

# Phase 3 Scotland's Public Sector Heat Decarbonisation Fund: Delayed Commissioning Guidance

*Last updated version: July 2026*

## **Purpose and outcomes**

The Delayed Commissioning Guidance is to be used where practical completion is achieved by the grant end date<sup>1</sup>, but the works are unable to be commissioned by this date because other factors, outside the grant recipient's control, will prevent them from doing so. For example, you may find that physical installations of all [Phase 3 Scotland's Public Sector Heat Decarbonisation Fund](#) funded measures have completed on site, but you are awaiting Distribution Network Operator works to complete or there are other works taking place at the site that prevent the system being commissioned.

Please note that separate guidance is available for the following:

- Standard completion process – for projects which will be completed and commissioned in line with the agreed scope by the grant end date<sup>2</sup>.
- Delayed completion process – for projects where practical completion will be achieved after the grant end date.

The purpose of this guidance is to set out the steps to be followed by grant recipients during the project completion process and to enable Salix to make the final grant payment. All Scotland's Public Sector Heat Decarbonisation Fund funded works must be completed by the grant end date and final payment documents and evidence of need (i.e. invoices) submitted to us in April 2027. The exact date will be communicated to clients in Q4 2026/2027.

Additionally, we will continue to monitor project progress, and the grant recipient will be bound by the terms and conditions of the grant, until the project is fully commissioned. Our team must be notified upon final commissioning of the project.

Phase 3 Scotland's Public Sector Heat Decarbonisation Fund grant funding can only be used for project activities completing on or before the grant end date. Where invoices are dated after the grant end date, the description needs to explicitly state that the works completed before the grant end date.

The only exceptions where the final grant payment may cover costs incurred after the grant end date relate to retention payments or commissioning costs.

## **Retention payments**

These are payments held back to ensure that the works undertaken by the contractor have been completed to the desired standard and/or to fix issues that arise after the project has been completed, including snagging and commissioning. Retention payments cannot be used for any procurement or purchasing, or the installation of any equipment. Typically, we expect retention to be no more than 5% of the grant value.

To be eligible for retention payments, grant recipients must provide evidence in the form of contractual documents and/or invoices that clearly show the amount of retention and under what conditions it will be paid. Retention payments will be made as part of the final payment upon project completion, and this will be followed up by Salix in post-completion monitoring to confirm any retention has been paid to third parties.

Evidence of retention can be provided to us in the following ways:

- If retention appear on invoices provided as part of earlier submissions and the current claim to Salix – this will typically show as amounts deducted from the total. If grant recipients wish to reuse these invoices denoting retention as evidence for the final claim, these do not need to be resubmitted to us. Grant recipients must ensure the amount of retention is displayed on a separate line on the Final Payment Statement of expenditure as part of 'Step 1 – Final Payment request', so that this is clear for audit purposes e.g. 12 amounts of retention, 12 invoices (with the invoice number and date of issue), 12 separate lines on the statement of expenditure.
- If retention doesn't appear on previous invoices submitted to Salix – we will require a copy of the original contract showing the percentage of retention to be paid. Again, this needs to be displayed on a separate line on the statement of expenditure.

Please note that for retention payments, you need to speak to your Salix relationship manager and agree these before you commit to them. We will ask to see the evidence to support your final payment before agreeing to any plans for these. Grant recipients should provide firm evidence of both before their final payment can be made.

## **Commissioning costs**

Where the commissioning of the project has been delayed beyond the grant end date, commissioning costs may be claimed as eligible grant expenditure, for works completed prior to 31 March 2027.

To ensure these costs are eligible;

- These must relate to the commissioning of measures which completed within the scope of the Phase 3 Scotland's Public Sector Heat Decarbonisation Fund programme

- Commissioning costs cannot be used for any procurement or purchasing, or the installation of any equipment.
- Evidence of these costs must be provided in the form of an invoice (with the commissioning costs clearly marked) or a copy of the contract where these costs are outlined.
- It is important to note that any commissioning works related to Phase 3 Scotland's Public Sector Heat Decarbonisation Fund funded measures that were completed after the grant end date **are not eligible to be claimed**.

For further information regarding the eligibility of commissioning costs, please speak to your relationship manager.

### Key principles

As the Phase 3 Scotland's Public Sector Heat Decarbonisation Fund will account for, and report on, all the carbon savings from the projects, the grant recipient will be bound by the terms and conditions of the grant until practical completion. This will include providing quarterly updates on the commissioning progress to your Salix relationship manager.

The grant recipient must inform us of the costs of any commissioning works taking place after 31 March 2027. The commissioning costs will be treated as a retention payment and paid to the grant recipient as part of the final payment.

We require the grant recipient to provide evidence of the following:

1. The commissioning costs relate to works completed by the grant end date.
2. When these costs are expected to be paid.
3. The conditions for paying your contractors, as this will form part of the retention payments.

Subject to review by our team, a Grant Amendment Letter will be issued confirming approval of the expected commissioning date and outlining the ongoing monitoring requirements along with any additional conditions.

### Required documents for final payment for projects following the delayed commissioning process:

1. Monthly monitoring report confirming the practical completion date and with the status of all measures listed in 'Step 1 Measure Progress' marked as 'Completed on site'.
2. Evidence to support the closure of all outstanding conditions from the Grant Offer Letter or Grant Amendment Letter (see '*Addressing grant conditions*' section below).
3. Final application form detailing any changes to project costs or savings to confirm the expected carbon savings on completion and final eligible grant value.
4. Invoices and proof of payment\* to evidence Phase 3 Scotland's Public Sector Heat Decarbonisation Fund spend.

5. Schedule 5 payment request.
6. Final Payment Statement of expenditure – This should cover all the costs included as part of the final grant payment request and client contribution (minimum 20% of total project value). Any retention or commissioning costs should also be itemised on the final statement of expenditure.
7. Invoices to evidence the 20% client contribution for the final scope of works. Please refer to 'Step 4 Support Tool' in your application form or contact your Salix relationship manager to confirm the amount required to be evidenced. For further guidance on client contribution please see the specific guidance sheet available to download from the ['Payment Process'](#) page on the website.
8. Photographic evidence of installation and completion of key measures (sufficient photographs of the installed kit – including close-ups of serial numbers, and images that indicate the location of installed measures).
9. Practical completion certificates.

**Upon final commissioning of the project, grant recipients are expected to provide:**

10. Boiler decommissioning certificates.
11. Warranty certificates for items of significant spend where the value of the technical measure is over £100,000 or if it constitutes 25% or more of the grant value (or Operation & Maintenance manuals covering installed equipment).
12. A final monitoring report with the status of all measures listed in 'Step 1 Measure Progress' marked as 'Commissioned'.

**\*Invoices and proof of payment**

- These should either be dated on or before 31 March 2027 or, if dated after, clearly specify in the itemised breakdown on the invoice itself that the works were completed within the grant period.
- Other types of evidence may be accepted on a case-by-case basis.

**Addressing grant conditions**

Grant conditions are outlined in Schedule 2 of your Grant Offer Letter (GOL). If you have received a Grant Amendment Letter following a change request, please also ensure any additional conditions listed in this letter have been addressed. Resolving these conditions ensures that we have completed all due diligence checks to confirm that the project meets the scheme criteria. These must be submitted for review and resolved before final payment can be made to verify the final total eligible grant value.

We advise submitting this information as early as possible so that these checks can be completed before they are able to impact on final payment. Please note that we require a minimum of 20 working days to process documents prior to submitting a payment claim as this allows time for queries to be raised and responded to.

To confirm the grant value of your project, and for us to make your final payment, we require a final application form and the energy saving calculations for your

project that confirms this. These documents need to be provided prior to the expected discharge date of Friday 19 March 2027.

To ensure the efficient assessment of conditions and timely processing, the information provided by grant recipients for clearing conditions must be final and meet the required standards. Any information that does not meet the specified standards will be rejected, posing a risk to your final grant payment. It is crucial that you provide accurate and complete data to facilitate a swift assessment by our team. If overdue conditions remain outstanding by 2 March 2027 there is a risk that we will not have time to assess and, if required, query the evidence provided. Therefore, putting your final payment at risk. Please contact your relationship manager if you have any issues with submitting your conditions by this date.

### **Final project closure and post completion annual reporting**

Once the above steps have been completed and we have carried out the necessary steps to review and make the final payment, you will receive a remittance advice from us along with the project closure letter.

The project closure letter details the process for annual carbon reporting of your project, which is required for three years to assess whether the Phase 3 Scotland's Public Sector Heat Decarbonisation Fund funded measures are achieving the expected outcomes. Grant recipients must also report when they have made any retention payments to their contractor, if applicable.

For more information on this process, please check our website or contact your Salix relationship manager. We are here to help.