



Scottish  
**House Condition**  
Survey

# Scottish House Condition Survey

## Key Findings for 2003-2004

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## **Key Findings for 2003/4**

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## Introduction

The Scottish House Condition survey (SHCS) is the only national survey of housing undertaken in Scotland. It combines both a physical inspection of dwellings and an interview with occupants to build a picture of Scotland's housing stock which covers all types of dwellings whether owned or rented, flats or houses across the entire country.

This report is the first to be produced since the SHCS moved to a continuous format in 2003. Previous surveys were cross-sectional in design and were conducted in 1991, 1996 and 2002 and typically consisted of sample sizes of around 15 000 paired social and physical cases. The continuous format was introduced to allow more flexibility of content and to assist in the monitoring of Ministerial targets. The 2003/4 survey gathered data from almost 4000 households and dwellings with paired social and physical data available for around 3000 of these and the survey format is such that a similar sample size to the previous cross-sectional surveys (15 000 cases) should be achieved over a five year period. The results are based on fieldwork from October 2003 to September 2004. Given the relatively limited sample size compared to previous surveys it is not possible at this stage to provide in-depth estimates for a number of topics. This first annual report will instead set out the key high-level national estimates for a number of significant policy relevant areas.

The report is divided into three broad areas:

- Key stock indicators – this covers issues such as tenure, household type and dwelling size, age and type;
- Energy Efficiency and Fuel Poverty – this section presents an analysis of the number of households considered as being fuel poor in the 2003/4 period;
- The Scottish Housing Quality Standard (SHQS) – this part of the report provides estimates of the number of dwellings passing and failing the SHQS with further discuss on the reliability of the estimates.

### **Change since the 2002 Scottish House Condition Survey**

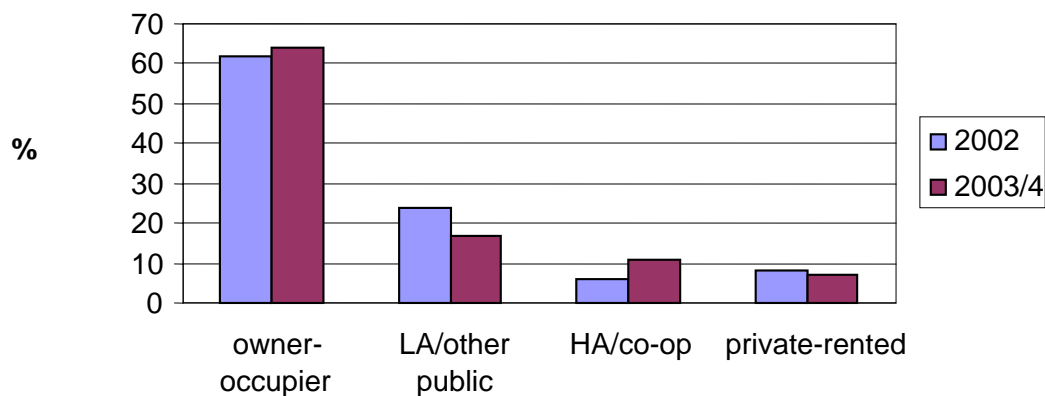
Care needs to be taken with the comparison of estimates from this report with those from the 2002 survey. Whilst some of the features of the survey have not altered, consisting, as it does, of a social interview with a physical inspection, the move to continuous fieldwork is a fundamental change in the methodology and cannot be discounted as a possible explanation of change. In addition, due to a change in the

method of collecting information, the base number of dwellings has changed between 2002 and 2003/4. In 2002 the General Registrars office estimated that there were 2, 192 million dwellings in Scotland and the 2002 SHCS used this as the basis for published estimates. In 2003/4 however the number of dwellings has increased to 2, 269 million. This can give the appearance that more dwellings now fall into certain categories (more owner occupiers for example) but it is important, in all cases, to ensure that rises in absolute numbers are accompanied with rises in proportions as well.

For some estimates of change between 2002 and 2003/4 we have provided error bars and confidence intervals to assist any analysis.

# Key Indicators of the Scottish Housing Stock

Figure 1: Tenure Change since 2002



- The only noteworthy change is the fall in the number of households renting from a local authority or other public landlord. This is due, in large part, to large-scale stock transfer of local authority stock to Housing Associations. There is a corresponding rise in the number of households who rent from a housing association or co-operative.
- Around a quarter of households own their home outright whilst approximately 40% are buying with a mortgage. Around 3% rent furnished accommodation and 3% rent unfurnished. (Table 1)
- 12% of Scottish households indicate that they purchased their dwelling through the right-to-buy. (Table 2)

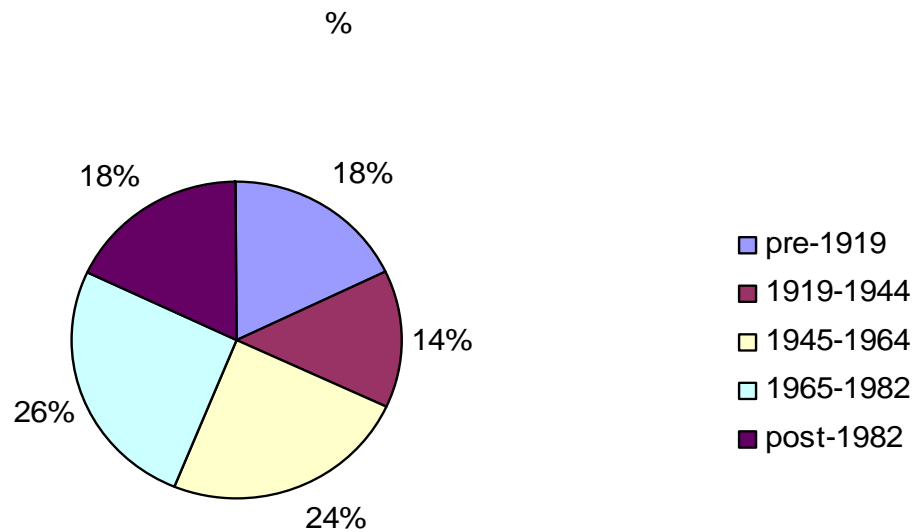
Table 1: Tenure (full breakdown)

	000s	%
Owned - outright	575	25
Owned - mortgage	909	40
LA/SH/NT/Other public	395	17
Housing association	233	10
PRS - tied	20	1
PRS - furnished	61	3
PRS - unfurnished	77	3
Scotland	2269	100

Table 2: Tenure: Full breakdown with Right to Buy

	000s	%
RTB owner	279	12
non-RTB owner	1205	53
LA/SH/NT/Other public	395	17
Housing association	233	10
PRS - tied	20	1
PRS - furnished	61	3
PRS - unfurnished	77	3
Scotland	2269	100

Figure 2: Age of dwellings 2003/4



- dwellings built between 1965 and 1982 are the most prevalent type, accounting for just over one quarter of the total stock (Figure 2)
- two-thirds of dwellings are houses. Of the remaining one-third, the majority (60%) are tenements which comprise 20% of the total stock (Table 4)

Table 3: Type of dwellings 2003/4

	000's	%
Detached	481	21
Semi-detached	491	22
Terrace	525	23
Tenement	464	20
4-in-a-block	221	10
Tower/slab	64	3
Flat in conversion	23	1
Scotland	2269	100

Table 4: Size of dwellings (number of rooms)

	000's	%
1-3	278	12
4-6	1735	76
7 or more	255	11
Scotland	2269	100

## Energy Efficiency and Fuel Poverty

Energy Efficiency is measured using two methodologies: The National Home Energy Rating (NHER) and the Standard Assessment Procedure (SAP). NHER is most commonly used in Scotland and is therefore used more often in this report although national SAP ratings are given. The SHCS uses an enhanced level 0 NHER which rates dwellings on a scale of 0 (poor) to 10 (excellent) based on the total energy costs per square metre of floor area. Further information on NHER and SAP assessments can be found in the SHCS 2002 Main report.

Table 5: NHER 2003/4

NHER	000's	%
0	11	<0.5
1	38	2
2	84	4
3	170	7
4	272	12
5	369	16
6	406	18
7	456	20
8	322	14
9	128	6
10	10	<0.5
Total	2,269	100
Median: 6		

Figure 3: NHER 2003/4

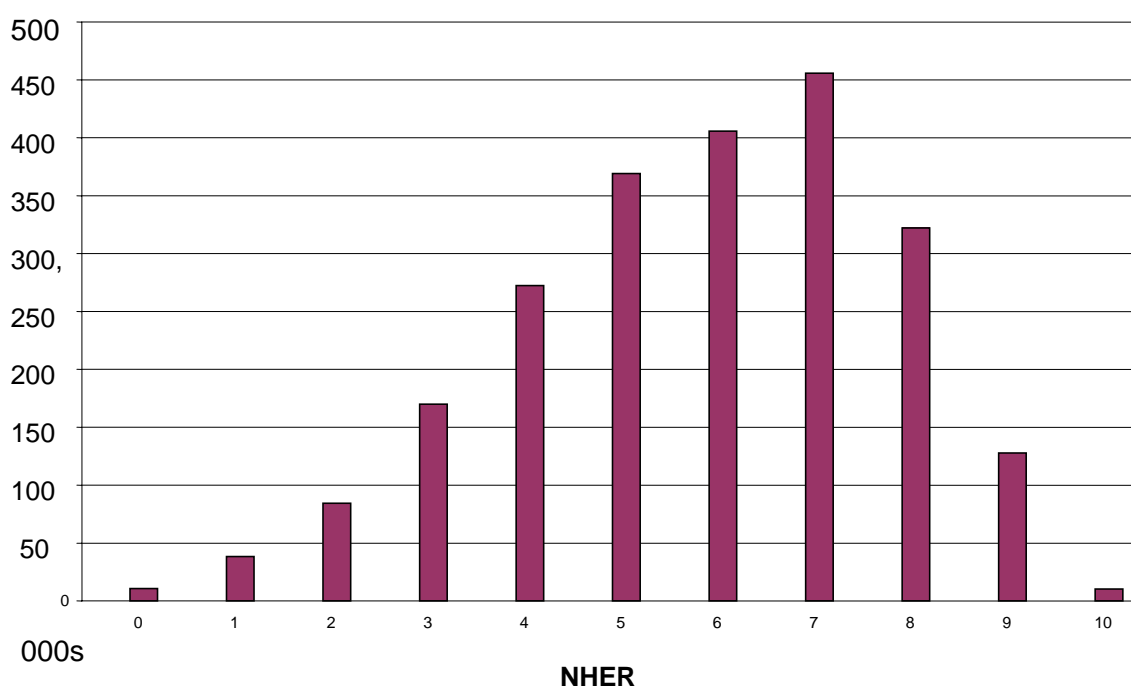


Table 6: Banded SAP 2003/4

Banded SAP	000's	%
1-10	17	1%
11-20	36	2%
21-30	86	4%
31-40	189	8%
41-50	353	16%
51-60	475	21%
61-70	568	25%
71-80	371	16%
81-90	130	6%
91-100	42	2%
All SAP	2,269	100%
Median: 59		

Table 7: NHER Bands 2002

NHER Bands	000's	%
Poor	133	6
Moderate	1,217	54
Good	916	40
Scotland	2,269	100

Figure 4: % Change in Energy Efficiency Ratings 2002 – 2003/4

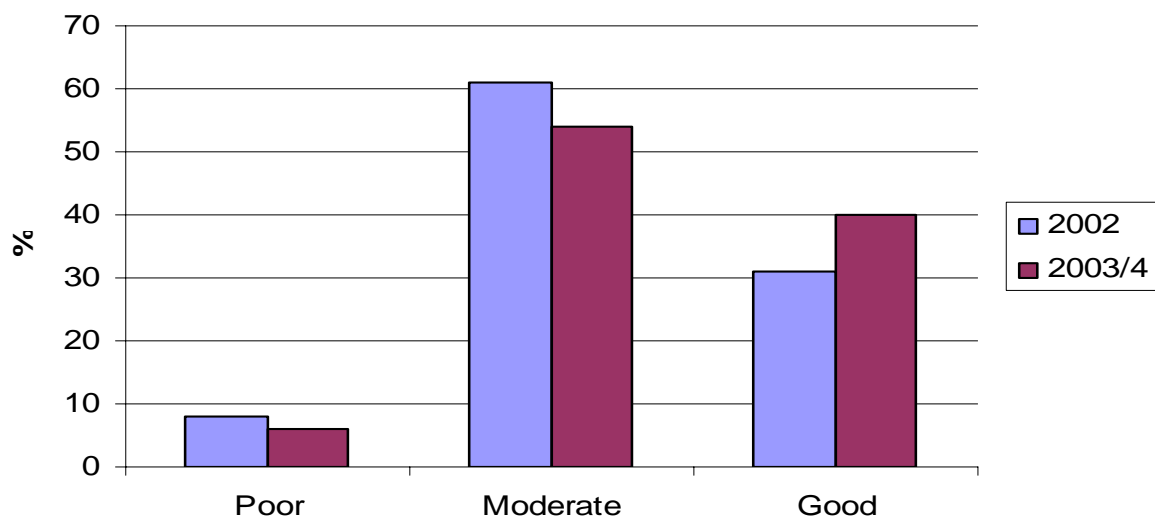


Table 8: Change in banded NHER 2002 – 2003/4 (with confidence intervals)

NHER	2002			2003/4		
	%	Lower C.I.	Upper C.I.	%	Lower C.I.	Upper C.I.
Poor	8	7.7	8.6	6	4.7	6.9
Moderate	61	59.6	61.3	54	51	56
Good	31	30.6	32.3	40	38	43

- Median SAP and NHER ratings are similar those reported in 2002. The median NHER for example remains 6
- The energy efficiency of the housing stock is improving. More dwellings now have an NHER rating of 'good' than previously. In 2002 an estimated 31% of dwellings achieved this rating. In 2003/4 the proportion had risen to an estimated 40%

Table 9: Age of Dwelling by NHER Band (Column %)

	Poor		Moderate		Good	
	000's	%	000's	%	000's	%
pre-1919	68	51	264	22	78	8
1919-1944	16	12	197	16	102	11
1945-1964	24	18	312	26	214	23
1965-1982	17	13	332	27	234	26
post-1982	8	6	112	9	289	32
Scotland	133	100	1,217	100	916	100

Table 10: Type of Dwelling by NHER Band (Column %)

	Poor		Moderate		Good	
	000's	%	000's	%	000's	%
Detached	61	46	301	25	119	13
Semi-detached	23	17	330	27	137	15
Terraced	11	8	272	22	242	26
Tenement	24	18	172	14	268	29
Other Flats	14	11	142	12	149	16
Scotland	133	100	1,217	100	916	100

Table 11: Type of Household by NHER Band (Column %)

	Poor		Moderate		Good	
	000's	%	000's	%	000's	%
Family	34	26	464	38	359	39
Pensioner	43	32	381	31	262	29
Other	56	42	372	31	295	32
Scotland	133	100	1,217	100	916	100

Table 12: Tenure by NHER Band (Column %)

	Poor		Moderate		Good	
	000's	%	000's	%	000's	%
owner-occupier	106	79	867	71	523	66
LA/other public	4	3	181	15	209	17
HA/co-op	5	4	85	7	137	10
private-rented	18	14	84	7	47	7
Scotland	133	100	1,217	100	916	100

- Pre-1919 dwellings form the majority of those with a 'poor' NHER score whilst more modern dwellings are more likely to achieve 'moderate' or 'good' ratings
- Flats tend to have higher energy efficiency ratings than houses; an estimated 46% of those with a poor rating are detached houses
- Public sectors dwellings are less likely to achieve a 'poor' energy efficiency rating. Despite making up 17% of the overall stock only 3% of Local Authority dwellings have a 'poor' rating.

Figure 5: Fuel Poverty 2002 and 2003/4 (with error bars)

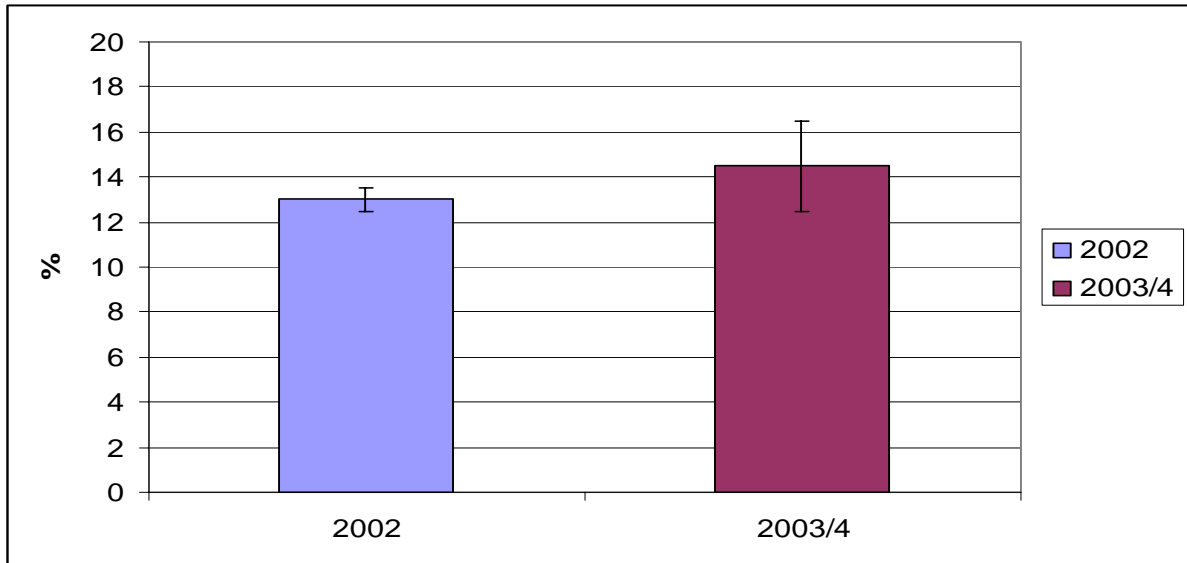


Table 13: Fuel Poverty and Extreme Fuel Poverty 2002 & 2003/4

	000s	%	Lower C.I.	Upper C.I.
<b>Fuel poverty</b>				
2002	286	13.0	12.5	13.6
2003/4	328	14.5	12.5	16.5
<b>Extreme fuel poverty</b>				
2002	69	3.1	2.9	3.5
2003/4	105	4.6	3.5	5.5

### Change in Fuel Poverty

From 1996 to 2002 the number of fuel poor households in Scotland fell substantially from around 35% to 13%.<sup>1</sup> In 2003-04 14.5% of households were assessed as fuel poor. As Figure 5 and Table 13 show, because of the smaller sample size in 2003-04 estimates from the 2003-04 survey are subject to a wider range of uncertainty. Consequently, it is not possible to give a precise estimate of the change between 2002 and 2003-04, which could lie anywhere between a 1.1 percentage points decrease and a 4.0 percentage points increase, with a central estimate of a 1.5 percentage points increase over the period. Nevertheless the survey estimates suggest a small rise in fuel poverty in the period surveyed. A clearer picture on changes in fuel poverty will emerge when we incorporate the results of the 04-05 and later surveys and the sample size increases.

<sup>1</sup> This comparison uses two different definitions of fuel poverty. A comparison using the same definition results in a fall from 35% to 9%.

# Housing Quality

The Scottish Housing Quality Standard (SHQS) was announced by the Minister for Communities in February 2005. All social rented landlords must ensure that all of their dwellings pass the SHQS by 2015. The SHQS consists of five criteria, the dwelling must:

- be above the statutory Tolerable Standard
- be free from serious disrepair
- be energy efficient
- have modern facilities and services
- be healthy, safe and secure.

Further information on the SHQS is available from Communities Scotland.

Estimates of failure rates from the 2002 SHCS were produced following the announcement and these are updated below. It should be noted however that fieldwork for the Continuous SHCS began in September 2004, before the final announcement of the SHQS. The survey at that time did not gather all information required to fully assess dwellings against the SHQS. The survey did not cover the following areas: number of sockets in kitchen, safety of gas and oil systems, kitchen layout, kitchen safety, kitchen storage and disrepair to attached garages. Given the profile of failures across criteria we believe the addition of this information will not materially effect the estimates of failure already published. Furthermore, given that the survey fieldwork began prior to the implementation of the SHQS we would not expect to see large differences in failure rates as landlords would not have begun their programs of work to address the standard.

Figure 6: Scottish Housing Quality Standard

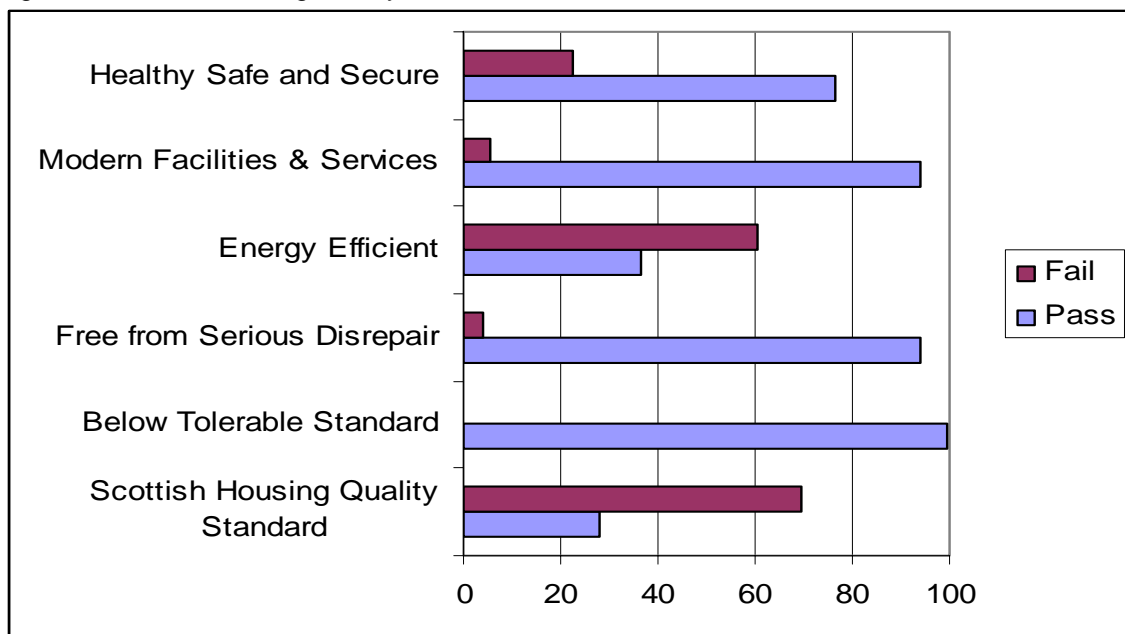


Table 14: Number of SHQS failures

Number of SHQS criteria failures	000's	%
0 (or unobtainable)	688	30
1	1123	50
2	393	17
3	58	3
4	6	0
5	1	0

- Approximately 70% of dwellings in Scotland failed the SHQS in 2003/4. This estimate is the same as that for 2002.
- The number of dwellings with more than one criteria failure has dropped slightly since 2002. At that time 26% of dwellings failed 2 or more SHQS criteria. In 2003/4 however the number had fallen to 20%.

### Dampness and Condensation

Table 15: presence of condensation in dwelling

	000's	%
No	2 026	89
Yes	243	11
Scotland	2 269	100

Table 16: presence of rising or penetrating damp in dwelling

	000's	%
No	2167	95
Yes	103	5
Scotland	2269	100

- Tables 15 and 16 indicates that very few dwellings in Scotland suffer from either rising or penetrating damp (approx 5%) whilst around 11% have condensation in any room. These figures are largely unchanged from those reported in 2002.

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