



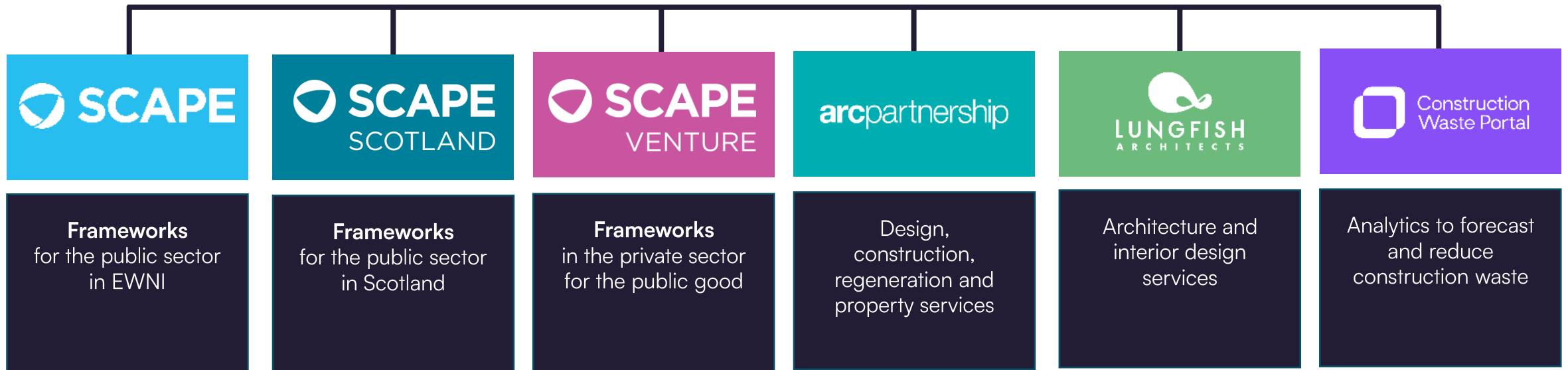
# Retrofitting — housing fit for the future

Lillian McDowall — Head of Business Development, SCAPE Scotland





# SCAPE GROUP



Local Authority owned

SCAPE is wholly owned by six local authority shareholders, each of which are motivated by improving socioeconomic outcomes for the local community.

# Frameworks

Best in class frameworks that deliver exceptional outcomes



Construction

Civil  
Engineering

Consultancy

Utilities  
(Works &  
Services)

Utilities  
(Consultancy)



AtkinsRéalis is one of the largest construction consultancies in Scotland, delivering programme and project management, cost and commercial management, building surveying, health and safety and strategic asset management services.

In retrofitting, AtkinsRéalis focus on the 3 pillars of environment, social and economic.







Kier is a leading provider of infrastructure services, construction and property developments and is committed to delivering lasting legacies for local communities.

From healthcare to education, their collaborative approach helps public sector organisations spend less time on procurement and more time on making a difference.



**Client:**

River Clyde Homes

**Project Name:**

Prospecthill Court,  
Greenock

**Completion****Date:**

Oct 2024

**Value:**

£10m

**Location:**

Greenock

# Prospecthill Court, Greenock

Prospecthill Court is a pioneering retrofit of a 16-storey, 91-home 1960s high-rise in Greenock.

Designed to meet the AECB Retrofit Standard and winner of the Net Zero in Housing award 2024, the project sets a new benchmark for decarbonising social housing in the UK.

Through innovative design, the project has achieved dramatic reductions in carbon emissions and energy use, while remaining fully occupied.

Beyond carbon, it tackled fuel poverty and improved wellbeing, aligning with just transition goals. Its scalable design and social value impact make it a blueprint for net-zero housing across Scotland.

## Key metrics:

- 84% reduction in heating energy use
- 98% reduction in operational carbon
- 98% reduction in whole building carbon



**Client:**

Moray Council

**Number of homes:**

868 — all tenants

**Dates:**

Nov 2024 to April 2026

**Value:**

£7m

**Location:**

Moray, NE Scotland

# Moray Council HIP

Moray Council's Housing Improvement Programme (HIP) is a project designed to enhance the quality, comfort, and energy efficiency of social housing across the region.

Focused on long-term value, the programme supports the Council's 30-year business plan and helps meet key statutory targets, including the Energy Efficiency Standard for Social Housing (ESSH).

Works in the West region of Moray include:

- Updated EPC rating for each property
- Installation of new, energy-efficient windows
- Modernisation of kitchens
- Cavity and external wall insulation to reduce heat loss
- Loft Insulation renewal and top-up





# LOVELL

Lovell is a partnership housing expert and a leading provider of innovative residential construction and regeneration developments across England, Scotland and Wales.

Lovell work in partnership with local authorities, housing associations, the MOD and other valued partners across the country.







## ‘Free’ Viability-Feasibility Report

- First step in the SCAPE process, provided at no cost
- Early contractor involvement and collaboration to understand project success criteria
- Key outputs:
  - **Programme**
  - **Cost plan**
  - **Risk register**
  - **Supply chain**
  - **VFM criteria established**
  - **Design team collaboration**
- Valuable early advice from the SCAPE partner

## Early contractor involvement (ECI)

Traditional forms of procurement usually appoint the contractor late in the process when their opportunity to influence a project has largely been lost.

Early contractor engagement is central to the SCAPE process and yields benefits to the **Client** in terms of programme, buildability and cost.

Over the last 5 years our delivery partners, together with their supply chain partners, have delivered **Client budget** savings of more than **£16m** due directly to their early engagement in construction and civil engineering projects.

# £16m

Saved across SCAPE Scotland construction and civil engineering projects over the last 5 years thanks to ECI





# Social value

We're a founding member of the National Social Value Taskforce and, in partnership with Social Value Portal, helped to develop the Social Value TOM System.

The TOM System is a set of economic, social and environmental performance measures that underpin every project.

Clients can use the TOM System or select their own measures to deliver social impact that matters most





# Community Legacy Charter

The Community Legacy Charter reflects our shared commitment in delivering lasting community benefits and supporting the SCAPE Community Legacy Programme.

Our framework partners are dedicated to maximising positive outcomes for clients, communities, and future generations.





# SCAPE Scotland Clients

- Aberdeenshire Council
- Abertay University
- Argyll & Bute Council
- Crown Office & Procurator Fiscal Services
- Dumfries & Galloway Council
- Dundee City Council
- East Ayrshire Council
- East Dunbartonshire Council
- Edinburgh Napier University
- Falkirk Council
- Fife Council
- Glasgow School of Art
- Historic Environment Scotland
- James Hutton Institute
- NHS Highland
- North Ayrshire Council
- River Clyde Homes
- Royal Botanic Gardens Edinburgh
- Scottish Canals
- Scottish Fire & Rescue Services
- South Ayrshire Council
- Stirling Council
- The City of Edinburgh Council
- The Highland Council
- University of Edinburgh
- West Dunbartonshire Council

# SCAPE supports Clients — some examples

## Feasibility/Viability

A project viability study at no cost to Client is embedded within the SCAPE process, assisting clients to make more informed investment decisions

**Over £10m**

of free advice on viability over the past 5 years

## NEC Training

Since August 2022 we have organised 24 free to attend NEC contract training courses for our Clients.

**Over 1200 hours**

of free CPD accredited training

## Compliance

Our in-house audit team ensure high standards of delivery and compliance with 39 audits undertaken in 2022/23 reviewing over 150 projects with a total value over £600m.

**£1m**

invested in the Audit function over the last 5 years



**Gary Meechan**

Head of Frameworks Scotland

M: 07485 353357

E: [garym@scape-scotland.co.uk](mailto:garym@scape-scotland.co.uk)

**Lillian McDowall**

Head of Business Development

M: 07843 551449

E: [lillianm@scape-scotland.co.uk](mailto:lillianm@scape-scotland.co.uk)

**Rachel Park**

Framework Manager

M: 07985 165107

E: [rachelp@scape-scotland.co.uk](mailto:rachelp@scape-scotland.co.uk)

# Thanks for listening

[www.scape-scotland.co.uk](http://www.scape-scotland.co.uk)