

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

| | 1996 | 2003 | 2005 | 2008 | 2010 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2021 |
|-----------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Number of dwellings (000s) | | | | | | | | | | | | | | |
| 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 | - |
| Percentage of dwellings | | | | | | | | | | | | | | |
| 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 (annual tables) and revised time series data to 2018.

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 to include additional criteria, covering thermal performance and electrical safety from April 2009. As a result, the 2010 survey reported a significant increase in the fail rate for the 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 observed results.

4. All published figures from 2018 have been rounded by the Scottish Government.

5. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Tolerable Standard.

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

| | | 2003 | 2005 | 2008 | 2010 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2021 |
|----------------------------|---------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|-------|------|
| 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 annual tables 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.

3. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Scottish Housing Quality Standard.

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

Percentages

| | | 2003 | 2005 | 2008 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2021 |
|-----------------------------|------------------------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 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 | * | 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 | 10 | 9 | 7 | 9 | 9 | – | |

Source: Scottish Government, Scottish House Condition Survey 2018 and SHCS time-series data, updated December 2018.

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.

4. The 2020 SHCS was not completed due to Covid-19 restrictions while the 2021 survey precluded internal inspections and could not assess compliance with the Scottish Housing Quality Standard.

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 | 2021 |
| 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 | 65.4 |
| 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 |
| 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 | 65.5 |
| 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 | 68.9 |
| 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 | 71.4 |
| 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 | 69.9 |
| 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 |

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.
 3. The 2020 SHCS was not completed due to Covid-19 restrictions.
 4. As the 2021 survey precluded internal inspections and was based on telephone surveys, figures for 2021 have been classed as 'experimental' and are not comparable with figures for previous years.

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

Percentages

| Bands | 2008-2021 | | | | | | | | | | 2016 | | | 2018 | | | 2019 | | | 2021 | | |
|-------------------|-----------|------|----------|------|------|----------|------|------|------|------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|----------------|----------------|---------------|
| | SAP 2005 | | SAP 2009 | | | SAP 2012 | | | | | SAP 2012 | | | SAP 2012 | | | SAP 2012 | | | SAP 2012 | | |
| | 2008 | 2010 | 2010 | 2012 | 2014 | 2015 | 2016 | 2018 | 2019 | 2021 | Owner-occupied | Private rented | Social sector | 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 | 5 | 2 | 3 | 2 | 2 | 4 | 3 | 3 | 3 | 7 | 4 | 7 | 6 |
| Band C (69-80) | 14 | 32 | 23 | 29 | 39 | 34 | 37 | 40 | 41 | 47 | 32 | 34 | 50 | 35 | 40 | 51 | 39 | 37 | 49 | 43 | 44 | 59 |
| Band D (55-68) | 46 | 44 | 49 | 50 | 43 | 44 | 44 | 42 | 41 | 35 | 47 | 36 | 40 | 45 | 31 | 40 | 42 | 39 | 39 | 38 | 35 | 28 |
| Band E (39-54) | 31 | 19 | 21 | 16 | 13 | 15 | 13 | 11 | 10 | 10 | 15 | 19 | 6 | 13 | 16 | 5 | 12 | 10 | 5 | 11 | 9 | 6 |
| Band F (21-38) | 8 | 4 | 5 | 3 | 3 | 4 | 4 | } 4 | 4 | 3 | 4 | 6 | 1 | } 4 | 10 | 1 | 5 | 10 | 1 | 3 | 5 | 1 |
| Band G (1-20) | 2 | 1 | 1 | 1 | 0 | 1 | 1 | | 4 | 3 | 1 | 1 | - | | 4 | 10 | 1 | 5 | 10 | 1 | 3 | 5 |
| Total | 100 | 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 as can all tenure figures for years prior to 2015.

4. The 2020 SHCS was not completed due to Covid-19 restrictions.

5. As the 2021 survey precluded internal inspections and was based on telephone surveys, figures for 2021 have been classed as 'experimental' and are not comparable with figures for previous years.