

## **Appendix 2: List of Public Consultation Comments**

### **Introduction**

Public consultation on the draft Local Heat & Energy Efficiency Strategy and Delivery Plan took place between 20 June 2024 and 2 August 2024. Appendix 1 contains all comments for each question categorised into themes with a proposed council response.

This Appendix 2 contains the comments for each question reproduced in full in the preceding tables. Please note these comments are unedited; they appear as they were typed by the respondents on the Engage Angus website.

**Q4. What is preventing you from installing the following energy efficiency measures: Double/Triple Glazing, Loft Insulation and Wall Insulation (internal, external and cavity)?**

**Table one:** Full comments from the respondents regarding what is preventing them from installing energy efficiency measures (Double/Triple Glazing, Loft Insulation and Wall Insulation (internal, external and cavity)).

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 001	Anonymous	I own a home in Angus	Live in a listed building
LHEES 004	Anonymous	I own a home in Angus	My house has triple glazing, under floor and loft insulation and it is a timber / stone build with solar panels, green electricity and a heat pump
LHEES 005	Anonymous	I own a home in Angus	The cost of materials and labour
LHEES 006	Anonymous	I own a home in Angus	As the owner of a listed building I am prevented from installing energy saving measures.
LHEES 007	Anonymous	I rent a home in Angus	House Been Damp Since Construction. ???
LHEES 008	Anonymous	I own a home in Angus	I contacted the SCARF team years ago and got no help. All the dole scroungers / junkies and free loaders got all the help as usual.
LHEES 009	Anonymous	I own a home in Angus	No confidence that information given by contractors is correct or that they charge a appropriate amount for services, eg, I've replaced the flat roof on my property and sought advice from the contractor. I subsequently found out that the contractor didn't really know if better options were available or not. I now need to find out if I've wasted my money
LHEES 012	Anonymous	I rent a home in Angus	Up to housing association to do

LHEES 018	Anonymous	I rent a home in Angus	Contractors unreliable & and if problems arise uncontactable and cost savings are not total reliable,heat source is the biggest waste of money,
LHEES 024	Anonymous	I own a home in Angus, I have a business premises in Angus, I am a private landlord with properties in Angus	Lack of confidence in the EPC calculator and the discriminatory effect the policies have on rural properties
LHEES 027	Anonymous	I am a private landlord with properties in Angus	The property is a traditional red sandstone and slate building and external insulation would compromise the exterior appearance. Similarly cavity wall insulation does not enjoy good press for this type of property so I would be very much against this. Triple Glazing and Loft insulation already installed
LHEES 040	Anonymous	I own a home in Angus, I rent a home in Angus	Listed buildings
LHEES 045	Anonymous	I am a private landlord with properties in Angus	One property is in a Conservation area and the cost to change windows to double glazing as per council requirements is uneconomical
LHEES 050	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Already in place.
LHEES 051	Anonymous	I have a business premises in Angus, I am a private landlord with properties in Angus	None
LHEES 057	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	None

LHEES 066	Andy	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	Already have most.
LHEES 070	SL	I own a home in Angus	My house was built in 1746 with stone from the farm it is built on. I cannot find anyone who can give me advice which will not cause condensation and the house to be cold. We will be OAPs by 2030 and need to do the work now when we can.
LHEES 073	David Macgregor	I own a home in Angus, I have a business premises in Angus, I am a private landlord with properties in Angus	Have the above
LHEES 080	Robin Hally	I am a private landlord with properties in Angus	Age of property and plans to redevelop site
LHEES 083	H	I am a private landlord with properties in Angus	concern over potential long term detrimental effect on building of installing wall and floor insulation
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	Availability of reliable machines Servicing post installation
LHEES 086	FH	I own a home in Angus	Have a heat pump
LHEES 091	Dan	I own a home in Angus	Damage to property and the introduction of damp through cavity insulation
LHEES 092	Michael Marley	Other	Dont install measures so remaining impartial
LHEES 093	Patricia Parker	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	Property that I own in Angus already benefits from the measures selected in Question 3

**Q 6.1.1. If you disagree with the areas in sections 5.2.1 and section 5.2.2 being prioritised for Heat Pump installation, please tell us why...**

**Table two:** Full comments from the respondents stating why they disagree with the areas in sections 5.2.1 and section 5.2.2 of the Strategy being prioritised for Heat Pump installation.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 007	Anonymous	I rent a home in Angus	I'd Rather not say.
LHEES 028	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	A lot of off-gas rural properties are difficult to insulate well enough to be benefit from air source heat pumps
LHEES 049	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	As an ASHP owner, the cost of electricity is cancelling out the financial benefit to move over to ASHP technologies. if there was an incentive to have ashp where you receive cheaper electricity, this would benefit residents and make more people move over
LHEES 056	Anonymous	I am a private landlord with properties in Angus	Too simplistic. It makes much more sense, to me, to fit them on a property by property assessment. A newly insulated house with a very modern boiler (oil or gas) is not a priority. An older property using only a solid fuel boiler or an old oil boiler would be the priority - especially if it is relatively easy to insulate.
LHEES 083	H	I am a private landlord with properties in Angus	Too hard to tell from the document what exactly is being proposed in 5.2.1 and 5.2.2. so can not 'agree' to something that is not clear. Plus individual properties will all have their own circumstances (eg levels of insulation, space around the property for a pump, proximity to neighbours, weather direction etc) meaning that for some properties or people they will not be suited, therefore can not just 'agree' to the blanket theory. Plus has not some business (who installs heat pumps) declared relatively recently that heat pumps are not suitable to Scotland ?

**Q8.1.** In the Angus LHEES, the following areas have been identified as Heat Network Zones:

- Arbroath High School and D&A College, and surrounding area.
- Elliot Industrial Estate Arbroath and surrounding area.
- Orchardbank Industrial Estate Forfar and surrounding area.
- West High Street Forfar and surrounding area.
- South Montrose and surrounding area.

Do you agree or disagree with the identification of these Heat Network Zones? If you disagree, please tell us why...

**Table three:** Full comments from the respondents stating why they disagree with the identification of the Heat Network Zones.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 003	Anonymous	I own a home in Angus	I would say that this has to be done with the public as much as possible. To allow an open and honest dialogue that gives people a freedom of choice and not just be dictated to.
LHEES 005	Anonymous	I own a home in Angus	The areas
LHEES 008	Anonymous	I own a home in Angus	The council will as usual squeeze or omit the working person in favour of benefitting the wasters of Angus.
LHEES 009	Anonymous	I own a home in Angus	Why not include all areas close to schools and other council facilities that could generate and provide energy to adjacent areas
LHEES 010	Anonymous	I rent a home in Angus	Do t want. On of it happy with what we have
LHEES 011	Anonymous	I own a home in Angus	More important things for council to be spending money on like Montrose beach erosion state of roads shambles of a bus service
LHEES 012	Anonymous	I rent a home in Angus	Why just specific areas

LHEES 013	Anonymous	I own a home in Angus	Having zones at all
LHEES 014	Anonymous	I own a home in Angus	I think we have far more pressing issues rather than LHEES and why certain areas. Are you considering all types of houses and heat pumps in traditional houses are proven to be less effective and very costly.
LHEES 018	Anonymous	I rent a home in Angus	Selection
LHEES 019	Anonymous	I own a home in Angus	How will fairness in terms of cost be balanced between end users ? You may have occupants who do not agree with green agenda who do not attempt to reduce energy use and others will carry cost. It is false to say heat pumps are effective and efficient as an owner of property with such heat provision I have personal experience of excessive costs and poor performance in scottish winters . To state uses og fossil fuels must change is unrealistic and will put more people into fuel poverty. If they can't afford bills now they have no chance in winter with heat pump
LHEES 020	Anonymous	I own a home in Angus	Misses out or doesn't link with Carnoustie Monifieth area with potential for waste water/anerobicdigestors or installed sources of 'Green energy' solar and wind. Ignores household fuel poverty in these areas
LHEES 021	Anonymous	I rent a home in Angus	Heat pumps are totally impractical for most flats and are not efficient enough in cold weather. These measures are likely to, again, significantly increase rents and costs for tenants
LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Heat pumps do not work despite the constant propagsnda there has to be a better alternative to heat pumps. How many heat pumps have been installed in eco warriors homes NONE

LHEES 029	Anonymous	I own a home in Angus, I have a business premises in Angus	I am neutral about these but you don't give that option
LHEES 036	Anonymous	I own a home in Angus	I don't know enough to agree or disagree What about Carnoustie?
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Being forced to install expensive heat pumps that dont work
LHEES 048	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Costs involved
LHEES 049	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	businesses will suffer from the extra costs incurred. this is a bad time whilst the economy is struggling and costs an an all time high. Maybe in the future or some grant but again the cost of electricity is average 4 times the cost of gas, therefore gas is cheaper and easier to use.
LHEES 050	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	It benefits a very select number of people - any ben3fit should be far more widely made available
LHEES 051	Anonymous	I have a business premises in Angus, I am a private landlord with properties in Angus	Think there are alternatives such as biomass which would support more local industries
LHEES 052	Anonymous	I am a private landlord with properties in Angus	Brechin and the whole of Montrose should have a heat network



LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All of it, there is no true, independent data to support it. It is all political spin & bullsh*t. Angus council has had opportunities at EVERY time of a new or renovated build to do the simple, effective processes to maximise economies for decarbonising and have spectacularly failed EVERY TIME.
LHEES 057	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Why these specific areas who specified them
LHEES 061	Iain	I own a home in Angus, I rent a home in Angus	Consideration re domestic buildings should be included. Orchard bank and West High street are council , business and industrial biased. What do you learn re a domestic development
LHEES 063	Mrs Doubtful	I own a home in Angus, I am a private landlord with properties in Angus	Reasoning behind these decisions.
LHEES 065	John Thornton	I own a home in Angus	All
LHEES 068	Farquhar	I am a private landlord with properties in Angus	I have put "disagree" as I cannot put "no opinion", which would be my preferred response.
LHEES 077	Brizy	I own a home in Angus, I am a private landlord with properties in Angus	Surrounding area needs more definition
LHEES 082	Garry Mitchell	I represent a social landlord operating in Angus	Wouldn't comment on areas outwith Arbroath

LHEES 083	H	I am a private landlord with properties in Angus	not clear how these suggestions have been derived. Needs to be where the positive impact (the Carbon savings) will be greatest compared to the negative impact of installing them (costly, disruptive and potentially carbon intensive at least during the manufacture and insulation). Is not Orchard bank council offies under consideration for being sold, in which case if the building then stays empty there would be little point in having invested lots in a heat network there?
LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	Heat network do not work and more costly as well
LHEES 087	Susan Thomson	I own a home in Angus	No information has been given direct to residents. I have asked and had no reply. Until I know how it will affect me I will have a negative view of it especially if I am not told how it will impact me when I ask.
LHEES 093	Patricia Parker	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	The areas selected are largely Industrial in nature. More focus should be placed on residential properties, particularly social housing the occupants of which probably need more financial support in heating their homes

**Q9.1.** Which of the challenges identified in the Angus LHEES do you disagree with?

**Table four:** Full comments from the respondents stating why they disagree with the challenges identified in the Angus LHEES.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 007	Anonymous	I rent a home in Angus	Most Challenges are just what they say Challenges. One's which can be overcome with the Foresight and not Hindsight that typifies most futuristic projects.
LHEES 010	Anonymous	I rent a home in Angus	Leave us with what we have every time there's a change it costs us more and more disruption to our homes
LHEES 011	Anonymous	I own a home in Angus	Other more important needs
LHEES 013	Anonymous	I own a home in Angus	All of it
LHEES 014	Anonymous	I own a home in Angus	There may be challenges but energy efficiency isn't a priority. It's expensive and at the moment angus council consistently say they have no money to spend.
LHEES 018	Anonymous	I rent a home in Angus	All of them
LHEES 021	Anonymous	I rent a home in Angus	The measures will be costly, increase rents and are not necessarily efficient
LHEES 022	Anonymous	I rent a home in Angus	My opinions are my own.
LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Use gas simple

LHEES 036	Anonymous	I own a home in Angus	Don't know enough to offer an opinion
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All Green agenda not working
LHEES 049	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	some properties in cat 1 and 2 will struggle to heat using heat pumps even with the measures mentioned without a huge amount of money needing to be spent. and even after spending all the money, the resident still pays roughly the same as they did before with gas. The average person will not be willing to sacrifice their earnings for a system that will only save the environment. There has to be some incentive for this to work. Like halved bills, then people will be interested.
LHEES 051	Anonymous	I have a business premises in Angus, I am a private landlord with properties in Angus	There alternatives solar with electric heating supported by battery and biomass
LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All - total nonsense.
LHEES 065	John Thornton	I own a home in Angus	Excess reliance on heat pump technology
LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	Do not agree with the whole concept
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	<p>Firstly funding, where is the money coming from?</p> <p>The lack of information on funding and how it will be applied, 100% contribution or less?</p> <p>The manpower to supply and install all the technology required?</p> <p>Who will train all these people in the next 3.5 years to install equipment for private landlords only, never mind the rest of the population?</p> <p>Who maintains the technology?</p> <p>Is the grid up to supplying the power required after all this work?</p>

**Q10.1.** Which of the opportunities identified in the Angus LHEES do you disagree with?

**Table five:** Full comments from the respondents stating why they disagree with the opportunities identified in the Angus LHEES.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 003	Anonymous	I own a home in Angus	I think it has to be positive opportunities for the community and not just the local authority and government.
LHEES 004	Anonymous	I own a home in Angus	My disagreement is based on lack of knowledge. A middle of road option would have been good
LHEES 010	Anonymous	I rent a home in Angus	All
LHEES 013	Anonymous	I own a home in Angus	All of them
LHEES 014	Anonymous	I own a home in Angus	Waste of time.
LHEES 018	Anonymous	I rent a home in Angus	All of them money better spent other areas
LHEES 020	Anonymous	I own a home in Angus	You don't provide a nuanced response to this question. It's not disagreeing but wanting to know why Carnoustie has no identified zones or project proposals.
LHEES 021	Anonymous	I rent a home in Angus	Rents will inevitably increase
LHEES 022	Anonymous	I rent a home in Angus	See previous
LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	You dont explain what is planned or what u would like to punish the people of this country
LHEES 036	Anonymous	I own a home in Angus	no idea of opportunities
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Green agenda being forced on us

LHEES 048	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Top heavy infrastructure taking most of the funding
LHEES 049	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	LHEES is a huge document therefore I have not read every word. all I can say is make bills cheaper and you will get residents onside
LHEES 050	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	I cannot find ny section in the plan detailing the oppotmrtunitiea so I cannot comment.
LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All - total nonsense.
LHEES 063	Mrs Doubtful	I own a home in Angus, I am a private landlord with properties in Angus	Cost
LHEES 065	John Thornton	I own a home in Angus	All
LHEES 068	Farquhar	I am a private landlord with properties in Angus	Have not read it.
LHEES 075	miller	I own a home in Angus, I am a private landlord with properties in Angus	The document seems underdeveloped because it does not consider the cost impact of opportunities and which opportunities will reflect the most value for money to all stakeholders from different perspectives. Clear estimates and examples of costs, and their associated reduction in emissions are needed to ensure effective use of public and private sector funds.
LHEES 077	Brizy	I own a home in Angus, I am a private landlord with properties in Angus	Most of them

LHEES 079	Tob_63	I rent a home in Angus	Reliance on heat pumps, these are not as efficient or as cheap to run as supposed. Also solar and wind should be looked at.
LHEES 083	H	I am a private landlord with properties in Angus	Not clear what which the opportunities are that you are referring to here? (The documents given to read in this consultation are very very long. No page reference has been given with this question so it is not clear where one is meant to refer to to find the 'opportunities' ?) One opportunity the document mentions is improving the health of communities. Installing insulation measures which make houses stuffy and sealed are likely to create other problems eg condensation in properties, lack of fresh air in them, build up of other gases within the property etc which all might lead to health problems for occupants. Simply making properties more air tight or more insulated or introducing different forms of heating may lead to problems with health (not make folk more healthy) so do not agree that this is an "opportunity" as question whether or not the claim that people will be healthier (with more insulation and 'greener' energy) is truly supported by scientific fact?
LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	Do not agree with whole concept
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	I refer back to my questions to question 10. Further, your questions have yes/no answers which leave no room between. Some of these questions require fuller answers before I could respond further.
LHEES 089	Trish	I own a home in Angus	Lack of awareness of older people living in old cottages

**Q11.1.** The LHEES Delivery Plan is an accompanying document setting out how the council proposes to support implementation of its LHEES Strategy. This initial Delivery Plan mainly focuses on raising awareness of LHEES, stakeholder and partner engagement, and laying the foundations of governance to enable the successful delivery of LHEES. If you disagree with this course of action, can you give reasons for your answer?

**Table six:** Full comments from the respondents stating why they disagree with the initial focus of the Delivery Plan.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 010	Anonymous	I rent a home in Angus	Agree with none of it
LHEES 011	Anonymous	I own a home in Angus	Talking shops ie meetings about meetings decisions will be made regardless of what people may want
LHEES 013	Anonymous	I own a home in Angus	Raising awareness needs to not only be done online
LHEES 014	Anonymous	I own a home in Angus	Honestly it's people sitting round the table, thinking fancy words but in reality it will be a mess.
LHEES 018	Anonymous	I rent a home in Angus	Angus Council does listen to residents views
LHEES 019	Anonymous	I own a home in Angus	I think we are flooded with information and it remains a pipe dream that home owners can afford to transition. Given the region of angus is no stranger to power cuts there will be no back up
LHEES 021	Anonymous	I rent a home in Angus	Rents will significantly increase
LHEES 022	Anonymous	I rent a home in Angus	See last
LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Your nazis



LHEES 029	Anonymous	I own a home in Angus, I have a business premises in Angus	This sounds very much like posturing rather than a drive to deliver. You actually state in the plan that the local government can implement changes in their own buildings but then the delivery plan is instead "mainly focusing on raising awareness..." The best delivery would be for the council to lead by implementation and others will follow if the results are positive. The rest is just white noise.
LHEES 036	Anonymous	I own a home in Angus	not at present
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Green agenda being forced on us - Cost When countries like China & India reduce the C02 output the same as you want us to do , then we might comply
LHEES 050	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Timescale for private landlord, owner occupier and social rented homes should all be the same - not fair to apply legislation to one group ahead of other. Also way too many schemes being referred to, not simple, too complicated and people will miss out on what they should be entitled to.
LHEES 051	Anonymous	I have a business premises in Angus, I am a private landlord with properties in Angus	It is narrow minded what about all the alternative options. Heat pumps work in hot climates and when you look at Scottish climates may not be the best option
LHEES 054	Anonymous	I am a private landlord with properties in Angus	Who is going to cover the cost?
LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	See previous.

LHEES 056	Anonymous	I am a private landlord with properties in Angus	Too slow - these things need to be done now or ASAP. Lead / raise awareness by example not just 'engagement'.
LHEES 063	Mrs Doubtful	I own a home in Angus, I am a private landlord with properties in Angus	No
LHEES 065	John Thornton	I own a home in Angus	Unreasonable
LHEES 068	Farquhar	I am a private landlord with properties in Angus	Not read.
LHEES 075	millier	I own a home in Angus, I am a private landlord with properties in Angus	I don't completely understand the statement above and think it's best to disagree. I am confused as to why Angus council is responsible for emissions when schools and local services are under so much pressure and strain. School performance has declined over the same timeframe as the council has been responsible for climate goals suggesting a lack of focus on essential service delivery.
LHEES 077	Brizy	I own a home in Angus, I am a private landlord with properties in Angus	Unrealistic timescales & costs involved
LHEES 079	Tob_63	I rent a home in Angus	We need action now as 2030 is only 6 yrs away.
LHEES 083	H	I am a private landlord with properties in Angus	again, the documents are too long to know whether or not one can agree or not agree with them. Engagement is important but only if it gets LISTENED to. Raising awareness is important (not sure this is widely known about at the moment). Investigation very early on into VIABILITY of proposals is also important(eg if many properties are not suitable to measures then it will be meaningless to progress much further, if most people cannot afford them then things will not progress)

LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	Do not agree with whole concept
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	I refer back to answers to Question 10.

**Q12.1.** Was there anything in the action tables in Section three of the Delivery Plan that you disagreed with?

**Table seven:** Full comments from the respondents stating why they disagree with actions within the Delivery Plan.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 003	Anonymous	I own a home in Angus	I don't necessarily disagree I just think as a community we need to have an open and honest dialogue in working together to get to zero carbon. People are already on their knees with so many changes happening - this cannot be a change inflicted on people but one that people want to work towards.
LHEES 010	Anonymous	I rent a home in Angus	All
LHEES 011	Anonymous	I own a home in Angus	As previously stated more important things needing priority council input/ funding
LHEES 013	Anonymous	I own a home in Angus	Pass
LHEES 014	Anonymous	I own a home in Angus	It all
LHEES 019	Anonymous	I own a home in Angus	I get why the focus is on rented but not everyone who owns property is high earners . Many are pensioners who have invested in property during their working life and are now being penalise. \There are already major cutbacks in council services where is the money going to come from to fund all these high costs plans. Given heat pumps not just a case of fitting pump bit can require all pipework , radiators etc also being replced. Large space required for for storage tank as well as external pump. What more services are going to have to be cut to fund this? Previous offers of grants still mean additional costs having to find the money to pay back as it is just a loan not free money!
LHEES 020	Anonymous	I own a home in Angus	Opportunities and proposals bypassed our town.
LHEES 021	Anonymous	I rent a home in Angus	Rents will significantly increase again

LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All of it
LHEES 029	Anonymous	I own a home in Angus, I have a business premises in Angus	Again, the priorities seem to be talking rather than doing.
LHEES 036	Anonymous	I own a home in Angus	can't see action tables
LHEES 044	Anonymous	I am a private landlord with properties in Angus	I have had experience of different types of house heating and find that solar is by far the best not heat exchange or geothermal systems
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Everything
LHEES 050	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	As detailed above. Also it seems like lots of money and effort being spent on the council patting itself on the back and not actually benefitting people living in the area.
LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	All of it. Stop being 'woke', apply some basic business commonsense and acumen.
LHEES 056	Anonymous	I am a private landlord with properties in Angus	The timescales are too slow...
LHEES 061	Iain	I own a home in Angus, I rent a home in Angus	Very low outcomes spread over a long period. I'd like to see a more adventurous plan. Why only one technology focus. What's wrong with infrared FAR , battery storage and solar PV or small wind turbines

LHEES 062	Anonymous	I rent a home in Angus, I am a private landlord with properties in Angus	Update the LHEES Strategy every five years. should be reviewed and updated every year.
LHEES 063	Mrs Doubtful	I own a home in Angus, I am a private landlord with properties in Angus	Social Housing should be the first priority
LHEES 066	Andy	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	Timescales
LHEES 068	Farquhar	I am a private landlord with properties in Angus	Not read.
LHEES 075	miller	I own a home in Angus, I am a private landlord with properties in Angus	The outcomes are non specific - please provide numbers and targets with specific examples and justifications for defined numbers to reach on a timescale with costs and impact clearly defined and stated.
LHEES 077	Brizy	I own a home in Angus, I am a private landlord with properties in Angus	Domestic buildings, especially timescales
LHEES 081	steve	I own a home in Angus	I don't see anything to encourage the generation of hydrogen fuel options in conjunction with utility companies, which would allow continued use of domestic boilers with some small alterations by gas service engineers, and preventing whole sale change to home owners to a costly air source heat pump which is not an easily controlled heat source and very expensive to operate.

LHEES 083	H	I am a private landlord with properties in Angus	Action table too long (7 pages?) to read it all. LED lighting has appeared to have only been done for 3 buildings of Angus Council. What about all the rest of the buildings Angus Council oversees? LEDs are apparently an easy way to greatly reduce energy consumption (with minimal disruption) therefore why not make LEDs more of a key area of focus across ALL council and council run buildings (rather than just 3 schools as at present) to immediately cut carbon costs? In domestic buildings EPCs are controversial and SAPP process is subject to change so can EPCs really be used as reliable a measure of energy efficiency? Affordability is big problem. Currently no funds available for landlords (only loans which have to be paid back) so little can be achieved by promoting funding as there is no funding
LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	The whole thing is total nonsense
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	I refer back to answers to Question 10.
LHEES 087	Susan Thomson	I own a home in Angus	You need to get residents onboard by providing information not just over social media but direct to those who are affected
LHEES 088	Clive Smith	I own a home in Angus, I rent a home in Angus	The use of HeatPumps! My opinion, not the most efficient means of heating a house. The reason being I spent 30+ years in the AC industry and for the type of weather in the Angus area, I believe this is a poor option.
LHEES 089	Trish	I own a home in Angus	How you can ensure older people in older houses with oil boilers and lack of wall insulation can afford any heating improvements

**Q13.** Do you have any other feedback you would like to provide on the Angus LHEES and Delivery Plan, or would you like to expand on any of your answers above?

**Table eight:** Full comments from the respondents with any further comments / feedback on the Angus LHEES and Delivery Plan.

Respondent ID	Name	Tenure	Full Respondent Comment
LHEES 002	Anonymous	I own a home in Angus	I have had a heat pump in Canada, they are popular there and are great. However the price of electricity is prohibitive. There should be a lower rate for heat pumps.
LHEES 004	Anonymous	I own a home in Angus	I think that education is key here - a bit like the recycling changes. I have an idea regarding this malc.rooney@gmail.com if you are interested.
LHEES 006	Anonymous	I own a home in Angus	I consider energy saving should take precedence over appearance of listed buildings.
LHEES 007	Anonymous	I rent a home in Angus	No chance I'm Allan James Douglas not Albert Einstein.
LHEES 008	Anonymous	I own a home in Angus	Help working people, who do pay their taxes and rents, to get their homes better insulated to keep bills down. The wasters who are in debt alk the time and trash their homes deserve nothing.
LHEES 009	Anonymous	I own a home in Angus	Making sure that accredited contractors are identified and endorsed by the council especially when private owner investment is required. Also look for early adopters in order to build momentum among private home owners. Access to good value materials based on the councils bargaining power would also encourage early private adopters
LHEES 010	Anonymous	I rent a home in Angus	Leave us with what we have don't want no more disruption to our home or costing us more money like it always does with these daft ideas
LHEES 011	Anonymous	I own a home in Angus	No



LHEES 014	Anonymous	I own a home in Angus	I think the plan is a useless waste of taxpayers money, thought up to try to win awards and the legacy for people will be left behind. A team of people near retirement that will retire soon and leave the mess behind. Even dyke paths, cycle storage, blue bins all useless waste of taxpayer money.
LHEES 018	Anonymous	I rent a home in Angus	Total waste of money !!!
LHEES 019	Anonymous	I own a home in Angus	There is lack of understanding of rural properties and whilst council may be aware of the costs this is not really reflected in these documents Some older farm properties will struggle to install . Cost is prohibitive for most
LHEES 020	Anonymous	I own a home in Angus	<p>Actions need to be quickly developed into specific projects with learning and development points for benchmarking roll out</p> <p>Council needs to explore powers and/or influence it has to enable local community schemes to build networks for heat and grid connections for energy production at community/township level</p> <p>Urgently focus on and describe how the strategy will be communicated to developers and what levers will be available in planning process/local development plans to achieve aims</p> <p>Some of the 'targets' seem unambitious.</p> <p>The strategy and delivery plan need to be be clear about how they will impact on housing development planning, transport strategy, and support to private home owners and businesses to decarbonise/reduce energy demand through insulation - demonstration projects/programme to parallel in private Joe's the toll out achieved across social housing</p>
LHEES 021	Anonymous	I rent a home in Angus	Rents have increased significantly due to additional costs and legislation. This will make matters worse again.
LHEES 023	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	No
LHEES 024	Anonymous	I own a home in Angus, I have a business premises in Angus, I am a private landlord with properties in Angus	Great concerns about the EPC calculator which is discriminatory against detached rural properties with four outside walls. No recognition of masonry wall thickness for example.

LHEES 028	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Why are new houses still being built in large numbers with gas boilers when they could and should have air source heat pumps? It is much harder and way more expensive for those of us with older houses to convert to air source heat pumps. New houses also get a handful of solar panels and no battery when they should have much bigger arrays
LHEES 031	Anonymous	I am a private landlord with properties in Angus	None
LHEES 037	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Solar panels can they be introduced?
LHEES 038	Anonymous	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	I am not sure of the benefits of heat pumps, what about solar panels
LHEES 040	Anonymous	I own a home in Angus, I rent a home in Angus	Listed building consideration and help to improve energy efficiency
LHEES 041	Anonymous	I am a private landlord with properties in Angus	Easy access to grant support for good landlords to put in energy saving measures is urgently required. Heat pumps are not the answer to the issue in Angus, better insulation, solar panels with batteries would be much more cost effective and have a quicker pay-back period. Grants offered to tenant should also be accessible to 'good' landlords who provide acceptable standards of accommodation and fair rents.
LHEES 043	Anonymous	I am a private landlord with properties in Angus	For all properties in Arbroath water front .
LHEES 044	Anonymous	I am a private landlord with properties in Angus	I would love to install solar panels in my let house but would need a grant to achieve this
LHEES 047	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Scrap it

LHEES 048	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	<p>Council spending on this must be curtailed. Too many consultations, reviews, committees using most of the funding available. Nice work if you can get it !</p> <p>The Scottish Government has spent £3.5million "decarbonising" a property valued at just £275,000.</p> <p>The tax-funded upgrade electric saw heat pumps fitted and insulation improved at Elgin's small procurator fiscal's office where gas bills are an average of £2500 a year.</p> <p>The refurbishment, which will take 1000 years to recoup in energy savings, was ordered by the Crown Office despite the cost engulfing the value of the premises.</p> <p>SNP MSP Fergus Ewing said he was horrified and demanded the First Minister call a halt to similar plans for public buildings. He said: "It beggars belief anyone would spend £3.5million doing up an old tenement worth only £275,000</p>
LHEES 049	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	<p>Like I said, I am an ASHP owner, My house is modern and was built with the ASHP in mind so insulation all done etc. my bills are still higher than when I had Gas in an older house. The cost of electricity is the downfall. I would be focusing on getting that down or some incentive for ASHP owners to have access to cheaper electricity, otherwise you will not get residents to spend money on changing the system. The ASHP systems are still quite complicated to work and require a larger amount of space than a combination boiler for example. I dont think the technology is there yet with ASHP to be able to retrofit to existing gas systems and save money.</p>
LHEES 052	Anonymous	I am a private landlord with properties in Angus	<p>Don't expect Private Landlords to pay for any improvement measures. Rents in Angus are below £100 a week in most instances and that does not leave any room for improvements</p>
LHEES 055	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	<p>Stop wasting my hard earned tax on crap.</p>

LHEES 056	Anonymous	I am a private landlord with properties in Angus	Why are you not reaching out to members of, for example, the SLA or Scottish Land & Estates who own lots of these houses in the private rental sector to hear real life views and experience's? We can even give you up-to-date costings for examples of the work required - not the made up ones that Scot Gov uses.
LHEES 057	Anonymous	I own a home in Angus, I am a private landlord with properties in Angus	Any more rules forced upon Landlords will see many sell currently rented properties
LHEES 058	Tom McKay	I am a private landlord with properties in Angus	I believe that Storage Batteries and Storage Heating (In smaller properties and flats) should be given wider consideration given the fact that there is probably excess electricity produced overnight during the winter months and cheap tariffs/economy 7 tariffs etc work well with storage heaters. i don't believe that heat pumps are a one fit solution.
LHEES 059	Janice	I am a private landlord with properties in Angus	LHEES is all well and good but until there is suitable funding/help even if its 0% interest rates and you are able to identify the correct local trades men to fit it "its all just words, that may or may not happen".
LHEES 061	Iain	I own a home in Angus, I rent a home in Angus	I have made quite a bit of personal investment in green technologies in my home. I'd love to do this in my rental property but there are budget constraints. I'd like to see this plan include how this can be supported from a central perspective
LHEES 063	Mrs Doubtful	I own a home in Angus, I am a private landlord with properties in Angus	The whole thing should be re-written in plain English and publicised so everyone will know just how much this will cost versus the predicted benefits.
LHEES 065	John Thornton	I own a home in Angus	Requiring external insulation on a property with red sandstone outer walls is a disproportionate application of cost
LHEES 066	Andy	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	No

LHEES 069	Allison Taylor	I own a home in Angus	'-
LHEES 071	Sheena	I rent a home in Angus	Although I agree that something must be done, a document of 70+ is too much information. I know nothing about the efficiency or cost of heat pumps and all too often when trying to get information the public can only get it from commercial businesses whose aim is to sell a product.
LHEES 075	millier	I own a home in Angus, I am a private landlord with properties in Angus	The delivery plan is not specific enough to be a plan at this stage. I am not confident in the council to reach its stated net zero objectives, in a cost effective way, which seem overly ambitious. Use of terms like 'encourage' and 'explore' as outcomes suggest that this plan is not specific enough. Key outcomes and targets should be defined and justified with leaders held accountable to planned targets.
LHEES 079	Tob_63	I rent a home in Angus	We need to start works very soon and tackle fuel poverty as a priority also look at ways to combat damp and mould as a consequence of cladding old buildings
LHEES 080	Robin Hally	I am a private landlord with properties in Angus	I have heard of mixed views from people who have heat pumps on their efficiency, especially during winter and their cost effectiveness overall. Installing heat pumps on new builds is probably more effective than trying to retrofit into existing buildings.
LHEES 081	steve	I own a home in Angus	I feel there is more detailed required regarding the proposed heat networks and what these 5 zones will be delivered with as there does not seem to be any significant community energy networks in the area to use as a demonstrator! The nearest solution would seem to be the biomass plant in Glenrothes, but nothing in the Angus area of scale?
LHEES 083	H	I am a private landlord with properties in Angus	LHESS and Plan were too long to expect members of the public to read and respond to. Need to be far briefer and clearer if genuine engagement is required. Carbon Zero is theoretically desirable but realistically is very £ expensive (eg heat pumps costing thousands and thousands plus more thousand to make buildings fabric suitable for them) so few people (private owners or landlords) will be able to afford it. Insulation may cause detriment to fabric of buildings meaning huge £ cost to 'undo' measures (eg cavity wall insulation that goes wrong). Not

			<p>sufficient reliable tradesmen to carry out work meaning risk of cowboy builders which could put homes and occupiers at risk and would cost £ hugely to undo their workmanship to make good. Risk of health problems to occupants (eg from overly 'sealed' houses may lead to build up of gases). Risk of the measures 'Carbon costing' a lot in terms of the carbon used (to manufacture, transport, install, fix problems, un install etc) therefore having very very long 'carbon pay back' periods (ie the measures may take more carbon to install then they 'save', or they may not make 'carbon savings' until decades down the track, meaning that they may actually lead to a short term increase in carbon, rather than a decrease in the short term). Genuine carbon savings are required in order to help the planet. Planet needs help in the immediate short term. If these measures do not create immediate short term carbon savings then they may not be the best answer. if the measures have immediate carbon cost, then they are only exacerbating the immediate problem. Have carbon costing or carbon payback savings figures actually been worked out for each of the measures? (ie whether the amount of carbon used in manufacturing, installing etc the measures is less than the amount of carbon they 'save', or how long each measure will take to 'pay back' in terms of carbon?) If they use more carbon in the short term then (if they are installed) it may be too late as they may be contributing to the damage caused by global gases (rather than helping alleviate the problem). Carbon costing must be worked out (with figures available to show that it has been done) before pressing ahead with measures. If measures cost more in carbon in the short term then it might be worth focusing instead only on those measure which have immediate carbon benefit (eg LED lighting? loft insulation? local small property specific wind turbines for rural properties) which may be a able to make a genuine carbon saving in the short term. Other factors also need to be considered eg potential pollution to other countries caused by sourcing the components of 'green' measures. (eg lithium for lithium batteries)</p>
LHEES 084	George Lowe	I own a home in Angus, I am a private landlord with properties in Angus	If this proceeds and landlords have to comply with what is contained within it, all our properties will be sold and a good number of people will be looking to Angus Council for affordable homes to rent.
LHEES 085	Landlord707	I own a home in Angus, I am a private landlord with properties in Angus	See my responses to Question 10.

LHEES 087	Susan Thomson	I own a home in Angus	You cannot expect people to support a plan if they only know about it by tripping over it in social media. You need to target the homes I initially impacted and actually contact them directly. And if they do respond on social media with a question you need to make some attempt to answer them.
LHEES 089	Trish	I own a home in Angus	Please take account of affordability for older people who don't work and only have either state or work pensions as all of the measures are unaffordable
LHEES 090	Krys	I own a home in Angus	I do not agree with potential penalties for non-compliance with the proposal. It is the government's idea and they shouldn't expect households to even partially cover the cost of that idea and penalise those who don't follow.
LHEES 091	Dan	I own a home in Angus	What about underfloor insulation? I would not consider internal or external insulation and I do not have a loft to insulate
LHEES 092	Michael Marley	Other	Recommend engagement with local householders and community groups to explain to them what LHEES is and how it is vital to ensure we reach net zero. Many householders if you speak to them don't understand why this is important and how even things they do at home - especially owners / landlords can support LHEES in directly
LHEES 093	Patricia Parker	I own a home in Angus, I rent a home in Angus, I am a private landlord with properties in Angus	No