



Scottish House Condition Survey

Key Findings 2005/06



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Key Findings for 2005/6

Scottish House Condition Survey Team

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Introduction

1. The Scottish House Condition Survey (SHCS) is the only national survey of housing undertaken in Scotland. It combines both an interview with occupants and a physical inspection of dwellings to build a picture of Scotland's occupied housing stock which covers all types of dwellings across the entire country - whether owned or rented, flats or houses.
2. This is the third Key Findings Report to be produced since the SHCS moved to a continuous format in 2003. Prior to 2003 surveys were conducted in 1991, 1996 and 2002 and typically consisted of sample sizes of around 15,000 paired social and physical cases.
3. The continuous format was introduced to allow more flexibility of content and to assist in the monitoring of Ministerial targets. The 2003/4, 2004/5 and now the 2005/6 surveys gathered data from almost 4,000 households and dwellings with paired social and physical data available for around 3,000 of these. A similar sample size to the previous surveys (15,000 cases) should be achieved over a five year period.
4. These results are based on fieldwork from October 2005 to September 2006. Given the smaller sample size compared to earlier surveys it is not possible in an annual report to provide in-depth estimates for a number of topics. So this report sets out key high-level national estimates relevant to a number of significant policy areas. A second report using all 3 years data will follow in 2008.
5. The report is divided into 5 sections:
 - Key Indicators of the Scottish Housing Stock – this covers issues such as tenure, dwelling age, type and overcrowding;
 - Energy Efficiency – analysis of the energy efficiency of the housing stock is presented based on both the National Home Energy Rating (NHER) and the UK Government's Standard Assessment Procedure for the Energy Rating of Dwellings (SAP);
 - Fuel Poverty – this section presents an analysis of the number and characteristics of households considered as being fuel poor in the 2005/6 period;
 - Housing Quality – this part of the report provides estimates of the number of dwellings passing and failing the Scottish Housing Quality Standard (SHQS). It also covers dampness, condensation and disrepair;
 - Notes and Definitions - the final section provides information about the content of the survey and the key concepts used in this document. Discussion on the reliability of the estimates is also included;

6. Care needs to be taken with the comparison of estimates from this report with those from the 2002 survey. Some features of the survey have not altered, consisting, as it does, of a social interview followed by a physical inspection. However, the use of continuous year-round fieldwork is a fundamental change in the methodology and cannot be discounted as a possible explanation of change.
7. Further care must be taken in comparing dwelling numbers between each survey year as the base number of occupied dwellings changes. The number of occupied dwellings for each survey year is shown in **Table 1**. The figures are derived from the GROS¹ estimates of occupied dwellings (2002 and 2003/4) and from CTAXBASE² data on chargeable dwellings supplied by each of Scotland's L.A.s (2004/5 and 2005/6).

Table 1: Base number of dwellings by survey year (2002-2005/6) (000s)

Survey Year	2002	2003/4	2004/5	2005/6
Dwellings (000s)	2,192	2,269	2,301	2,315

8. The increases in occupied dwellings can give the impression that more dwellings now fall into certain categories (more owner occupiers for example) so it may be important to compare rises in proportion as well as numbers.
9. The SHCS is a sample survey. All survey figures are therefore estimates of the true prevalence within the population. For some estimates, error bars and confidence intervals (CI) have been provided to assist analysis. Paragraphs 76-81 in the Notes and Definitions section provide further discussion of confidence intervals and errors associated with sampling.

¹ <http://www.gro-scotland.gov.uk/statistics/household-estimates-projections/index.html>

² <http://www.scotland.gov.uk/Topics/Statistics/Browse/Local-Government-Finance/DatasetsCouncilTax>

1 Key Indicators of the Scottish Housing Stock

10. Tables 2, 3, 4 and Figure 1 show the age of the current housing stock by dwelling type³. They show that detached houses have dominated new-builds since 1982. Definitions of the dwelling types used in the SHCS can be found in paragraph 84.

Table 2: Type of dwelling by age of dwelling (000s)

Age of dwelling	Type of dwelling					Total 000s	Un-weighted sample size
	Detached	Semi-detached	Terraced	Tenement	Other flats		
	000s	000s	000s	000s	000s		
Pre-1919	90	60	46	152	41	389	525
1919-1944	33	83	43	40	98	298	411
1945-1964	43	155	192	102	86	578	784
1965-1982	126	110	192	105	49	582	820
Post-1982	201	79	65	89	35	469	607
Total	493	486	538	488	309	2,315	3,147
<i>Unweighted sample size</i>	795	713	734	530	375	3,147	

Table 3: Type of dwelling by age of dwelling (%)

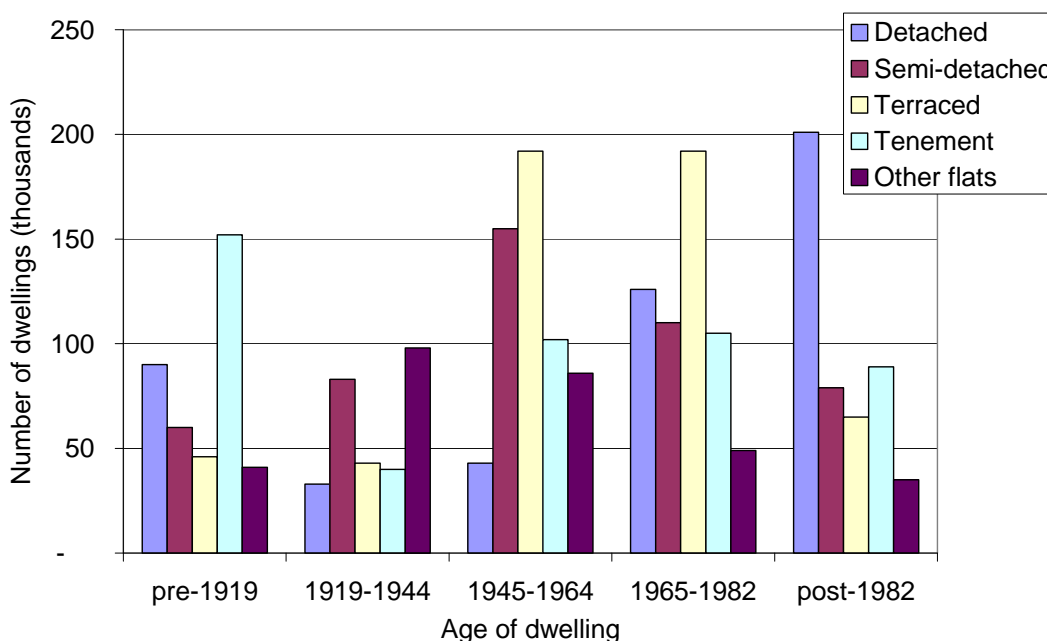
Age of dwelling	Type of dwelling					Total Row %	Un-weighted sample size
	Detached	Semi-detached	Terraced	Tenement	Other flats		
	Row %	Row %	Row %	Row %	Row %		
Pre-1919	23	15	12	39	10	100	525
1919-1944	11	28	14	14	33	100	411
1945-1964	7	27	33	18	15	100	784
1965-1982	22	19	33	18	8	100	820
Post-1982	43	17	14	19	8	100	607
Total	21	21	23	21	13	100	3,147

³ 'Other flats' is made up of 4-in-a-block, tower/slab and flat from conversion.

Table 4: Type of dwelling by age of dwelling (Col %)

Age of dwelling	Type of dwelling					Total
	Detached	Semi-detached	Terraced	Tenement	Other flats	
	Col %	Col %	Col %	Col %	Col %	Col %
Pre-1919	18	12	9	31	13	17
1919-1944	7	17	8	8	32	13
1945-1964	9	32	36	21	28	25
1965-1982	25	23	36	21	16	25
Post-1982	41	16	12	18	11	20
Total	100	100	100	100	100	100
<i>Unweighted sample size</i>	<i>795</i>	<i>713</i>	<i>734</i>	<i>530</i>	<i>375</i>	<i>3,147</i>

Figure 1: Type of dwelling by age of dwelling (000s)



11. **Table 5** shows type of dwelling by urban/rural indicator. Dwelling types are grouped into 'house' or 'flat' where 'house' includes detached, semi-detached and terraces and 'flat' includes tenements, 4-in-a-block, towers/slabs and flats from conversions. Two thirds of dwellings in Scotland are houses. Flats make up more than half of the stock (55%) in the four main cities (large urban areas). Houses account for the majority of the stock in all other areas. Almost all dwellings in 'Remote Rural' and 'Very Remote Rural' areas are houses.

Table 5: Type of dwelling by 8-category urban/rural indicator (000s and %)

Urban/Rural Indicator	Type of dwelling				Total		Un-weighted sample size
	House		Flat		000s	Row %	
	000s	Row %	000s	Row %			
Large urban areas	387	45	475	55	862	100	939
Other urban areas	501	70	220	30	720	100	992
Accessible small towns	184	82	41	18	225	100	318
Remote small towns	31	75	10	25	42	100	55
Very remote small towns	26	73	10	27	36	100	126
Accessible rural	259	88	36	12	295	100	407
Remote rural	63	96	3	4	66	100	86
Very remote rural	67	98	1	2	68	100	224
Urban	1,129	60	756	40	1,885	100	2,430
Rural	389	91	41	9	429	100	717
Scotland	1,518	66	797	34	2,315	100	3,147
<i>Unweighted sample size</i>	2,242		905		3,147		

12. The SHCS uses the 8-category Scottish Executive Urban/Rural Classification 2003-4⁴. The definitions of the 8 categories are shown in **Table 6** below. When looking for different characteristics in urban and rural areas, it can be more useful to group the 8 categories into 2 gross urban and rural categories. This requires a definition of what constitutes urban and rural. The Scottish Government's core definition of rurality classifies settlements of less than 3,000 people as rural. The 8-category urban/rural classification can be collapsed to the core definition in the following manner:

- Urban = Large Urban Areas, Other Urban Areas, Accessible Small Towns, Remote Small Towns, Very Remote Small Towns i.e. categories 1 to 5;
- Rural = Accessible Rural, Remote Rural, Very Remote Rural i.e. categories 6 to 8.

This two way urban/rural split is also shown in **Table 5**.

⁴ More details can be found at: <http://www.scotland.gov.uk/Publications/2004/06/19498/38786>

Table 6: Scottish Executive 8 category Urban/Rural Classification 2003-4

Scottish Executive Urban/Rural Classification	
1 Large Urban Areas	Settlements of over 125,000 people.
2 Other Urban Areas	Settlements of 10,000 to 125,000 people.
3 Accessible Small Towns	Settlements of between 3,000 and 10,000 people and within 30 minutes drive of a settlement of 10,000 or more.
4 Remote Small Towns	Settlements of between 3,000 and 10,000 people and with a drive time of between 30 and 60 minutes to a settlement of 10,000 or more.
5 Very Remote Small Towns	Settlements of between 3,000 and 10,000 people and with a drive time of over 60 minutes to a settlement of 10,000 or more.
6 Accessible Rural	Settlements of less than 3,000 people and within 30 minutes drive of a settlement of 10,000 or more.
7 Remote Rural	Settlements of less than 3,000 people and with a drive time of between 30 and 60 minutes to a settlement of 10,000 or more.
8 Very Remote Rural	Settlements of less than 3,000 people and with a drive time of over 60 minutes to a settlement of 10,000 or more.

13. The full classification can be grouped in differing ways to meet user needs, for example a six category version can be used. In that version, 'Remote Small Towns' and 'Very Remote Small Towns' are grouped into 'Remote Small Towns'; and 'Remote Rural' and 'Very Remote Rural' are grouped into 'Remote Rural'. In this report any urban/rural breakdown uses the core definition of rurality outlined in the previous paragraph.
14. **Tables 2-5** and **Figure 1** show data from the SHCS physical survey. As explained in paragraph 1, in addition to a physical inspection of the dwelling the SHCS also involves a social interview with one of the residents, either the highest income householder (HIH)⁵ or their partner. This 'social' interview covers a range of topics such as household characteristics, tenure, neighbourhood

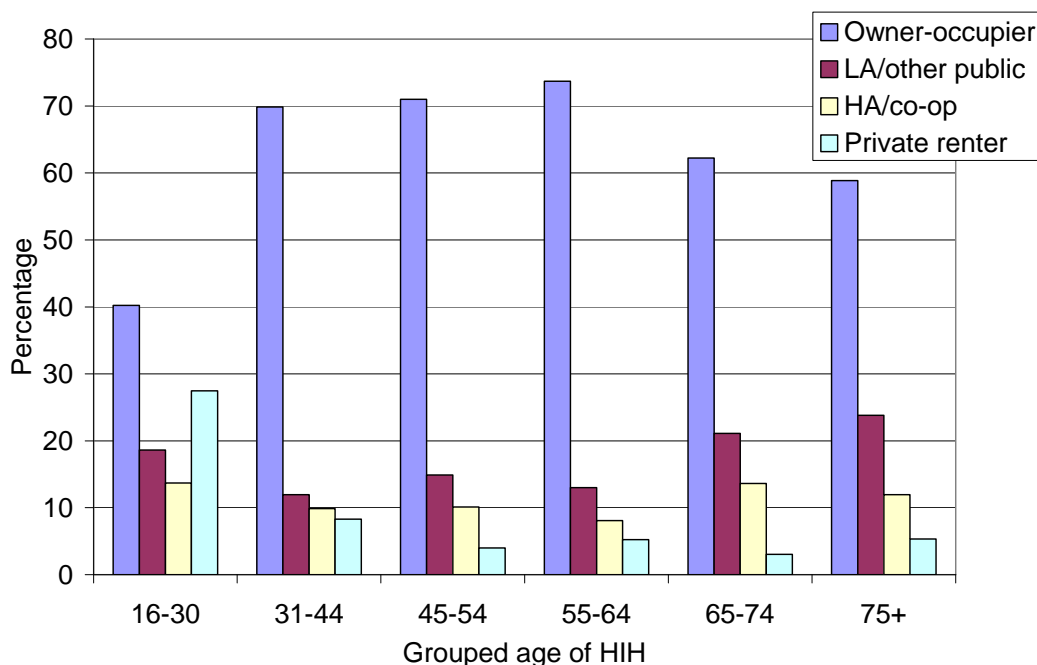
⁵ The highest income householder is the person who is responsible for the dwelling. If more than one person is responsible for the dwelling, the HIH is the person who has the highest income from all sources (including benefits and other income sources such as dig money etc). If two householders have the same income, the eldest is chosen as the highest income householder

satisfaction, dwelling satisfaction, health status, income etc. **Table 7** and **Figure 2** give an example of purely 'social' data obtained from this interview. They show tenure broken down by the age group of the highest income householder.

Table 7: Tenure by age group of highest income householder (000s and %)

Age of HIH	Tenure								Total		Un-weighted sample size
	Owner-occupier		LA/other public		HA/co-op		Private-rented		000s	Row %	
	000s	Row %	000s	Row %	000s	Row %	000s	Row %			
16-30	90	40	42	19	31	14	62	27	225	100	309
31-44	427	70	73	12	60	10	51	8	611	100	947
45-54	298	71	63	15	43	10	17	4	420	100	716
55-64	315	74	55	13	35	8	22	5	427	100	677
65-74	213	62	72	21	47	14	10	3	343	100	561
75+	170	59	69	24	35	12	15	5	289	100	469
Total	1,514	65	374	16	249	11	177	8	2,315	100	3,679
Unweighted sample size	2,461		590		361		267		3,679		

Figure 2: Tenure by age group of highest income householder (%)



15. **Table 7** shows that those in the 16 to 30 age group are the least likely to be owner-occupiers: only 40% of highest income householders in this age group are owner-occupiers compared with nearly two thirds of Scotland as a whole. They are however much more likely than any other age group to be private renters,

more than a quarter (27%) are private renters compared with less than 1 in 10 in all other age groups. Owner-occupation is the dominant tenure type in all other age groups and overall and, with the exception of the 16-30 year olds, private renting is the least common.

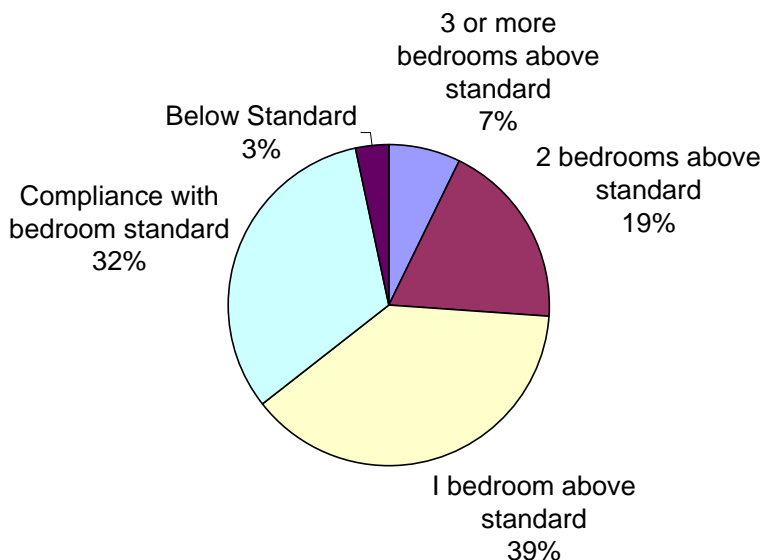
16. **Table 8** shows a tenure split into private and social sectors by age of highest income householder. Social sector covers all dwellings which are rented from a local authority, housing association, housing co-operative or other public sector organisation such as the MOD, Forestry Commission etc. Private sector dwellings are those which are either owner-occupied or privately rented. Although the dominant tenure for all age groups is the private sector, those aged 16-30 and those in the eldest two groups are more likely than all other age groups and the population as a whole to be social renters.

Table 8: Tenure private/social split by age of highest income householder (000s and %)

Age of HIH	Tenure - private/social				Total		<i>Unweighted sample size</i>
	Private		Social		000s	Row %	
	000s	Row %	000s	Row %			
16-30	152	68	73	32	225	100	309
31-44	477	78	134	22	611	100	947
45-54	315	75	105	25	420	100	716
55-64	337	79	90	21	427	100	677
65-74	224	65	119	35	343	100	561
75+	186	64	103	36	289	100	469
Total	1,691	73	624	27	2,315	100	3,679
<i>Unweighted sample size</i>	2,728		951		3,679		

17. The format of the SHCS allows the physical data recorded by surveyors to be combined with the social data from the interview with the householder. An example of such 'paired' data is given in **Figure 3**, **Table 9** and **Table 10** which show a measure of overcrowding called the 'Bedroom Standard'. The Bedroom Standard compares the actual number of bedrooms in the dwelling (which is data collected in the physical survey), with a required number of bedrooms based on the age, gender and marital status of each of the occupants of the dwelling (all of which are collected in the social interview). Non-compliance with the Bedroom Standard indicates that the dwelling is overcrowded. The definition of the Bedroom Standard used to produce this table is given in paragraph 85 in the Notes and Definitions section.

Figure 3: The Bedroom Standard Scotland 2005/6 (%)



18. **Figure 3** shows that less than 1 in 20 dwellings (3%) in Scotland fail to meet the Bedroom Standard. Almost two thirds of dwellings have at least one bedroom more than required by the standard.

Table 9: Bedroom Standard by household type (000s)

Household type	Bedroom Standard					Total 000s	Un-weighted sample size
	3 or more bedrooms above standard	2 bedrooms above standard	1 bedroom above standard	Compliance with Bedroom Standard	Below standard		
	000s	000s	000s	000s	000s		
Single adult	7	56	149	127		340	419
Small adult	45	121	156	81	2	405	539
Single parent		6	28	90	6	131	168
Small family	21	50	118	125	13	326	450
Large family	9	8	42	58	33	151	219
Large adult	14	18	90	87	21	230	315
Older smaller	50	103	146	47	2	348	508
Single pensioner	18	77	162	127		385	529
Total	164	438	892	743	77	2,315	3,147
<i>Unweighted sample size</i>	269	662	1,173	943	100		

Table 10: The Bedroom Standard by household type (%)

Household type	Bedroom Standard					Total	Un-weighted sample size
	3 or more bedrooms above standard	2 bedrooms above standard	1 bedroom above standard	Compliance with Bedroom Standard	Below standard		
	%	%	%	%	%		
Single adult	2	17	44	37		100	419
Small adult	11	30	39	20	0	100	539
Single parent		4	22	69	5	100	168
Small family	6	15	36	38	4	100	450
Large family	6	5	28	39	22	100	219
Large adult	6	8	39	38	9	100	315
Older smaller	14	30	42	14	1	100	508
Single pensioner	5	20	42	33		100	529
Total	7	19	39	32	3	100	3,147

19. **Table 9** and **Table 10** show the 'Bedroom Standard' broken down by household type. Definitions of the household types used in the SHCS can be found in paragraph 86. More than a fifth (22%) of large family households fail to comply with the Bedroom Standard making them more likely to be overcrowded than any other household type. Single parent households are most likely to have exactly the number of bedrooms required by the standard with 69% of such household falling into this category. More than 1 in 10 households of two adults (whether either is a pensioner or not) have a surplus of three or more bedrooms.

2 Energy Efficiency

20. Energy Efficiency is measured using two methodologies: the National Home Energy Rating (NHER) and the UK Government's Standard Assessment Procedure for the Energy Rating of Dwellings (SAP). The NHER is the most commonly used in Scotland as it considers all energy use and allows for regional and geographical variations. The SAP only considers energy used by heating and hot water and ignores any regional or geographical variation. Both methods are reported on here.
21. The SHCS uses an enhanced level 0 NHER which rates dwellings on a scale of 0 (poor) to 10 (excellent) based on the total energy costs per square metre of floor area. SAP ratings run from 1 to 100. Further information on NHER and SAP

is provided in paragraphs 87 - 89. More detailed analysis and discussion can be found in the SHCS 2002 National Report⁶ and in Energy Efficiency and Estimated Emissions for the Scottish Housing Stock 2003/4⁷.

22. In 2005/6 it was not possible to determine NHER and SAP scores for 1 case in the survey. This case is excluded from any energy efficiency analysis.
23. **Table 11** and **Figure 4** show that the most common energy rating of dwellings on the NHER scale is 7. The median, at or above which 50% of dwellings are rated, is 6. Over 80% of dwellings were rated between 4 and 8. Dwellings rated 7 or above are considered to have “good” energy efficiency. Those rated 2 or below are considered “poor”. **Table 12** shows that 47% of dwellings in 2005/6 were rated “good” and only 4% “poor”.

Table 11: Dwellings by NHER scores 2005/6 (000s and %)

NHER Score	000s	%	<i>Unweighted sample size</i>
0	6	0	12
1	30	1	51
2	62	3	115
3	136	6	212
4	222	10	345
5	353	15	504
6	412	18	537
7	498	22	650
8	426	18	523
9	151	7	175
10	20	1	22
Total	2,315	100	3,146
Median	6		
		+/- 95% CI	
Mean	6.10	6.03	6.16

⁶ Revised energy efficiency figures from the SHCS 2002 National Report are available to download at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReportChap11>

⁷ Energy Efficiency and Estimated Emissions for the Scottish Housing Stock is available to download at <http://www.scotland.gov.uk/Publications/2006/12/18132350/0>

Figure 4: Number of dwellings by NHER score 2005/6 (000s)

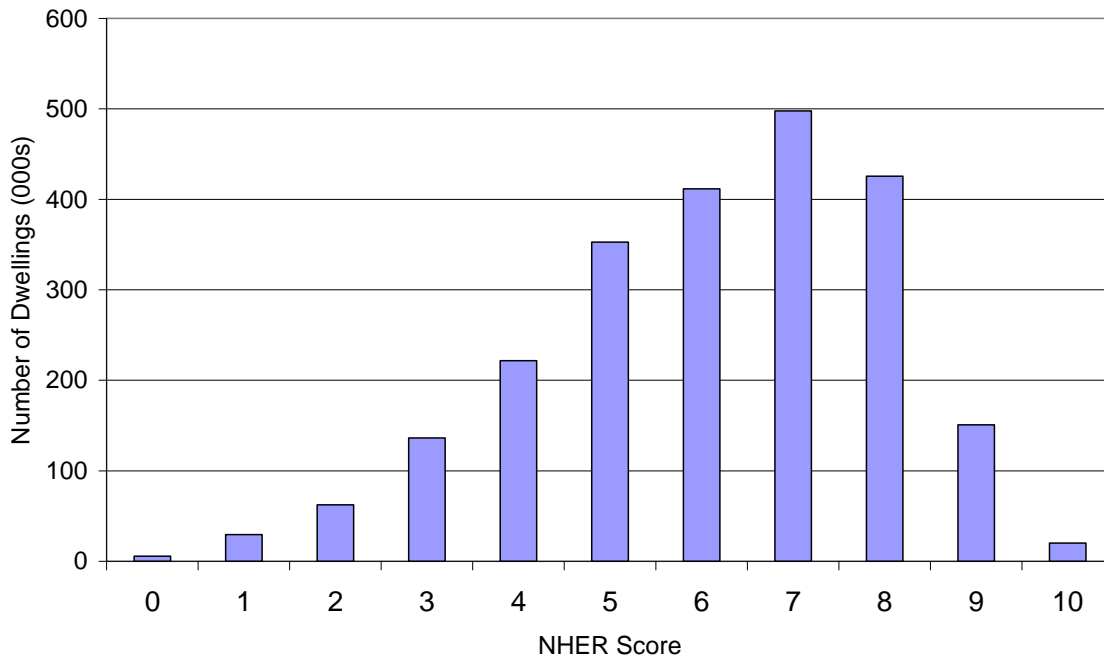


Table 12: NHER band 2005/6 (000s and %)

NHER band	000s	%	<i>Unweighted sample size</i>
Poor (0-2)	98	4	178
Moderate (3-6)	1,122	48	1,598
Good (7-10)	1,094	47	1,370
Total	2,315	100	3,146

24. **Table 13** and **Figure 5** show how the energy efficiency of the housing stock has improved. In 2002 an estimated 31% of dwellings achieved a “good” rating of 7 or above. By 2005/6 this proportion had risen to an estimated 47%. Correspondingly fewer dwellings were given a poor rating in 2005/6 than in 2002. The calculation of 95% confidence intervals for these estimates shows that the change in proportions in each NHER band between 2002 and 2005/6 is statistically significant. The changes in the proportions rated ‘good’ and ‘moderate’ between 2003/4 and 2005/6 are also statistically significant.

Figure 5: Dwellings by NHER bands 2002-2005/6 (%)

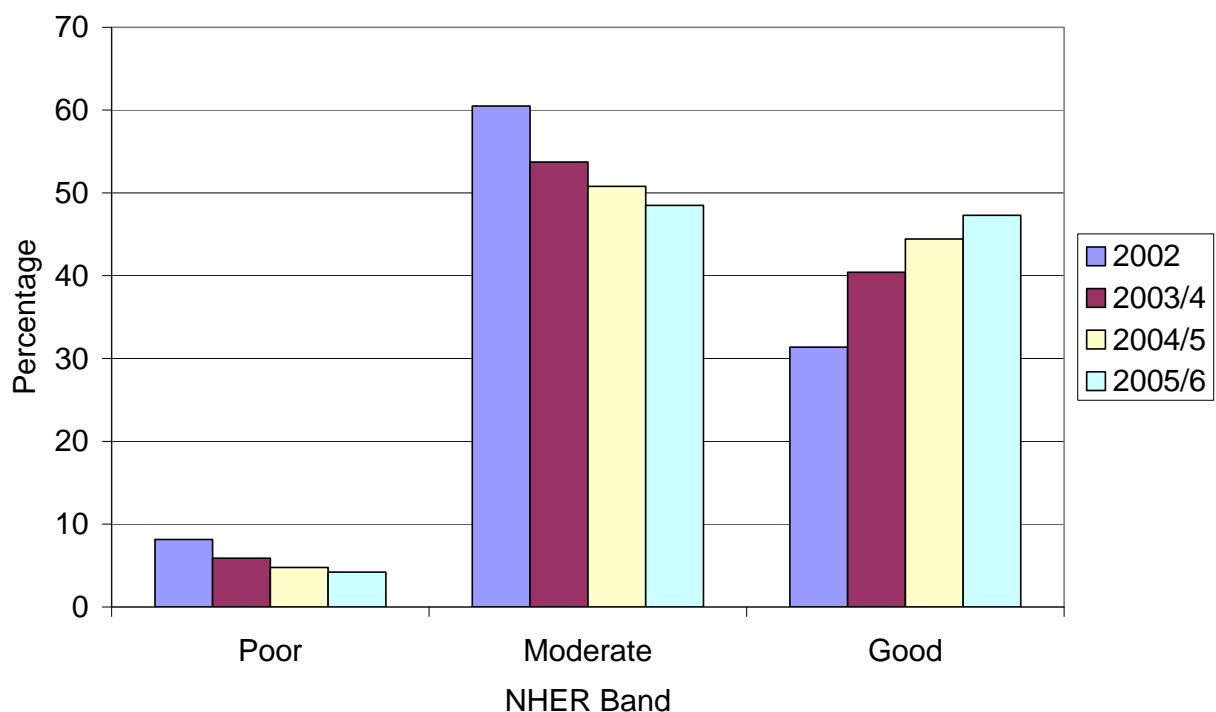


Table 13: Change in banded NHER by tenure 2002-2005/6 (%)

	NHER Band				Unweighted sample size
	Poor	Moderate	Good	All	
<i>Row Percentages</i>					
All tenures					
2002	8	60	31	100	14,965
2003/4	6	54	40	100	3,088
2004/5	5	51	44	100	3,085
2005/6	4	48	47	100	3,146
Private sector					
2002	9	65	27	100	10,107
2003/4	8	58	35	100	2,220
2004/5	6	57	38	100	2,305
2005/6	5	55	40	100	2,340
Social sector					
2002	6	51	43	100	4,858
2003/4	2	43	56	100	868
2004/5	2	35	63	100	780
2005/6	1	32	67	100	806

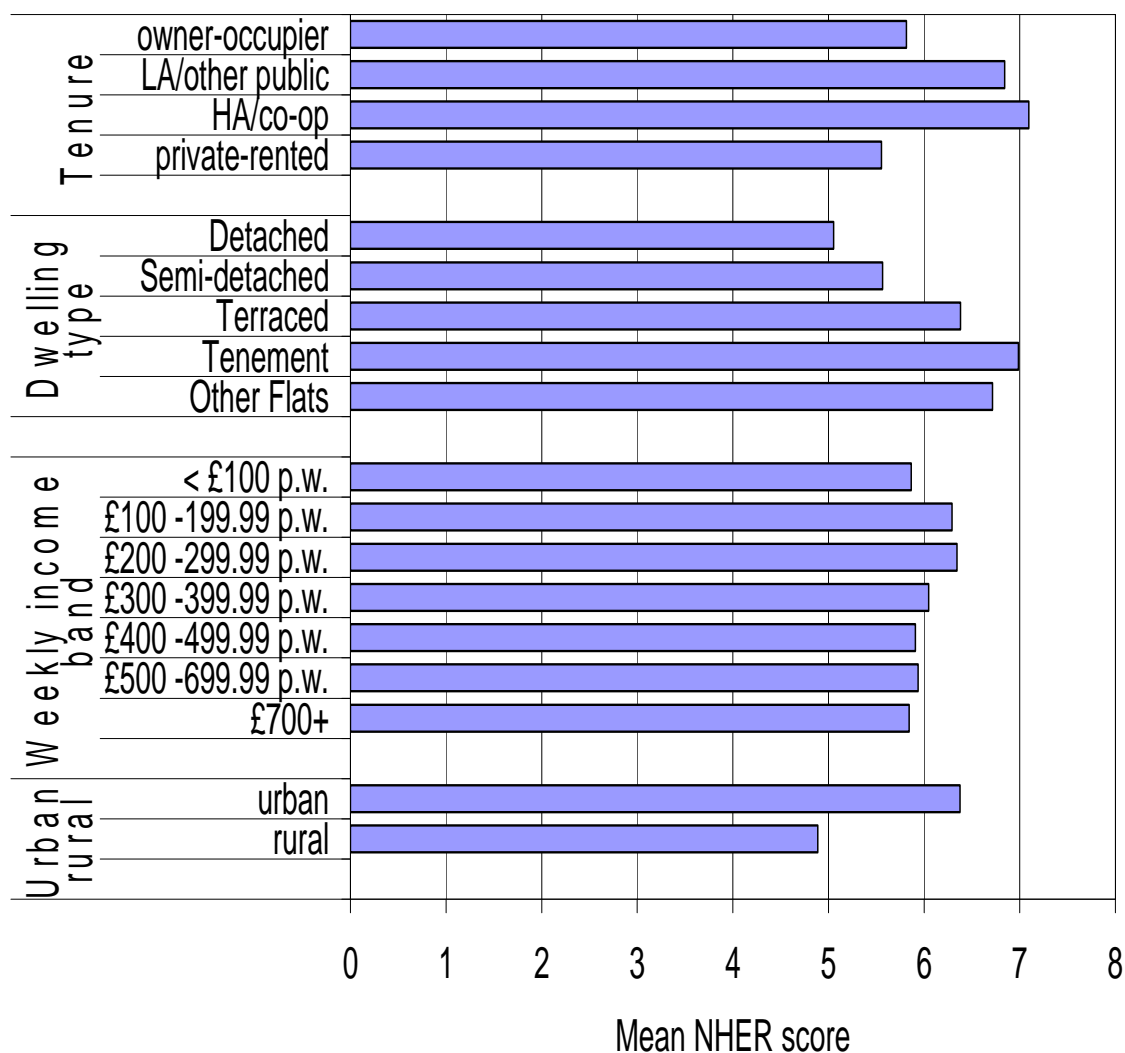
25. **Table 13** shows that improvements in energy efficiency of social rented dwellings have been greater than those for the stock as a whole. In 2005/6, about two thirds of social rented dwellings had a “good” NHER rating, compared to 43% in 2002. Over the same period, the proportion of private sector dwellings rated “good” increased from 27% to 40%.
26. **Table 14** shows the SAP rating of occupied housing stock for 2005/6. The pattern is very similar to that for NHER, with the largest proportion of dwellings rated between 61 and 70, and just under 80% of dwellings rated between 41 and 80. The median SAP rating is 63.

Table 14: Dwellings by banded SAP 2005/6 (000s and %)

Banded SAP	000s	%	<i>Unweighted sample size</i>
1-10	15	1	27
11-20	26	1	40
21-30	68	3	102
31-40	150	6	236
41-50	314	14	472
51-60	446	19	614
61-70	569	25	779
71-80	477	21	587
81-90	179	8	215
91-100	70	3	74
Total	2,315	100	3,146
Median	63		
		+/- 95% CI	
Mean	61.3	60.8	61.9

27. **Figure 6** and **Table 15-Table 17** show that dwellings in the social rented sector (local authorities, other public sector organisations, housing associations and housing co-operatives) tend to have higher energy efficiency ratings than privately owned or rented dwellings. 14% of dwellings in the private rented sector are rated “poor”, compared to an average of 4% across all sectors (**Table 15**).
28. Flats tend to have higher energy efficiency ratings than houses. The majority of tenements and other flats have “good” energy ratings, whereas less than a third of detached and semi-detached houses are rated “good” (**Table 15**). The mean NHER for detached houses is 5.1, compared to 7.0 for tenement flats (**Figure 6**). The median NHER scores are 5 and 7 respectively (**Table 16**). Houses have a lower energy efficiency because they have more outside walls resulting in increased heat loss. Hence terraced houses generally have higher energy efficiency ratings than detached houses.

Figure 6: Mean NHER by tenure, type of dwelling, household income and urban/rural indicator



29. Newer dwellings are more likely to have a good energy efficiency rating than older dwellings, three quarters of dwellings built after 1982 have a good energy efficiency rating compared to just under a quarter of the pre-1919 occupied stock. Less than 1% of dwellings built after 1982 have 'poor' NHER ratings compared to more than 1 in 10 of those built before 1919.
30. Only about 3% of the housing stock has no central heating. A further 4% have only partial central heating. Of those 3% without central heating, 60% have "poor" NHER ratings, compared to just 2% of those with full central heating - with almost half of those with full central heating having 'good' ratings. More than half of those with partial central heating have 'moderate' NHER scores with just over a third rated 'good' (**Table 15**).

31. Those who use gas as their primary heating source are more than twice as likely as those who use electricity and around nine times more likely than those who use oil to have a 'good' NHER rating. Those who use 'other fuel types'⁸ such as solid fuels are over 30 times more likely than those who use gas to have a 'poor' NHER score.
32. Single parent households are more likely than other household types to have a "good" NHER rating.
33. There does not appear to be a straightforward relationship between income and energy efficiency rating.
34. Dwellings in urban areas have higher NHER ratings than those in rural areas (**Figure 6**). Urban dwellings are around twice as likely to have a good NHER rating and around six times less likely to be rated 'poor' than those in rural areas. The median NHER rating of rural dwellings is 5, compared to 7 for urban areas and a national median of 6. Rural dwellings are more likely to be off the gas grid, and use oil or solid fuels in their central heating than those in urban areas.

⁸ Other fuel types includes solid fuels such as coal, smokeless fuels, wood and peat, and community heating. Community heating systems have been included in this category as their sample size in the SHCS is too small to allow them to be a separate category but they would generally be expected to have better energy efficiency ratings than solid fuel systems.

Table 15: NHER band by dwelling and household characteristics (%)

	NHER band				<i>Unweighted sample size</i>
	Poor	Moderate	Good	Total	
	%	%	%	%	
<i>Row percentages</i>					
Tenure					
Owner-occupier	4	56	40	100	2,120
LA/other public	1	34	65	100	506
HA/co-op	2	28	70	100	300
Private-rented	14	44	41	100	220
Private	5	55	40	100	2,340
Social	1	32	67	100	806
Dwelling type					
Detached	10	61	29	100	794
Semi-detached	3	65	32	100	713
Terraced	2	44	53	100	734
Tenement	3	32	65	100	530
Other flats	3	35	62	100	375
Age of dwelling					
Pre-1919	14	63	23	100	525
1919-1944	4	58	38	100	411
1945-1964	3	52	45	100	784
1965-1982	2	50	48	100	820
Post-1982	0	25	75	100	606
Central heating extent					
Full	2	48	49	100	2,900
Partial	10	56	34	100	159
No central heating	60	38	2	100	87
Primary heating fuel					
Gas	1	44	56	100	2,277
Electricity	12	63	25	100	482
Oil	15	79	6	100	257
Other fuel type	33	43	24	100	130
All Scotland	4	48	47	100	3,146

*Table is continued on the next page.

Table 15: NHER band by dwelling and household characteristics (%) continued

	NHER band				<i>Unweighted sample size</i>
	Poor	Moderate	Good	Total	
	%	%	%	%	
<i>Row percentages</i>					
Household type					
Single adult	5	45	50	100	419
Small adult	5	52	43	100	539
Single parent	1	29	70	100	168
Small family	4	49	47	100	450
Large family	3	46	51	100	218
Large adult	2	55	43	100	315
Older smaller	7	56	37	100	508
Single pensioner	3	44	52	100	529
Weekly Income band					
< £100 p.w.	6	57	37	100	136
£100 -199.99 p.w.	3	44	53	100	660
£200 -299.99 p.w.	5	42	53	100	642
£300 -399.99 p.w.	5	48	47	100	484
£400 -499.99 p.w.	6	51	43	100	388
£500 -699.99 p.w.	3	54	43	100	452
£700+ p.w.	2	57	40	100	373
Urban/rural Indicator					
Urban	2	46	52	100	2,430
Rural	13	61	25	100	716
All Scotland					
	4	48	47	100	3,146

Table 16: Mean and median NHER score by dwelling and household characteristics

	NHER				<i>Unweighted sample size</i>
	95% Confidence Interval			Median	
	Mean	Lower bound	Upper bound		
Tenure					
Owner-occupier	5.82	5.74	5.89	6	2,120
LA/other public	6.84	6.71	6.97	7	506
HA/co-op	7.10	6.90	7.30	7	300
Private-rented	5.55	5.24	5.87	6	220
Private	5.79	5.71	5.87	6	2,340
Social	6.94	6.83	7.06	7	806
Dwelling type					
Detached	5.05	4.92	5.18	5	794
Semi-detached	5.57	5.45	5.68	6	713
Terraced	6.38	6.26	6.50	7	734
Tenement	6.99	6.83	7.14	7	530
Other flats	6.72	6.53	6.90	7	375
Age of dwelling					
Pre-1919	4.84	4.66	5.01	5	525
1919-1944	5.75	5.57	5.93	6	411
1945-1964	6.13	6.00	6.25	6	784
1965-1982	6.19	6.07	6.30	6	820
Post-1982	7.23	7.12	7.34	7	606
Central heating extent					
Full	6.25	6.19	6.31	6	2,900
Partial	5.28	4.96	5.60	6	159
No central heating	2.59	2.21	2.96	2	87
Primary heating fuel					
Gas	6.54	6.48	6.61	7	2,277
Electricity	4.98	4.80	5.17	5	482
Oil	4.13	3.95	4.31	4	257
Other fuel type	4.07	3.65	4.49	4	130
All Scotland					
	6.10	6.03	6.16	6	3,146

*Table is continued on the next page.

Table 16: Mean and median NHER score by dwelling and household characteristics continued

	NHER				<i>Unweighted sample size</i>
	95% Confidence Interval			Median	
	Mean	Lower bound	Upper bound		
Household type					
Single adult	6.27	6.08	6.46	7	419
Small adult	5.98	5.83	6.13	6	539
Single parent	7.06	6.81	7.30	7	168
Small family	5.98	5.81	6.15	6	450
Large family	6.12	5.88	6.36	7	218
Large adult	5.97	5.78	6.16	6	315
Older smaller	5.69	5.52	5.86	6	508
Single pensioner	6.29	6.12	6.45	7	529
Weekly income band					
< £100 p.w.	5.86	5.54	6.19	6	136
£100 -199.99 p.w.	6.29	6.15	6.44	7	660
£200 -299.99 p.w.	6.34	6.19	6.50	7	642
£300 -399.99 p.w.	6.05	5.88	6.22	6	484
£400 -499.99 p.w.	5.91	5.72	6.09	6	388
£500 -699.99 p.w.	5.94	5.78	6.10	6	452
£700+ p.w.	5.84	5.67	6.02	6	373
Urban/rural indicator					
Urban	6.37	6.31	6.44	7	2,430
Rural	4.89	4.74	5.04	5	716
All Scotland					
	6.10	6.03	6.16	6	3,146

Table 17: Mean and median SAP score by dwelling and household characteristics

	SAP				<i>Unweighted sample size</i>
	95% Confidence Interval			Median	
	Mean	Lower bound	Upper bound		
Tenure					
Owner-occupier	58.5	57.8	59.2	60	2,120
LA/other public	68.6	67.5	69.8	70	506
HA/co-op	70.8	68.9	72.6	72	300
private-rented	57.3	54.4	60.2	61	220
Private	58.4	57.7	59.0	60	2,340
Social	69.5	68.5	70.5	71	806
Dwelling type					
Detached	51.7	50.5	52.8	54	794
Semi-detached	56.9	55.9	57.9	57	713
Terraced	64.1	63.1	65.2	66	734
Tenement	69.4	67.9	70.8	71	530
Other flats	66.2	64.5	67.9	68	375
Age of dwelling					
Pre-1919	49.3	47.8	50.9	50	525
1919-1944	57.7	56.1	59.3	59	411
1945-1964	61.9	60.9	63.0	62	784
1965-1982	62.1	61.0	63.1	62	820
Post-1982	72.1	71.0	73.1	71	606
Central heating extent					
Full	62.7	62.2	63.3	64	2,900
Partial	53.9	51.3	56.5	56	159
No central heating	28.5	24.5	32.4	26	87
Primary heating fuel					
Gas	64.6	64.0	65.3	66	2,277
Electricity	50.2	48.6	51.7	52	482
Oil	52.3	50.5	54.1	51	257
Other fuel type	49.6	44.5	54.7	46	130
All Scotland					
	61.3	60.8	61.9	63	3,146

*Table is continued on the next page.

Table 17: Mean and median SAP score by dwelling and household characteristics continued

	SAP				Unweighted sample size
	95% Confidence Interval			Median	
	Mean	Lower bound	Upper bound		
Household type					
Single adult	63.5	61.8	65.2	65	419
Small adult	60.2	58.9	61.6	62	539
Single parent	69.6	67.3	71.9	72	168
Small family	60.0	58.4	61.5	63	450
Large family	60.5	58.3	62.7	64	218
Large adult	59.8	58.1	61.4	61	315
Older smaller	57.7	56.1	59.2	59	508
Single pensioner	63.6	62.1	65.0	65	529
Weekly income band					
< £100 p.w.	59.6	56.6	62.5	62	136
£100 -199.99 p.w.	63.6	62.3	64.8	66	660
£200 -299.99 p.w.	63.8	62.4	65.2	66	642
£300 -399.99 p.w.	61.0	59.4	62.5	63	484
£400 -499.99 p.w.	60.0	58.3	61.7	62	388
£500 -699.99 p.w.	59.6	58.1	61.0	61	452
£700+ p.w.	57.6	56.0	59.2	59	373
Urban/rural indicator					
Urban	63.3	62.7	63.9	65	2,430
Rural	52.7	51.3	54.1	54	716
All Scotland					
	61.3	60.8	61.9	63	3,146

3 Fuel Poverty

35. The term 'Fuel Poverty' refers to the situation where a household cannot afford to heat their home to an adequate level. The Scottish Government uses the following definition of fuel poverty as set out in the Scottish Fuel Poverty Statement (FPS)⁹ published in 2002:

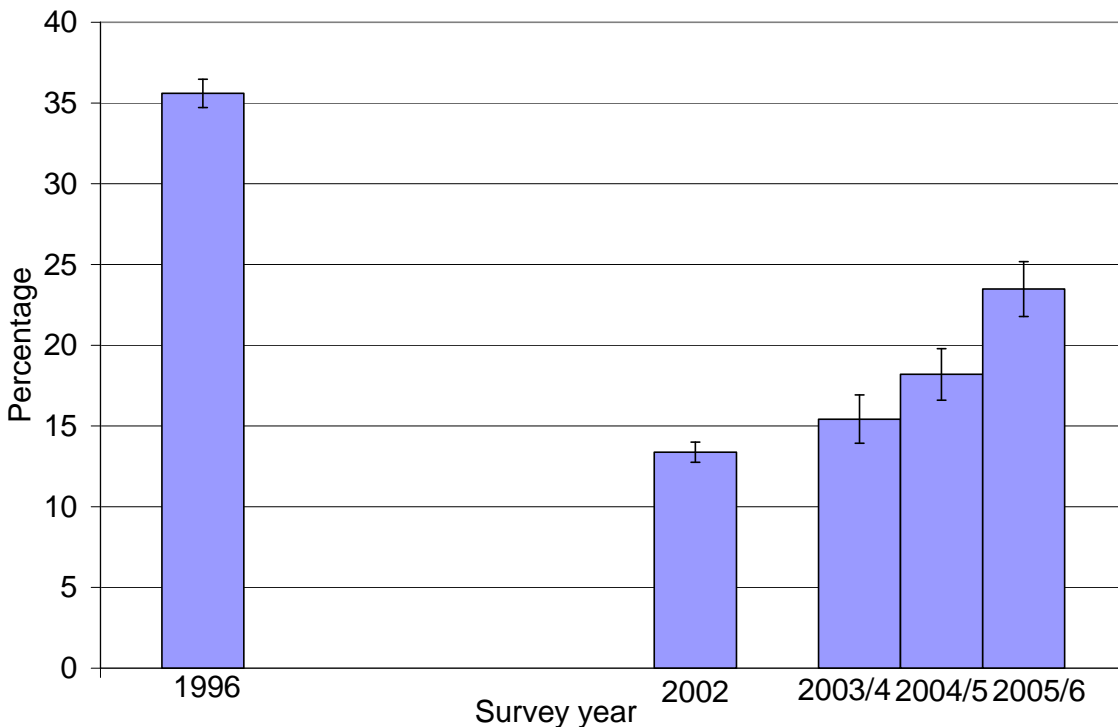
"A household is in fuel poverty if it would be required to spend more than 10% of its income (including Housing Benefit or Income Support for Mortgage Interest) on all household fuel use."

⁹ <http://www.scotland.gov.uk/Publications/2002/08/15258/9951>

Furthermore ‘Extreme Fuel Poverty’ can be defined as a household having to spend more than 20% of its income on fuel.

36. In the above definitions ‘income’ is net of income and council taxes (See paragraph 90 for additional notes on fuel poverty). For a more detailed description of the criteria involved in the definition of fuel poverty and analysis of previous years’ SHCS fuel poverty statistics see the Fuel Poverty Statement, the SHCS 2002 Fuel Poverty in Scotland Report¹⁰ and the SHCS Fuel Poverty Report 2003/4¹¹. A technical note on the calculation of Fuel Poverty figures using SHCS data can be found on the SHCS website¹².
37. **Figure 7** and **Table 18** show that from 1996 to 2002 the number of fuel poor households in Scotland fell substantially from around 36% to 13%¹³. In 2003/4, 15.4% of households (350,000) were assessed as fuel poor, and, in 2004/5, 18.2% of households (419,000) were estimated to be in fuel poverty. In 2005/6, 23.5% households (543,000) were found to be fuel poor. This is a statistically significant increase over the 2004/5 figure.

Figure 7: Households in Fuel Poverty 1996-2005/6 (% and CIs)



¹⁰ Available to download at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/FuelPoverty>

¹¹ Web only publication available at: <http://www.scotland.gov.uk/Publications/2006/11/23092121/0>

¹² Technical note available at : <http://www.scotland.gov.uk/Topics/Statistics/SHCS/technicalnotefuelpoverty>

¹³ This comparison uses two different definitions of fuel poverty. A comparison using the same definition results in a fall from 36% to 9%. See the 2002 fuel poverty report for further details: <http://www.scotland.gov.uk/Topics/Statistics/SHCS/FuelPoverty>

Table 18: Fuel Poverty and Extreme Fuel Poverty 1996-2005/6 (000s and CIs)

	000s	%	Lower CI	Upper CI
Fuel Poverty				
1996	756	35.6	34.7	36.5
2002	293	13.4	12.7	14.0
2003/4	350	15.4	13.9	16.9
2004/5	419	18.2	16.6	19.8
2005/6	543	23.5	21.8	25.2
Extreme Fuel Poverty¹⁴				
1996	182	8.6	8.1	9.1
2002	71	3.2	2.9	3.5
2003/4	112	4.9	4.0	5.8
2004/5	119	5.2	4.3	6.1
2005/6	173	7.5	6.4	8.5

38. In each of the five survey years there were a number of cases where it was not possible to determine fuel poverty status. These have been reapportioned pro-rata between the two categories (or three categories in the case of extreme fuel poverty) as was discussed in the 2004/5 SHCS Key Findings Report¹⁵. In 2005/6 44 'missing' cases were reapportioned.
39. Following a fall between 1996 and 2002, the number and proportion of households in fuel poverty has subsequently increased. Changes in fuel prices were an important factor in both the reduction in numbers in fuel poverty between 1996 and 2002 and in the subsequent increase. At the time of the 2002 survey it was estimated that of the 26% fall in fuel poverty between 1996 and 2002¹⁶, 9 percentage points was due to the fall in fuel prices over the period, 4 to improved energy efficiency and 13 to real increases in incomes.
40. Because of the small sample sizes in the 2004/5 and 2005/6 surveys, the precision of any estimates of the effect of improved energy efficiency measures will be poor as will estimates of the offset of those improvements against the impact of fuel price increases.
41. However, in general terms, re-running the fuel poverty calculations on the 2005/6 sample using 2004/5 fuel prices up-rated for general inflation showed that there would have been no statistically significant change in fuel poverty between 2004/5 and 2005/6 had fuel prices not increased in real terms over the period.

¹⁴ Extreme fuel poverty is a subset of fuel poverty i.e. those who are extreme fuel poor are included in the figures for fuel poverty.

¹⁵ <http://www.scotland.gov.uk/Publications/2007/03/26155927/0> paragraph 32.

¹⁶ Based on the 1996 definition of fuel poverty.

42. 7.5% of households (173,000) were also estimated to be in extreme fuel poverty, i.e. having to spend in excess of 20% of their income on fuel. Almost a third of those in fuel poverty are in extreme fuel poverty (**Table 19 – 20** and **Figure 8**).
43. Those with ‘poor’ NHER scores are more likely than those with higher NHER scores to be fuel poor. Older smaller and single pensioner households are more likely to experience fuel poverty than any other household type. Almost all of those with a household income of less than £100 per week are fuel poor. The rate of fuel poverty is higher in rural areas than in urban areas (**Table 19 – 20** and **Figure 8**).

Figure 8: Households in fuel poverty by tenure, NHER band, household type, household income and urban/rural (%)

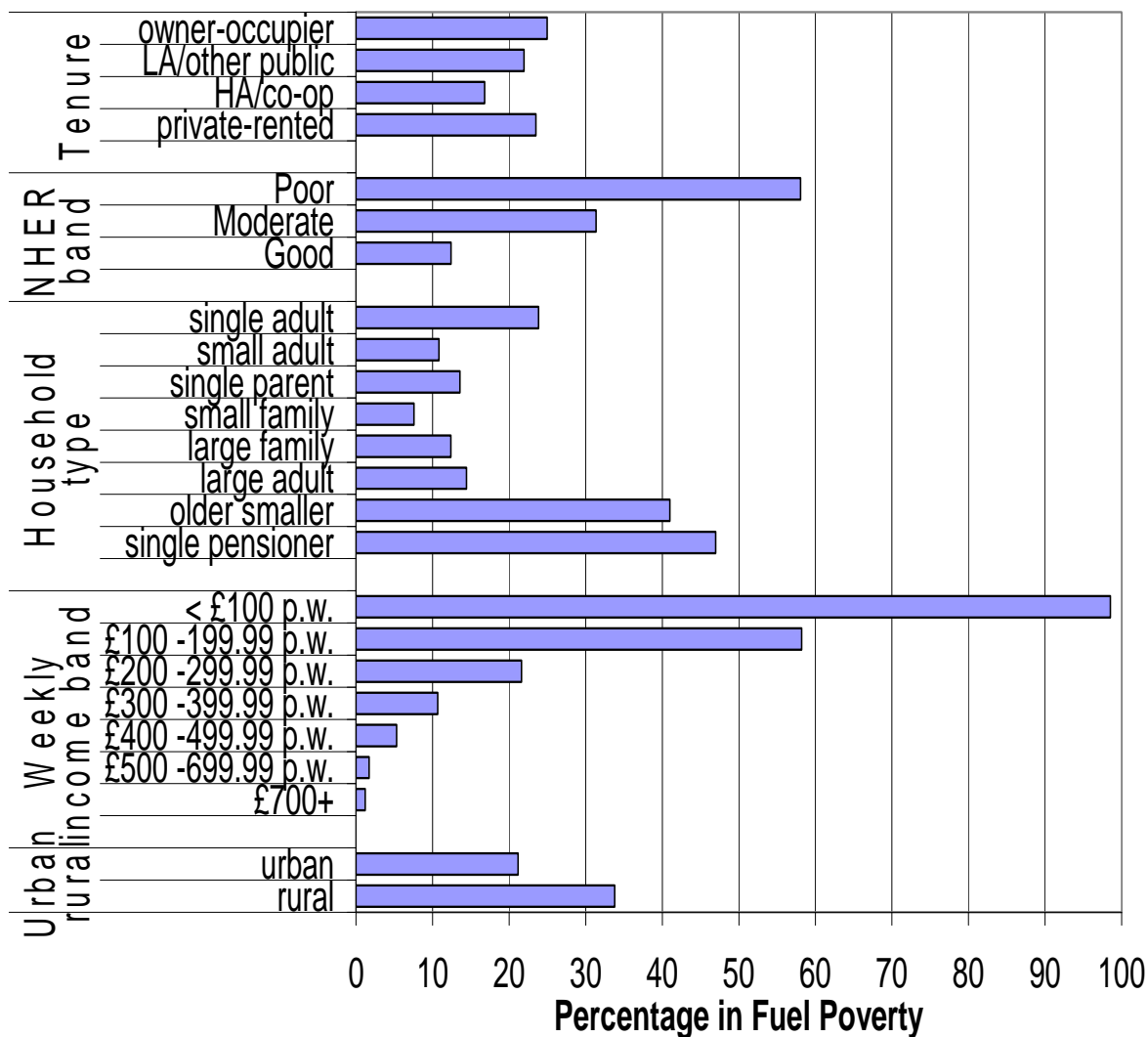


Table 19: Fuel Poverty by dwelling and household characteristics (000s)

	Not Fuel Poor	Fuel Poor	Extreme Fuel Poor¹⁷	Total in category	<i>Unweighted sample size</i>
	000s	000s	000s	000s	
Tenure					
Owner-occupier	1,141	379	142	1,520	2,092
LA/other public	289	81	10	370	505
HA/co-op	208	42	4	250	296
Private-rented	133	41	16	174	210
Private	1,274	420	158	1,695	2,302
Social	497	123	14	620	801
Type of dwelling					
Detached	329	165	68	493	772
Semi-detached	356	130	42	486	708
Terraced	428	110	35	538	730
Tenement	421	67	15	488	521
Other flats	238	71	13	309	372
Age of dwelling					
Pre-1919	265	123	56	389	509
1919-1944	215	83	23	298	408
1945-1964	429	149	46	578	779
1965-1982	446	135	34	582	808
Post-1982	416	53	15	469	599
Central heating extent					
Full	1,666	478	150	2,144	2,866
Partial	64	39	13	103	155
No central heating	40	28	11	68	82
Primary heating fuel					
Gas	1,412	358	111	1,771	2,261
Electricity	233	109	28	342	471
Oil	85	49	21	134	247
Other fuel type	40	28	13	68	124
NHER band					
Poor	41	57	25	98	167
Moderate	770	352	122	1,122	1,576
Good	959	136	26	1,094	1,360
All Scotland					
All Scotland	1,771	543	173	2,315	3,103
<i>Unweighted sample size</i>	2,318	785	263	3,103	

¹⁷ Extreme fuel poverty is a subset of fuel poverty i.e. those who are extreme fuel poor are included in the figures for fuel poverty.

*Table is continued from previous page.

Table 19: Fuel Poverty by dwelling and household characteristics (000s) continued.

	Not Fuel Poor	Fuel Poor	Extreme Fuel Poor¹⁸	Total	<i>Unweighted sample size</i>
	000s	000s	000s	000s	
Household type					
Single adult	259	81	18	340	407
Small adult	361	44	14	405	531
Single parent	113	18	3	131	165
Small family	302	25	4	326	445
Large family	132	19	4	151	216
Large adult	196	33	11	230	310
Older smaller	206	143	63	348	503
Single pensioner	204	181	54	385	526
Weekly income band					
< £100 p.w.	1	94	75	95	130
£100 -199.99 p.w.	203	282	77	485	654
£200 -299.99 p.w.	384	106	16	490	638
£300 -399.99 p.w.	313	37	3	351	479
£400 -499.99 p.w.	267	15	4	282	383
£500 -699.99 p.w.	329	6		335	449
£700+ p.w.	262	3		265	370
Urban/rural					
Urban	1,486	399	111	1,885	2411
Rural	284	145	62	429	692
All Scotland					
	1,771	543	173	2,315	3103
<i>Unweighted sample size</i>	2,318	785	263	3,103	

¹⁸ Extreme fuel poverty is a subset of fuel poverty i.e. those who are extreme fuel poor are included in the figures for fuel poverty.

Table 20: Fuel poverty by dwellings and household characteristics (%)

	Not Fuel Poor	Fuel Poor	Extreme Fuel Poor¹⁹	<i>Unweighted sample size</i>
	%	%	%	
Tenure				
Owner-occupier	75	25	9	2,092
LA/other public	78	22	3	505
HA/co-op	83	17	2	296
Private-rented	77	23	9	210
Private	75	25	9	2,302
Social	80	20	2	801
Type of dwelling				
Detached	67	33	14	772
Semi-detached	73	27	9	708
Terraced	80	20	6	730
Tenement	86	14	3	521
Other flats	77	23	4	372
Age of dwelling				
Pre-1919	68	32	14	509
1919-1944	72	28	8	408
1945-1964	74	26	8	779
1965-1982	77	23	6	808
Post-1982	89	11	3	599
Central heating extent				
Full	78	22	7	2,866
Partial	62	38	12	155
No central heating	59	41	16	82
Primary heating fuel				
Gas	80	20	6	2,261
Electricity	68	32	8	471
Oil	63	37	16	247
Other fuel type	59	41	18	124
NHER band				
Poor	42	58	25	167
Moderate	69	31	11	1,576
Good	88	12	2	1,360
All Scotland				
<i>Unweighted sample size</i>	77	23	7	3,103
	<i>2,318</i>	<i>785</i>	<i>263</i>	

¹⁹ Extreme fuel poverty is a subset of fuel poverty i.e. those who are extreme fuel poor are included in the figures for fuel poverty.

Table 20: Fuel poverty by dwellings and household characteristics (%) continued

	Not Fuel Poor	Fuel Poor	Extreme Fuel Poor²⁰	<i>Unweighted sample size</i>
	%	%	%	
Household type				
Single adult	76	24	5	407
Small adult	89	11	4	531
Single parent	86	14	2	165
Small family	92	8	1	445
Large family	88	12	3	216
Large adult	86	14	5	310
Older smaller	59	41	18	503
Single pensioner	53	47	14	526
Weekly income band				
< £100 p.w.	1	99	78	130
£100 -199.99 p.w.	42	58	16	654
£200 -299.99 p.w.	78	22	3	638
£300 -399.99 p.w.	89	11	1	479
£400 -499.99 p.w.	95	5	1	383
£500 -699.99 p.w.	98	2		449
£700+ p.w.	99	1		370
Urban/rural				
Urban	79	21	6	2,411
Rural	66	34	14	692
All Scotland				
	77	23	7	3,103
<i>Unweighted sample size</i>	2,318	785	263	

44. Those in the private sector are more than 4 times as likely as those in the social sector to experience extreme fuel poverty (**Table 20**).
45. People living in tenements are least likely to and those living in detached houses most likely to experience fuel poverty. A third of households in detached houses are fuel poor compared with 14% of tenement dwelling households (**Table 20**).
46. Households living in older dwellings are more likely to experience fuel poverty with around 3 in 10 households living in dwellings built before 1919 being fuel

²⁰ Extreme fuel poverty is a subset of fuel poverty i.e. those who are extreme fuel poor are included in the figures for fuel poverty.

poor compared to 1 in 10 of those living in dwellings built after 1982. This is at least in part related to the greater energy efficiency of dwellings built after 1982 as discussed in paragraph 29.

47. Households with partial central heating or no central heating are around twice as likely to suffer fuel poverty as those with full central heating. Around 1 in 5 gas users are fuel poor compared to around a third of electricity users and around 40% of users of oil and 'other fuels'. Furthermore those who use oil or 'other fuel type' (not gas or electricity) are around three times more likely to experience extreme fuel poverty than gas users (**Table 20**).
48. Households with lower energy efficiency are much more likely to be fuel poor. Households living in dwellings rated "moderate" or "poor" are respectively around 3 and 5 times more likely to experience fuel poverty than those with a "good" rating. Furthermore those with a "poor" NHER score are more than 10 times as likely to experience extreme fuel poverty as those with a "good" rating, with a quarter of such households in extreme fuel poverty (**Figure 8** and **Table 20**).
49. Just under half of single pensioner households (181,000) and around two fifths of older smaller households²¹ (143,000) were fuel poor, making them more likely than other household types to experience fuel poverty. 14% of single pensioner households and 18% of older smaller households experienced extreme fuel poverty. 24% of single adult households (81,000) were also in fuel poverty. Family and non-pensioner couple households were least likely to be fuel poor (**Figure 8** and **Table 20**).
50. Fuel poverty is, of course, highly correlated with income. The likelihood of experiencing fuel poverty increases as household income decreases. Almost all, 99%, of those in the lowest income band (less than £100 p.w.) are fuel poor. More than three quarters of households in this income band experience extreme fuel poverty compared with no households in the top two income bands and 16% of households in the second lowest income band (**Figure 8** and **Table 20**).
51. Rural households are more susceptible to fuel poverty than urban households. Just over a third of those in rural areas suffer fuel poverty compared with a fifth of urban households. 14% of rural households are in extreme fuel poverty, making extreme fuel poverty more than twice as likely for a rural household as for an urban household (**Figure 8** and **Table 20**).

4 Housing Quality

52. The Scottish Housing Quality Standard (SHQS) was announced by the Minister for Communities in February 2004²². All social landlords must ensure that all of

²¹ Mostly pensioner couples

²² For more information see letter and notes at: <http://www.scotland.gov.uk/Publications/2004/02/18860/32772>

their dwellings pass the SHQS by 2015. The SHQS consists of 5 criteria, the dwelling must be:

- Above the statutory Tolerable Standard;²³
- Free from serious disrepair;
- Energy efficient;
- With modern facilities and services;
- Healthy, safe and secure.

Communities Scotland has further information on the SHQS²⁴.

53. Estimates of failure rates from the 2002 SHCS were produced following the announcement. Fieldwork for the 2003/4 survey began in October 2003, before the final clarification of the SHQS in July 2004²⁵. Thus the 2003/4 survey (and the 2002 survey) did not gather all the information required to fully assess dwellings against the SHQS. The surveys did not cover the number of sockets in the kitchen, safety of gas and oil systems, kitchen layout, kitchen safety, kitchen storage and disrepair to attached garages. This was rectified in the 2004/5 and 2005/6 surveys in which all of these areas were included. Given the profile of failures across the SHQS criteria, we believe the addition of this information would not materially affect the estimates of overall failure already published.

Table 21: Scottish Housing Quality Standard 2005/6 (000s and %)

	SHQS (unobtainables reapporioned) ²⁶		Unweighted sample size
	000s	%	
Pass	768	33	963
Fail	1,546	67	2,092
Total	2,315	100	3,055

54. Approximately 67% of dwellings in Scotland failed the SHQS in 2005/6. This estimate is lower than the rates of failure in 2002 (77%), 2003/4 (71%) and 2004/5 (69%)²⁶ (**Figure 9**). The changes between 2003/4 and 2004/5 and between 2004/5 and 2005/6 are not statistically significant whereas the changes between 2003/4 and 2005/6 and between 2002 and the latter survey years are.

²³ See paragraph 92 for further information on the Tolerable Standard.

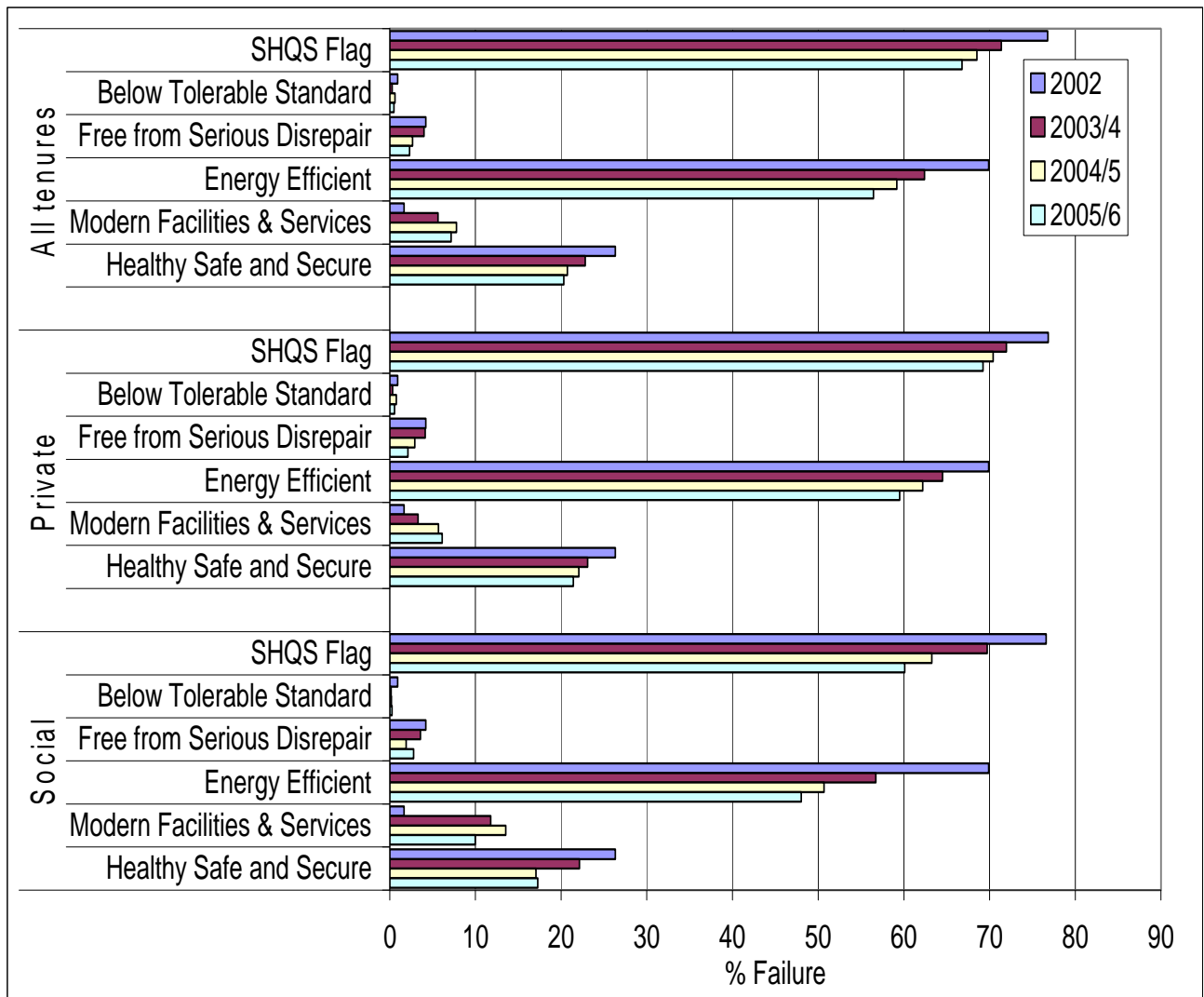
²⁴ http://www.communitiesscotland.gov.uk/stellent/groups/public/documents/webpages/cs_006672.hcsp#TopOfPage

²⁵ See letter and notes available at: <http://www.scotland.gov.uk/Publications/2004/07/19725/40741>

²⁶ In 2005/6 there were 92 'unobtainable' cases for the SHQS, Using the methodology introduced in the 2004/5 SHCS Key Findings Report (download at: <http://www.scotland.gov.uk/Publications/2007/03/26155927/0>) these were reapporioned pro-rata between pass and fail. In 2003/4, 65 missing values were reapporioned and in 2004/5 50 missing values were reapporioned, while in 2002 those for which pass or fail could not be assigned were included as passes.

55. The majority of dwellings that failed the SHQS failed on the energy efficiency criteria. Full efficient central heating²⁷ is a strict requirement of these criteria (those with 'inefficient' central heating, even if it is full, will fail this criteria). Also crucial is the presence of thermal insulation measures (such as loft, hot water tank and wall insulation, where applicable) in the dwelling. The number of failures on the modern facilities and services criteria has increased slightly since 2002 because of the additional information collected in the 2004/5 and 2005/6 surveys.

Figure 9: Dwellings by failure to meet Scottish Housing Quality Standard by tenure 2002 - 2005/6 (%)



²⁷ The definition of full central heating for SHQS purposes is: “whole dwelling or rooms representing more than 50% of the floor area of the dwelling with the heating controlled from a single point”.

56. The proportions of dwellings with more than one criteria failure are roughly the same for all three survey years, with around 1 in 5 dwellings failing on more than one of the criteria **Table 22**.

Table 22: Number of SHQS failures 2002 to 2005/6 (000s and %)

Number of failures	2002		2003/4		2004/5		2005/6	
	000s	%	000s	%	000s	%	000s	%
None /unobtainable ²⁸	509	23	688	30	754	33	816	35
1	1,180	54	1,123	50	1,117	49	1,103	48
2	442	20	393	17	361	16	332	14
3	53	2	58	3	58	3	58	3
4	6	0	6	0	11	0	5	0
5	2	0	1	0	0	0	0	0
Total	2,192	100	2,269	100	2,301	100	2,315	100
<i>Unweighted sample size</i>	<i>15,168</i>		<i>3,090</i>		<i>3,093</i>		<i>3,147</i>	

57. **Table 23** shows the number of dwellings passing or failing the SHQS by private or social sector tenure.

Table 23: SHQS by tenure 2002 - 2005/6 (000s)

SHQS	Tenure							
	2002		2003/4		2004/5		2005/6	
	Private 000s	Social 000s	Private 000s	Social 000s	Private 000s	Social 000s	Private 000s	Social 000s
Pass	356	153	461	189	498	227	521	247
Fail	1,182	501	1,184	435	1,186	390	1,173	373
Total	1,538	654	1,645	624	1,684	617	1,695	620
<i>Unweighted sample size</i>	<i>10,244</i>	<i>4,924</i>	<i>2,179</i>	<i>846</i>	<i>2,283</i>	<i>760</i>	<i>2,280</i>	<i>775</i>

58. **Table 24** shows that the private sector has higher failure rates than the social sector in each of the survey years after 2002, and the gap between the two sectors is widening. The Scottish Government has stated that the entire stock of every social landlord must meet the SHQS criteria by 2015. Private owners and

²⁸ In this table 'unobtainables' have not been reapportioned but have been included with those who have no failures. Therefore the proportions and number of those who pass and fail do not match those quoted in paragraph 54 and **Table 21**.

private landlords are currently under no obligation to bring their properties up to a standard which meets the SHQS. There has been a statistically significant increase in the proportion of social sector dwellings passing the SHQS from 2003/4 to 2005/6; it is now at 40%.

Table 24: SHQS by tenure 2002 - 2005/6 (%)

SHQS	Tenure							
	2002		2003/4		2004/5		2005/6	
	Private	Social	Private	Social	Private	Social	Private	Social
	%	%	%	%	%	%	%	%
Pass	23	23	28	30	30	37	31	40
Fail	77	77	72	70	70	63	69	60
Total	100	100	100	100	100	100	100	100
<i>Unweighted sample size</i>	10,244	4,924	2,179	846	2,283	760	2,280	775

59. **Table 25** shows that urban and rural areas have roughly the same likelihood of failing the SHQS.

Table 25: SHQS urban/rural breakdown (000s and %)

SHQS	Urban/rural indicator			
	Urban		Rural	
	000s	%	000s	%
Pass	627	33	141	33
Fail	1,258	67	288	67
Total	1,885	100	429	100
<i>Unweighted sample size</i>	2,352		703	

4.1 Dampness and Condensation

60. **Table 26** and **Table 27** indicate that just under 1 in 10 dwellings have condensation in at least one room, whilst very few dwellings in Scotland suffer from either rising or penetrating damp (less than 1 in 25). These figures are largely unchanged from those reported in 2002, 2003/4 and 2004/5. 'Any condensation' and 'Any rising or penetrating damp' cover anything from a small damp patch or area of condensation on a single wall in one room to prevalence throughout a dwelling.

Table 26: Presence of condensation in dwelling (000s and %)

Any condensation?	000s	%	<i>Unweighted sample size</i>
None	2,138	92	2,904
Some	177	8	243
Total	2,315	100	3,147

Table 27: Presence of rising or penetrating damp in dwelling (000s and %)

Any rising or penetrating damp?	000s	%	<i>Unweighted sample size</i>
None	2,241	97	3,030
Some	74	3	117
Total	2,315	100	3,147

4.2 Disrepair

61. Data on the state of disrepair of each dwelling is gathered in the physical inspection part of the SHCS. A range of elements - both internal and external - are assessed for the presence of disrepair, the urgency of disrepair (for external and common elements only), the extent of disrepair and in some cases the residual life of the element. These assessments allow an overall picture of the state of dwelling disrepair to be built up. We can therefore estimate the extent of disrepair of various types in Scotland's occupied housing stock. Definitions of the different types of disrepair are given in paragraph 93.
62. 'Any disrepair' covers ALL disrepair, irrespective of extent or seriousness, and can therefore mean anything from a leaking bathroom tap to a missing roof.
63. **Table 28** shows the presence of 'any disrepair' by age of dwelling. More than three quarters (77%) of dwellings in Scotland have some disrepair. Older dwellings are more likely to have some form of disrepair with those built before 1919 being almost twice as likely to suffer disrepair as those built after 1982.
64. Around three quarters of owner-occupied and housing association/housing co-operative dwellings have some form of disrepair, compared to 85% of local authority/other public and private rented dwellings. Dwellings in urban areas are more likely to experience some form of disrepair than those in rural areas.

Table 28: Presence of any disrepair by age of dwelling, tenure and urban/rural indicator (000s and %)

	Any disrepair?				Total		Un-weighted sample size
	No		Yes		000s	Row %	
	000s	Row %	000s	Row %			
<i>Row percentages</i>							
Age of dwelling							
Pre-1919	40	10	349	90	389	100	525
1919-1944	41	14	256	86	298	100	411
1945-1964	78	13	500	87	578	100	784
1965-1982	127	22	455	78	582	100	820
Post-1982	255	54	214	46	469	100	607
Tenure							
Owner-occupier	392	26	1,128	74	1,520	100	2,121
LA/other public	56	15	314	85	370	100	506
HA/co-op	66	27	183	73	250	100	300
Private-rented	26	15	148	85	174	100	220
Private	419	25	1,276	75	1,695	100	2,341
Social	122	20	498	80	620	100	806
Urban/rural							
Urban	412	22	1,473	78	1,885	100	2,430
Rural	129	30	301	70	429	100	717
All Scotland							
	541	23	1,774	77	2,315	100	3,147
<i>Unweighted sample size</i>	726		2,421		3,147		

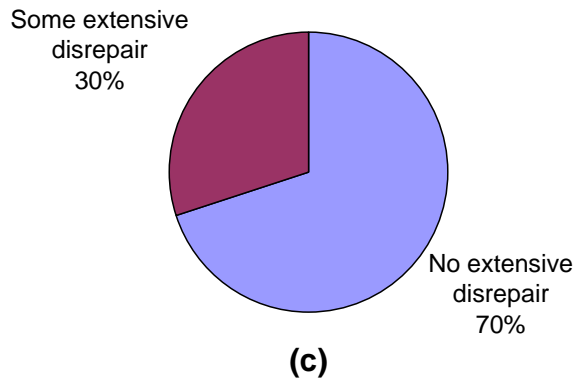
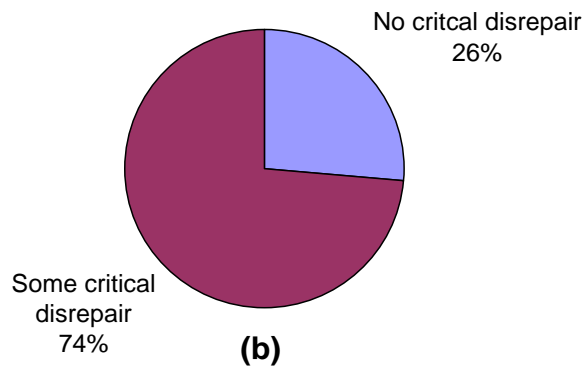
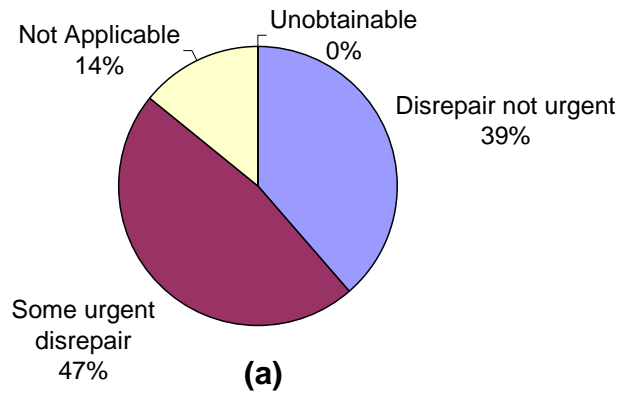
65. For common and external elements the surveyor is asked to assess the urgency of disrepair. An urgent repair is one which, if not carried out, would cause the fabric of the building to deteriorate further and/or place the health and safety of the occupier at risk. **Table 29** shows 'any disrepair' by 'urgency of disrepair'.

Table 29: Presence of any disrepair by urgency of disrepair (000s and %)

Any urgent disrepair?	Any disrepair?				Total		Un-weighted sample size
	No		Yes		000s	Col %	
	000s	Col %	000s	Col %			
None			684	39	684	30	933
Some			840	47	840	36	1,133
Not applicable	534	99	249	14	783	34	1,066
Unobtainable	7	1	0	0	8	0	15
Total	541	100	1,774	100	2,315	100	3,147
<i>Unweighted sample size</i>	<i>726</i>		<i>2,421</i>		<i>3,147</i>		

66. **Figure 10** shows the presence of urgent disrepair, disrepair to critical elements and extensive disrepair in dwellings which have some form of disrepair (i.e. dwellings which have ‘any disrepair’ as defined above).
67. ‘Any disrepair to critical elements’ is defined as any disrepair to the critical elements of the dwelling. The critical elements are those whose condition is central to a dwelling being wind and weather proof, structurally stable and safeguarded against further rapid deterioration. Paragraph 93 lists the critical elements.
68. ‘Extensive disrepair’ is used to identify dwellings where the disrepair present is of relatively greater severity. A detailed definition of extensive disrepair is given in paragraph 93.
69. Urgent disrepair, extensive disrepair and disrepair to critical elements are all subsets of ‘any disrepair’.
70. In just under half of dwellings (47%) with some form of disrepair, that disrepair is urgent. Almost three quarters (74%) of dwellings in disrepair have some disrepair to critical elements whilst just under a third (30%) suffer from extensive disrepair.
71. **Table 30** shows that the likelihood of experiencing disrepair to critical elements increases with age of dwelling. Just under three-quarters of pre-1919 dwellings have some form of disrepair to critical elements, compared to just under a quarter of those built after 1982. Around two thirds of dwellings rented from a private sector landlord or from a local authority/other public sector organisation have some form of critical repair compared with 55% of owner-occupied dwellings and only 47% of those rented from housing associations/housing co-operatives. Urban dwellings appear to be slightly more likely to experience disrepair to critical elements although the difference is not statistically significant.

Figure 10: Dwellings with any disrepair: (a) urgency of disrepair (b) some disrepair to critical elements and (c) some extensive disrepair (%)



72. For almost 60% of dwellings with some disrepair to critical elements the disrepair is urgent (**Figure 11**).

Table 30: Disrepair to critical elements by age of dwelling, tenure and urban/rural indicator (000s and %)

	Any disrepair to critical elements?				Total		Un-weighted sample size
	No		Yes		000s	Row %	
	000s	Row %	000s	Row %			
Age of Dwelling							
Pre-1919	106	27	283	73	389	100	525
1919-1944	89	30	209	70	298	100	411
1945-1964	205	36	373	64	578	100	784
1965-1982	249	43	333	57	582	100	820
Post-1982	358	76	111	24	469	100	607
Tenure							
Owner-occupier	685	45	835	55	1,520	100	2,121
LA/other public	131	35	239	65	370	100	506
HA/co-op	133	53	117	47	250	100	300
Private-rented	57	33	117	67	174	100	220
Private	742	44	952	56	1,695	100	2,341
Social	264	43	356	57	620	100	806
Urban/rural							
Urban	798	42	1,087	58	1,885	100	2,430
Rural	208	48	221	52	429	100	717
All Scotland	1,007	43	1,308	57	2,315	100	3,147
<i>Unweighted sample size</i>	<i>1,376</i>		<i>1,771</i>		<i>3,147</i>		

73. **Table 31** shows that 23% of dwellings in Scotland have some extensive disrepair. Following the same trend as ‘any disrepair’ and ‘disrepair to critical elements’, newer dwellings are less likely to suffer from extensive disrepair. Almost a third of dwellings built before 1919 have some extensive disrepair compared with just 6% of those built after 1982. Housing association/housing co-operatives and owner-occupied dwellings are least likely to have some extensive disrepair.
74. In 58% of dwellings with extensive disrepair, the disrepair is classed as ‘urgent’ (**Figure 12**).
75. **Figure 13** shows the proportion of dwellings in each age group which experience ‘any disrepair’, ‘disrepair to critical elements’ and ‘extensive disrepair’.

Figure 11: Urgent disrepair in dwellings with some form of disrepair to critical elements (%)

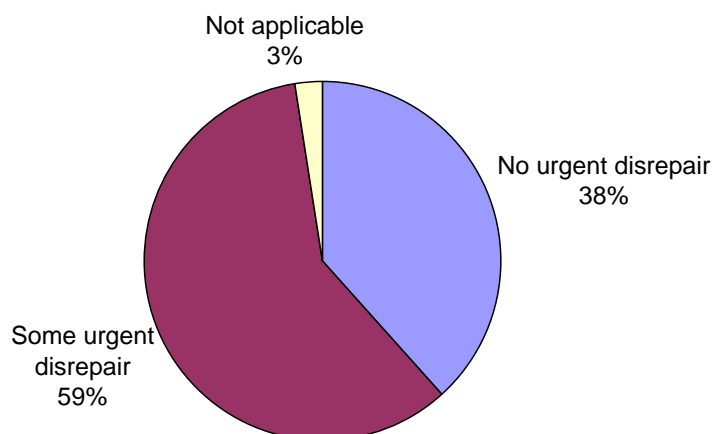


Table 31: Extensive disrepair by age of dwelling, tenure and urban/rural indicator (000s and %)

	Any extensive disrepair?				Total		Un-weighted sample size
	No		Yes		000s	Row %	
	000s	Row %	000s	Row %			
Age of Dwelling							
Pre-1919	268	69	121	31	389	100	525
1919-1944	214	72	83	28	298	100	411
1945-1964	404	70	174	30	578	100	784
1965-1982	457	79	125	21	582	100	820
Post-1982	440	94	29	6	469	100	607
Tenure							
Owner-occupier	1,189	78	331	22	1,520	100	2,121
LA/other public	264	71	106	29	370	100	506
HA/co-op	206	83	43	17	250	100	300
Private-rented	123	71	51	29	174	100	220
Private	1,312	77	382	23	1,695	100	2,341
Social	470	76	150	24	620	100	806
Urban/rural							
Urban	1,443	77	442	23	1,885	100	2,430
Rural	339	79	91	21	429	100	717
All Scotland							
	1,782	77	532	23	2,315	100	3,147
Unweighted sample size	2,387		760		3,147		

Figure 12: Urgent disrepair in dwellings with some form of extensive disrepair (%)

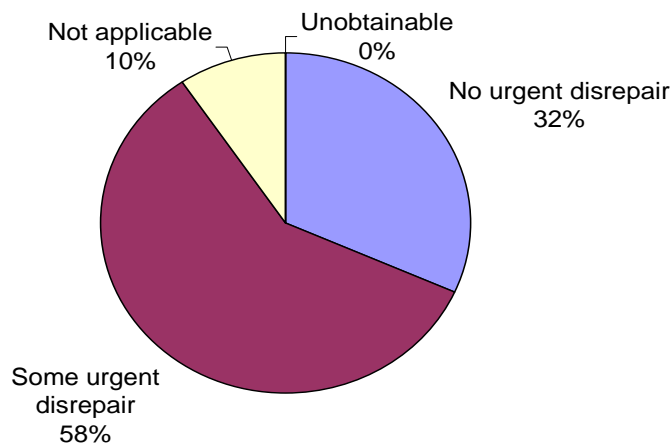
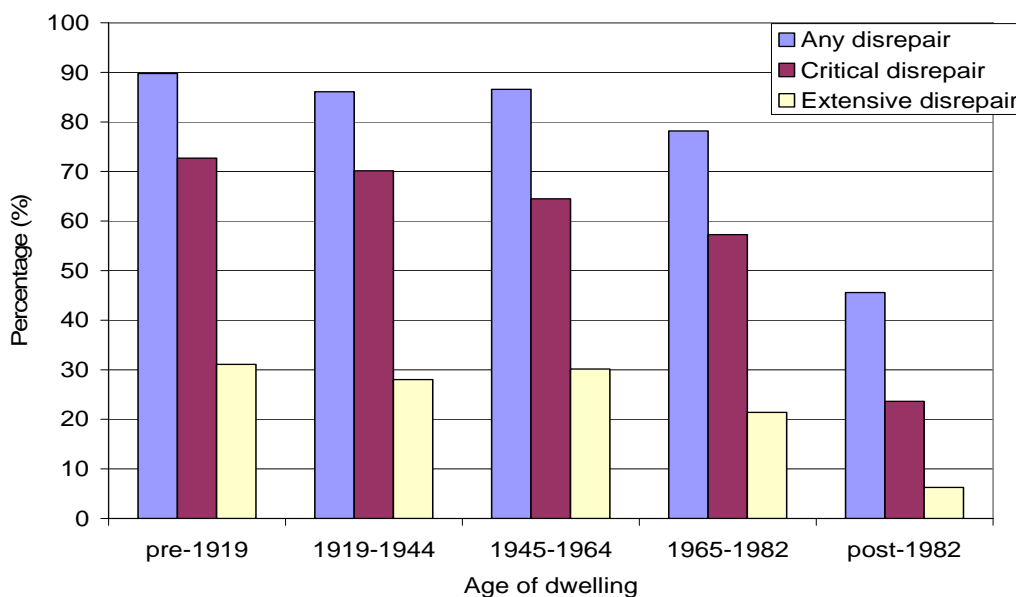


Figure 13: Any, critical and extensive disrepair by age of dwelling (%)



5 Notes and Definitions

76. The aim of surveys such as the SHCS is to select a sample which is representative of the population as a whole, thus ensuring that any estimates obtained from the survey data are as close as possible to the true population value. Although the SHCS uses a randomly selected sample, it is not necessarily representative of all households. Some households or dwelling types may be over-represented and others may be under-sampled, and response bias will have a further effect (for example non-response households consisting of a young, single male). In general, the smaller the sample size, the greater the likelihood the estimate could be misleading, so care must be taken when using subsets of

the survey sample for analysis.

77. The 'paired' (social and physical) survey response rate is about 60%. Although the SHCS is re-weighted to take non-responses into consideration, we cannot be certain that the weighting process correctly represents the profile of the missing households and their residents.
78. Whilst we cannot quantify the extent of bias due to non-response, we can quantify the likely extent of sampling variability by calculating the 'standard error' associated with an estimate. By convention, a '95% confidence interval' is used to demonstrate the variability. On average there is a 1 in 20 chance that the true value will not fall within the given confidence interval or, conversely, there is a 95% chance that the true value will fall within the given confidence interval.
79. **Table 32** shows the "95% confidence limits" for estimates for a range of percentages calculated from sub-samples of a range of sizes²⁹. Note that the confidence limits for estimates of x% and (100-x)% are the same. The interpretation and use of this table are best demonstrated by an example.
80. In **Table 15**, 29% of detached houses were rated "good" in terms of energy efficiency. To the right of the table it says that the sample size of detached houses was 794. Looking at **Table 32**, and reading across the 800 row to the 30% column (the nearest to our figures), we get a confidence interval of $\pm 3.6\%$ around the estimate. Thus we can say that we are 95% confident that the true proportion of detached houses with a "good" energy rating lies between 25.4% and 32.6% ($29\% \pm 3.6\%$).
81. Confidence intervals for the mean NHER and SAP scores cannot be calculated from **Table 32**, and so are provided explicitly in **Table 11**, **Table 14**, **Table 16** and **Table 17**.
82. The median tends to be a better measure of central tendency than the mean for most SHCS results as it is less affected by skewed distributions and the small number of outlying values which naturally occur in the data.
83. Numbers of cases are rounded to the nearest thousand and percentages to the nearest integer. This rounding may mean that in some cases the percentages do not add up to 100. A blank cell represents no survey cases. Zeroes correspond to either a count of less than 500 or a percentage of less than 0.5%.

²⁹ Assuming a design effect of 1.14

Table 32: 95% Confidence Limits for estimates based on SHCS sub-samples of various sizes

Sub-sample size (i.e. the "n=" value corresponding to 100%)	Estimate											
	1%	2%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
	or	or	or	or	or	or	or	or	or	or	or	
	99%	98%	95%	90%	85%	80%	75%	70%	65%	60%	55%	50%
	percentage points (+ / -)											
100	2.2	3.1	4.9	6.7	8.0	8.9	9.7	10.2	10.7	10.9	11.1	11.2
150	1.8	2.6	4.0	5.5	6.5	7.3	7.9	8.4	8.7	8.9	9.1	9.1
200	1.6	2.2	3.4	4.7	5.6	6.3	6.8	7.2	7.5	7.7	7.9	7.9
250	1.4	2.0	3.1	4.2	5.0	5.7	6.1	6.5	6.7	6.9	7.0	7.1
300	1.3	1.8	2.8	3.9	4.6	5.2	5.6	5.9	6.2	6.3	6.4	6.5
350	1.2	1.7	2.6	3.6	4.3	4.8	5.2	5.5	5.7	5.9	5.9	6.0
400	1.1	1.6	2.4	3.4	4.0	4.5	4.8	5.1	5.3	5.5	5.6	5.6
450	1.0	1.5	2.3	3.2	3.8	4.2	4.6	4.8	5.0	5.2	5.2	5.3
500	1.0	1.4	2.2	3.0	3.6	4.0	4.3	4.6	4.8	4.9	5.0	5.0
600	0.9	1.3	2.0	2.7	3.3	3.6	3.9	4.2	4.4	4.5	4.5	4.6
700	0.8	1.2	1.8	2.5	3.0	3.4	3.7	3.9	4.0	4.1	4.2	4.2
800	0.8	1.1	1.7	2.4	2.8	3.2	3.4	3.6	3.8	3.9	3.9	3.9
900	0.7	1.0	1.6	2.2	2.7	3.0	3.2	3.4	3.6	3.6	3.7	3.7
1,000	0.7	1.0	1.5	2.1	2.5	2.8	3.1	3.2	3.4	3.5	3.5	3.5
1,100	0.7	0.9	1.5	2.0	2.4	2.7	2.9	3.1	3.2	3.3	3.4	3.4
1,200	0.6	0.9	1.4	1.9	2.3	2.6	2.8	3.0	3.1	3.2	3.2	3.2
1,300	0.6	0.9	1.4	1.9	2.2	2.5	2.7	2.8	3.0	3.0	3.1	3.1
1,400	0.6	0.8	1.3	1.8	2.1	2.4	2.6	2.7	2.8	2.9	3.0	3.0
1,500	0.6	0.8	1.3	1.7	2.1	2.3	2.5	2.6	2.8	2.8	2.9	2.9
1,600	0.6	0.8	1.2	1.7	2.0	2.2	2.4	2.6	2.7	2.7	2.8	2.8
1,700	0.5	0.8	1.2	1.6	1.9	2.2	2.3	2.5	2.6	2.7	2.7	2.7
1,800	0.5	0.7	1.1	1.6	1.9	2.1	2.3	2.4	2.5	2.6	2.6	2.6
1,900	0.5	0.7	1.1	1.5	1.8	2.1	2.2	2.3	2.4	2.5	2.6	2.6
2,000	0.5	0.7	1.1	1.5	1.8	2.0	2.2	2.3	2.4	2.4	2.5	2.5
2,100	0.5	0.7	1.1	1.5	1.7	2.0	2.1	2.2	2.3	2.4	2.4	2.4
2,200	0.5	0.7	1.0	1.4	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.4
2,300	0.5	0.7	1.0	1.4	1.7	1.9	2.0	2.1	2.2	2.3	2.3	2.3
2,400	0.5	0.6	1.0	1.4	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.3
2,500	0.4	0.6	1.0	1.3	1.6	1.8	1.9	2.0	2.1	2.2	2.2	2.2
2,600	0.4	0.6	1.0	1.3	1.6	1.8	1.9	2.0	2.1	2.1	2.2	2.2
2,700	0.4	0.6	0.9	1.3	1.5	1.7	1.9	2.0	2.1	2.1	2.1	2.2
2,800	0.4	0.6	0.9	1.3	1.5	1.7	1.8	1.9	2.0	2.1	2.1	2.1
2,900	0.4	0.6	0.9	1.2	1.5	1.7	1.8	1.9	2.0	2.0	2.1	2.1
3,000	0.4	0.6	0.9	1.2	1.5	1.6	1.8	1.9	1.9	2.0	2.0	2.0
3,093	0.4	0.6	0.9	1.2	1.4	1.6	1.7	1.8	1.9	2.0	2.0	2.0
3,147	0.4	0.6	0.9	1.2	1.4	1.6	1.7	1.8	1.9	2.0	2.0	2.0
3,679	0.4	0.5	0.8	1.1	1.3	1.5	1.6	1.7	1.8	1.8	1.8	1.8
3,783	0.4	0.5	0.8	1.1	1.3	1.5	1.6	1.7	1.7	1.8	1.8	1.8
15,000	0.2	0.3	0.4	0.5	0.7	0.7	0.8	0.8	0.9	0.9	0.9	0.9

84. The SHCS uses the following definitions of dwelling types:
- Detached house – a house that is free standing with no party walls;
 - Semi-detached house – a house that is only attached to one other dwelling, commercial premise etc. The two properties taken together should be detached from any other properties;
 - Terraced house – a house forming part of a row of three or more dwellings, commercial premises etc.;
 - Tenement flat – a dwelling within a common block of two or more floors (commonly up to five storeys but may be higher in certain circumstances) where some or all of the flats have a shared or common vertical access. The selected dwelling need not share the access, but may be situated within the block with shared/common access (own door flat).
 - 4-in-a-block – each flat in a block has its own independent access. Flats on the upper level have an internal or external stair;
 - Tower/slab – flats in a high rise (ten or more storeys) or flats where the common circulation is predominantly horizontal (maisonette, balcony or gallery access);
 - Flat from a conversion – flats resulting from the conversion of a house only. A flat converted from a non-residential building (e.g. a warehouse) is classified according to the above flat types.
85. The Bedroom Standard is a recognised measure of overcrowding. It allocates a required number of bedrooms to a household depending on the age, gender and marital status of each occupant. This is then compared with the actual number of bedrooms in the dwelling. If actual number of bedrooms is less than the required number of bedrooms the dwelling is considered to be overcrowded. The allocation of bedrooms is done in the following manner:
- 1 bedroom for each married or co-habiting couple of opposite sex;
 - 1 bedroom for each same sex or civil partnership couple;
 - 1 bedroom for any other person aged 21 or over;
 - 1 bedroom for each pair of adolescents aged 10-20 (single) of the same sex;
 - 1 bedroom for each pair of children aged <10 (irrespective of sex);
 - Any unpaired person aged 10-20 is paired if possible with a child aged <10 of the same sex. If not possible person is given a separate bedroom as are any unpaired children aged <10.
86. Households are allocated to one of eight types as shown below:
- Single adult: 1 adult of non-pensionable age and no children;
 - Small adult: 2 adults of non-pensionable age and no children;
 - Single parent: 1 adult of any age and 1 or more children;
 - Small family: 2 adults and 1 or 2 children;
 - Large family: 2 adults and 3 or more children or 3 or more adults and 1 or more children;
 - Large adult: 3 or more adults and no children;

- Older smaller: 2 adults at least one of whom is of pensionable age, and no children;
 - Single pensioner: 1 adult of pensionable age and no children.
87. The NHER assessment procedure is not based on what a household actually spends on fuel. It is based on a model (produced by the National Energy Services³⁰) of the theoretical costs of maintaining a standard heating regime for a standard level of occupancy derived from knowledge of the appliances, fuel sources, insulation, size and dwelling type of the premises. Total energy costs include space and water heating, lighting, standard domestic appliances (e.g. washing machine) and standing charges. The model contains a factor for local climate variations to take into account differences across the UK. In reality household fuel use may be different to that assumed in the model.
88. Level 0 is the simplest of the four NHER assessment levels. It involves measuring up to 19 items and takes about 5 minutes per dwelling. The SHCS uses an enhanced level 0 assessment which includes many of the items recorded in the level 1 assessment and 1 recorded in the level 2 assessment. At this level the scale does not allow scores for individual dwellings to be quoted, but does give the distribution of NHER across subsets of greater than 100 dwellings and therefore the stock as a whole. For further information see the SHCS 2002 National Report³¹ Technical Annex 9.
89. The Standard Assessment Procedure (SAP) is the UK government's preferred system for rating the energy efficiency of dwellings. It is scaled from 1 (poor) to 100 (excellent). It is based on the total fuel costs for space and water heating per square metre of floor space. However, unlike the NHER, there is no factor to take into account regional variations in climate in the UK. Furthermore it does not consider lighting, domestic appliances and standing charges in its modelling of fuel costs, nor does it include any information on occupancy. The SHCS reports use SAP 2001 to allow comparability between survey years. SAP 2001 has a maximum rating of 120, however the SHCS sets all scores of 100 or above at 100 to ensure consistency.
90. The concept of fuel poverty used in this report is based on a theoretical calculation of how much it would cost to heat a dwelling according to a specified regime^{10,11,12}. It does not utilise information on how much a household actually spends on fuel. In reality households may choose to heat their dwellings in a different manner to that assumed in the model.
91. **Table 33** and **Table 34** show how energy prices have increased between May 1996 and May 2007, the latest period for which data is available. Using changes in the index for fuel and light as a broad indicator of changes in fuel prices faced by households it is notable that between 1996 and 2002, when the proportion of

³⁰ For further information see the National Energy Services NHER website: <http://www.nher.co.uk/>

³¹ <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReport2002>

households in fuel poverty fell to less than 38% of its 1996 value (**Table 18**), the price of fuel and light decreased by 17% in real terms. By 2005 the real price of fuel and light was 15% above its 1996 level and the proportion of fuel poor households was around two thirds of its 1996 level. The real price of fuel and light increased by 24% from May 2005 (the midpoint of the 2004/5 survey year) to May 2006 (the midpoint of the 2005/6 survey year) whereas the overall RPI (Retail Price Index) increase was 3% in the same period.

Table 33: Retail Price Index fuel components, May 1996 to May 2007

	Current fuel price indices					
	Coal and smokeless fuels	Gas	Electricity	Heating oils	Fuel and light	Petrol and oil
May-96	118.6	112.7	120.9	94.2	116.4	134.7
May-02	139.3	114.0	105.2	117.2	111.1	182.8
May-03	142.2	115.5	105.9	118.6	112.2	184.3
May-04	146.6	123.5	111.9	146.2	120.3	199.3
May-05	163.6	139.8	123.1	172.2	134.8	209.0
May-06	178.5	185.2	150.1	222.0	170.2	236.1
May-07	189.7	206.6	165.7	204.4	185.6	232.4
% change May-96 to May-06	50.5%	64.4%	24.2%	135.6%	46.2%	75.3%
% change May-02 to May-06	28.1%	62.5%	42.7%	89.4%	53.2%	29.1%
% change May-05 to May-06	9.1%	32.5%	21.9%	28.9%	26.2%	13.0%

Source: DTI Quarterly Energy Prices Tables³²

³² DTI Quarterly Energy Prices Table 2.1.3 available at <http://www.dti.gov.uk/energy/statistics/publications/prices/tables/page18125.html>

Table 34: Retail Price Index fuel components relative to the GDP deflator, May 1996 to May 2007

	Fuel price index numbers relative to the GDP deflator						
	Coal and smokeless fuels	Gas	Electricity	Heating oils	Fuel and light	Petrol and oil	GDP Deflator
May-96	96.5	91.7	98.4	76.6	94.7	109.6	122.9
May-02	98.4	80.6	74.3	82.8	78.5	129.2	141.5
May-03	97.6	79.3	72.7	81.4	77.0	126.5	145.7
May-04	98.1	82.6	74.8	97.8	80.5	133.3	149.5
May-05	106.9	91.3	80.4	112.5	88.0	136.5	153.1
May-06	114.5	118.8	96.3	142.4	109.2	151.4	155.9
May-07	117.2	127.7	102.4	126.3	114.7	143.6	161.8
% change May-96 to May-06	18.7%	29.6%	-2.1%	85.9%	15.3%	38.1%	26.9%
% change May-02 to May-06	16.4%	47.4%	29.6%	72.0%	39.1%	17.2%	10.2%
% change May-05 to May-06	7.1%	30.1%	19.8%	26.6%	24.1%	10.9%	1.8%

Source: DTI Quarterly Energy Prices Tables³³

92. The Tolerable Standard³⁴ is the minimum condition required by Scottish Law for a dwelling to be habitable. It was introduced in the 1969 Housing Act and was updated in the 1987 and 2001 Acts. The requirements of the Act are that the dwelling:
- Is structurally stable ;
 - Is substantially free from rising and penetrating damp;
 - Has satisfactory provision for natural and artificial light, for ventilation and for heating;
 - Has an adequate piped supply of wholesome water within the house;
 - Has a sink provided with a satisfactory supply of hot and cold water within the house;
 - Has a WC available for the exclusive use of the occupants of the house suitably located within the house;
 - Has a fixed bath/shower and wash-hand basin all with a satisfactory supply

³³ DTI Quarterly Energy Prices Table 2.1.3 available at <http://www.dti.gov.uk/energy/statistics/publications/prices/tables/page18125.html>

³⁴ For further information see the SHCS 2002 National Report Technical Annex 7 at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReport2002>

- of hot and cold water suitably located within the house;
- Has an effective system for the drainage and disposal of foul and surface water;
- Has satisfactory facilities for the cooking of food within the house;
- Has satisfactory access to all external doors and outbuildings.

A failure to meet one or more of these criteria will result in a dwelling being declared Below Tolerable Standard (BTS). In such cases local authorities are required to act either through closure, demolition or improvement of the dwelling.

93. This report uses three different types of disrepair to describe the state of disrepair of a dwelling:

- Any disrepair – any disrepair, no matter how small, to any element of the dwelling.
- Urgent disrepair – any disrepair which if not rectified would cause the fabric of the building to deteriorate further and/or place the health and safety of the occupier at risk. Urgency of disrepair is only assessed for external and common elements.
- Disrepair to critical elements - any disrepair to the critical elements of the dwelling. The critical elements are those whose condition is central to a dwelling being wind and weather proof, structurally stable and safeguarded against further rapid deterioration. They are as follows:
 - Roof covering;
 - Roof structure;
 - Chimney stacks;
 - Flashings;
 - Roof gutters and downpipes;
 - External walls – finish;
 - External walls – structure;
 - Access decks and balustrades (common areas – flats only);
 - Foundations;
 - Damp proof course;
 - External doors and windows (dwelling only);
 - Doors, screens, windows and roof lights (common areas – flats only);
 - Party walls – structure;
 - Floor structure;
 - Floor finish;
 - Dry rot/wet rot.
- Extensive disrepair – is defined as a score of 2 or more on the 10-point repair scale and/or a score of ‘medium’ or ‘renew’ on the 5-point repair scale or dry/wet rot in two or more rooms. Extensive disrepair is calculated in order to identify those dwellings where any disrepair present is of a relatively greater severity.