

Scottish House Condition Survey 2002
Revised SHQS Failure Rates
February 2005

This paper sets out a series of revised estimates of the pass/fail rates of the Scottish housing stock in terms of the Scottish Housing Quality Standard (SHQS) derived from the Scottish House Condition Survey 2002. All figures presented here replace those previously released in July 2004. This paper also gives guidance on the interpretation of the estimates.

Change in figures from July 2002

In July 2004 the Scottish Executive issued further clarification of criteria used to assess elements of the SHQS. In the light of this additional guidance it has been possible to improve some of the derived variables obtained from the Scottish House Condition Survey.

The energy efficiency criteria (efficient heating element) states that a full central heating system is a strict requirement. Previously, dwellings with a sufficient NHER were deemed energy efficient even if they did not have full central heating. The definition of “full” central heating for SHQS purposes is “whole dwelling or rooms representing more than 50% of the floor area of the dwelling with the heating controlled from a single point”.

The energy efficiency criteria (efficient heating element) also states that “old-style” electric storage heaters as a primary appliance are inefficient so will fail.

The effect of the above changes has caused an increase of approximately 1,500 dwellings, or 0.1%, failing the energy efficiency criteria.

The health, safe and secure criteria (safety element) will fail if parts of the common block of a dwelling are in disrepair. The lobby of a common block was not used in the original derivations so has now been added. This change caused an increase of 500 dwellings failing the health, safe and secure criteria. This is too small a percentage change to be recorded after rounding.

The changes outlined above cause the estimated *total failure rate* of the SHQS to increase by 1000 dwellings, or 0.1%.

Guide to interpretation of figures

These figures should be interpreted in the light of the following technical observations:

- The SHCS 2002 had been conducted by the time the SHQS was finalised. Some items covered in the SHQS were therefore not measured in the survey. A table is included at the end of this document which sets out exactly how each item within the SHQS was interpreted, in the light of the available data, so as to compute the estimates reported here. Users are strongly encouraged to consider these results in conjunction with the table as it gives important information on interpretation.
- Where the analysis refers to “criteria”, this means the SHQS categories at the level of the “energy efficient”, “healthy, safe and secure”, etc.

- Users should bear in mind that failure rates do not necessarily have a simple relationship with the cost of meeting the Standard, given the complexity of reasons for failure and the different costs of rectifying particular items.
- Where the estimates refer to “tenure adjusted for stock transfers”, this means that dwellings which had originally been classified as local authority for Glasgow, Dumfries and Galloway, and Scottish Borders areas were reclassified as HA/Coop for the purposes of this analysis.
- All estimates are reported here with 95% confidence intervals. The SHCS is a sample survey and therefore all figures are estimates rather than precise counts. If a different sample had been taken at the same time, a slightly different estimate would have resulted. If 100 sample surveys were conducted, 95 of them would provide an estimate within the range given by the confidence intervals.
- These estimates refer only to occupied stock.

Analysis of SHQS

Table 1 : SHQS pass/fail estimates

	Estimated number of dwellings	95% Confidence Interval		Percentage	95% Confidence Interval	
		Lower	Upper		Lower	Upper
Fail	1683000	1666000	1699500	77	76	78
Pass/ Unobtainable	509500	492500	526000	23	22	24

Table 2: SHQS pass/fail estimates by tenure adjusted for stock transfer

	Estimated number of dwellings	95% Confidence Interval		Percentage	95% Confidence Interval	
		Lower	Upper		Lower	Upper
Owner occupied						
Fail	1039000	1020000	1058500	76	75	77
Pass/ Unobtainable	330000	315500	344500	24	23	25
Local authority / other public rented						
Fail	336000	323500	348500	79	77	80
Pass/ Unobtainable	91000	84000	98500	21	20	23
Housing association / housing cooperative						
Fail	165000	156000	174000	73	70	75
Pass/ Unobtainable	61500	55500	68000	27	25	30
Private rented						
Fail	143000	132000	153500	84	82	87
Pass/ Unobtainable	26500	21500	31500	16	13	18

Table 3: SHQS pass/fail estimates by unitary authority

		Estimated number of dwellings	95% Confidence Interval		Percentage	95% Confidence Interval	
			Lower	Upper		Lower	Upper
Aberdeen city	Fail	69500	65000	73500	73	69	77
	Pass/ Unobtainable	25000	21500	29000	27	23	31
Aberdeenshire	Fail	64000	60500	68000	71	67	75
	Pass/ Unobtainable	26000	22000	30000	29	25	33
Angus	Fail	36000	34000	38500	75	70	79
	Pass/ Unobtainable	12000	9500	14500	25	21	30
Argyll & Bute	Fail	32500	31000	34500	82	78	86
	Pass/ Unobtainable	7000	5500	8500	18	14	22
Borders	Fail	38000	35500	40500	78	74	82
	Pass/ Unobtainable	10500	8500	12500	22	18	26
Clackmannan	Fail	14000	13000	15000	67	62	72
	Pass/ Unobtainable	7000	6000	8000	33	28	38
Dumfries & Galloway	Fail	51500	49000	54500	82	77	85
	Pass/ Unobtainable	11500	9000	14000	18	15	23
Dundee	Fail	56000	53000	58500	83	78	86
	Pass/ Unobtainable	12000	9000	14500	17	14	22
East Ayrshire	Fail	39500	37500	42000	77	73	81
	Pass/ Unobtainable	11500	9500	14000	23	19	27
East Dunbartonshire	Fail	36000	34500	38000	84	79	87
	Pass/ Unobtainable	7000	5500	8500	16	13	21
East Lothian	Fail	30000	28000	31500	77	72	80
	Pass/ Unobtainable	9000	7500	11000	23	20	28
East Renfrewshire	Fail	27500	26000	29000	77	72	81
	Pass/ Unobtainable	8000	6500	10000	23	19	28
Edinburgh	Fail	158000	152000	163500	79	76	81
	Pass/ Unobtainable	42500	37000	48000	21	19	24
Falkirk	Fail	46500	43500	49000	73	69	78
	Pass/ Unobtainable	17000	14000	19500	27	22	31
Fife	Fail	110000	104500	115000	75	72	79
	Pass/ Unobtainable	36000	31000	41500	25	21	28
Glasgow	Fail	213000	206500	219000	79	76	81
	Pass/ Unobtainable	57500	51000	64000	21	19	24
Highland	Fail	72500	69000	76000	81	77	85
	Pass/ Unobtainable	17000	13500	20000	19	15	23
Inverclyde	Fail	28500	27000	30000	76	71	80
	Pass/ Unobtainable	9000	7500	11000	24	20	29

	Unobtainable						
Midlothian	Fail	23000	21000	24500	67	62	72
	Pass/ Unobtainable	11000	9500	12500	33	28	38
Moray	Fail	25000	23000	27000	68	63	73
	Pass/ Unobtainable	11500	10000	13500	32	27	37
North Ayrshire	Fail	46000	43500	48500	78	73	82
	Pass/ Unobtainable	13000	10500	15500	22	18	27
North Lanarkshire	Fail	95000	90000	99500	74	70	77
	Pass/ Unobtainable	33000	28500	38000	26	23	30
Orkney	Fail	8500	8000	8500	90	87	93
	Pass/ Unobtainable	1000	500	1000	10	7	13
Perth & Kinross	Fail	44000	41500	47000	74	69	78
	Pass/ Unobtainable	15500	13000	18500	26	22	31
Renfrewshire	Fail	60500	57500	63500	81	76	84
	Pass/ Unobtainable	14500	11500	17500	19	16	24
Shetland	Fail	9000	8500	9000	91	87	93
	Pass/ Unobtainable	1000	500	1000	9	7	13
South Ayrshire	Fail	39500	37500	41500	79	75	83
	Pass/ Unobtainable	10500	8500	12500	21	17	25
South Lanarkshire	Fail	101500	97500	105500	79	75	82
	Pass/ Unobtainable	27500	23500	32000	21	18	25
Stirling	Fail	27000	25500	28500	74	70	79
	Pass/ Unobtainable	9500	7500	11000	26	21	30
West Dunbartonshire	Fail	30500	28500	32000	73	68	77
	Pass/ Unobtainable	11500	9500	13500	27	23	32
West Lothian	Fail	41000	38000	43500	66	61	70
	Pass/ Unobtainable	21000	18000	24500	34	30	39
Western Isles	Fail	10000	9000	10500	83	80	87
	Pass/ Unobtainable	2000	1500	2500	17	13	20

Table 4: SHQS pass/fail estimates by unitary authority, social tenures only

		Estimated number of dwellings	95% Confidence Interval		Percentage	95% Confidence Interval	
			Lower	Upper		Lower	Upper
Aberdeen city	Fail	20000	18000	22000	70	62	77
	Pass/ Unobtainable	8500	6500	10500	30	23	38
Aberdeenshire	Fail	12000	10500	13500	67	58	76
	Pass/ Unobtainable	6000	4000	7500	33	24	42
Angus	Fail	8500	7500	9500	72	64	79
	Pass/ Unobtainable	3500	2500	4000	28	21	36
Argyll & Bute	Fail	6500	5500	7500	73	64	80
	Pass/ Unobtainable	2500	1500	3000	27	20	36
Borders	Fail	9000	8000	10500	74	64	82
	Pass/ Unobtainable	3000	2000	4500	26	18	36
Clackmannan	Fail	5000	4500	5500	64	56	71
	Pass/ Unobtainable	3000	2000	3500	36	29	44
Dumfries & Galloway	Fail	10000	9000	11500	75	65	82
	Pass/ Unobtainable	3500	2500	4500	25	18	35
Dundee	Fail	20000	18500	21500	85	79	90
	Pass/ Unobtainable	3500	2500	4500	15	10	21
East Ayrshire	Fail	13500	12000	15000	70	63	77
	Pass/ Unobtainable	5500	4500	7000	30	23	37
East Dunbartonshire	Fail	7000	6500	7000	97	90	99
	Pass/ Unobtainable	*	*	*	*	*	*
East Lothian	Fail	9000	8500	10000	80	72	86
	Pass/ Unobtainable	2000	1500	3000	20	14	28
East Renfrewshire	Fail	4000	3500	4500	81	70	89
	Pass/ Unobtainable	*	*	*	*	*	*
Edinburgh	Fail	29000	26500	31000	80	74	85
	Pass/ Unobtainable	7000	5000	9000	20	15	26
Falkirk	Fail	18000	16500	19500	78	72	84
	Pass/ Unobtainable	5000	3500	6500	22	16	28
Fife	Fail	32500	30000	35000	76	69	81
	Pass/ Unobtainable	10500	7500	13000	24	19	31
Glasgow	Fail	95500	91500	99500	80	77	84
	Pass/ Unobtainable	23000	19000	27000	20	16	23
Highland	Fail	18000	16500	19500	85	77	91
	Pass/ Unobtainable	3000	1500	4500	15	9	23
Inverclyde	Fail	10000	9500	11000	79	72	85
	Pass/ Unobtainable	2500	2000	3500	21	15	28

	Unobtainable						
Midlothian	Fail	6500	6000	7500	64	55	72
	Pass/ Unobtainable	4000	3000	5000	36	28	45
Moray	Fail	4500	4000	5500	54	44	62
	Pass/ Unobtainable	4000	3000	5000	46	38	56
North Ayrshire	Fail	15000	13500	16500	75	67	81
	Pass/ Unobtainable	5000	3500	6500	25	19	33
North Lanarkshire	Fail	40500	37500	43500	75	69	80
	Pass/ Unobtainable	13500	10500	16000	25	20	31
Orkney	Fail	1500	1500	1500	94	84	98
	Pass/ Unobtainable	*	*	*	*	*	*
Perth & Kinross	Fail	8000	6500	9000	65	54	75
	Pass/ Unobtainable	4000	3000	5500	35	25	46
Renfrewshire	Fail	19500	18000	21500	85	78	90
	Pass/ Unobtainable	3500	2000	5000	15	10	22
Shetland	Fail	2500	2500	3000	97	92	99
	Pass/ Unobtainable	*	*	*	*	*	*
South Ayrshire	Fail	8000	7500	9000	73	64	81
	Pass/ Unobtainable	3000	2000	4000	27	19	36
South Lanarkshire	Fail	31000	29000	33000	83	76	87
	Pass/ Unobtainable	6500	4500	8500	17	13	24
Stirling	Fail	6500	5500	7500	73	64	80
	Pass/ Unobtainable	2500	1500	3000	27	20	36
West Dunbartonshire	Fail	13500	12500	14500	75	68	80
	Pass/ Unobtainable	4500	3500	5500	25	20	32
West Lothian	Fail	13500	11500	15000	62	53	69
	Pass/ Unobtainable	8000	6500	10000	38	31	47
Western Isles	Fail	2000	1500	2000	80	70	88
	Pass/ Unobtainable	500	0	500	20	12	30

Table 5: SHQS pass/fail estimates by unitary authority, private tenures only

		Estimated number of dwellings	95% Confidence Interval		Percentage	95% Confidence Interval	
			Lower	Upper		Lower	Upper
Aberdeen city	Fail	49500	46000	53000	75	69	79
	Pass/ Unobtainable	16500	13500	20000	25	21	31
Aberdeenshire	Fail	52000	48500	56000	72	67	77
	Pass/ Unobtainable	20000	16500	23500	28	23	33
Angus	Fail	27500	25500	29500	76	70	81
	Pass/ Unobtainable	8500	6500	11000	24	19	30
Argyll & Bute	Fail	26000	24500	28000	85	80	89
	Pass/ Unobtainable	4500	3500	6000	15	11	20
Borders	Fail	29000	26500	31000	80	74	84
	Pass/ Unobtainable	7500	5500	9000	20	16	26
Clackmannan	Fail	9000	8500	10000	69	63	75
	Pass/ Unobtainable	4000	3000	5000	31	25	37
Dumfries & Galloway	Fail	41500	39500	43500	83	79	87
	Pass/ Unobtainable	8000	6000	10500	17	13	21
Dundee	Fail	35500	33000	38000	81	75	86
	Pass/ Unobtainable	8500	6000	10500	19	14	25
East Ayrshire	Fail	26500	24500	28000	81	75	86
	Pass/ Unobtainable	6000	4000	8000	19	14	25
East Dunbartonshire	Fail	29500	27500	31000	81	76	85
	Pass/ Unobtainable	7000	5500	8500	19	15	24
East Lothian	Fail	21000	19500	22500	75	69	80
	Pass/ Unobtainable	7000	5500	8500	25	20	31
East Renfrewshire	Fail	23500	22500	25000	76	71	81
	Pass/ Unobtainable	7500	6000	9000	24	19	29
Edinburgh	Fail	129000	124000	134000	78	75	81
	Pass/ Unobtainable	35500	30500	40500	22	19	25
Falkirk	Fail	28000	26000	30500	70	64	76
	Pass/ Unobtainable	12000	9500	14500	30	24	36
Fife	Fail	77500	73000	82000	75	71	79
	Pass/ Unobtainable	25500	21000	30000	25	21	29
Glasgow	Fail	117500	112500	122000	77	74	80
	Pass/ Unobtainable	34500	29500	39500	23	20	26
Highland	Fail	54500	51500	57500	80	75	84
	Pass/ Unobtainable	13500	10500	17000	20	16	25
Inverclyde	Fail	18500	17000	19500	74	68	79
	Pass/ Unobtainable	6500	5000	8000	26	21	32

	Unobtainable						
Midlothian	Fail	16000	14500	17500	69	63	74
	Pass/ Unobtainable	7000	6000	8500	31	26	37
Moray	Fail	20500	19000	22000	73	67	78
	Pass/ Unobtainable	7500	6000	9000	27	22	33
North Ayrshire	Fail	31000	29000	33000	80	74	85
	Pass/ Unobtainable	8000	5500	10000	20	15	26
North Lanarkshire	Fail	54500	51000	58000	73	68	78
	Pass/ Unobtainable	20000	16000	23500	27	22	32
Orkney	Fail	7000	6500	7000	89	86	92
	Pass/ Unobtainable	1000	500	1000	11	8	14
Perth & Kinross	Fail	36000	33500	38500	76	71	81
	Pass/ Unobtainable	11500	9000	14000	24	19	29
Renfrewshire	Fail	41000	38500	43500	79	73	84
	Pass/ Unobtainable	11000	8000	14000	21	16	27
Shetland	Fail	6000	6000	6500	88	83	92
	Pass/ Unobtainable	1000	500	1000	12	8	17
South Ayrshire	Fail	31500	29500	33000	81	76	85
	Pass/ Unobtainable	7500	5500	9500	19	15	24
South Lanarkshire	Fail	70500	67000	74000	77	73	81
	Pass/ Unobtainable	21000	17500	24500	23	19	27
Stirling	Fail	20500	19000	22000	75	69	80
	Pass/ Unobtainable	7000	5500	8500	25	20	31
West Dunbartonshire	Fail	16500	15500	18000	71	64	77
	Pass/ Unobtainable	7000	5500	8500	29	23	36
West Lothian	Fail	27500	25500	29500	68	62	74
	Pass/ Unobtainable	13000	10500	15500	32	26	38
Western Isles	Fail	8000	7500	8500	84	80	88
	Pass/ Unobtainable	1500	1000	2000	16	12	20