

Table 26a **Scottish dwellings below the tolerable standard**

	1996	2003	2005	2008	2010	2012	2013	2014	2015	2016	2017	2018	2019	2021
<b>Number of dwellings (000s)</b>														
Private	18	17	13	14	70	70	52	44	35	31	22	37	30	–
Owner-occupied	–	–	–	–	–	–	–	–	–	–	–	27	23	–
Private rented	–	–	–	–	–	–	–	–	–	–	–	10	9	–
Social	3	3	1	0	15	15	19	4	7	7	3	12	9	–
All	21	20	14	14	84	87	71	48	42	38	24	50	40	–
<b>Percentage of dwellings</b>														
Private	1.3	0.3	0.6	0.7	4.0	4.0	3.0	2.5	1.7	1.5	1.0	2.0	2.0	–
Owner-occupied	–	–	–	–	–	–	–	–	–	–	–	2.0	1.0	–
Private rented	–	–	–	–	–	–	–	–	–	–	–	4.0	3.0	–
Social	0.5	0.2	0.3	0.0	2.4	2.5	3.1	0.6	1.1	1.0	0.4	2.0	1.0	–
All	1.0	0.3	0.5	0.6	3.6	3.7	3.0	2.0	1.5	1.3	0.8	2.0	2.0	–

Source: Scottish Government, Scottish House Condition Survey (annual tables) and revised time series data to 2018.

- Notes:
1. The Tolerable Standard is a 'condemnatory' standard, which means it is not reasonable to expect people to live in a dwelling that falls below it.
  2. The Tolerable Standard was amended to include additional criteria, covering thermal performance and electrical safety from April 2009. As a result, the 2010 survey reported a significant increase in the fail rate for the standard.
  3. The incorporation of the House Condition Survey into the wider Scottish Household Survey in 2012 may have introduced some discontinuities in the survey method and observed results.
  4. All published figures from 2018 have been rounded by the Scottish Government.
  5. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Tolerable Standard.

Table 26b **Scottish dwellings below the Scottish Housing Quality Standard**

	2003	2005	2008	2010	2012	2013	2014	2015	2016	2017	2018	2019	2021	
<b>Number of dwellings (000s)</b>														
Private	All	1,146	1,193	1,104	1,057	957	891	870	876	860	759	786	812	-
	Owner-occupied	-	-	-	-	-	-	-	-	-	593	633	649	-
	Private rented	-	-	-	-	-	-	-	-	-	166	163	163	-
Social	All	433	424	377	381	311	264	280	230	237	234	231	258	-
	Local authority	-	-	-	-	-	-	-	-	-	159	167	172	-
	Housing association	-	-	-	-	-	-	-	-	-	75	64	86	-
All		1,606	1,639	1,514	1,438	1,289	1,180	1,150	1,106	1,097	993	1,017	1,070	-
<b>Percentage of dwellings</b>														
Private	All	73	73	67	61	55	51	49	47	47	41	43	44	-
	Owner-occupied	-	-	-	-	-	-	-	-	-	39	41	42	-
	Private rented	-	-	-	-	-	-	-	-	-	48	56	52	-
Social	All	72	70	63	60	52	43	45	39	38	37	35	41	-
	Local authority	-	-	-	-	-	-	-	-	-	42	41	47	-
	Housing association	-	-	-	-	-	-	-	-	-	30	26	32	-
All		72	72	65	61	54	49	48	45	45	40	35	41	-

Source: Scottish Government, Scottish House Condition Survey annual tables and SHCS time series data.

Notes: 1. The 'all' category includes additional households living rent free that could not be assigned to a specific tenure.

2. Figures from 2014 onwards are not fully comparable to previous years due to minor methodological changes.

3. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Scottish Housing Quality Standard.

**Table 26c Dwellings failing the Scottish Housing Quality Standard**

Percentages

		2003	2005	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2021	
All tenures	SHQS Overall	72	72	65	61	58	54	49	47	45	45	40	41	43	–	
	of which															
	Below tolerable standard	0	0	1	4	3	4	3	2	2	2	1	2	2	–	
	Serious disrepair	3	2	3	1	1	0	0	0	0	0	*	0	0	–	
	Not energy-efficient	62	56	51	49	46	42	36	35	34	33	30	30	32	–	
	Lacking modern facilities/services	6	27	19	16	14	12	11	11	9	9	7	6	7	–	
	Not healthy, safe or secure	27	23	21	17	17	16	14	14	13	12	10	13	12	–	
Private	SHQS Overall	73	73	67	61	60	55	51	48	47	47	41	43	44	–	
	of which															
	Below tolerable standard	0	1	1	4	4	4	3	2	2	2	1	2	2	–	
	Serious disrepair	3	1	3	1	1	*	0	0	0	0	*	0	*	–	
	Not energy-efficient	64	59	55	51	49	43	39	37	36	35	31	31	32	–	
	Lacking modern facilities/services	3	22	15	13	13	11	11	11	9	9	7	7	6	–	
	Not healthy, safe or secure	26	24	21	17	17	17	14	14	14	14	11	14	13	–	
Social	SHQS Overall	72	70	63	60	52	52	43	45	39	38	37	35	41	–	
	of which															
	Below tolerable standard	0	0	0	2	1	3	3	1	1	1	0	2	1	–	
	Serious disrepair	2	2	2	*	*	*	*	*	*	*	*	0	*	*	–
	Not energy-efficient	57	48	41	44	37	39	28	30	27	26	26	26	31	–	
	Lacking modern facilities/services	12	39	28	22	15	15	12	12	8	8	7	5	7	–	
	Not healthy, safe or secure	28	21	20	16	15	13	13	14	10	9	7	9	9	–	

Source: Scottish Government, Scottish House Condition Survey 2018 and SHCS time-series data, updated December 2018.

Notes: 1. All housing includes dwellings occupied by households living rent free but where the tenure is unknown.

2. Figures from 2014 onwards are not fully comparable to previous years due to minor methodological differences in the survey.

3. The \* means figures have been suppressed due to small sample sizes.

4. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Scottish Housing Quality Standard.

**Table 26d Scottish housing conditions: average energy efficiency (SAP) ratings**

*Rating out of 100*

Tenure of household	2005 SAP Methodology				2009 SAP Methodology					2012 SAP Methodology					
	2007	2008	2009	2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2021
Private sector															
Owner-occupied	55.8	56.1	55.9	60.4	58.6	60.0	60.7	61.9	62.8	61.7	62.5	63.3	63.8	64.0	65.4
Private rented	52.3	55.0	57.6	59.8	58.1	58.5	60.6	62.1	62.4	60.7	61.5	61.6	62.4	62.0	65.7
All private sector	55.4	56.0	56.1	60.3	58.5	59.8	60.7	61.9	62.8	61.6	62.4	63.0	63.5	63.7	65.5
Social sector															
Local authority	61.6	62.5	63.2	64.8	61.6	63.5	64.4	65.9	66.6	64.8	65.8	66.6	66.6	66.70	68.9
Housing association	63.6	64.6	65.9	67.6	66.1	66.1	67.1	69.4	69.2	69.2	69.9	69.7	70.3	71.00	71.4
All social sector	62.4	63.5	64.4	66.0	63.5	64.7	65.5	67.3	67.7	66.7	67.6	67.8	68.0	68.5	69.9
All tenures	57.3	58.0	58.2	61.8	59.9	60.9	61.8	63.2	64.1	62.8	63.7	64.3	64.7	64.9	66.5

Source: Scottish Government, Scottish House Condition Surveys and SHCS time-series data.

- Notes:
1. SAP is the Standard Assessment Procedure for energy rating of dwellings. It is an index based on calculated annual space and water heating costs for a standard heating regime expressed on a scale of 1 (highly inefficient) to 100 (highly efficient). The SAP methodology changes periodically and the relevant one ('SAP 2005', '2009' and '2012') is shown above the years to which it applies.
  2. Figures for the small number of households living rent-free are reflected in the all tenure figures.
  3. The 2020 SHCS was not completed due to Covid-19 restrictions.
  4. As the 2021 survey precluded internal inspections and was based on telephone surveys, figures for 2021 have been classed as 'experimental' and are not comparable with figures for previous years.

Table 26e **Scottish housing conditions: Energy Performance Certificate (EPC) Bands**

Percentages

Bands	2008-2021										2016			2018			2019			2021		
	SAP 2005		SAP 2009			SAP 2012					SAP 2012			SAP 2012			SAP 2012			SAP 2012		
	2008	2010	2010	2012	2014	2015	2016	2018	2019	2021	Owner-occupied	Private rented	Social sector	Owner-occupied	Private rented	Social sector	Owner-occupied	Private rented	Social sector	Owner-occupied	Private rented	Social sector
Band A/B (81-100)	0	1	1	1	2	2	2	3	4	5	2	3	2	2	4	3	3	3	7	4	7	6
Band C (69-80)	14	32	23	29	39	34	37	40	41	47	32	34	50	35	40	51	39	37	49	43	44	59
Band D (55-68)	46	44	49	50	43	44	44	42	41	35	47	36	40	45	31	40	42	39	39	38	35	28
Band E (39-54)	31	19	21	16	13	15	13	11	10	10	15	19	6	13	16	5	12	10	5	11	9	6
Band F (21-38)	8	4	5	3	3	4	4	} 4	4	3	4	6	1	} 4	10	1	5	10	1	3	5	1
Band G (1-20)	2	1	1	1	0	1	1		1	1	0	1	1		-	1	1	-	5	10	1	3
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

Source: Scottish Government, Scottish House Condition Surveys and SHCS time series data.

- Notes:
1. The EPC Bands are based on SAP ratings (shown in brackets) and range from 'G' (very poor) to 'A' (highly efficient).
  2. The SAP methodology changes periodically and the relevant one (SAP 2005, 2009 or 2012) is shown above the years to which it applies. Published figures from 2018 combine bands F and G
  3. Tenure figures are only available from 2016; households living rent-free are included in the all tenure figures. Tenure figures for 2017 can be found in previous editions as can all tenure figures for years prior to 2015.
  4. The 2020 SHCS was not completed due to Covid-19 restrictions.
  5. As the 2021 survey precluded internal inspections and was based on telephone surveys, figures for 2021 have been classed as 'experimental' and are not comparable with figures for previous years.