

# The Highland Council

Agenda Item	8
Report No	CCC/15/25

**Committee:** Climate Change

**Date:** 21 May 2025

**Report Title:** Solar PV Non-Domestic Estate Update

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

## 1 Purpose/Executive Summary

- 1.1 The purpose of this paper is to update Members on the work undertaken in relation to optimising and expanding Solar PV electricity generation assets on the Council's non-domestic estate.
- 1.2 The paper outlines key outcomes from the past year and highlights the programme of works underway and planned for 2025/26.

## 2 Recommendations

- 2.1 Members are asked to:-
  - i. **Note** the current status of Solar PV generation assets on the Council's non-domestic estate; and
  - ii. **Note** the proposed development of new and proposed installations.

## 3 Implications

- 3.1 **Resource** - there are no ongoing additional resource implications, delivery of future work will be met from existing resources.
- 3.2 **Legal** - there are no legal implications arising from this report
- 3.3 **Risk** - There is no risk directly relating to this paper.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – An inspection programme of existing PV assets has been underway to check that systems are operational safe to operate, thereby improving H&S compliance.
- 3.5 **Gaelic** - There are no Gaelic implications arising from this workstream.

## 4 Impacts

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

## 5 Existing Assets

- 5.1 There are currently 114 Solar PV assets installed, individually ranging from 4 kW to over 230 kW. Combined the total generation capacity amounts to 2.63 MW, with **88%** of total installed generation operational as of April 2025. **Appendix 1** provides a listing of all Solar PV systems detailing their generation capacity and current operational status.
- 5.2 An inspection programme of assets, assessing operational and electrical safety, has been underway since Oct 2024 and has now concluded on time.

It should be noted that the inspection programme was limited to accessible systems and areas, which excluded inspection of panels and cabling on roofs. These aspects will begin to be inspected during 2025/26 financial year as part of the ongoing maintenance, inspection and servicing programme currently under development.

- 5.3 Approximately 24 of our solar PV systems (12% of generation capacity) remain isolated due to mechanical or electrical issues. These systems require targeted remedial works before they can be returned to service. A comprehensive repairs plan is being finalised and will be delivered using local contractors appointed through the Council's new energy efficiency and renewables framework. Tendering for this work is scheduled for April/May 2025. A new annual maintenance contract will also be procured to ensure all PV assets are maintained for optimal performance.

## 6 New Installations

- 6.1 Installations: Projects totalling 1.2 MW of additional capacity are already under assessment and development for 2025/26.
- 6.2 The following sites are targeted for completion by August 2025.

- |                                  |          |
|----------------------------------|----------|
| • Longman Waste Transfer Station | (136 kW) |
| • Grant House, Grantown          | (23 kW)  |
| • Highland Folk Museum, Grantown | (193 kW) |
| • Deshar PS, Boat of Garten      | (23 kW)  |
| • Highland Rugby Club, Inverness | (40 kW)  |
| • Inverness Leisure(dry)         | (87 kW)  |

6.3 Further additional sites are being actively considered, including:-

- Kinlochbervie Harbour (144 kW)
- Lochinver Harbour (207 kW)

6.4 Proposed Pipeline: A further 1.2 MW of new PV installation potential has been identified and will be developed in due course.

6.5 Framework Delivery: All works will be delivered using Highland-based contractors through the Energy Efficiency and Renewables contractor framework.

6.6 The strategic and operational suitability assessment of non-domestic properties has now been completed and will be utilised in development of additional opportunities.

## **7 Key Achievements in 2024/25**

- Energy Generated: Over 1.29m kWh of electricity was generated across operational solar PV systems.
- Cost Savings: This generation has resulted in estimated savings of over £400,000.
- Recommissioning Programme: The first re-energised system came back online in August 2024.
- New Installations: An additional 256 kW of solar PV capacity was installed.
- Operational Capacity: As of March 2025, 88% of the Council's total installed generation capacity is operational.

Designation: Assistant Chief Executive - Place

Date: 17 April 2025

Author: Ronnie Macdonald, Energy Manager

Background Papers: None

Appendices: Appendix 1: Solar PV Site Listing

## Appendix 1: Solar PV Site Listing

The following table lists all known Solar PV sites on the Council's non-domestic estate as of 2024/25:-

Site Name	Operational Status	Inspection Status	Installed Capacity (kW)
Aldourie PS	Isolated	Inspected	3
Alness Academy	Live	Inspected	125
Ardersier PS	System Removed	Inspected	4
Ardross PS	Live	Inspected	4
Aviemore PS	Live	Inspected	129
Balloch PS	Live	Inspected	4
Ben Wyvis PS	Live	Inspected	40
Black Isle Leisure Centre	Live	Inspected	40
Bower PS	System Removed	Inspected	Unknown
Bridgend PS	Live	Inspected	3.8
Brora PS	Live	Inspected	3.5
Bught Nursery	Live	Inspected	10
Caithness House - New Block	Isolated	Inspected	7
Camaghael Hostel - Lochaber HS	Live	Inspected	25
Caol Campus	Live	Inspected	50
Carbost PS	Live	Inspected	9
Carrbridge PS	Live	Inspected	4
Carrs Corner Depot	Live	Inspected	50
Castletown PS	Isolated	Inspected	4
Cauldeen PS	Live	Inspected	4
Central PS	Isolated	Inspected	4
Charles Kennedy Building	Isolated	Inspected	9
Charleston Academy	System Removed	N/A	6
Cradlehall PS	Live	Inspected	20
Cradlehall PS - system 2	Live	Inspected	10
Crossroads PS	Live	Inspected	4
Crown PS	Live	Inspected	4
Croy PS	Live	Inspected	4
Culloden Academy	Live	Inspected	175
Culloden Academy	Live	Inspected	4
Dalneigh PS	Isolated	Inspected	10
Dingwall County Building	Isolated	Inspected	33
Dingwall Leisure Centre	Live	Inspected	50
Dornoch Academy & PS	Live	Inspected	4
Drakies PS	Isolated	Inspected	9
Dunbeath PS	Live	Inspected	10
Duncan Forbes PS	Live	Inspected	20
Dunvegan PS	Isolated	Inspected	4
Durness PS	Live	Inspected	4
Eigg PS	Live	Inspected	4
North coast leisure centre	Live	Inspected	19
Ferintosh PS	Live	Inspected	4

Fort William Gaelic School	Live	Inspected	50
Fortrose Academy	Live	Inspected	40
Fortrose Academy	Live	Inspected	10
Fortrose Academy - System 1	Live	Inspected	0.7
Gairloch High School	Live	Inspected	51
Gairloch PS	Live	Inspected	4
Glenelg PS	Isolated	Inspected	8
Grantown Grammar - Craig Maclean Leisure centre	Live	Inspected	197
Grantown Grammar - Old building	Live	Inspected	18
Grantown Grammar - STEM	Live	Inspected	77
Halkirk PS	Isolated	Inspected	10
Highland Archive Centre	Live	Inspected	79
Highland Archive Centre	Live	Inspected	5
Hilton of Cadboll PS	Live	Inspected	10
Hilton PS	Live	Inspected	27
Hilton PS	Live	Inspected	10
HQ	Isolated	Inspected	10
Invergordon Academy	Live	Inspected	30
Invergordon Academy	Live	Inspected	12
Invergordon Leisure Centre	Live	Inspected	50
Inverness Crematorium	Live	Inspected	40
Inverness Crematorium - System 1	Live	Inspected	12
Inverness High School	Unknown	Inspected	5
Inverness Royal Academy	Live	Inspected	12
Keiss PS	Live	Inspected	4
Kilchuimen Academy	Live	Inspected	4
Kinlochbervie HS	Live	Inspected	46
Kinlochbervie PS	Live	Inspected	5
Kinlochewe PS	Unknown	Not Inspected	4
Kirkhill PS	Isolated	Inspected	4
Knockbreck PS	System Removed	Not Inspected	4
Kyle PS	Isolated	Inspected	9
Kyleakin PS	Live	Inspected	9
Lochaber HS	Live	Inspected	240
Lochcarron PS	System Removed	Not Inspected	10
Lotland Street TECS	Live	Inspected	9
Lundavra PS	Live	Inspected	50
Lybster PS	Isolated	Inspected	10
Mackintosh Centre	Live	Inspected	4
Melvich PS	Live	Inspected	4
Merkinch PS	Isolated	Inspected	26
Miller Academy PS	Live	Inspected	10
Milton of Leys PS	Live	Inspected	50
Mount Pleasant PS	System Removed	Not Inspected	4
Muirtown PS	Live	Inspected	4
Ness Castle PS	Isolated	Inspected	0
Newtonmore PS	Live	Inspected	2
North Kessock PS	Isolated	Inspected	4

Noss energy centre	Isolated	Inspected	10
Noss PS	Isolated	Inspected	40
Pennyland PS	System Removed	Inspected	10
Poolewe PS	Live	Inspected	4
Portree Gaelic School	Live	Inspected	40
Portree Gaelic School	Live	Inspected	10
Portree PS	Live	Inspected	8
Reay PS	Isolated	Inspected	4
Rosebank PS	Isolated	Inspected	9
Scoraig PS	Live	Inspected	4
Sleat PS	Live	Inspected	4
Smithton PS	Live	Inspected	20
Staffin PS	Isolated	Inspected	4
Strathconon PS	Live	Inspected	5
Strathgarve PS	Live	Inspected	4
Strathpeffer PS	Live	Inspected	11
Tarbat Old PS	Live	Inspected	4
Thurso High	Live	Inspected	4
Thurso Swimming Pool	Live	Inspected	10
Thurso Swimming Pool	Live	Inspected	25
Tomnacross PS	Isolated	Inspected	4
Tongue PS	Live	Inspected	10
Ullapool HS	Live	Inspected	42
Ullapool PS	Live	Inspected	4
Ullapool PS (Nursery Building)	Live	Inspected	20
Victorian Market	Live	Inspected	9