



SOUTH of
SCOTLAND
ENTERPRISE

Taking a CWB approach to retrofit in the South of Scotland



Overview:

- Background to CWB, retrofit and the CLES report
- Key findings
- Energy efficiency of existing housing stock
- Recommendations
- Archetypes pilot

Background to CWB, retrofit and the CLES report

Convention of South Scotland (COSS) decision in October 2021 that the South would be a Community Wealth Building (CWB) pilot area

- Regional Economic Strategy: Theme 5 & Delivery Plan Action 5 (F) – progressive procurement
- Centre for Local Economic Strategies (CLES) Report commissioned by SOSE, working with Eildon & Scottish Borders Housing Associations, in March 2022



The five Principles of Community Wealth Building

- progressive procurement – developing local supply chains of businesses likely to support local employment and keep wealth within communities
- fair employment and just labour markets – using anchor institutions to improve prospects of local people
- shared ownership of the local economy – supporting and growing business models that are more financially generative for the local economy
- socially just use of land and property – developing the function and ownership of local assets held by anchor organisations, so local communities benefit from financial and social gain
- making financial power work for local places – increase flows of investment within local economies by harnessing and recirculating the wealth that exists

CLES report key findings

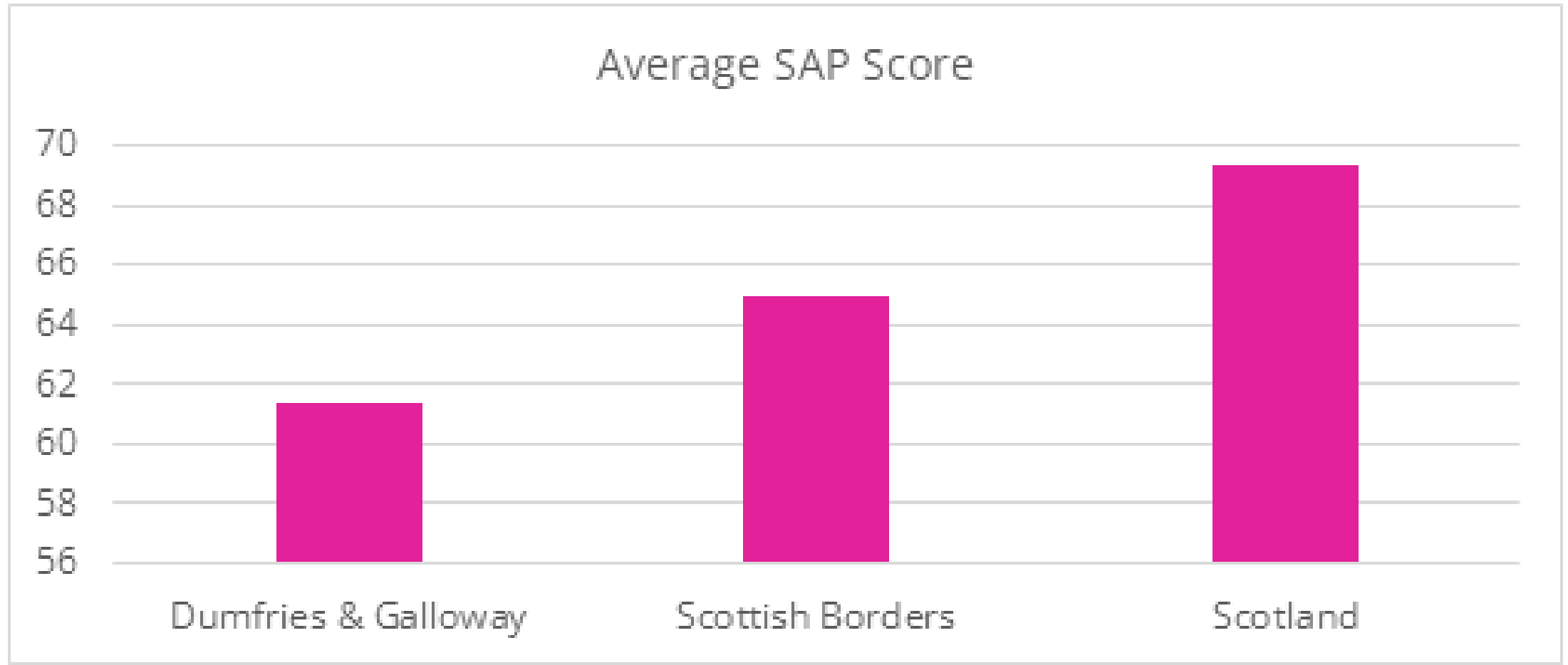
By 2030, retrofitting could sustain up to **2,239 direct jobs** within Dumfries and Galloway and the Scottish Borders, of which 335 could come from social housing.

By 2030, retrofitting could generate **£112.5m in direct GVA**, of which £27.5m could come from social housing.

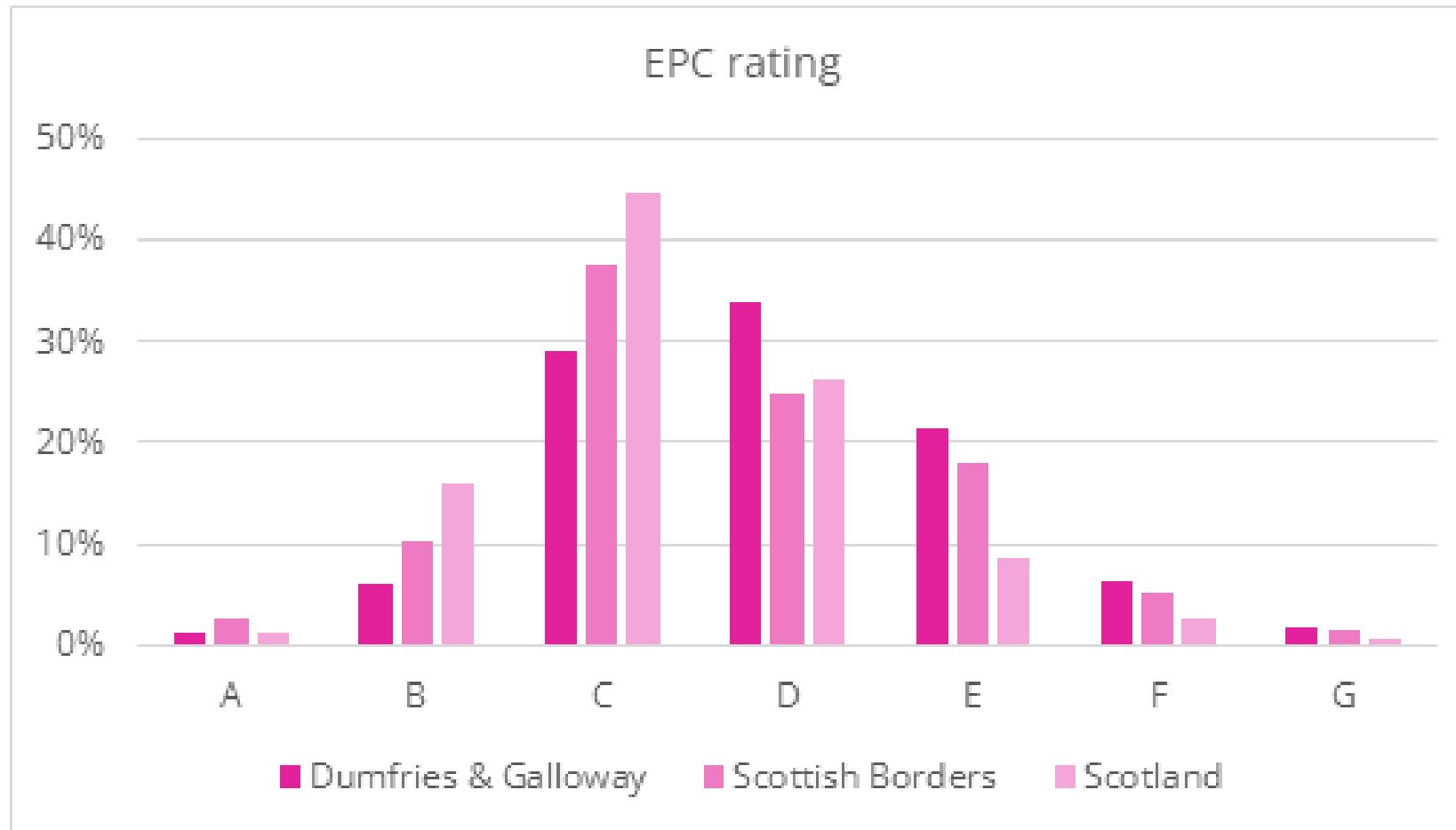
By 2045, the industry could sustain up to **6,690 direct jobs** within Dumfries and Galloway and the Scottish Borders, of which 1,205 could come from social housing.

By 2045, retrofitting could generate **£340m in direct GVA**, of which £78m could come from social housing.

Energy Efficiency of existing housing stock (1)



Energy efficiency of existing housing stock (2)



Key Findings (continued)

The delivery of retrofit is made more difficult, yet more pressing by the three interlinked challenges of climate, cost and comfort.

- Warm, affordable and healthy homes are essential to wellbeing.
- The need to upgrade the social housing stock in the region has been made even more pressing by the push for net zero and soaring fuel prices.
- Inflation and Brexit have also made the delivery of retrofit more costly and challenging for RSLs.

This challenge also presents a huge economic opportunity for the region and community wealth building to make sure that retrofit work is done in a manner that benefits the local economy.

Recommendations

1. Build on existing collaborative working across RSLs;
2. Explore the creation of a collaborative body to facilitate delivery of retrofit in the region;
3. Strengthen community wealth building asks of large suppliers through collective action;
4. Scale up and secure the financial commitment from the Scottish and UK Governments;
5. Subsidised or free training courses at local colleges;
6. Further develop engagement with tenants.

Archetypes pilot

- Partnership approach – SOSE, RSLs, Councils and Colleges
- Using Archetypes to guide mass retrofit
- Starting small – four properties which could represent c. 800,000
- Baseline analysis, documenting work, gathering data and engaging with tenants
- South of Scotland's contribution to the national pattern book

<https://cles.org.uk/publications/a-roadmap-to-decarbonisation/>

Contact me: Robert.Davidson@sose.scot