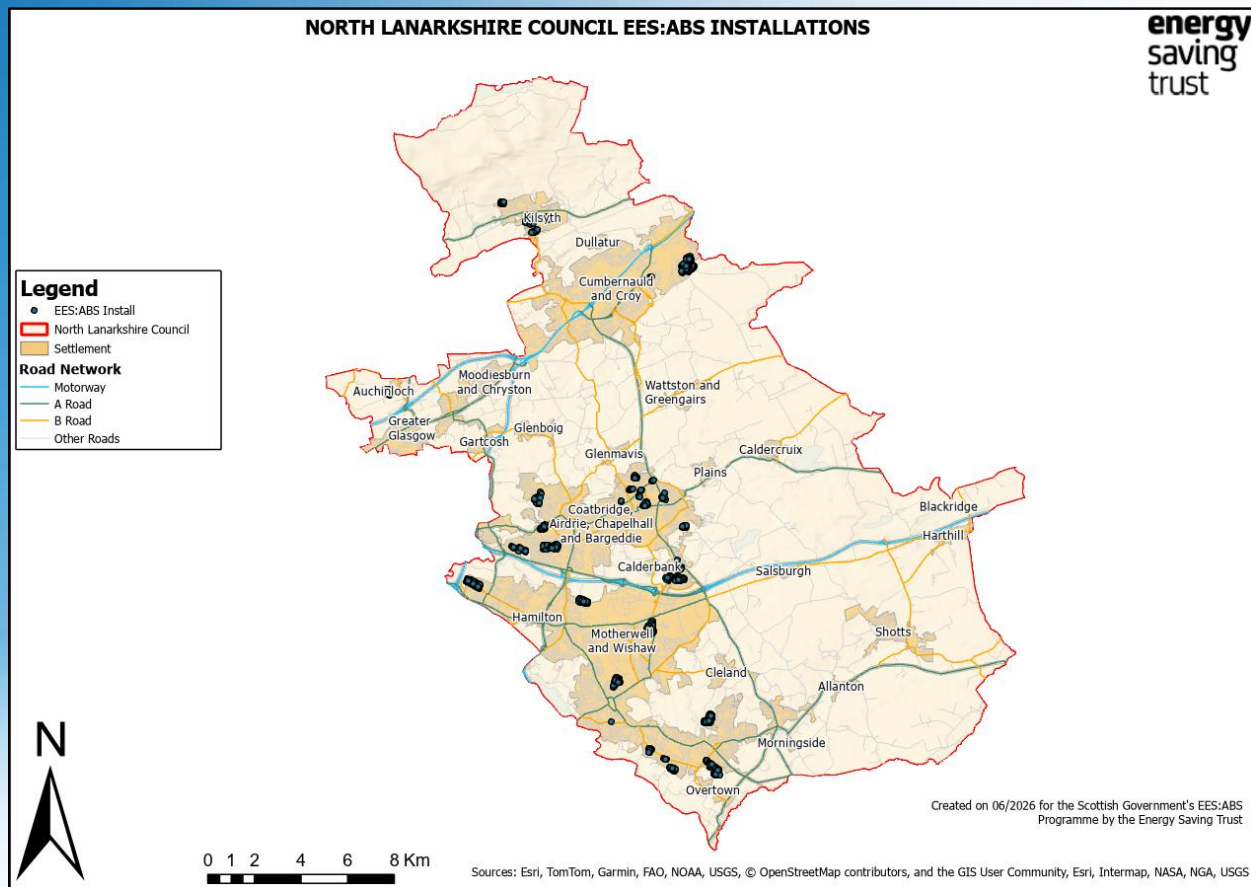


North Lanarkshire Council EES: ABS Case Study

energy
saving
trust

Energy Saving Trust
June 2026



Overview

The Scottish Government's EES: ABS* team requested the case studies to compare the available EES: ABS install data, alongside other energy efficiency related characteristics, with three goals in mind:

- To provide a more detailed breakdown of the installed measures data to date.
- To allow greater comparison between the different local authorities as well as across the duration of the EES: ABS programme.
- To provide a series of illustrations that the Scottish Government or local authorities can use to promote the work achieved under the EES: ABS programme.

This presentation contains the case study and illustration set for North Lanarkshire Council EES: ABS activity reported to date (June 2026).**

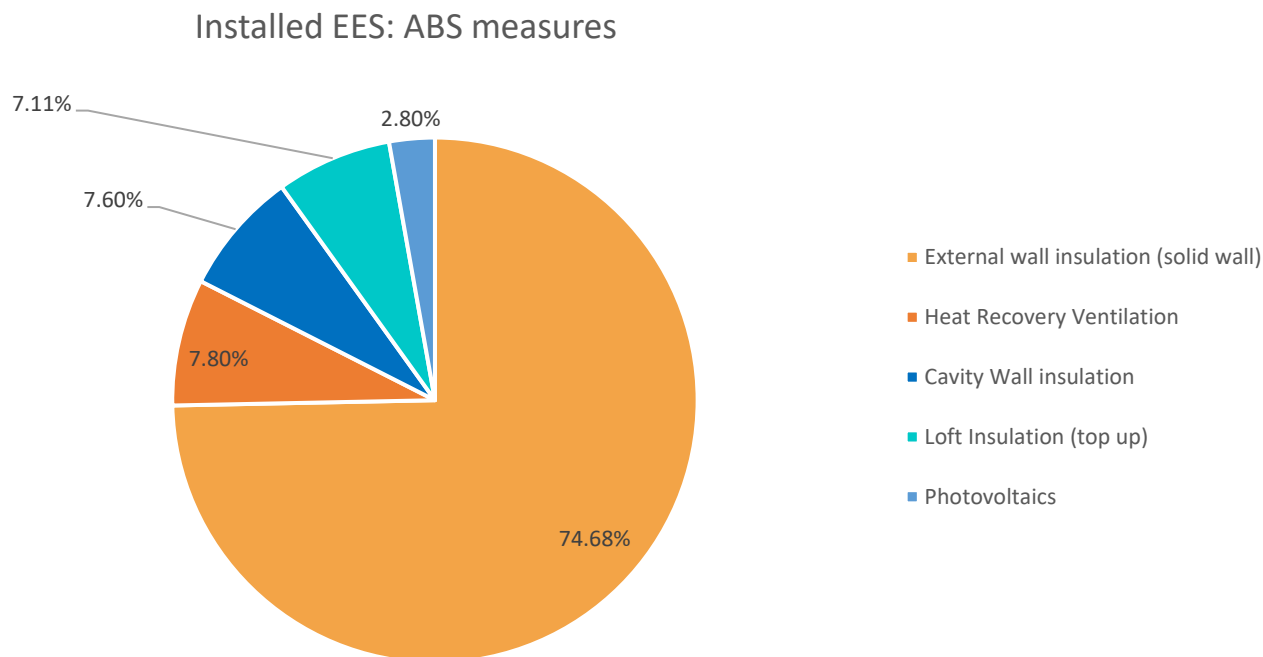
North Lanarkshire Council EES: ABS dataset

Financial Year	Number of records*	% of records
2013/14	781	17.07
2014/15	374	8.17
2015/16	466	10.19
2016/17	978	21.38
2017/18	371	8.11
2018/19	370	8.09
2019/20	327	7.15
2020/21	69	1.51
2021/22	0	0.00
2022/23	239	5.22
2023/24	300	6.56
2024/25	300	6.56
Total Installs	4,575	100.00

Reference numbers	Number of records	% of records
With pre-installation EPC	2,816	57.22
With post-installation EPC	2,049	41.64
With pre and post-installation EPC	1,799	36.56
With GDAR	0	0.00
With measure reference number	0	0.00

North Lanarkshire Council has contributed 3.30% of the total EES: ABS installs across Scotland reported to date (June 2026).

Installed Measures I

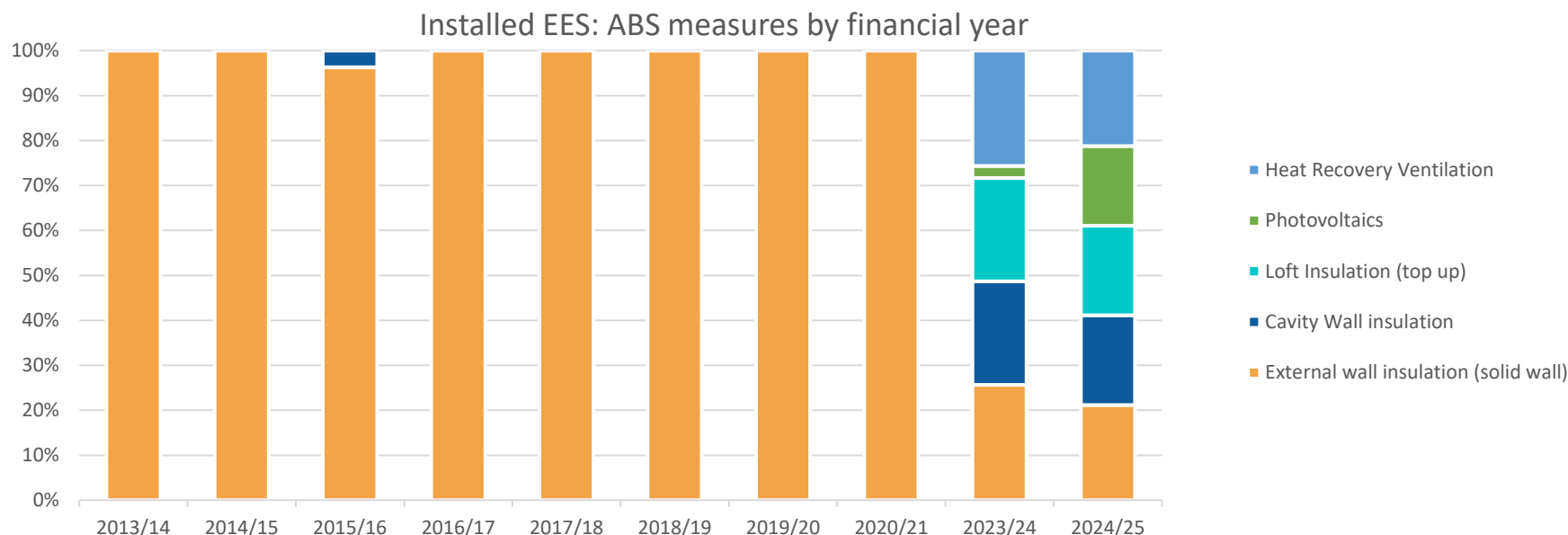


North Lanarkshire Council has offered a variety of measures as part of their EES: ABS programme. Over 82.28% of all measures have been for wall insulation including external wall insulation for solid wall and standard cavity wall insulation.

Installed Measures II

Measure Name	Number of records*	% of records
External wall insulation (solid wall)	3,675	74.68
Heat Recovery Ventilation	384	7.80
Cavity Wall insulation	374	7.60
Loft Insulation (top up)	350	7.11
Photovoltaics	138	2.80
Total Installs	4,921	100.00

Installed Measures by Financial year

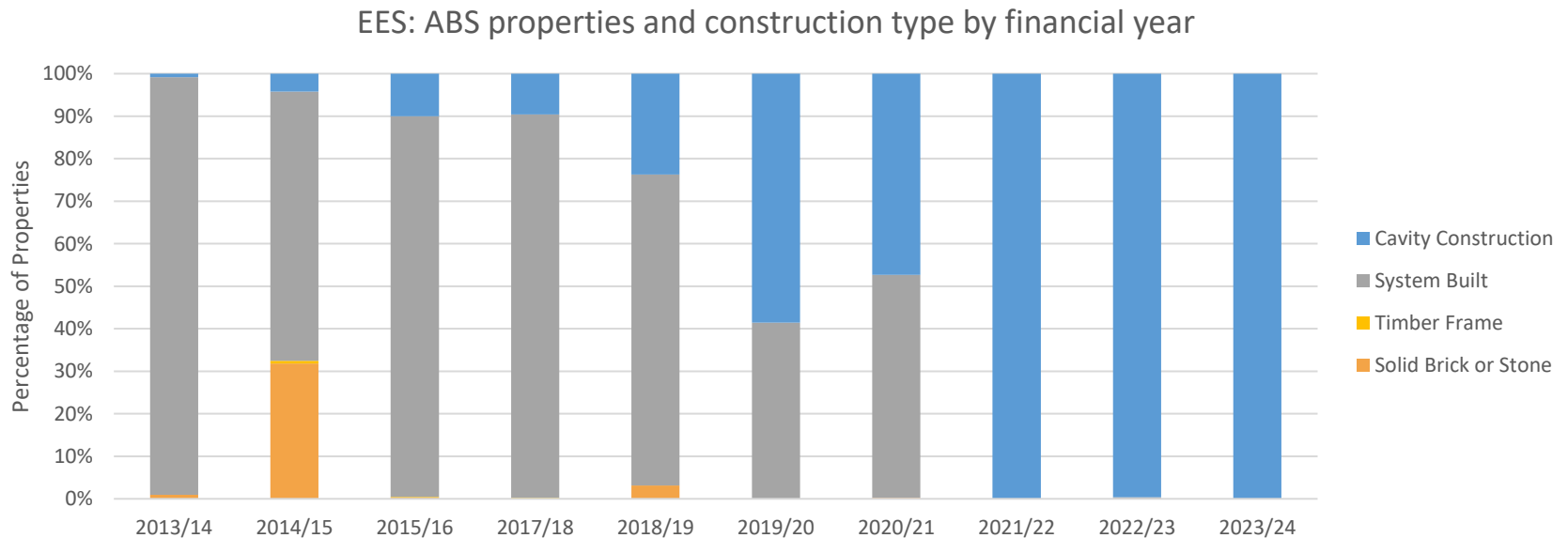
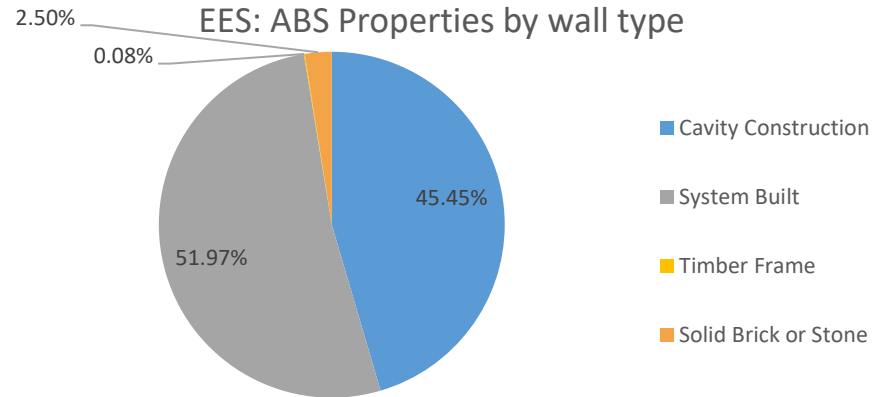


The North Lanarkshire Council's ABS schemes has predominantly delivered external wall insulation (EWI) measures for system-built and non-traditional cavity wall properties plus some solid wall properties in year two (31.8%). In the third year, a limited introduction of cavity wall insulation was observed, and then the subsequent five years continued to focus largely on external wall insulation as before.

From 2023/24 onwards, the range of measures expanded to include additional energy efficiency interventions, such as loft insulation, mechanical ventilation, and photovoltaic (solar) systems.

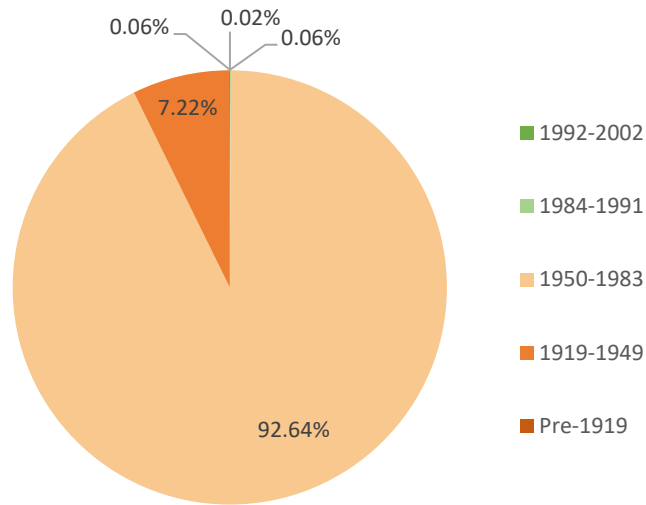
Wall Type

The chart on the right shows the distribution of different wall types within the programme. Below you can see the division of these wall types throughout the years.

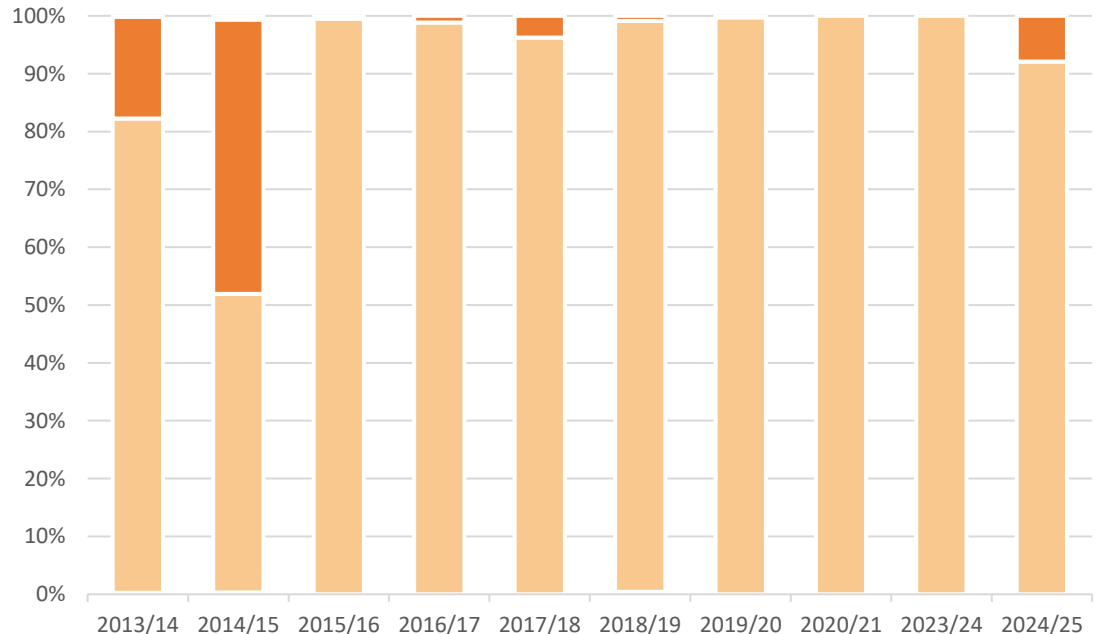


Construction Age

EES: ABS properties by construction age



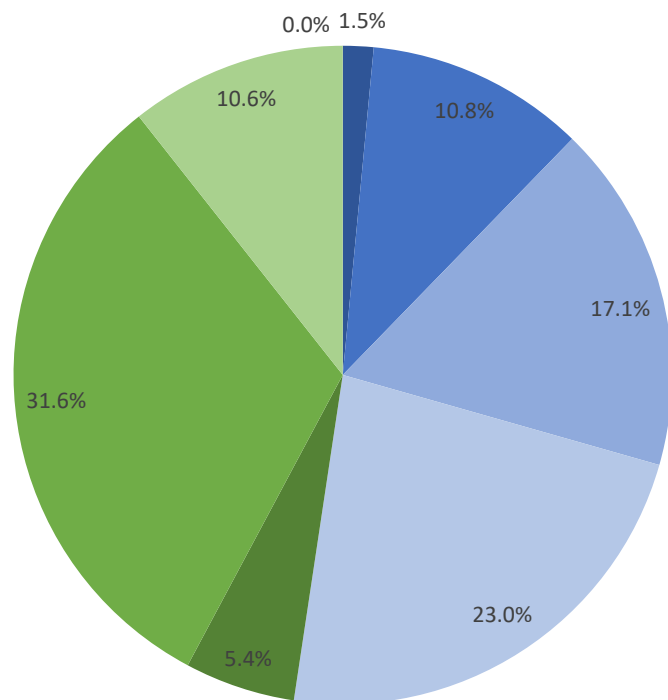
EES: ABS Properties and Construction Age by Financial Year



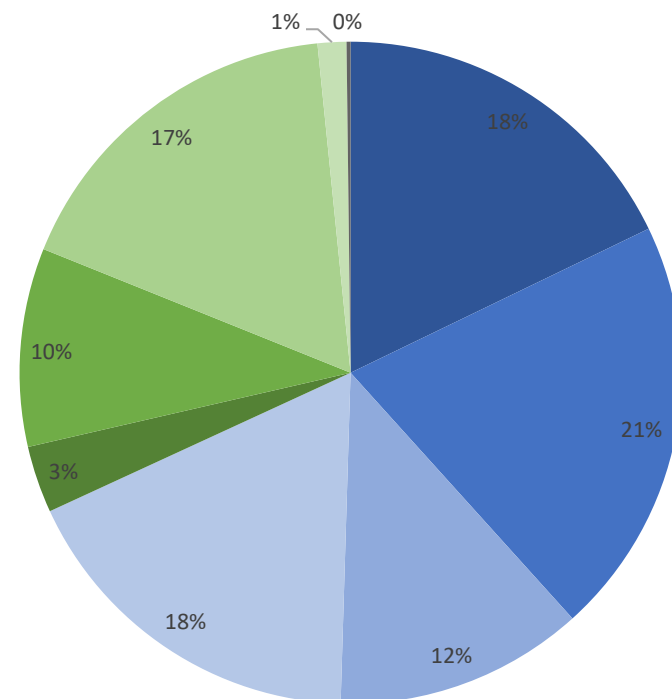
The majority of participating properties (92.64%) were constructed between 1950 and 1983, reflecting the distribution of fuel-poor areas and non-traditional housing stock within North Lanarkshire. A smaller proportion of properties (7.28%) were built between 1919 and 1949 or pre-1919.

Dwelling Type

EES: ABS properties by dwelling type



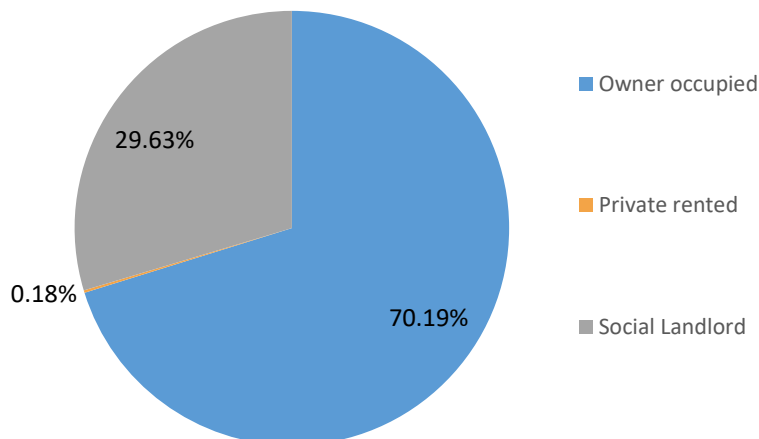
North Lanarkshire properties by dwelling type



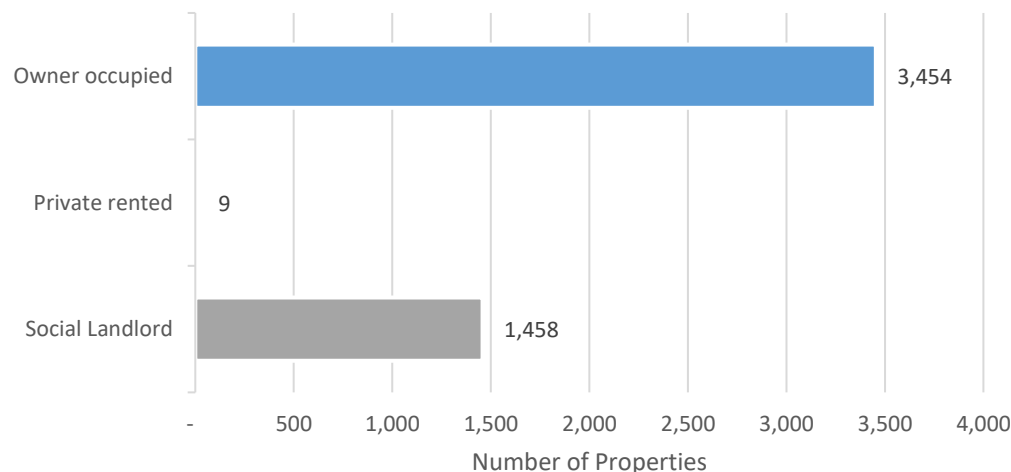
Interventions were delivered across a range of dwelling types, with 52.38% completed in houses and 47.62% in flats. Compared with the North Lanarkshire housing stock, which consists of 68.13% houses and 31.87% flats, flats make up a larger share of participating properties within the programme. This may indicate a higher concentration of fuel-poor households within flatted properties.

Property Tenure

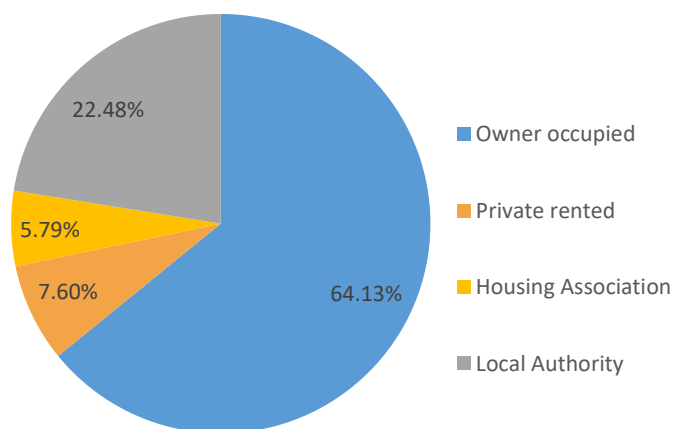
EES: ABS properties by tenure



EES: ABS properties by tenure



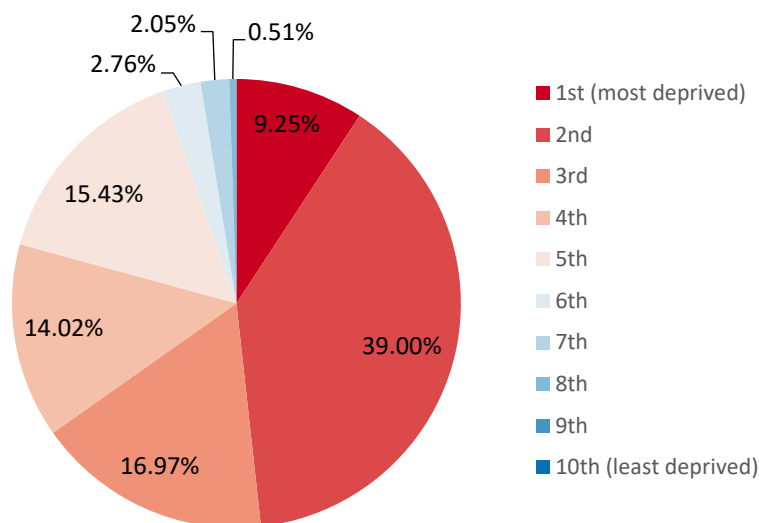
North Lanarkshire properties by tenure



North Lanarkshire Council adopts a mixed-tenure approach within the ABS project, targeting all tenure types within the allocated programme area. To date, the distribution of properties included reflects this strategy, with a notably higher proportion of owner-occupied properties. This closely aligns with the wider tenure distribution observed across the North Lanarkshire housing stock.

Scottish Index of Multiple Deprivation (SIMD) I

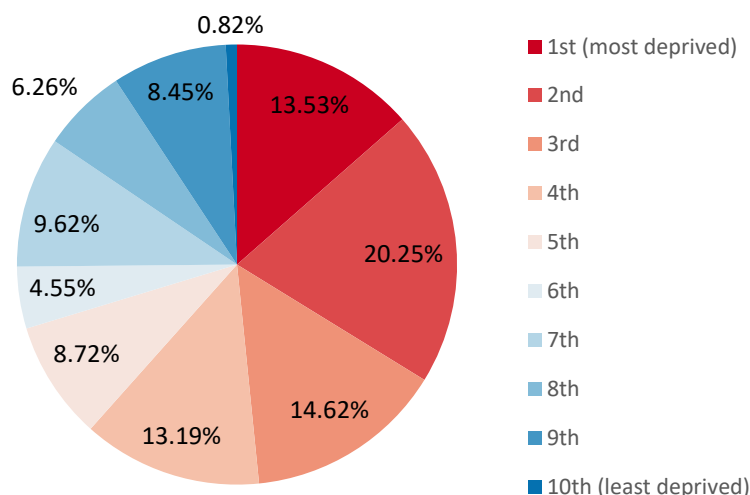
EES: ABS properties by overall SIMD decile ranking



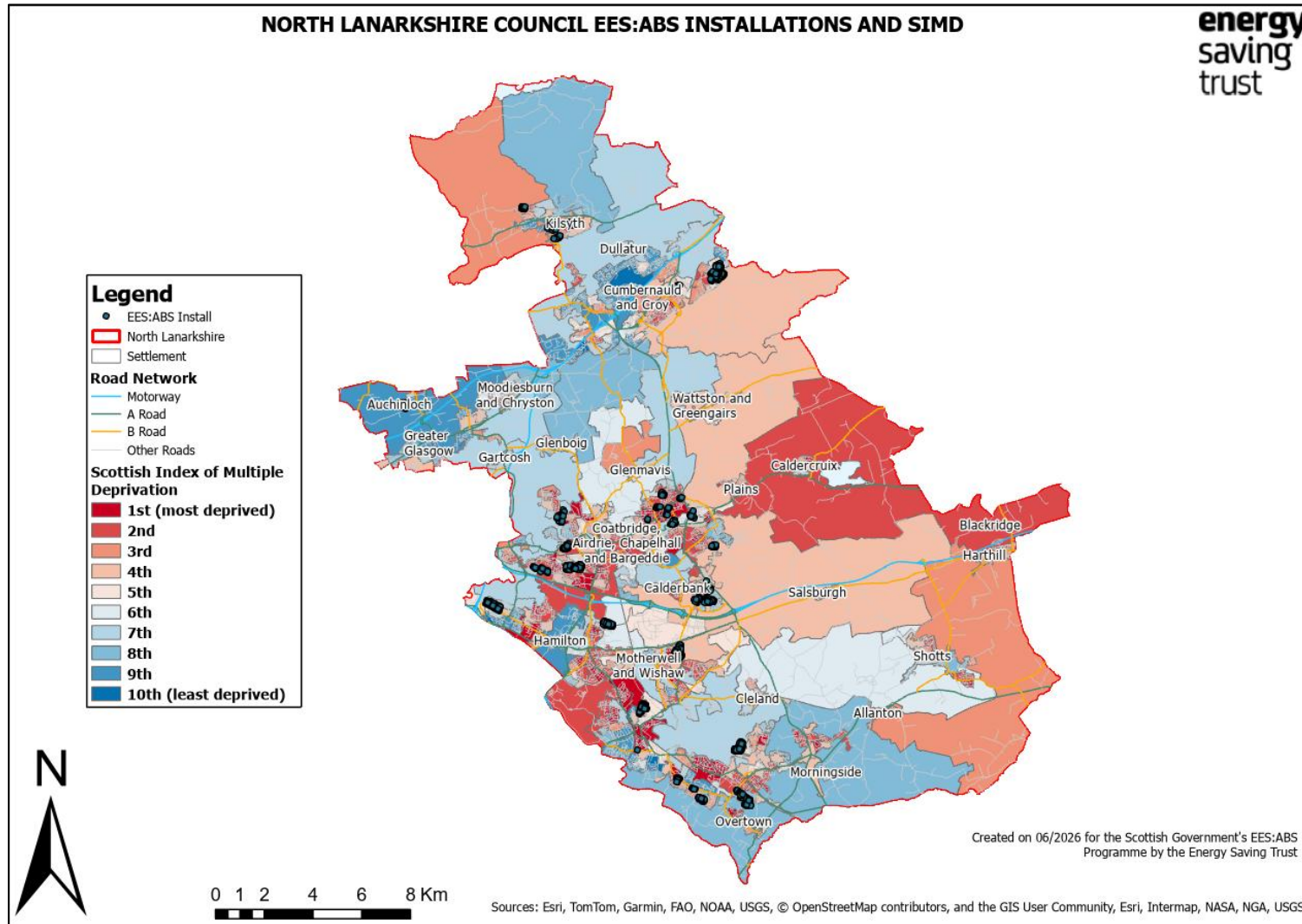
A comparison of the two illustrations highlights the relationship between the overall SIMD ranking of North Lanarkshire Council properties and those targeted within the EES: ABS programme. A total of 97.44% of participating properties are located within the most deprived areas of the council, falling within the six lowest SIMD deciles, as illustrated in the top chart.

It is important to note, however, that the SIMD can present certain limitations, particularly in rural contexts. Each data zone typically contains between 500 and 1,000 properties; however, rural populations tend to be more dispersed, resulting in the creation of large geographic catchments to meet these thresholds. As a consequence, these larger areas are more likely to group both deprived and non-deprived households together, causing rural SIMD rankings to shift towards the median. While the programme is likely to be benefiting deprived areas, reliance on SIMD rankings alone may provide a somewhat imprecise measure for fully assessing this outcome.

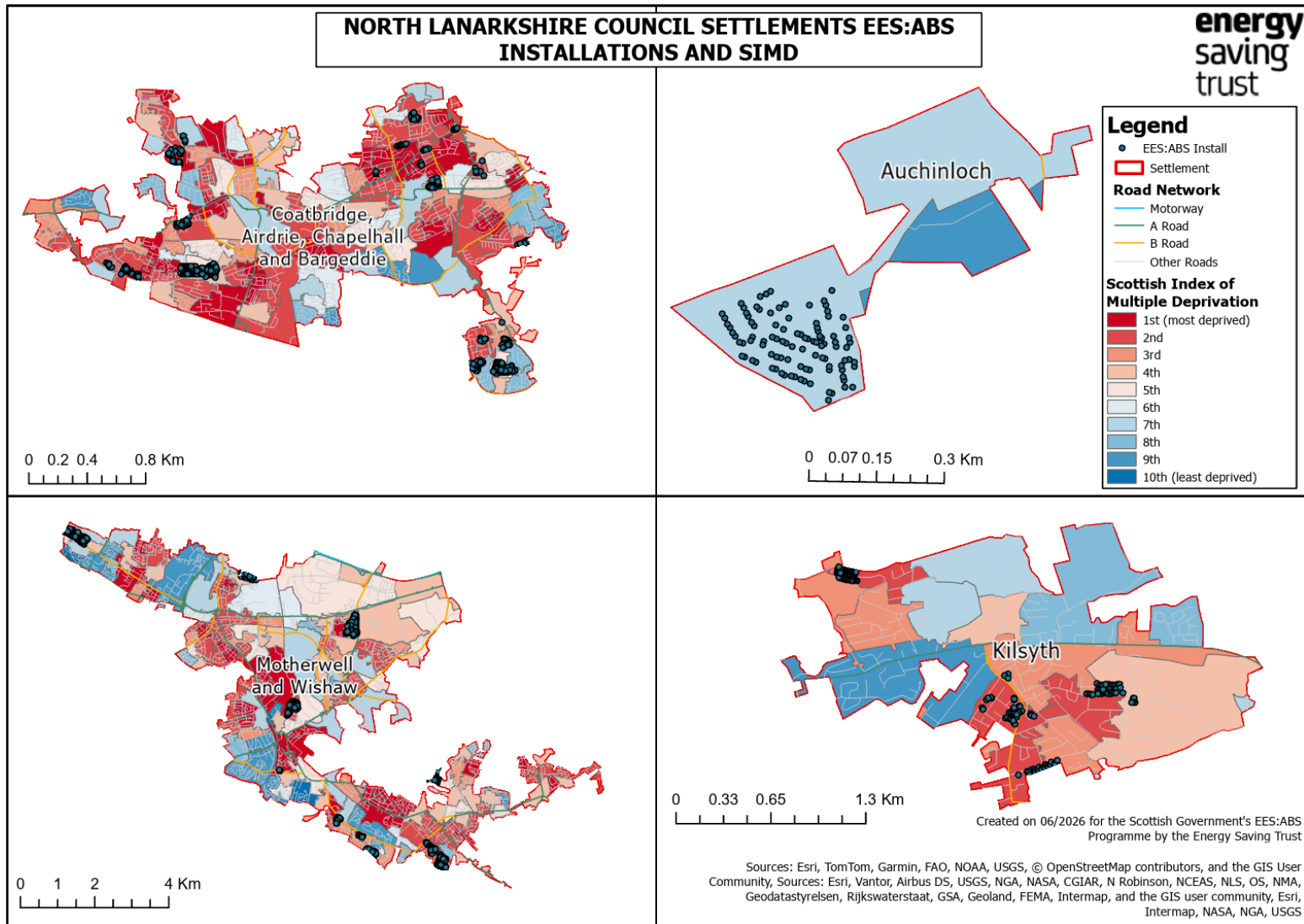
North Lanarkshire properties by overall SIMD decile ranking



Scottish Index of Multiple Deprivation (SIMD) II

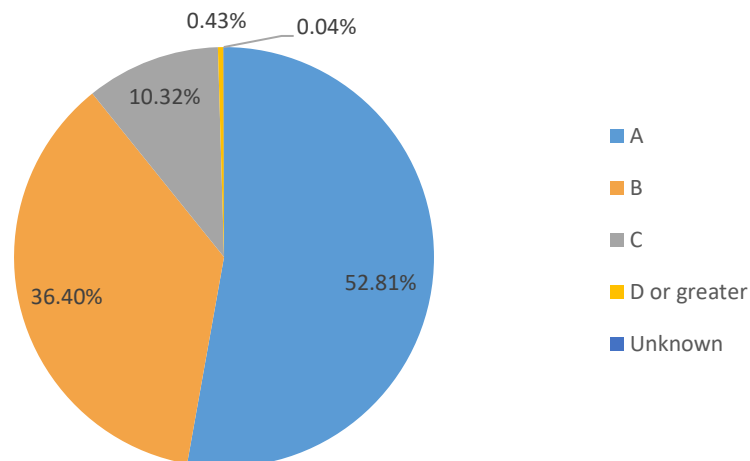


Scottish Index of Multiple Deprivation (SIMD) III

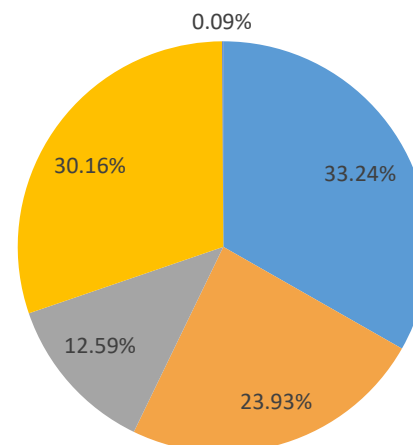


EES: ABS Installs by Council Tax Band

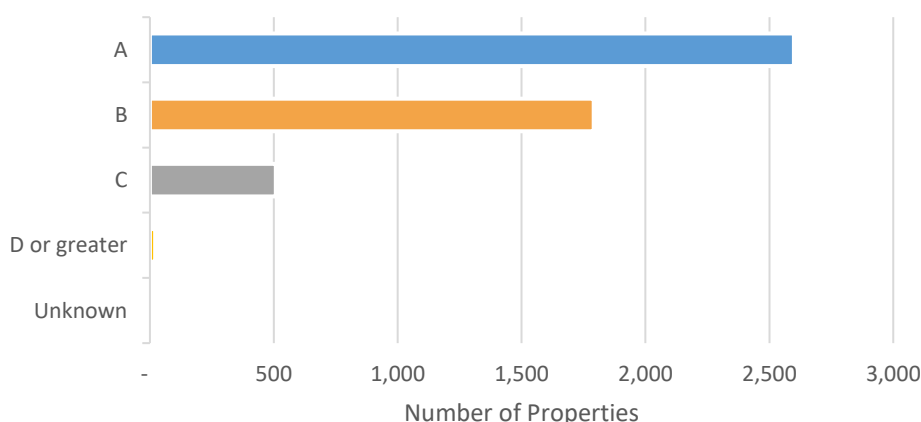
EES: ABS properties by council tax band



North Lanarkshire properties by council tax band



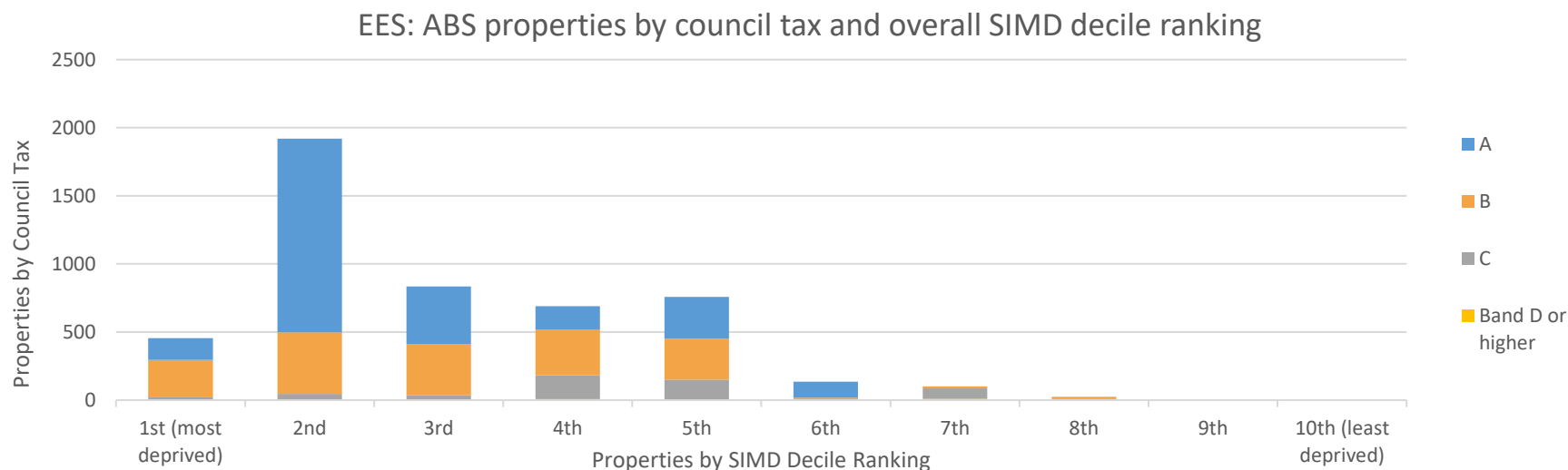
EES: ABS properties by council tax band



The North Lanarkshire EES: ABS programme specifically targets properties within Council Tax bands A, B, and C, with 99.53% of properties in the programme falling into this category, as shown in the charts. A very small proportion of treated properties fall outside this range, with 0.43% classified as band D or higher, and a further 0.04% recorded as unknown.

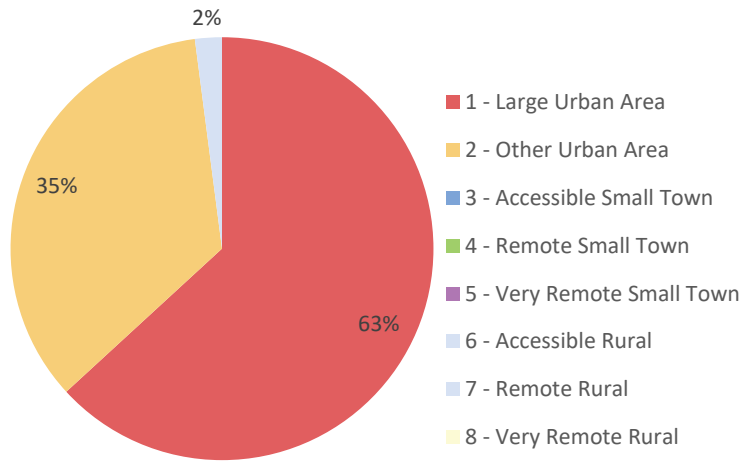
EES: ABS Installs by Council Tax Band and SIMD

Council Tax banding is often used as a proxy indicator for household income. This illustration examines the relationship between property Council Tax bands and the income domain of SIMD rankings within the areas included in the programme. As shown below, 94.81% of installations targeting properties in bands A, B, and C are located within the five most income-deprived SIMD deciles. This strong alignment suggests that the programme is effectively targeting lower-income households, reinforcing its focus on addressing fuel poverty and socio-economic inequality.



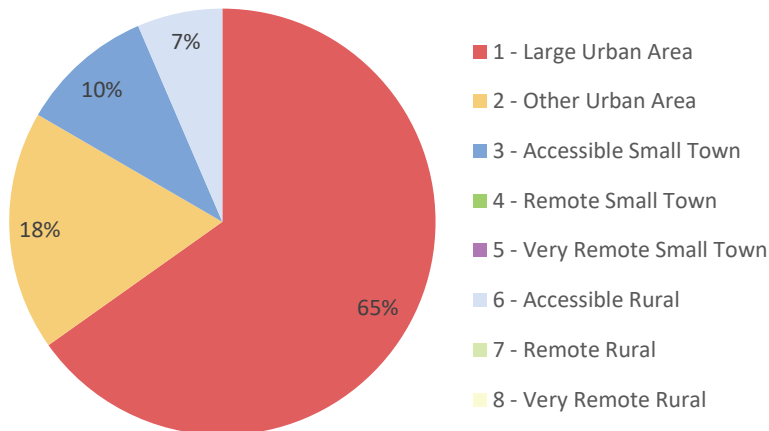
Urban Rural Classification I

EES: ABS properties by urban rural classification

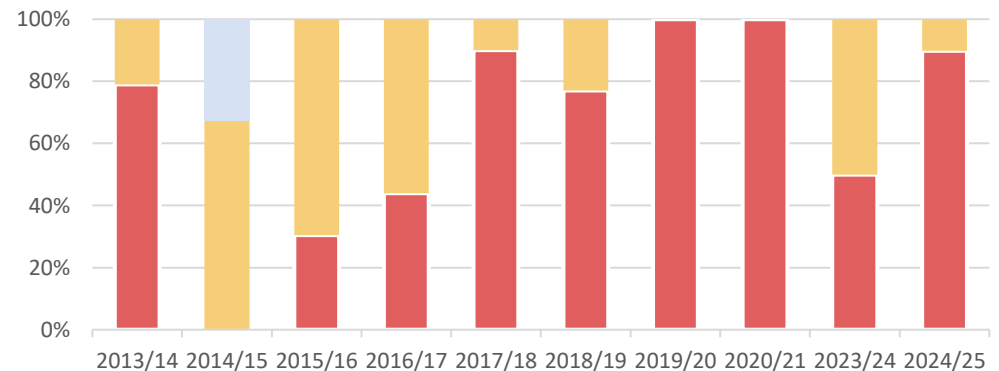


The North Lanarkshire area comprises four urban rural classifications: Large Urban Area, Other Urban Area, Accessible Small Town, and Accessible Rural. Three of these classifications are represented within the programme, with a significant concentration (97.9%) of activity occurring within Large Urban and Other Urban Areas. The remaining 2.1% of the programme is distributed across Accessible Rural areas. The lower chart further illustrates the year-on-year distribution of installations across these urban rural classifications, highlighting the sustained emphasis on urban locations over the course of programme delivery.

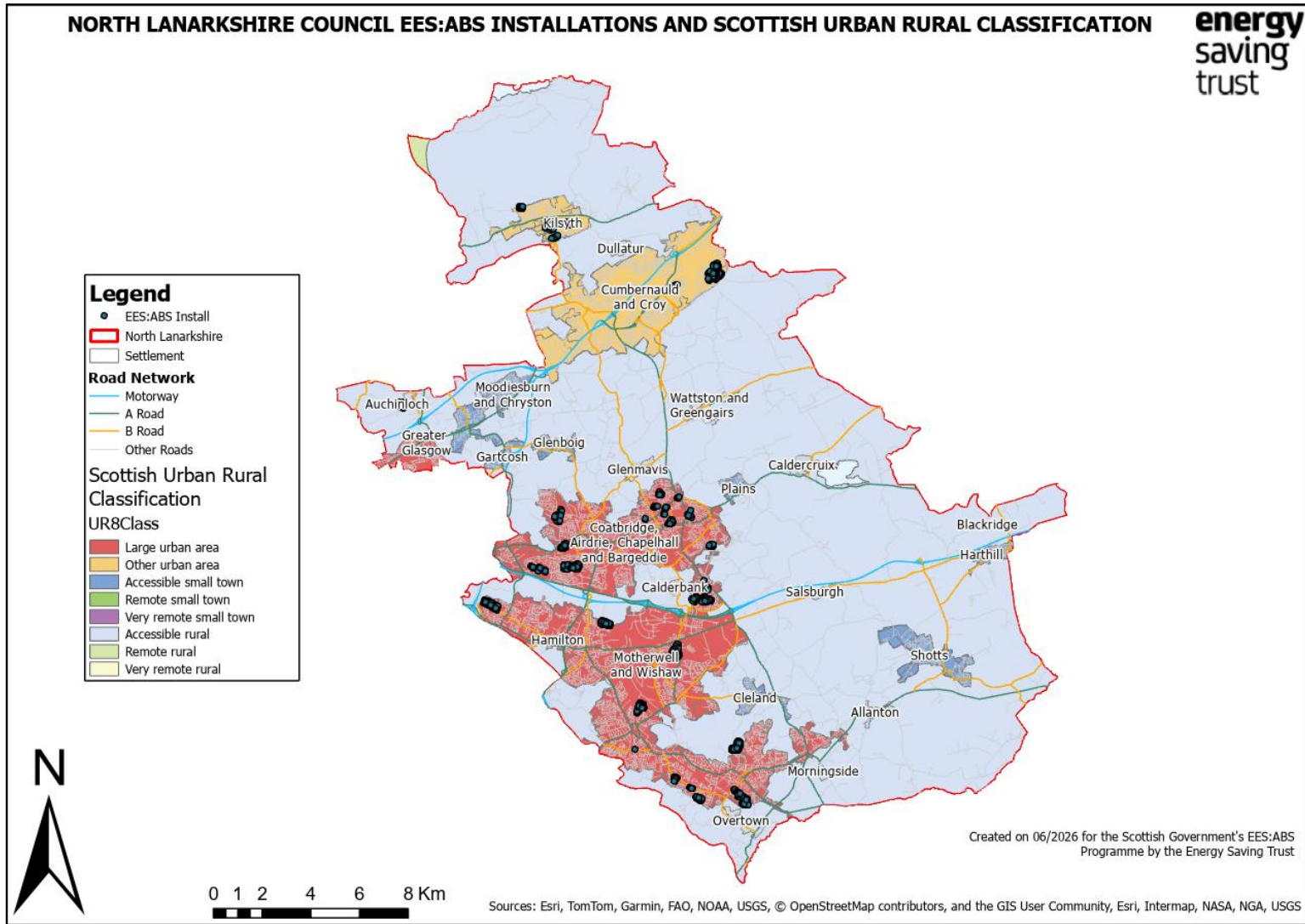
North Lanarkshire properties by urban rural classification



EES: ABS properties by urban rural classification



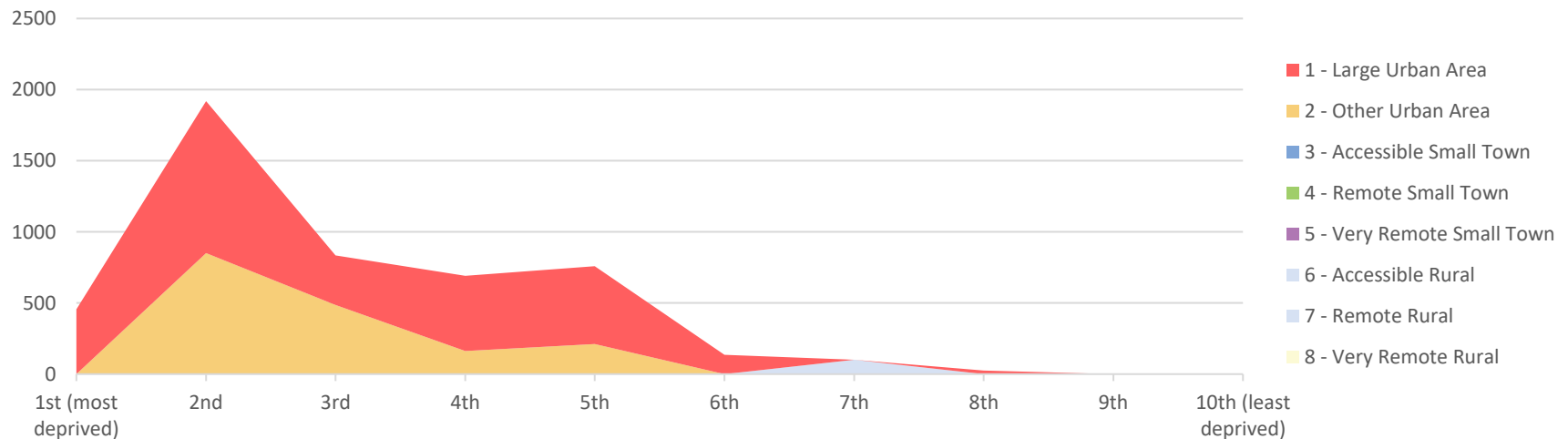
Urban Rural Classification



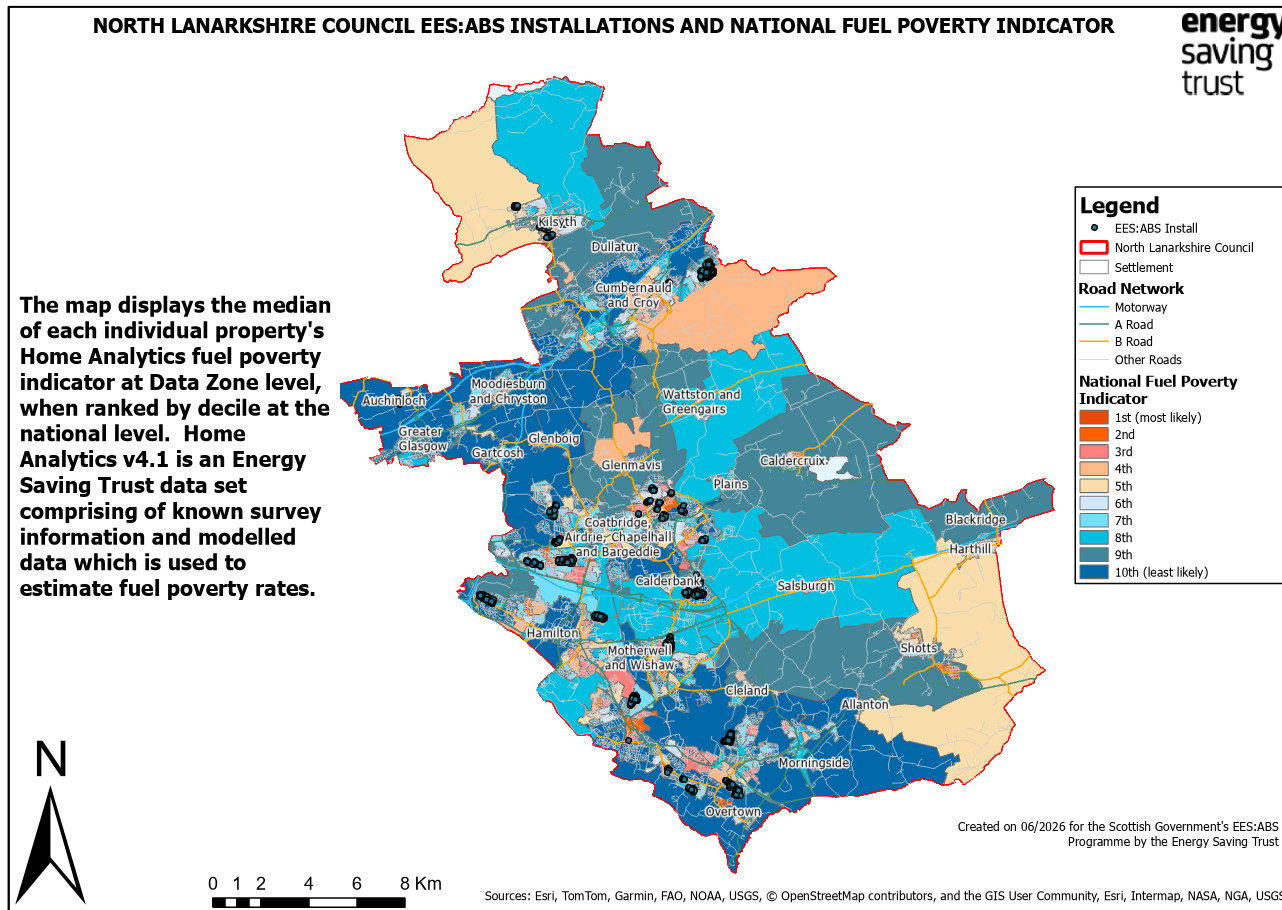
Urban Rural Classification and SIMD

This illustration demonstrates that 100% of the installations completed within the five most deprived SIMD deciles are located in Large Urban and Other Urban areas. According to North Lanarkshire Council, urban-rural classification is not a primary criterion for programme participation; rather, selection is guided by factors such as SIMD ranking, Council Tax band, income indicators, and property condition. Furthermore, it is important to recognise that, in addition to rural data zones tending to cluster around average SIMD rankings, deprivation is not exclusively concentrated within the most deprived areas.

EES: ABS Properties by Urban Rural Classification and SIMD Overall Decile Ranking



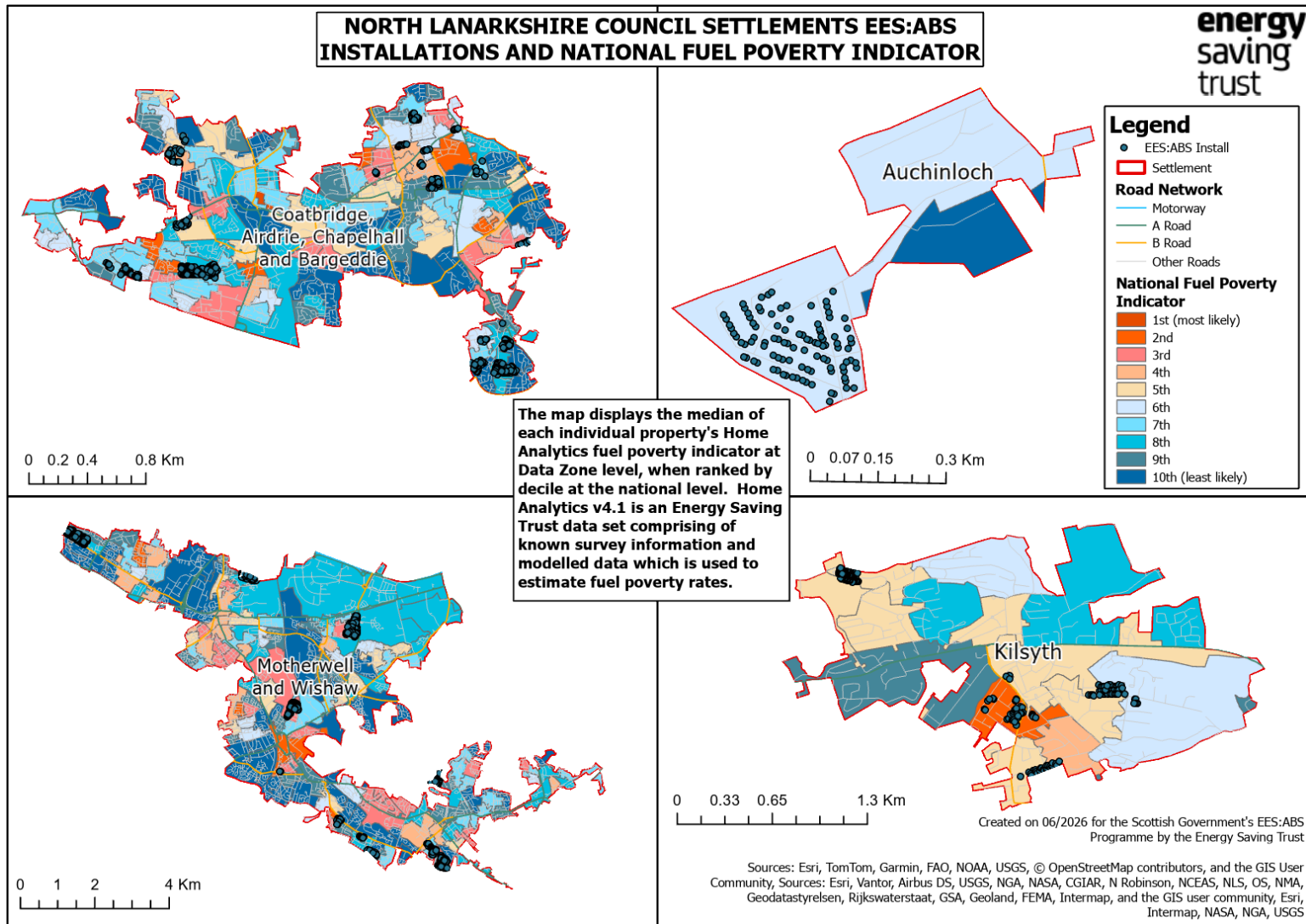
National Scottish Fuel Poverty Indicator I



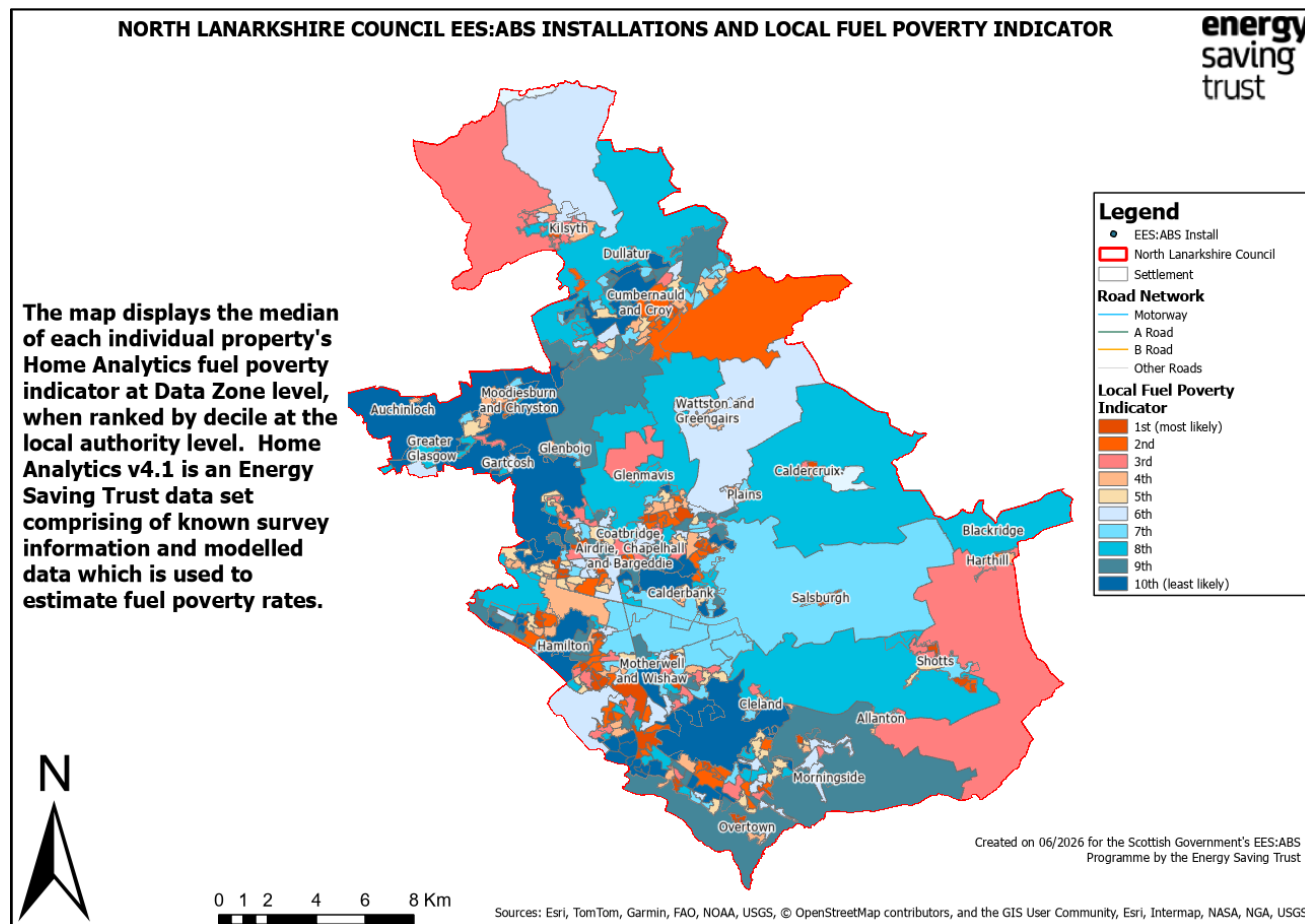
This illustration highlights the distribution of fuel poverty within North Lanarkshire Council in comparison to the wider Scottish context. The blue shaded areas represent data zones with the lowest levels of fuel poverty on a national scale, based on rankings across all local authorities in Scotland. According to the Scottish Housing Condition Survey (SHCS), the average fuel poverty rate within North Lanarkshire is approximately 20% of all households.

This figure is 4 percentage points lower than the Scottish national average of 24%, positioning North Lanarkshire as the fifth least fuel-poor local authority out of the 32 in Scotland.

National Scottish Fuel Poverty Indicator II



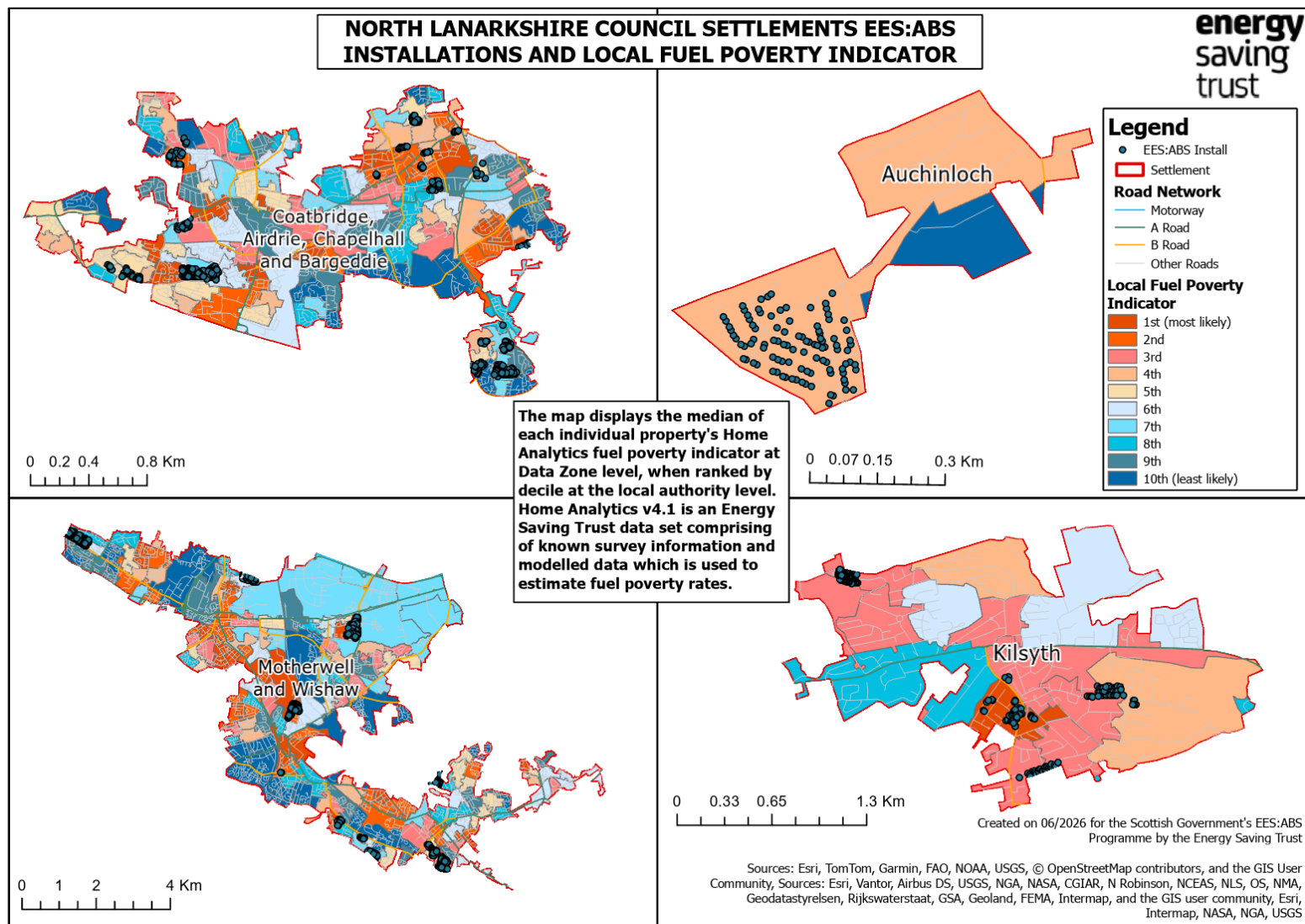
North Lanarkshire Fuel Poverty Indicator I



This map demonstrates the probability of fuel poverty by data zone ranked on a local authority level for North Lanarkshire Council only. The highest fuel poverty areas within the council are shown here in red. It is worth noting that the fuel poverty indicator used here is a snapshot of the situation. Thereby, in some cases, the past work completed

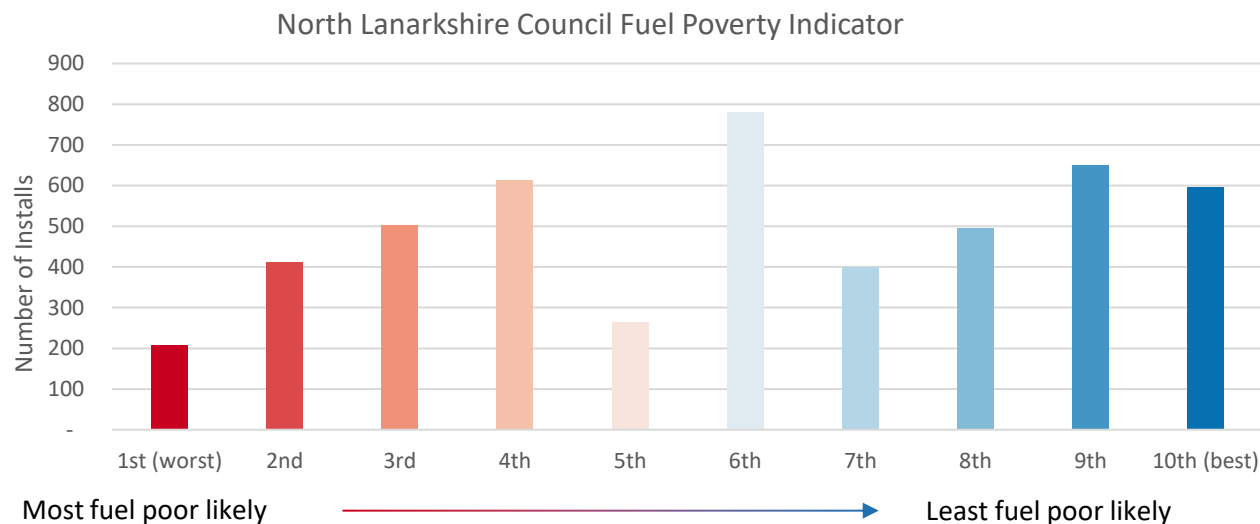
by energy efficiency programmes, such as EES: ABS, will be contributing to the lower fuel poverty rates at present.

North Lanarkshire Fuel Poverty Indicator II

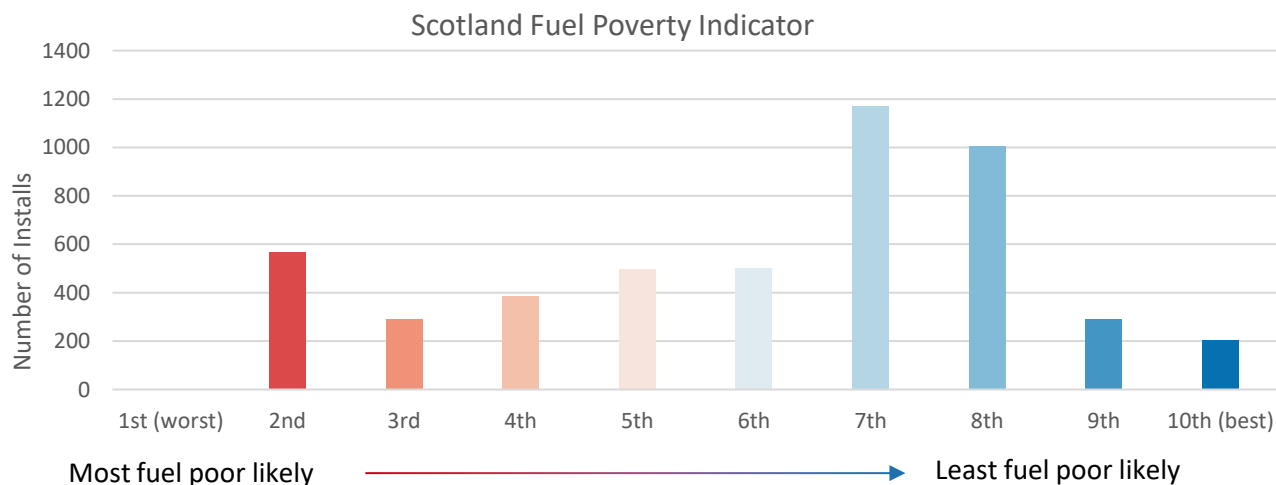


North Lanarkshire Fuel Poverty Indicator III

45.59% of all EES: ABS installs in North Lanarkshire took place within the six most fuel-poor data zones when using the local authority-specific fuel poverty indicator, as shown in the top chart.

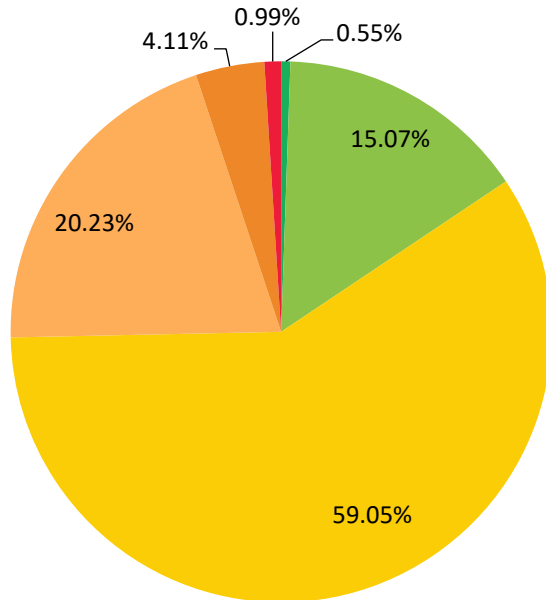


The bottom chart highlights the difference when installations are assessed against the national fuel poverty indicator for Scotland. On this basis, 64.57% of installs fall within the six most fuel-poor deciles.

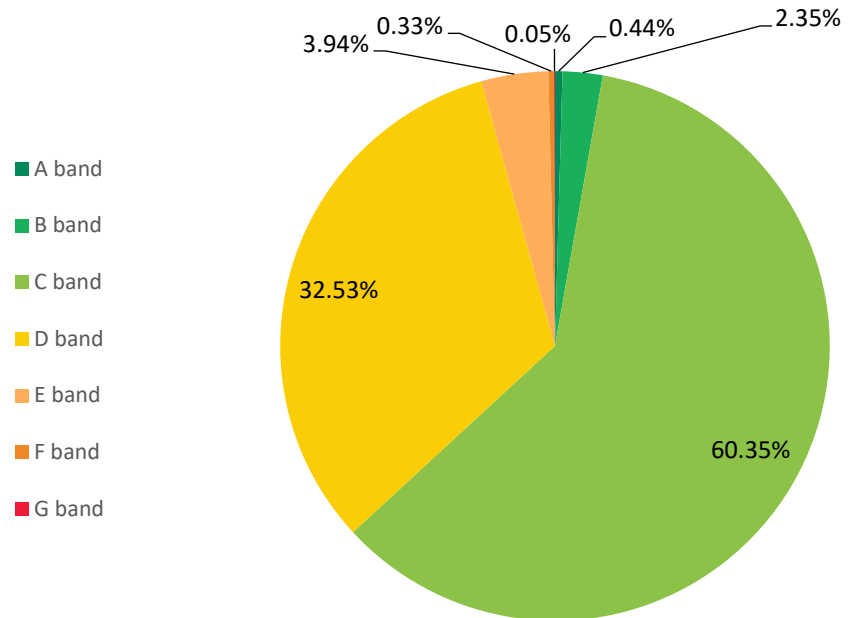


EES: ABS SAP Band Analysis I

EES: ABS properties by pre-installation EPC banding



EES: ABS properties by post-installation EPC banding



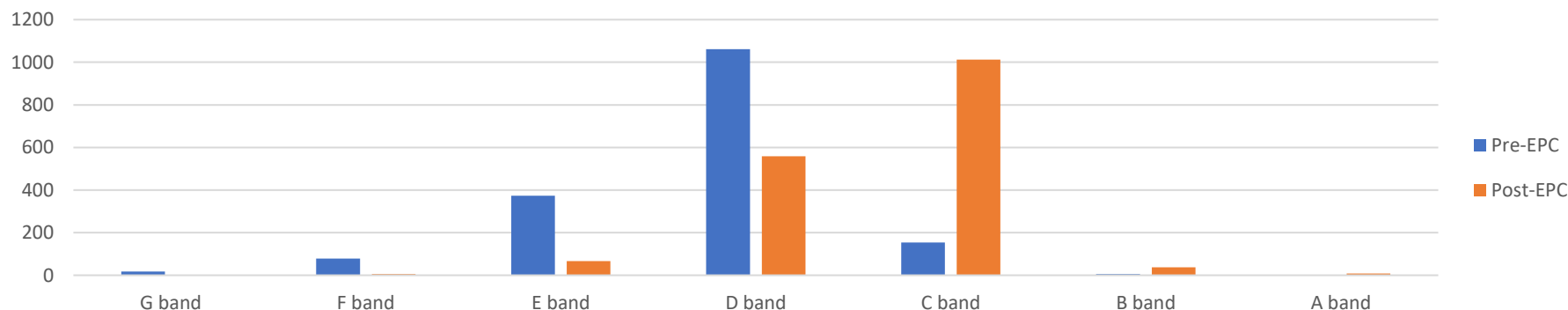
A valid pre-installation EPC was available for 2,728 properties participating in the programme. Of these, 84.38% were rated at band D or below, indicating that the majority of properties targeted were relatively energy inefficient prior to intervention.

A total of 1,826 participants had a valid post-installation EPC, regardless of whether a valid pre-installation EPC was present. Following the installation measures, 63.14% of these properties improved to band C or higher.

EES: ABS SAP Band Analysis II

Out of the 2,728 properties with valid pre-installation EPCs, 1,691 also had a corresponding post-installation EPC and were therefore suitable for further analysis. Of these, 90.54% had an initial SAP rating of band D or lower, reinforcing that the programme largely targeted lower energy-efficiency homes. Post-installation results show a clear improvement in EPC ratings. Following the installation of measures, 59.91% of properties achieved band C, while 33% were rated at band D. In addition, 38 properties improved to band B and 8 properties reached band A. Despite these improvements, a small proportion of properties (4.38%) remained in bands E, F, or G after installation, indicating that while the EES: ABS scheme has had a significant positive impact overall, some properties continue to experience lower energy efficiency outcomes.

EES: ABS properties by EPC banding

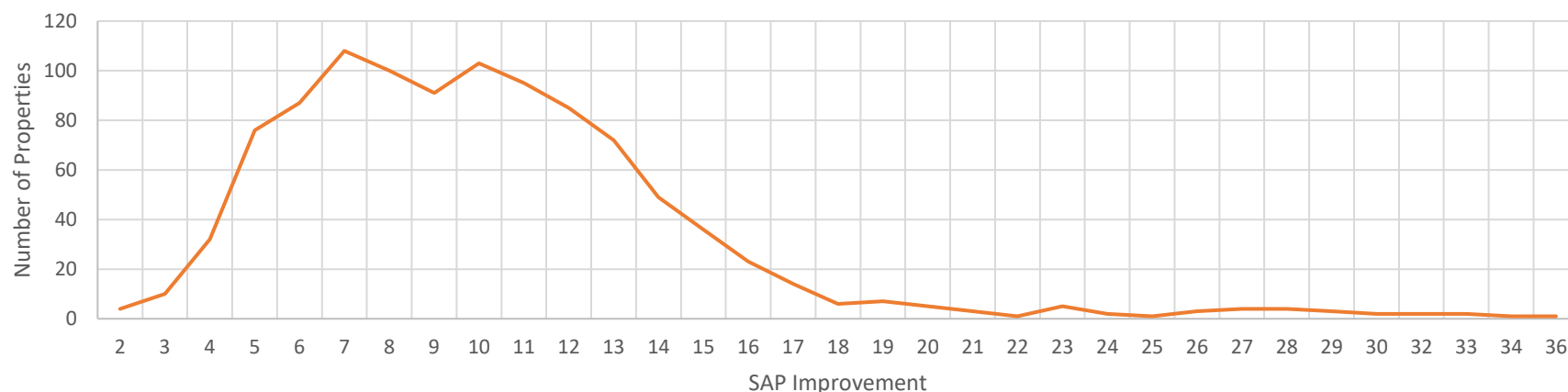


EES: ABS SAP Band Analysis III

The most common outcome of the EES: ABS programme within North Lanarkshire Council was a SAP score increase of between 5 and 13 points, accounting for 78.8% of properties with valid pre- and post-installation EPCs included in this analysis. This indicates that the majority of interventions delivered moderate but meaningful improvements in energy efficiency.

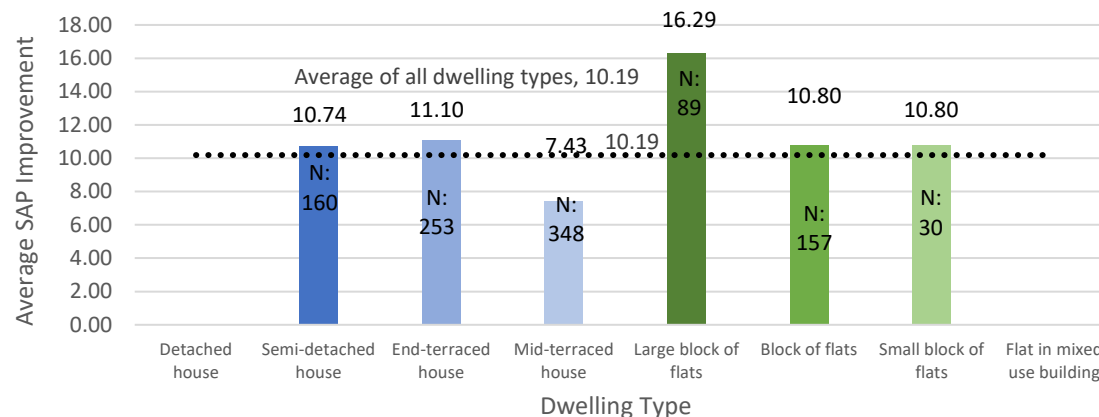
Larger SAP increases, ranging from 30 to 36 points, were observed in a smaller number of cases. These substantial improvements were primarily associated with the installation of external wall insulation in solid-wall properties, particularly in large block of flats dwelling types within the council area.

EES: ABS Property Count by SAP Improvement



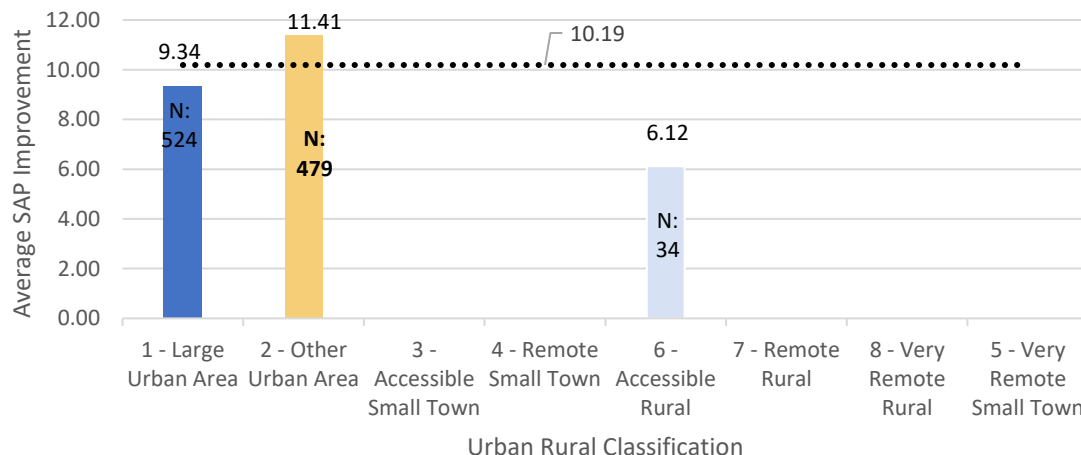
EES: ABS SAP Band Analysis IV

Average SAP improvement by dwelling type



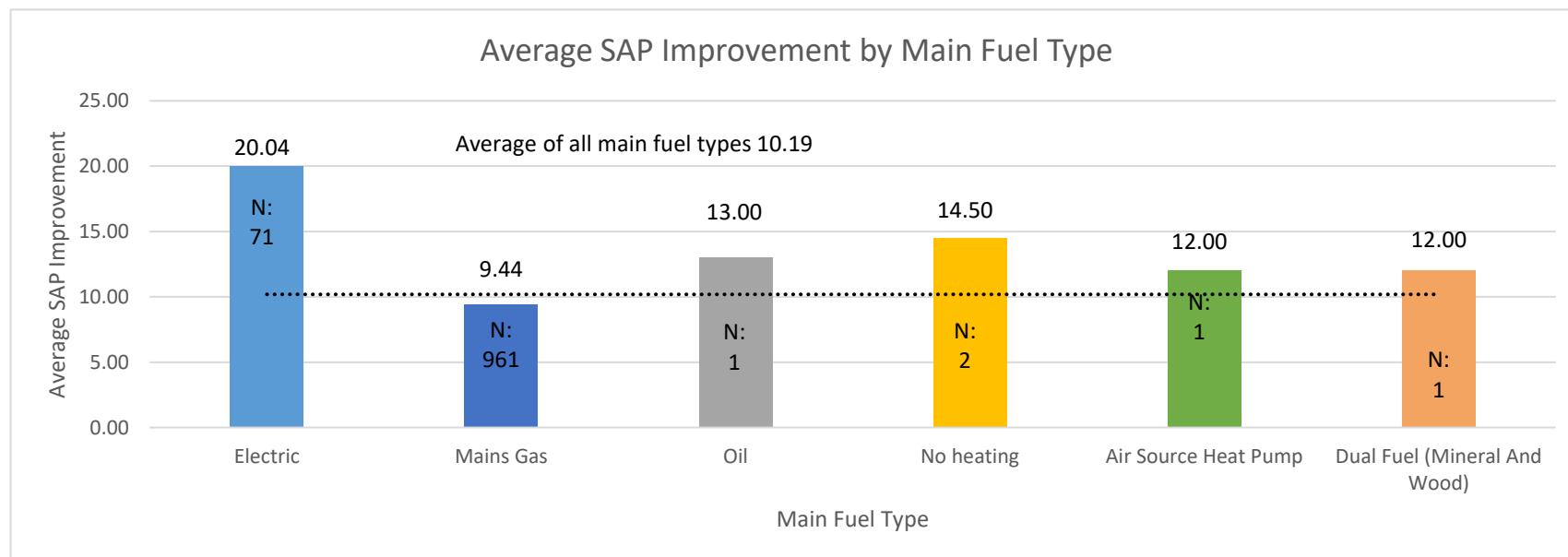
The average SAP improvement across all dwelling types is 10.19. The largest sample size is observed for mid-terraced houses (N = 348), with an average SAP increase of 7.43, which is below the overall average.

Average SAP improvement by urban rural classification



The average SAP improvement across all urban rural classifications, where sufficient data was available for further analysis, was 10.19. The largest sample size was observed in large urban areas (N = 524), where the average improvement was 9.34, slightly below the overall average.

EES: ABS SAP Band and Main Fuel Type



The average SAP improvement across all main fuel types was 10.19 points. The largest sample size was observed for properties using mains gas (N = 961), where the average improvement was 9.44 points, slightly below the overall average. Properties with electric heating showed a higher average improvement of 20.04 points, indicating greater potential for efficiency gains within this group. Properties with dual fuel systems recorded an average increase of 12.0 points; however, this result is based on a very small sample size (N = 1).

Conclusions and notes

- A range of measures have been delivered throughout the programme, with external wall insulation (EWI) for system-built and non-traditional cavity wall properties being the predominant intervention. From 2023/24 onwards, renewable energy technologies, particularly photovoltaics, were introduced, indicating a shift towards broader decarbonisation measures.
- The typical participating property reflects a relatively balanced mix of dwelling types, comprising houses (52.38%) and flats (47.62%).
- The majority of properties included in the programme were constructed between 1950 and 1983, representing 92.64% of all participating dwellings.
- A significant proportion of properties (97.44%) are located within the six most deprived SIMD deciles, demonstrating strong alignment with deprivation-based targeting criteria.
- Most properties had an initial EPC rating of band D or lower (90.54%), with 62.63% of these properties improving to band C or higher following intervention.
- Overall, the programme has had a positive impact on participating properties, with the majority of dwellings analysed achieving SAP score increases of between 5 and 13 points, indicating measurable improvements in energy efficiency.

Sources

Variable	Source	Notes
EES: ABS Measure, Address and Tenure	Local Authority	Held on behalf of the Scottish Government's EES: ABS programme by EST.
Dwelling Type, Construction Age, Council Tax Band, Fuel Poverty Probability	Home Analytics	Combination of EPC and modelled data created by EST. Typically not for publication.
Main heating fuel type, EPC SAP scores and SAP bands	Scottish EPC register	Obtained by cross referencing EPC Report Reference Numbers provided by the local authority with Scottish EPC register extracts
Scottish Housing Condition Survey	Scottish Government	Available online. SHCS 2017-19 used.
SIMD	Scottish Government	Available online. SIMD 2020 used.
Urban Rural Classification	Scottish Government	Available online. 8-Fold classification (2020) used.

Special thanks to Douglas McCabe, Project Manager - Housing and Communities at North Lanarkshire Council, for their valuable insight and assistance in the completion of this case study.

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