

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

	1996	2003	2005	2008	2010	2012	2013	2014	2015	2016	2017	2018	2019
<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 2019 and SHCS time series data.

- 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 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.
  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 thus the observed results over time.
  4. Published figures from 2018 are rounded by the Scottish Government.
  5. Tenure in the SHCS are based on the achieved sample of occupied dwellings in the physical survey and not the total Scottish Household Survey.

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

		2003	2005	2008	2010	2012	2013	2014	2015	2016	2017	2018	2019
Number of dwellings (000s)													
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
Percentage of dwellings													
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 2019 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.

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

Percentages

		2003	2005	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
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	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	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	14	10	9	7	9	

Source: Scottish Government, Scottish House Condition Survey 2019 and SHCS time series data.

- 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.

**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
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
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
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
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
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
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
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

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.

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

Percentages

Bands	2008-2019											2016			2019			2019			
	SAP 2005		SAP 2009					SAP 2012					SAP 2012			SAP 2012			SAP 2012		
	2008	2010	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	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	3	4	2	3	2	2	4	3	3	3	7
Band C (69-80)	14	32	23	26	29	36	39	34	37	40	40	41	32	34	50	35	40	51	39	37	49
Band D (55-68)	46	44	49	50	50	45	43	44	44	42	42	41	47	36	40	45	31	40	42	39	39
Band E (39-54)	31	19	21	18	16	15	13	15	13	11	11	10	15	19	6	13	16	5	12	10	5
Band F (21-38)	8	4	5	4	3	4	3	4	4	4	} 4	4	4	1	} 4	10	1	} 4	5	10	1
Band G (1-20)	2	1	1	1	1	0	0	1	1	1		1	1	1		-	1		10	1	5
Total	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.