

# Decarbonising heat locally: People, Places and Progress

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5 March 2026

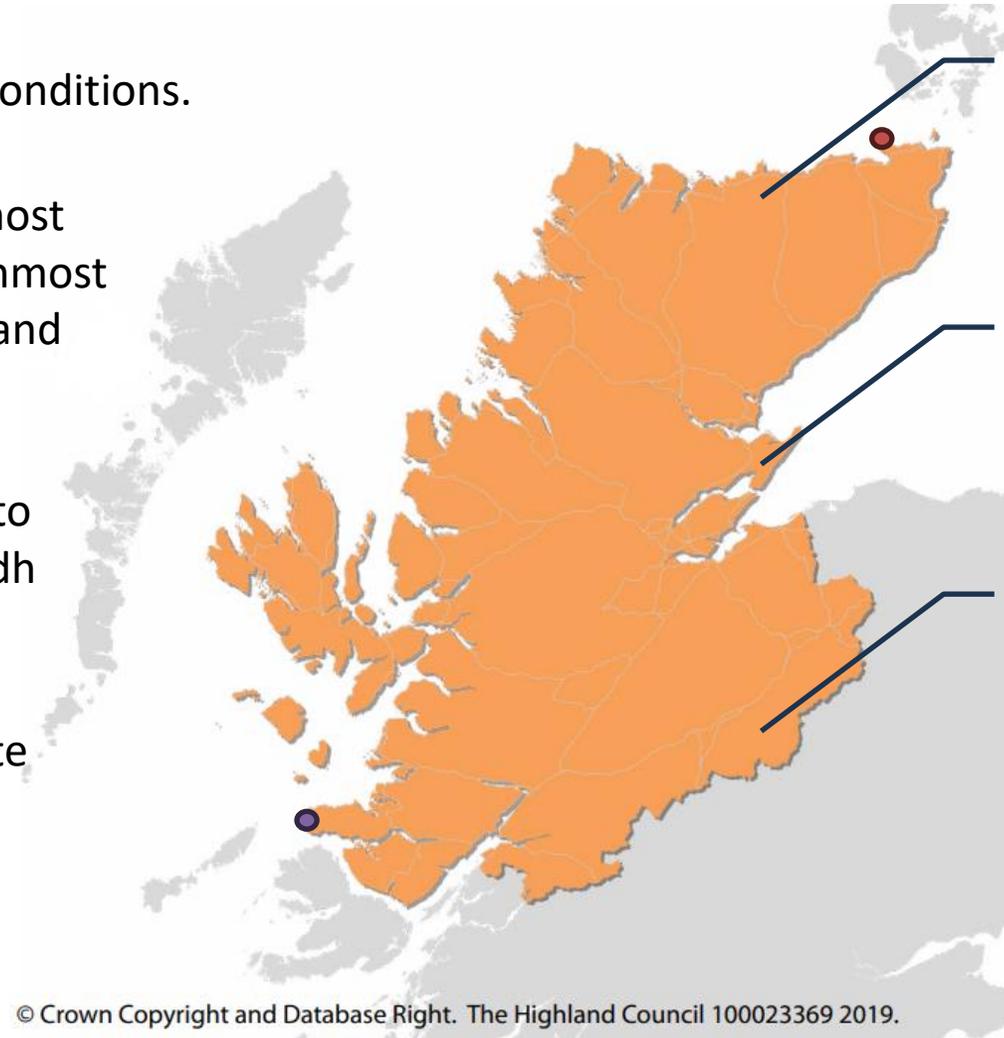
# Overview of the Highland Council Area

Renowned for its diverse climatic conditions.

The region contains the northernmost point (● Dunnet Head) and westernmost point (● Corrachadh Mòr) of mainland Great Britain.

It would take you 6 hours 30 mins to drive the 252 miles from Corrachadh Mòr to Dunnet Head.

Limited access to services in remote areas.



33% of the Scottish land area

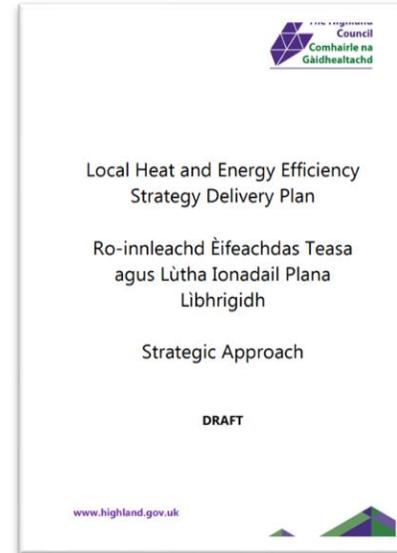
Covers 26,484 km<sup>2</sup> (10,266 square miles)

Population (2024 estimate):  
237,290

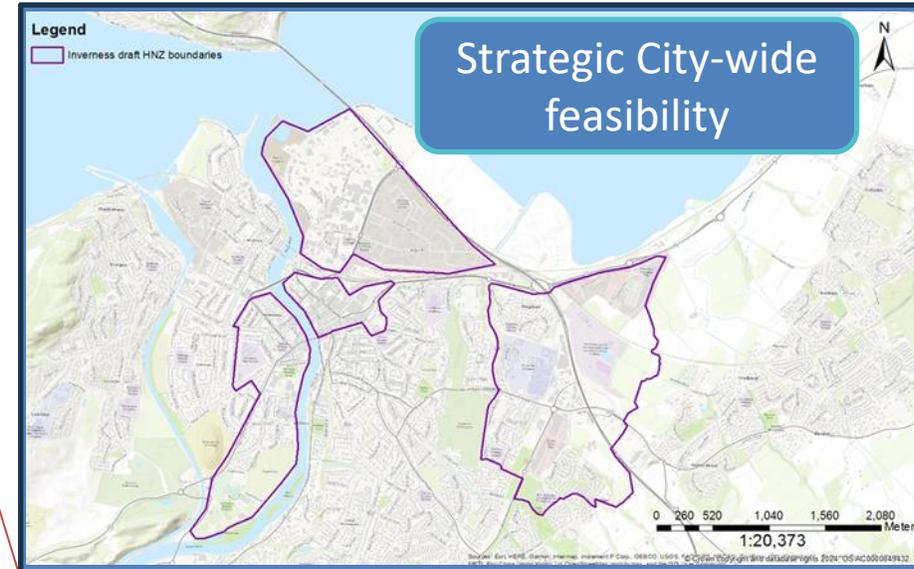
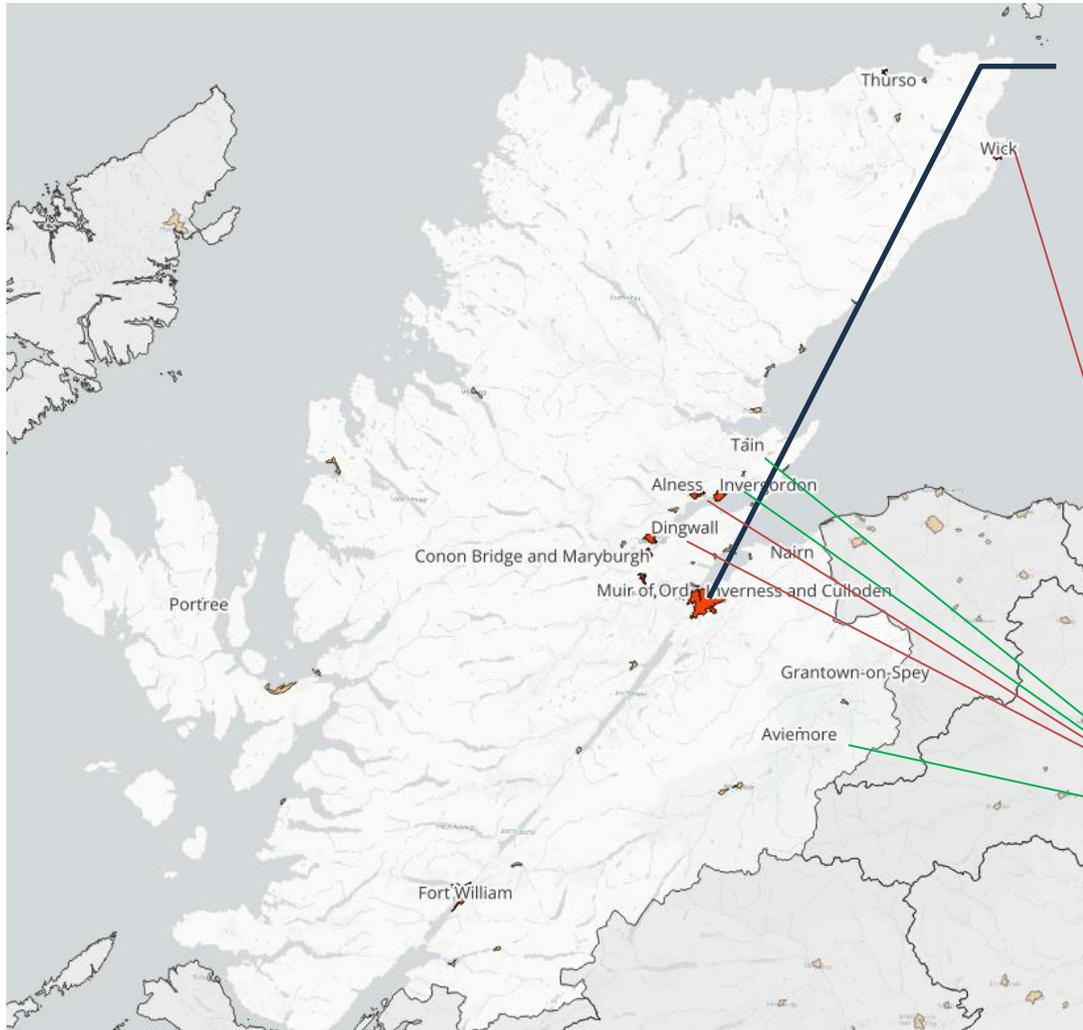
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# Local Heat and Energy Efficiency Strategy (LHEES)

- The Highland Council published its Local Heat and Energy Efficiency Strategy (LHEES) in December 2023.
- The LHEES is a long-term strategic framework for decarbonising heat in buildings and improving energy efficiency. It is framed around two strategic priorities:
  - A fabric first approach
  - Decarbonising heat with, for instance individual heat pumps or heat networks (also known as district heating).



# Heat Networks



Wider area scan

Potential to incorporate 5MWp ground mounted solar array to feed the network, reducing running costs by up to 37%.

# Domestic Stock Overview



129,179 properties



15,379 Council houses

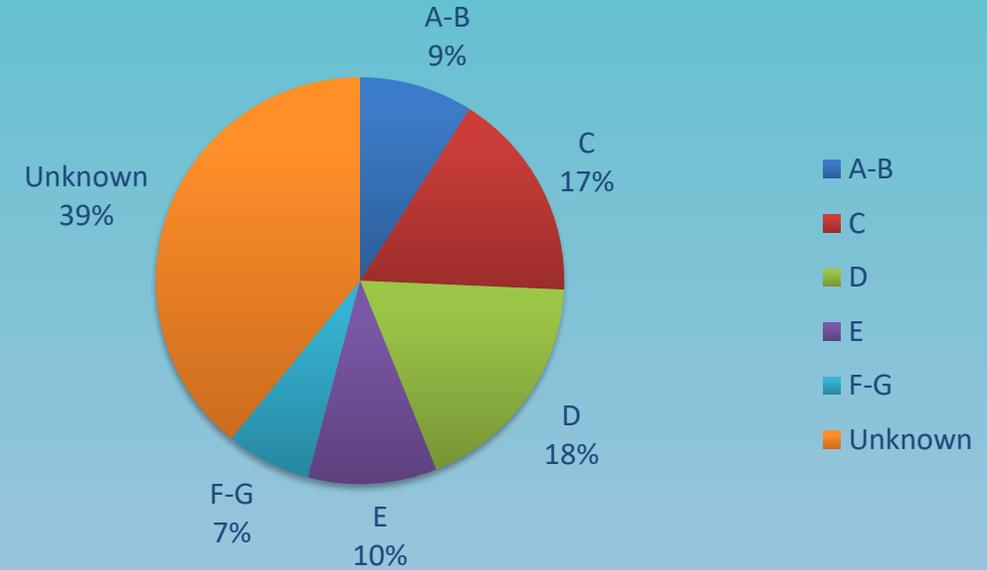
40% fuel poor



33% extreme fuel poor

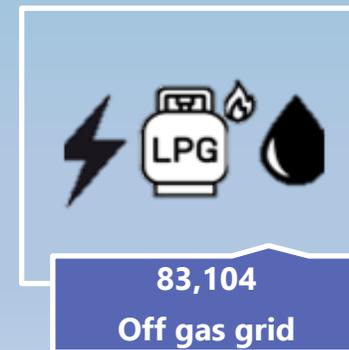
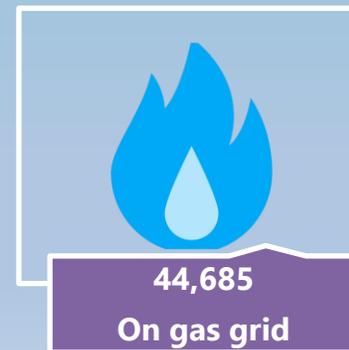
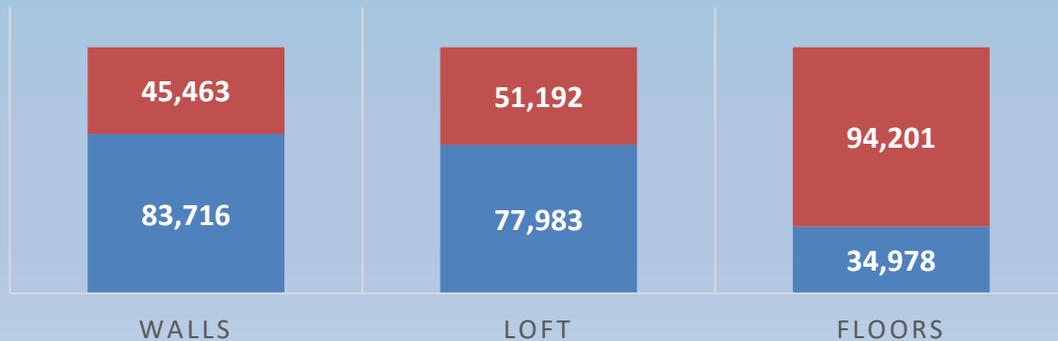


## EPC Band



## INSULATION IN PROPERTIES

■ Yes ■ No



# Approach

Place-based delivery tailored to Highland's geography and housing stock.

Whole house retrofit combining fabric-first upgrades with low carbon heating.

Fuel poverty focus targeting the most vulnerable households.

Targeting properties with low EPC ratings.

Community engagement and partnership working.

Developing tailored funding models.

# Supporting Communities through the Process

- Place-based delivery is designed to be community centred to:

- Tackle fuel poverty
- Improve wellbeing
- Strengthen local capacity
- Deliver community events
- Trusted partners



Place-based  
funding



Improved  
quality of living

- Highland Energy Community Partnership (HECP)

- Tailored advice for rural communities
- End to end support



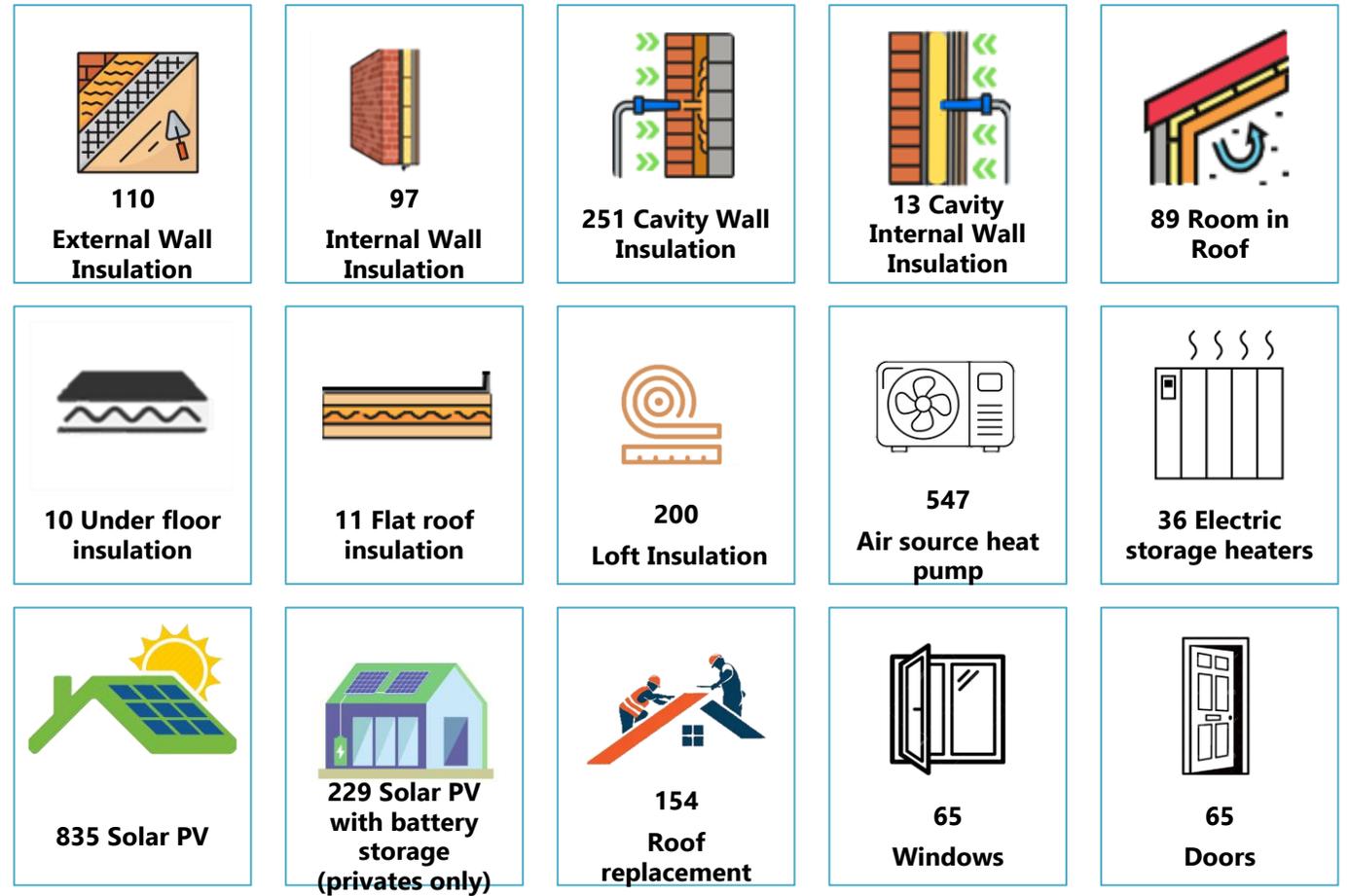
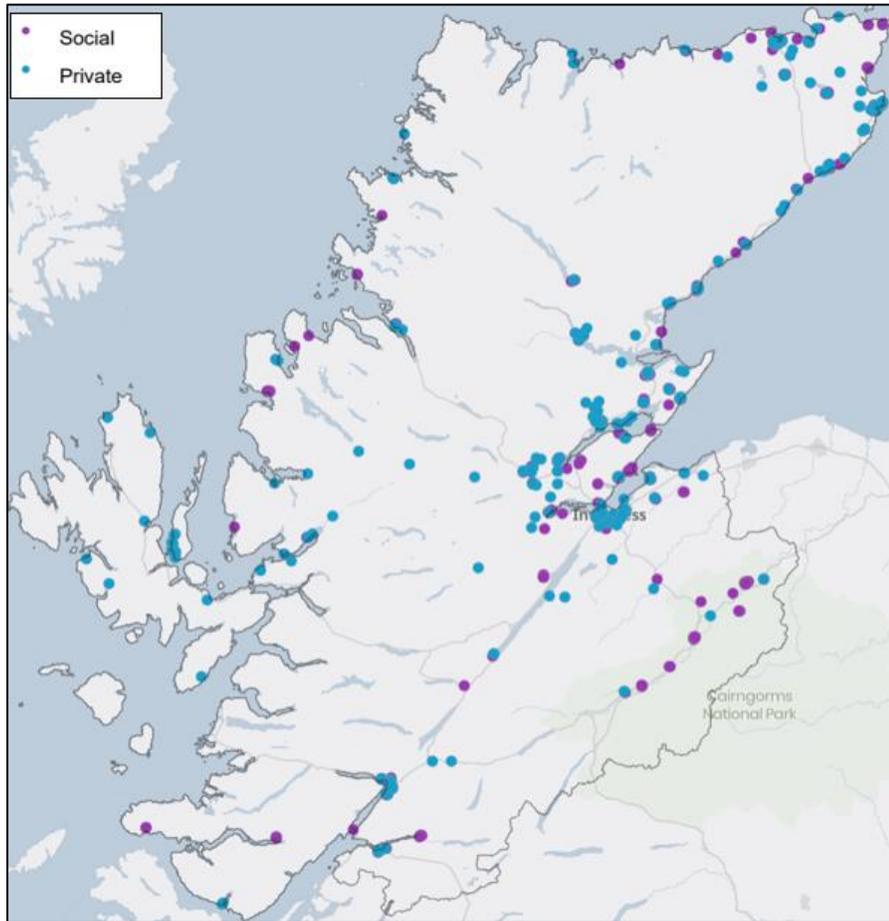
Mixed tenure/  
social inclusion



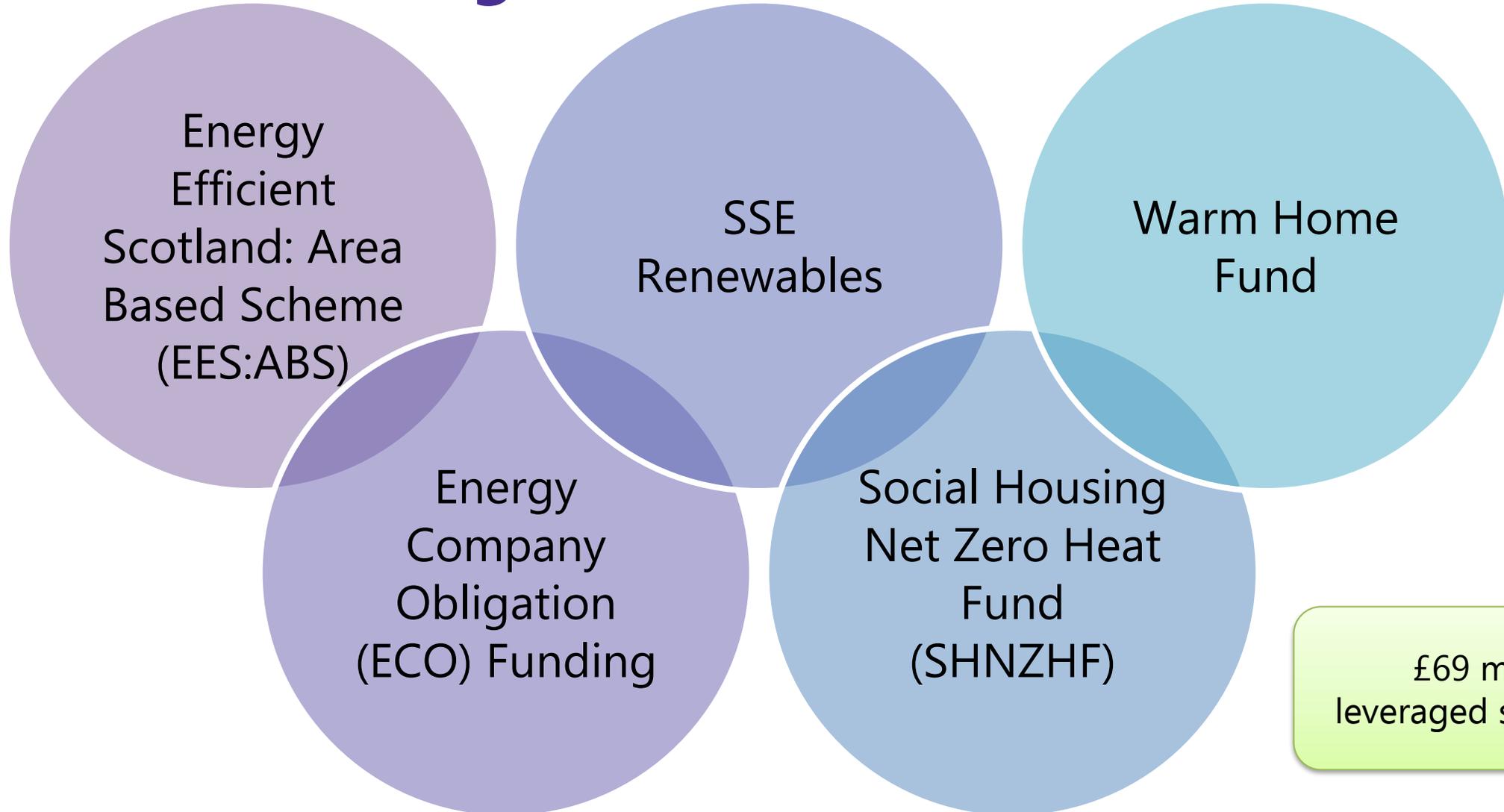
Increased  
community  
buy-in

# Energy Efficient Homes Programme

Since April 2024, the Council has leveraged over £25 million to deliver:



# External Funding



# Domestic Retrofit – Balintore Retrofit (mixed tenure)

## Measures included



69 External Wall Insulation



3 Loft Insulation



39 ASHP



65 Solar PV



10 Solar PV & battery storage



75 Roof replacement



64 Windows (Council only)



64 Doors (Council only)



69 Ventilation upgrades

Project cost c.£4.9 million

55% Externally Funded

## Funding sources:

- Energy Efficient Scotland: Area Based Scheme (EES:ABS)
- Social Housing Net Zero Fund (SHNZF)
- Energy Company Obligation (ECO)
- HRA Capital Budget
- SSE Renewables Grant

75 Properties improved



# Domestic Retrofit – Caol Swedish Timber Retrofit (mixed tenure)



Project cost c.£3.9 million

73% Externally Funded

79 Properties improved

## Funding sources:

- Energy Efficient Scotland: Area Based Scheme (EES:ABS)
- Energy Company Obligation (ECO)
- HRA Capital Budget
- SSE Renewables Grant

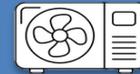
## Measures included



41 External wall insulation



13 Loft insulation



61 ASHP



30 Solar PV



49 Solar PV & battery storage



79 Roof replacement



79 Ventilation upgrades

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<https://www.youtube.com/watch?v=iQgXlaif6y8>

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# Contact Information

## **EES:ABS and ECO Funding**

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## **LHEES and Heat Networks**

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**Thank you Mòran taining**



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