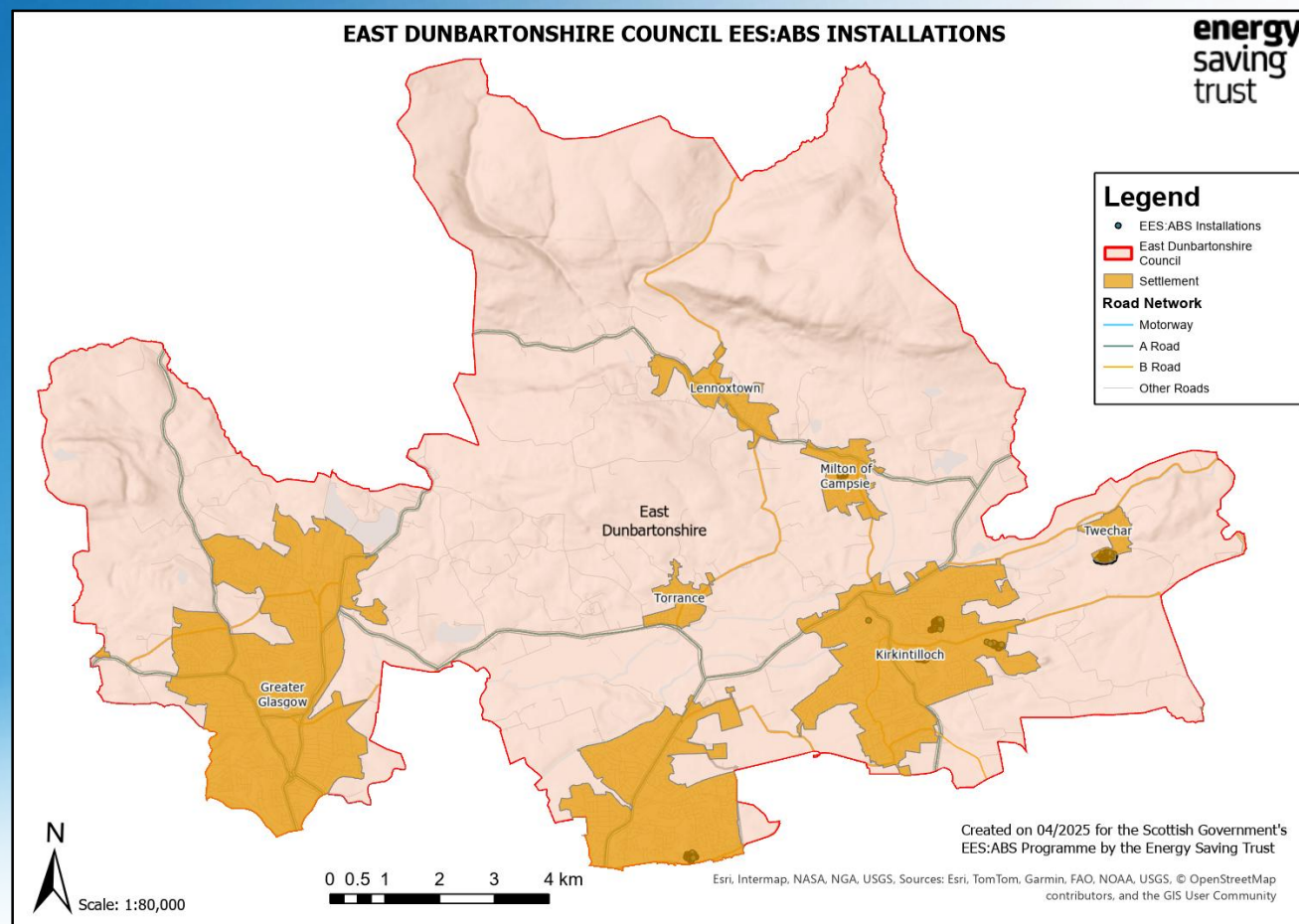


East Dunbartonshire Council

EES: ABS Case Study

energy
saving
trust

Energy Saving Trust
April 2025



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 East Dunbartonshire Council EES: ABS activity reported to date (April 2025).**

East Dunbartonshire Council EES: ABS dataset

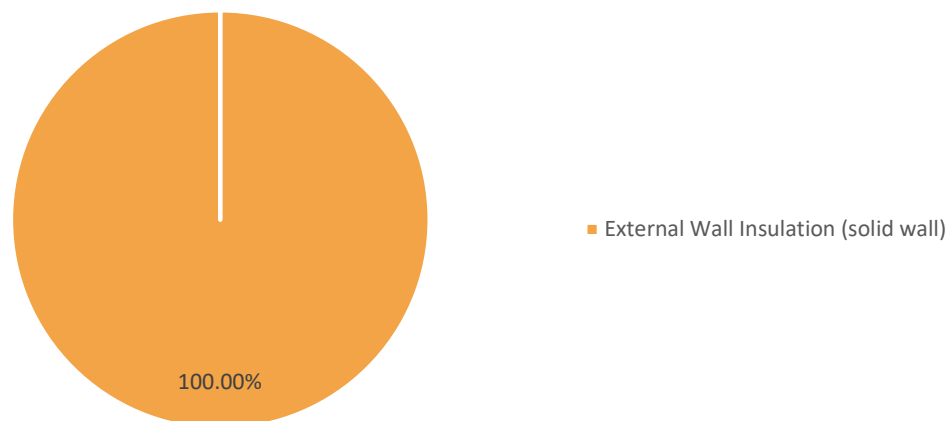
Financial Year	Number of records*	% of records
2013/14	0	0.00
2014/15	82	17.79
2015/16	70	15.18
2016/17	0	0.00
2017/18	106	22.99
2018/19	30	6.51
2019/20	0	0.00
2020/21	0	0.00
2021/22	65	14.10
2022/23	13	2.82
2023/24	95	20.61
Total Installs	461	100.00

Reference numbers	Number of records	% of records
With pre-installation EPC	218	68.55
With post-installation EPC	151	47.48
With pre and post-installation EPC	151	47.48
With GDAR	0	0.00
With measure reference number	78	24.53

The East Dunbartonshire Council has contributed 0.98% of the total EES: ABS installs across Scotland reported to date (April 2025).

Installed Measures I

Installed EES: ABS measures

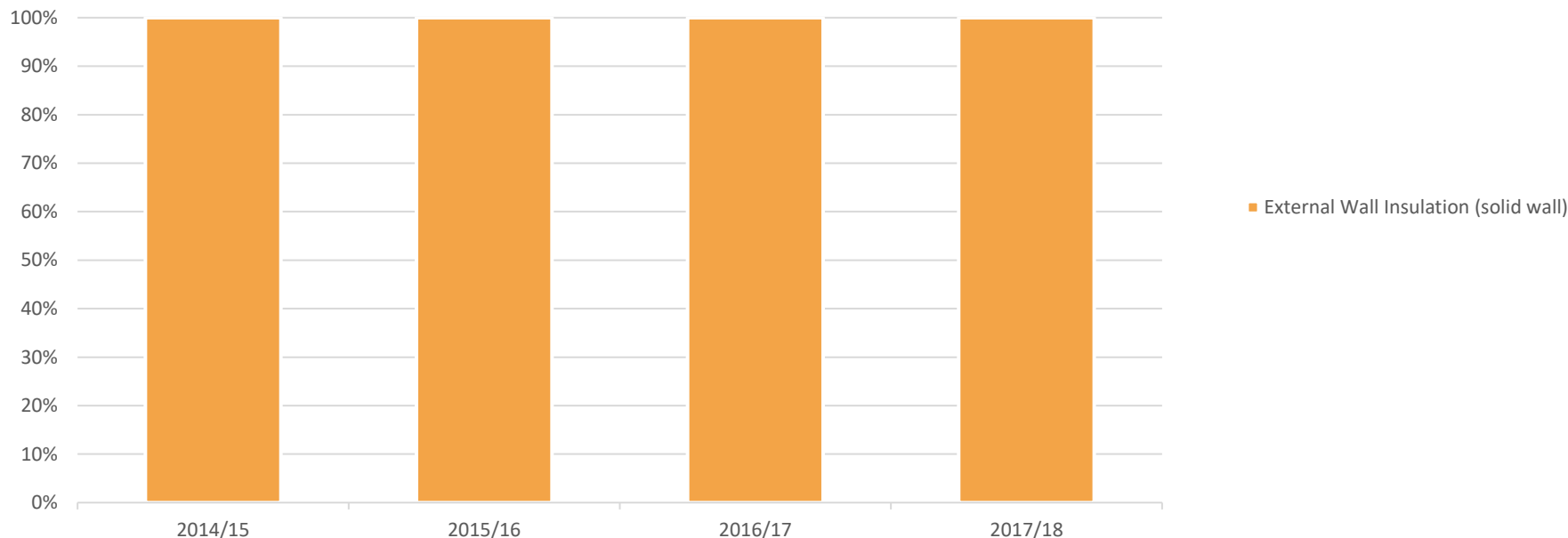


East Dunbartonshire Council has offered External Wall Insulation for solid walls as the main measure in their EES: ABS programme, as evidenced in the pie chart above. All reported measures were also ECO Funded.

Measure Name	Number of records*	% of records
External Wall Insulation (solid wall)	318	100
Total Installs	318	100.00

Installed Measures by Financial year

Installed EES: ABS measures by financial year

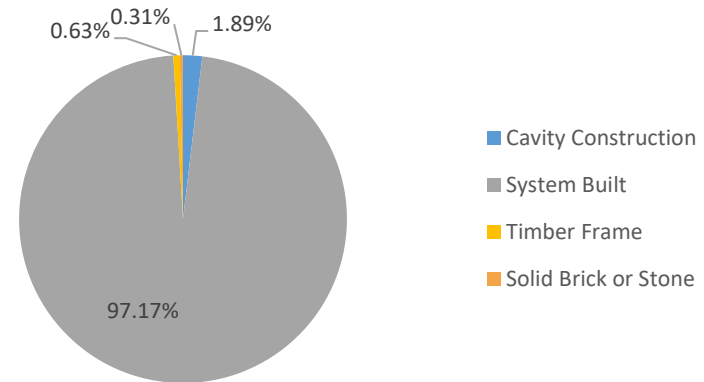


Throughout the duration of the EES: ABS programme, East Dunbartonshire Council reported only one measure type; External Wall Insulation for solid wall. This consistent approach, maintained from the outset, may reflect the characteristics or needs of the local building stock, which could have limited the suitability or demand for other energy efficiency measures. Unlike other councils that implemented a broader range of interventions, East Dunbartonshire's programme focused solely on insulating solid walls externally.

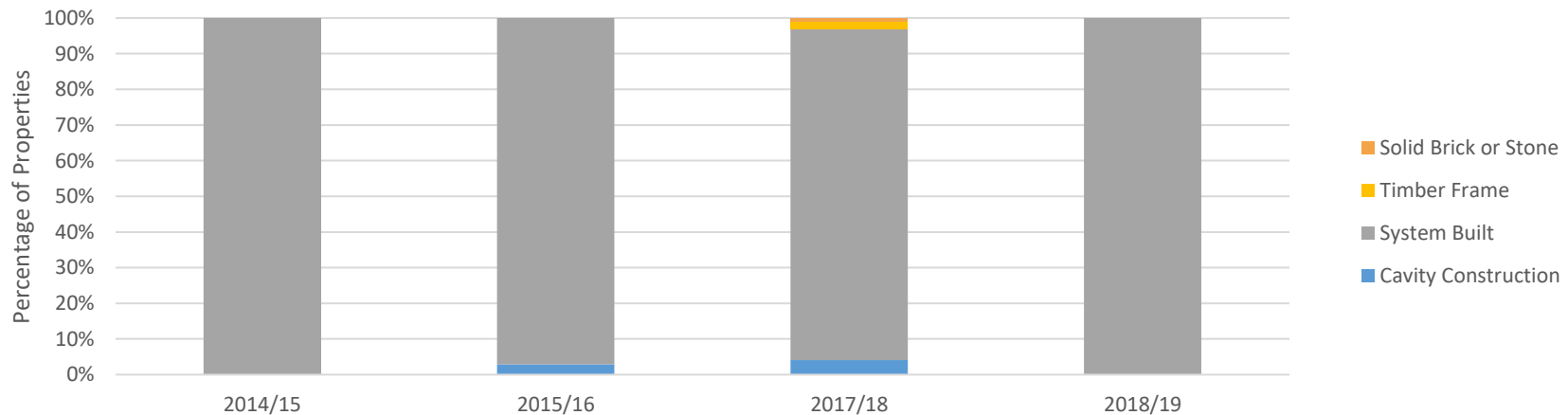
Wall Type

The chart on the right illustrates the overall distribution of different wall types addressed within the programme, with system-built walls accounting for 97% of all cases. Below, the breakdown of these wall types is shown across the programme years, highlighting how the focus on specific wall types evolved over time

EES: ABS Properties by wall type

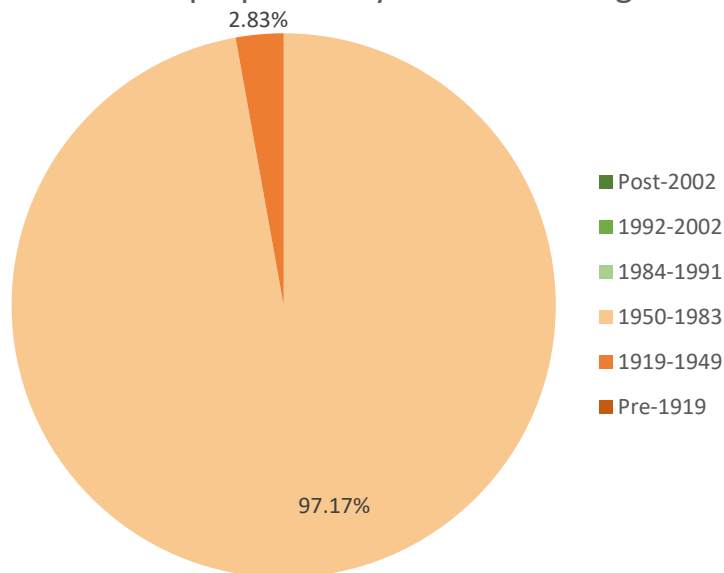


EES: ABS properties and construction type by financial year

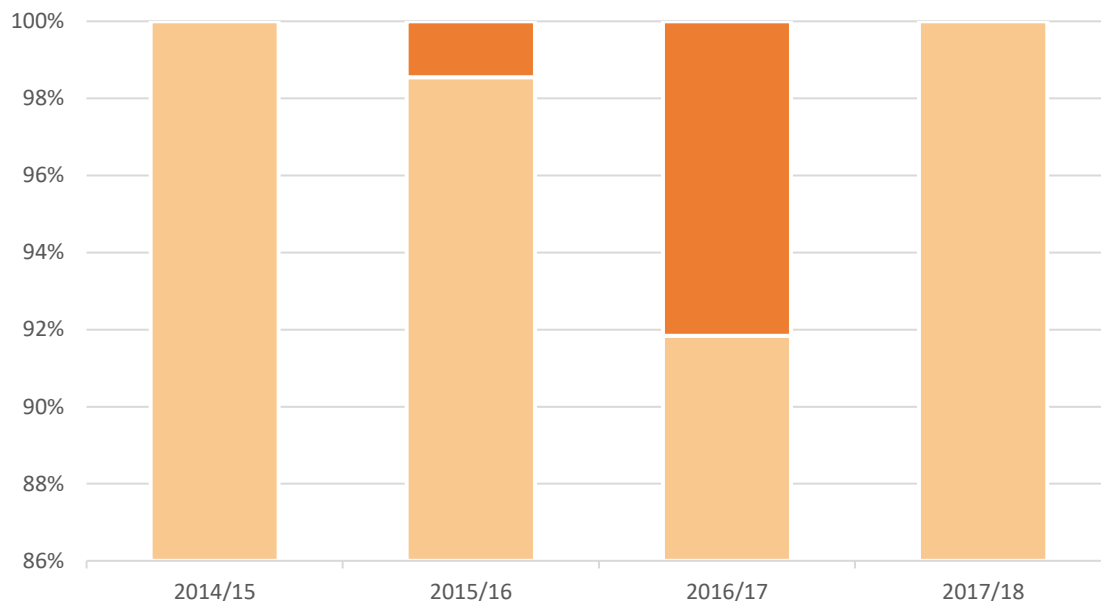


Construction Age

EES: ABS properties by construction age



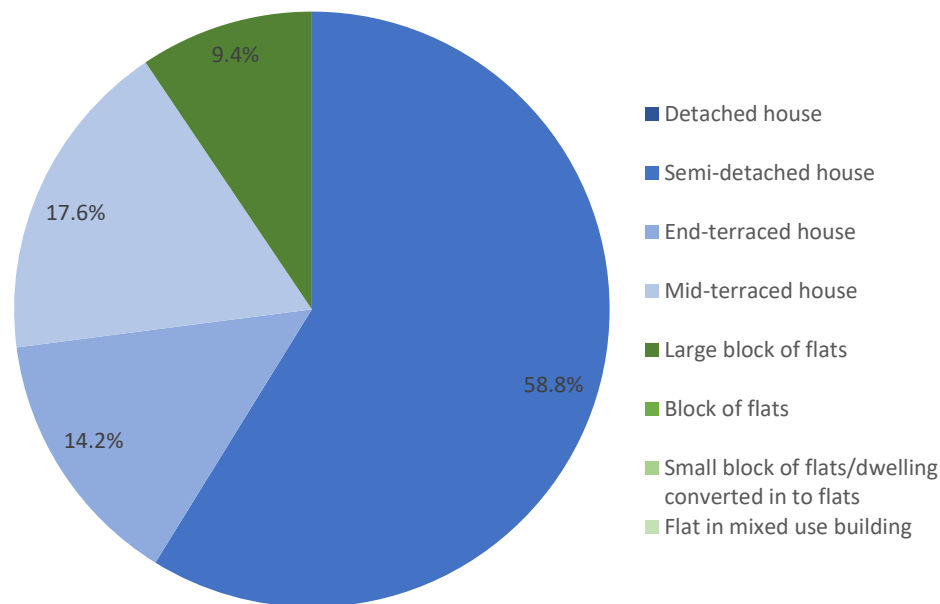
EES: ABS Properties and Construction Age by Financial Year



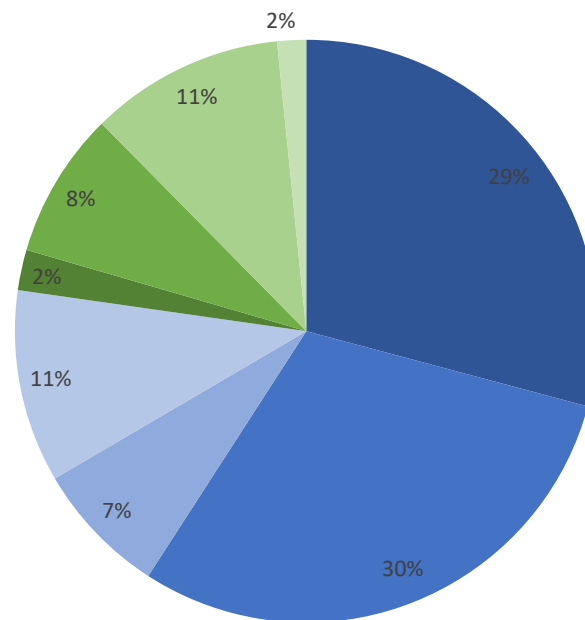
The majority of participating properties (97.17%) were constructed between 1950 and 1983, which aligns with East Dunbartonshire Council's consistent approach throughout most of the programme. The remaining 2.83% were built between 1919 and 1949. Notably, eight of these older properties were system-built, while one featured cavity wall construction.

Dwelling Type

EES: ABS properties by dwelling type



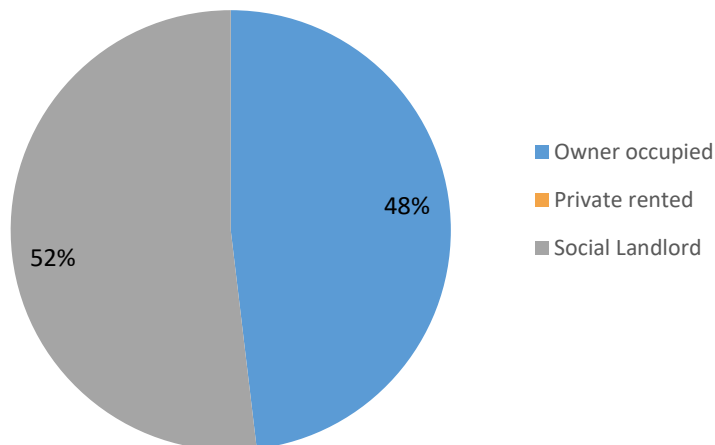
East Dunbartonshire properties by dwelling type



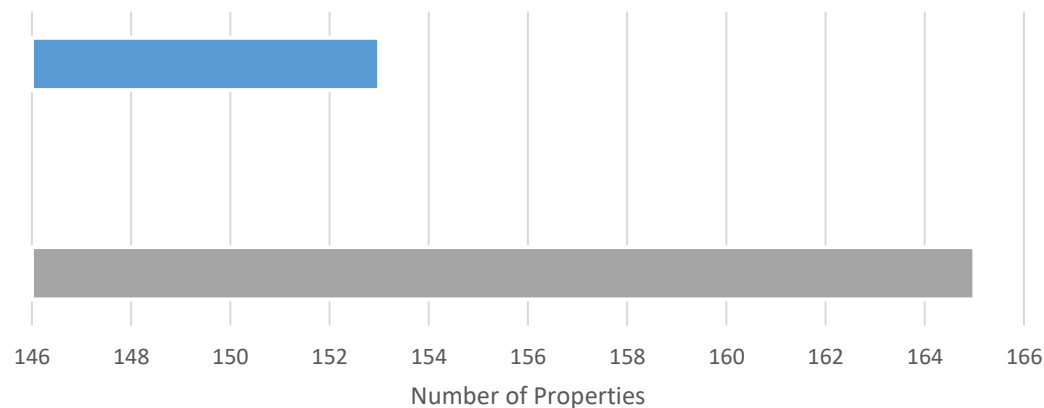
The programme predominantly focused on treating houses, which accounted for 90.6% of all interventions, while the remaining 9.4% targeted flats. This distribution closely mirrors the overall dwelling composition within East Dunbartonshire Council, where houses make up 77% and flats 23% of the housing stock.

Property Tenure

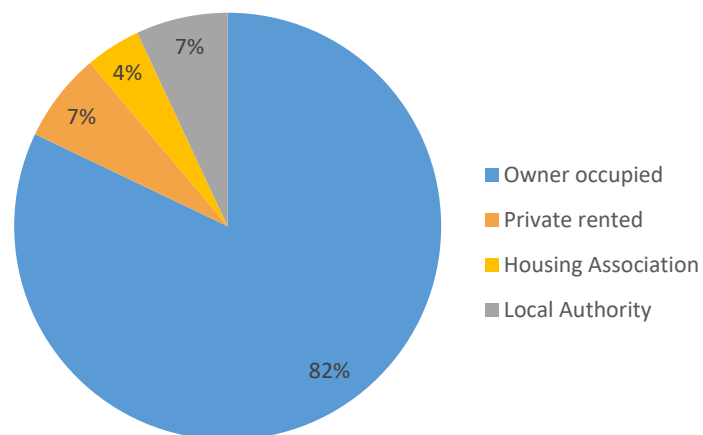
EES: ABS properties by tenure



EES: ABS properties by tenure



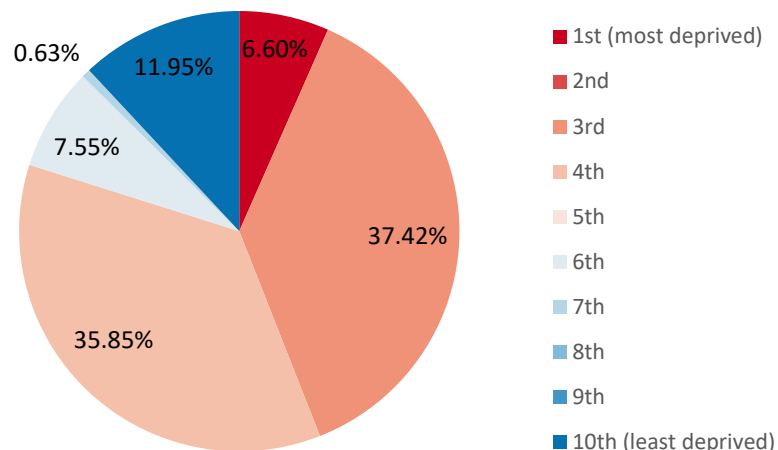
East Dunbartonshire properties by tenure



East Dunbartonshire Council's EES:ABS programme targets mixed-tenure properties, aiming to include owner-occupied and social housing in nearly equal proportions within the designated delivery areas.

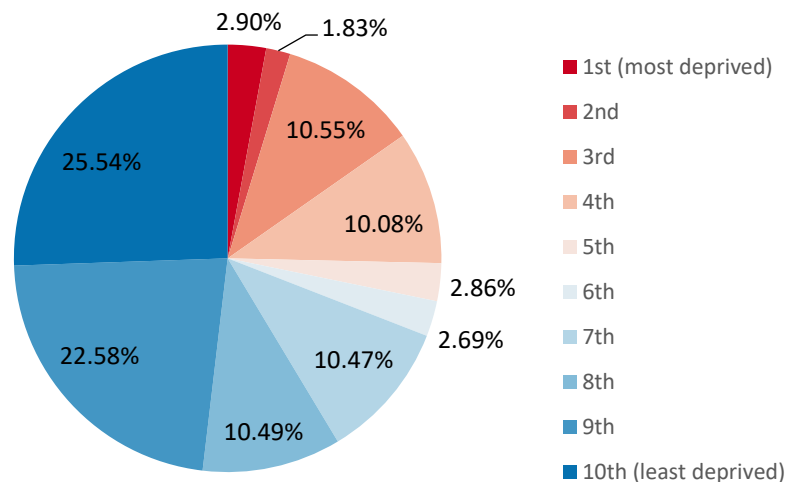
Scottish Index of Multiple Deprivation (SIMD) I

EES: ABS properties by overall SIMD decile ranking



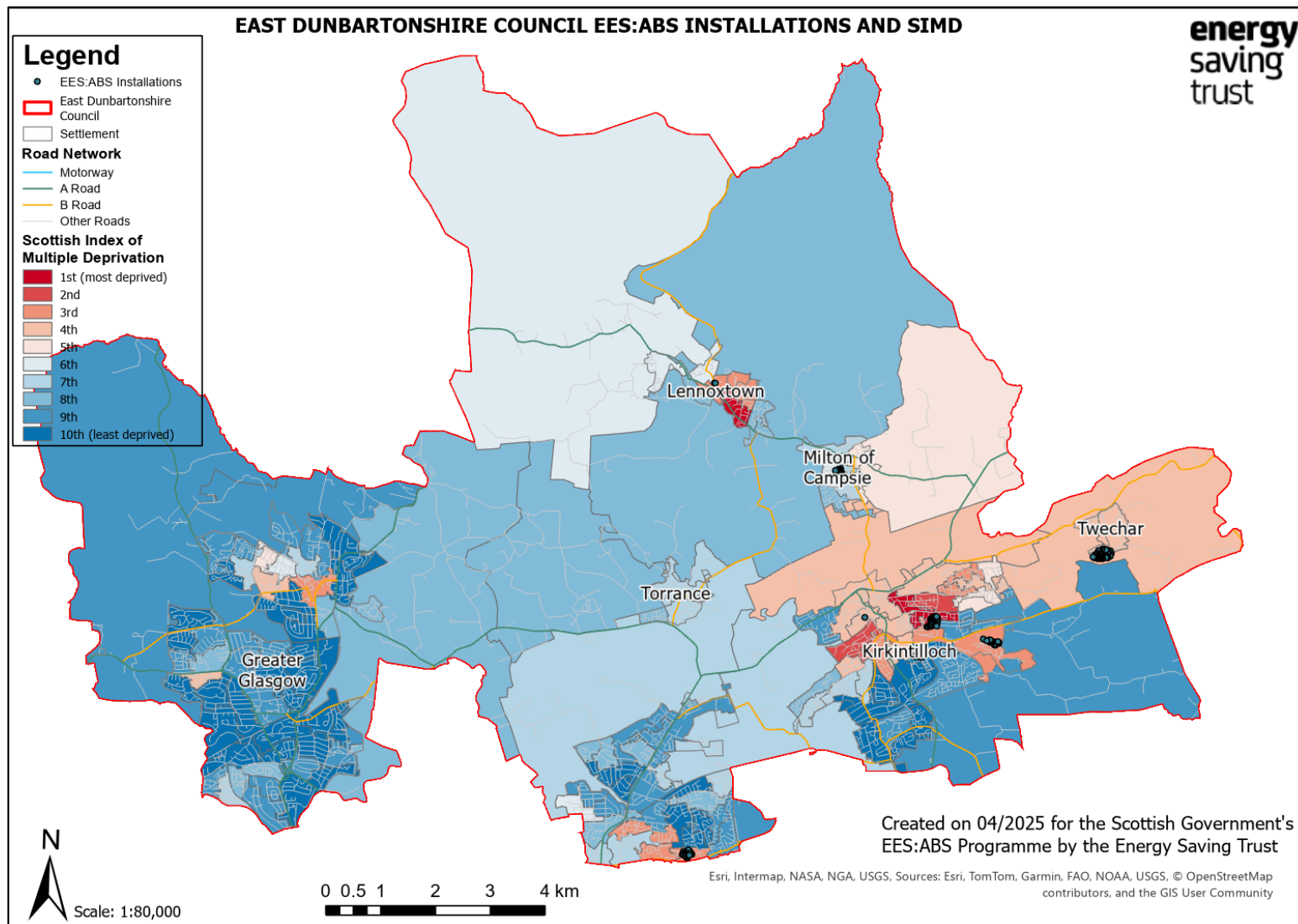
A comparison of the two illustrations highlights a strong correlation between the overall SIMD rankings of properties in East Dunbartonshire and those targeted by the EES: ABS programme. As shown in the top chart, 87.4% of participating properties are located within the six lowest SIMD ranks, indicating a clear focus on the most deprived areas of the council.

East Dunbartonshire properties by overall SIMD decile ranking

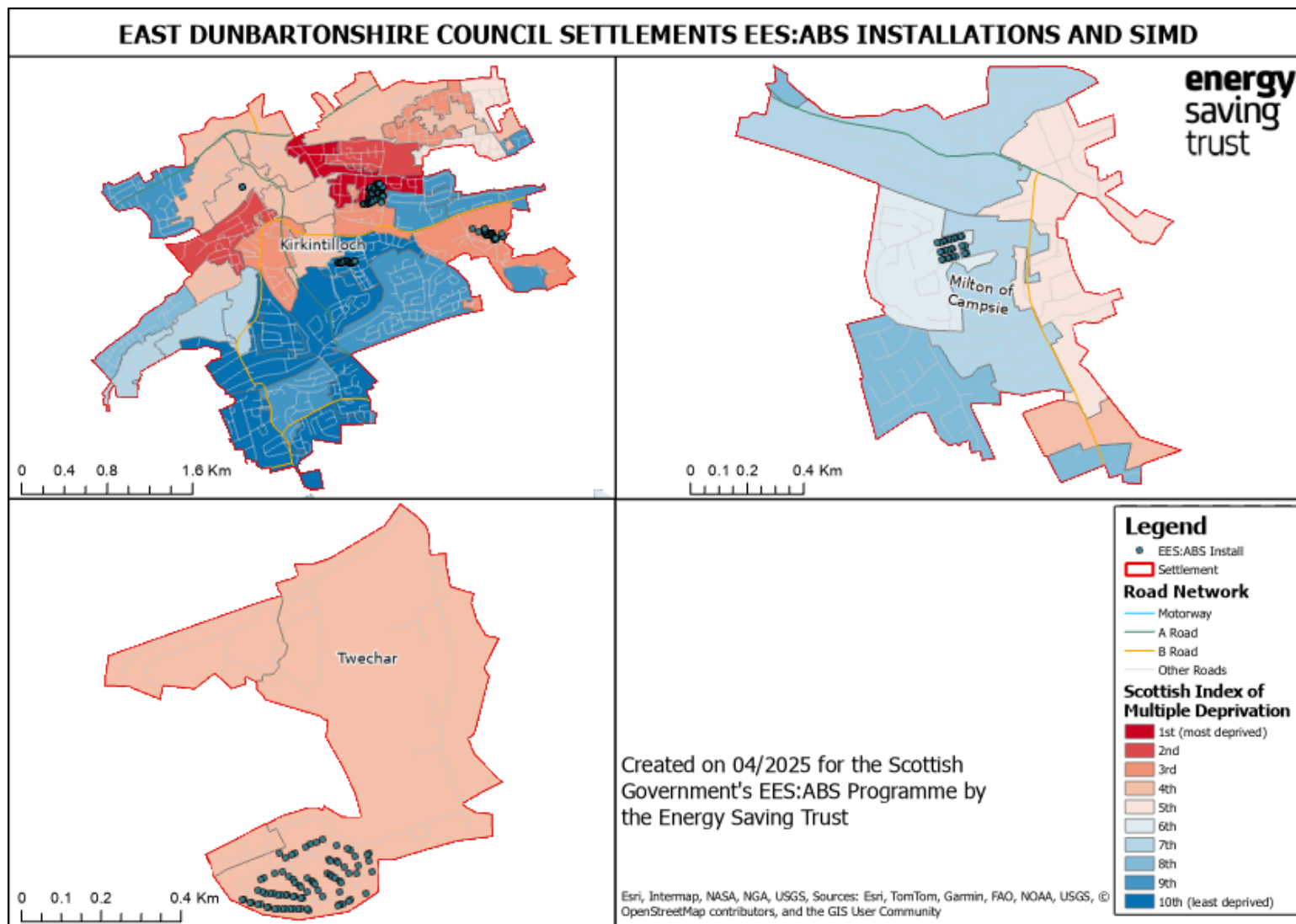


It is important to note that SIMD can be a somewhat limited indicator in rural settings. Each data zone includes between 500 and 1,000 properties, and due to the dispersed nature of rural populations, these zones often cover large geographic areas. As a result, deprived and non-deprived households may be grouped together, which can skew SIMD rankings toward the median. While the programme likely benefits deprived areas, SIMD rankings alone may not provide a fully accurate measure for assessing this impact in rural context.

Scottish Index of Multiple Deprivation (SIMD) II

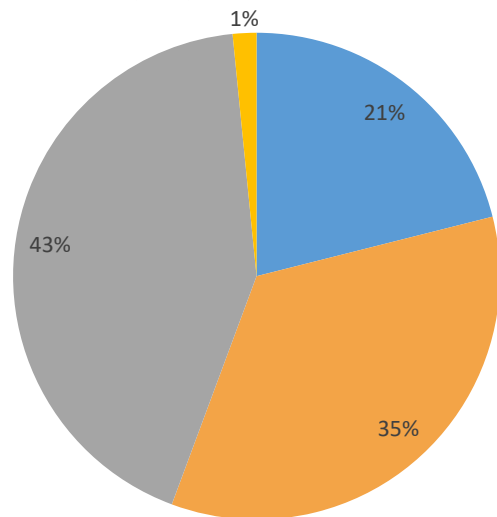


Scottish Index of Multiple Deprivation (SIMD) III

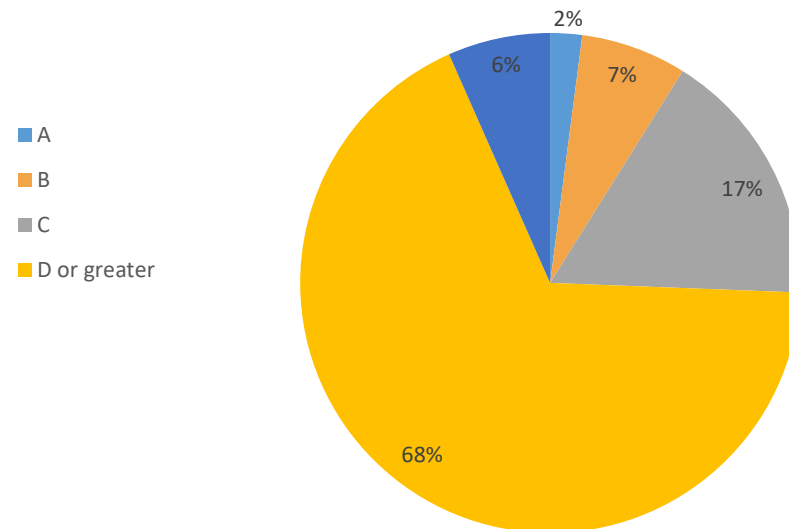


EES: ABS Installs by Council Tax Band

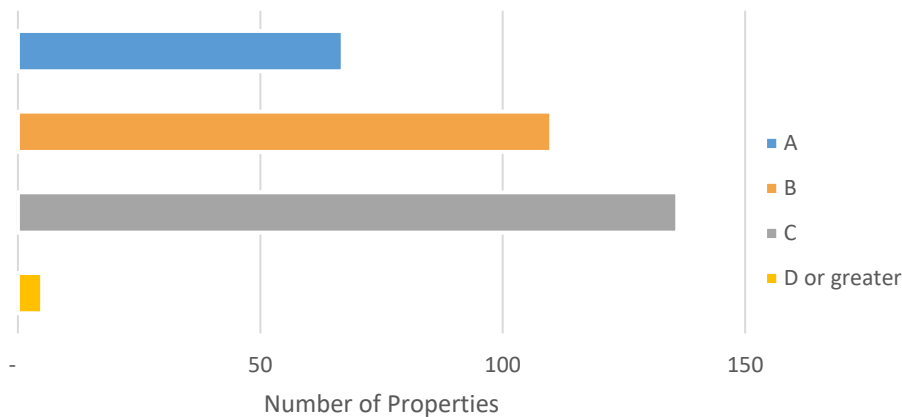
EES: ABS properties by council tax band



East Dunbartonshire properties by council tax band



EES: ABS properties by council tax band

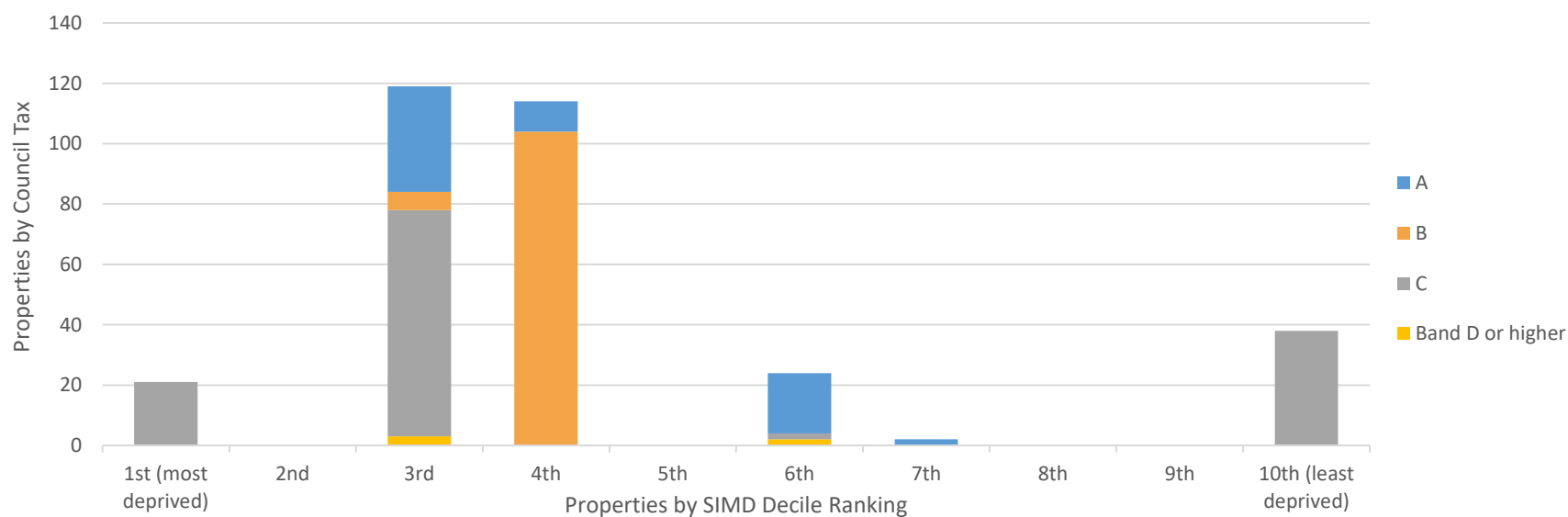


The East Dunbartonshire EES: ABS programme specifically targets properties in Council Tax Bands A, B, and C. As shown in the charts, 98.4% of the properties treated fall within these bands, reflecting the programme's focus on lower-valued homes. Only 1.6% of the properties treated were in Band D or higher.

EES: ABS Installs by Council Tax Band and SIMD

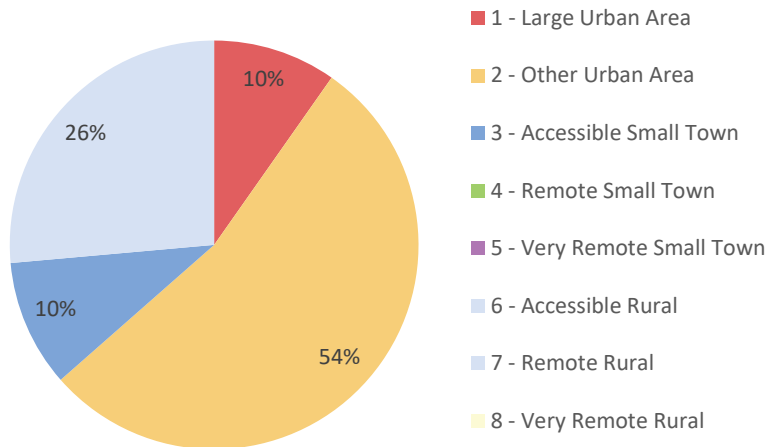
Council Tax banding is often used as a proxy indicator for household income. The illustration below compares property Council Tax bands with the income-based SIMD rankings of the areas involved. Notably, 80.2% of installations in A, B, and C banded properties are located within the five most income-deprived SIMD areas, highlighting the programme's strong alignment with areas of lower income.

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



Urban Rural Classification I

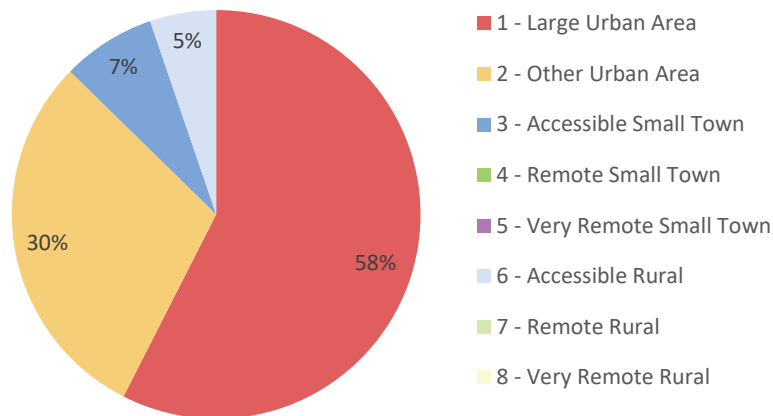
EES: ABS properties by urban rural classification



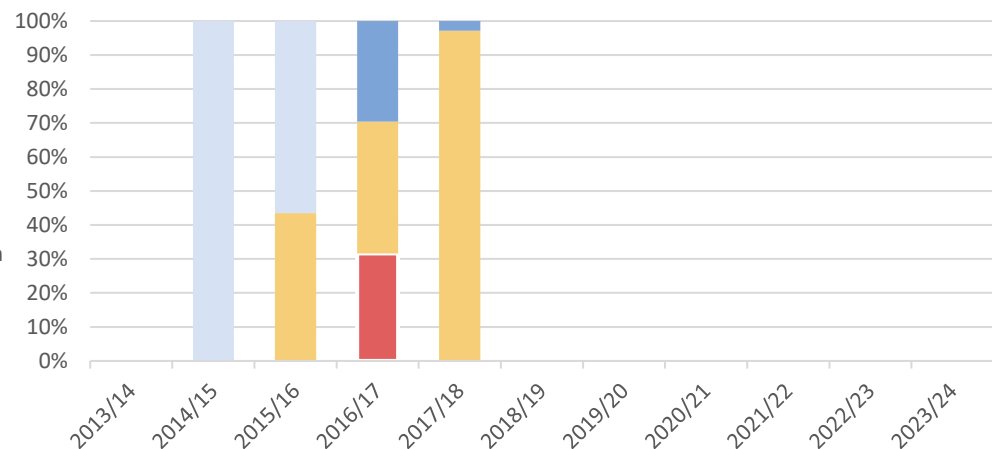
The East Dunbartonshire area comprises four urban-rural classifications: Large Urban Areas, Other Urban Areas, Accessible Small Towns, and Accessible Rural Areas. All four classifications are represented in the EES: ABS programme.

The majority of activity (54%) took place in Other Urban Areas, followed by 26% in Accessible Rural Areas. The remaining 20% was evenly split between Large Urban Areas and Accessible Small Towns. The bottom chart illustrates the year-on-year distribution of work across these classifications.

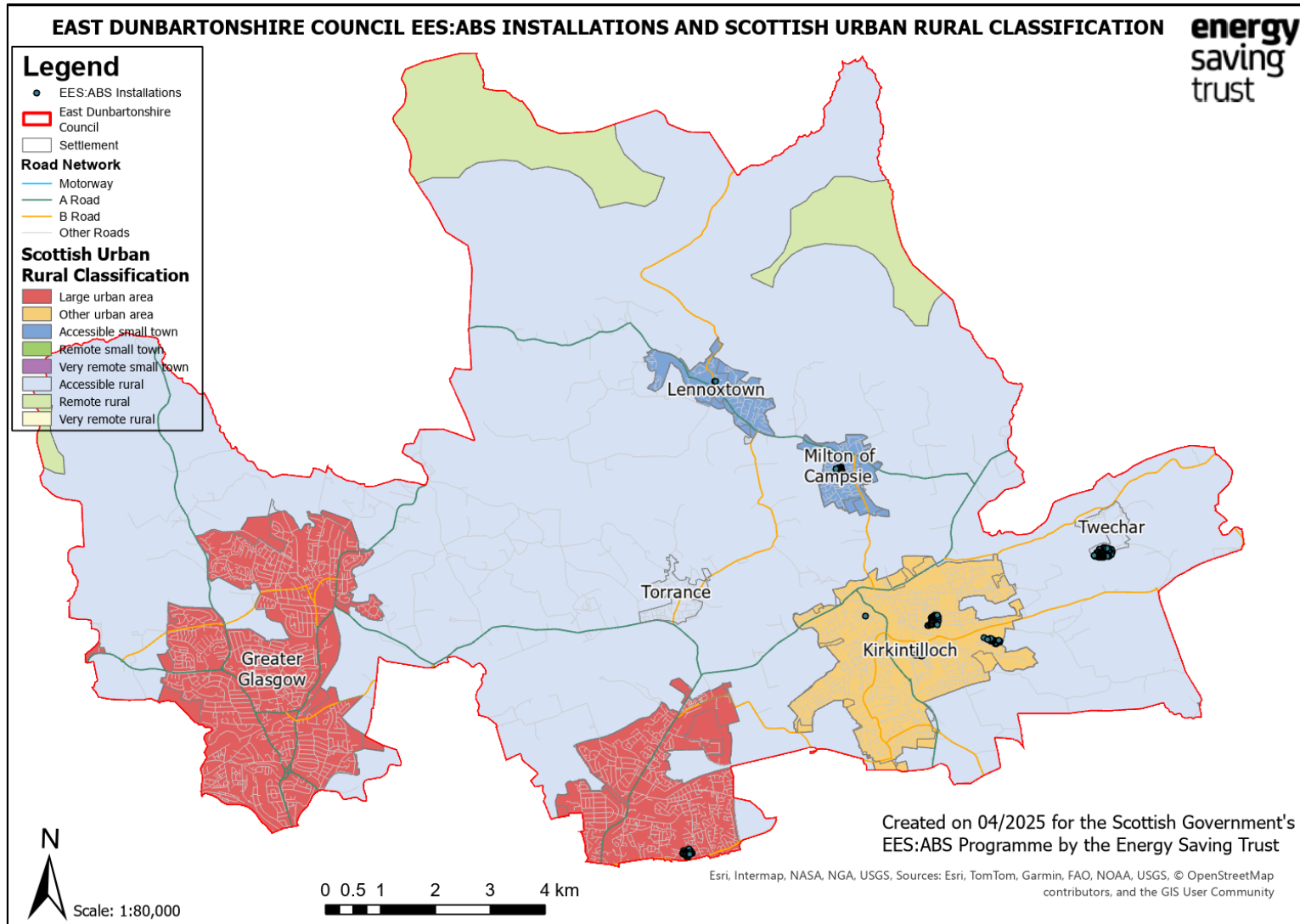
East Dunbartonshire properties by urban rural classification



EES: ABS properties by urban rural classification



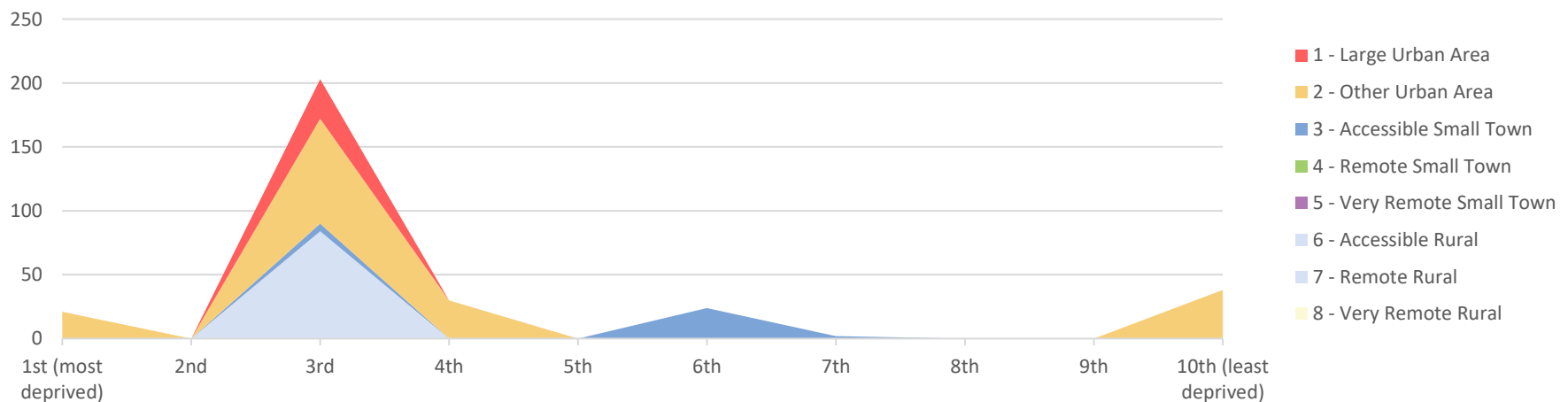
Urban Rural Classification



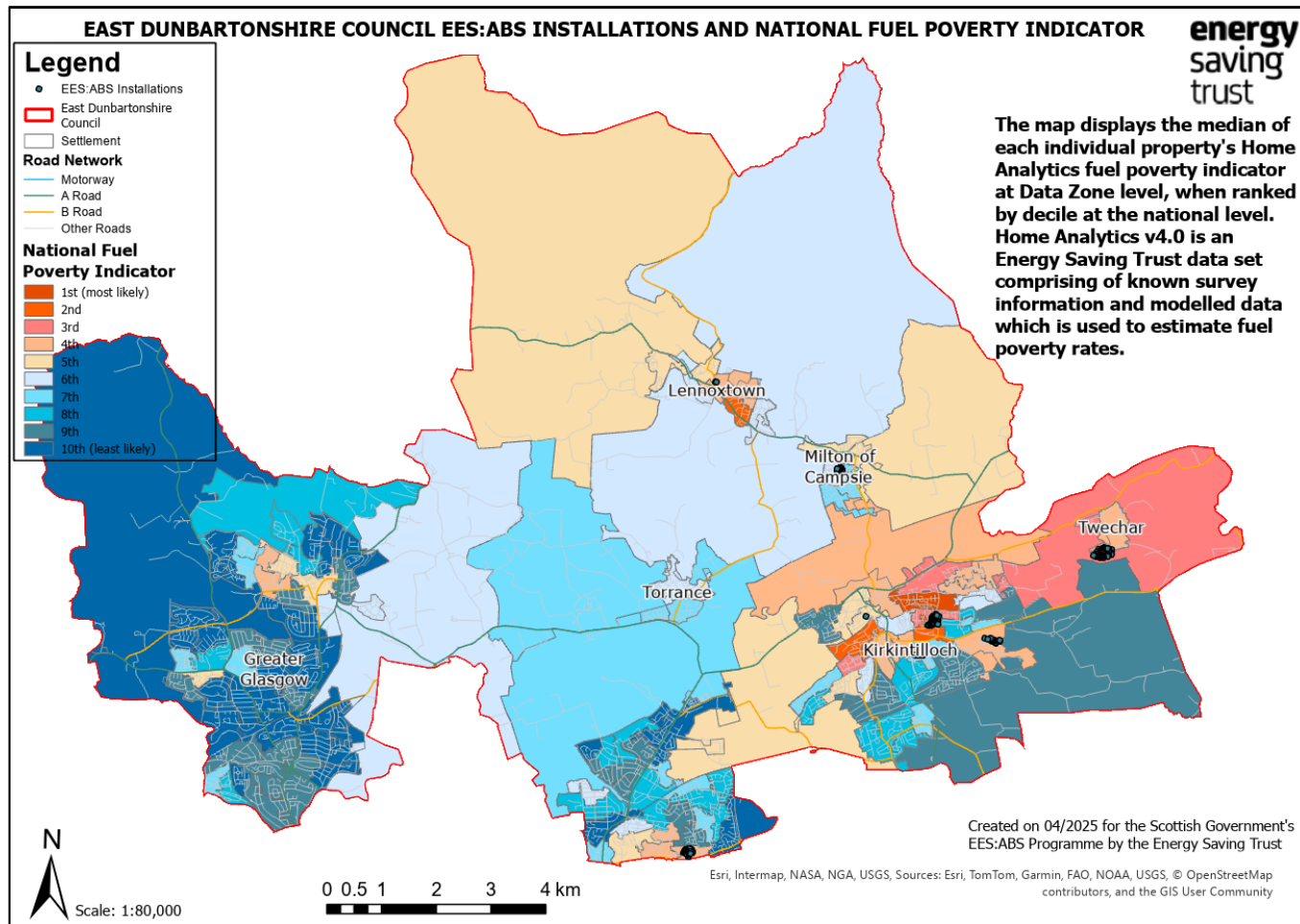
Urban Rural Classification and SIMD

The chart below shows that approximately 65% of the work completed within the five most deprived SIMD ranks was carried out in Large Urban and Other Urban Areas. While urban-rural classification is represented in the programme, it is not typically a primary selection criterion for participating properties. Instead, factors such as SIMD ranking, Council Tax band, household income, and property condition are more influential in determining eligibility. It is also important to recognise that SIMD rankings may not fully capture all instances of deprivation, as not all deprived households are located in the most deprived areas, and some data zones may reflect a mix of household circumstances.

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



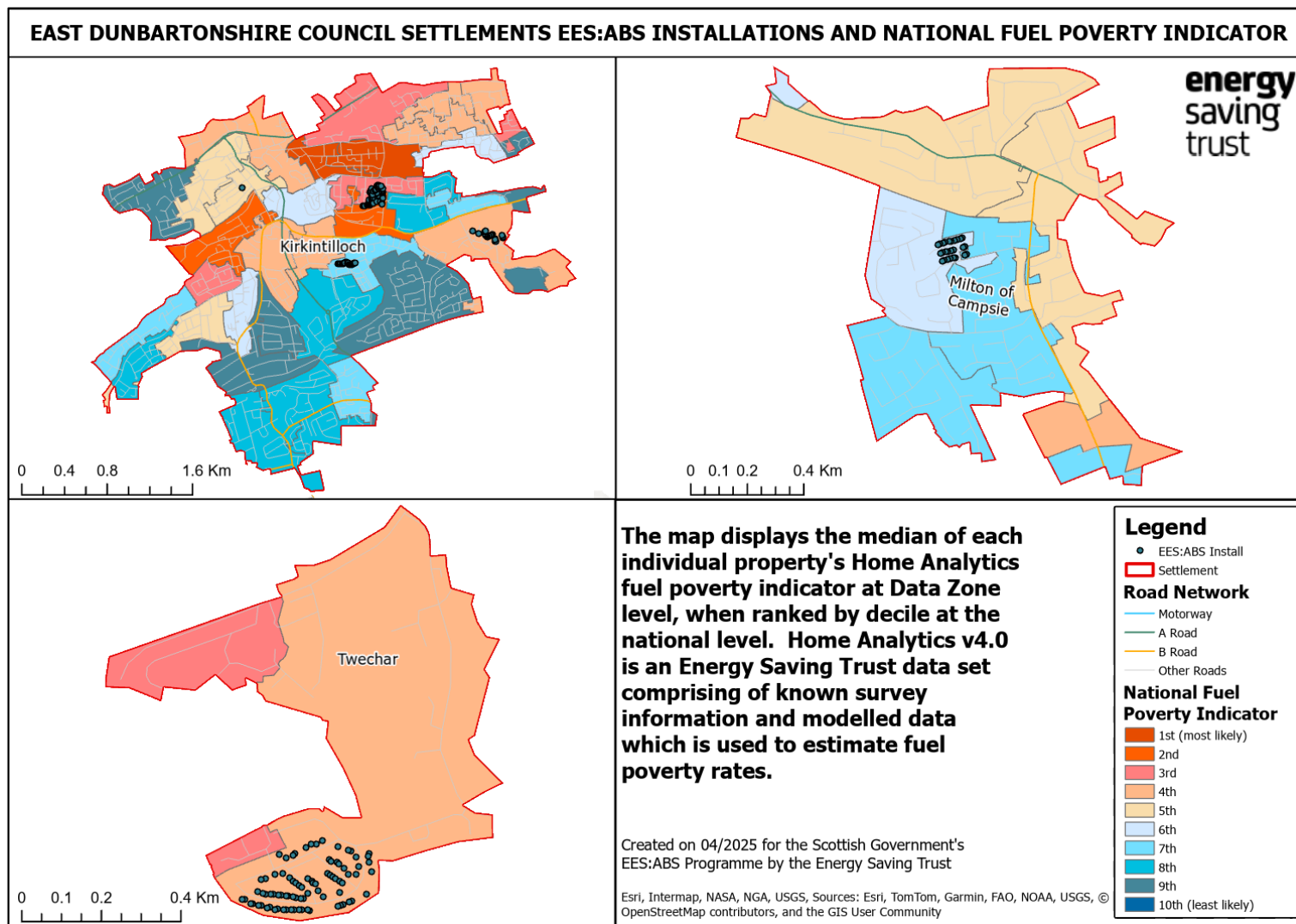
National Scottish Fuel Poverty Indicator I



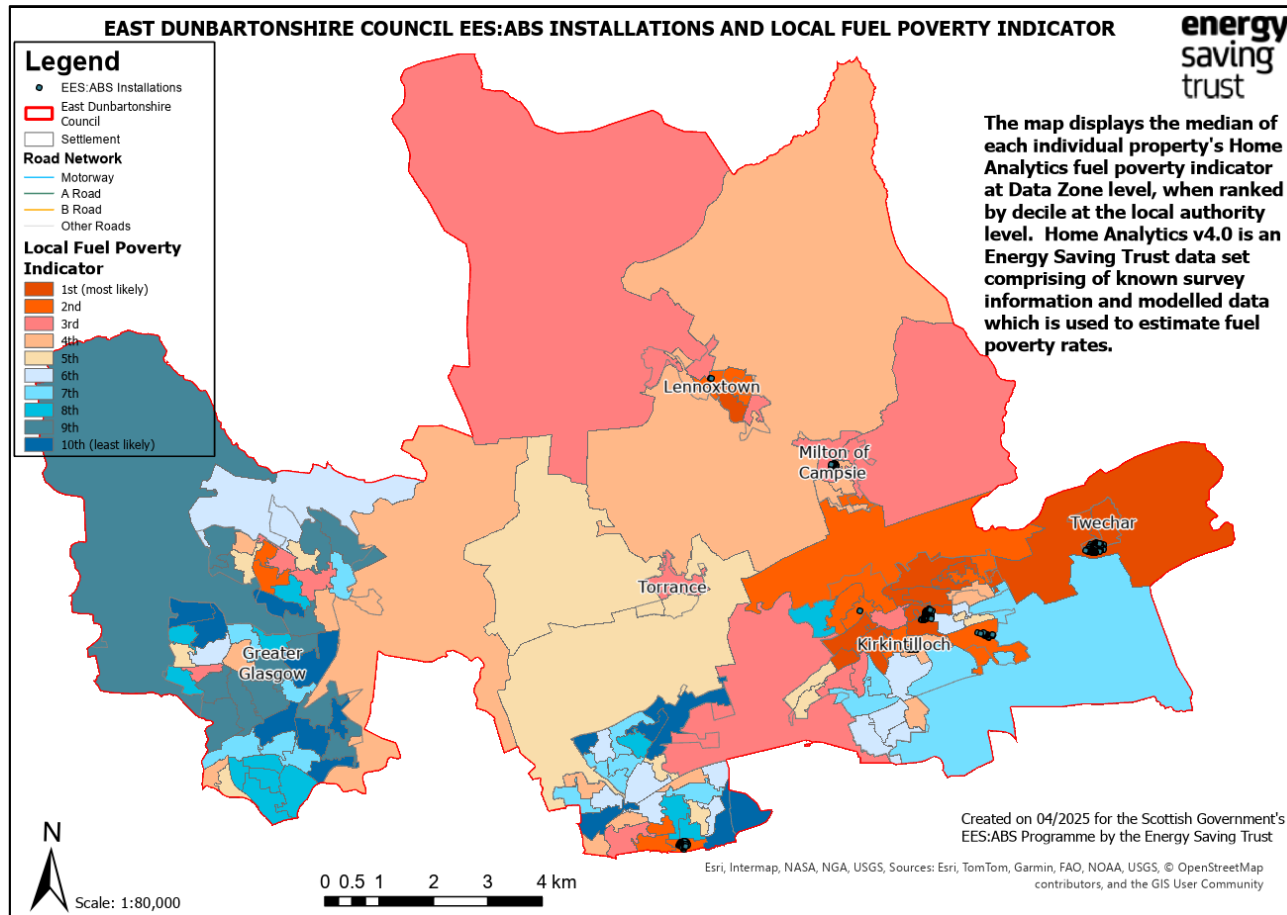
This map illustrates the state of fuel poverty in East Dunbartonshire Council compared to the rest of Scotland. The blue-shaded areas represent the lowest fuel poverty rates nationally, based on rankings by Data Zone across all local authorities. According to the Scottish House Condition Survey (SHCS), the average fuel poverty rate in East Dunbartonshire is approximately 20% of

all homes. This is 4% lower than the Scottish national average of 24%, placing East Dunbartonshire 4th lowest among Scotland's 32 local authorities.

National Scottish Fuel Poverty Indicator II



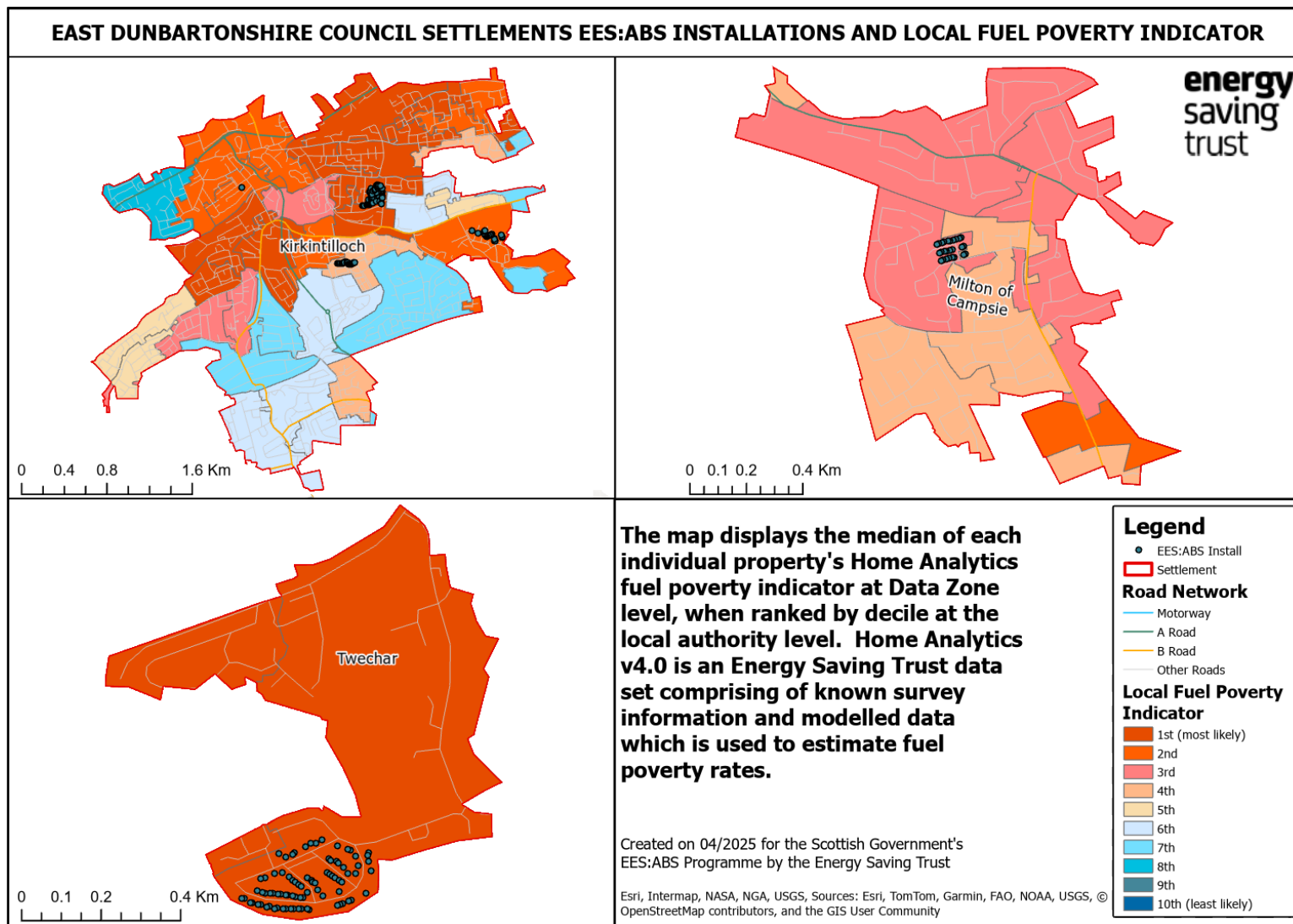
East Dunbartonshire Fuel Poverty Indicator I



This map illustrates the probability of fuel poverty by Data Zone within East Dunbartonshire Council, ranked at the local authority level. Areas with the highest likelihood of fuel poverty are shown in red. It is important to note that this indicator represents a snapshot in time. In some cases, previously completed energy

efficiency interventions such as those delivered through the EES: ABS programme may have contributed to the lower fuel poverty rates observed in certain areas today.

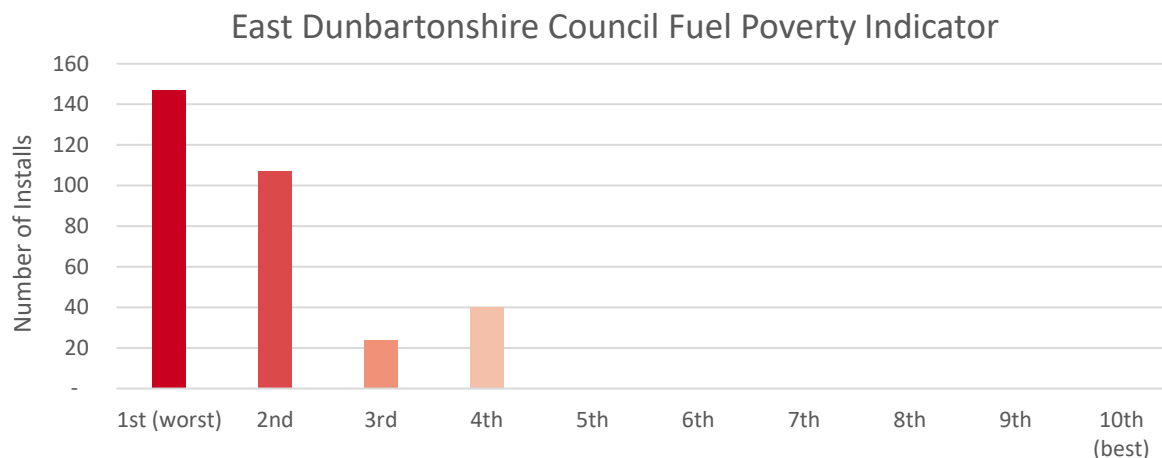
East Dunbartonshire Fuel Poverty Indicator II



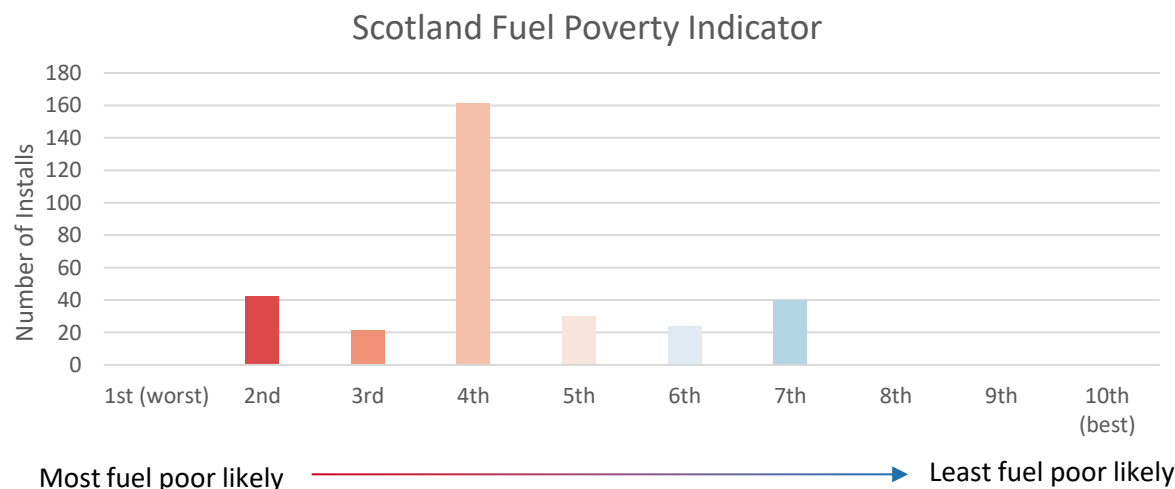
East Dunbartonshire Fuel Poverty Indicator III

All (100%) of the EES: ABS installations in East Dunbartonshire took place within the four most fuel-poor ranked Data Zones, as shown in the top illustration, which reflects the local authority-specific fuel poverty indicator.

In contrast, the bottom chart presents the national context where installations are assessed against Scotland-wide fuel poverty rankings and 70.44% fall within the four most fuel-poor ranks. This comparison highlights the programme's strong local targeting, while also showing a broader national alignment with areas of high fuel poverty.



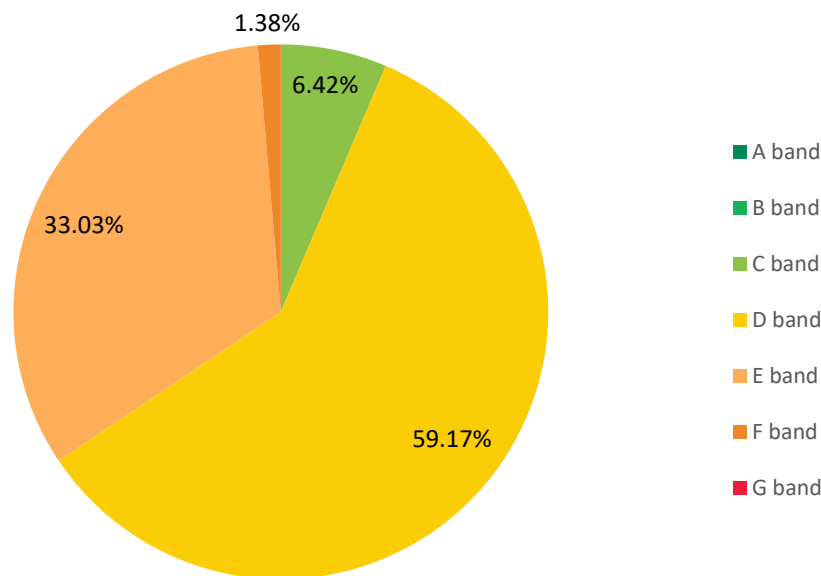
Most fuel poor likely → Least fuel poor likely



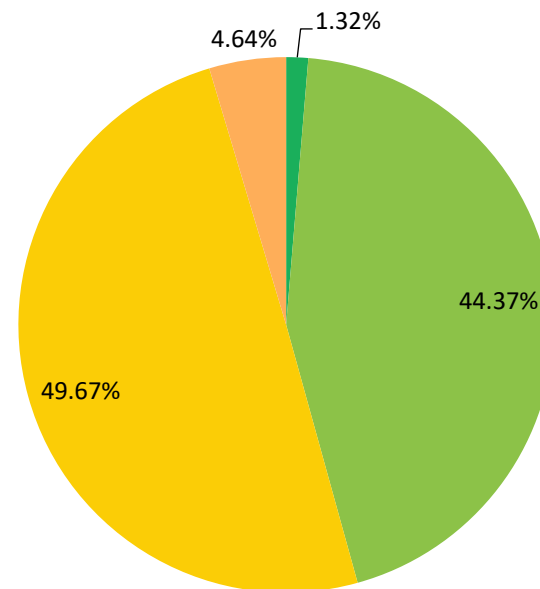
Most fuel poor likely → Least fuel poor likely

EES: ABS SAP Band Analysis I

EES: ABS properties by pre-installation EPC banding



EES: ABS properties by post-installation EPC banding



A total of 218 properties participating in the programme had valid pre-installation EPCs, with 93.6% rated at Band D or lower aligning with the national average.

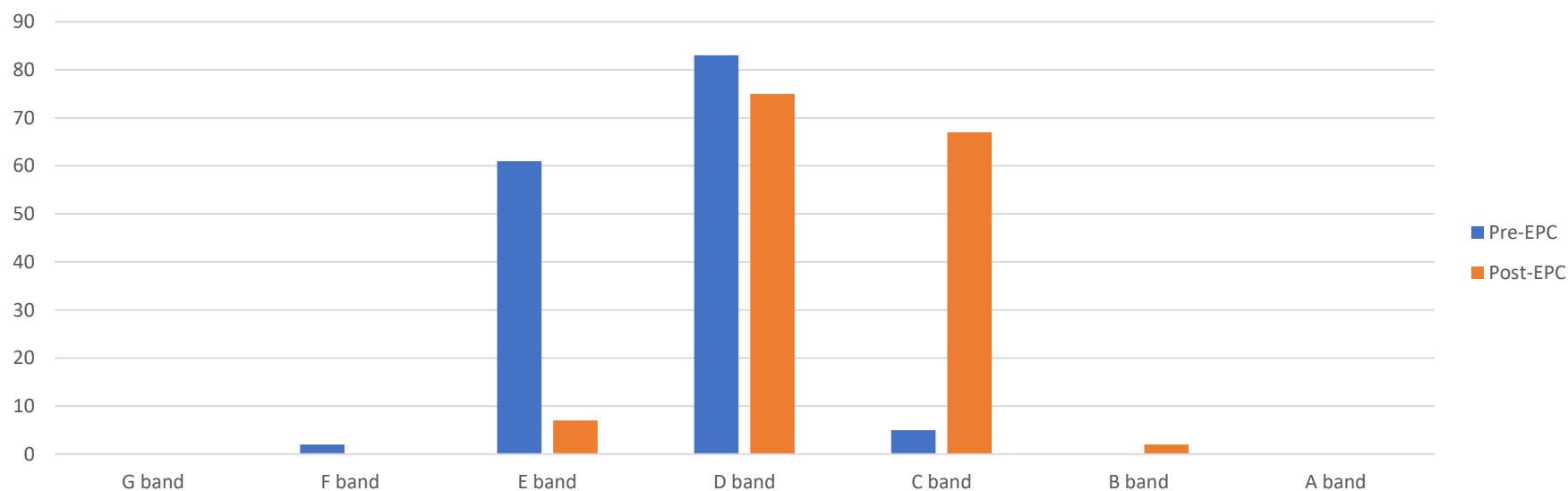
Post-installation, 151 properties had valid EPCs, regardless of whether a pre-installation EPC was available. Following the energy efficiency improvements, 45.7% of these properties achieved an EPC rating of Band C or higher.

EES: ABS SAP Band Analysis II

Of the 218 properties with valid pre-installation EPCs, 151 also had valid post-installation EPCs, making them suitable for further analysis. Among these, 96.7% began with a SAP rating of Band D or lower.

Following the EES: ABS installations, 44.4% of the properties improved to Band C, while 49.7% reached Band D. Notably, two properties advanced to Band B. Only 4.6% remained in Bands E, F, or G post-installation, despite the energy efficiency measures implemented.

EES: ABS properties by EPC banding

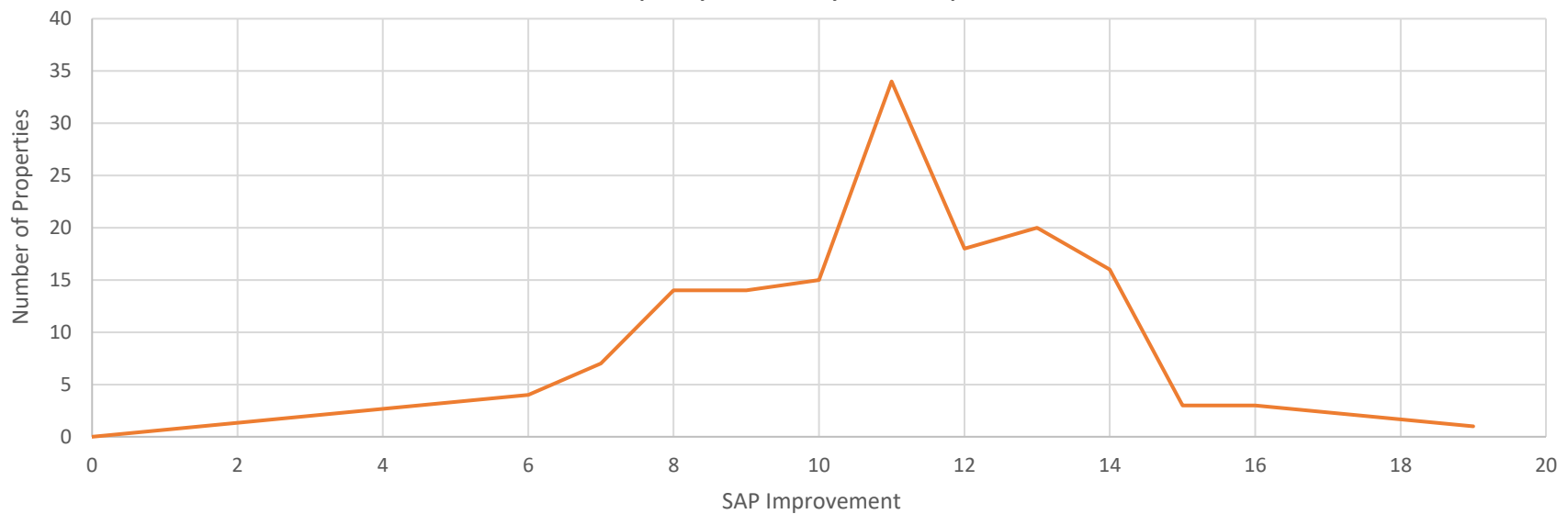


EES: ABS SAP Band Analysis III

Within the East Dunbartonshire Council's EES: ABS programme, the most frequent outcome was an increase in SAP scores by approximately 8 to 14 points for 88% of properties with valid EPCs used in the analysis.

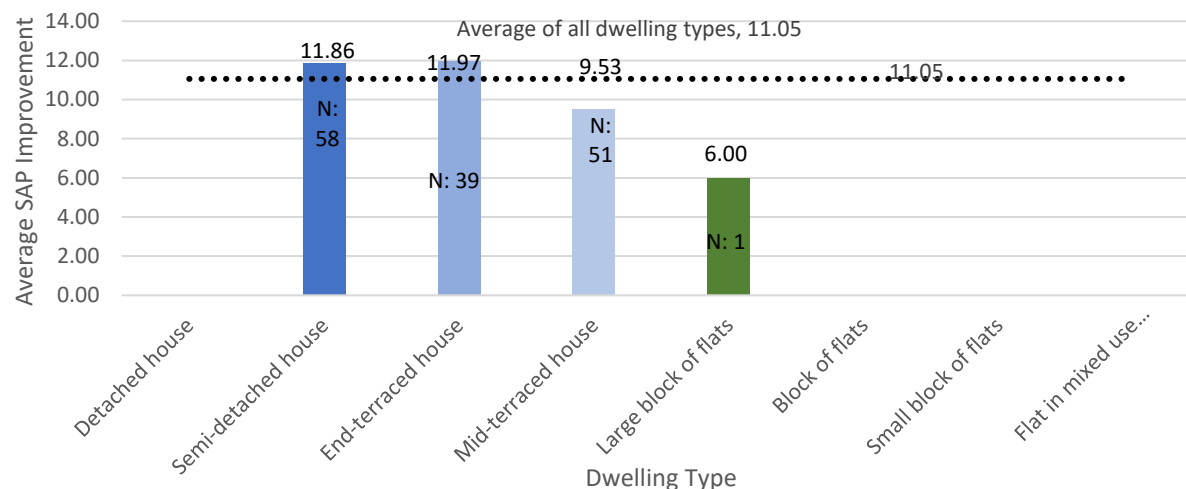
Notably, the highest SAP improvements ranging from 16 to 19 points were observed in properties where external wall insulation was installed on solid-walled homes, including mid-terraced, end-terraced, and semi-detached houses.

EES: ABS Property Count by SAP Improvement



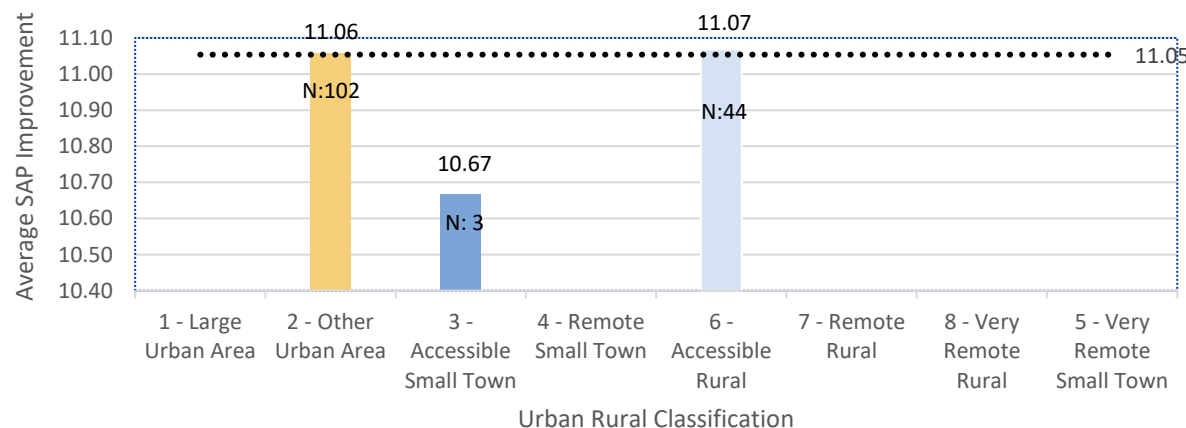
EES: ABS SAP Band Analysis IV

Average SAP improvement by dwelling type



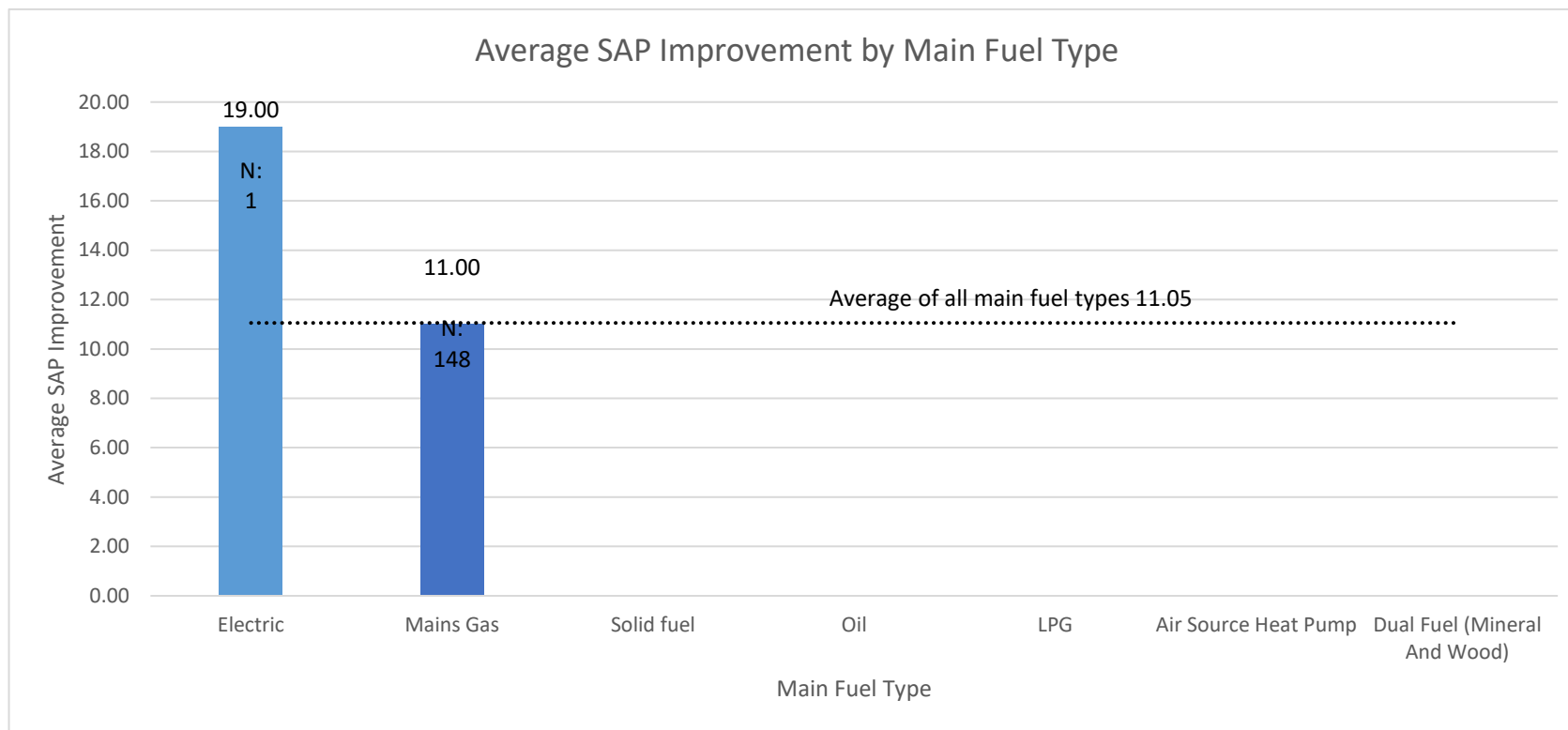
Across all dwelling types, the average SAP score improvement was 11.05 points. Semi-detached houses, which represented the largest sample group (N=58), showed a slightly higher average increase of 11.86 points.

Average SAP improvement by urban rural classification



The average SAP improvement for all urban classifications where data was available for further analysis, was 11.05. The largest sample size was recorded in the "Other Urban Area" category (N=102), which showed an average improvement of 11.06 points.

EES: ABS SAP Band and Main Fuel Type



The average SAP improvement across all main fuel types was 11.05 points. Properties using mains gas represented the largest sample group and achieved an average improvement of 11.00 points. Although properties with electric heating showed a notably higher average improvement of 19.00 points, this figure is based on a very limited sample size of just one record.

Conclusions and notes

- From the outset through to the 2017/18 period*, the only energy efficiency measure implemented was external wall insulation for solid wall properties. No other measure types were included during this time.
- The majority of participating properties are houses, making up 90.6% of the total, while flats account for the remaining 9.4%.
- A significant majority of the properties included in the programme (97.2%) were built between 1950 and 1983.
- A substantial 87.4% of the properties included in the programme are located within the six most deprived areas identified by the Scottish Index of Multiple Deprivation (SIMD).
- The vast majority of properties (93.6%) began the programme with an EPC rating of band D or lower. Of these, 45.7% improved to achieve a rating of band C or higher.
- The programme had an overall positive impact on participating properties, with the majority showing an increase in SAP scores ranging between 8 and 14 points.

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 Derek Lyon, Development Adviser – Capital Projects, and the team at East Dunbartonshire Council for their valuable insights and support in completing this case study.

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