hours are typically 4136 hours per annum so multiply the wattage by this and divide by 1000 for the KWH

### *Business Mileage*

Emissions from the Council's business travel activities in 2022/23 constituted 71 tCO<sub>2</sub>e or 0.5%, of the total footprint.

2023/24 business mileage figure was 152,733 miles in late November 2023 which is significantly smaller relative to the proportion of the year than the total mileage for 2022/23 of 257,856, which implies that emission reductions can be anticipated from vehicle mileage.

The emissions from the 152,733 miles would be an estimated 42 tCO<sub>2</sub>e. When accounting for December 2023 to March 2024 and less efficient winter mileage, the total is likely to be around 58 tCO<sub>2</sub>e. This is an estimated 13 tCO<sub>2</sub>e savings compared to the previous year.

### *Overall*

The Council's carbon emissions during 2022/23 – which arose from the Council's use of electricity, natural gas, oil, biomass and transport (fleet and business travel), and from waste management activities – totalled 14,648 tCO<sub>2</sub>e.

Collectively the additional emissions from an increased emissions factor for electricity are expected to add an estimated **218.62 tCO<sub>2</sub>e** to the Council's carbon footprint in 2023/24.

While the total emissions increase from all other development cannot be quantified, it is expected that additional emissions should be anticipated from the New Allander Centre, Woodland View School and additional demand for electricity from higher office occupancy rates by staff.

There are also actions that are likely to reduce emissions in the short term such as more efficient boilers at Castlehill Primary School, Holy Family Primary School and Gartconner Primary school and one small office moving from gas to electricity.

The on-going LED installation programme combined with lower staff miles are also likely to lead to reduced emissions in these areas.

An appropriate target for the Council's carbon footprint would be to keep levels below **14,900 tCO<sub>2</sub>e**, before the significant emissions reductions expected in the 2024/25 financial year are realised.

This would be **1.7% higher** than emissions in 2023/24, however, this level of emissions would represent a 3,357 tCO<sub>2</sub>e, or around an 18% reduction on the 2019/20 baseline and a 18,024 tCO<sub>2</sub>e, or 54% decrease in emissions compared to the 2012/13 baseline.

## Future Trends

### Future Trends

The increase in emission factor for electricity from 0.19338 kg CO<sub>2</sub>e per kWh in 2022/23 to 0.20707 kg CO<sub>2</sub>e per kWh in 2023/24 appears to be a short-term anomaly as a **38% reduction** in the emission intensity of electricity from the grid is expected between 2023/24 and 2024/25 while further decreases are expected in each of the three financial years after this.

The evidence and options stage of CAP development work has been completed and Council agreed a corporate net zero target of 2036 for Scope 1 and 2 emissions, and 2045 for all emissions. The Draft CAP is now in preparation and will identify actions for corporate emissions reductions to align with the delivery of these targets and interim 'milestone' targets. This will include pathways to the adoption of zero direct emission heating systems and ultra-low emission vehicles to target complex areas to decarbonise including 'heat and fleet'.

This work is being guided by the requirements set out in recent legislation including the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019, the Net Zero Public Sector Buildings Standard, the Heat in Buildings Act (2021), the Heat in Buildings Bill, which the Scottish Government is currently consulting on, and the requirement for public bodies to demonstrate alignment of spending plans and use of resources to contribute to emissions reduction.

A key challenge to decarbonisation is the fact that low emissions heating systems and vehicles still tend to have higher up-front costs than fossil fuel-based systems. However, there are strong indications that the global market is changing at pace, supported by market-based instruments including subsidies and carbon pricing, and this is likely to change the future economics of decarbonisation, increasingly favouring zero and low-carbon carbon solutions.

Global investment in low emissions vehicles is projected to increase considerably in the coming years with BloombergNEF's latest annual Electric Vehicle Outlook estimating over 100 million passenger EVs expected on the roads by 2026 and over 700 million by 2040, up from 27 million at the beginning of 2023.<sup>8</sup>

A record of over 3 million heat pumps were sold in Europe in 2022<sup>9</sup> with many countries including Nordic countries, Switzerland and France already having well-developed markets for heat pumps which underscores that up-front costs have been overcome to achieve an economy of scale of heat pumps in many other countries.

Global investment in renewable energy has also shown rapid growth in 2023 to \$358 billion with a 22% rise compared to the start of 2022.<sup>10</sup> Renewable energy is

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<sup>8</sup> See [| BloombergNEF \(bnef.com\)](https://www.bnef.com)

<sup>9</sup> See [Guest post: How the energy crisis is boosting heat pumps in Europe - Carbon Brief](#)

<sup>10</sup> See [Renewable Energy Investment Hits Record-Breaking \\$358 Billion in 1H 2023 | BloombergNEF \(bnef.com\)](#)

significantly cheaper in most countries, including the UK, than fossil fuels. Despite this, the lower prices from renewable energy generation are often not passed on to consumers. A range of factors contributes to this including the price of electricity being artificially high by virtue of being coupled to the price of gas, carbon taxes on electricity and various policy costs.<sup>11</sup> A drop in the price of electricity to better reflect market rates will also need to be accompanied by an urgent expansion of grid capacity in Scotland support decarbonisation.<sup>12</sup>

The indicative costs of decarbonisation and potential ways of meeting these costs will be assessed through the Climate Action Plan and its corresponding work-streams.

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<sup>11</sup> See [The electricity-to-gas price ratio explained | Nesta](#)

<sup>12</sup> See [Urgency needed to create capacity in Scotland's electricity infrastructure | Scottish Parliament Website](#)

## Conclusion

The Council's anticipated carbon emissions for 2023/24 arises from the Council's use of electricity, natural gas, oil, biomass and transport (fleet and business travel), and from waste management activities – is likely to be marginally higher than the levels from 2022/23.

This will be driven by an increase in emissions from built assets in particular, with fleet, waste and streetlighting all expected to be broadly similar while business mileage is expected to decrease from 2022/23 levels.

One of the main drivers for emissions reduction between 2021/22 and 2022/23 was the on-going decarbonisation of the grid and the consequent reduction in the emission factor for electricity. However, a short-term reversal to this trend is expected for the 2023/24 financial year due to an unanticipated reduction in energy generated from onshore and offshore wind farms and electricity from natural gas fired power stations increasing to meet the shortfall.

An appropriate target for the Council's carbon footprint would be to keep levels below **14,900 tCO<sub>2</sub>e**, before the significant emissions reductions expected in the 2024/25 financial year are realised.

This would be **1.7% higher** than emissions in 2023/24, however, this level of emissions would represent a 3,357 tCO<sub>2</sub>e, or around an 18% reduction on the 2019/20 baseline and a 18,024 tCO<sub>2</sub>e, or 54% decrease in emissions compared to the 2012/13 baseline.

The increase in emission factor for electricity from 0.19338 kg CO<sub>2</sub>e per kWh in 2022/23 to 0.20707 kg CO<sub>2</sub>e per kWh in 2023/24 appears to be a short-term anomaly as a **38% reduction** in the emission intensity of electricity from the grid is expected between 2023/24 and 2024/25 while further decreases are expected in each of the three financial years after this.

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**PLACE NEIGHBOURHOOD &  
CORPORATE ASSETS  
COMMITTEE**

**THURSDAY, 25 JANUARY 2024**

**REFERENCE:**

**PNCA/010/24/FR**

**LEAD OFFICER:**

**ALAN BAUER, EXECUTIVE OFFICER –  
ASSETS & FACILITIES (0141 578 8624)**

**CONTACT OFFICER:**

**FRASER ROBB - DEVELOPMENT AND  
INVESTMENT MANAGER (0141 578 8621)**

**SUBJECT TITLE:**

**SHARED EQUITY – FORMER LENZIE  
PRIMARY SCHOOL**

## **1.0 PURPOSE**

**1.1** The purpose of this Report is to seek an exemption to the Council's Shared Equity Homes for Sale Administrative Procedures ("Shared Equity Procedures") to facilitate the inclusion of five affordable housing units at the former Lenzie Primary School development within the Council's Shared Equity Homes for Sale Scheme.

## **2.0 RECOMMENDATIONS**

It is recommended that the Place Neighbourhood & Corporate Assets Committee

**2.1** approves an exemption to the Council's Shared Equity Procedures to facilitate the Council including the five affordable housing units at the former Lenzie Primary School development within the Council's Shared Equity Homes for Sale Scheme, as more particularly detailed in the body of this Report; and

**2.2** instructs officers to take such action as is necessary to progress matters, including entry into any appropriate legal documentation, subject to agreement of such documentation and resolution of any matters arising from the ongoing due diligence process to the satisfaction of the Executive Officer – Assets & Facilities and the Chief Solicitor & Monitoring Officer.

**ALAN BAUER  
EXECUTIVE OFFICER – ASSETS & FACILITIES**

### **3.0 BACKGROUND/MAIN ISSUES**

- 3.1** The former Lenzie Primary School was sold by the Council to Vaga Developments Ltd (“Vaga”) in 2019 for a planned residential development. Planning Permission for the development was granted in 2019 and construction of the development is now fully complete.
- 3.2** In keeping with the Council’s planning policy on developer contributions, a Section 75 Agreement was entered into for the development requiring the provision of five affordable housing units. When the Section 75 Agreement was entered into in May 2019, it was anticipated that Bield Housing & Care (“Bield”) would adopt the affordable housing units as part of its shared ownership scheme. This would have involved a purchaser taking a 75% share in the title and Bield taking a 25% share in the title.
- 3.3** Bield’s shared ownership scheme was devised in response to a specific local housing need to provide smaller properties for older people in Lenzie. The same scheme had been used for affordable housing units at the former Lenzie Hospital development and had proved successful at that site.
- 3.4** In relation to the affordable housing units, there are five, two-bedroom properties built to a moderate standard of energy efficiency and with a high standard of modern fixtures and fittings. All five flats are located within a new-build rear extension to the former school building, with two flats on the ground floor, two flats on the second floor and one flat on the third floor. Access to the flats is via an internal communal close which is shared with privately owned properties. There is a relatively high factoring charge associated with maintenance of the common areas of the development, both internal and external. There are no lifts within the building and they are designed for the mainstream market and feature no adaptations.
- 3.5** Despite a reasonable level of the interest, the sale of the affordable housing units on the basis of the Bield shared ownership scheme proved unsuccessful. Bield advised Vaga that it was withdrawing from the arrangement in Spring 2022. Feedback suggested that the additional rental charges on the 25% ownership share was a decisive factor in putting prospective buyers off.
- 3.6** The Council was subsequently approached by Vaga in late 2022 and has been working with that organisation in order to explore other affordable housing delivery options to ensure that the terms of the Section 75 Agreement are met, in keeping with existing Planning and Housing policies. Discussions have taken place with a number of Registered Social Landlords operating in the area to explore arrangements including social rent, shared equity and mid-market rent, however, all but the shared equity arrangement proposed in this Report have been discounted due to issues in relation to the design of the flats, the property values and costs associated with maintenance and factoring.
- 3.7** In order to contribute towards the supply of affordable housing in the Lenzie area, officers propose to amend the existing Shared Equity Homes for Sale Scheme and to secure a 25% stake in each of the five affordable units at the development, with the remaining 75% stake retained by the shared equity owner. Specifically, the scheme will be amended to set aside, on a one-off basis, the income thresholds applicable to shared equity owners (currently £31,572 for a single income application and £36,834 for a multiple income application), due to the comparatively

high market values of each of the properties; and in setting aside the priority criteria set by the current Shared Equity procedures due to the development being marketed specifically towards people over 50 years in age.

- 3.8** Subject to Committee approval, this will require an exemption to the Council's Shared Equity Procedures which were approved at a meeting of this Committee on 12 March 2020 (**Report Ref. PNCA/034/20/CM**). In addition, the terms of the Section 75 Agreement reflect the shared ownership arrangement which was anticipated originally and will require to be amended to reflect the new proposal and subject to agreement with the Planning Authority.
- 3.9** Officers understand that Vaga has succeeded in attracting interest in principle for all five affordable housing units on the basis of shared equity sale. If Committee chooses to proceed on the basis of this recommended approach, on completion of the sale of each affordable housing unit the Council will receive an equity stake of 25%, at no cost, secured in the usual way by a shared equity agreement and standard security granted by the shared equity owner. Officers would note that in terms of the Council's Shared Equity Homes for Sale Scheme, the shared equity owner holds title to the property in its entirety and is responsible for the costs of factoring and maintenance for the duration of their ownership.
- 3.10** In the event that the shared equity owner wishes to sell the property, the Council has the right to purchase the property to facilitate it being maintained as affordable housing in perpetuity. It would then be for the Council to identify a new shared equity owner, which may continue to present difficulty in terms of income thresholds. The Council will be responsible for the property and any costs associated with it during any period when title is held by the Council. It should be noted, however, that the Council is not obliged to purchase the property and should it be sold on the open market (and not retained as affordable housing) the Council would receive payment in line with its equity stake.

#### **4.0 IMPLICATIONS**

The implications for the Council are as undernoted.

- 4.1** Frontline Service to Customers – none.
- 4.2** Workforce (including any significant resource implications) – none.
- 4.3** Legal Implications – as outlined in the above Report.
- 4.4** Financial Implications – it is proposed that the Council receive a 25% equity stake in each of the five affordable housing units as a planning contribution and accordingly such a stake would be at no cost. Implications should the shared equity owners decide to sell are as outlined in the above Report.
- 4.5** Procurement – none.
- 4.6** ICT – none.
- 4.7** Corporate Assets – implications should the shared equity owners decide to sell are as outlined in the above Report.

4.8 Equalities Implications – none.

4.9 Corporate Parenting – none.

4.10 Other – none.

## 5.0 **MANAGEMENT OF RISK**

The risks and control measures relating to this Report are as follows:-

5.1 The Section 75 Agreement will require to be amended to reflect the new proposal and subject to agreement with the Planning Authority. In-principal discussions have taken place between Officers to date and will be formalised in early course should the proposal outlined above be approved.

## 6.0 **IMPACT**

6.1 **ECONOMIC GROWTH & RECOVERY** – none.

6.2 **EMPLOYMENT & SKILLS** – none.

6.3 **CHILDREN & YOUNG PEOPLE** – none.

6.4 **SAFER & STRONGER COMMUNITIES** – none.

6.5 **ADULT HEALTH & WELLBEING** – none.

6.6 **OLDER ADULTS, VULNERABLE PEOPLE & CARERS** - acquiring the 25% stake of each of the 5 properties referenced in the Report will contribute to the affordable housing supply for older people in Lenzie.

6.7 **CLIMATE CHANGE** – none.

6.8 **STATUTORY DUTY** - the requested exemption to the Shared Equity Procedures and inclusion of these five properties within the Council's Shared Equity Homes for Sale Scheme will result in five more homes being available on a recognised affordable housing tenure in Lenzie, an area where there is great demand, thereby supporting the Council's statutory duty to provide affordable housing.

## 7.0 **POLICY CHECKLIST**

7.1 This Report has been assessed against the Policy Development Checklist and has been classified as being an operational report and not a new policy or change to an existing policy document.

## 8.0 **APPENDICES**

8.1 None.

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