

CHANGEWORKS.

HES Highlands & Islands data pack

-

North Highland & Orkney

15/04/2026

Contents

Building (data from Home Analytics)

- Energy efficiency – slides [3](#) & [4](#)
- Uninsulated walls – slides [5](#) & [6](#)
- Uninsulated lofts – slides [7](#) & [8](#)
- Fuel poverty – slides [9](#) & [10](#)
- Non-mains gas fuelled properties – slide [11](#)
- Oil fuelled properties – slides [12](#) & [13](#)
- ASHP suitability – slides [14](#) & [15](#)
- Solar PV suitability – slides [16](#) & [17](#)

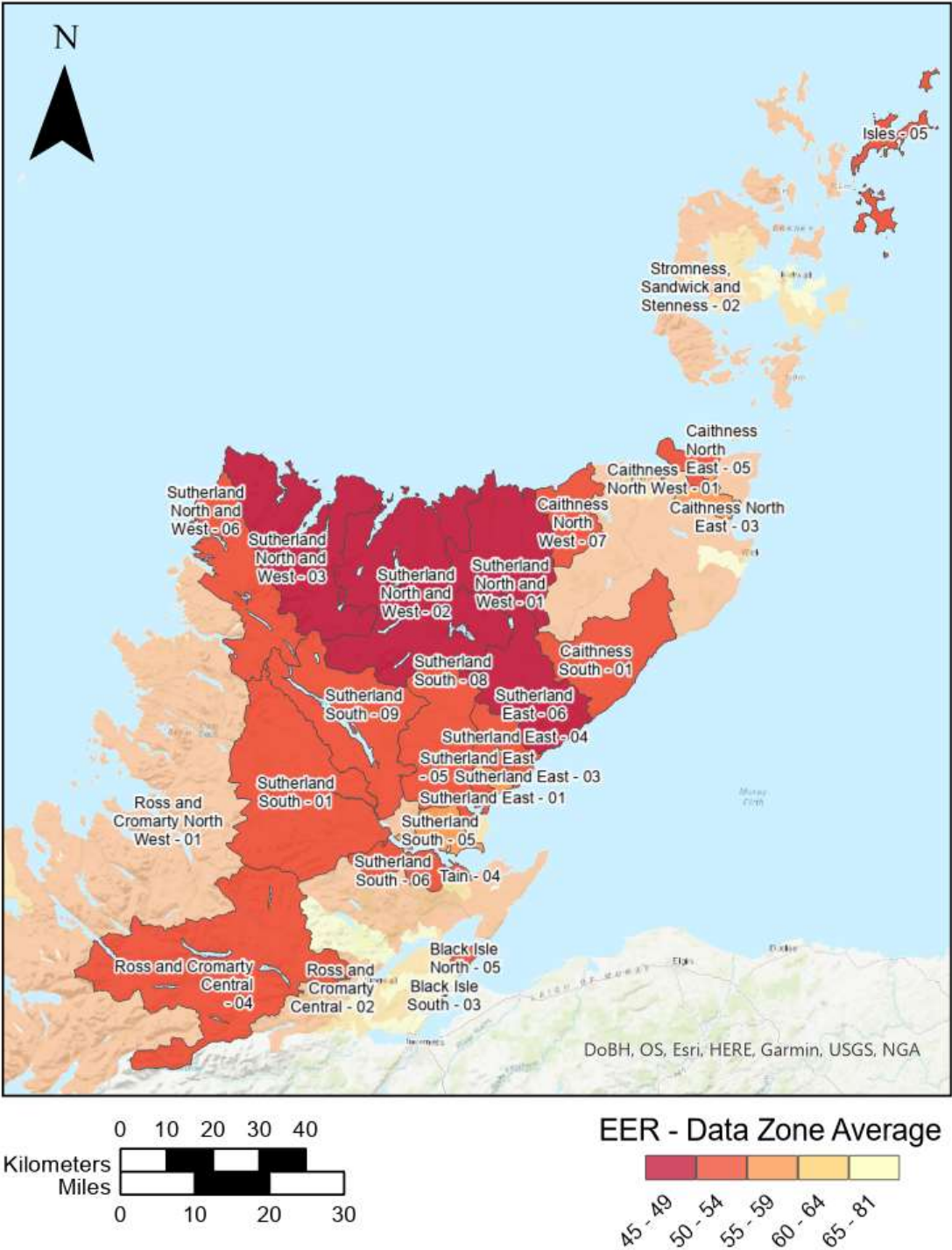
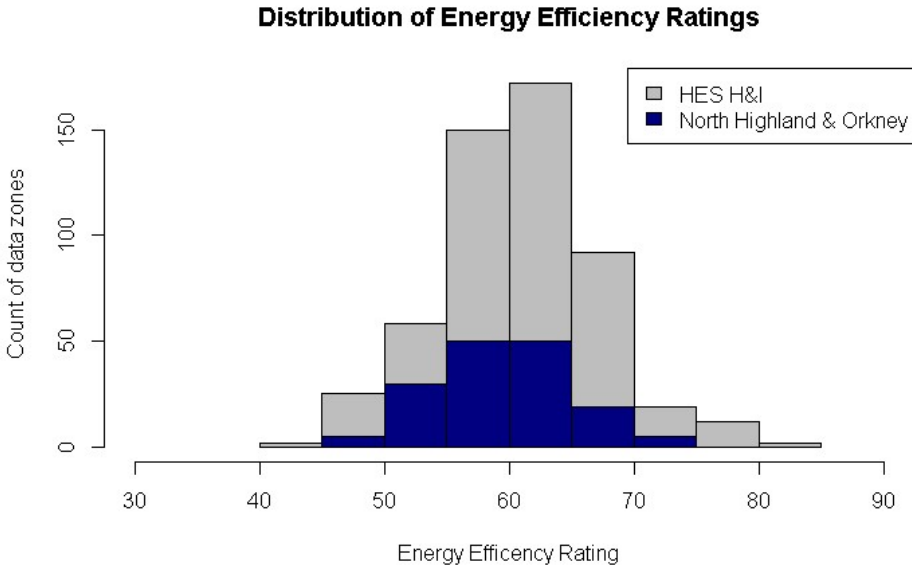
Household and householders (data from Census)

- Disability – slides [18](#) & [19](#)
- Householders over 65 y.o. – slides [20](#) & [21](#)
- Economically inactive households – slides [22](#) & [23](#)

Energy efficiency

Geographic Extent	Energy Efficiency Rating
North Highland & Orkney	59.4*
Highlands & Islands	60.9*
National average	67.5†

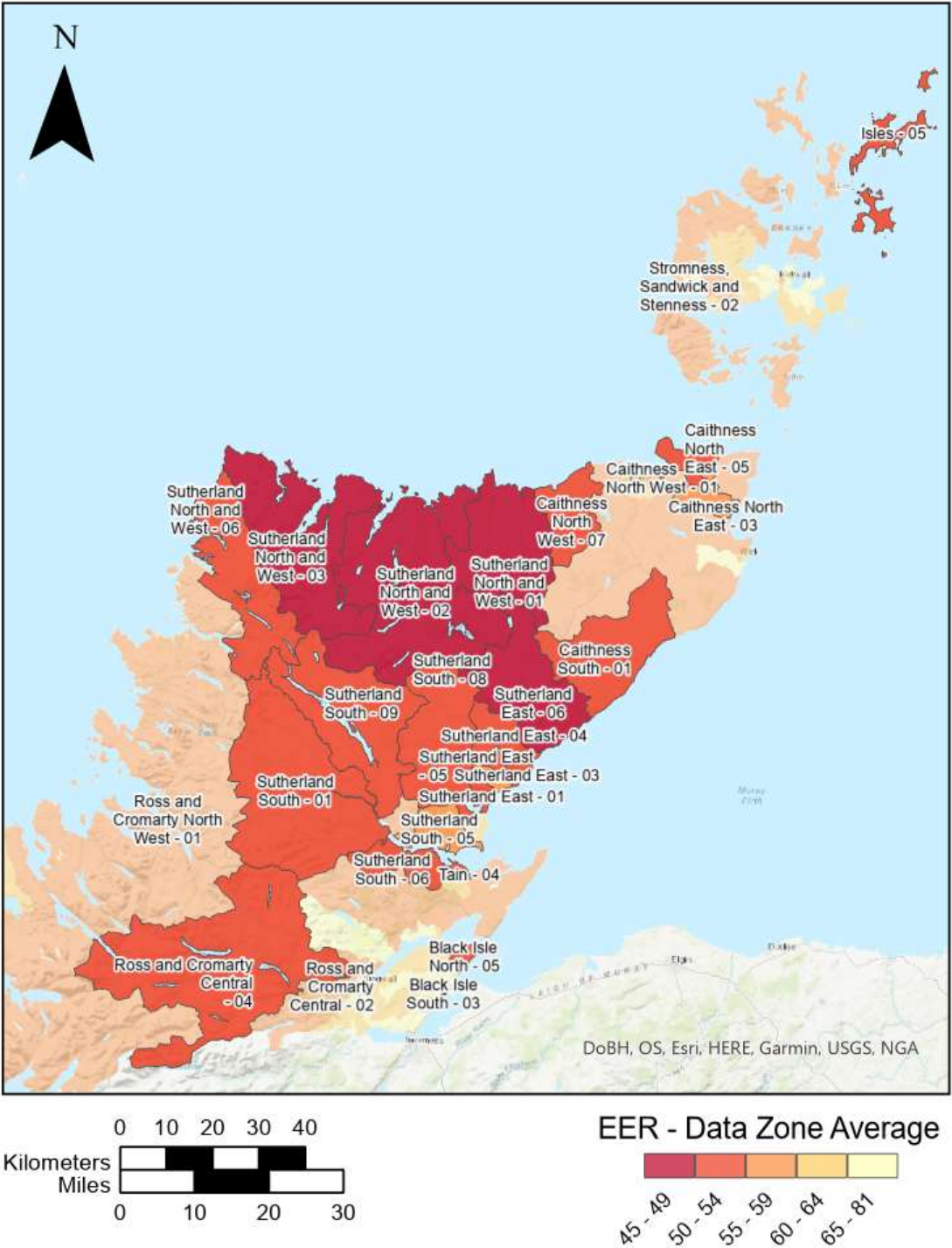
* From Home Analytics
† From Scottish House Condition Survey 2024



Energy efficiency

Data Zone Name*	Average EER	Proportion below band C
Black Isle North - 05	53.1	74%
Black Isle South - 03	53.5	83%
Black Isle South - 04	51.4	82%
Caithness North East - 03	54.0	81%
Caithness North East - 05	53.1	73%
Caithness North West - 01	54.3	89%
Caithness North West - 07	51.7	82%
Caithness South - 01	52.4	81%
Isles - 05	51.4	77%
Ross and Cromarty Central - 02	54.4	78%
Ross and Cromarty Central - 04	53.9	74%
Ross and Cromarty North West - 01	54.1	81%
Stromness, Sandwick and Stenness - 02	54.1	82%
Sutherland East - 01	52.9	80%
Sutherland East - 03	49.3	90%
Sutherland East - 04	51.1	79%
Sutherland East - 05	54.4	81%
Sutherland East - 06	47.8	86%
Sutherland North and West - 01	46.1	89%
Sutherland North and West - 02	48.3	84%
Sutherland North and West - 03	48.4	82%
Sutherland North and West - 06	51.5	79%
Sutherland South - 01	52.3	77%
Sutherland South - 05	54.3	75%
Sutherland South - 06	50.9	85%
Sutherland South - 08	51.0	78%
Sutherland South - 09	53.5	79%
Tain - 01	54.4	79%
Tain - 03	54.3	79%
Tain - 04	53.5	88%

*Sorted alphabetically

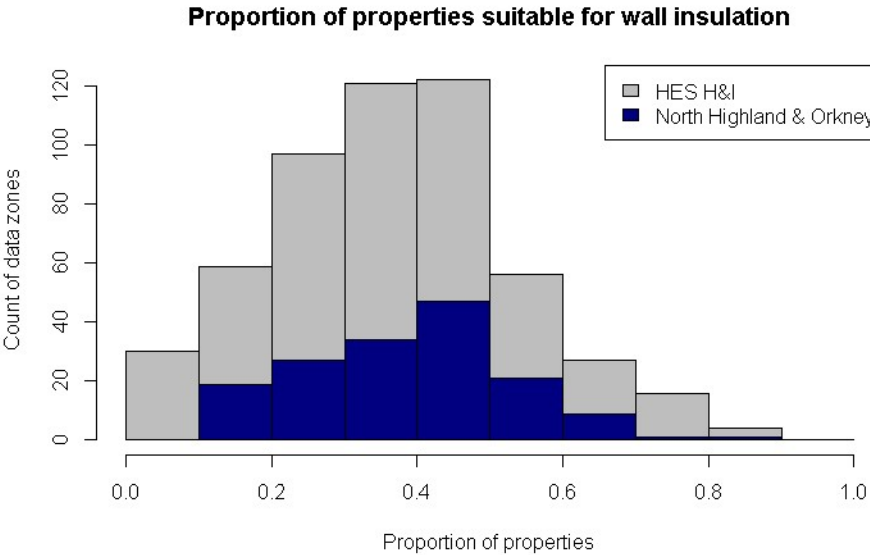


Uninsulated walls

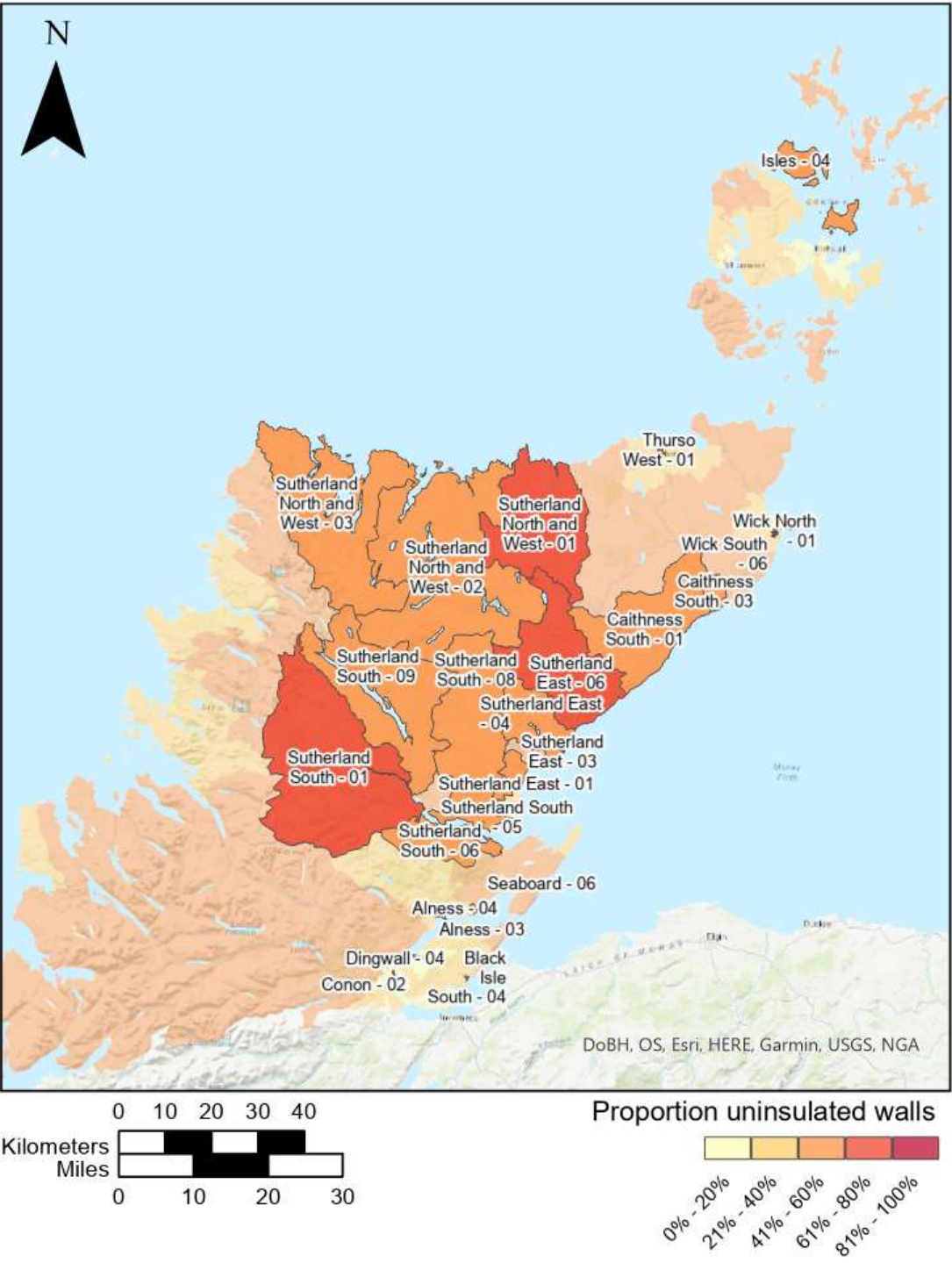
Geographic Extent	Proportion of properties with uninsulated walls
North Highland & Orkney	39%*
Highlands & Islands	37%*
National average	42%†

* From Home Analytics

† From Scottish House Condition Survey 2024



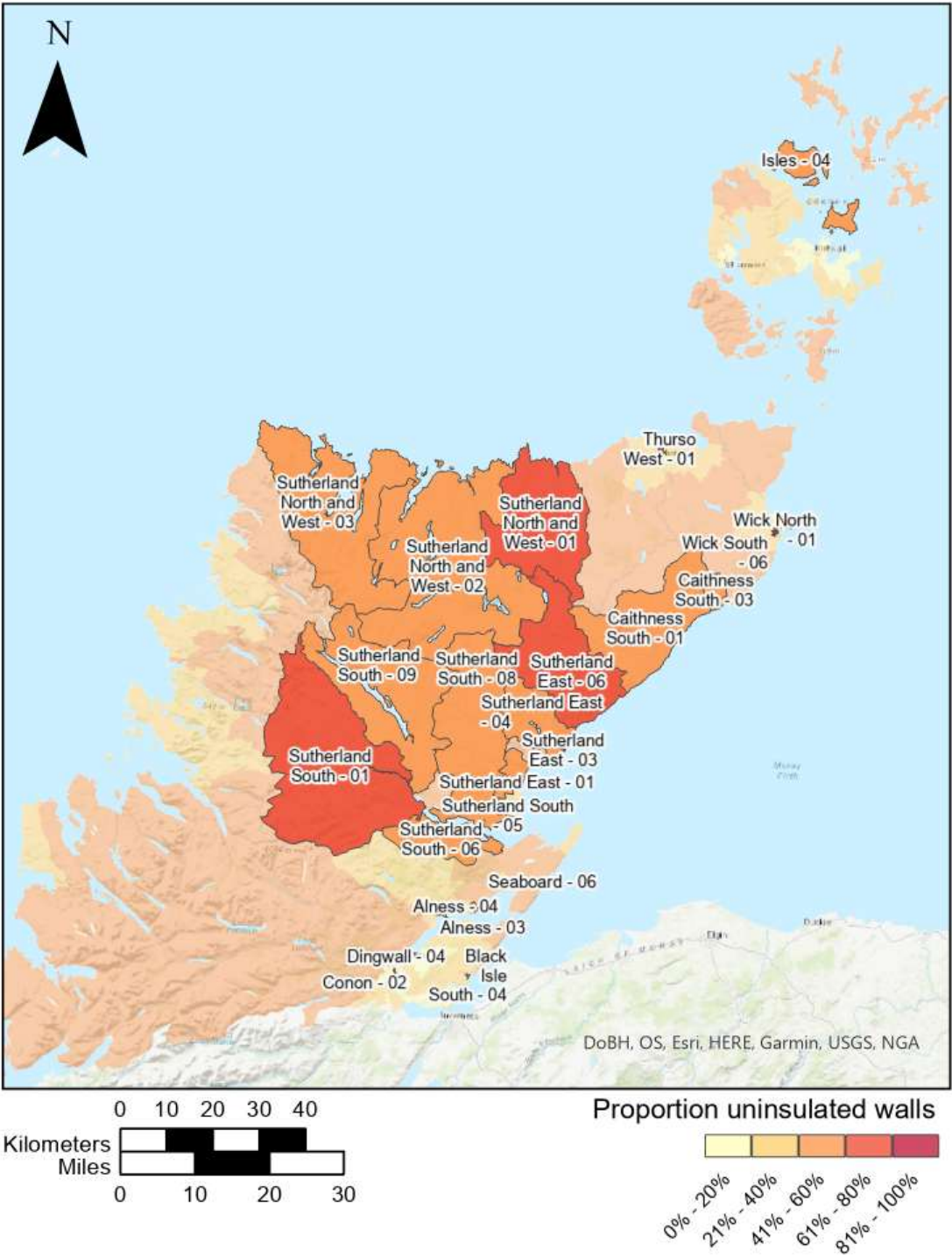
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Uninsulated walls

Data Zone Name*	Proportion uninsulated walls
Alness - 03	58%
Alness - 04	88%
Black Isle South - 04	53%
Caithness South - 01	56%
Caithness South - 03	57%
Conon - 02	68%
Dingwall - 04	54%
Invergordon - 05	59%
Isles - 04	53%
Seaboard - 06	73%
Sutherland East - 01	59%
Sutherland East - 03	68%
Sutherland East - 04	55%
Sutherland East - 06	64%
Sutherland North and West - 01	63%
Sutherland North and West - 02	60%
Sutherland North and West - 03	55%
Sutherland South - 01	63%
Sutherland South - 05	58%
Sutherland South - 06	54%
Sutherland South - 08	57%
Sutherland South - 09	57%
Thurso East - 01	61%
Thurso East - 03	54%
Thurso West - 01	53%
Thurso West - 02	58%
Wick North - 01	54%
Wick South - 01	70%
Wick South - 05	62%
Wick South - 06	67%

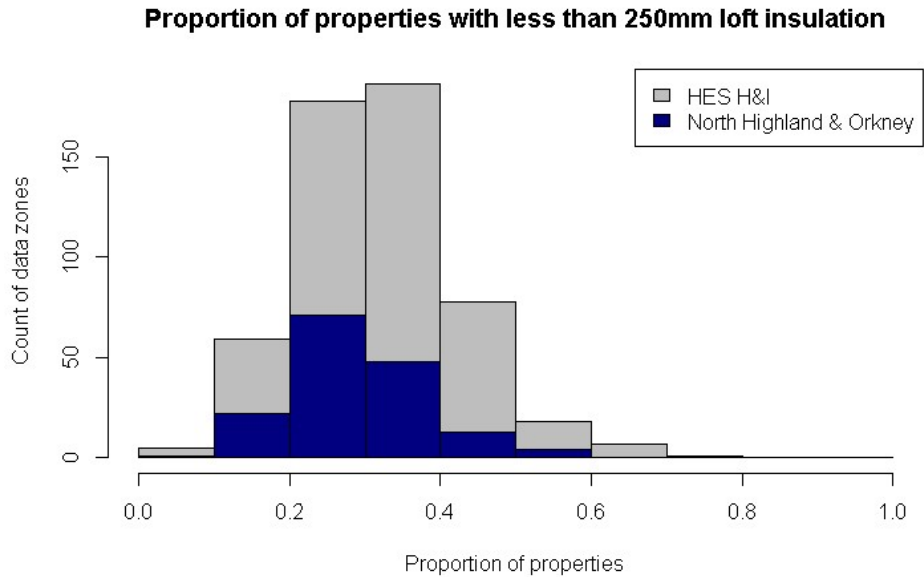
*Sorted alphabetically



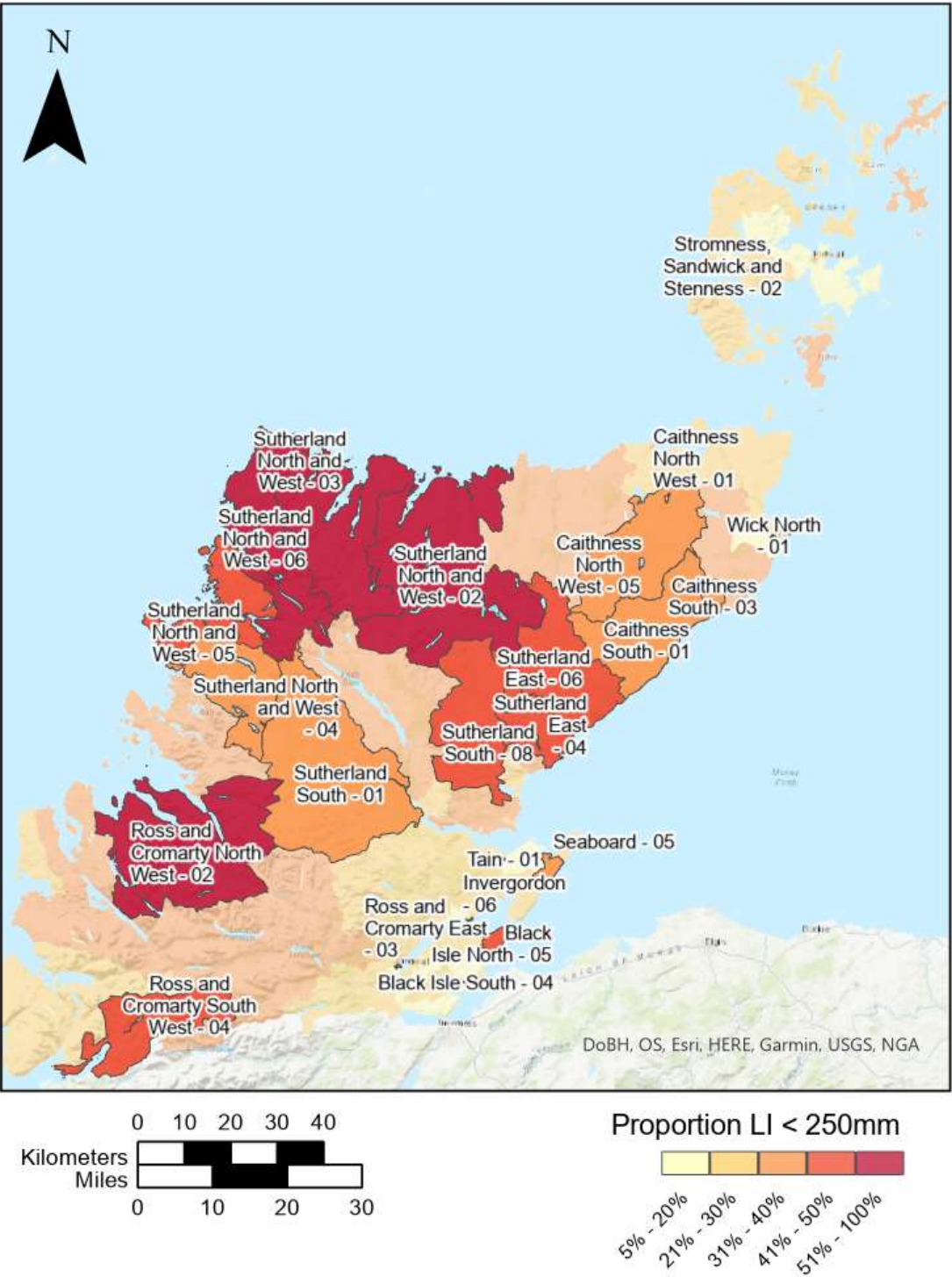
Uninsulated lofts

Geographic Extent	Proportion with under 200†/250*mm loft insulation
North Highland & Orkney	29%*
Highlands & Islands	32%*
National average	33%†

* From Home Analytics (less than 250mm)
† From Scottish House Condition Survey 2024 (less than 200mm)



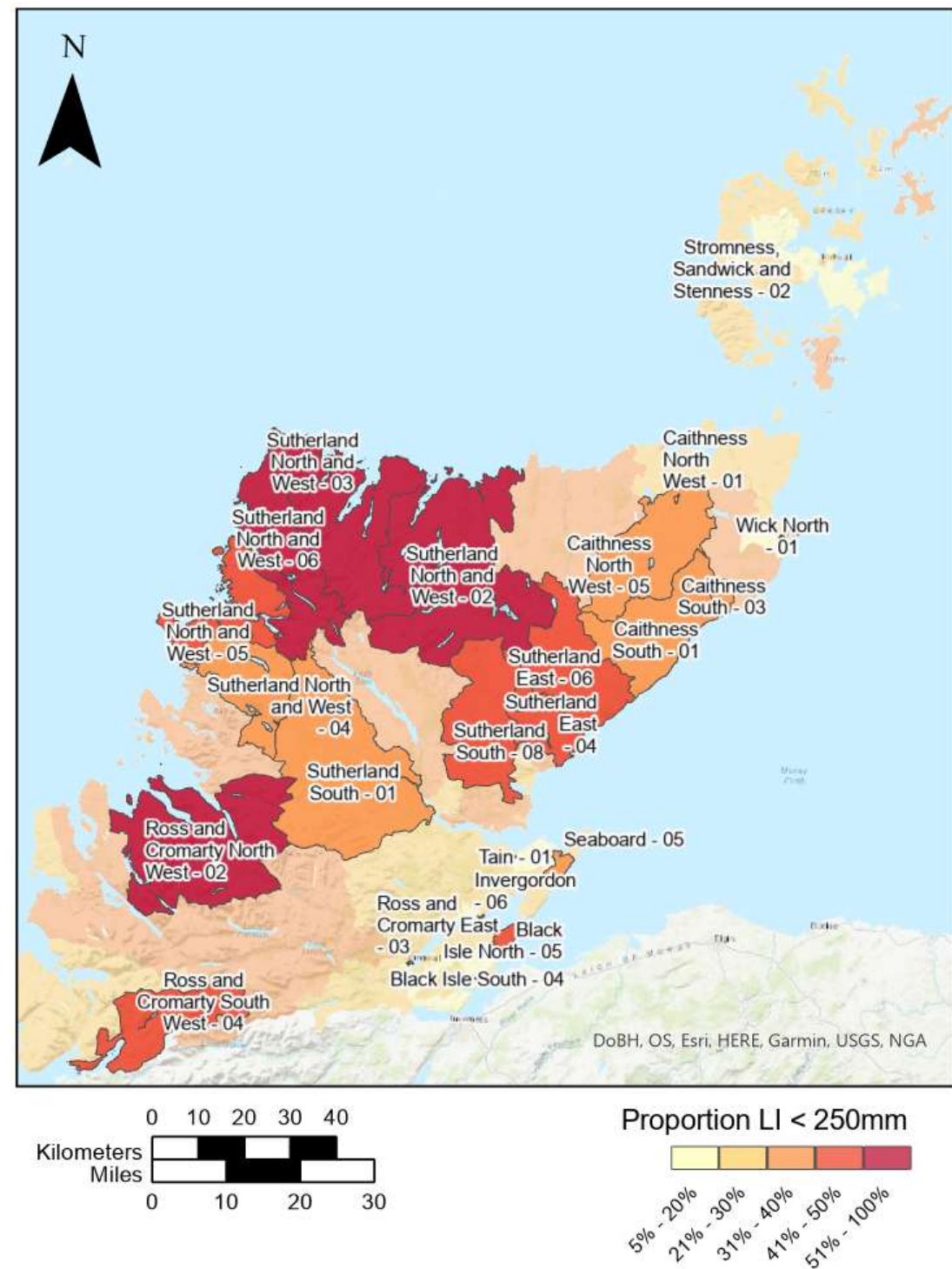
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Uninsulated lofts

Data Zone Name*	Proportion with less than 250 mm
Black Isle North - 05	48%
Black Isle South - 04	44%
Caithness North West - 01	42%
Caithness North West - 05	35%
Caithness South - 01	39%
Caithness South - 03	38%
Conon - 03	36%
Dingwall - 05	45%
Invergordon - 06	38%
Ross and Cromarty East - 03	36%
Ross and Cromarty North West - 02	52%
Ross and Cromarty South West - 04	42%
Seaboard - 05	39%
Stromness, Sandwick and Stenness - 02	37%
Sutherland East - 04	42%
Sutherland East - 06	43%
Sutherland North and West - 02	53%
Sutherland North and West - 03	51%
Sutherland North and West - 04	37%
Sutherland North and West - 05	42%
Sutherland North and West - 06	53%
Sutherland South - 01	38%
Sutherland South - 08	42%
Tain - 01	48%
Thurso East - 04	38%
Wick North - 01	39%
Wick South - 01	42%
Wick South - 02	39%
Wick South - 04	45%
Wick South - 06	43%

*Sorted alphabetically

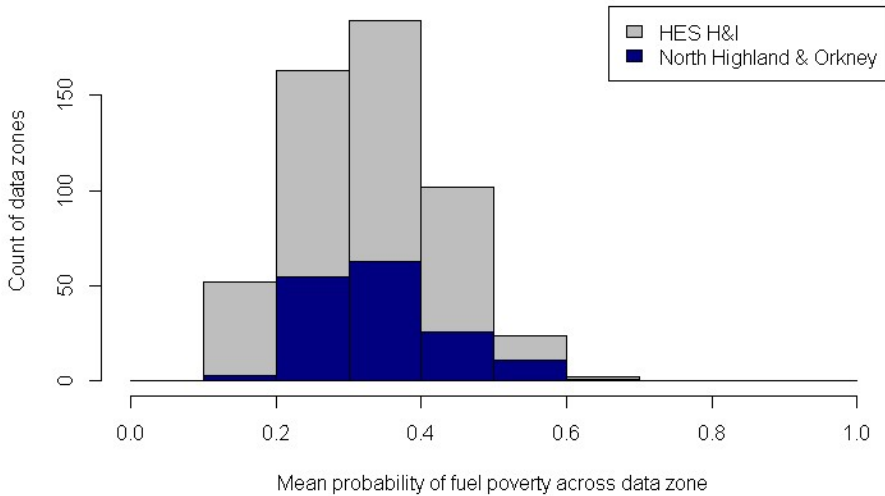


Fuel Poverty probability

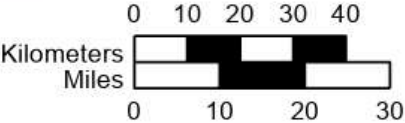
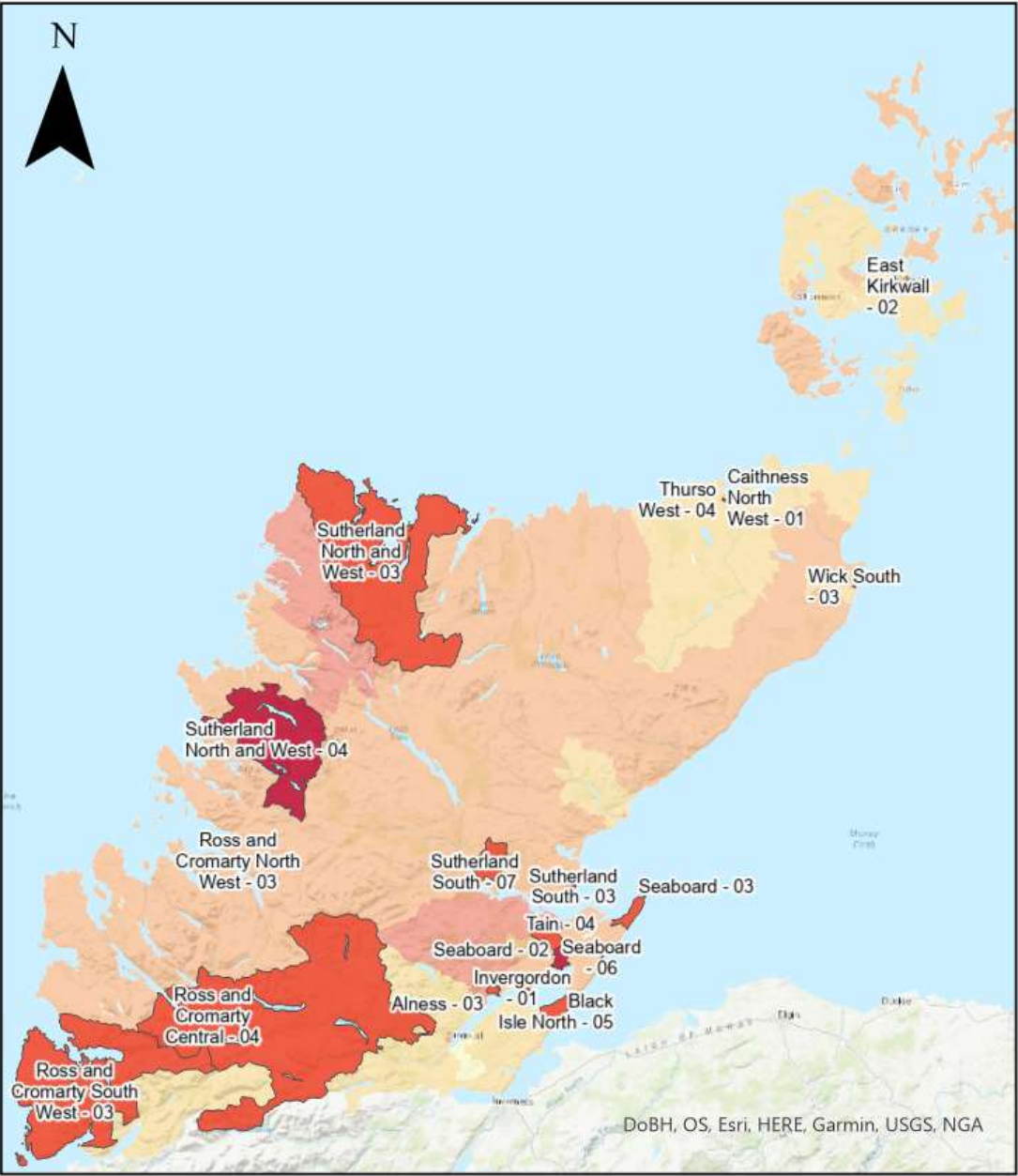
Geographic Extent	Fuel Poverty prevalence (%)
North Highland & Orkney	34%*
Highlands & Islands	33%*
National average	31%†

* From Home Analytics
† From Scottish House Condition Survey 2024

Distribution of probabilities of household fuel poverty



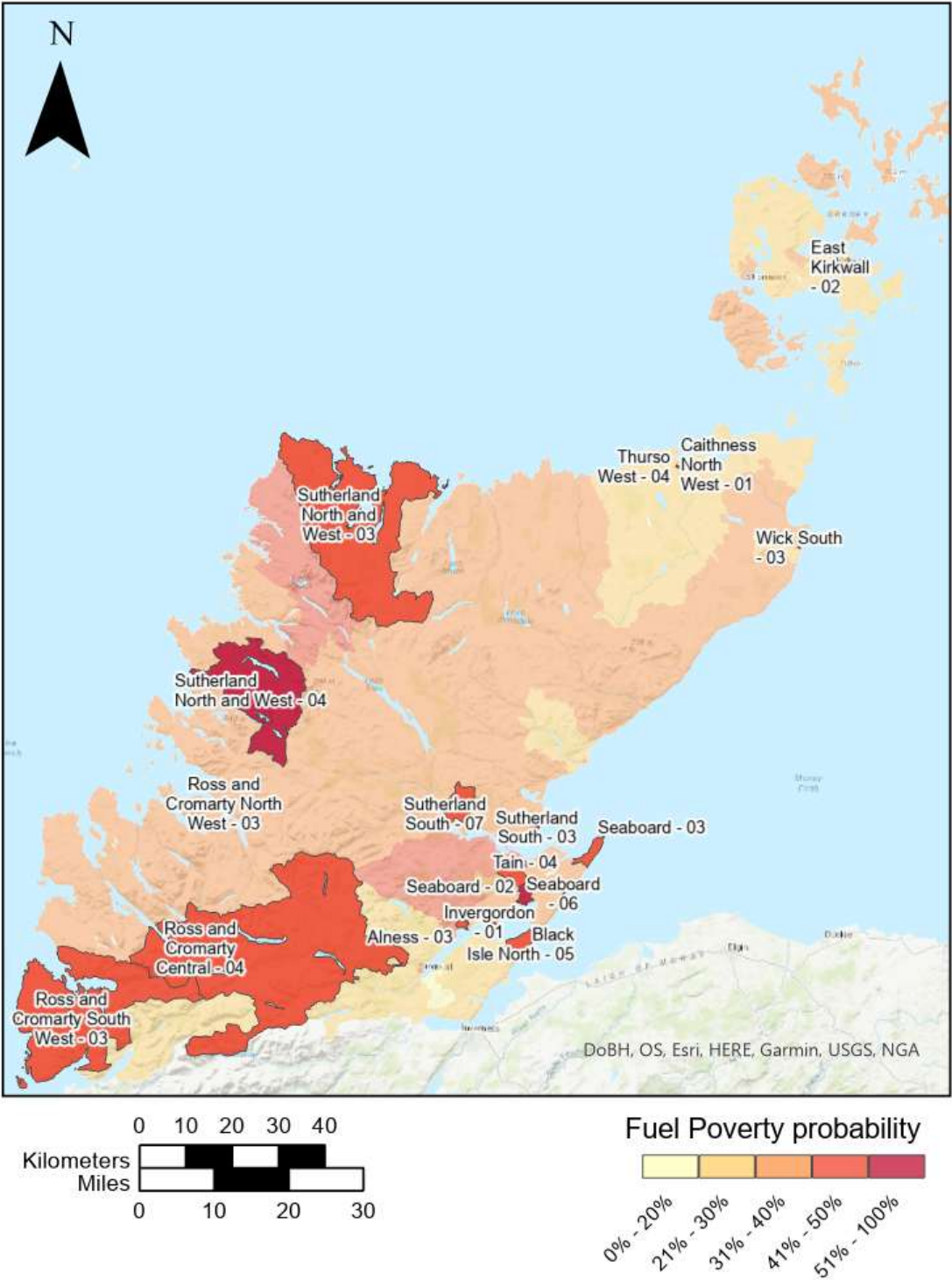
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Fuel Poverty probability

Data Zone Name*	Average Fuel Poverty probability
Alness - 01	50%
Alness - 02	51%
Alness - 03	47%
Alness - 04	52%
Black Isle North - 05	47%
Caithness North West - 01	45%
East Kirkwall - 02	42%
Invergordon - 01	47%
Invergordon - 03	46%
Invergordon - 04	48%
Invergordon - 06	46%
Ross and Cromarty Central - 04	43%
Ross and Cromarty North West - 03	44%
Ross and Cromarty South West - 03	42%
Seaboard - 02	52%
Seaboard - 03	44%
Seaboard - 06	61%
Sutherland North and West - 03	42%
Sutherland North and West - 04	50%
Sutherland South - 03	55%
Sutherland South - 07	47%
Tain - 01	50%
Tain - 02	46%
Tain - 03	50%
Tain - 04	42%
Thurso West - 04	50%
West Kirkwall - 04	47%
West Kirkwall - 05	45%
Wick North - 03	52%
Wick South - 03	51%

*Sorted alphabetically

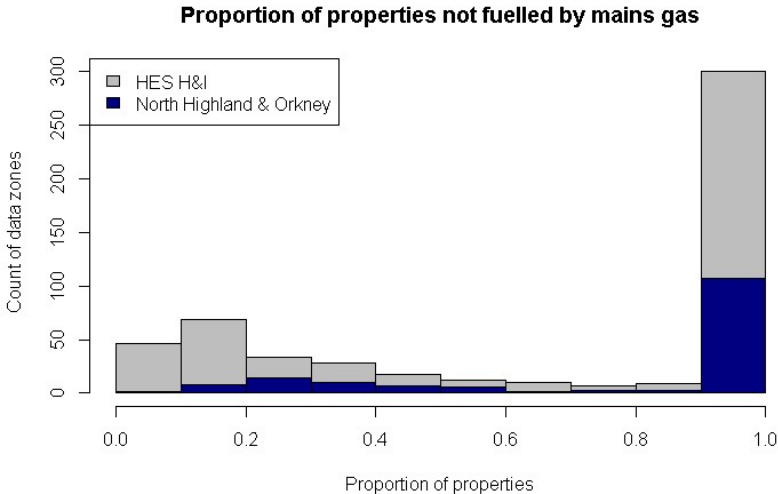


Non-mains gas fuelled properties

Geographic Extent	Not fuelled by mains gas (%)
North Highland & Orkney	69%*
Highlands & Islands	48%* (67%†)
National average	20%†

* From Home Analytics

† <https://www.gov.uk/government/statistics/sub-national-estimates-of-households-not-connected-to-the-gas-network>

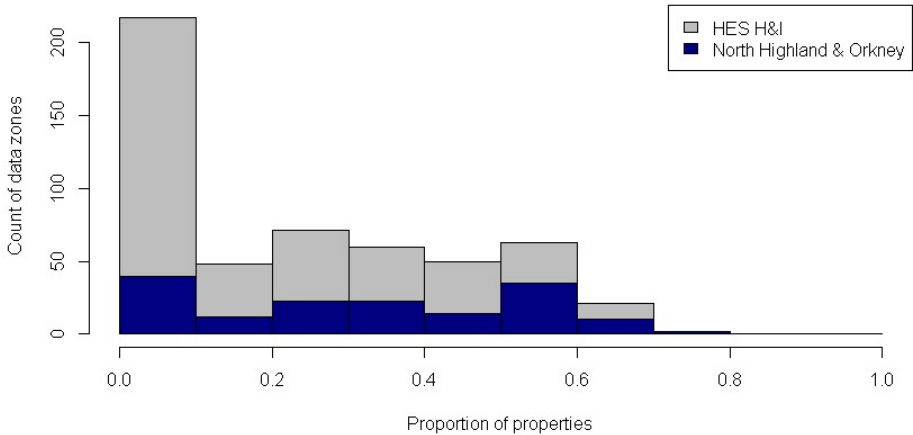


Oil fuelled properties

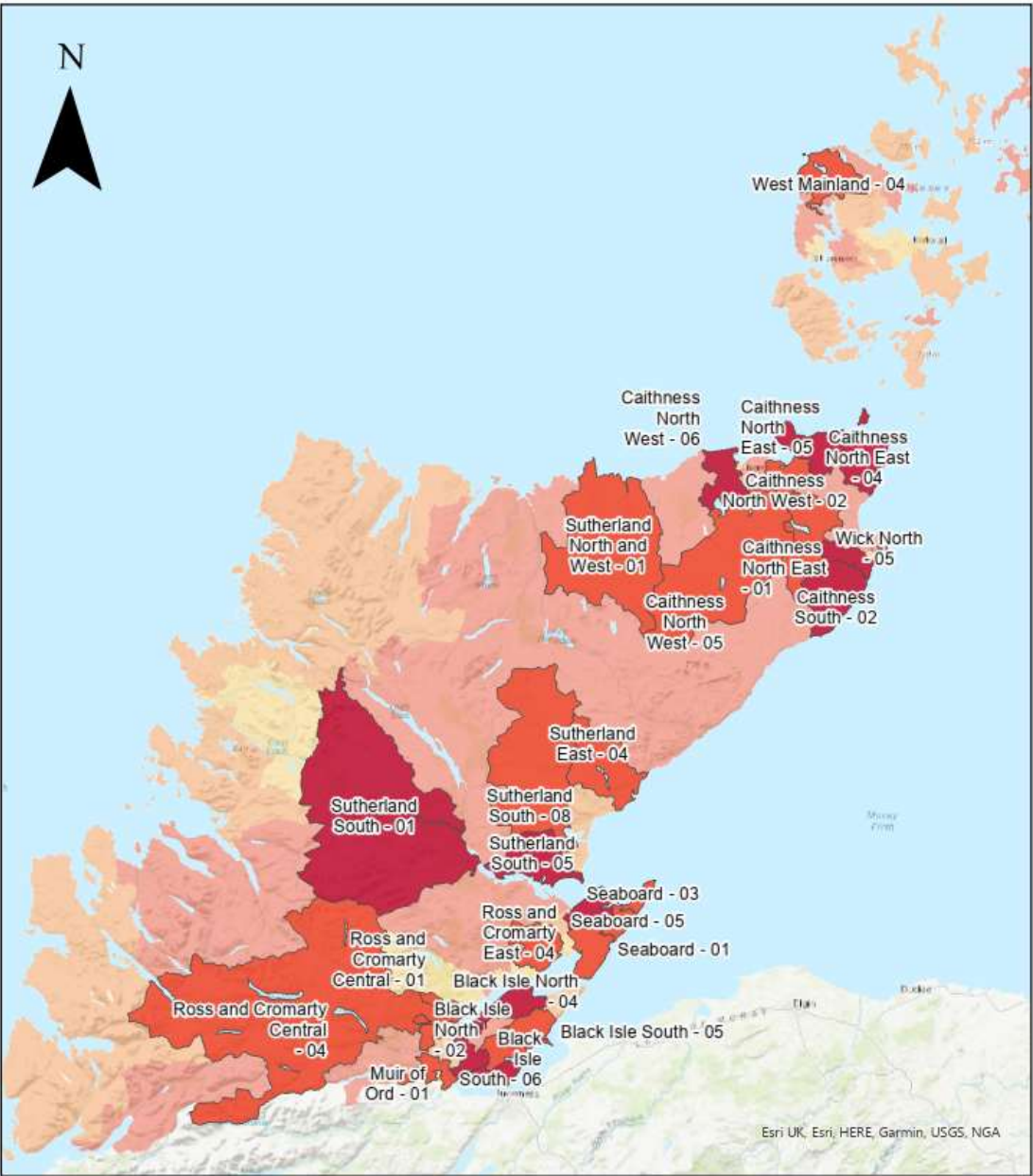
Geographic Extent	Fuelled by oil (%)
North Highland & Orkney	32%*
Highlands & Islands	23%*
National average	6%†

* From Home Analytics
† From Scottish House Condition Survey 2024

Proportion of properties with oil-fuelled heating



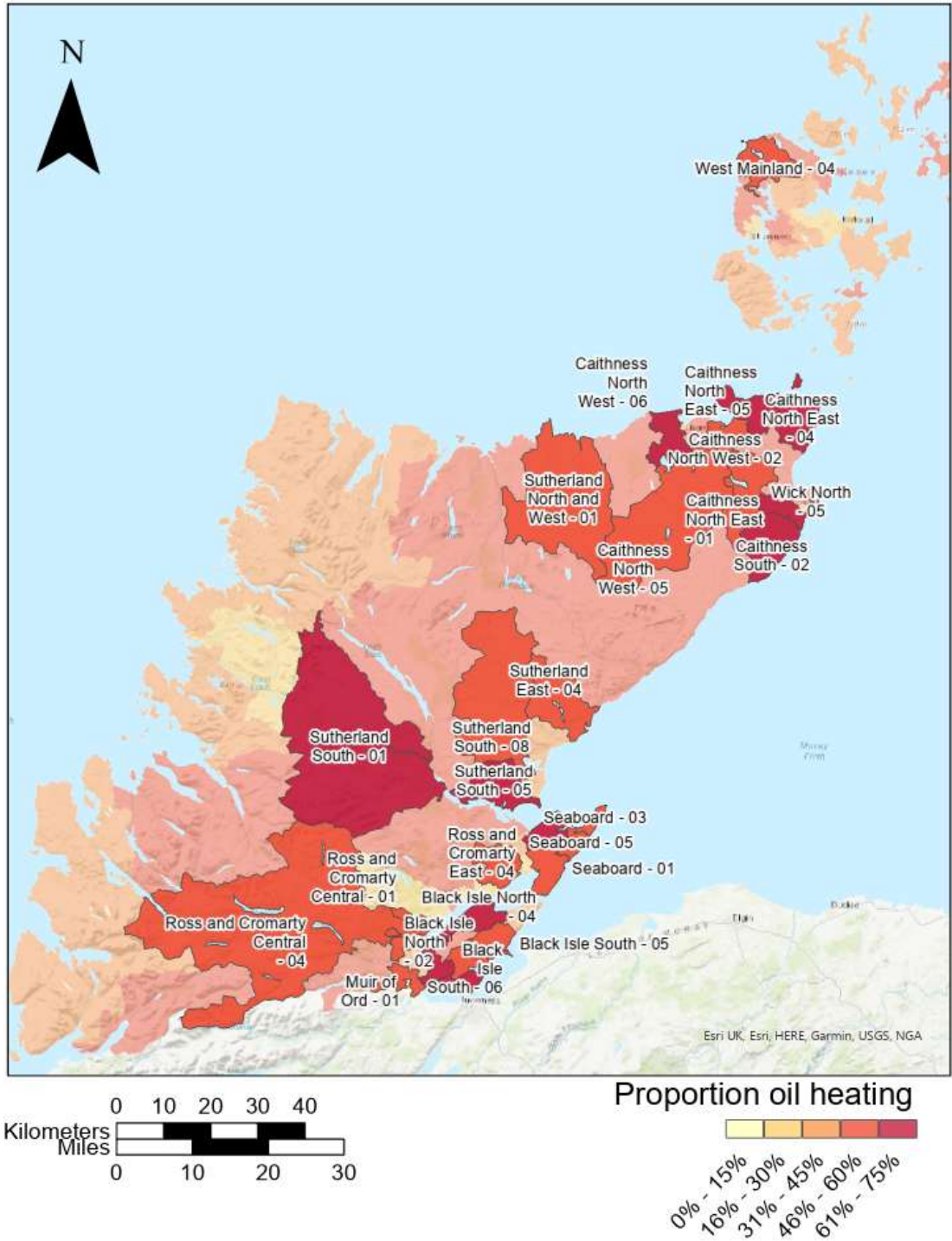
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Oil fuelled properties

Data Zone Name*	Proportion with oil heating
Black Isle North - 02	62%
Black Isle North - 03	67%
Black Isle North - 04	68%
Black Isle South - 02	57%
Black Isle South - 05	57%
Black Isle South - 06	59%
Black Isle South - 07	72%
Caithness North East - 01	58%
Caithness North East - 04	65%
Caithness North East - 05	61%
Caithness North West - 02	59%
Caithness North West - 05	56%
Caithness North West - 06	66%
Caithness South - 02	63%
Caithness South - 04	71%
Muir of Ord - 01	59%
Ross and Cromarty Central - 01	59%
Ross and Cromarty Central - 04	56%
Ross and Cromarty East - 04	57%
Seaboard - 01	56%
Seaboard - 03	58%
Seaboard - 04	62%
Seaboard - 05	59%
Sutherland East - 04	60%
Sutherland North and West - 01	57%
Sutherland South - 01	61%
Sutherland South - 05	63%
Sutherland South - 08	57%
West Mainland - 04	57%
Wick North - 05	60%

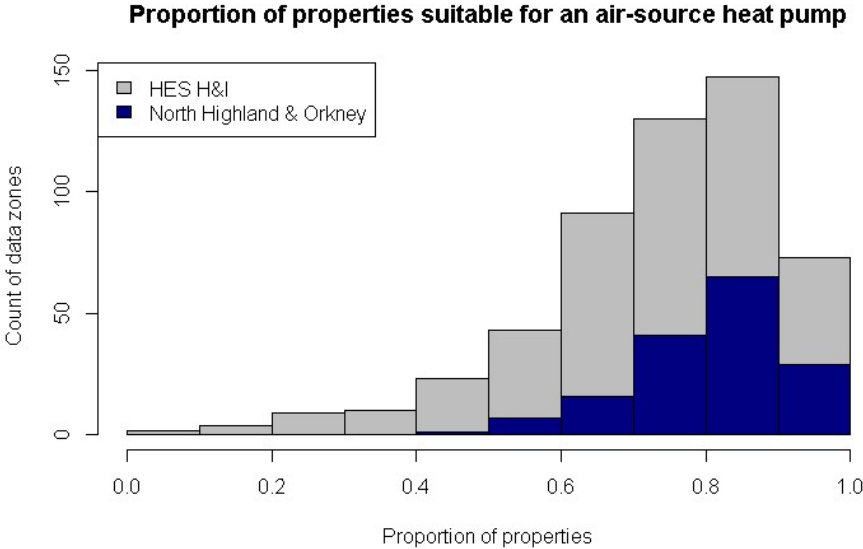
*Sorted alphabetically



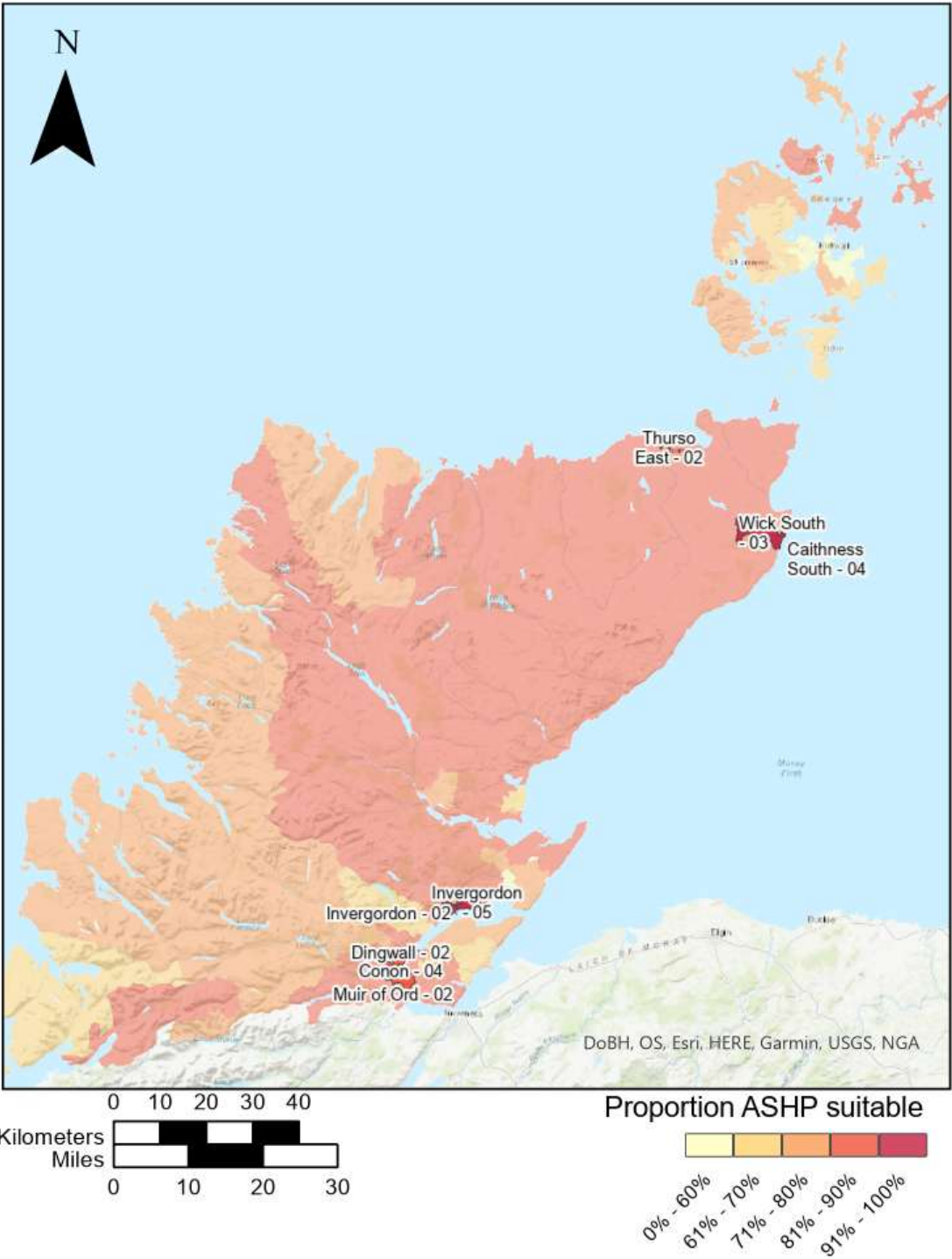
ASHP suitability

Geographic Extent	Proportion suitable for ASHP
North Highland & Orkney	81%*
Highlands & Islands	74%*
National average†	--

* From Home Analytics
† From Scottish House Condition Survey 2024



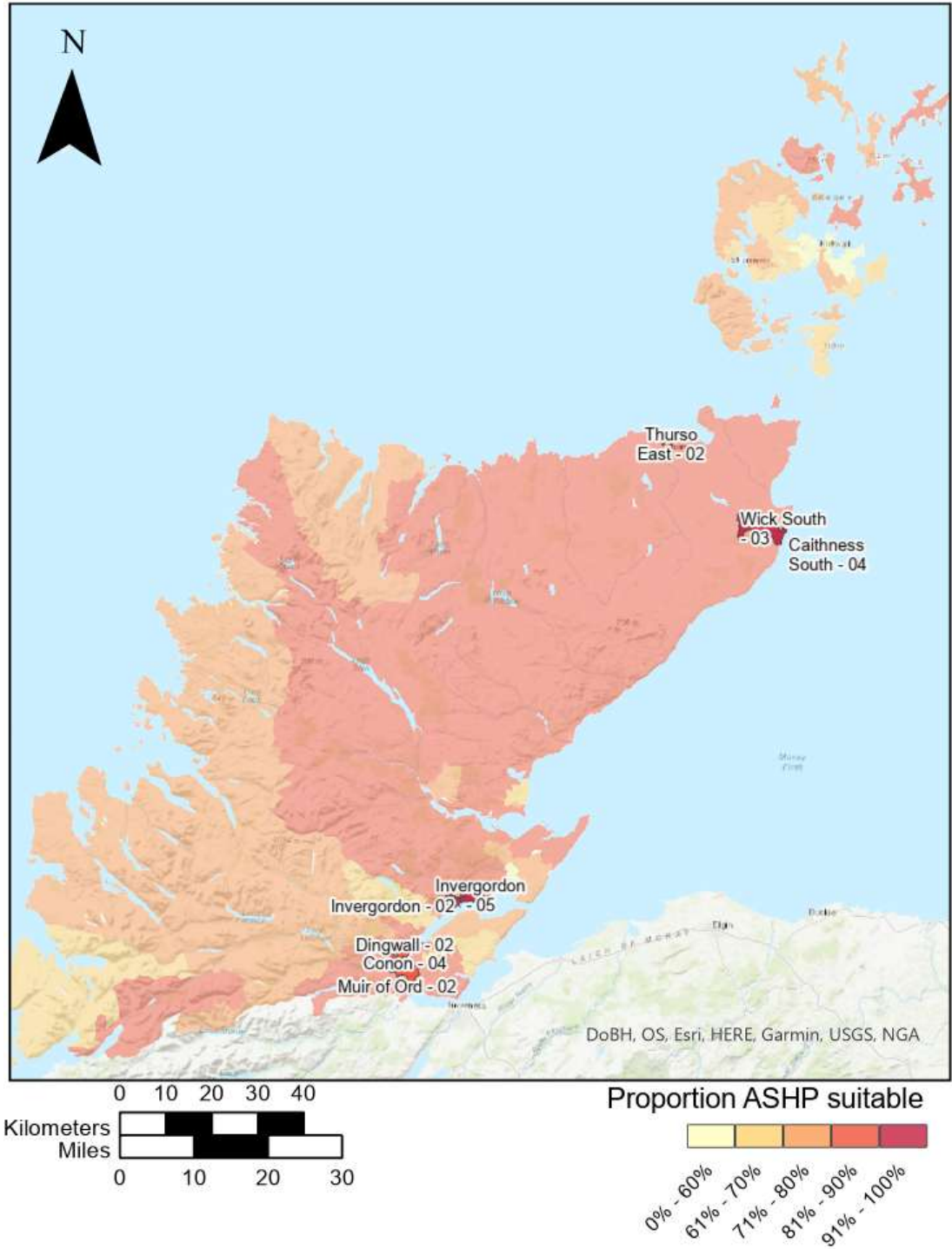
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ASHP suitability

Data Zone Name*	Proportion ASHP suitable
Alness - 01	97%
Alness - 02	96%
Alness - 03	97%
Alness - 04	98%
Alness - 05	96%
Alness - 06	90%
Alness - 07	98%
Caithness South - 04	90%
Conon - 01	90%
Conon - 02	95%
Conon - 03	96%
Conon - 04	97%
Conon - 05	95%
Dingwall - 01	91%
Dingwall - 02	98%
Dingwall - 04	92%
Dingwall - 06	93%
Invergordon - 01	98%
Invergordon - 02	97%
Invergordon - 04	99%
Invergordon - 05	96%
Muir of Ord - 02	93%
Thurso East - 02	98%
Thurso East - 03	95%
Thurso West - 05	90%
Thurso West - 06	94%
Thurso West - 07	91%
Wick North - 03	92%
Wick North - 05	90%
Wick South - 03	96%

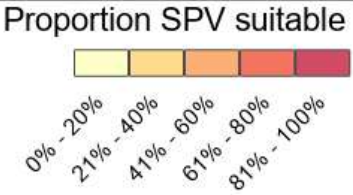
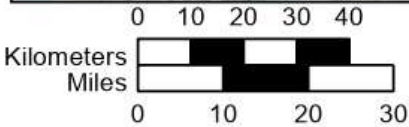
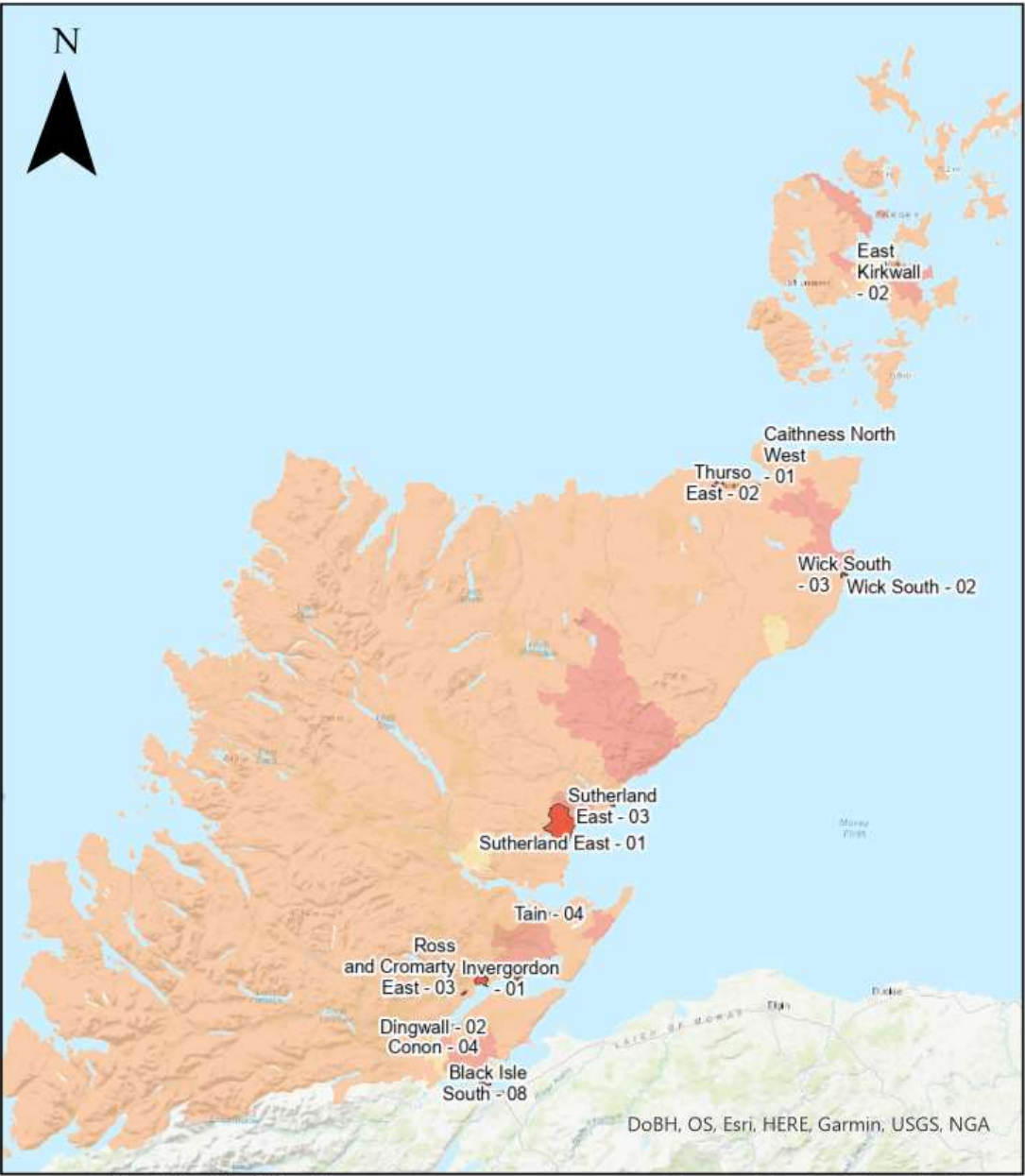
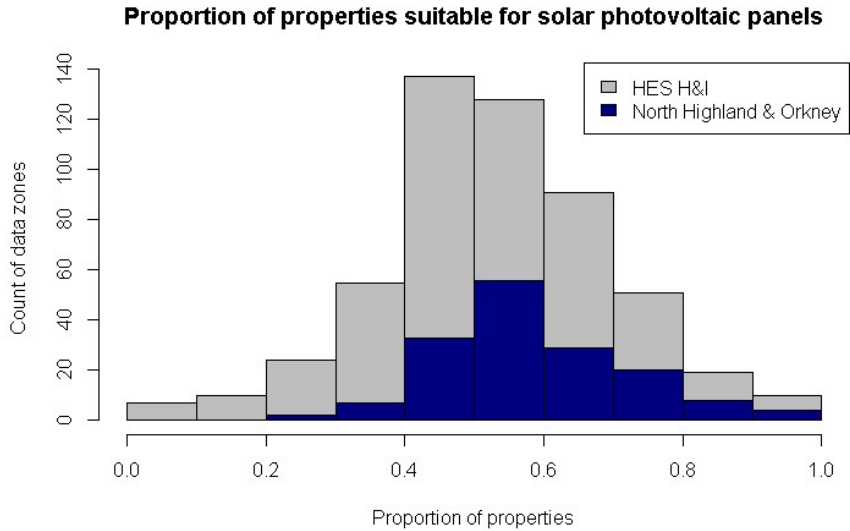
*Sorted alphabetically



Solar PV suitability

Geographic Extent	Proportion suitable for solar PV panels
North Highland & Orkney	59%*
Highlands & Islands	53%*
National average†	--

* From Home Analytics
† From Scottish House Condition Survey 2024

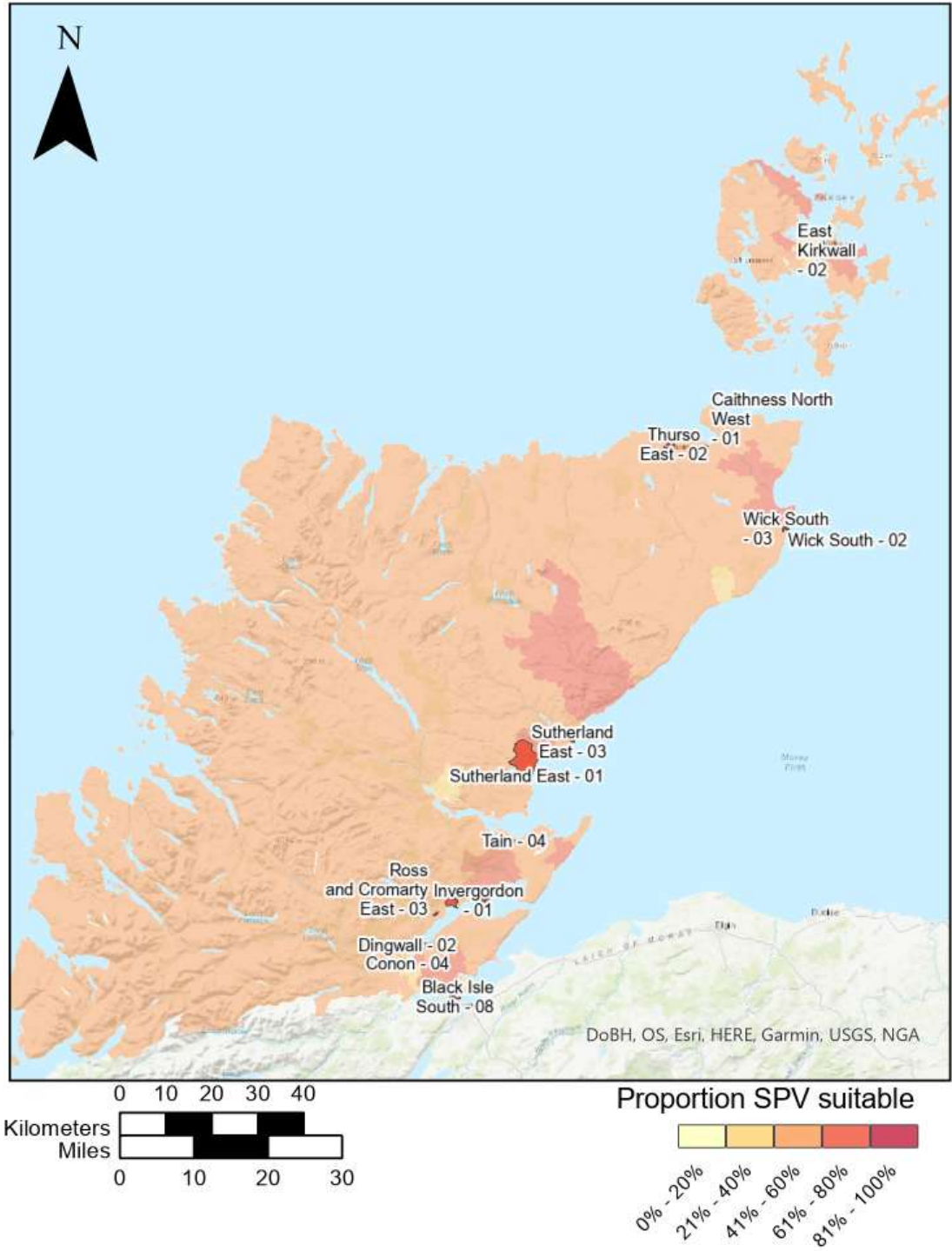


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Solar PV suitability

Data Zone Name*	Proportion SPV suitable	SPV potential (kWh/kWp/yr)
Alness - 02	89%	784
Alness - 03	78%	800
Alness - 04	79%	795
Alness - 05	75%	804
Black Isle South - 08	76%	797
Caithness North West	82%	785
Conon - 02	75%	785
Conon - 04	81%	788
Dingwall - 01	72%	803
Dingwall - 02	97%	787
Dingwall - 06	79%	802
East Kirkwall - 01	76%	720
East Kirkwall - 02	98%	716
Invergordon - 01	94%	782
Invergordon - 03	76%	803
Invergordon - 04	80%	788
Invergordon - 05	83%	782
Ross and Cromarty East - 03	79%	790
Sutherland East - 01	73%	786
Sutherland East - 03	77%	785
Tain - 04	73%	789
Thurso East - 02	88%	788
Thurso East - 03	85%	784
Thurso West - 02	76%	785
Thurso West - 04	80%	790
Thurso West - 07	73%	798
West Kirkwall - 01	73%	728
Wick South - 02	79%	782
Wick South - 03	95%	782
Wick South - 04	76%	783

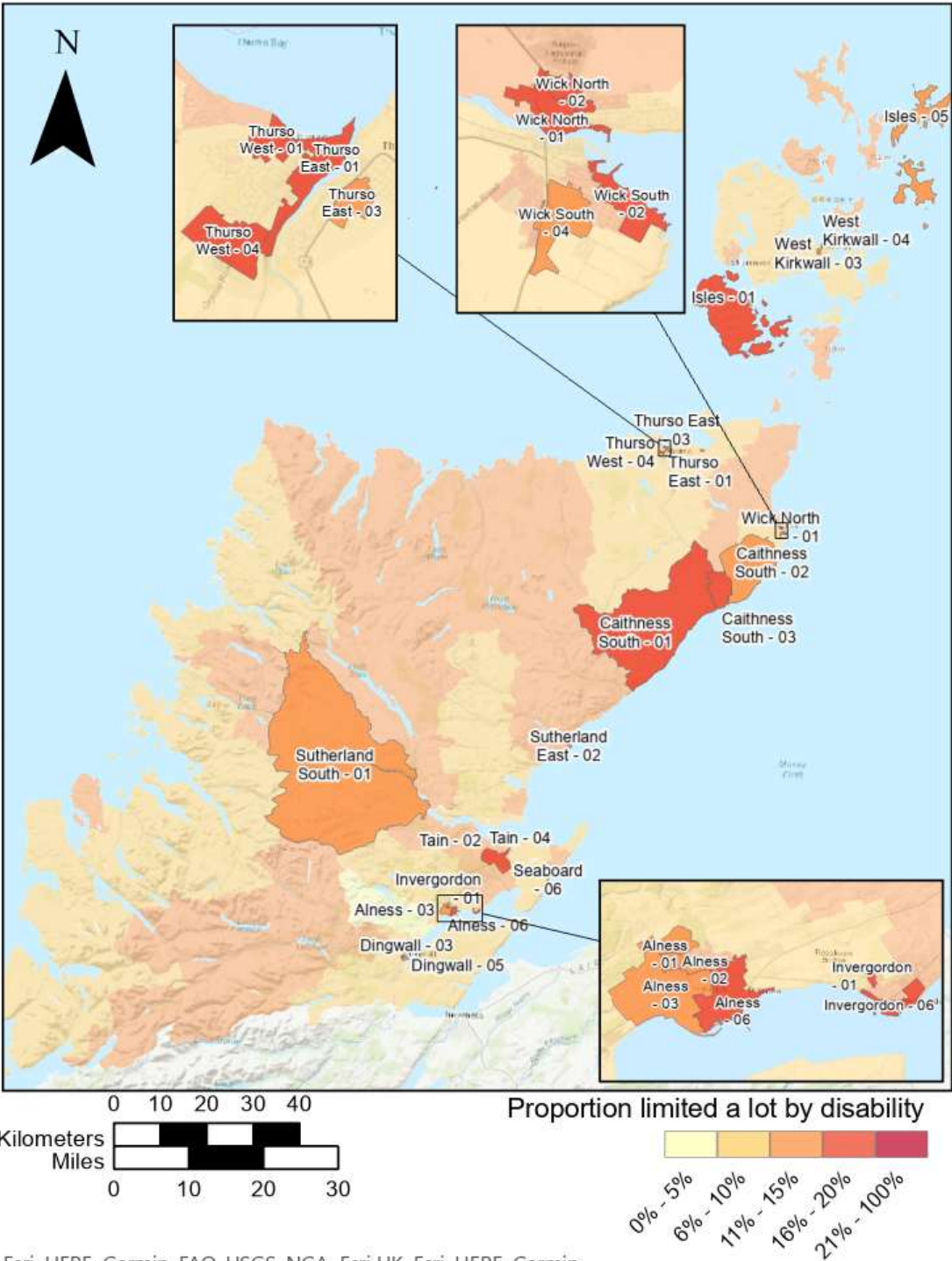
*Sorted alphabetically



Disability

Geographic Extent	Proportion limited a lot by disability
North Highland & Orkney	10%*
Highlands & Islands	10%*
National average	11%*

* From Scotland Census 2022

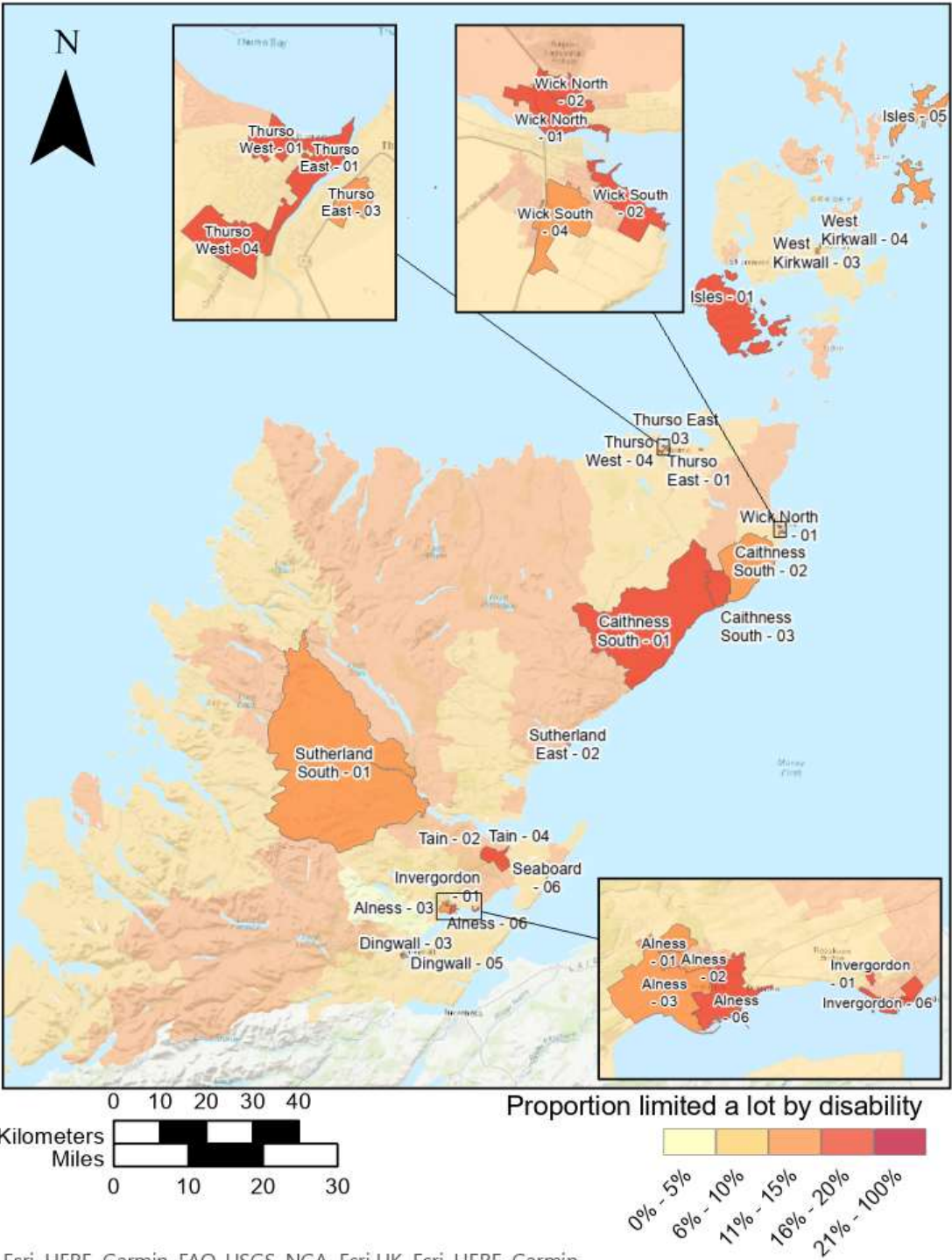


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Disability

Data Zone Name*	Proportion limited a lot by disability
Alness - 01	15%
Alness - 02	14%
Alness - 03	14%
Alness - 06	16%
Caithness North West - 01	13%
Caithness South - 01	15%
Caithness South - 02	15%
Caithness South - 03	17%
Dingwall - 03	17%
Dingwall - 05	14%
Invergordon - 01	16%
Invergordon - 06	20%
Isles - 01	16%
Isles - 05	14%
Seaboard - 06	14%
Sutherland East - 02	13%
Sutherland South - 01	13%
Tain - 02	18%
Tain - 03	13%
Tain - 04	13%
Thurso East - 01	15%
Thurso East - 03	13%
Thurso West - 01	17%
Thurso West - 04	16%
West Kirkwall - 03	15%
West Kirkwall - 04	14%
Wick North - 01	19%
Wick North - 02	15%
Wick South - 02	17%
Wick South - 04	14%

*Sorted alphabetically

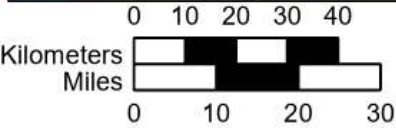
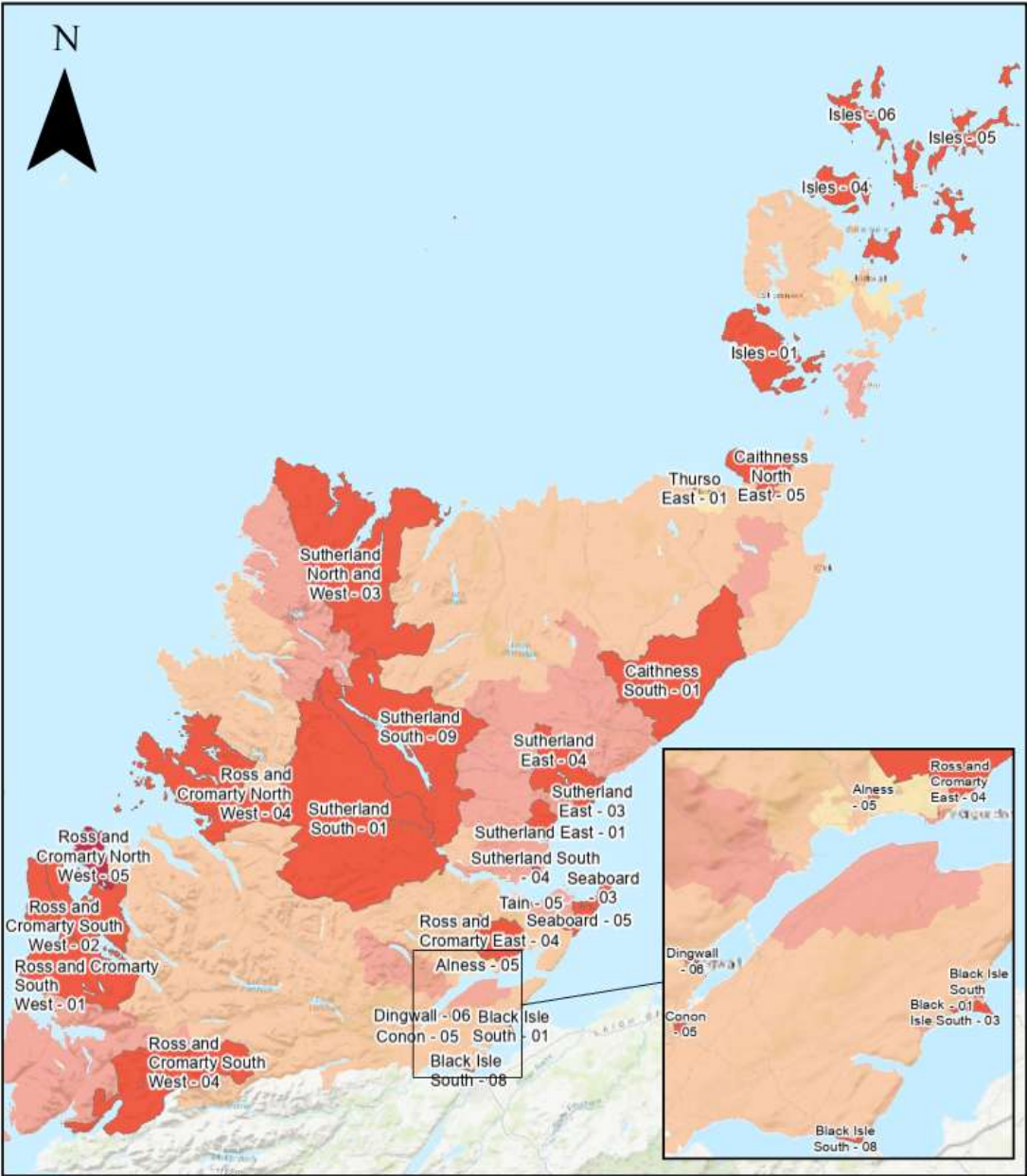


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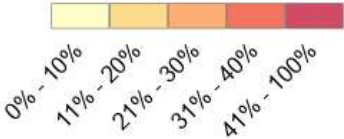
Householders over 65

Geographic Extent	Proportion where all householders over 65
North Highland & Orkney	28%*
Highlands & Islands	27%*
National average	23%*

* From Scotland Census 2022



Proportion all householders over 65

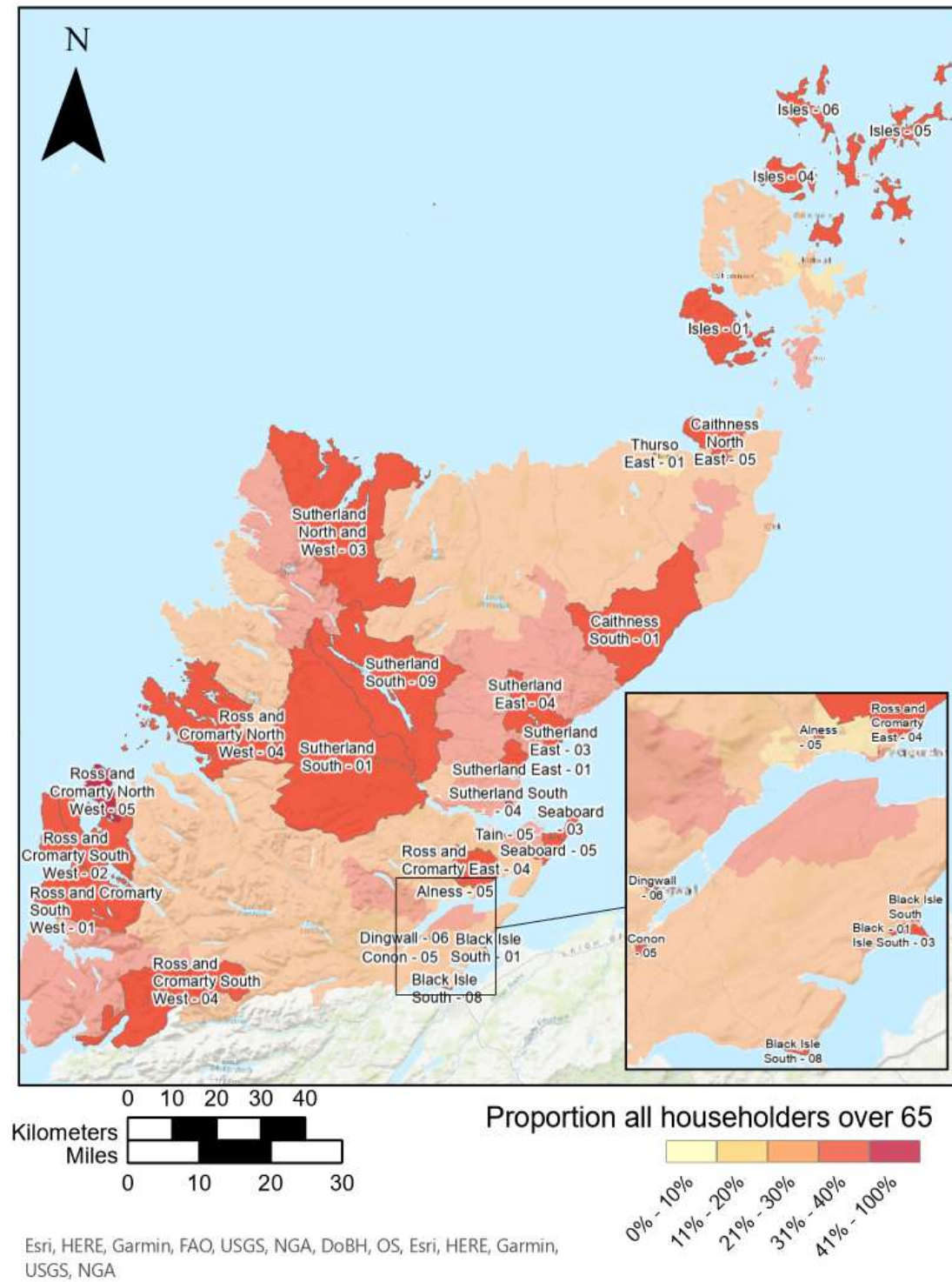


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Householders over 65

Data Zone Name*	Proportion all householders over 65
Alness - 05	35%
Black Isle South - 01	34%
Black Isle South - 02	39%
Black Isle South - 03	37%
Black Isle South - 08	37%
Caithness North East - 05	36%
Caithness South - 01	36%
Conon - 05	35%
Dingwall - 06	35%
Isles - 01	39%
Isles - 04	34%
Isles - 05	33%
Isles - 06	33%
Ross and Cromarty East - 04	38%
Ross and Cromarty North West - 04	33%
Ross and Cromarty North West - 05	41%
Ross and Cromarty South West - 01	34%
Ross and Cromarty South West - 02	34%
Ross and Cromarty South West - 04	40%
Seaboard - 03	35%
Seaboard - 05	37%
Sutherland East - 01	34%
Sutherland East - 03	43%
Sutherland East - 04	37%
Sutherland North and West - 03	34%
Sutherland South - 01	38%
Sutherland South - 04	42%
Sutherland South - 09	35%
Tain - 05	34%
Thurso East - 01	34%

*Sorted alphabetically

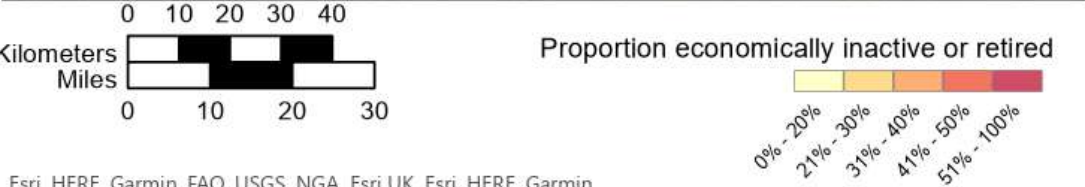
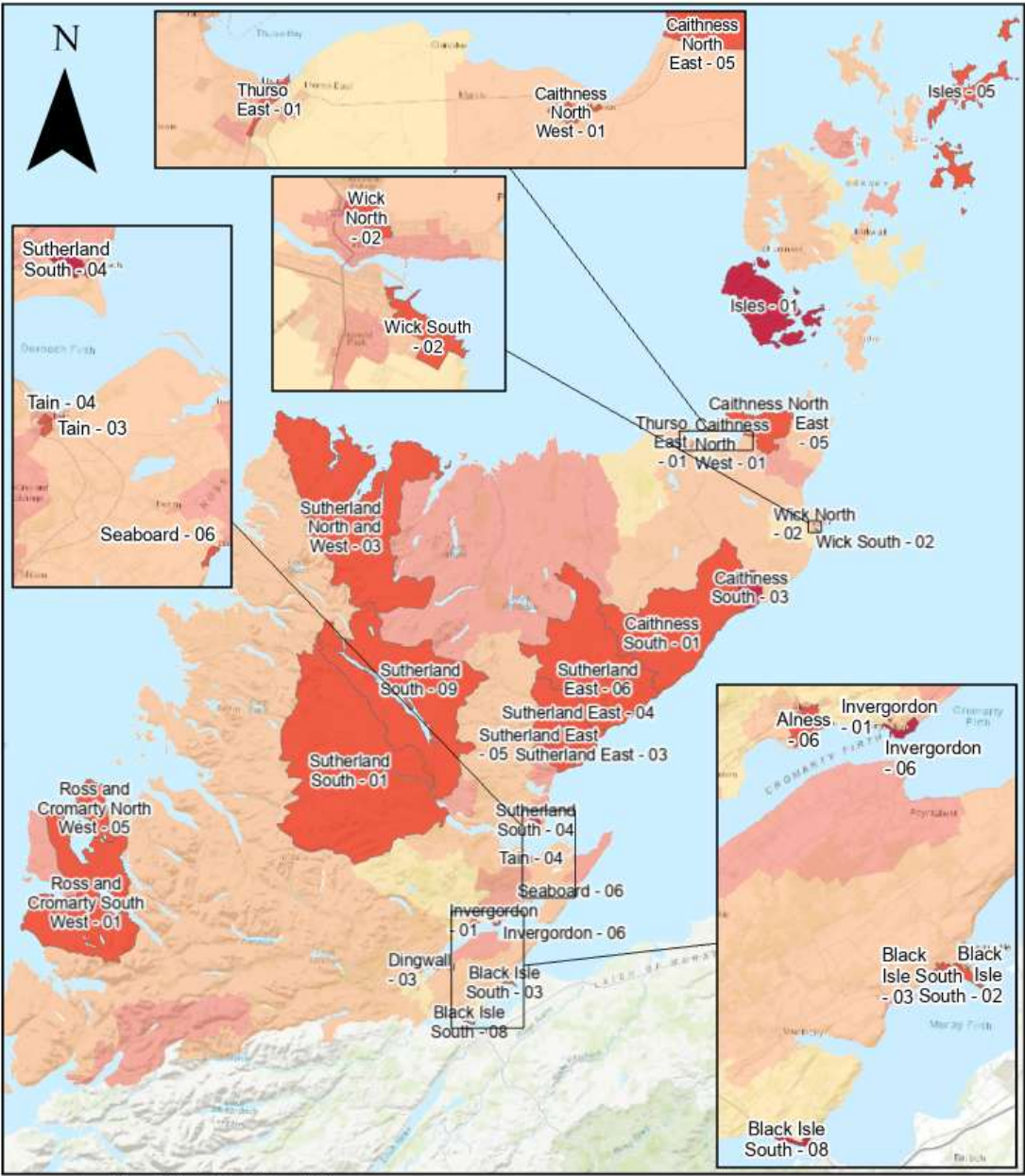


Economically inactive

Geographic Extent	Proportion HRP is economically inactive*
North Highland & Orkney	38%†
Highlands & Islands	37%†
National average	36%†

* Household Reference Person is unemployed but available to work, long-term sick or disabled, retired, or otherwise economically inactive.

† From Scotland Census 2022



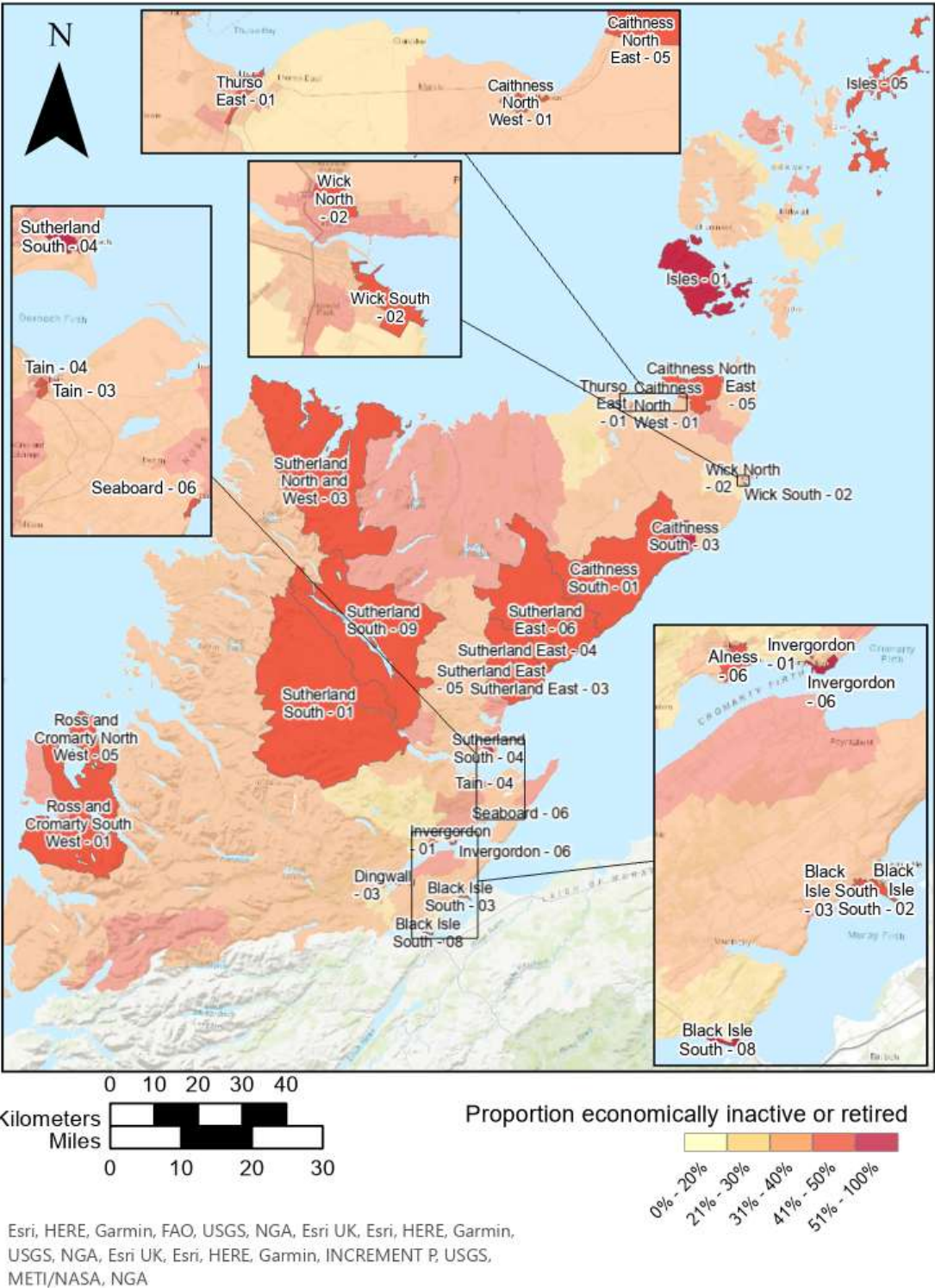
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Economically inactive

Data Zone Name*	Proportion HRP economically inactive
Alness - 06	44%
Black Isle South - 02	49%
Black Isle South - 03	45%
Black Isle South - 08	50%
Caithness North East - 05	46%
Caithness North West - 01	43%
Caithness South - 01	49%
Caithness South - 03	51%
Dingwall - 03	48%
Invergordon - 01	47%
Invergordon - 06	50%
Isles - 01	51%
Isles - 05	43%
Ross and Cromarty North West - 05	50%
Ross and Cromarty South West - 01	43%
Seaboard - 06	44%
Sutherland East - 02	47%
Sutherland East - 03	51%
Sutherland East - 04	47%
Sutherland East - 05	47%
Sutherland East - 06	47%
Sutherland North and West - 03	44%
Sutherland South - 01	46%
Sutherland South - 04	52%
Sutherland South - 09	45%
Tain - 03	47%
Tain - 04	45%
Thurso East - 01	50%
Wick North - 02	44%
Wick South - 02	47%

*Sorted alphabetically



Your route to low-carbon living.

changeworks.org.uk
Edinburgh: 0131 555 4010
Inverness: 01463 259 730
ask@changeworks.org.uk



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