

Table 26a **Scottish dwellings below the Tolerable Standard (BTS)**

Numbers and percentages

		1996	2003	2005	2008	2010 <sup>2</sup>	2012	2013	2014 <sup>3</sup>	2015	2016	2017	2018	2019	2020	2021	2022 <sup>4</sup>	2023
<b>Number of dwellings (000s)</b>																		
Private	All	18	17	13	14	70	70	52	44	35	31	22	37	31	-	-	672	643
	Owned outright	-	-	-	-	-	-	-	-	-	-	-	12	13	-	-	364	337
	Mortgaged	-	-	-	-	-	-	-	-	-	-	-	15	10	-	-	252	225
	Private rented	-	-	-	-	-	-	-	-	-	-	-	10	9	-	-	56	80
Social	All	3	3	1	0	15	15	19	4	7	7	3	12	9	-	-	60	51
	Local authority	-	-	-	-	-	-	-	-	-	-	-	10	7	-	-	42	27
	Housing association	-	-	-	-	-	-	-	-	-	-	-	3	*	-	-	19	24
All	21	20	14	14	84	87	71	48	42	42	38	24	49	39	-	-	732	694
<b>Percentage of dwellings</b>																		
Private	All	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	-	-	35.0	34.0
	Owned outright	-	-	-	-	-	-	-	-	-	-	-	1.0	1.0	-	-	37.0	35.0
	Mortgaged	-	-	-	-	-	-	-	-	-	-	-	2.0	1.0	-	-	40.0	36.0
	Private rented	-	-	-	-	-	-	-	-	-	-	-	4.0	3.0	-	-	19.0	27.0
Social	All	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	-	-	10.0	8.0
	Local authority	-	-	-	-	-	-	-	-	-	-	-	2.0	2.0	-	-	11.0	7.0
	Housing association	-	-	-	-	-	-	-	-	-	-	-	1.0	*	-	-	8.0	9.0
All	1.0	0.3	0.5	0.6	3.6	3.7	3.0	2.0	1.5	1.5	1.3	0.8	2.0	2.0	-	-	29.0	27.0

Source: Scottish Government, Scottish House Condition Survey (SHCS) 2023 (Table HC9a and HC9b) and earlier SHCS time-series data.

- Notes:
1. The Tolerable Standard (BTS) is a 'condemnatory' standard, which means it is not reasonable to expect people to live in a dwelling that falls below it.
  2. From April 2009, the Tolerable Standard was amended to include additional criteria, covering thermal performance and electrical safety, which led to a significant increase in the fail rate in 2010 while data-processing adjustments introduced in 2014 may have generated some minor discontinuities with previous years.
  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. From 2022, the measurement of the Tolerable Standard was amended to include criteria relating to smoke, heat, and carbon monoxide alarms, which led to a sharp rise in the overall percentage BTS from 2% in 2019 to 29% in 2022.
  5. The 2020 SHCS was not completed due to Covid-19 restrictions. The 2021 survey precluded internal inspections and could not assess compliance with the Tolerable Standard.
  6. The 'All' category includes additional households living rent-free that could not be assigned to a specific tenure.
  7. 'Owner-occupation' has been replaced with 'owned outright' and 'mortgaged' to align with the tenure reporting categories in the source data.
  8. A \* means figures have been suppressed because of small sample size.

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

*Numbers and percentages*

		2003	2005	2008	2010	2011	2012	2013	2014 <sup>3</sup>	2015	2016	2017	2018	2019	2020	2021	2022 <sup>4</sup>	2023
<b>Number of dwellings (000s)</b>																		
Private	All	1,146	1,193	1,104	1,057	–	957	891	870	876	860	759	780	798	–	–	1,186	1,138
	Owned outright	–	–	–	–	–	–	–	–	–	–	338	364	380	–	–	635	587
	Mortgaged	–	–	–	–	–	–	–	–	–	–	255	264	258	–	–	376	364
	Private rented	–	–	–	–	–	–	–	–	–	–	166	152	161	–	–	175	186
Social	All	433	424	377	381	–	311	264	280	230	237	234	229	245	–	–	261	244
	Local authority	–	–	–	–	–	–	–	–	–	–	159	165	161	–	–	185	163
	Housing association	–	–	–	–	–	–	–	–	–	–	75	64	84	–	–	76	81
All	1,606	1,639	1,514	1,438	–	1,289	1,180	1,150	1,106	1,097	993	1,009	1,043	–	–	1,447	1,382	
<b>Percentage of dwellings</b>																		
Private	All	73	73	67	61	60	55	14	48	47	47	41	43	44	–	–	62	60
	Owned outright	–	–	–	–	–	–	–	–	–	–	41	43	44	–	–	64	61
	Mortgaged	–	–	–	–	–	–	–	–	–	–	38	38	40	–	–	60	58
	Private rented	–	–	–	–	–	–	–	–	–	–	48	56	52	–	–	60	62
Social	All	72	70	63	60	52	52	43	45	39	38	37	35	41	–	–	43	38
	Local authority	–	–	–	–	–	–	–	–	–	–	42	41	47	–	–	51	43
	Housing association	–	–	–	–	–	–	–	–	–	–	30	26	32	–	–	32	30
All	72	72	65	61	58	54	49	47	45	45	40	41	43	–	–	58	54	

Source: See Table 26a

- Notes:
1. The SHQS is a measure of the quality of housing stock against 55 elements under 5 high-level criteria. While social landlords must comply with the standard, private owners and private landlords are under no obligation to do so.
  2. Estimates of dwellings that fail the SHQS for 2011 were only reported in percentage terms.
  3. Figures from 2014 onwards are not fully comparable to previous years due to minor methodological differences in the survey.
  4. The amendment to the measurement of the Tolerable Standard in 2022 contributed to the increase in the SHQS fail rate (see Table 26a for details).
  4. From January 2021, the SHQS energy-efficiency criterion was replaced by the Energy Efficiency Standard for Social Housing (EESSH). The 2022 report used the previous criterion, but the data were revised in the 2023 report. Hence all data from 2022 use the EESSH.

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

Percentages

		2003	2005	2008	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
All tenures	SHQS Overall	72	72	65	61	58	54	49	47	45	45	40	41	43	-	-	58	54	
	of which																		
	Below tolerable standard	0	0	1	4	3	4	3	2	2	2	1	2	2	-	-	29	27	
	Serious disrepair	3	2	3	1	1	*	*	*	*	*	*	*	*	*	-	-	1	1
	Not energy-efficient	62	56	51	49	46	42	36	35	34	33	30	30	32	-	-	36	33	
	Lacking modern facilities/services	6	27	19	16	14	12	11	11	9	9	7	6	7	-	-	6	7	
Not healthy, safe or secure	27	23	21	17	17	16	14	14	13	12	10	13	12	-	-	10	9		
Private	SHQS Overall	73	73	67	61	60	55	14	48	47	47	41	43	44	-	-	62	60	
	of which																		
	Below tolerable standard	0	1	1	4	4	4	3	2	2	2	1	2	2	-	-	35	34	
	Serious disrepair	3	1	3	1	1	*	*	*	*	*	*	*	*	*	-	-	1	1
	Not energy-efficient	64	59	55	51	49	43	39	37	36	35	31	31	32	-	-	38	35	
	Lacking modern facilities/services	3	22	15	13	13	11	11	11	9	9	7	7	6	-	-	6	7	
Not healthy, safe or secure	26	24	21	17	18	17	14	14	14	14	11	14	13	-	-	10	10		
Social	SHQS Overall	72	70	63	60	52	52	43	45	39	38	37	35	41	-	-	43	38	
	of which																		
	Below tolerable standard	0	0	0	2	1	3	3	1	1	1	*	2	1	-	-	10	8	
	Serious disrepair	2	2	2	*	*	*	*	*	*	*	*	*	*	*	-	-	1	1
	Not energy-efficient	57	48	41	44	37	39	28	30	27	26	26	26	31	-	-	29	26	
	Lacking modern facilities/services	12	39	28	22	15	15	12	12	8	8	7	5	7	-	-	4	6	
Not healthy, safe or secure	28	21	20	16	15	13	13	14	10	9	7	9	9	-	-	8	5		

Source and Notes: See Tables 26a and b

**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	2020	2021	2022	2023
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	65.3	66.7
Owner-occupied	55.8	56.1	55.9	60.4	58.6	60.0	60.7	61.9	62.8									
Owned outright	–	–	–	–	–	–	–	–	–	60.1	60.8	61.8	62.3	62.3	–	64.2	64.3	65.3
Mortgaged	–	–	–	–	–	–	–	–	–	63.6	64.6	65.3	65.3	66.4	–	67.6	67.3	69.3
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	62.4	62.0	–	65.7	64.5	65.6
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	70.5	70.9
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	66.7	–	68.9	68.8	69.4
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	71.0	–	71.4	73.2	72.8
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	64.7	64.9	–	66.5	66.6	67.7

Source: See Tables 26a-c.

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).

2. The SAP methodology changes periodically with some crossover in reporting. The relevant SAP version has been noted for the data presented. SHCS energy modelling for SAP 2012 is based on RdSAP (v9.93).

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

Percentages

Bands	2008 - 2019											2016			2019			2023			
	SAP 2005		SAP 2009			SAP 2012						SAP 2012			SAP 2012			SAP 2012			
	2008	2010	2010	2012	2014	2015	2016	2018	2019	2021	2023	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	6	7	2	3	2	3	3	7	7	6	8	
Band C (69-80)	14	32	23	29	39	34	37	40	41	47	49	32	34	50	39	37	49	44	46	61	
Band D (55-68)	46	44	49	50	43	44	44	42	41	36	34	47	36	40	42	39	39	38	34	26	
Band E (39-54)	31	19	21	16	13	15	13	11	10	8	7	15	19	6	12	10	5	8	9	4	
Band F (21-38)	8	4	5	3	3	4	4	} {4}	{4}	{4}	2	4	6	} 1	{5}	{10}	{1}	3	4	} 1	
Band G (1-20)	2	1	1	1	0	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	100	100

Source: See Tables 26a-d

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. All figures are rounded. Bracketed figures are based on small samples and should be treated with caution. Tenure figures for other years can be found in earlier editions of this table.