



East Lammermuir

Warm Homes Project Residents' Information Evening

Innerwick Old School
30th June 2026

WHO WE ARE

Warm Homes Project Team



Ellen Abbi

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Warm Homes Project Steering Group

Welcome and Project Introduction: Chris Bruce, ELCC Chair

Presentation: Martin Hayman, Local Heat and Energy Efficiency
Strategy Officer, East Lothian Council

About our approach to the East Lammermuir Warm Homes Project

East Lammermuir has a unique opportunity to move away from old, inefficient and expensive heating systems and fuels such as oil and LPG, by taking a collective approach so as many residents as possible can benefit. We are looking at tackling this by using Community Benefit funding, alongside other funding sources such as Home Energy Scotland's Grant and Loan for homeowners, and other funding which is available to landlords which can be used to help rented properties in the area to help make this a reality.

We hope that by tackling the problem of heating homes by using a collective approach with individualised support, we will be able to provide East Lammermuir with energy security, a long-term heating solution for every home and warmer, more comfortable homes. We intend to reduce costs for everyone through adopting this collective approach, sharing learning along the way.

We have listened to residents, and we are aware that for many people, keeping the heat in your home is also a fundamental concern. Therefore, we are also working on how we reduce preventable heat loss, such as insulation and draught-proofing, with a view to getting homes ready for heating system change. We are exploring how we can make best use of any Community Benefit funding which may support this and how to deliver a fair outcome for all residents so that no home is cold, and no heat is wasted.

We are currently working on how to provide the individualised support and advice each home needs, which considers both measures to prevent heat loss and heating system change. This follows best practice and will help set out a roadmap for homes as the project develops. We know finding the right advice can be difficult, and we're working to ensure residents get tailored, high-quality and professional advice for their unique home. We are engaging with the right people who can help us deliver this now and hope to have an update shortly.

WHO WE ARE

Lothian Heat Community Interest Company

1

Locally-based & community-owned

We're a small team, **locally-based & community-owned**, where the **benefits stay local**, and we are **accountable to the communities we serve**. Being a community interest company means we reinvest any **profits back into the project/community**.

2

Heat from local sources to power heat networks

We want to create heat networks that **captures heat which is currently being wasted** from wherever it can be found – **energy from waste, industry, data centres, wastewater, renewable sources** – and **delivers it efficiently to meet local needs**. We intend to develop **communal solutions**.

3

Impact at local level

Aims to **make homes warmer, reduce fuel poverty and increase energy security**

WHAT WE ARE DOING

East Lammermuir Warm Homes Project

1

The problems

- East Lammermuir homes are off mains gas
- Largely fueled by oil/LPG or inefficient electric storage heaters
- Homes are very expensive to heat
- Homes are not energy efficient

2

The solutions

We are exploring creating a plan for the **right heating solutions for each home**, not a one-size fits all solution. We would like to hear from all East Lammermuir residents regarding these proposals. This will include possible **heat network connections, shared heat solutions**, and **individual heat solutions** such as heat pumps, **alongside other energy efficiency measures**

3

The impact

- Decrease fuel poverty
- Improve energy efficiency
- Make a long-term, lasting, positive difference to the communities we serve

ADDRESSING BARRIERS

Planning and Heritage Constraints

- Previous engagement has shown residents' concerns about the added costs & hassle and inconsistency in council planning decisions
- We're engaging early with ELC planning department, and the social housing investment team
- Pre-application advice for renewable energy/energy efficiency measures is FREE



Renewable Energy

Pre-application enquiries for the installation of domestic renewable energy technologies and/or energy efficiency measures – it should be noted that this exemption does not apply to pre-application enquiries where the domestic renewable energy technologies and/or energy efficiency measures only form a part of a development proposal.

Source: <https://www.eastlothian.gov.uk/discretionary-planning-charges-exemptions-pre-application-charging>

What is a Heat Network?

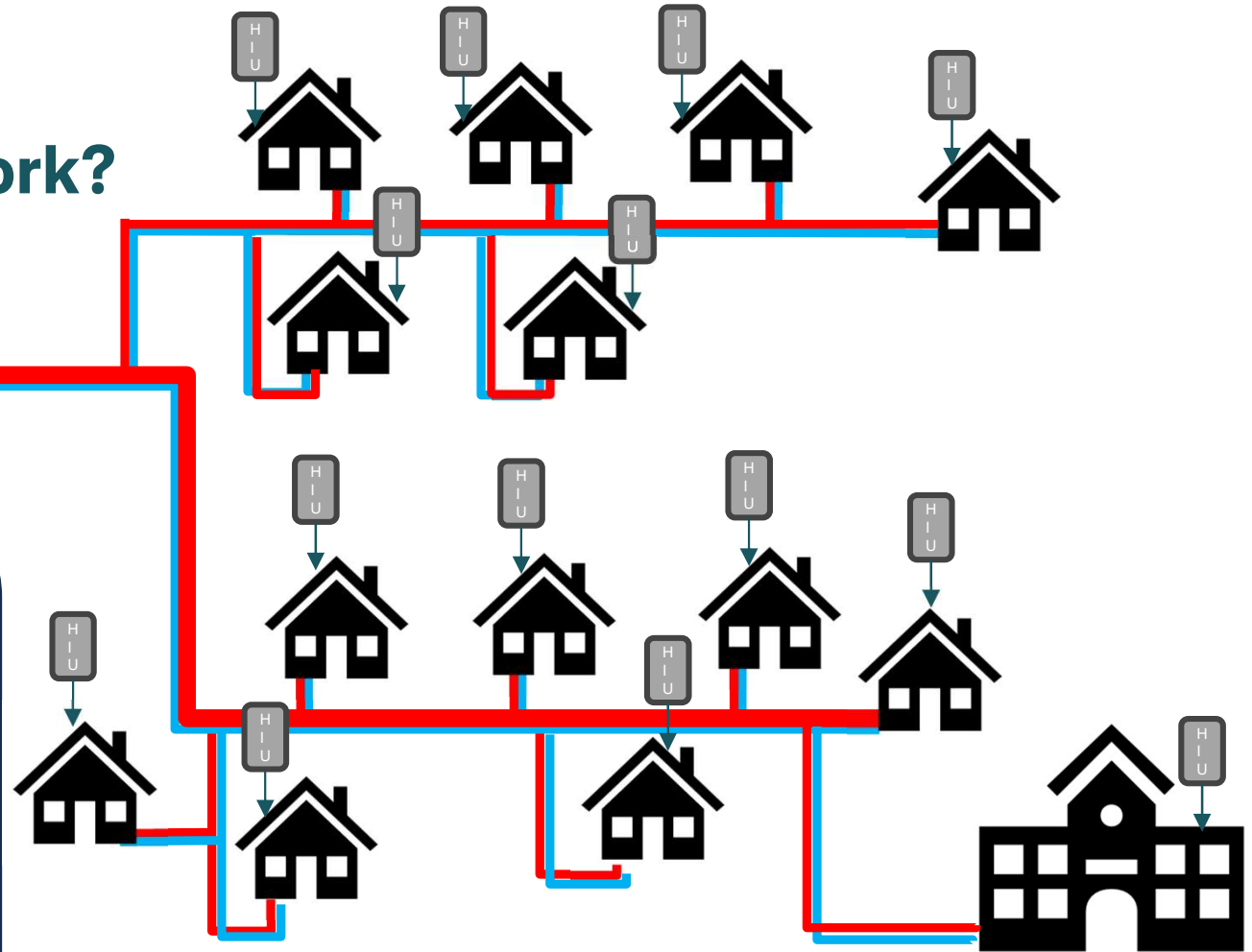


The Innerwick Heat Network would supply energy to homes by capturing waste heat from the Valencia landfill site.

Water is heated at the source, which will then travel through highly-insulated heat network pipes underground to homes and businesses/local buildings (e.g. Thurston Holiday Park & also Innerwick Primary School)

Each home would have a heat interface unit (HIU) inside in a utility cupboard, in the place of an individual boiler. The HIU transfers the heated water from the main heat pipes into your home's central heating system and allows you to control your own heating and hot water usage.

The cooled water then returns to the source to be heated again.



Potentially viable at:

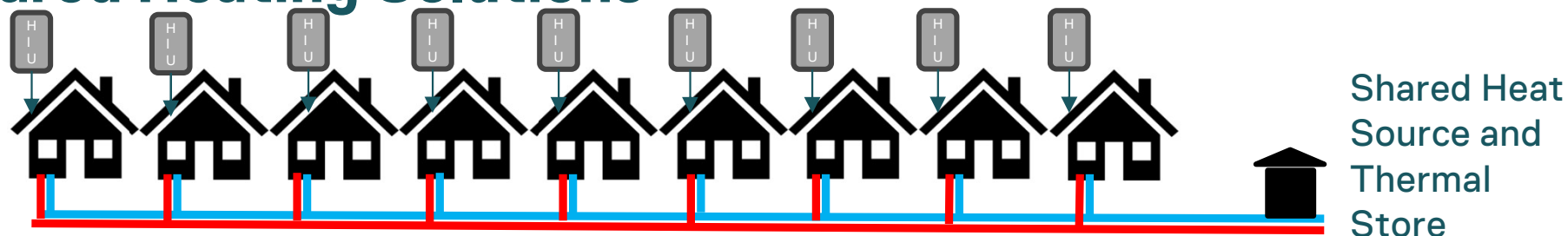
East and West Meikle Pinkerton, Hunter Steading, homes on/close to the Holiday Park site, Innerwick & Crowhill



Possible route for a Heat Network from Valencia landfill to Innerwick, including Easter and Wester Meikle Pinkertons, Thurston Manor Caravan Park, and Crowhill . The coloured lines indicate potential pipe route (colours relate to relative pipe thickness) and shows the communities served, with the source being at Valencia landfill site across the A1.

WHAT WE'RE PROPOSING

Shared Heating Solutions



Communal solutions involve a heat pump (air source or ground source) plus thermal storage that provides heat to multiple properties. When they reach a certain size the efficiencies of scale and the ability to balance the peaks in overall demand mean that they can deliver cheaper heat than a series of individual heat pumps.

Each home would have a heat interface unit (HIU) inside in a utility cupboard, in the place of an individual boiler. The HIU transfers the heated water from the main heat pipes into your home's central heating system and allows you to control your own heating and hot water usage.

Potentially viable at:

East Lammermuir (in 1km priority area):

Woodhall
Birnieknowes
Skateraw
Little Pinkerton

In the rest of East Lammermuir:

Stenton
Spott
Oldhamstocks
East Broomhouse
Pitcox
Bielhill & Bielgrange – possibly two schemes
Little Spott

WHAT WE'RE PROPOSING

Individual Solutions

- Air Source Heat
- Ground Source Heat – to explore possibly where air source heat pumps are not appropriate

The best solution is usually likely to be an air source heat pump (ASHP). An ASHP is placed outside the home, close to an external wall. It takes heat from outside and transfers it to water. This warm water is then circulated through your home's central heating pipes, either to radiators or underfloor heating.

With ASHPs, to supply hot water for kitchens and bathrooms, a hot water cylinder is needed inside the home.

In the East Lammermuir area, heat pumps are more likely to be suggested for homes where a heat network or shared solution is not viable financially or geographically. This will likely be homes which are isolated or spaced apart from neighbours meaning barriers arise in installing communal solutions



Heat Network Connections – What changes to my home might be needed?

(1) Remove old boilers or fuel tanks: Your existing boiler would be removed and replaced by a Heat Interface Unit (HIU). This is an internally wall-mounted unit which safely manages the incoming/outgoing heat mains, control valves, and energy meters, and typically requires the same footprint as a traditional gas boiler.

(2) Installing a wet heating system: If your home does not have a wet heating system (ie. if it uses electric storage heaters or has a fire), one would need to be installed. If you already have radiators, because the network would supply hot water at temperatures comparable to a traditional boiler (70-80°C), your existing radiators or underfloor heating generally do not need to be replaced.

(3) Insulation & Controls: While increasing your home's energy efficiency is always recommended to lower bills, extensive fabric or insulation upgrades are not usually needed to connect to a heat network. If your home is extremely poorly insulated, we will explore ways to reduce preventable heat loss. You control your heat using standard smart programmers and thermostats, and these would be demonstrated and explanations provided

(4) No Hot Water Cylinder Needed: The heat network would provide instant domestic hot water directly through the HIU, which gets rid of the need for a separate hot water storage cylinder, freeing up internal space.

(5) No External Space Needed: No external equipment or outdoor units are required. This offers fewer planning process complications as well as a highly discreet, space-saving installation.

Shared Heating Solutions – What changes to my home might be needed?

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(2) Installing a wet heating system: If your home does not have a wet heating system (ie. if it uses electric storage heaters or has a fire), one would need to be installed. If you already have radiators, your existing radiators or underfloor heating may possibly need to be replaced, this would depend on the temperature at which the shared system could deliver water.

(3) Insulation & Controls: If your home is extremely poorly insulated, we will explore ways to reduce preventable heat loss including insulation. You control your heat using standard smart programmers and thermostats, and these would be demonstrated and explanations provided.

(4) No Hot Water Cylinder Needed: The shared solution would provide instant domestic hot water directly through the HIU, which gets rid of the need for a separate hot water storage cylinder, freeing up internal space.

(5) No External Space Needed at individual property level: No external equipment or outdoor units are required for each home, however space is required somewhere close to a group of homes. This offers fewer planning process complications as well as a highly discreet, space-saving installation.

ASHP- What changes to my home might be needed?

Install larger radiators: Because ASHPs run at lower flow temperatures, your existing radiators may be too small to heat the home. You may need to upgrade to oversized radiators or install underfloor heating, which may require significant internal disruption.

Hot Water Cylinder - Internal Space: You will need to find space inside your home for a new, larger hot water cylinder and system components (like expansion vessels and buffer tanks).

Electrical Infrastructure: ASHPs require a dedicated electrical supply. Older homes may require an upgrade to their electrical capacity (e.g., from a standard 60-amp to a 100-amp supply)

Insulation & Heat Loss: To run an ASHP efficiently and keep your heating bills low, your home must avoid preventable heat loss. This necessitates a comprehensive room-by-room heat loss calculation, and may require additional insulation depending on how well insulated your home currently is.

Suitable External Space: You must accommodate an outdoor unit (about the size of a fridge), which requires a suitable location near the property with adequate airflow and compliance with planning and noise regulations.

Moving forward...

We recognise that each home is unique. We are working on what service we can meaningfully deliver for residents and how we can support households to make the best decisions for their home. We are looking at how community benefit funding can help support some of these changes.

Following this first community event, we would like to hear feedback on the current proposals contained within this presentation – please feel free to contact Ellen with any comments or queries you may have.

As a result of conversations at the event and with residents since the project launch, we have listened to residents.

Residents would like to have more in-depth, personalised advice to for each home than is currently available. We are looking at the option of producing a plan for each home which considers the home in its entirety, assessing resident use, the building condition, urgent need for insulation or draught-proofing and the heating system, as well as potentially going further for homes who already have heat pumps for example. We are currently investigating how we can deliver a pilot scheme for this.

If you would be interested in being part of a pilot scheme, and live in Innerwick, Woodhall, Birnieknowes, Skateraw, Little Pinkerton, East or West Meikle Pinkerton, Hunter Steading, Thorntonloch or Crowhill, or their immediate surrounding areas, please contact Ellen at ellen.abbi@lothianheat.org

No heat is wasted, **no home is cold.**

Please feel free to get in touch, or visit
lothianheat.org/warm-homes-east-lammermuir/
to register your interest

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