



Paul Farrell
Director
West Whitlawburn
Housing
Co-operative

West Whitlawburn Co-operative Biomass Energy Fuel Poverty Project

The future is warm and
bright at WWHC



West Whitlawburn Housing Co-operative

- A not-for-profit Housing Co-operative RSL (Registered Social Landlord) with Charitable Status
- Formed in 1989. Houses bought from GCC
- We have 644 houses for rent
- 67% of stock is Multi storey
- 5th largest Housing Co-operative in UK
- We have 51 Staff
- We have a Community Resource Centre for Economic, Health, Social, Educational and Recreational projects

West Whitlawburn Housing Co-operative

- We are proud to be a Voluntary Tenant Controlled Housing Co-operative
- Only 18 Housing Co-operatives in Scotland
- We are Social Accountants: We put people first
- We measure value: Quality not quantity

Worldwide Co-ops: The International Co-operative Alliance



WWHC Systems Built: Problems and Challenges

- Flat Roofs
- Exposed Panel Joints
- Dampness and Water penetration
- Poor quality single glazed windows
- Very poor and expensive heating systems
- No Gas in properties due to Structural issues
- Ugly and Unattractive



Before



After



Before and Afters



MSF Before and After



WWHC: Refurb and New build



West Whitlawburn Fuel Poverty

- Most expensive form of heating systems:
Electric, white meter, centrally controlled
- Most tenants either on State Benefit or in low paid employment
- Benefit dependency rate 68%
- Income deprivation level 58% against a national average of 17%
- Heating costs 72% above the national average

Who is fuel poverty most likely to strike?



Anyone who relies on electricity for heating their homes are twice as likely to be affected than others on the gas grid.

West Whitlawburn Fuel Poverty Biomass Energy Project

- To introduce a retrofit Biomass District Heating Scheme for 544 properties
- WWHC becomes the Energy Supply Co-operative
- NPower CESP and ECO partners
- Estimated Capex Cost circa £6.9m
- Circa £12.7k per unit

Capital Funding Sources

• Community Energy Savings Programme/Energy Company obligations CESP/ ECO	£2.965m
• European Regional Development Funding (ERDF)	£2.366m
• Warm Homes Scottish Govt LOAN	£1.42m
• National Lottery	£0.186m
TOTAL	£6.937m

Work in progress



Contract Delivery Problems

- Utility company as Principle Contractor
- Principle Contractor and sub-contractors initial performance woeful
- Completion 4 years overdue
- 4 full revisits to all homes
- Considerable initial tenant dissatisfaction
- Contractor paid compensation to tenants
- Retentions still held

Current situation

- Front end services working very well
- Very high levels of tenant satisfaction
- Heat loss calculations still awaited which could possibly result in more savings to tenants

Wood chip delivery



Energy Savings Trust

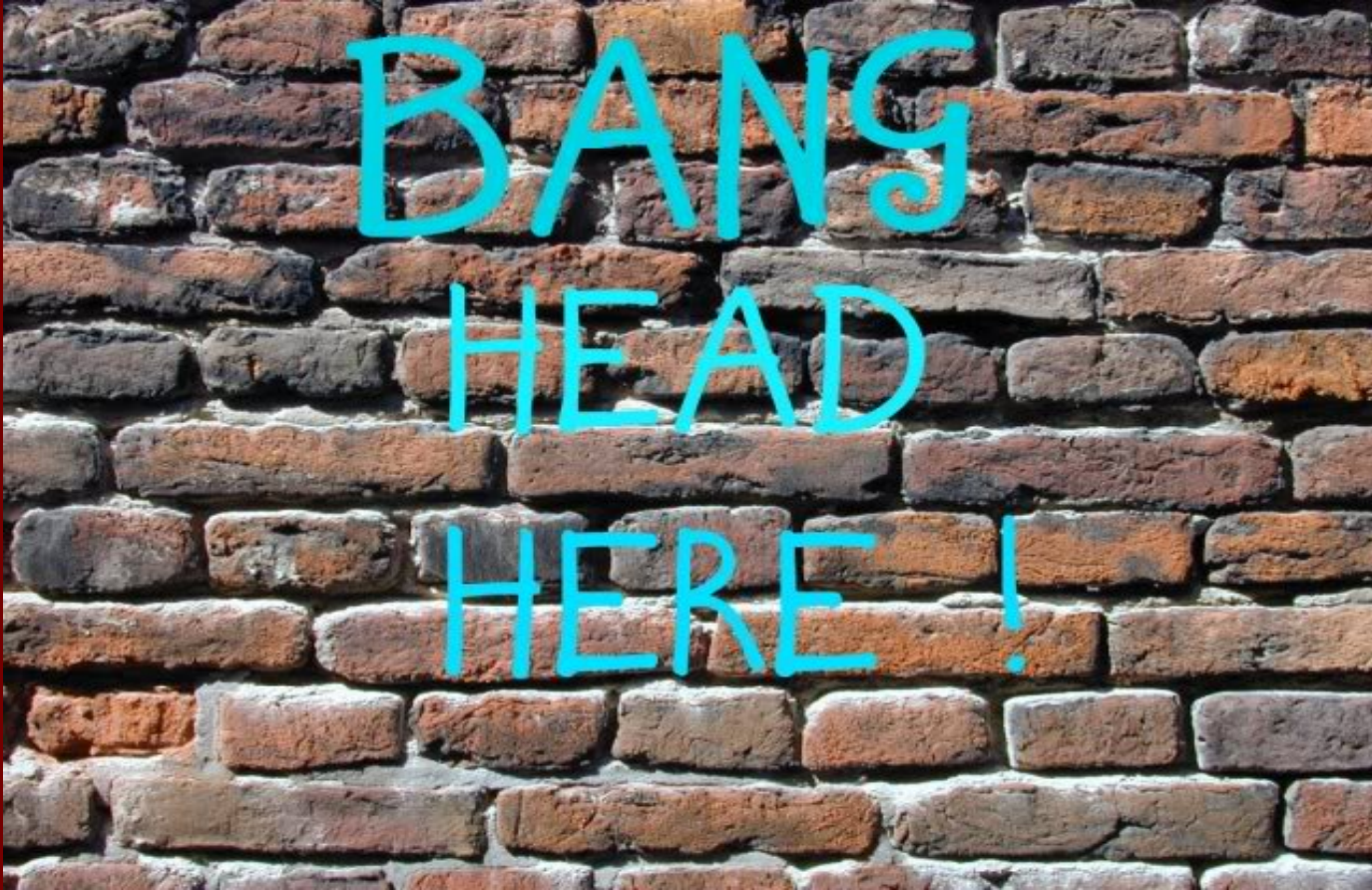
- Very helpful with advice and support
- Easy to deal with
-had a bucket of dosh



Scottish Government Warm Homes

- Circa £1.5 m Loan facility
- 3.5% interest over 15 years
- CPI currently 2.3%
- Government net yield p/a over 15 years
- A nice wee Government earner????
- Addressing Fuel Poverty?????

ERDF Funding



European Regional Development Funding

- WWHC Date of Application: December 2010
- WWHC Date of Offer of Grant: October 2012
- Audit after audit after audit after audit....

ERDF: Bursts yer heid



To obtain ERDF Funding you need

- Plenty of Energy and Stamina



STAMINA MAN



Revenue and Savings

- Renewable Heat Incentive subsidy
- Tenants Tariffs: Estimated savings circa 20% on average
- 1600 tonnes of CO2 per annum
- WWHC ESCO: All Energy Prices frozen since inception

WWHC ESCO charges

- Frozen for the past 5 years
- Big 6 utility companies: double figure % rises over that same period
- WWHC average savings to tenants based on comparisons with Economy 7 is 14%
- WWHC system far more controllable and efficient than previous system
- A community controlled ESCO delivers

Before



After



The Future

Is Warmer With WWHC

