

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
2014	44	4	48	2.5	0.6	2.0
2015	35	7	42	1.7	1.1	1.5
2016	31	7	38	1.5	1.0	1.3
2017	22	3	24	1.0	0.4	0.8

Source: Scottish Government, Scottish House Condition Survey time series data issued December 2018.

Notes: 1. The tolerable standard was amended by the Housing (Scotland) Act 2006 to include additional criteria, covering thermal performance and electrical safety. Following implementation of this amendment in April 2009, the 2010 survey reported a significant increase in the fail rate for the tolerable standard.

2. 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 thus the observed results over time.

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	1,057	381	1,438	61	60	61
2012	957	311	1,289	55	52	54
2013	891	264	1,180	51	43	49
2014	870	280	1,150	49	45	48
2015	876	230	1,106	47	39	45
2016	860	237	1,097	47	38	45
2017	761	232	993	41	37	40

Source: Scottish Government, Scottish House Condition Survey time series data.

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

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

Table 26c Dwellings failing the Scottish Housing Quality Standard

Percentages

Year	Sector	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
2014	Private housing	2	0	37	11	14	48
	Social housing	1	0	30	12	14	45
	All housing	2	0	35	11	14	47
2015	Private housing	2	0	36	9	14	47
	Social housing	1	0	27	8	10	39
	All housing	2	0	34	9	13	45
2016	Private housing	2	0	35	9	14	47
	Social housing	1	0	26	8	9	38
	All housing	2	0	33	9	12	45
2017	Private housing	1	0	31	7	11	41
	Social housing	0	0	26	7	7	37
	All housing	1	0	30	7	10	40

Source: Scottish Government, Scottish House Condition Survey time series data updated december 2017.

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

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

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
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
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
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
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
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
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
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

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

Notes: 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.

Figures for the small number of households living rent-free are reflected in the all tenure figures.

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

Percentages (all tenures)

Bands	2008-2016									2015			2016			2017			
	SAP 2005		SAP 2009					SAP 2012			SAP 2012			SAP 2012					
	2008	2010	2010	2011	2012	2013	2014	2015	2016	2017	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	1	1	2	2	2	3	2	3	3	2	3	2	2	3	3
Band C (69-80)	14	32	23	26	29	36	39	34	37	40	31	30	46	32	34	50	35	36	52
Band D (55-68)	46	44	49	50	50	45	43	44	44	42	46	38	41	47	36	40	45	37	38
Band E (39-54)	31	19	21	18	16	15	13	15	13	11	17	19	8	15	19	6	13	15	6
Band F (21-38)	8	4	5	4	3	4	3	14	4	4	14	8	2	4	6	1	4	8	1
Band G (1-20)	2	1	1	1	1	0	0	1	1	1	1	1	-	1	1	-	1	1	-
Total	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 time series data.

Notes: The EPC Bands are based on SAP ratings (shown in brackets) and range from 'G' (very poor) to 'A' (highly efficient).

The SAP methodology changes periodically and the relevant one (SAP 2005, 2009 or 2012) is shown above the years to which it applies.

Tenure figures only available from 2015; households living rent-free are included in the all tenure figures.