

Table 26a Scottish dwellings below the tolerable standard

	Number of dwellings (000s)			% of dwellings		
	Private	Social	All	Private	Social	All
1996	18	3	21	1.3	0.5	1.0
2003	17	3	20	0.3	0.2	0.3
2005/06	13	1	14	0.6	0.3	0.5
2008	14	0	14	0.7	0.0	0.6
2010	70	15	84	4.0	2.4	3.6
2012	70	15	87	4.0	2.5	3.7
2013	52	19	71	3.0	3.1	3.0

Sources: Scottish House Condition Surveys 1996, 2003, 2005, 2008, 2009, 2010, 2012 and 2013.

Note: The tolerable standard definition was amended by the Housing (Scotland) Act 2006 to include additional criteria, covering thermal performance and electrical safety. As the amendment was not implemented until April 2009, the results from the 2010 survey are the first to be based on the amended standard. The change in definition has caused the fail rate for the tolerable standard to increase substantially. From 2012 the House Condition Survey forms part of the wider Scottish Household Survey.

Table 26b Scottish dwellings below the Scottish Housing Quality Standard

	Number of dwellings (000s)			% of dwellings		
	Private	Social	All	Private	Social	All
2003	1,146	433	1,606	73	72	72
2005	1,193	424	1,639	73	70	72
2008	1,104	377	1,514	67	63	65
2010	1,036	381	1,416	61	60	61
2012	957	311	1,289	55	52	54
2013	891	264	1,180	51	43	49

Sources: Scottish House Condition Survey Time Series Tables, 2012 & 2013.

Note: Households living rent free with tenure unknown are included in the 'All' column.

Table 26c Dwellings failing the Scottish Housing Quality Standard

Percentages

	Reason for failing Scottish Housing Quality Standard (SHQS)					All SHQS failures
	Below tolerable standard	Serious disrepair	Energy inefficient	Lack modern facilities and services	Not healthy, safe and secure	
2003						
Private housing	0	3	64	3	26	73
Social housing	0	2	57	12	28	72
All housing	0	3	62	6	27	72
2005						
Private housing	1	1	59	22	24	73
Social housing	0	2	48	39	21	70
All housing	0	2	56	27	23	72
2008						
Private housing	1	3	55	15	21	67
Social housing	0	2	41	28	20	63
All housing	1	3	51	19	21	65
2010						
Private housing	4	1	51	13	17	61
Social housing	2	0	44	22	16	60
All housing	4	1	49	16	17	61
2012						
Private housing	4	0	43	11	17	55
Social housing	3	0	39	15	13	52
All housing	4	0	42	12	16	54
2013						
Private housing	3	0	39	11	14	51
Social housing	3	0	28	12	13	43
All housing	3	0	36	11	14	49

Sources: Scottish House Condition Surveys Time Series Data, 2012 & 2013

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

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

Rating out of 100

Tenure	2005 SAP Methodology				2009 SAP Methodology			
	2007	2008	2009	2010	2010	2011	2012	2013
Private sector								
Owner-occupied	55.8	56.1	55.9	60.4	58.6	60.0	60.7	61.9
Private rented	52.3	55.0	57.6	59.8	58.1	58.5	60.6	62.1
All private sector	55.4	56.0	56.1	60.3	58.5	59.8	60.7	61.9
Social sector								
Local authority	61.6	62.5	63.2	64.8	61.6	63.5	64.4	65.9
Housing association	63.6	64.6	65.9	67.6	66.1	66.1	67.1	69.4
All social sector	62.4	63.5	64.4	66.0	63.5	64.7	65.5	67.3
All tenures	57.3	58.0	58.2	61.8	59.9	60.9	61.8	63.2

Source: Scottish House Condition Surveys, Time Series Data 2012, Scottish Government.

Notes: SAP ratings are energy-cost ratings determined by the government's Standard Assessment Procedure. 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). Figures are mean averages. Figures for the small number of dwellings occupied by households living rent free are not shown due to the small sample size, but are reflected in the all tenure figures.

Table 26e Scottish housing conditions: Energy Performance Certificate (EPC) Bands in 2008 and 2012

Percentages

Bands	All tenures						2013		
	SAP 2005		SAP 2009				SAP 2009		
	2008	2010	2010	2011	2012	2013	Owner occupied	Private rented	Social sector
Band A/B (81-100)	0	1	1	1	1	1	1	3	2
Band C (69-80)	14	32	23	26	29	36	29	32	54
Band D (55-68)	46	44	49	50	50	45	50	39	36
Band E (39-54)	31	19	21	18	16	15	17	20	7
Band F (21-38)	8	4	5	4	3	4	4	6	1
Band G (1-20)	2	1	1	1	1	0	1	0	0
Total	100	100	100	100	100	100	100	100	100

Source: Scottish House Condition Survey 2013, Scottish Government.

Note: The EPC Bands are based on SAP ratings (shown in brackets). SAP is the Standard Assessment procedure for energy rating of dwellings. The SAP methodology changes periodically and the relevant one ('SAP 2005' etc.) is shown above the years to which it applies.

The EPC bands range from 'G' (very poor) to 'A' (highly efficient).