

CHANGEWORKS.

HES Highlands & Islands data pack

-

South Highland - Lochaber

15/04/2026

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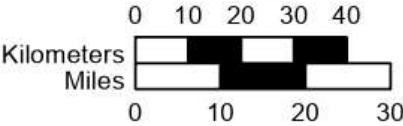
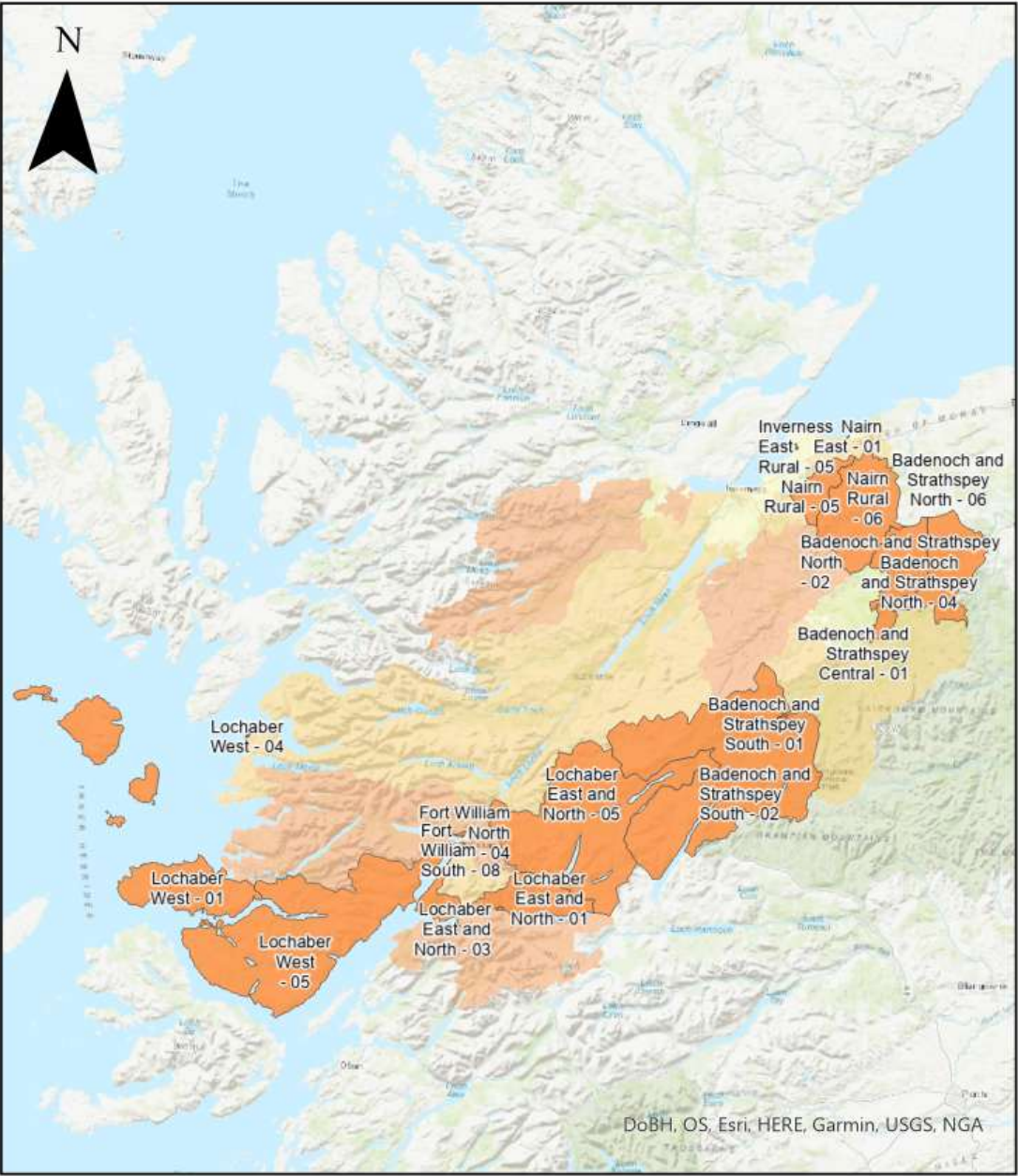
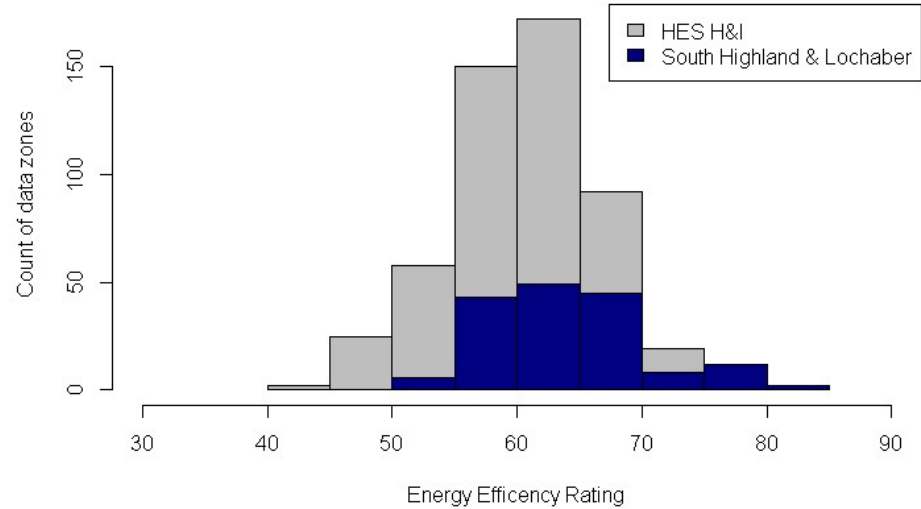
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Energy efficiency

Geographic Extent	Energy Efficiency Rating
South Highland & Lochaber	64.0*
Highlands & Islands	60.9*
National average	67.5†

* From Home Analytics
† From Scottish House Condition Survey 2024

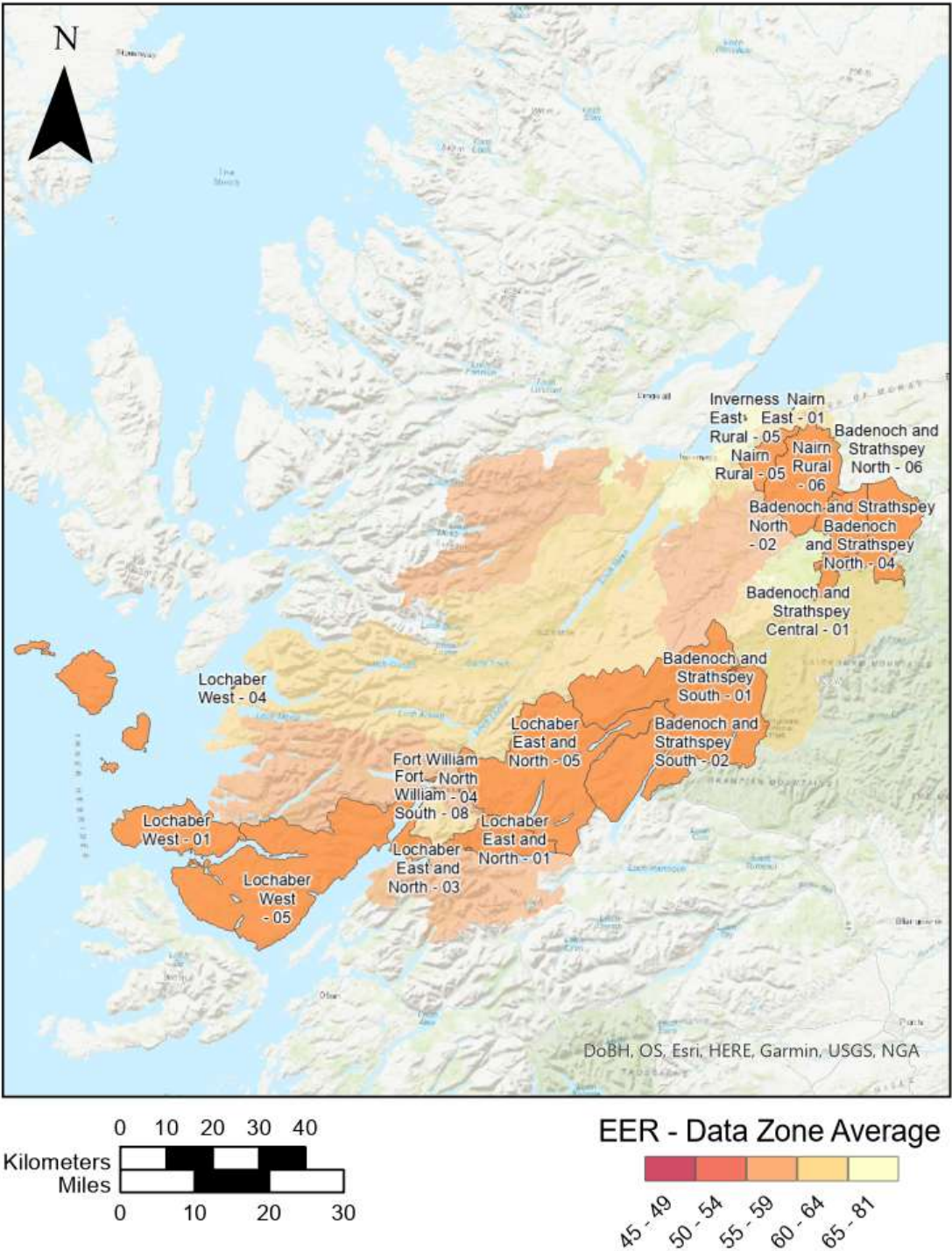
Distribution of Energy Efficiency Ratings



Energy efficiency

Data Zone Name*	Average EER	Proportion below band C
Badenoch and Strathspey Central - 01	57.2	76%
Badenoch and Strathspey Central - 05	56.4	75%
Badenoch and Strathspey North - 02	55.4	66%
Badenoch and Strathspey North - 03	57.7	76%
Badenoch and Strathspey North - 04	54.3	81%
Badenoch and Strathspey North - 05	56.4	72%
Badenoch and Strathspey North - 06	55.8	69%
Badenoch and Strathspey South - 01	56.9	71%
Badenoch and Strathspey South - 02	57.2	64%
Badenoch and Strathspey South - 03	54.8	73%
Badenoch and Strathspey South - 04	57.9	73%
Fort William North - 03	56.6	80%
Fort William North - 04	57.8	72%
Fort William North - 06	56.2	82%
Fort William South - 01	57.1	67%
Fort William South - 02	57.3	73%
Fort William South - 03	56.4	78%
Fort William South - 05	56.6	84%
Fort William South - 08	56.2	89%
Inverness East Rural - 05	53.7	84%
Lochaber East and North - 01	57.0	71%
Lochaber East and North - 03	55.1	80%
Lochaber East and North - 04	55.0	84%
Lochaber East and North - 05	57.4	65%
Lochaber West - 01	55.4	70%
Lochaber West - 04	52.4	87%
Lochaber West - 05	57.1	67%
Nairn East - 01	57.8	81%
Nairn Rural - 05	55.0	70%
Nairn Rural - 06	54.6	78%

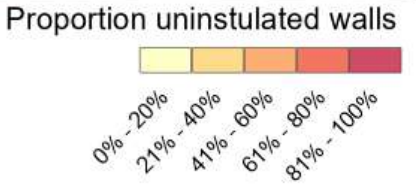
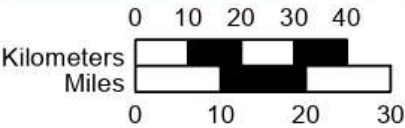
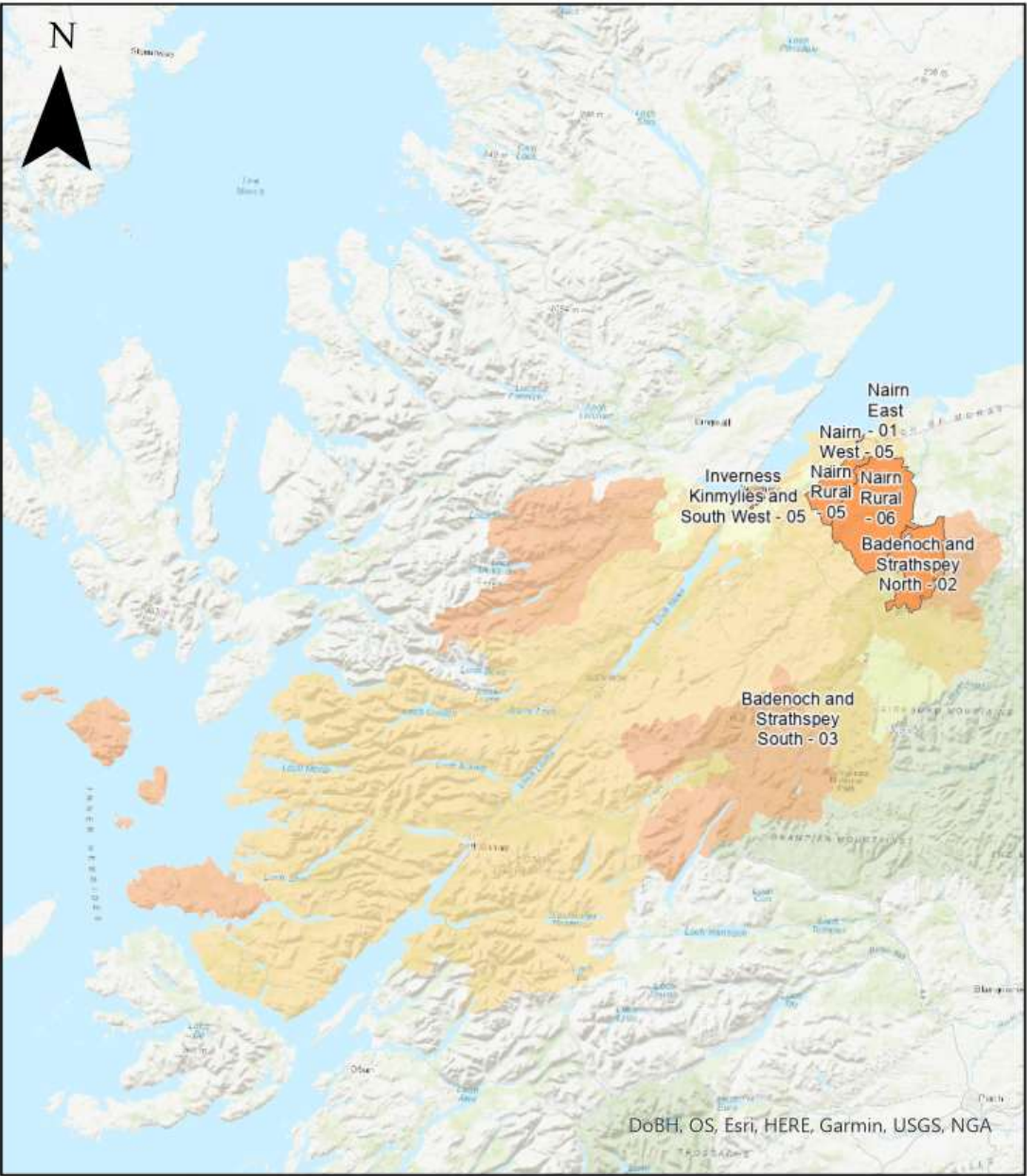
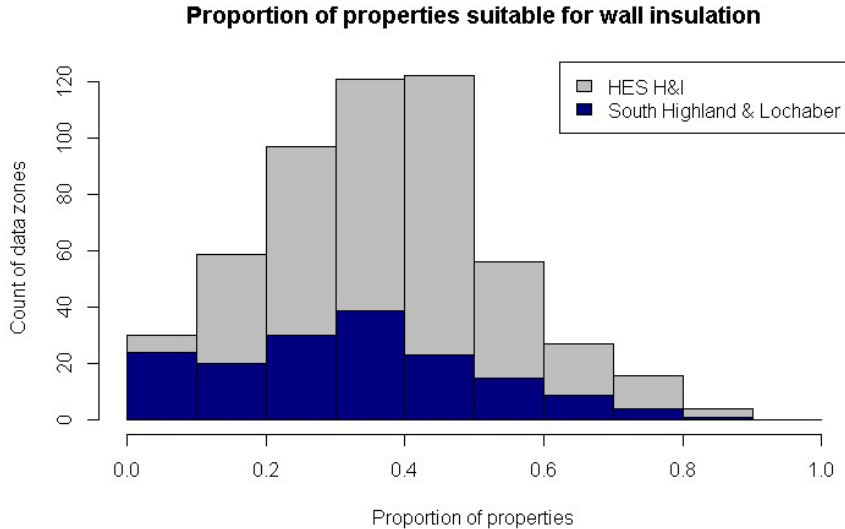
*Sorted alphabetically



Uninsulated walls

Geographic Extent	Proportion of properties with uninsulated walls
South Highland & Lochaber	32%*
Highlands & Islands	37%*
National average	42%†

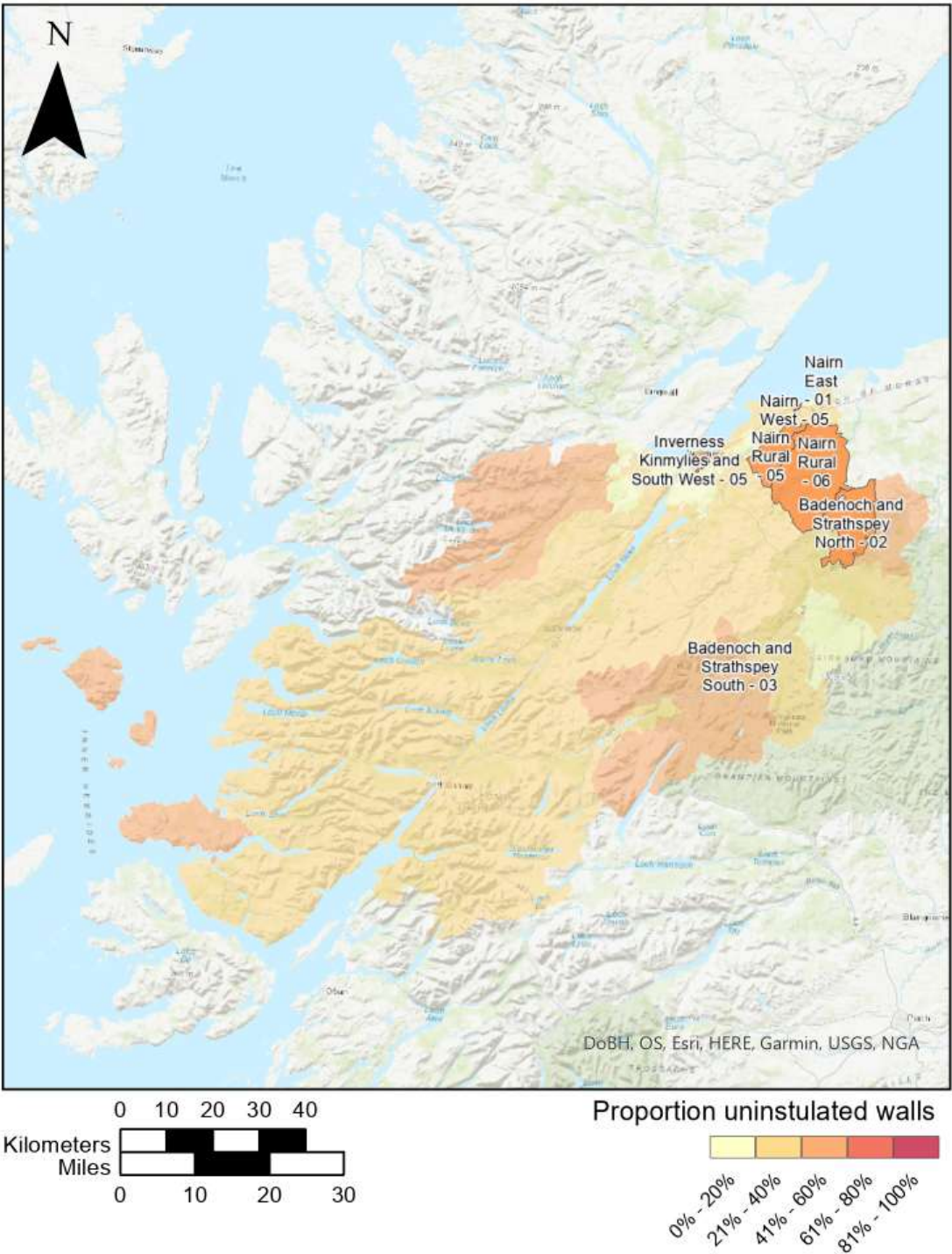
* From Home Analytics
† From Scottish House Condition Survey 2024



Uninsulated walls

Data Zone Name*	Proportion uninsulated walls
Badenoch and Strathspey North - 02	55%
Badenoch and Strathspey South - 03	54%
Inverness Ballifeary and Dalneigh - 01	72%
Inverness Ballifeary and Dalneigh - 03	71%
Inverness Ballifeary and Dalneigh - 04	69%
Inverness Ballifeary and Dalneigh - 06	63%
Inverness Central, Raigmore and Longman - 03	56%
Inverness Central, Raigmore and Longman - 06	63%
Inverness Crown and Haugh - 02	55%
Inverness Crown and Haugh - 03	54%
Inverness Crown and Haugh - 04	83%
Inverness Crown and Haugh - 05	60%
Inverness Drummond - 03	63%
Inverness Hilton - 01	54%
Inverness Hilton - 02	59%
Inverness Hilton - 04	53%
Inverness Kinmylies and South West - 05	63%
Inverness Lochardil and Holm Mains - 03	51%
Inverness Muirtown - 01	79%
Inverness Muirtown - 03	67%
Inverness Muirtown - 04	55%
Inverness Muirtown - 05	72%
Inverness Scorguie - 04	56%
Inverness Smithton - 01	53%
Nairn East - 01	64%
Nairn East - 02	64%
Nairn Rural - 05	50%
Nairn Rural - 06	55%
Nairn West - 02	50%
Nairn West - 05	63%

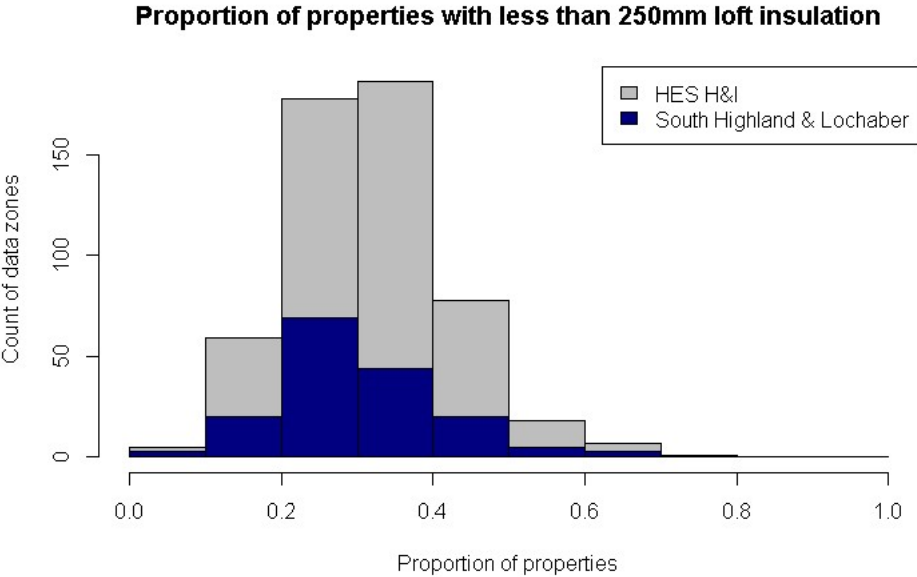
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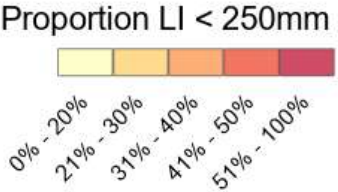
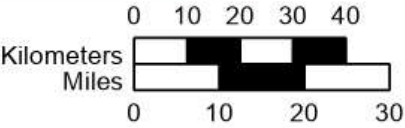
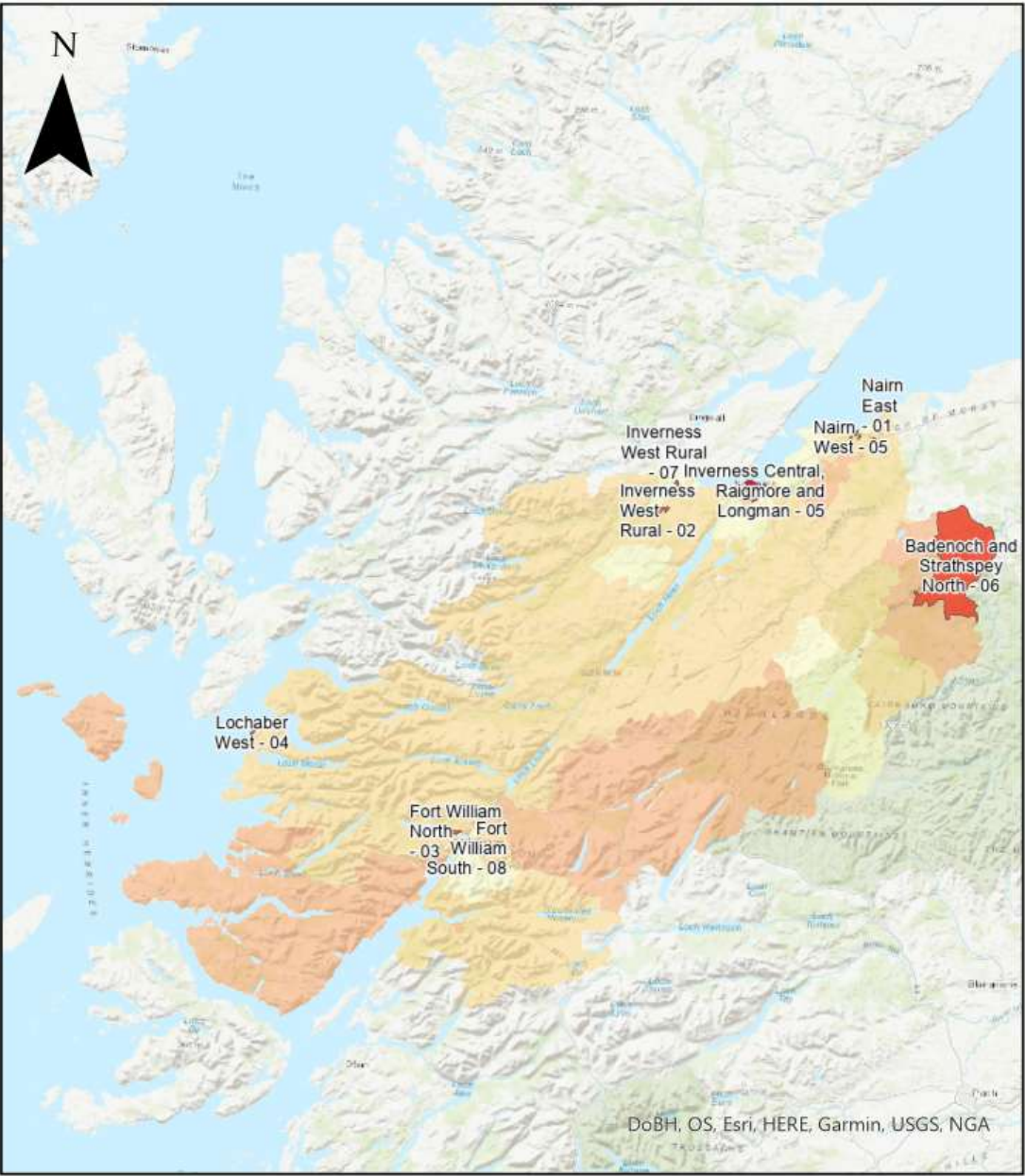
Uninsulated lofts

Geographic Extent	Proportion with under 200†/250*mm loft insulation
South Highland & Lochaber	31%*
Highlands & Islands	32%*
National average	33%†

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



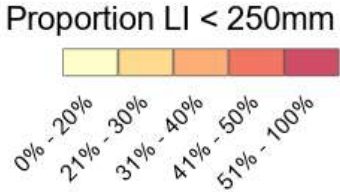
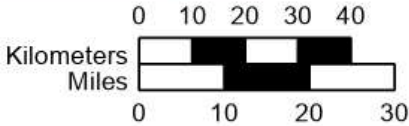
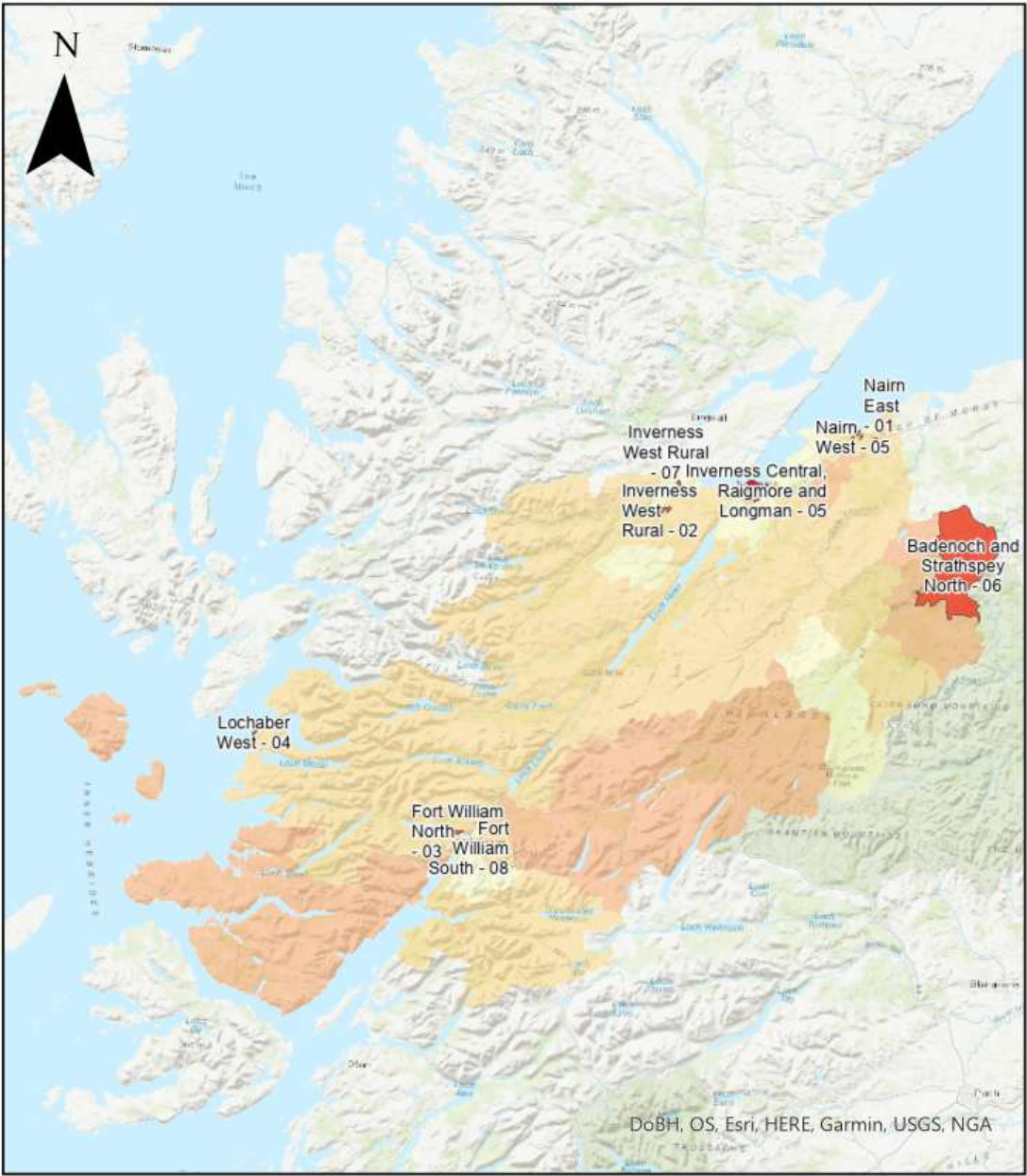
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Uninsulated lofts

Data Zone Name*	Proportion with less than 250 mm
Badenoch and Strathspey North - 06	40%
Fort William North - 03	41%
Fort William South - 02	55%
Fort William South - 07	41%
Fort William South - 08	62%
Inverness Ballifeary and Dalneigh - 01	43%
Inverness Central, Raigmore and Longman - 01	61%
Inverness Central, Raigmore and Longman - 02	50%
Inverness Central, Raigmore and Longman - 03	45%
Inverness Central, Raigmore and Longman - 05	65%
Inverness Crown and Haugh - 03	50%
Inverness Crown and Haugh - 04	44%
Inverness Drummond - 03	41%
Inverness Hilton - 05	42%
Inverness Inshes - 03	41%
Inverness Muirtown - 01	46%
Inverness Muirtown - 02	42%
Inverness Muirtown - 04	45%
Inverness Muirtown - 05	52%
Inverness Scorguie - 04	46%
Inverness Scorguie - 05	40%
Inverness West Rural - 02	41%
Inverness West Rural - 07	47%
Lochaber West - 04	41%
Nairn East - 01	70%
Nairn East - 02	56%
Nairn East - 04	50%
Nairn Rural - 03	48%
Nairn West - 01	44%
Nairn West - 05	41%

*Sorted alphabetically

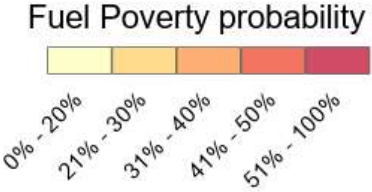
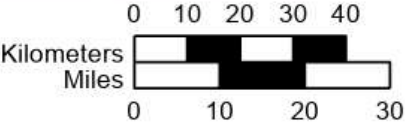
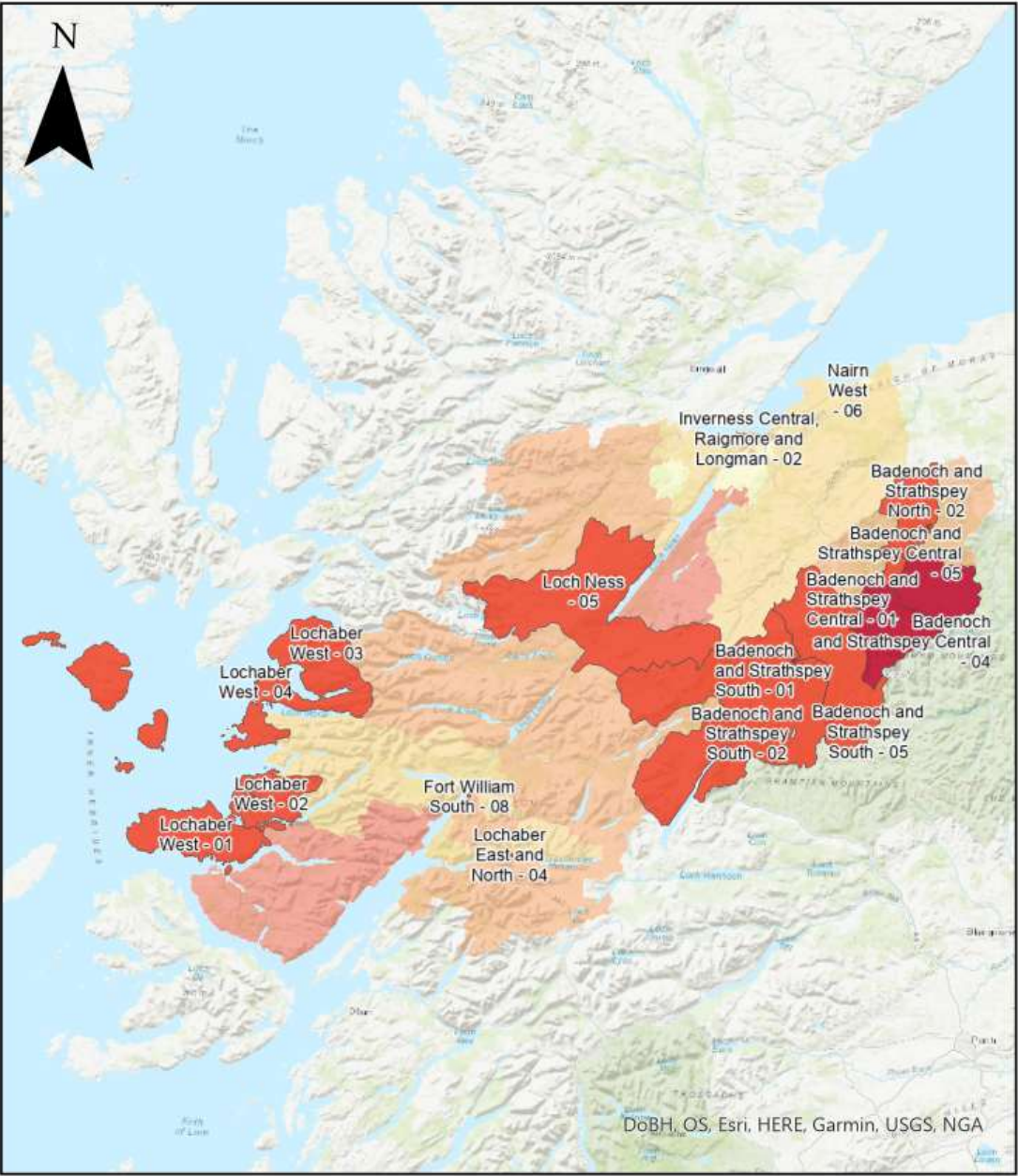
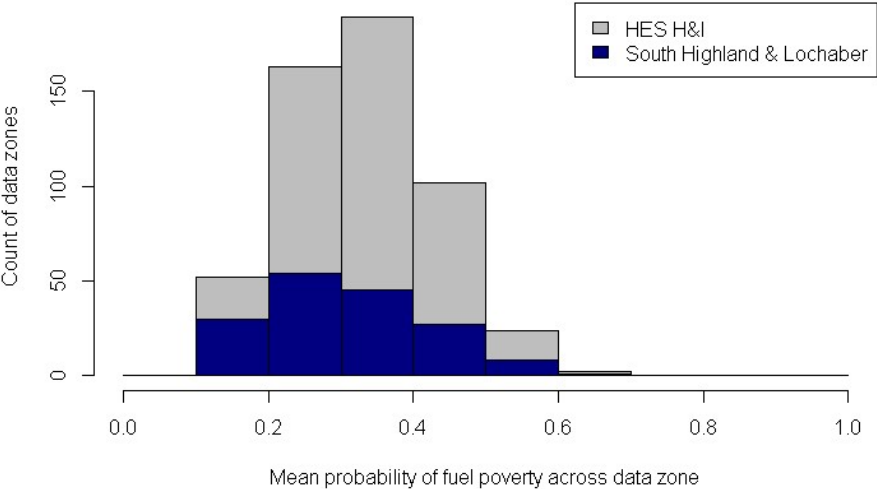


Fuel Poverty probability

Geographic Extent	Fuel Poverty prevalence (%)
South Highland & Lochaber	31%*
Highlands & Islands	33%*
National average	31%†

* From Home Analytics
† From Scottish House Condition Survey 2024

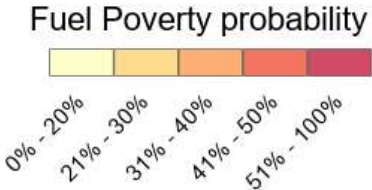
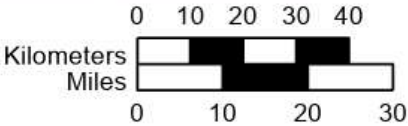
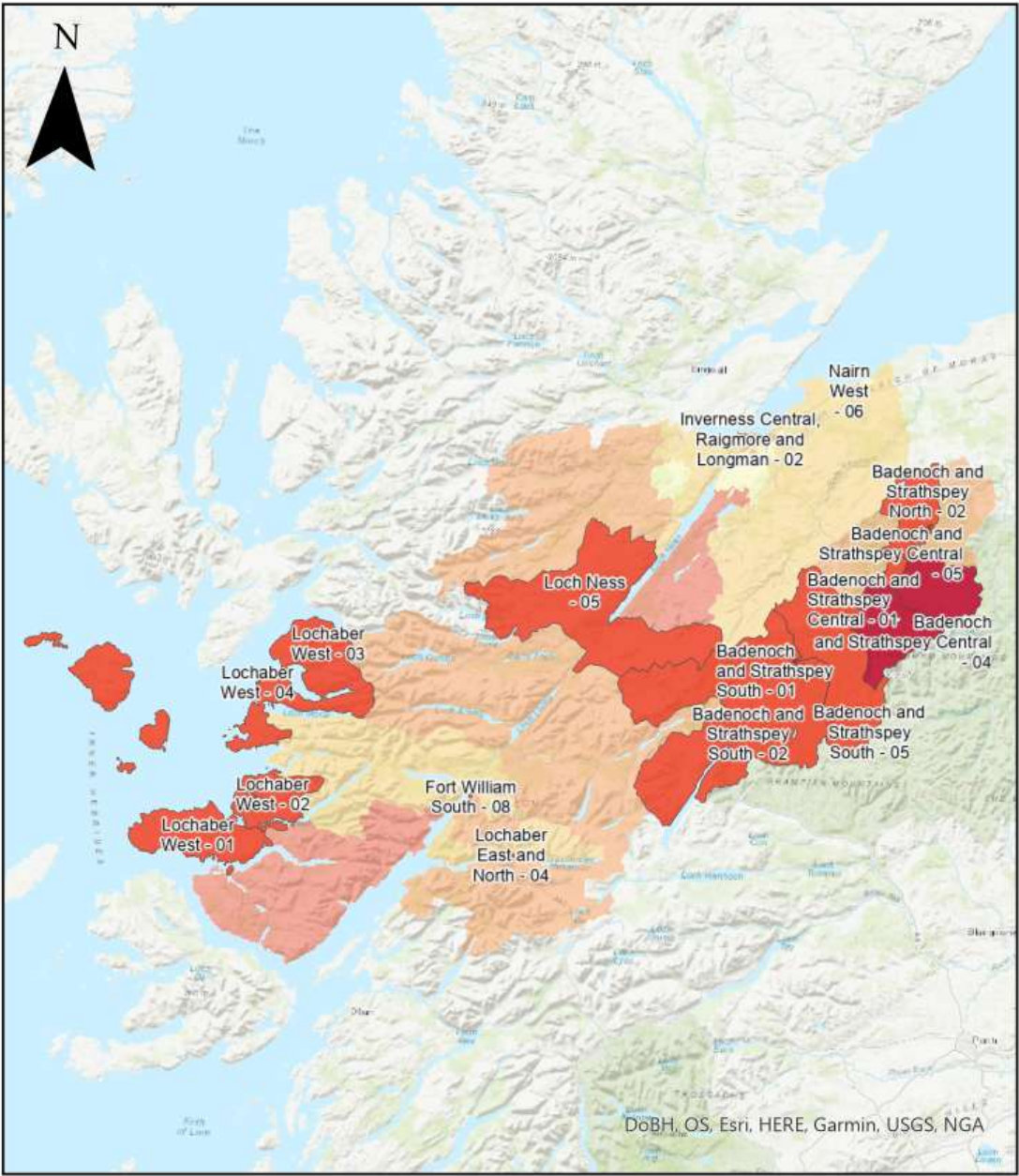
Distribution of probabilities of household fuel poverty



Fuel Poverty probability

Data Zone Name*	Average Fuel Poverty probability
Badenoch and Strathspey Central - 01	61%
Badenoch and Strathspey Central - 02	56%
Badenoch and Strathspey Central - 03	53%
Badenoch and Strathspey Central - 04	55%
Badenoch and Strathspey Central - 05	49%
Badenoch and Strathspey North - 01	54%
Badenoch and Strathspey North - 02	44%
Badenoch and Strathspey North - 03	47%
Badenoch and Strathspey North - 04	54%
Badenoch and Strathspey North - 05	48%
Badenoch and Strathspey South - 01	48%
Badenoch and Strathspey South - 02	45%
Badenoch and Strathspey South - 03	47%
Badenoch and Strathspey South - 04	55%
Badenoch and Strathspey South - 05	49%
Fort William North - 02	43%
Fort William South - 04	44%
Fort William South - 07	47%
Fort William South - 08	50%
Inverness Central, Raigmore and Longman - 02	43%
Inverness Merkinch - 01	42%
Inverness Merkinch - 02	44%
Inverness Merkinch - 04	47%
Loch Ness - 05	42%
Lochaber East and North - 04	59%
Lochaber West - 01	43%
Lochaber West - 02	43%
Lochaber West - 03	46%
Lochaber West - 04	44%
Nairn West - 06	43%

*Sorted alphabetical

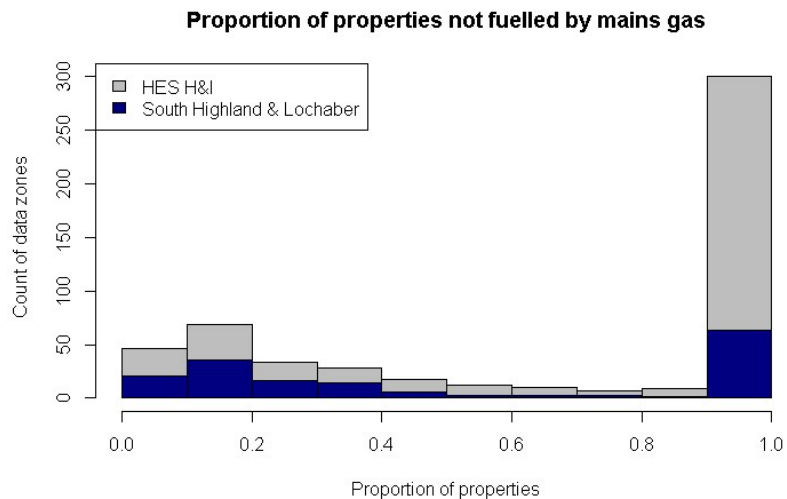


Non-mains gas fuelled properties

Geographic Extent	Not fuelled by mains gas (%)
South Highland & Lochaber	33%*
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>



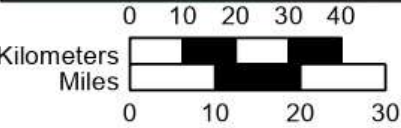
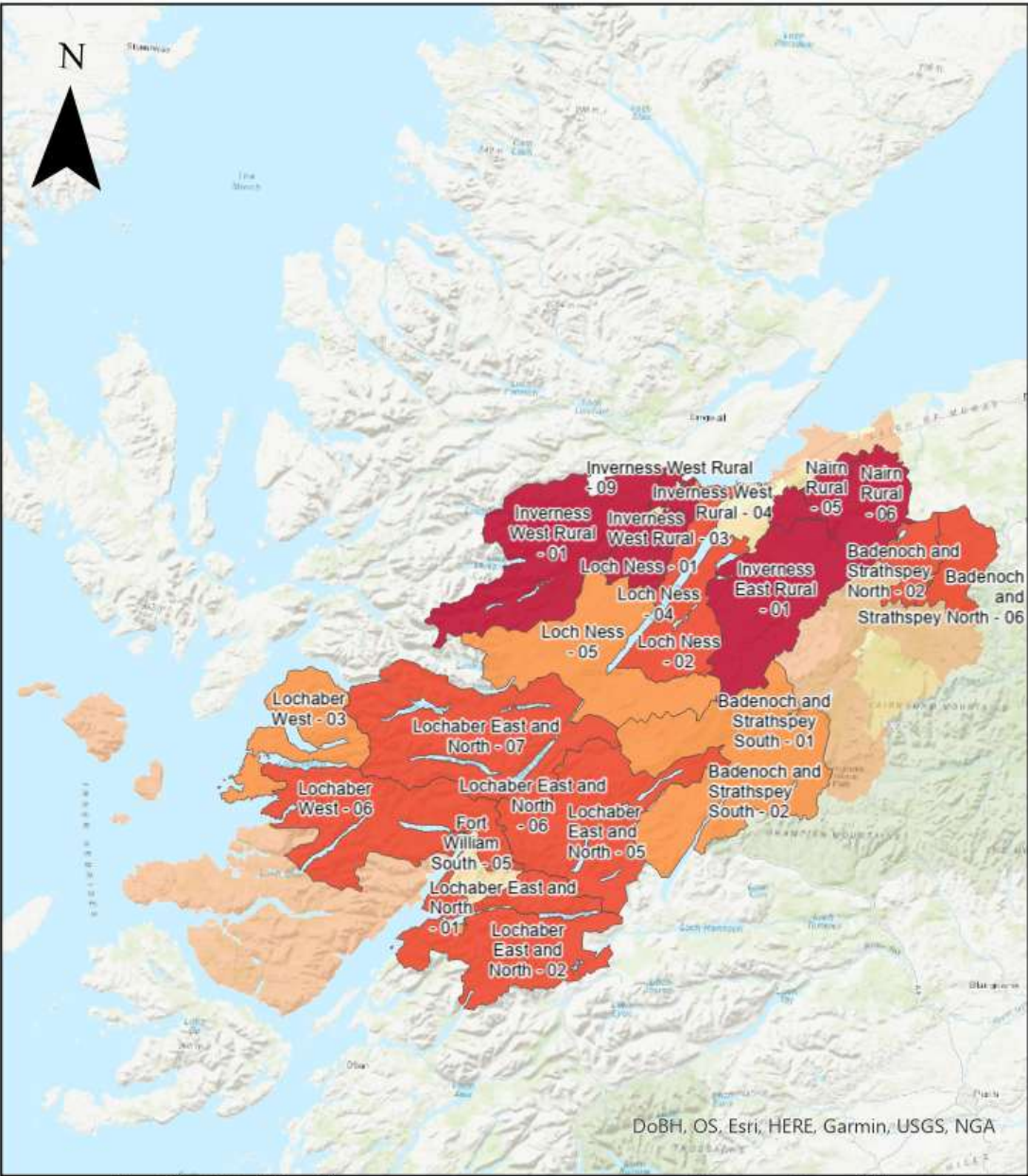
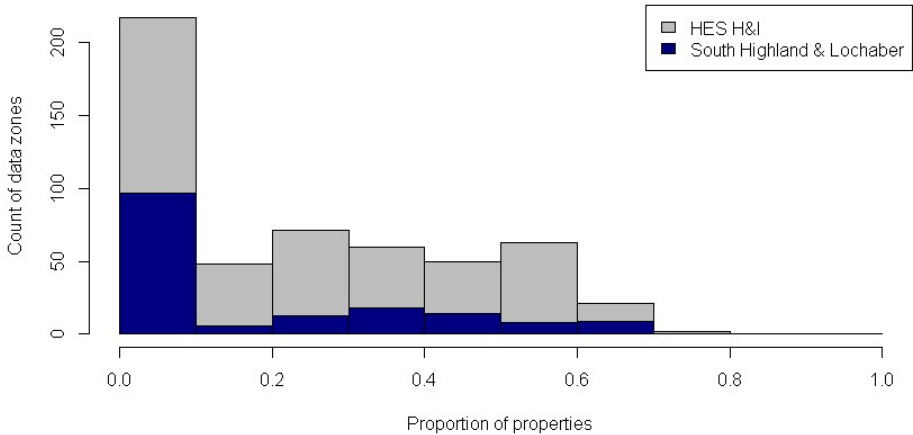
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Oil fuelled properties

Geographic Extent	Fuelled by oil (%)
South Highland & Lochaber	17%*
Highlands & Islands	23%*
National average	6%†

* From Home Analytics
† From Scottish House Condition Survey 2024

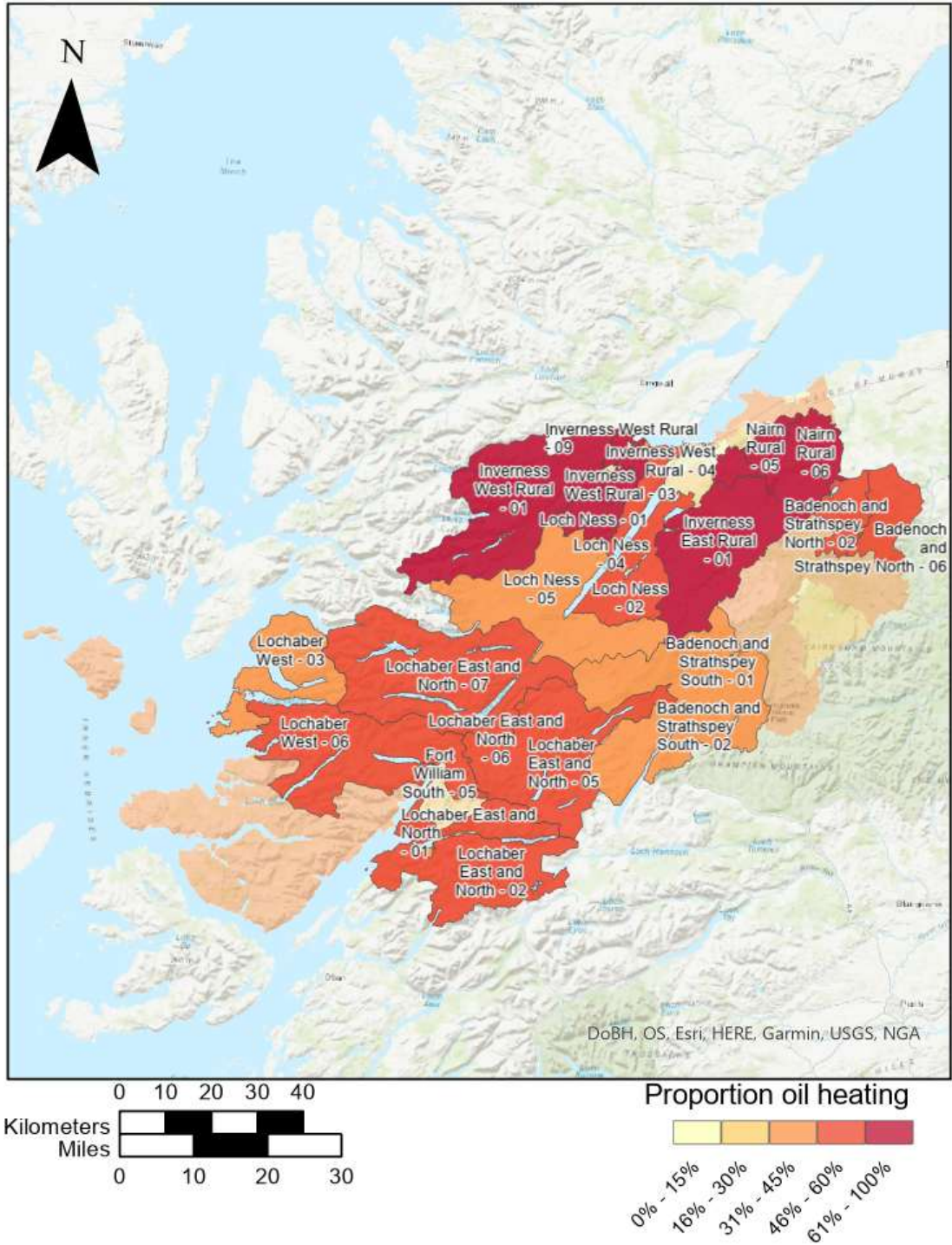
Proportion of properties with oil-fuelled heating



Oil fuelled properties

Data Zone Name*	Proportion with oil heating
Badenoch and Strathspey North - 02	48%
Badenoch and Strathspey North - 06	58%
Badenoch and Strathspey South - 01	43%
Badenoch and Strathspey South - 02	44%
Fort William North - 03	45%
Fort William North - 04	57%
Fort William South - 01	47%
Fort William South - 05	42%
Inverness East Rural - 01	61%
Inverness East Rural - 02	68%
Inverness West Rural - 01	61%
Inverness West Rural - 03	69%
Inverness West Rural - 04	52%
Inverness West Rural - 05	62%
Inverness West Rural - 08	41%
Inverness West Rural - 09	63%
Loch Ness - 01	62%
Loch Ness - 02	53%
Loch Ness - 04	47%
Loch Ness - 05	43%
Lochaber East and North - 01	57%
Lochaber East and North - 02	53%
Lochaber East and North - 03	42%
Lochaber East and North - 05	49%
Lochaber East and North - 06	51%
Lochaber East and North - 07	55%
Lochaber West - 03	43%
Lochaber West - 06	45%
Nairn Rural - 05	68%
Nairn Rural - 06	62%

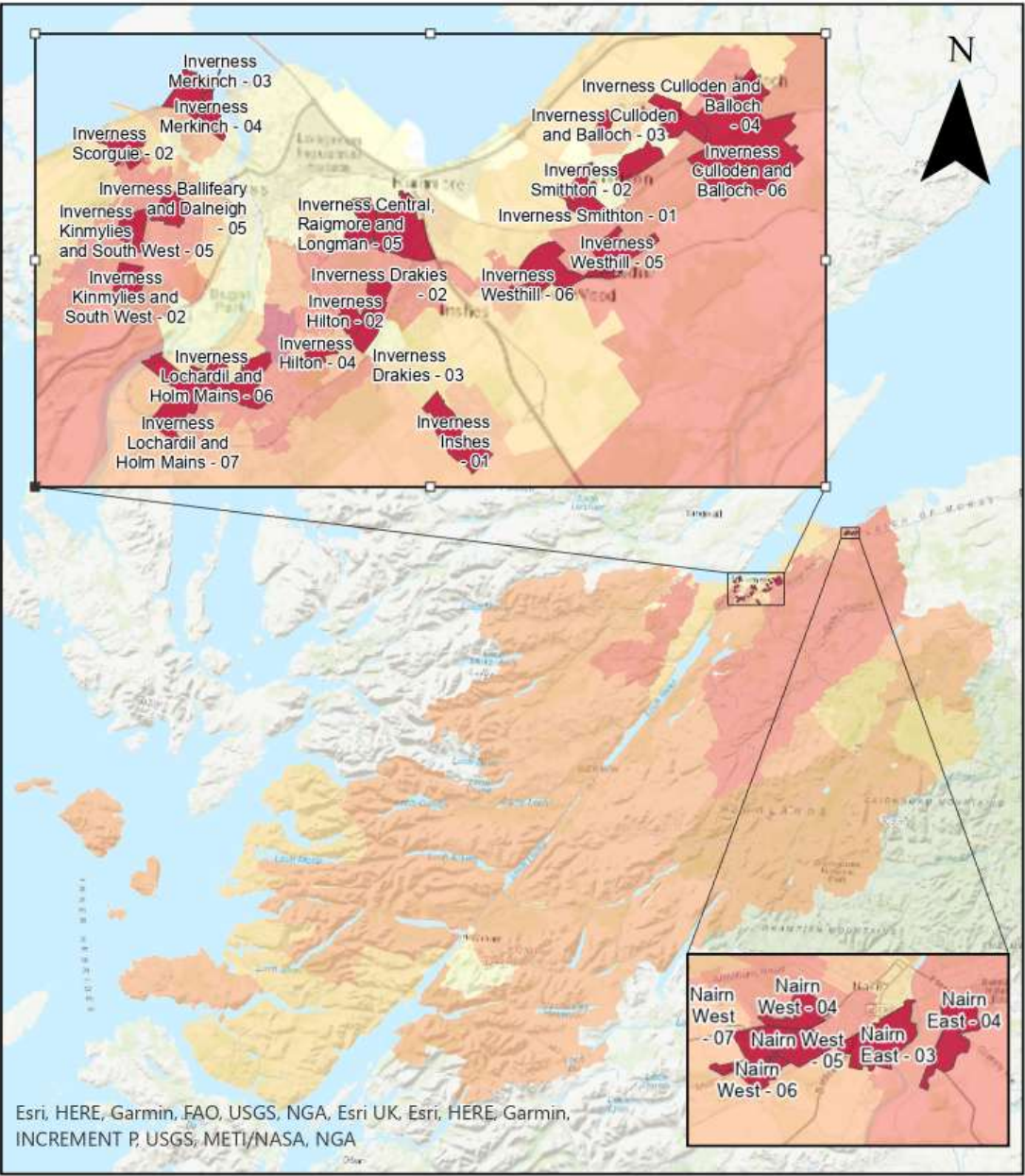
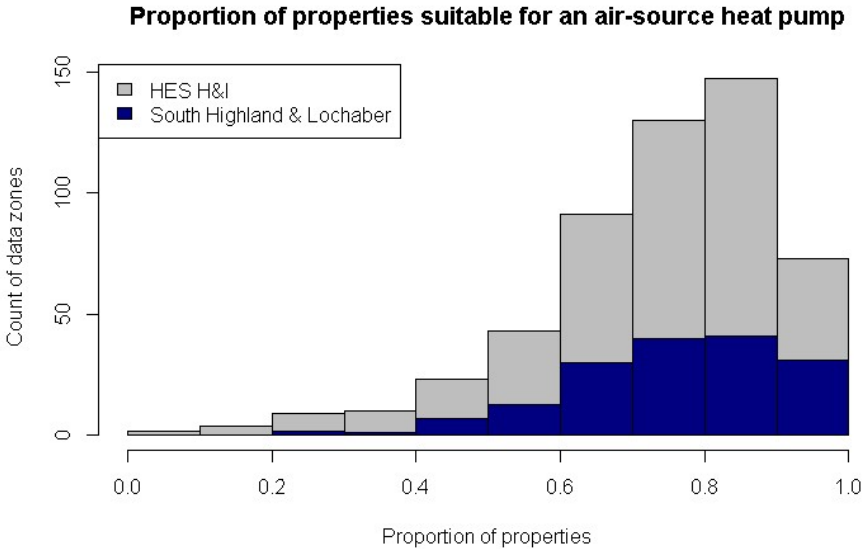
*Sorted alphabetically



ASHP suitability

Geographic Extent	Proportion suitable for ASHP
South Highland & Lochaber	76%*
Highlands & Islands	74%*
National average†	--

* From Home Analytics
† From Scottish House Condition Survey 2024

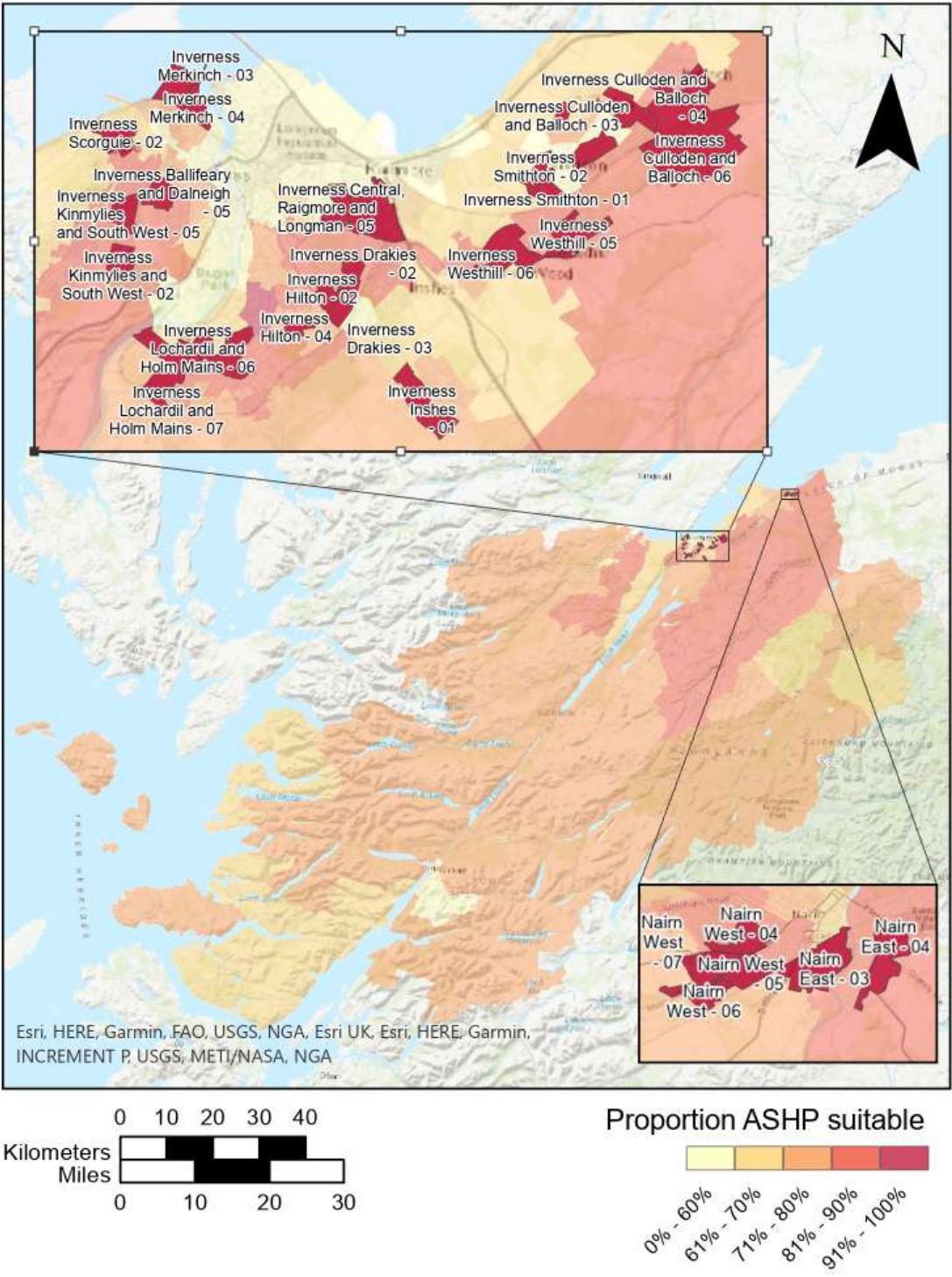


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ASHP suitability

Data Zone Name*	Proportion ASHP suitable
Inverness Ballifeary and Dalneigh - 05	97%
Inverness Central, Raigmore and Longman - 05	99%
Inverness Central, Raigmore and Longman - 06	91%
Inverness Culloden and Balloch - 03	94%
Inverness Culloden and Balloch - 04	99%
Inverness Culloden and Balloch - 06	91%
Inverness Drakies - 02	100%
Inverness Drakies - 03	99%
Inverness Hilton - 02	99%
Inverness Hilton - 04	94%
Inverness Inshes - 01	99%
Inverness Kinmylies and South West - 02	96%
Inverness Kinmylies and South West - 05	95%
Inverness Lochardil and Holm Mains - 03	93%
Inverness Lochardil and Holm Mains - 06	92%
Inverness Lochardil and Holm Mains - 07	97%
Inverness Merkinch - 03	94%
Inverness Merkinch - 04	93%
Inverness Scorguie - 02	97%
Inverness Smithton - 01	98%
Inverness Smithton - 02	99%
Inverness Smithton - 03	99%
Inverness Westhill - 05	98%
Inverness Westhill - 06	91%
Nairn East - 03	94%
Nairn East - 04	99%
Nairn West - 04	96%
Nairn West - 05	98%
Nairn West - 06	98%
Nairn West - 07	94%

*Sorted alphabetically

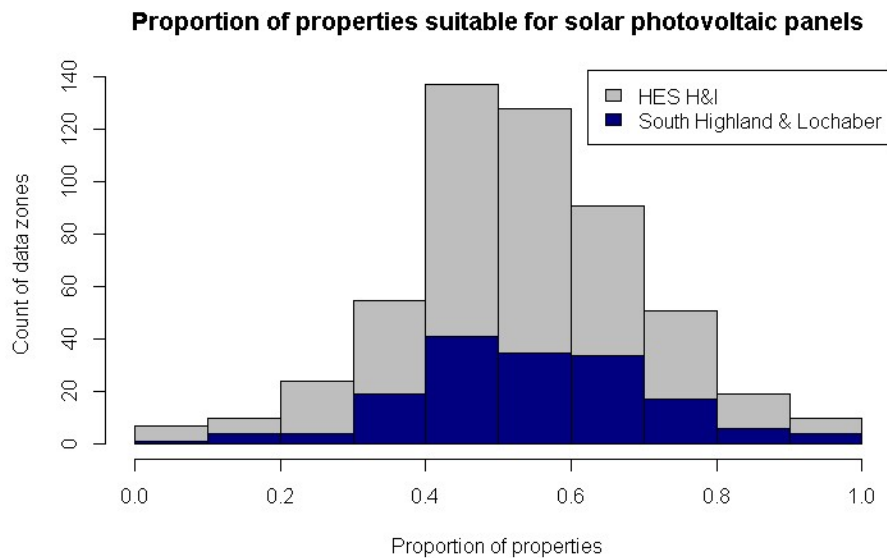


Solar PV suitability

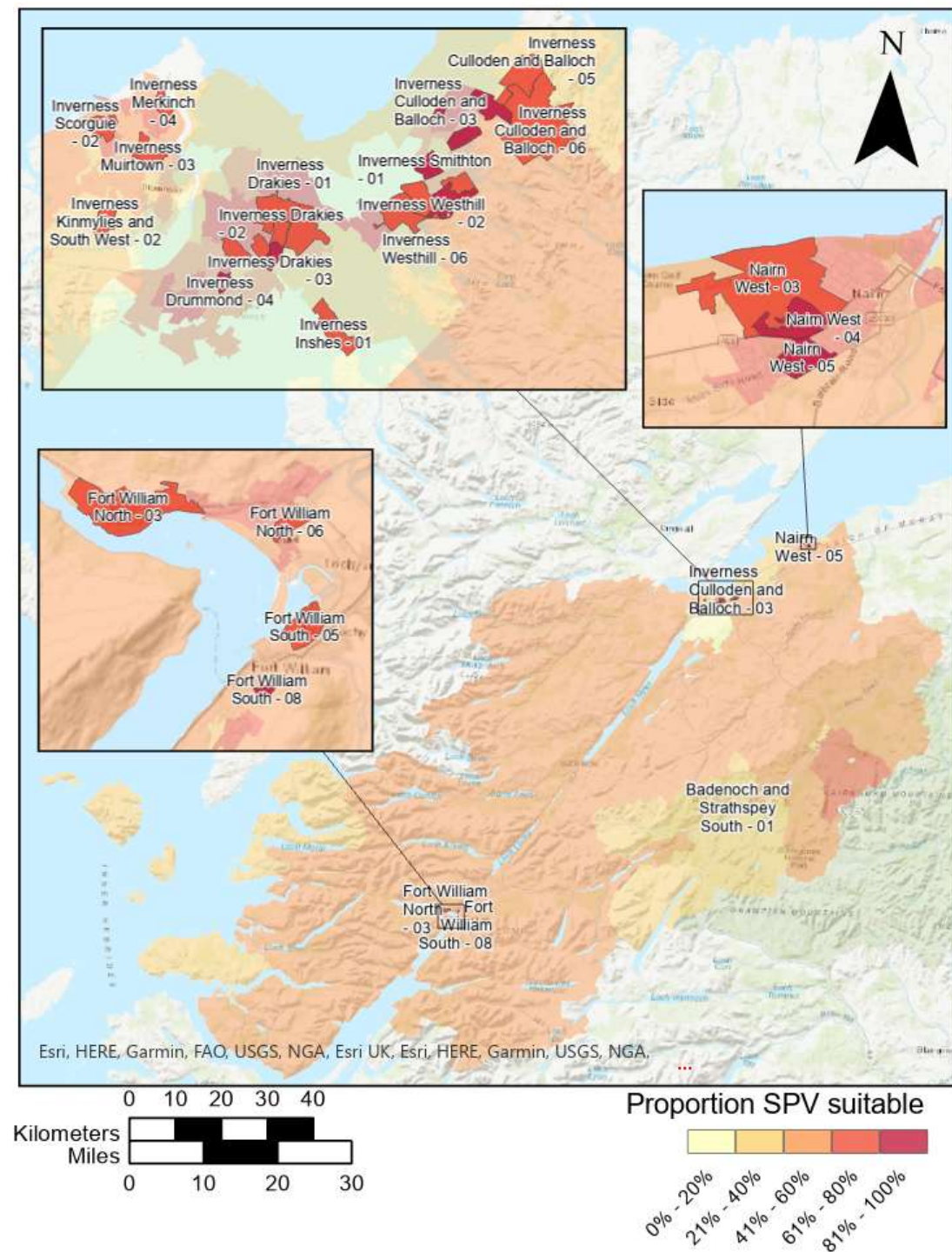
Geographic Extent	Proportion suitable for solar PV panels
South Highland & Lochaber	54%*
Highlands & Islands	53%*
National average†	--

* From Home Analytics

† From Scottish House Condition Survey 2024



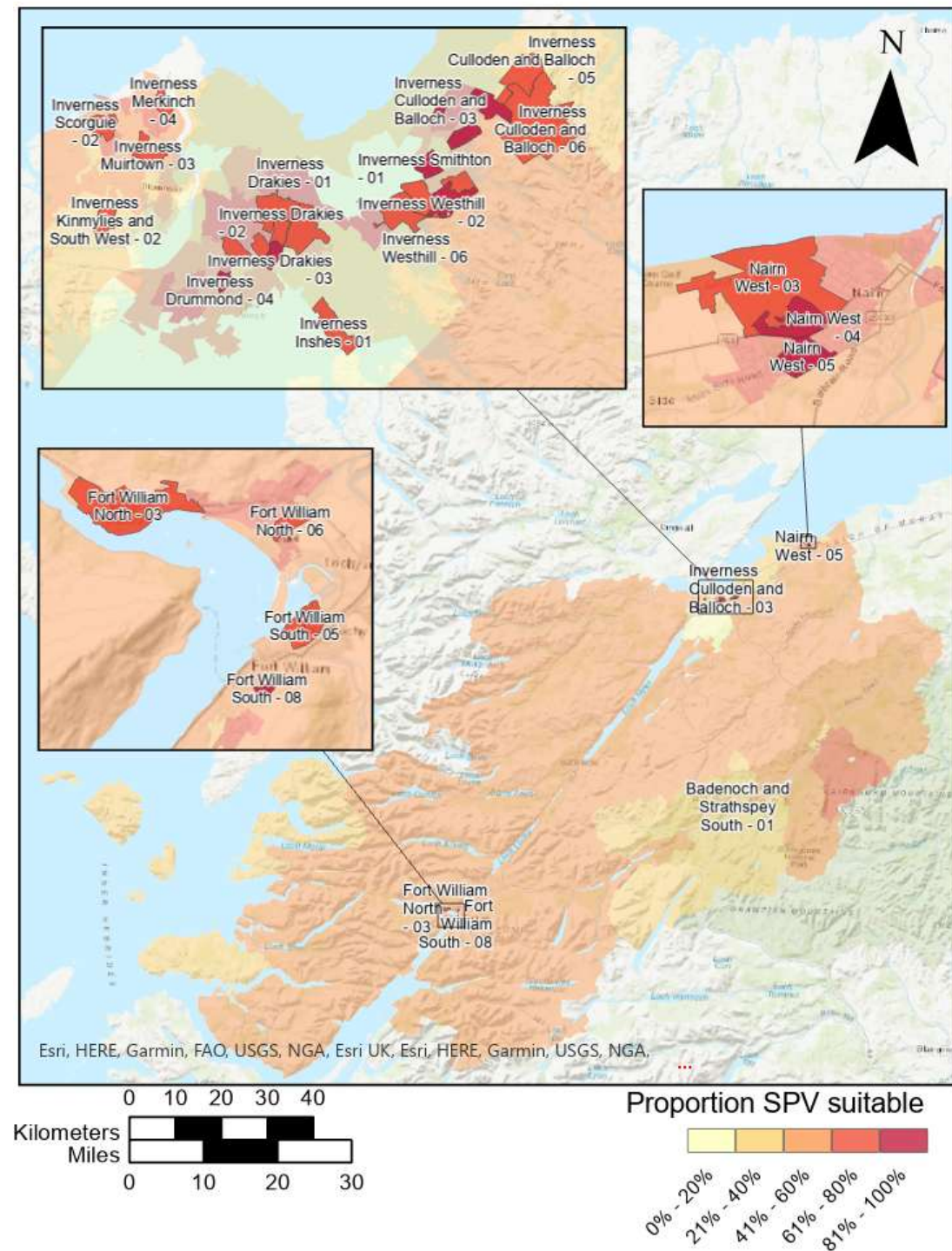
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Solar PV suitability

Data Zone Name*	Proportion SPV suitable	SPV potential (kWh/kWp/yr)
Badenoch and Strathspey South - 01	70%	798
Fort William North - 03	73%	816
Fort William North - 06	76%	786
Fort William South - 05	73%	802
Fort William South - 08	89%	798
Inverness Culloden and Balloch - 03	88%	782
Inverness Culloden and Balloch - 04	84%	789
Inverness Culloden and Balloch - 05	72%	789
Inverness Culloden and Balloch - 06	75%	788
Inverness Drakies - 01	73%	791
Inverness Drakies - 02	73%	795
Inverness Drakies - 03	92%	793
Inverness Drummond - 01	72%	790
Inverness Drummond - 04	89%	785
Inverness Hilton - 02	75%	801
Inverness Inshes - 01	76%	791
Inverness Inshes - 06	72%	789
Inverness Kinmylies and South West - 02	73%	786
Inverness Merkinch - 04	73%	767
Inverness Muirtown - 03	70%	783
Inverness Scorguie - 02	69%	798
Inverness Smithton - 01	91%	785
Inverness Smithton - 03	94%	784
Inverness Westhill - 02	70%	793
Inverness Westhill - 04	75%	782
Inverness Westhill - 05	84%	785
Inverness Westhill - 06	70%	795
Nairn West - 03	74%	790
Nairn West - 04	85%	787
Nairn West - 05	98%	782

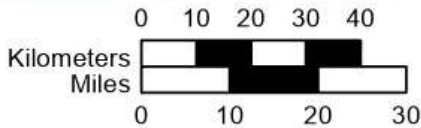
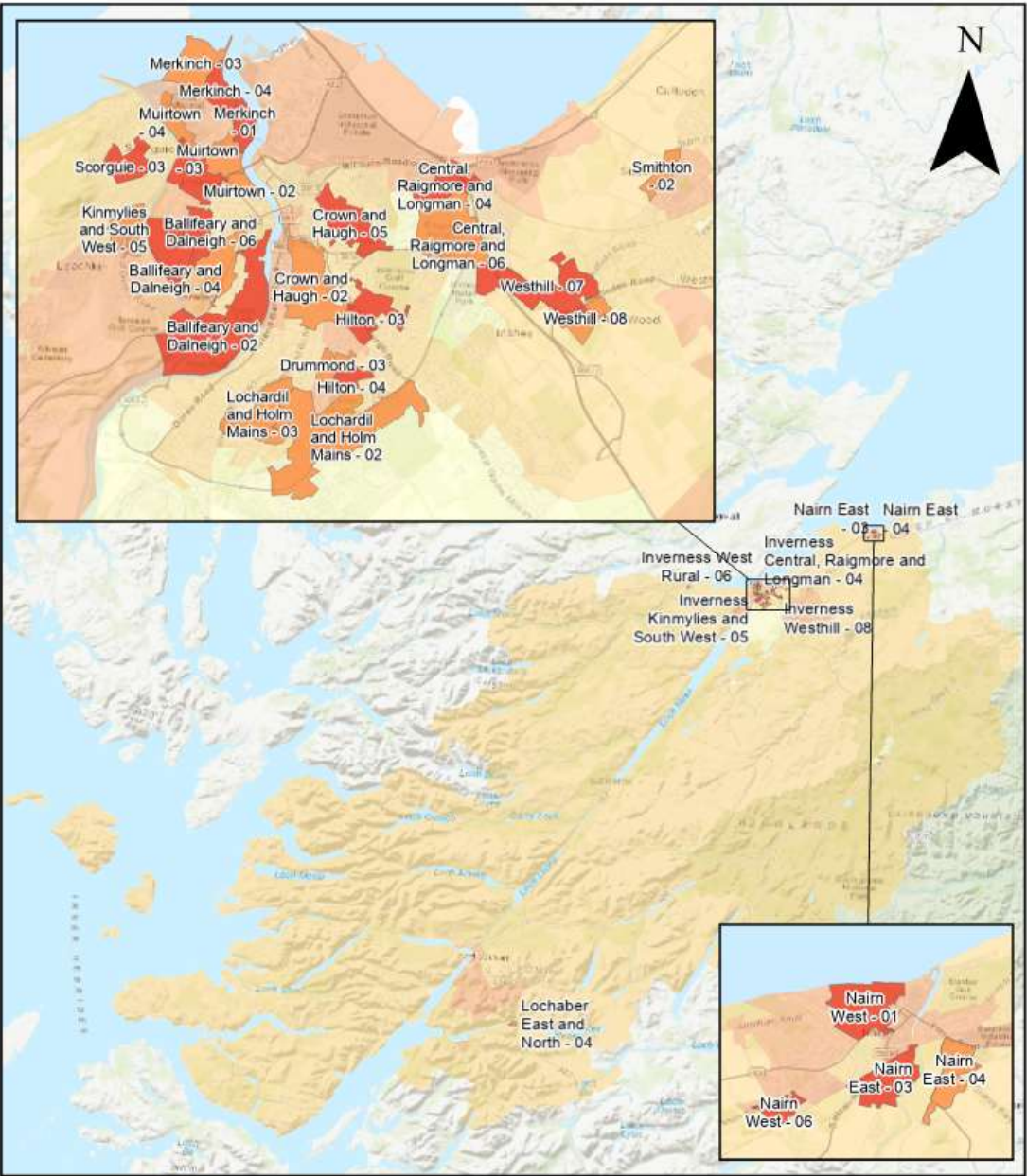
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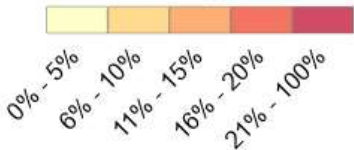
Disability

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

* From Scotland Census 2022



Proportion limited a lot by disability

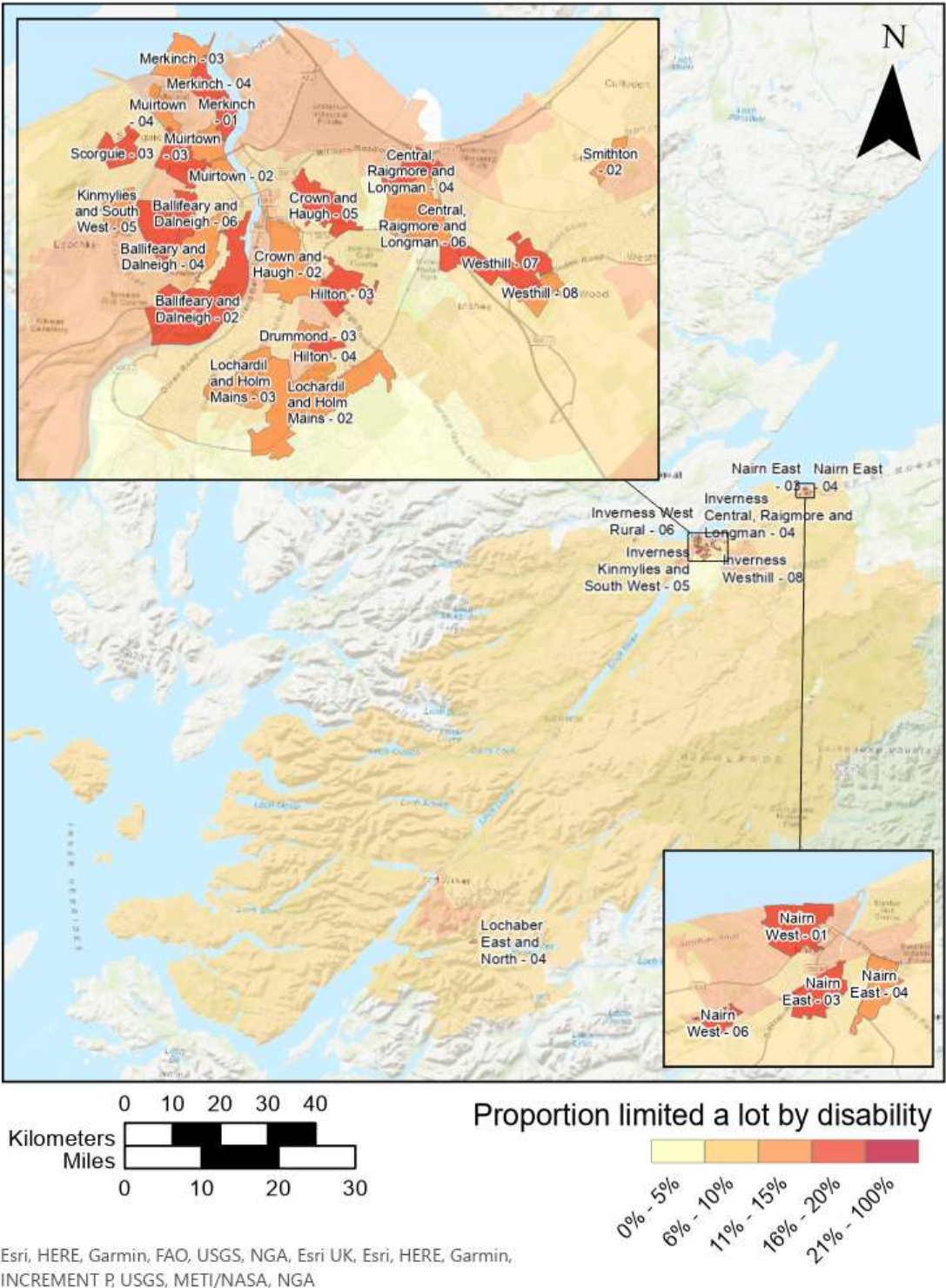


Esri, HERE, Garmin, FAO, USGS, NGA, Esri UK, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA

Disability

Data Zone Name*	Proportion limited a lot by disability
Inverness Ballifeary and Dalneigh - 02	15%
Inverness Ballifeary and Dalneigh - 03	14%
Inverness Ballifeary and Dalneigh - 04	16%
Inverness Ballifeary and Dalneigh - 06	15%
Inverness Central, Raigmore and Longman - 04	16%
Inverness Central, Raigmore and Longman - 06	15%
Inverness Crown and Haugh - 02	13%
Inverness Crown and Haugh - 05	16%
Inverness Drummond - 03	13%
Inverness Hilton - 03	17%
Inverness Hilton - 04	18%
Inverness Kinmylies and South West - 05	14%
Inverness Lochardil and Holm Mains - 02	14%
Inverness Lochardil and Holm Mains - 03	13%
Inverness Merkinch - 01	19%
Inverness Merkinch - 03	14%
Inverness Merkinch - 04	19%
Inverness Muirtown - 02	15%
Inverness Muirtown - 03	15%
Inverness Muirtown - 04	13%
Inverness Scorguie - 03	16%
Inverness Smithton - 02	14%
Inverness West Rural - 06	14%
Inverness Westhill - 07	17%
Inverness Westhill - 08	14%
Lochaber East and North - 04	14%
Nairn East - 03	20%
Nairn East - 04	14%
Nairn West - 01	16%
Nairn West - 06	18%

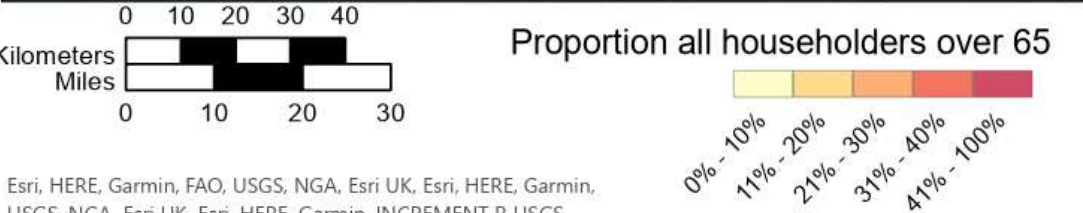
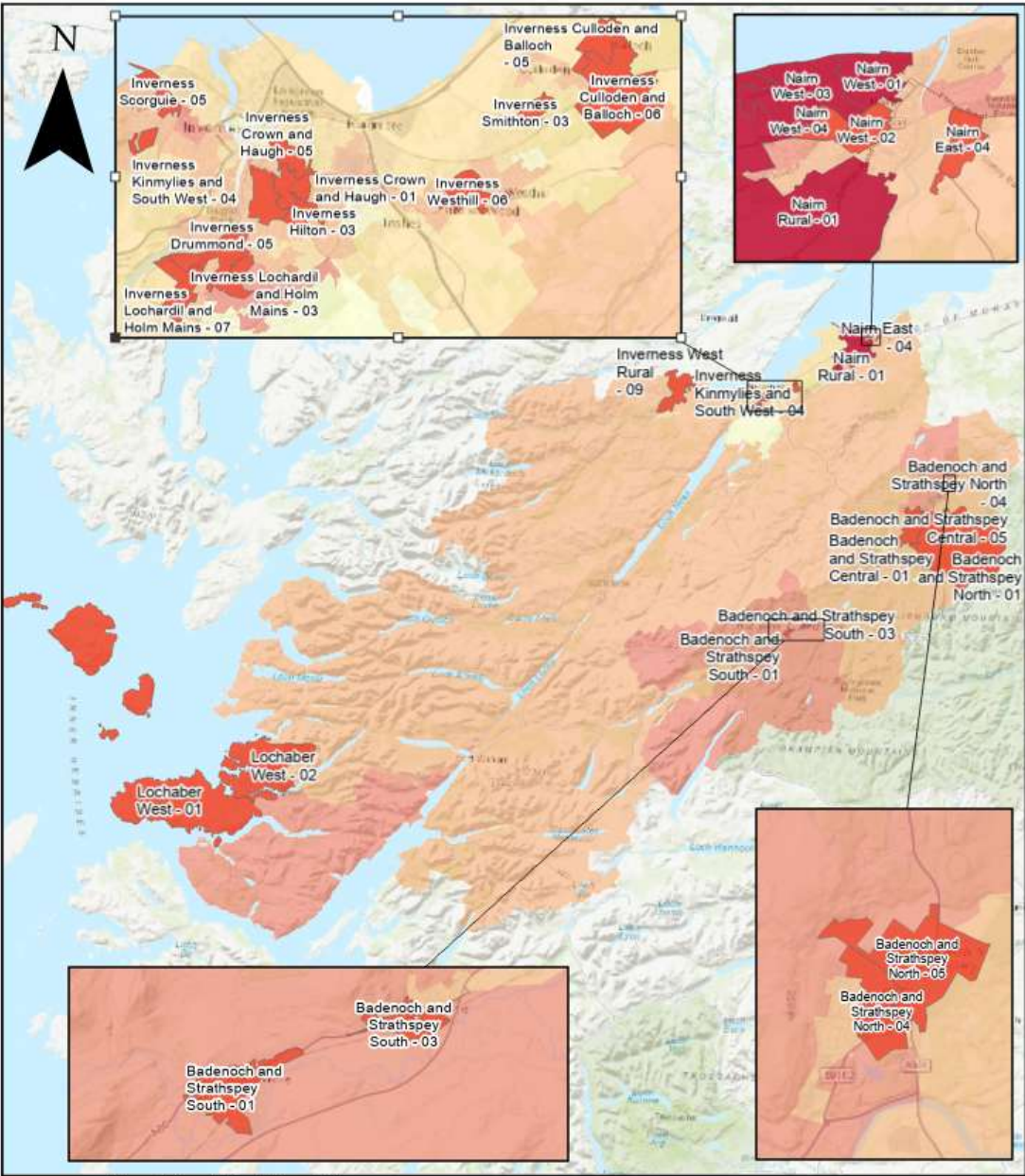
*Sorted alphabetically



Householders over 65

Geographic Extent	Proportion where all householders over 65
South Highland & Lochaber	25%*
Highlands & Islands	27%*
National average†	23%*

* From Scotland Census 2022



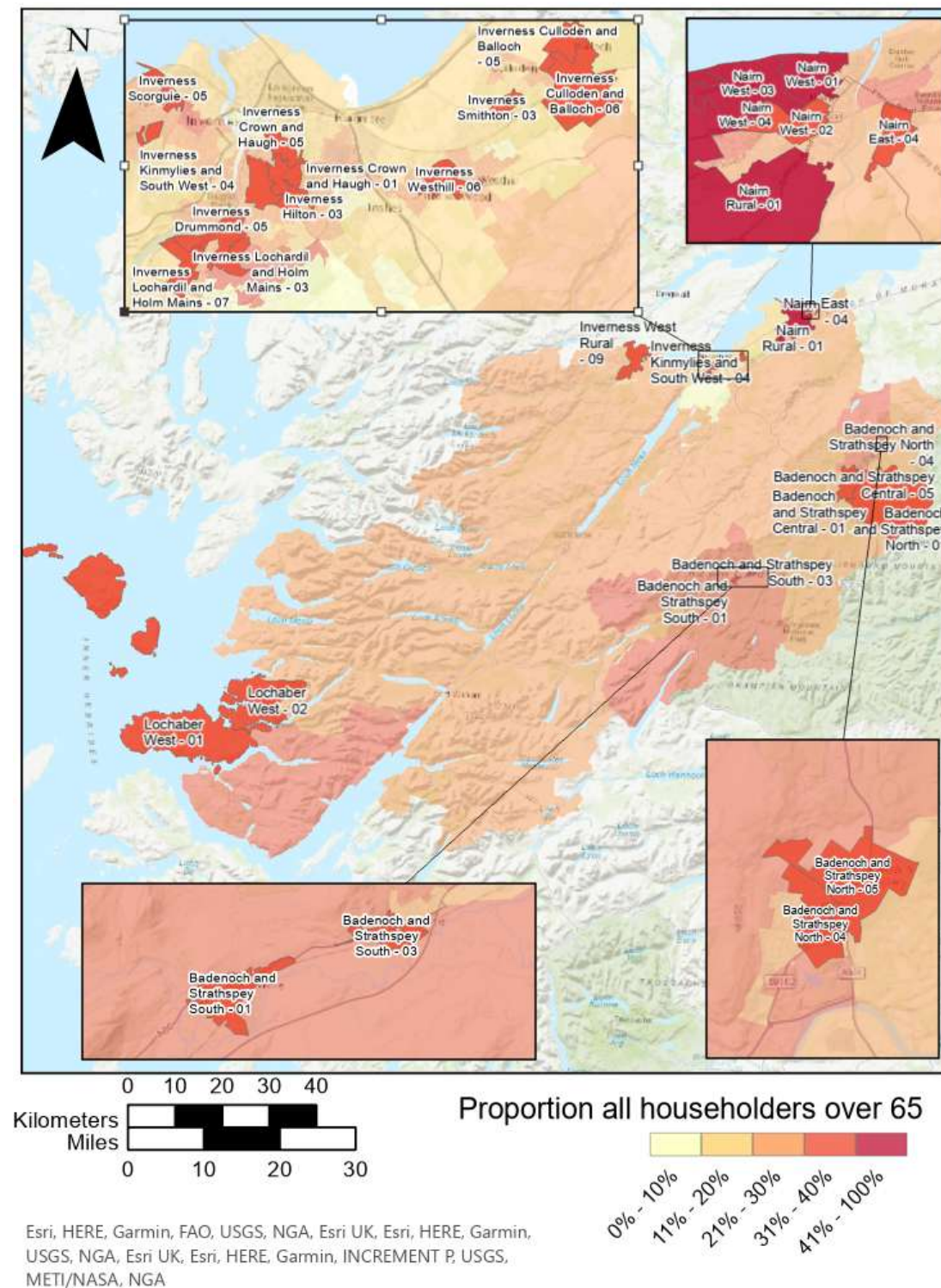
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Householders over 65

Data Zone Name*	Proportion all householders over 65
Badenoch and Strathspey Central - 01	33%
Badenoch and Strathspey Central - 05	36%
Badenoch and Strathspey North - 01	38%
Badenoch and Strathspey North - 04	34%
Badenoch and Strathspey North - 05	37%
Badenoch and Strathspey South - 01	34%
Badenoch and Strathspey South - 03	33%
Inverness Crown and Haugh - 01	37%
Inverness Crown and Haugh - 02	39%
Inverness Crown and Haugh - 05	38%
Inverness Culloden and Balloch - 05	38%
Inverness Culloden and Balloch - 06	36%
Inverness Drummond - 05	38%
Inverness Hilton - 03	38%
Inverness Kinmylies and South West - 04	34%
Inverness Lochardil and Holm Mains - 03	38%
Inverness Lochardil and Holm Mains - 07	32%
Inverness Scorguie - 05	40%
Inverness Smithton - 03	36%
Inverness West Rural - 07	32%
Inverness West Rural - 09	36%
Inverness Westhill - 06	36%
Lochaber West - 01	31%
Lochaber West - 02	31%
Nairn East - 04	32%
Nairn Rural - 01	42%
Nairn West - 01	41%
Nairn West - 02	32%
Nairn West - 03	43%
Nairn West - 04	36%

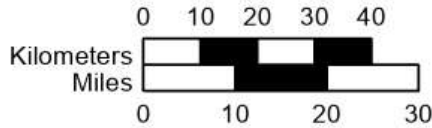
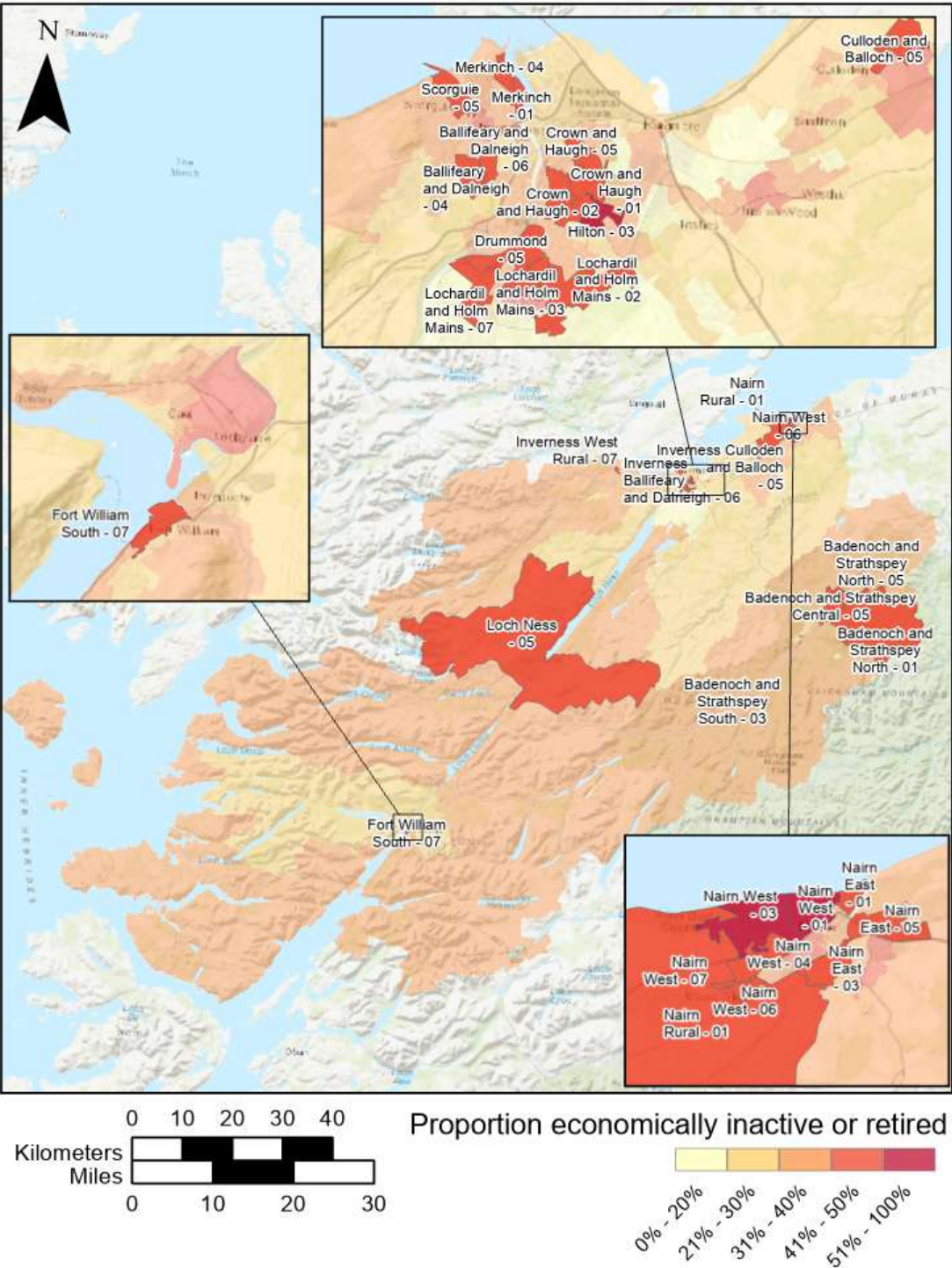
*Sorted alphabetically



Economically inactive

Geographic Extent	Proportion HRP is economically inactive*
South Highland & Lochaber	34%†
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

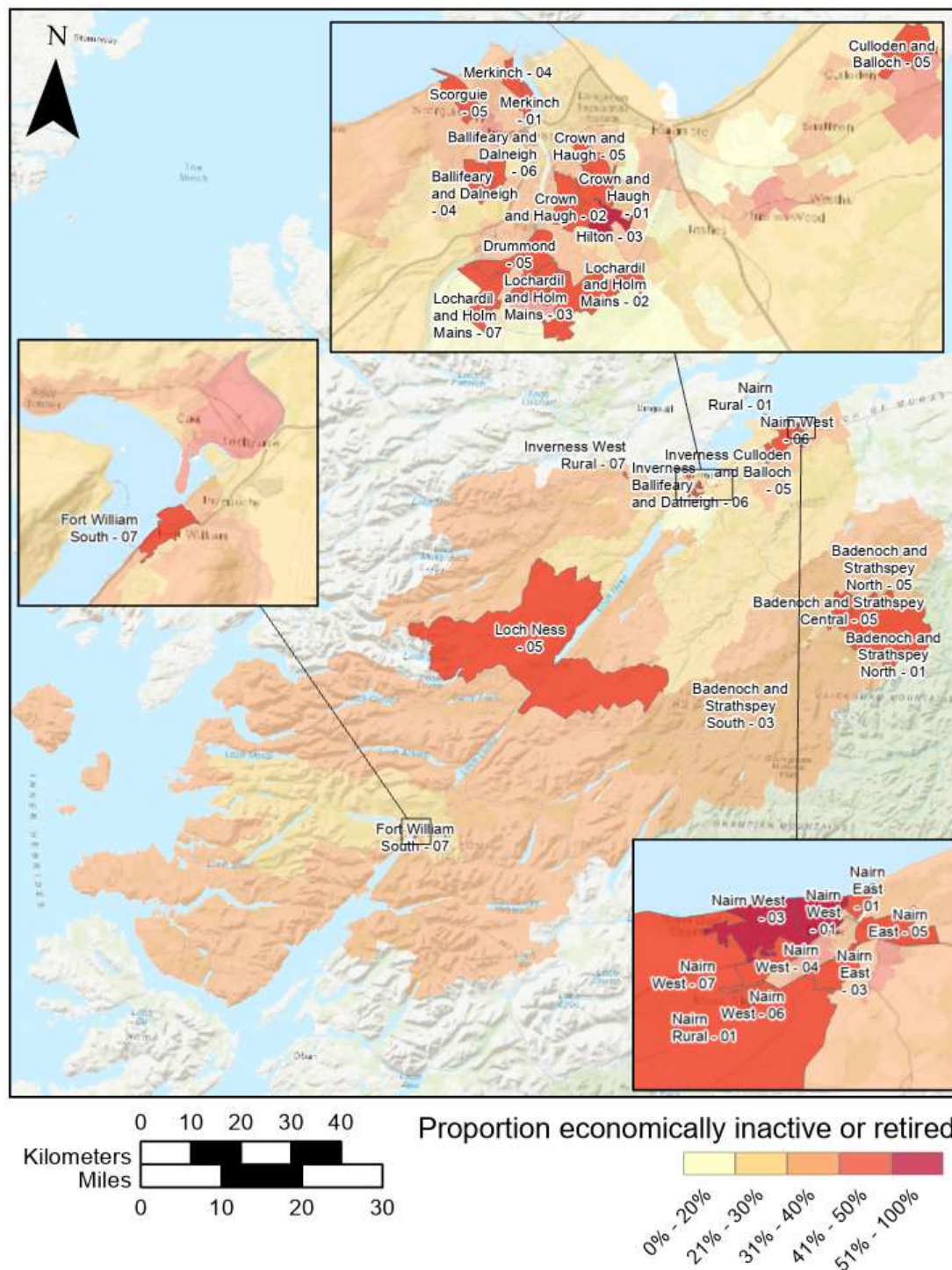


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Economically inactive

Data Zone Name*	Proportion HRP economically inactive
Badenoch and Strathspey Central - 05	43%
Badenoch and Strathspey North - 01	41%
Badenoch and Strathspey North - 05	46%
Badenoch and Strathspey South - 03	44%
Fort William South - 07	44%
Inverness Ballifeary and Dalneigh - 04	44%
Inverness Ballifeary and Dalneigh - 06	42%
Inverness Crown and Haugh - 01	44%
Inverness Crown and Haugh - 02	45%
Inverness Crown and Haugh - 05	49%
Inverness Culoden and Balloch - 05	47%
Inverness Drummond - 05	46%
Inverness Hilton - 03	51%
Inverness Lochardil and Holm Mains - 02	42%
Inverness Lochardil and Holm Mains - 03	48%
Inverness Lochardil and Holm Mains - 07	42%
Inverness Merkinch - 01	42%
Inverness Merkinch - 04	42%
Inverness Scorguie - 05	44%
Inverness West Rural - 07	43%
Loch Ness - 05	42%
Nairn East - 01	42%
Nairn East - 03	43%
Nairn East - 05	43%
Nairn Rural - 01	47%
Nairn West - 01	55%
Nairn West - 03	53%
Nairn West - 04	48%
Nairn West - 06	48%
Nairn West - 07	44%

*Sorted alphabetically



Your route to low-carbon living.

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