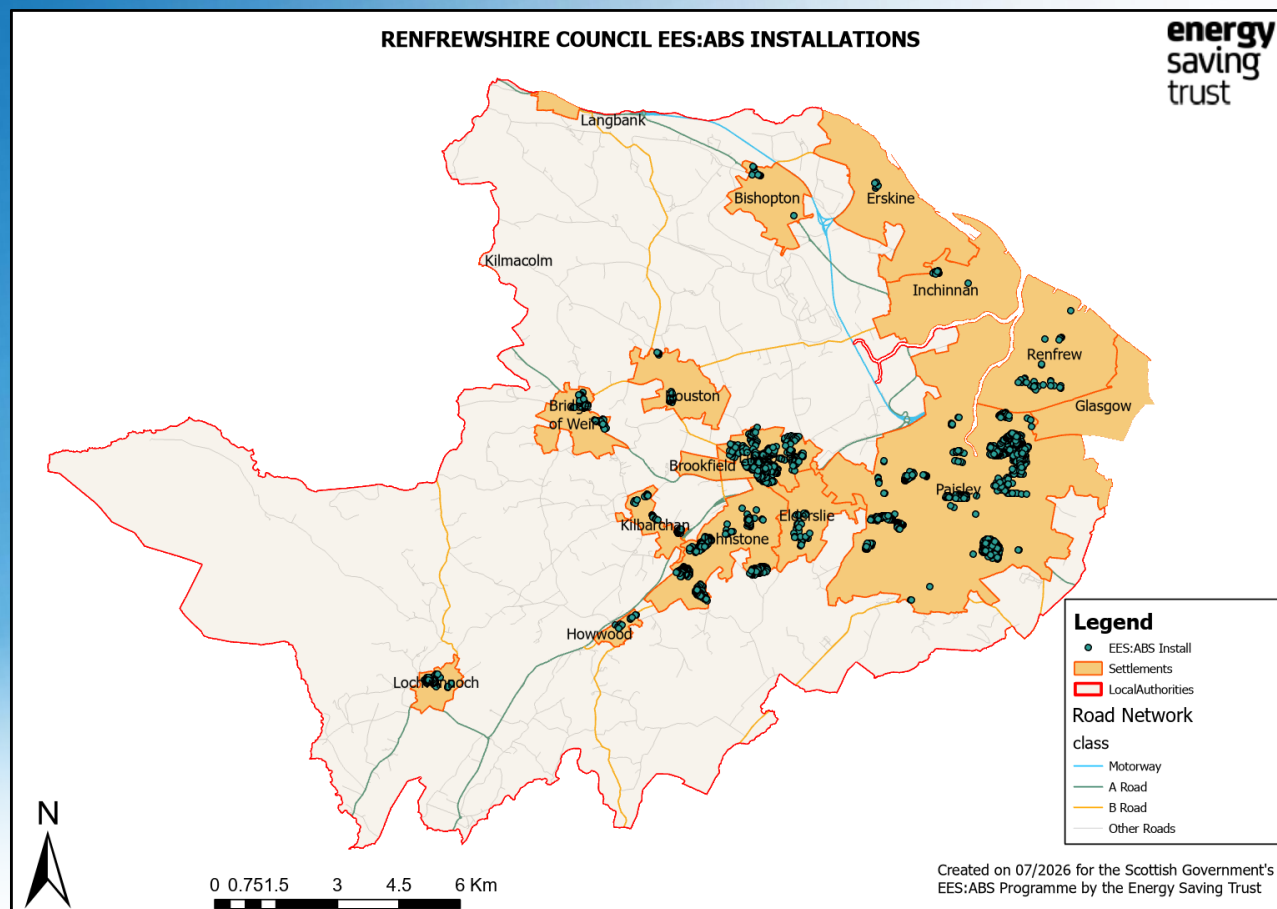


Renfrewshire Council

EES: ABS Case Study

energy
saving
trust

Energy Saving Trust
July 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 Renfrewshire Council EES: ABS activity reported to date (July 2026).**

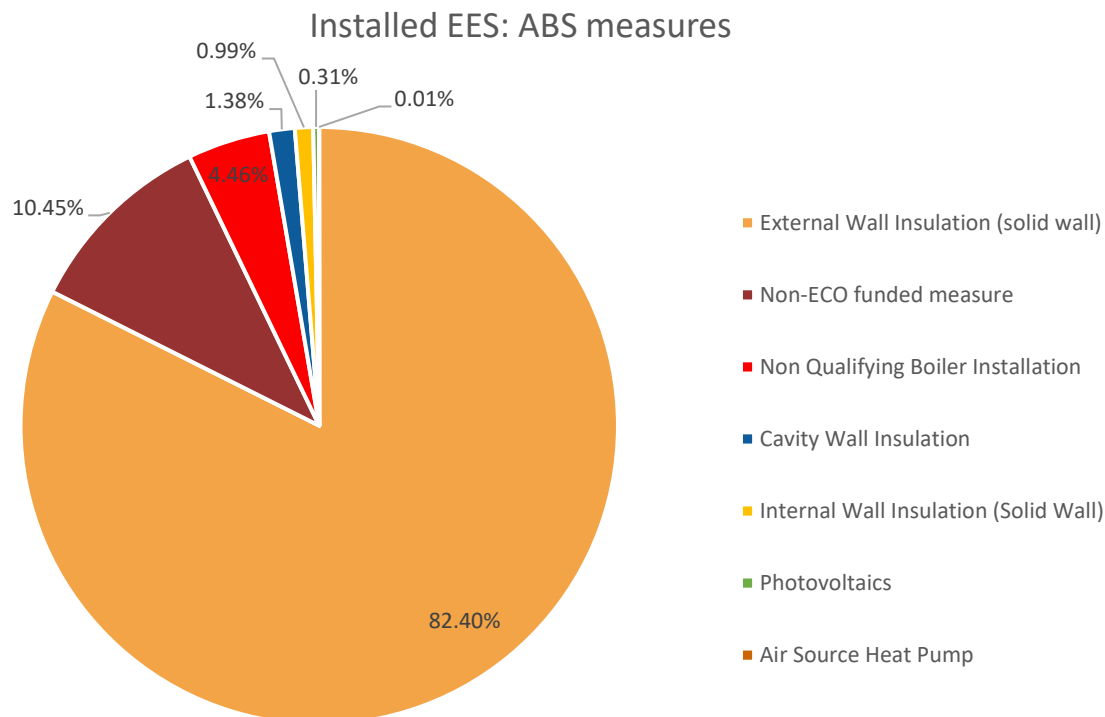
Renfrewshire Council EES: ABS dataset

Financial Year	Number of records*	% of records
2013/14	1,770	27.42
2014/15	799	12.38
2015/16	1,297	20.10
2016/17	460	7.13
2017/18	706	10.94
2018/19	441	6.83
2020/21	277	4.29
2021/22	75	1.16
2019/20	20	0.31
2022/23	173	2.68
2023/24	205	3.18
2024/25	231	3.58
Total Installs	6,797	100.00

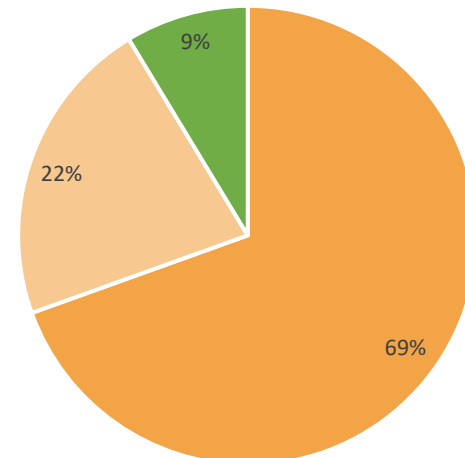
Reference numbers	Number of records	% of records
With pre-installation EPC	5,456	80.27
With post-installation EPC	3,350	49.29
With pre and post-installation EPC	2,724	40.08
With GDAR	159	2.34
With measure reference number	0	0.00

Renfrewshire Council has contributed 4.97% of the total EES: ABS installs across Scotland reported to date (July 2026).

Installed Measures I



Non-ECO Funded Measures



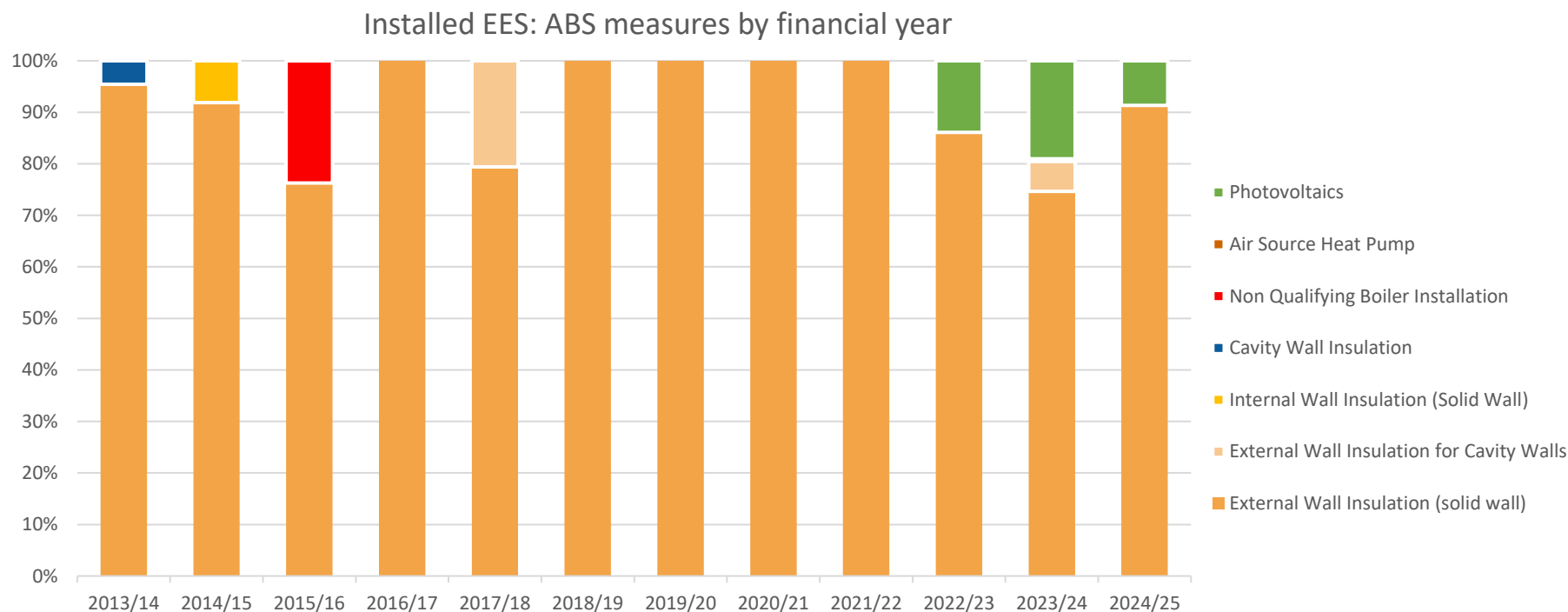
Renfrewshire Council has offered a variety of measures as part of their EES: ABS programme. Over 94% of all measures have been for wall insulation including external wall insulation for solid wall, standard cavity wall, external wall insulation for cavity wall and internal wall insulation for solid wall. The graph on the right is of Non-ECO measure installation which included external wall insulation for solid wall, external wall insulation for cavity wall and photovoltaics.

Installed Measures II

Measure Name	Number of records*	% of records
External Wall Insulation (solid wall)	5,601	82.40
Non-ECO funded measure	710	10.45
Non-Qualifying Boiler Installation	303	4.46
Cavity Wall Insulation	94	1.38
Internal Wall Insulation (Solid Wall)	67	0.99
Photovoltaics	21	0.31
Air Source Heat Pump	1	0.01
Total Installs	6,797	100.00

Non-ECO Funded Measure	Number of records*	% of records
External Wall Insulation (solid wall)	492	69.30
External Wall Insulation for Cavity Walls	156	21.97
Photovoltaics	62	8.73
Total Installs	710	100.00

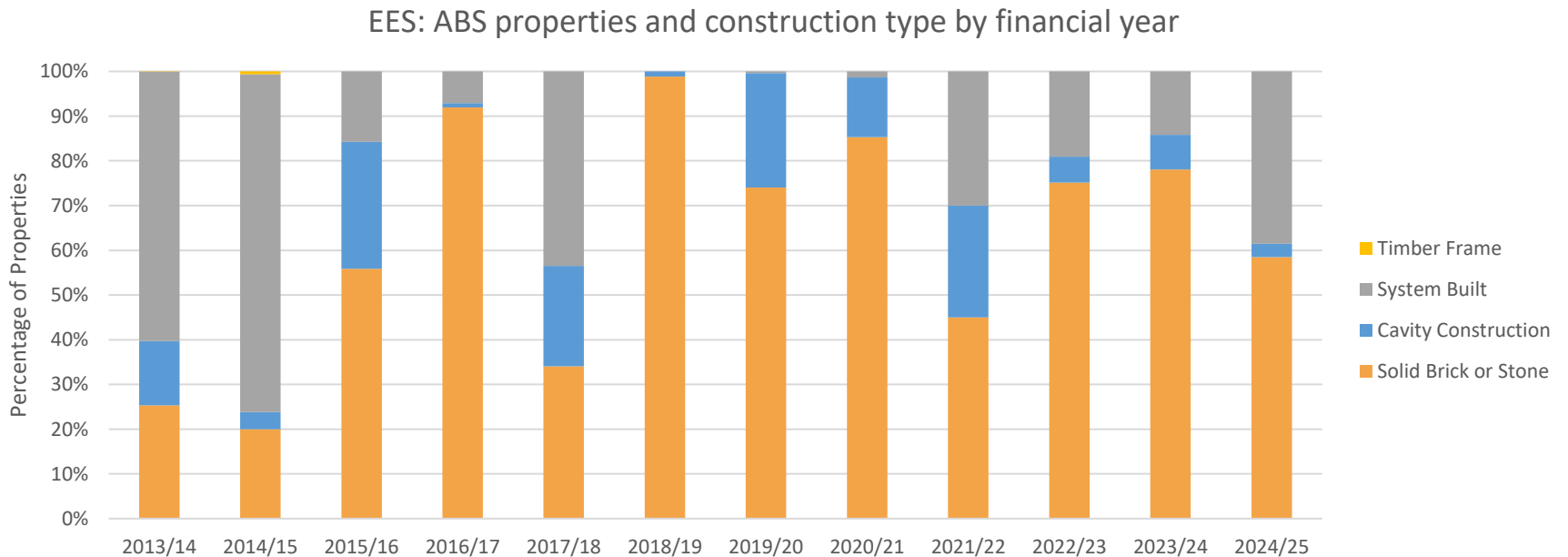
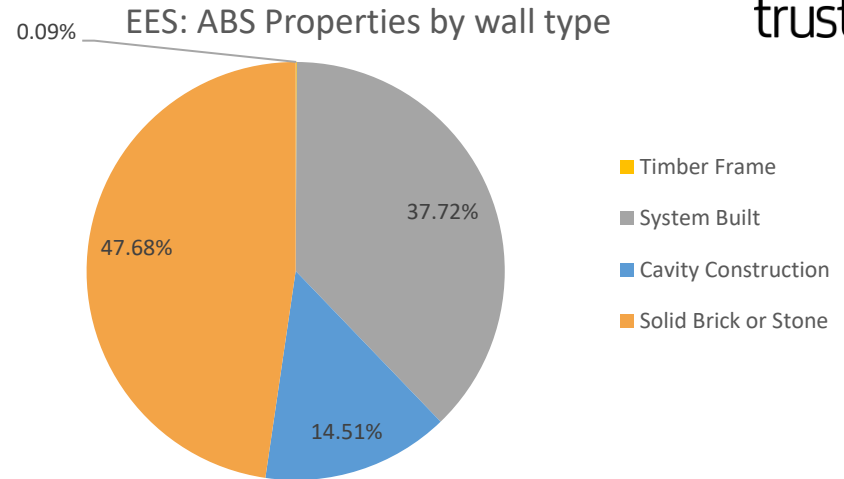
Installed Measures by Financial year



External wall insulation for solid wall properties was the predominant measure throughout the programme, accounting for the vast majority of installations across all financial years. While a small number of cavity wall insulation, internal wall insulation, and boiler-related measures were delivered in the earlier years, the programme became increasingly focused on external wall insulation. From 2022/23 onwards, renewable and low-carbon technologies, including photovoltaics and air source heat pumps, were introduced, broadening the range of measures delivered.

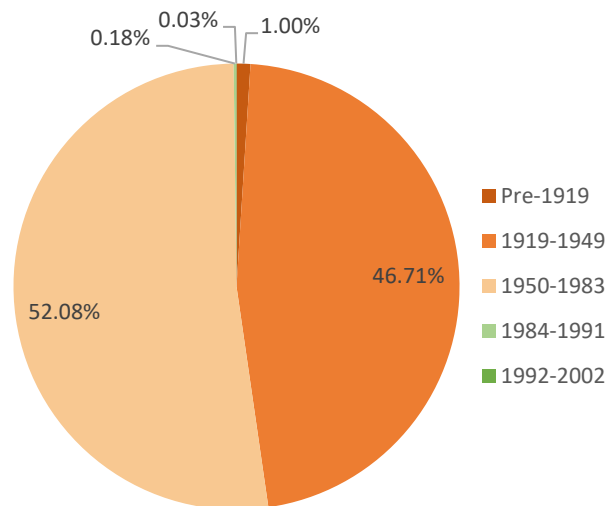
Wall Type

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.

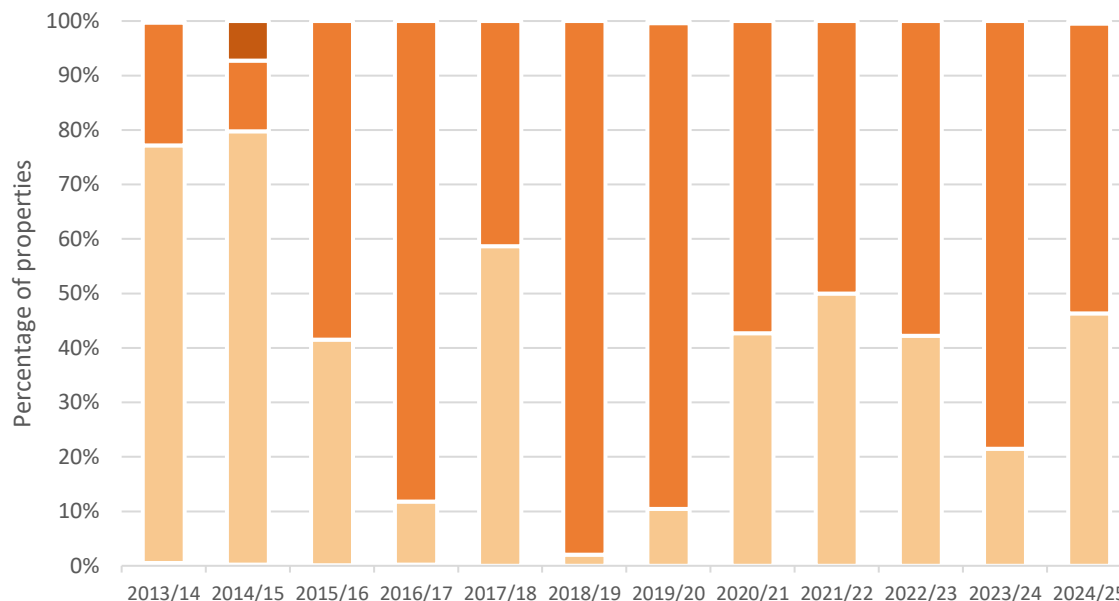


Construction Age

EES: ABS properties by construction age



EES: ABS Properties and Construction Age by Financial Year

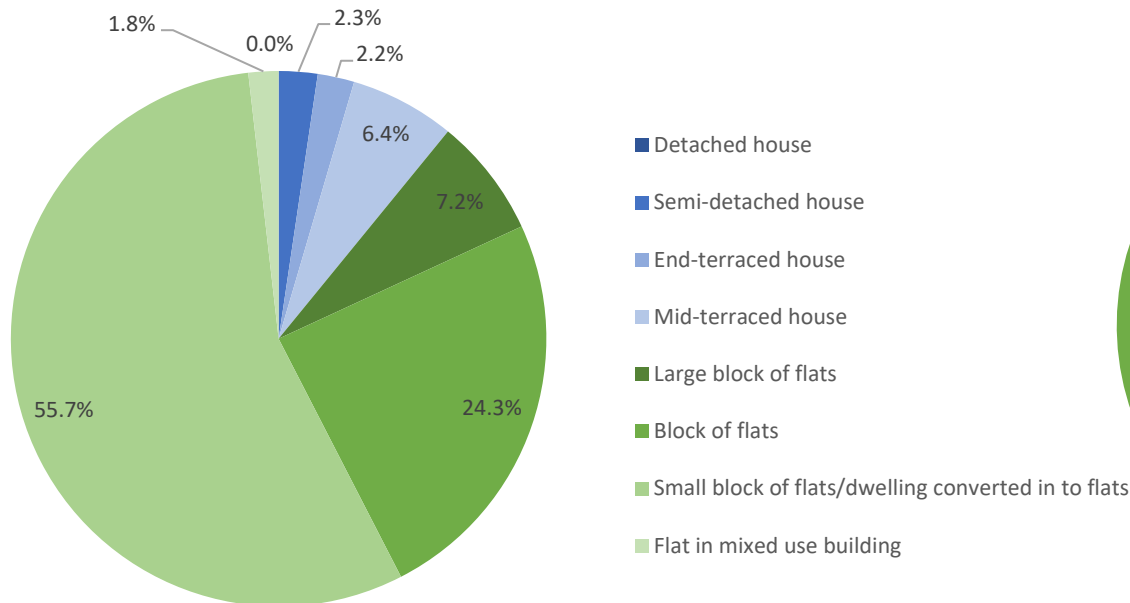


The majority of participating ABS properties were constructed between 1950 and 1983 (52.08%), with a further 46.71% built between 1919 and 1949. Together, these age bands account for 98.79% of all properties, reflecting the programme's focus on improving older housing stock.

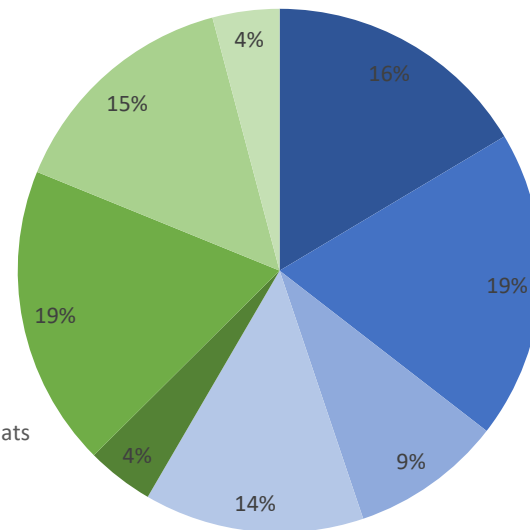
Only a small proportion of participating properties were built pre-1919 (1%) or after 1983 (0.21%). The profile has varied by financial year, although delivery has consistently concentrated on properties built before 1984.

Dwelling Type

EES: ABS project properties by dwelling type



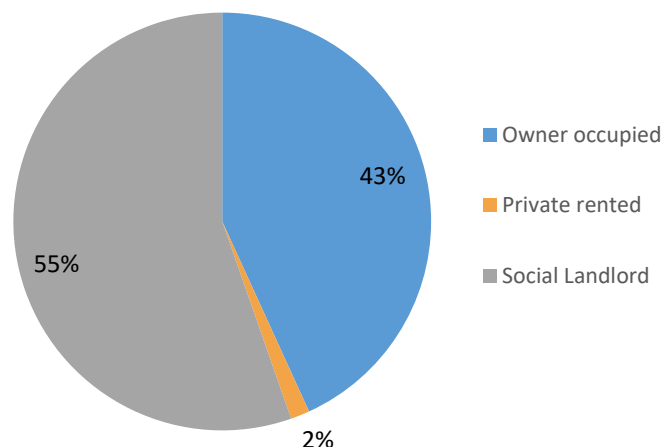
Renfrewshire properties by dwelling type



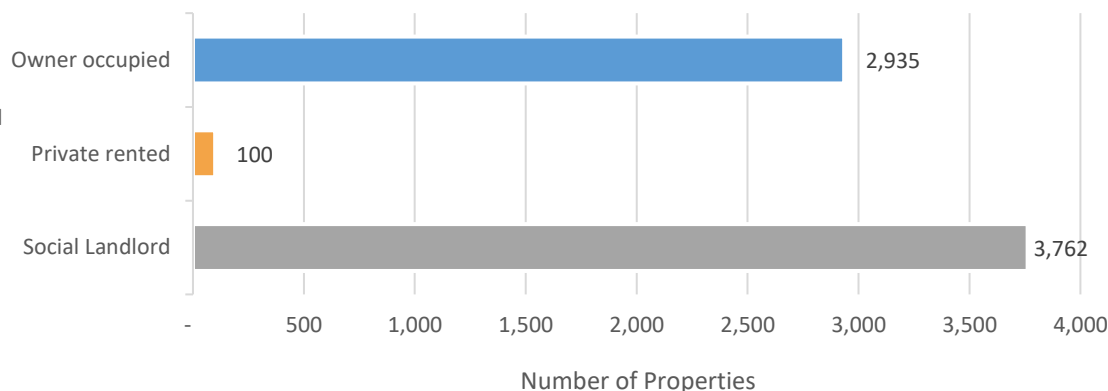
The programme primarily targeted flats, which accounted for 89.1% of participating properties, while houses represented 10.9% of installations. In comparison, the wider Renfrewshire housing stock is composed of 58.4% houses and 41.6% flats. The programme therefore reflects a particular emphasis on flatted properties, especially small blocks of flats and dwellings converted into flats, which made up over half of all participating properties (55.7%).

Property Tenure

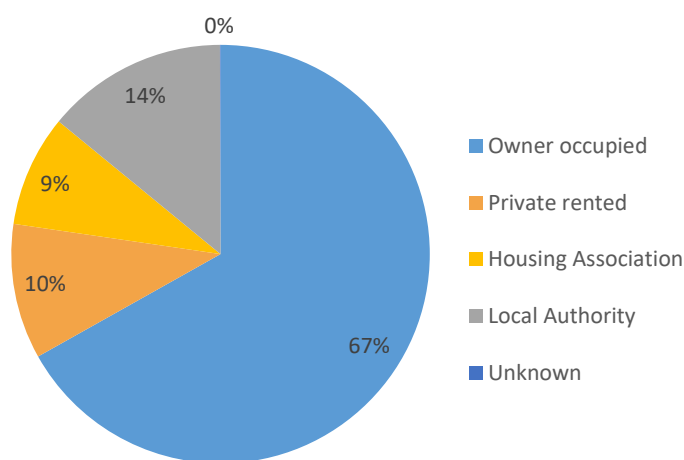
EES: ABS project properties by tenure



EES: ABS project properties by tenure



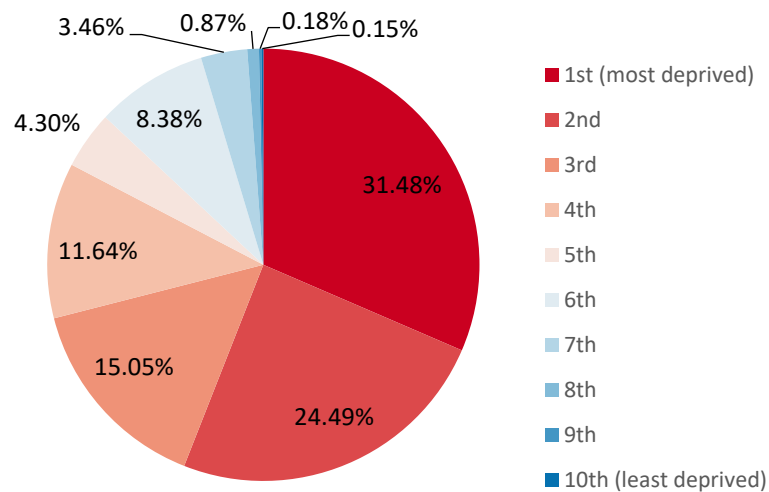
Renfrewshire properties by tenure



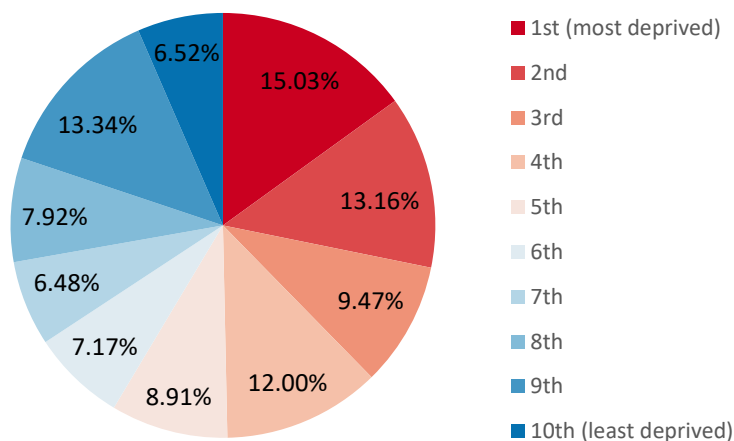
Renfrewshire Council adopts a mixed-tenure approach, seeking to include all tenure types within the programme area. To date, social landlord properties account for the largest share of participating dwellings (55%), followed by owner-occupied properties (43%), with a small proportion of private rented properties also included. In contrast, the wider Renfrewshire housing stock is predominantly owner-occupied (67%), highlighting the programme's strong engagement with the social housing sector.

Scottish Index of Multiple Deprivation (SIMD) I

EES: ABS project properties by overall SIMD decile ranking



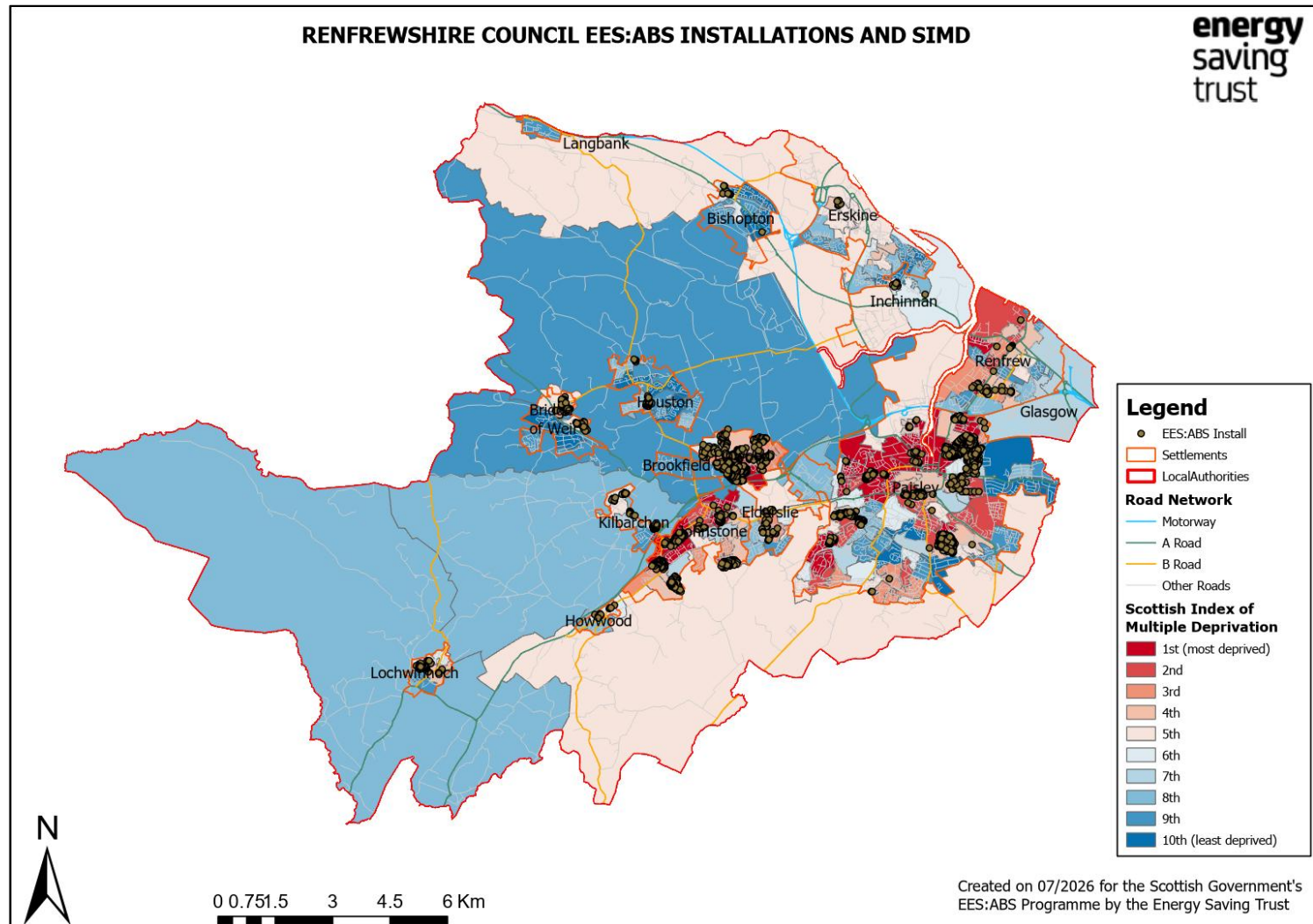
Renfrewshire properties by overall SIMD decile ranking



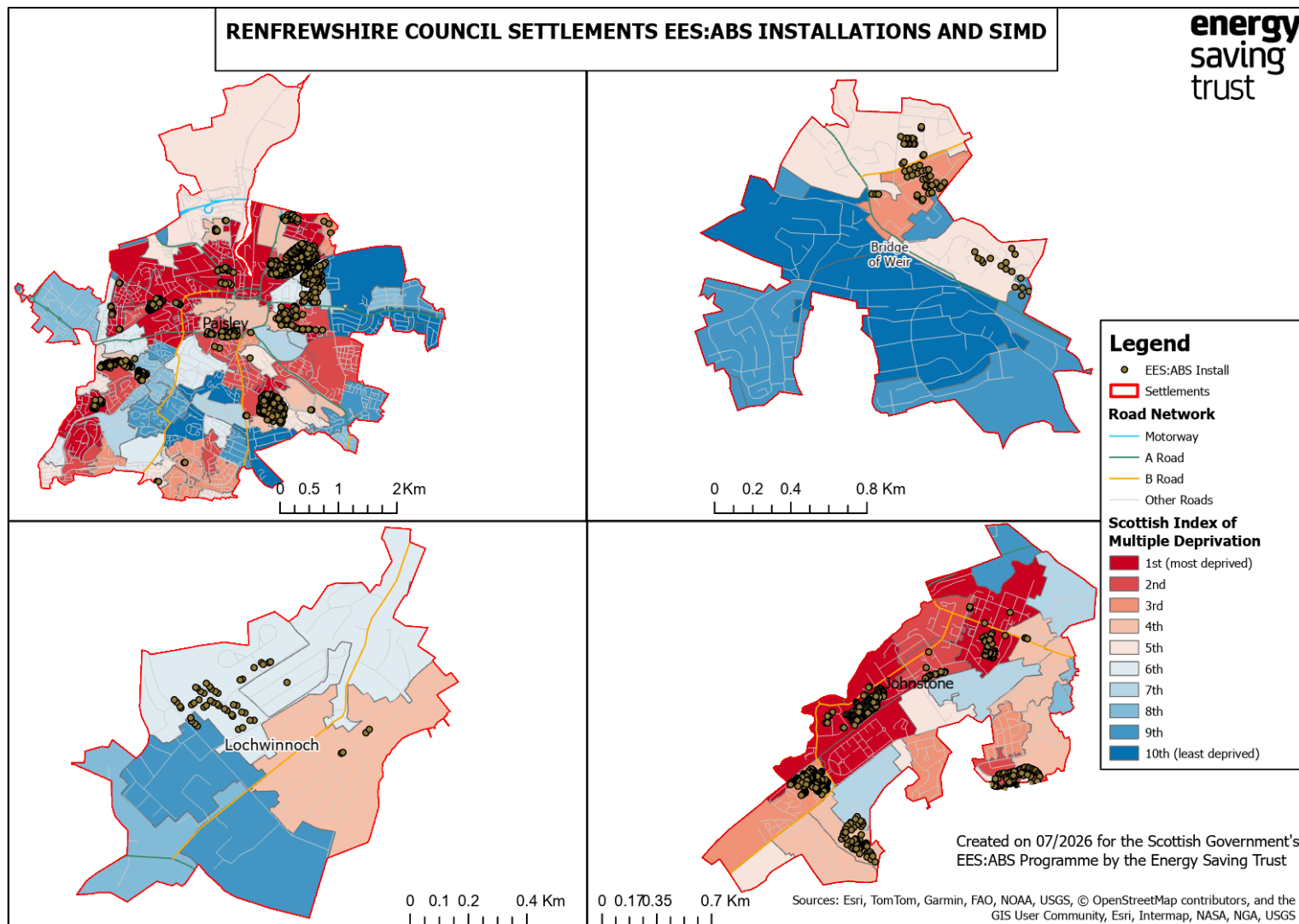
A comparison of these two illustrations highlights the relationship between the overall SIMD profile of Renfrewshire's housing stock and the properties targeted through the EES:ABS programme. Approximately 95.1% of participating properties are located within the six most deprived SIMD deciles, demonstrating a strong focus on areas of higher deprivation.

It is important to note, however, that SIMD can present some limitations in rural settings. As data zones are designed to contain populations of a similar size, rural data zones often cover larger geographic areas, increasing the likelihood of combining both deprived and non-deprived households within the same zone. This can result in rural areas being ranked closer to the national average despite containing pockets of deprivation. While the programme is likely benefiting deprived households, SIMD rankings alone may not fully capture the extent to which deprivation is being addressed.

Scottish Index of Multiple Deprivation (SIMD) II

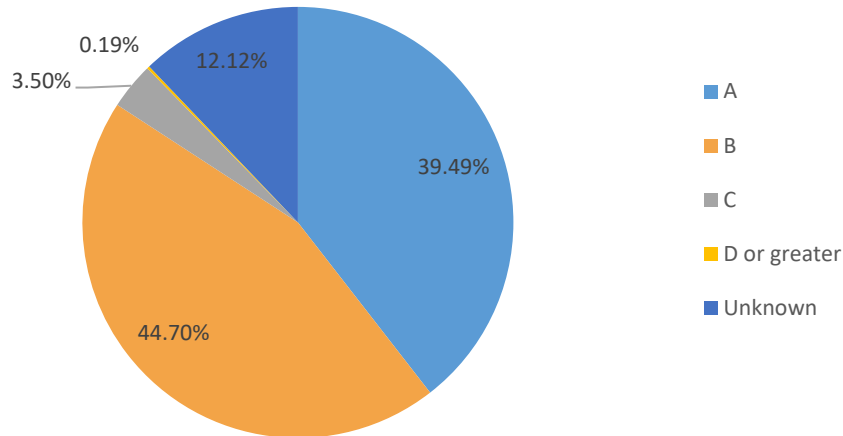


Scottish Index of Multiple Deprivation (SIMD) III

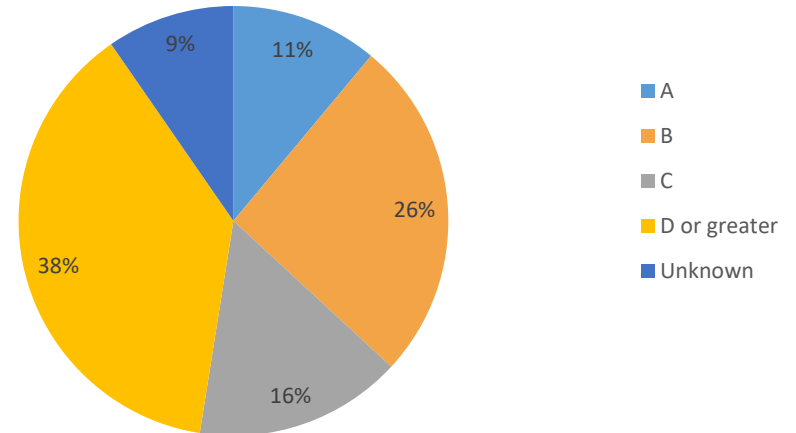


EES: ABS Installs by Council Tax Band

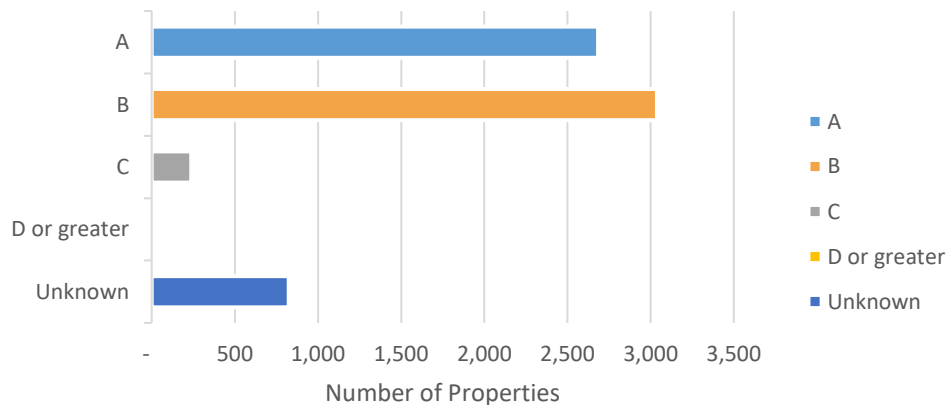
EES: ABS project properties by council tax band



Renfrewshire properties by council tax band



EES: ABS properties by council tax band

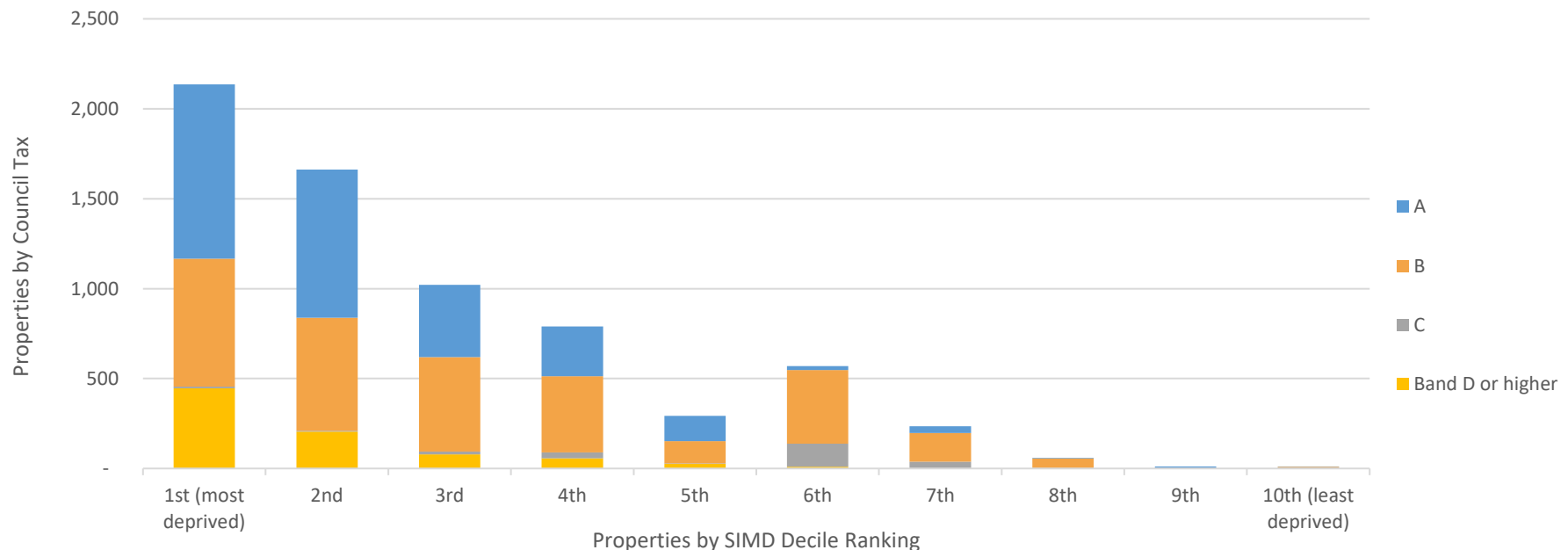


The Renfrewshire EES: ABS programme specifically targets A, B and C council tax banded properties and 87.69% of the properties in the programme fall into this category as shown in the charts. While 0.19% of the treated properties are band D or greater. The remaining 12.12% is unknown

EES: ABS Installs by Council Tax Band and SIMD

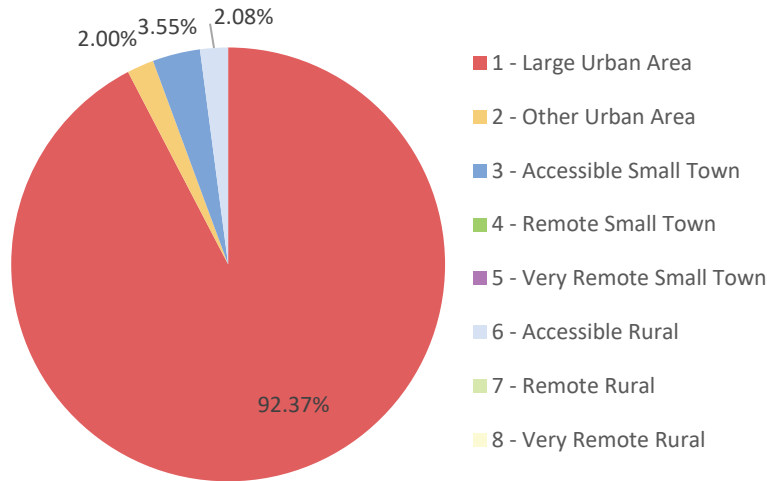
Council tax banding can often be seen as an indicator for income, and this illustration examines the property council tax bands against the income SIMD ranking of the areas involved. 85.40% of the installations treating A, B and C council tax banded properties are located within the five most SIMD deprived areas when ranked by income as seen below.

EES: ABS properties by council tax and overall SIMD decile ranking



Urban Rural Classification I

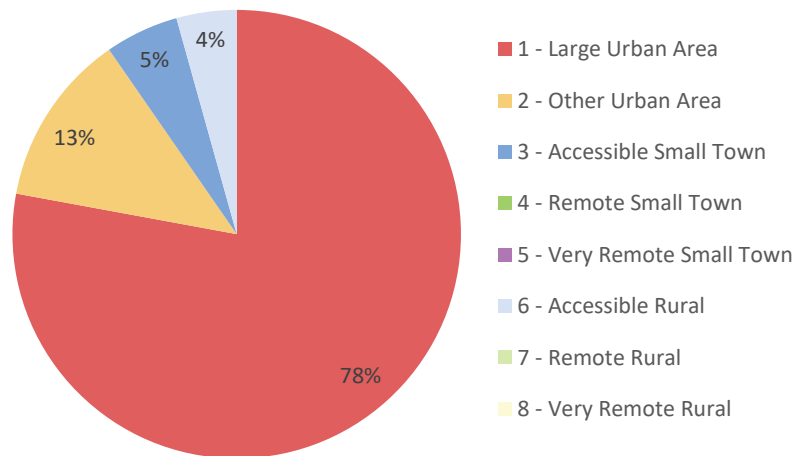
EES: ABS project properties by urban rural classification



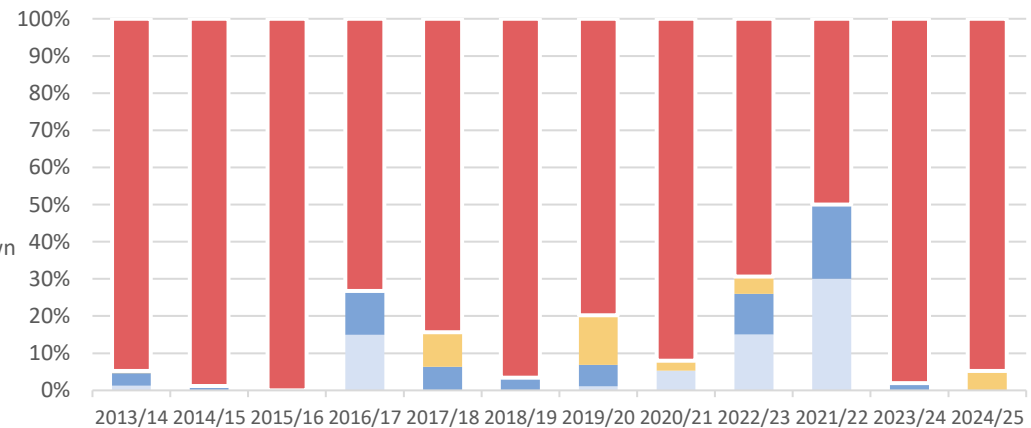
The Renfrewshire area consists of four different urban rural classifications. Large urban area, Other urban area, accessible small town and accessible rural.

All of these areas have been represented in the programme with major focus (92.37%) in the Large urban. While the remaining 7.63% of the programme was in the other urban areas, accessible small town and accessible rural. The bottom chart demonstrates the year-on-year distribution of work across the three urban rural classifications.

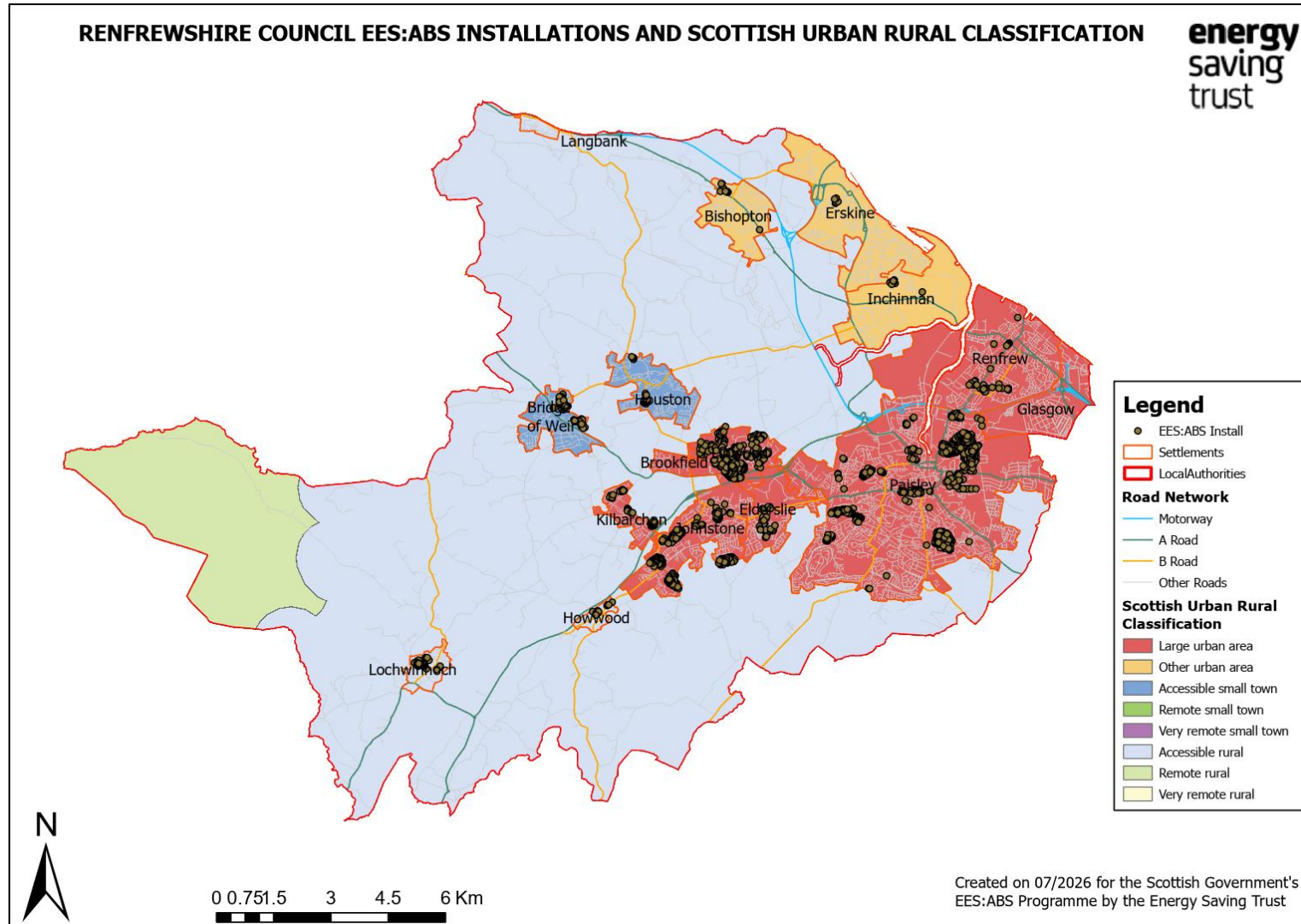
Renfrewshire properties by urban rural classification



EES: ABS project properties by urban rural classification



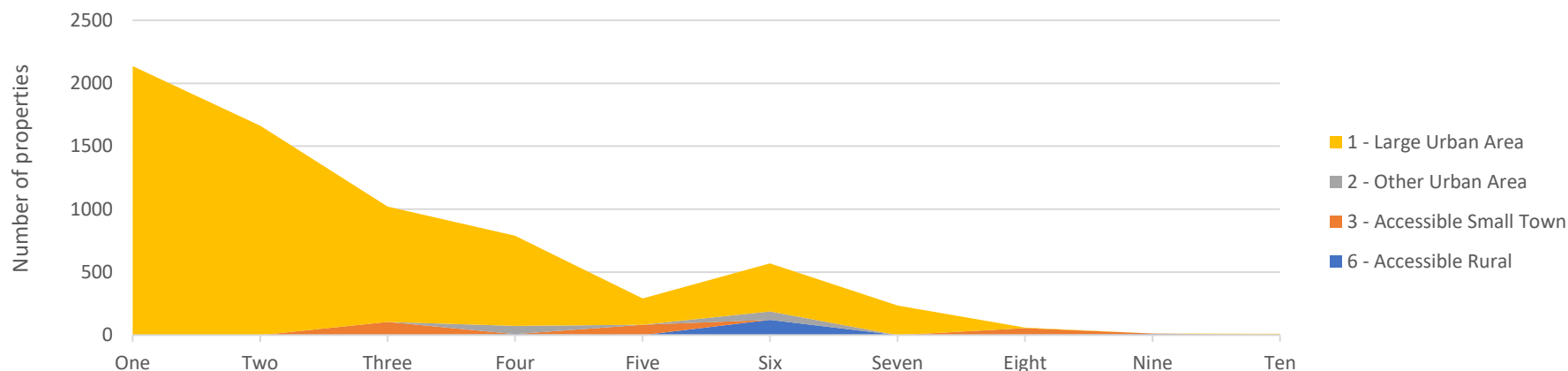
Urban Rural Classification



Urban Rural Classification and SIMD

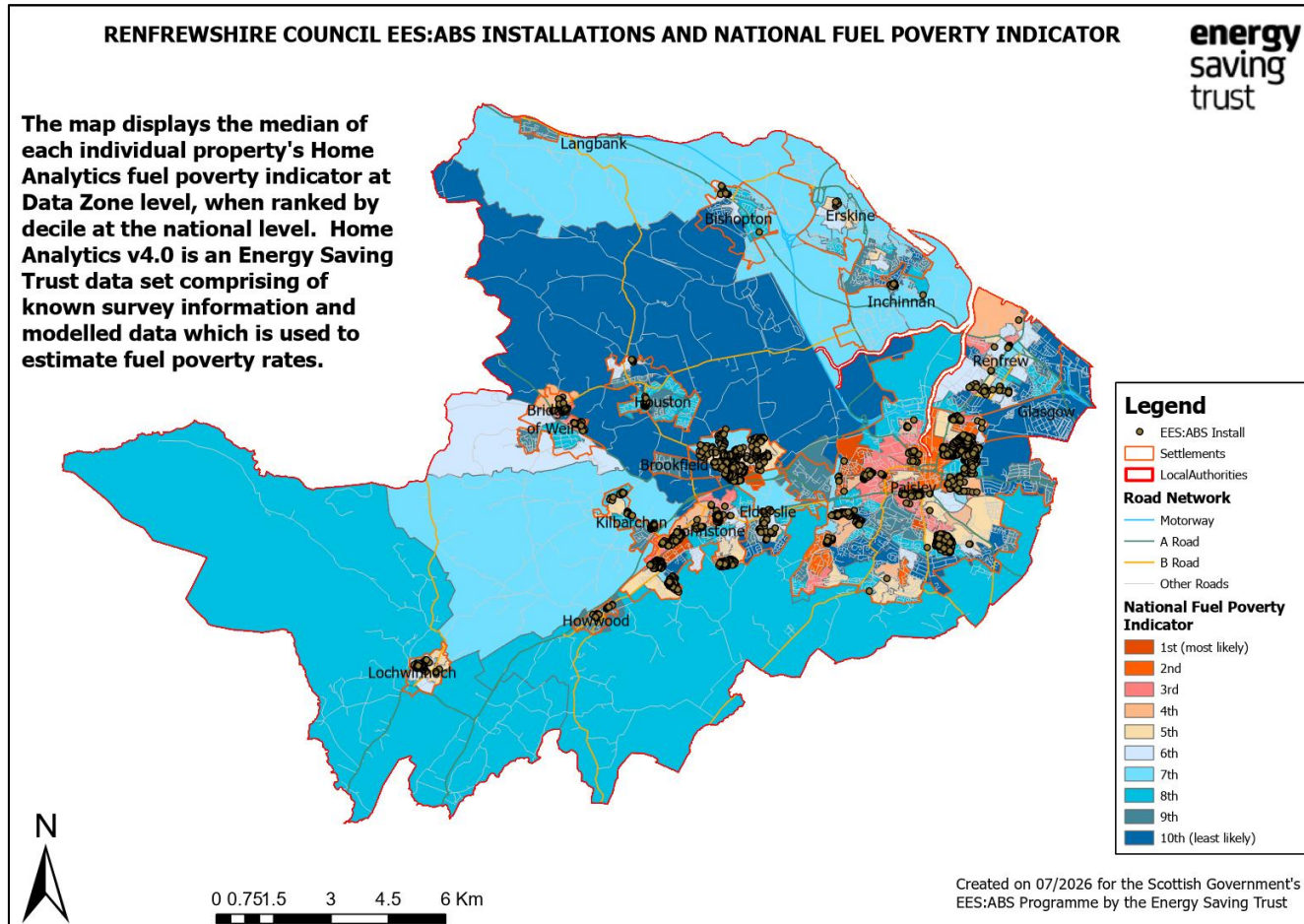
Analysis of the EES:ABS dataset shows that 95.61% of properties receiving measures within the five most deprived SIMD deciles were located in Large Urban Areas. While this indicates a strong urban concentration of activity, Renfrewshire Council advises that urban–rural classification alone is not a key criterion for participation. Property selection is informed by a range of factors, including SIMD ranking, council tax band, household income, and property condition. Additionally, rural data zones are generally more prevalent within the middle SIMD deciles, and deprivation is not limited to the most deprived areas. As a result, households experiencing deprivation may also be located in areas with relatively higher SIMD rankings.

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



National Scottish Fuel Poverty Indicator I

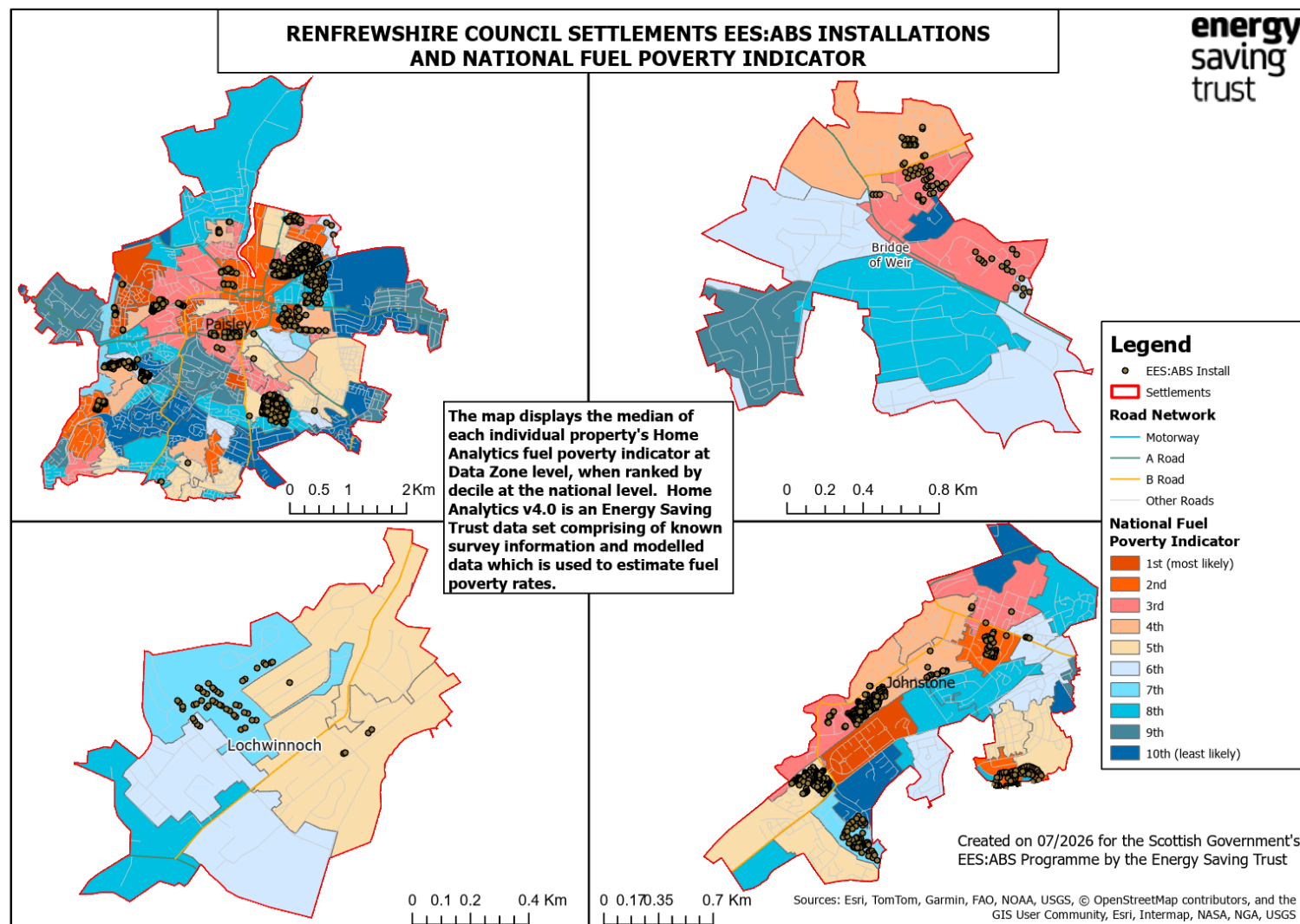
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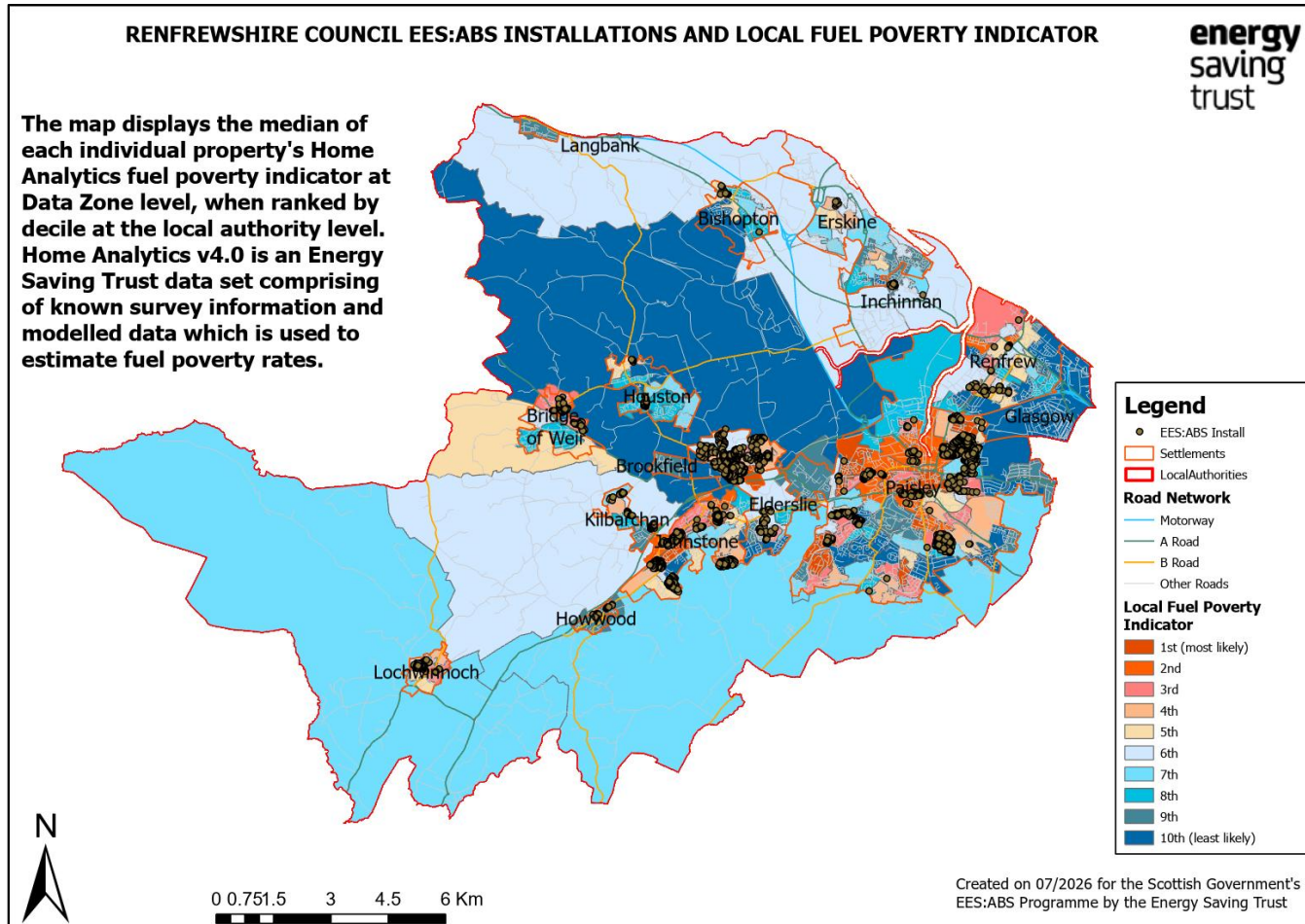
Here we can see the state of fuel poverty in Renfrewshire Council compared to the rest of Scotland. The blue areas have the lowest fuel poverty rates on a national scale when fuel poverty by Data Zone is ranked for all local authorities in the country. According to the Scottish Housing Condition Survey (SHCS), the average fuel poverty rate in Renfrewshire Council area is around 22% of all homes.

This figure is 2 percentage points lower than the Scottish national average of 24%, and places Renfrewshire Council as the 11th least fuel-poor local authority out of the 32 in Scotland.

National Scottish Fuel Poverty Indicator II



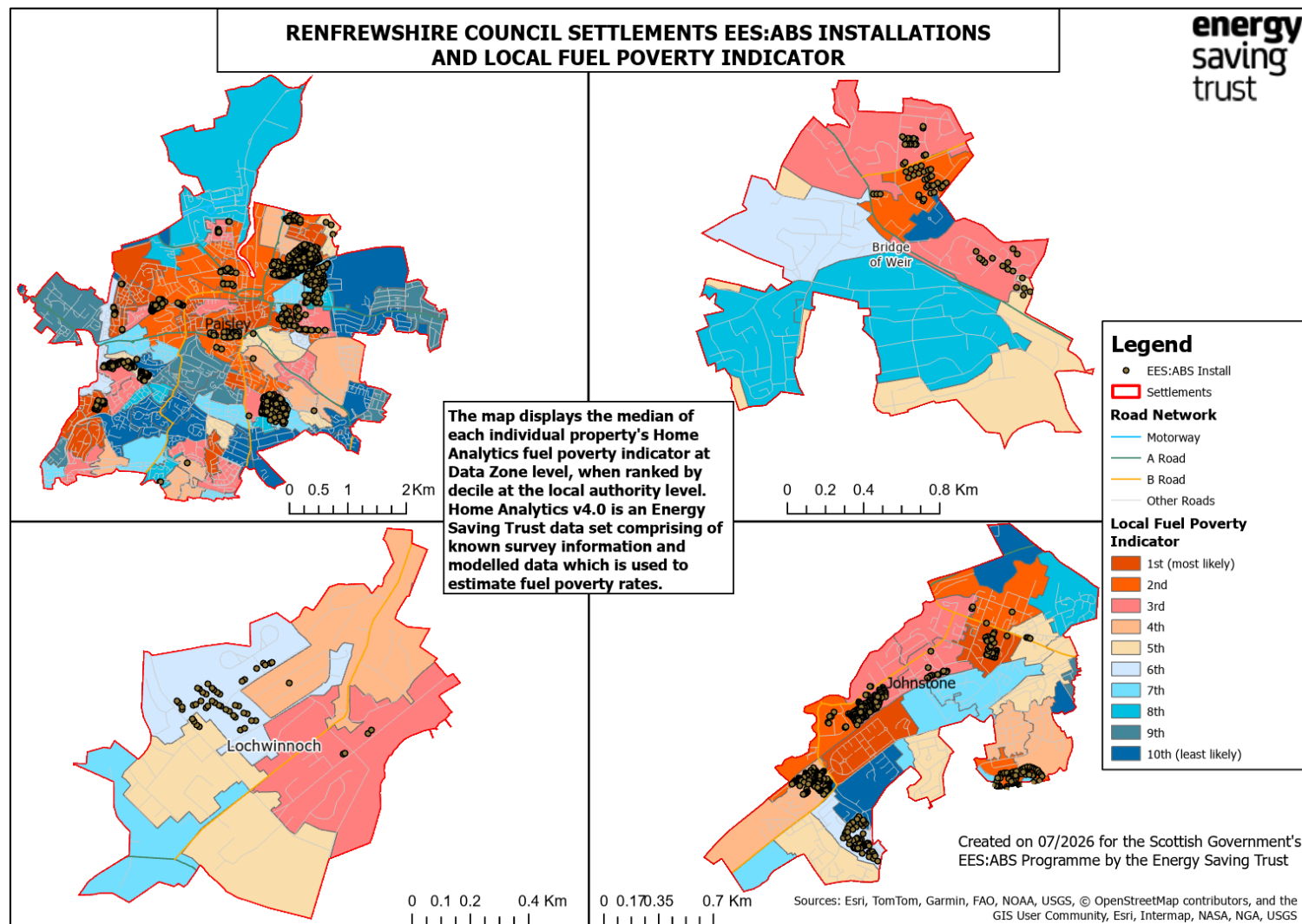
Renfrewshire Fuel Poverty Indicator I



This map demonstrates the probability of fuel poverty by data zone ranked on a local authority level for Renfrewshire 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.

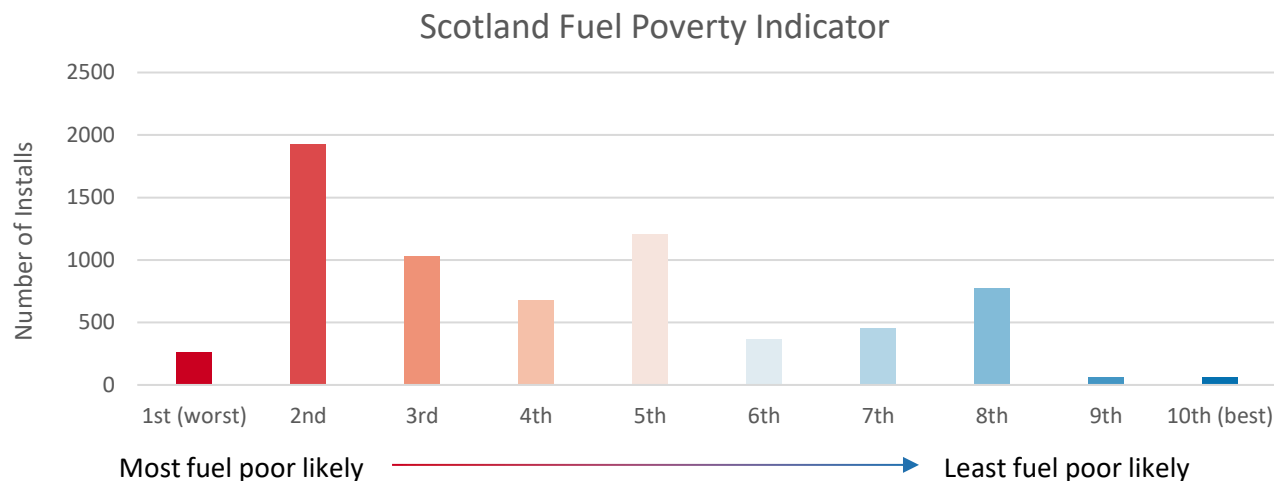
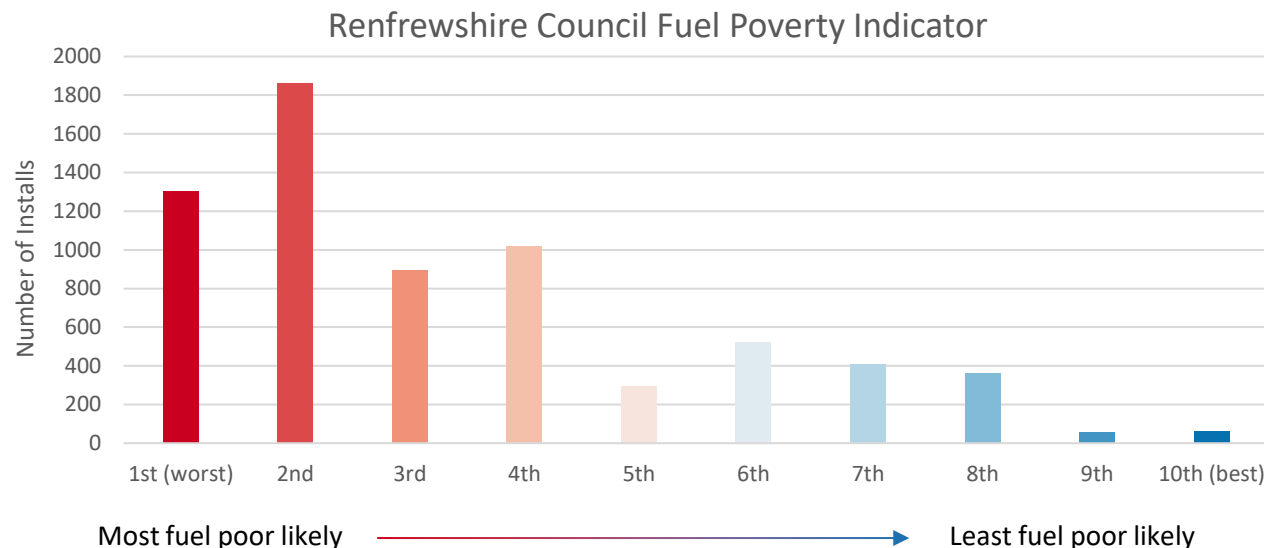
Renfrewshire Fuel Poverty Indicator II



Renfrewshire Fuel Poverty Indicator III

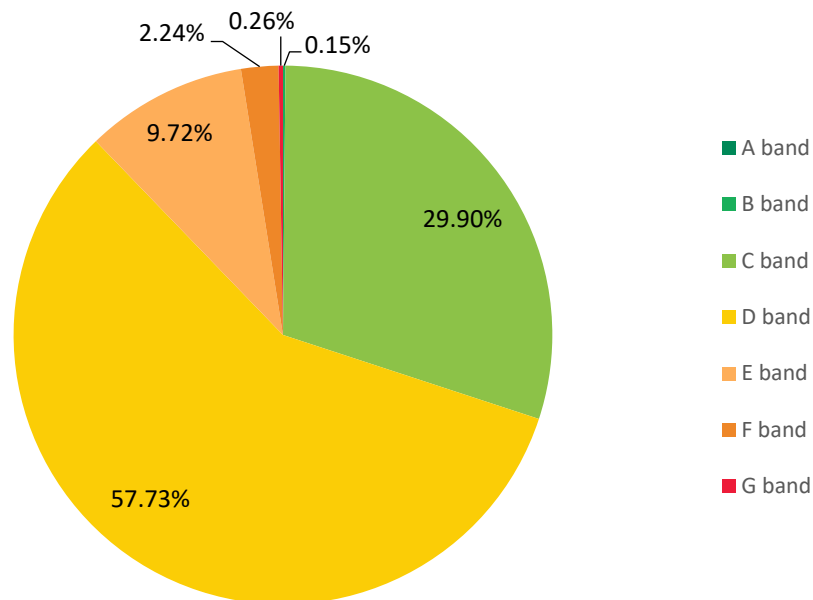
86.88% of all EES: ABS installs took place within the six most fuel poor ranked data zones as seen in the top illustration. This is looking at the local authority specific fuel poverty indicator for Renfrewshire Council.

The bottom chart shows the difference when the installs are looked at on a national scale for Scotland. 80.25% of the installs are within the six most fuel poor ranks when compared to the national figures.

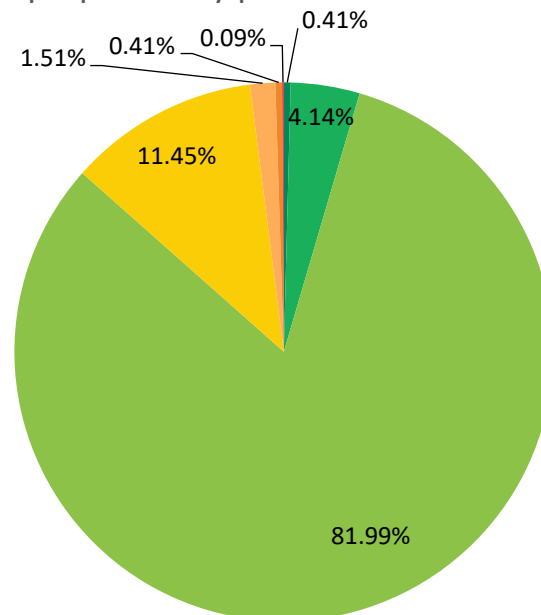


EES: ABS SAP Band Analysis I

EES: ABS properties by pre-installation EPC banding



EES: ABS properties by post-installation EPC banding



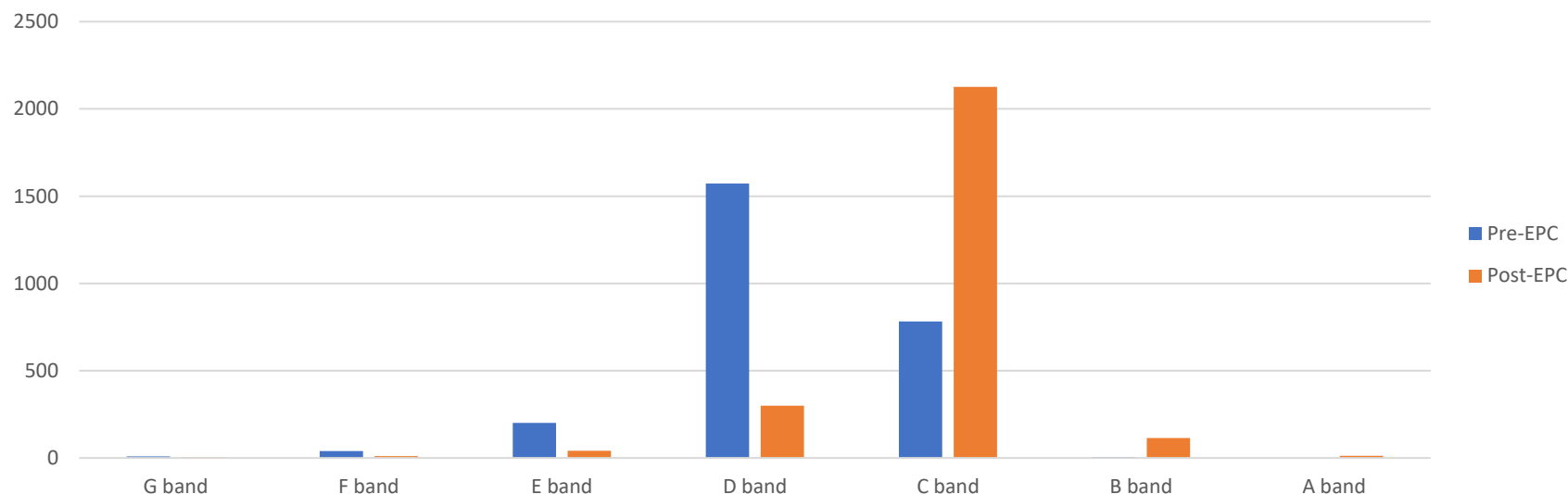
A valid pre-installation EPC was provided for 5,358 properties participating in the programme. 69.95% of these were within the national band D average or lower.

A total of 3,188 participants had a valid post-installation EPC regardless of the validity of the pre-EPC. After the completion of the installs, 86.54% of these properties made it to band C or higher.

EES: ABS SAP Band Analysis II

Out of the 5,358 properties with valid pre-EPCs, a total of 2,609 had a valid pre- and post-installation EPC and can be used for further analysis. 69.80% of these 2,609 properties had a starting SAP band of D or lower. The Post-EPC's show that after the completion of installs, 81.49% of the properties have reached band C, 4.41% reached band B and 11.50% were in band D. 12 properties also moved up to band A. Only 2.15% of the properties retained a post-installation EPC band of E, F or G, despite of the impact of the EES: ABS treatment.

EES: ABS properties by EPC banding

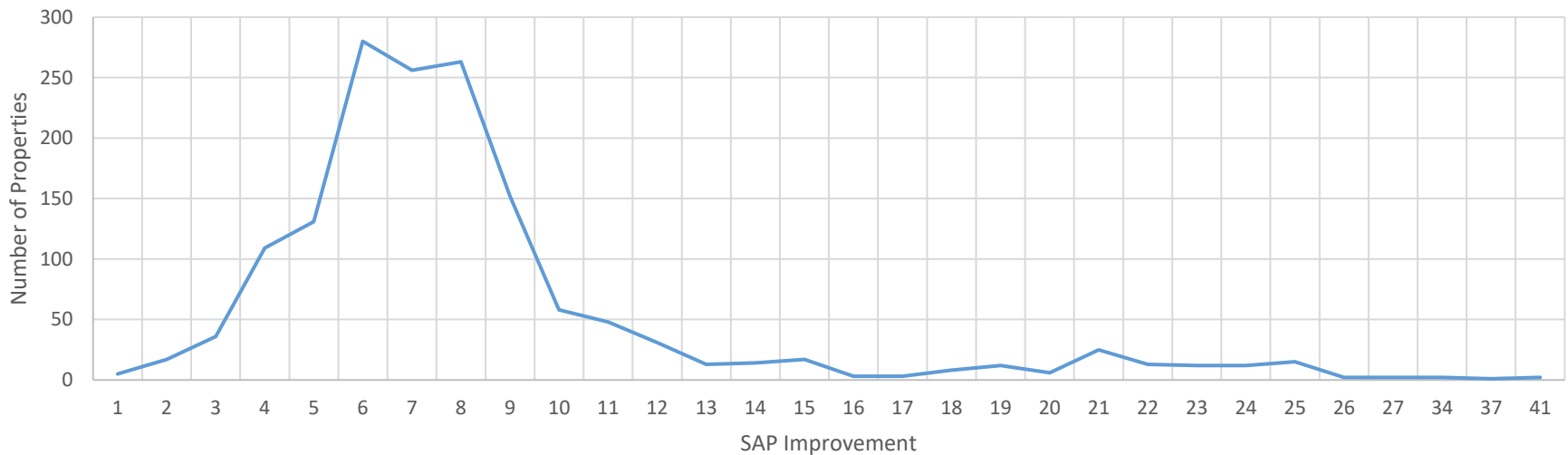


EES: ABS SAP Band Analysis III

The most common outcome of the EES: ABS programme within Renfrewshire Council was for a property to increase in SAP score for around 5 to 9 points (70% of properties where the EPC's were valid to use for further analysis).

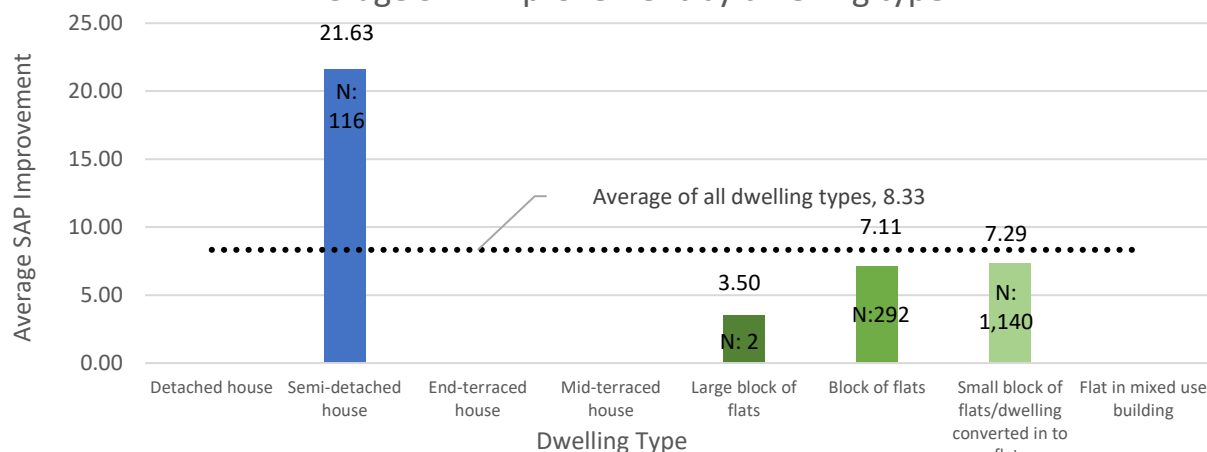
The larger SAP increases (34 to 41 points) included in this case study were due to installation of external wall insulation for solid walls and Photovoltaics in semi-detached houses in the council area.

EES: ABS Property Count by SAP Improvement



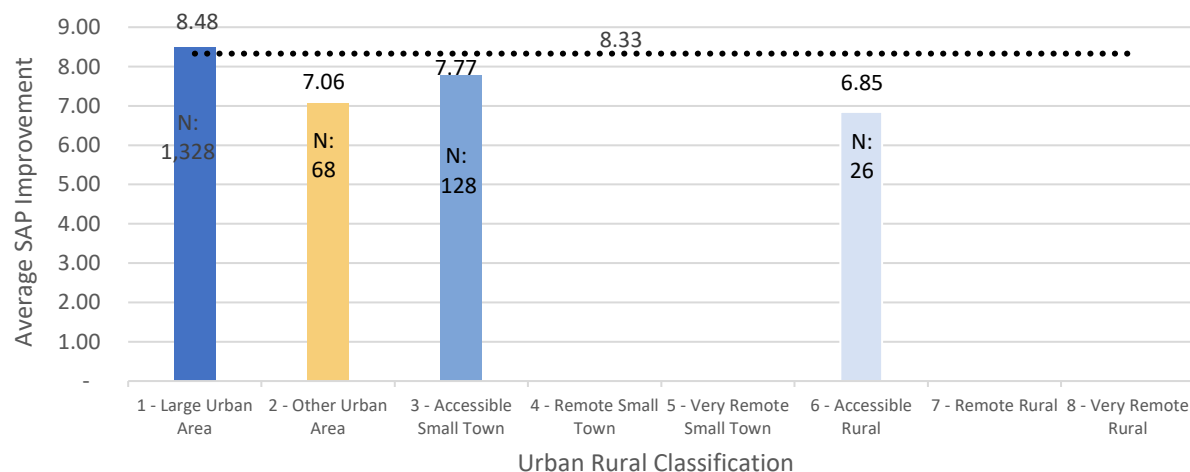
EES: ABS SAP Band Analysis IV

Average SAP improvement by dwelling type



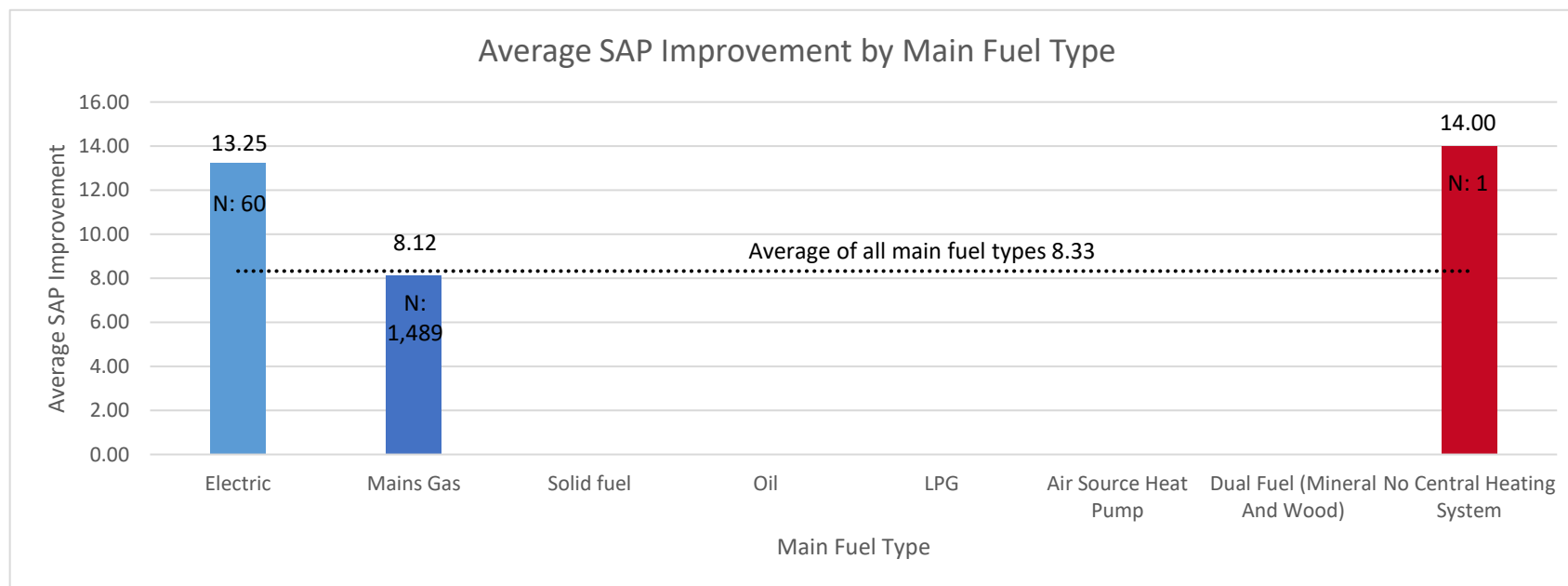
The average SAP improvement for all dwelling types is 8.33. The biggest sample size is for small block of flats (N:1,140) and the average increase for this dwelling type has been 7.29.

Average SAP improvement by urban rural classification



The average SAP improvement for all urban classifications where data was available for further analysis, has been 8.33. The biggest sample size is for large urban area (N:1,328) where the average improvement was 8.48.

EES: ABS SAP Band and Main Fuel Type



The average SAP improvement across all main fuel types was 8.33. The largest sample size was for mains gas properties (n=1,489), which achieved an average SAP improvement of 8.12 points. Electrically heated properties (n=60) recorded a higher average SAP improvement of 13.25 points, while the single property with no central heating system achieved a SAP improvement of 14.00 points.

Conclusions and notes

- A variety of measures have been delivered throughout the programme, with external wall insulation accounting for 89.35% of all installations. The last three years have also seen the introduction of renewable energy technologies, including photovoltaic (PV) systems.
- Participating properties were predominantly flats (89.1%), with the remaining 10.9% comprising houses.
- The majority of properties included in the programme were constructed between 1919 and 1983, representing 98.65% of all participating properties.
- 95.34% of participating properties were located within the six most deprived SIMD deciles, demonstrating a strong focus on areas of higher deprivation.
- Most properties had a starting EPC rating of Band D or lower (69.95%), and 86.54% of these properties improved to Band C or above following intervention.
- Overall, the programme had a positive impact on participating properties, with most dwellings included in the analysis achieving SAP score improvements of between 5 and 9 points, indicating measurable gains 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 David Stevenson, Housing Energy Manager, Environment, Housing and Infrastructure at Renfrewshire Council, for their valuable insight and assistance in the completion of this case study.

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