

Agenda Item	7
Report No	CCC/23/26

The Highland Council

Committee: Climate Change

Date: 4 November 2026

Report Title: Energy Benchmarking of Non-Domestic Property Estate 2025-26

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 This paper provides an update of the 2025-26 energy performance assessment of the non-domestic property estate.
- 1.2 The paper specifically relates to the interactive webpage interface (the “Energy Benchmarking Tool”) which has been updated with consumption and cost values for 2025-26. The benchmarking tool 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:-
 - i. **Scrutinise and note** the contents of this report; and
 - ii. **Note** the refreshed Energy Benchmarking Tool, which now incorporates 25-26 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** - 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)** - There are no implications arising from this report.
- 3.5 **Gaelic** - There are 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 2025-26 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 For the non-domestic estate, the total number of sites with utility supplies increased from 1,115 to 1,124, and includes non-buildings such as electric vehicle chargers, communal supplies and car parks. The slight increase in site counts reflects the inclusion of previously mothballed sites and communal supplies not previously recorded.

6 Performance Commentary (25-26 vs 24-25)

- 6.1 With reference to the entire estate:-

Metric	2025-26 Annual Totals	Units	Variation	Education Component
Electricity	56,569,440	kWh	1.4% increase (762,618 kWh)	49%
Heat	85,939,535	kWh	2.9% decrease (2,584,482 kWh)	63%
Water	531,251	m3	15.3% decrease (94,377 m3)	52%
Carbon	27,388	tCO2e	2.1% decrease (548 tCO2e)	49%
Cost	£23,835,605	£	12.8% decrease (£3,495,774)	53%

- 6.2 The following table provides a summary of variations for 2025-26 compared to 2024-25:-

Consumption Variation	Electricity	Heat	Water	Carbon Emissions
No of sites >10% increase	207	61	180	263
No of sites >10% decrease	254	51	233	301
No of Sites – minor change	350	89	127	336
Total No of Sites	814	210	548	901

6.3 The following table summarises energy benchmarking performance for key site types and compares against property specific published benchmarks:-

Site Type	Electricity			Heat			Water		
	Better than typical	Typical	Worse than typical	Better than typical	Typical	Worse than typical	Better than typical	Typical	Worse than typical
Depots	40%	15%	45%	50%	12%	38%	60%	12%	28%
Offices	66%	19%	15%	41%	36%	23%	77%	9%	14%
Primary Schools	49%	31%	20%	41%	40%	19%	70%	13%	17%
Secondary Schools	44%	32%	24%	33%	42%	25%	64%	19%	17%
Sport Facilities	69%	19%	12%	45%	37%	18%	70%	20%	10%

6.4 The following table details site type and count for sites which non-electrically heated. The count includes both primary and secondary fuels used for the provision of heating

Property Type	Number	Biomass	Gas	LPG	Oil
Cemetery	49		1		
Community \ Youth Centre	17		5	1	
Day \ Resource Centre	16		4		1
Depot \ Yard	58		2	6	10
Hall	16	1	6		
Housing \ Accommodation	64	1	9		4
Industrial Type Activities	37			1	1
Library	14	1	2		1
Museum \ Art Gallery	3	1			
Offices	83	4	14		2
Pier \ Harbour	21				1
Primary School	175	44	24	2	29
Recycling \ Landfill Centre	21				1
Residential Home	24	8	3		2
Secondary School	30	17	8	7	10
Special Needs Centre	7	1	4	1	1
Sport Centre – Dry	5	2			2
Sport Centre – Wet	10	5	1		5
Sport Facility	29		2		
Visitor Centre	14	1	4		2
Total	693	85	99	18	72

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

Property Types	Electricity kWh (2024/25)	Electricity kWh (2025/26)	Difference kWh	Difference %
Car Park	242,562	249,782	7,220	3%
Cemetery	1,392	1,740	348	25%
Changing Room/Pavilion	49,786	49,145	-641	-1%
Community/Youth Centre	573,904	607,780	33,876	6%
Day/Resource Centre	413,706	375,304	-38,401	-9%
Depot/Yard	2,179,351	2,192,154	12,803	1%
EVCP	1,083,987	1,612,006	528,019	49%
Hall	302,505	277,173	-25,332	-8%
Housing/Accommodation	895,149	803,461	-91,688	-10%
Industrial Type Activities	559,867	506,134	-53,733	-10%
Library	473,812	433,232	-40,580	-9%
Misc.	430,246	321,145	-109,101	-25%
Museum/Art Gallery	241,413	259,559	18,146	8%
Nursery	35,562	35,926	-9737	1%
Offices	3,181,273	3,129,942	-51,331	-2%
PC	416,200	394,868	-21,332	-5%
Pier/Harbour	649,839	645,488	-4,350	-1%
Primary School	13,078,555	13,084,122	5,568	0%
Recycling/Landfill Centre	973,675	916,691	-56,984	-6%
Residential Home	1,507,007	1,454,740	-52,267	-3%
Secondary School	13,240,571	14,449,451	1,208,880	9%
Shop	474,101	497,065	22,964	5%
Special Needs Centre	535,909	624,162	88,253	16%
Sport Centre - Dry	218,370	203,430	-14,940	-7%
Sport Centre - Wet	3,237,942	2,923,994	-313,948	-10%
Sport Facility	283,788	321,046	37,258	13%
Unmetered, Street & Communal	9,498,301	9,072,228	-426,073	-4%
Visitor Centre	1,028,053	1,127,672	99,619	10%
Totals:	55,806,822	57,696,459	1,889,637	3.4%

Commentary:-

- Increased public use of EV charge points resulted in a 49% increase in electricity consumption for EVCP's. With effect from 1 April 2026 responsibility for EVCP electrical supplies transferred EZO and will cease being reported by Highland Council.
- Ongoing works at Kilvean Cemetery & Crematorium contributed to a 25% decrease in consumption for Misc. sites
- Construction activity relating to Tain Campus contributed nearly half of 1,280,880 kWh increase at secondary schools.
- The CHP system at Inverness Leisure Centre being brought back online contributed to a 313,948-kWh reduction in consumption at Sport Facilities.
- Reduced street lighting consumption following LED replacements contributed to the 426,073 kWh decrease across Unmetered, street lighting and communal supplies.

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

Property Groupings	Heat - kWh (2024/25)	Heat - kWh (2025/26)	Difference kWh	Difference %
Cemetery	19,421	12,640	-6,782	-35%
Community/Youth Centre	836,598	608,785	-227,813	-27%
Day/Resource Centre	505,699	598,416	92,717	18%
Depot/Yard	1,236,453	1,192,060	-44,393	-4%
Hall	524,481	497,261	-27,221	-5%
Housing/Accommodation	525,011	526,364	1,353	0%
Industrial Type Activities	3,400,166	2,854,063	-546,103	-16%
Library	504,771	560,540	55,770	11%
Misc.	2,750,503	1,230,391	-1,520,111	-55%
Museum/Art Gallery	153,050	201,820	48,770	32%
Offices	4,173,302	3,995,883	-177,419	-4%
Pier/Harbour	119,505	134,597	15,092	13%
Primary School	22,524,855	23,000,011	475,155	2%
Recycling/Landfill Centre	94,367	5,371	-88,996	-94%
Residential Home	3,216,008	3,589,497	373,489	12%
Secondary School	31,182,671	30,871,334	-311,337	-1%
Shop	39,851	0	-39,851	-100%
Special Needs Centre	2,389,340	2,217,301	-172,039	-7%
Sport Centre - Dry	804,702	937,954	133,252	17%
Sport Centre - Wet	11,183,540	10,646,252	-537,288	-5%
Sport Facility	126,350	119,814	-6,536	-5%
Unmetered, Street & Communal	6,215	4,498	-1,716	-28%
Visitor Centre	2,197,070	2,134,683	-62,387	-3%
Totals:	88,443,033	85,858,551	-2,584,482	-2.9%

Commentary:-

- Closure of the spectrum centre contributed to the 27% decrease in Community/ Youth Centre consumption
- Reduced heating fuel consumption at Sconser quarry, which consumes a significant volume of fuel, contributed to a 546,103-kWh decrease recorded for industrial sites
- Reduced consumption at Tigh na Sgìre office, which is undergoing renovation, contributed to the 177,419 kWh decrease in office heat consumption
- Increased heat consumption across several residential homes resulted in an overall 373,489 kWh increase in heat consumption, with Arach and Wick Children's unit recording particularly significant increases.
- Reclassification of transport related consumption, previously attributed to heating, impacted Recycling/Landfill and Misc. categories.

6.7 The table below details the **water** performance variations noted against defined property benchmarking types. It should be noted that water consumption is the challenging to report accurately, as data is often affected by estimated meter readings and billing recharges. These factors can result in fluctuations between reporting periods that do not necessarily reflect actual water usage.

Property Groupings	Water - m ³ (2024/25)	Water - m ³ (2025/26)	Difference m ³	Difference %
Car Park	1,063	324	-739	-70%
Cemetery	2,884	3,409	525	18%
Changing Room/Pavilion	83	53	-30	-36%
Community/Youth Centre	4,388	4,346	-42	-1%
Day/Resource Centre	4,775	4,339	-436	-9%
Depot/Yard	57,363	46,807	-10,556	-18%
Hall	720	994	274	38%
Housing/Accommodation	76	-48	-124	-163%
Industrial Type Activities	1,519	1,241	-278	-18%
Library	1,546	1,090	-456	-29%
Misc.	10,603	12,334	1,731	16%
Museum/Art Gallery	8,883	6,220	-2,663	-30%
Nursery	407	26	-381	-94%
Offices	19,258	17,915	-1,343	-7%
PC	42,564	36,699	-5,865	-14%
Pier/Harbour	31,173	12,141	-19,032	-61%
Primary School	179,435	136,704	-40,720	-24%
Recycling/Landfill Centre	22,212	23,053	841	4%
Residential Home	14,273	14,516	243	2%
Secondary School	127,477	138,710	11,233	9%
Shop	5,681	2,224	-3,457	-61%
Special Needs Centre	5,693	5,091	-602	-11%
Sport Centre - Dry	2,531	2,493	-38	-2%
Sport Centre - Wet	64,054	47,021	-17,033	-27%
Sport Facility	5,681	4,120	-1,561	-27%
Unmetered, Street & Communal	5,941	3,582	-2,359	-40%
Visitor Centre	7,356	5,847	-1,509	-21%
Totals:	627,639	531,299	-94,329	-15.3%

Commentary:-

- Repairs to water leaks at Avoch Primary School and Croy Primary School contributed significantly to the 24% decrease in primary school water consumption, with water-saving measures at other schools also contributing to the reduction
- A water leak at Charleston Academy was the main driver of the 11,233 m³ increase in secondary school water consumption

Designation: Assistant Chief Executive - Place

Date: 5 October 2026

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Background Papers: None

Appendices: None