

The Highland Council

Agenda Item	8
Report No	CCC/31/25

Committee: Climate Change

Date: 5 November 2025

Report Title: Energy Benchmarking of Non-Domestic Property Estate

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

2 Recommendations

- 2.1 Members are asked to **note** the refreshed Energy Benchmarking Tool, which now incorporates 2024/25 data.

3 Implications

- 3.1 **Resource** - There are no ongoing resource implications, delivery of future work will be met from existing resources.
- 3.2 **Legal** - 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)** - No implications arising from this report.
- 3.5 **Gaelic** - No implications arising from this report.

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 a monitoring and update report and therefore an impact assessment is not required.

5 Energy Benchmarking of Non-Domestic Property Estate

- 5.1 2024/25 data has been incorporated into the Energy Benchmarking Tool. Minor enhancements have been made to improve user experience and to incorporate expansion of site data coverage.
- 5.2 The energy performance reporting tool is designed to provide meaningful analysis and information in relation to the energy consumption, costs, and relative performance efficiencies of the non-domestic property estate.
- 5.3 For the 2024/25 financial year, total emissions amounted to 27,500 tonnes CO₂e, of which over 60% can be attributed to non-domestic properties, such as our schools, offices, and depots. A reduction of 200 tonnes was noted compared to 2023/24 figures.
- 5.4 Over the past 12 months, the Energy Billing Team have procured and implemented a replacement software system to undertake invoice validation and data management.

The transition process identified a number of erroneous records/data entries which have now been rectified as part of the data cleansing process undertaken.

Note: these issues relate primarily to naming conventions, reference codes, utility meter classifications, etc. There were no financial impacts relating to these issues, however limited energy performance assessments and comparisons may have been impacted, e.g. in terms of number of sites, site classifications and historical consumption patterns.

6 Performance Commentary (24-25 vs 23-24)

6.1 For the non-domestic estate, the total number of sites with utility supplies increased from 1,051 to 1,115, and includes non-buildings such as electric vehicle chargers, communal supplies and car parks. Excluding the addition of some housing properties being transferred to the main Council contract, the figure does not reflect a significant actual increase in sites/cost but is primarily attributed to the transition to the new validation software.

6.2 With reference to the entire estate:-

- Electricity consumption decreased by 2.3% (1,333,952 kWh);
- Heat consumption decreased by 2.3% (2,053,784 kWh);
- Water consumption decreased by 3.3% (21,337 m³);
- Carbon emissions decreased by 0.7% (181,719 kgCO₂e); and
- Utility costs increased by 7.8% (£1,977,967)

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

	Electricity (kWh)	Heat (kWh)	Water (m ³)	Carbon Emissions (kgCO ₂ e)
No. of sites >10% increase	170	37	197	224
No. of sites >10% decrease	228	78	248	287
No. of Sites – minor change	428	96	99	406
Total No. of Sites	826	211	544	917

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

Property Group Types	Electricity (kWh) (2023/24)	Electricity (kWh) (2024/25)	Difference	% Difference
Car Park	242,060	242,562	502	0.2%
Changing Room/Pavilion	65,881	49,786	-16,095	-24%
Community/Youth Centre	570,561	573,903	3,342	1%
Day/Resource Centre	486,914	502,972	16,058	3%
Depot/Yard	2,369,313	2,180,742	-188,571	-8%
Electric Vehicle Charging Point (EVCP)	819,746	1,083,988	264,242	32%
Hall	298,289	302,506	4,217	1%
Housing/Accommodation	683,085	895,150	212,065	31%
Industrial Type Activities	222,681	243,584	20,903	9%
Library	583,156	473,812	-109,344	-19%
Misc	780,793	746,527	-34,266	-4%
Museum/Art Gallery	340,371	241,413	-98,958	-29%
Nursery	24,449	35,562	11,113	45%
Offices	3,419,841	3,181,273	-238,568	-7%
PC	521,606	416,200	-105,406	-20%
Pier/Harbour	637,152	649,839	12,687	2%
Primary School	14,135,192	13,035,641	-1,099,551	-8%
Recycling/Landfill Centre	991,330	973,675	-17,655	-2%
Residential Home	1,664,857	1,417,739	-247,118	-15%
Secondary School	13,699,641	13,240,571	-459,070	-3%
Shop	319,066	474,100	155,034	49%
Special Needs Centre	556,347	535,909	-20,438	-4%
Sport Centre - Dry	218,182	218,370	188	0%
Sport Centre - Wet	3,169,507	3,237,941	68,434	2%
Sport Facility	290,655	283,787	-6,868	-2%
Unmetered, Street & Communal	8,990,813	9,498,304	507,491	6%
Visitor Centre	996,372	1,028,052	31,680	3%
Totals:	57,097,860	55,763,908	-1,333,952	-2%

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

Property Group Types	Heat (kWh) (2023/24)	Heat (kWh) (2024/25)	Difference	% Difference
Community/Youth Centre	782,940	836,598	53,658	7%
Day/Resource Centre	697,772	505,698	-192,074	-28%
Depot/Yard	1,321,764	1,255,873	-65,891	-5%
Hall	492,521	524,481	31,960	6%
Housing/Accommodation	467,552	525,010	57,458	12%
Library	556,531	504,770	-51,761	-9%
Misc	3,168,415	6,150,669	2,982,254	94%
Museum/Art Gallery	223,990	153,050	-70,940	-32%
Offices	4,518,656	2,436,116	-2,082,540	-46%
Pier/Harbour	12,720	48,608	35,888	282%
Primary School	24,310,134	22,309,672	-2,000,462	-8%
Recycling/Landfill Centre	288,702	94,367	-194,335	-67%
Residential Home	3,548,465	3,216,009	-332,456	-9%
Secondary School	31,454,843	31,182,671	-272,172	-1%
Shop	43,966	39,851	-4,115	-9%
Special Needs Centre	2,216,080	2,389,341	173,261	8%
Sport Centre - Dry	968,709	804,702	-164,007	-17%
Sport Centre - Wet	11,093,995	11,183,539	89,544	1%
Sport Facility	161,480	126,350	-35,130	-22%
Unmetered, St & Communal	7,204	6,215	-989	-14%
Visitor Centre	2,208,005	2,197,070	-10,935	0%
Totals:	88,544,444	86,490,660	-2,053,784	-2%

6.6 The table below details the **water** performance variations noted against defined property benchmarking types:-

Property Group Types	Water (m3) (2023/24)	Water (m3) (2024/25)	Difference	% Difference
Car Park	859	1,063	204	24%
Changing Room/Pavilion	1,133	2,884	1,751	155%
Community/Youth Centre	57	83	26	46%
Day/Resource Centre	4,219	4,388	169	4%
Depot/Yard	4,752	5,088	336	7%
EVCP	41,088	57,363	16,275	40%
Hall	1,799	720	- 1,079	-60%
Housing/Accommodation	5	76	71	1420%
Industrial Type Activities	2,587	1,519	- 1,068	-41%
Library	1,171	1,546	375	32%
Misc	14,347	10,603	- 3,744	-26%
Museum/Art Gallery	5,166	8,883	3,717	72%
Nursery	107	407	300	280%
Offices	32,513	19,258	- 13,255	-41%
PC	68,038	42,564	-25,474	-37%
Pier/Harbour	24,341	31,173	6,832	28%
Primary School	212,038	178,723	- 33,315	-16%
Recycling/Landfill Centre	23,595	22,212	- 1,383	-6%
Residential Home	17,325	13,960	- 3,365	-19%
Secondary School	112,629	127,477	14,848	13%
Shop	2,513	5,681	3,168	126%
Special Needs Centre	3,312	5,693	2,381	72%
Sport Centre - Dry	2,204	2,531	327	15%
Sport Centre - Wet	54,350	64,054	9,704	18%
Sport Facility	4,526	5,681	1,155	26%
Unmetered, Street & Communal	1,873	5,941	4,068	217%
Visitor Centre	11,717	7,356	- 4,361	-37%
Totals:	648,264	626,927	- 21,337	-3%

Designation: Assistant Chief Executive - Place

Date: 4 October 2025

Author: Ronnie Macdonald, Energy Manager

Background Papers: None

Appendices: None