

Indicator name			Version
CRS58 Number of households/people falling below the SHQS & Tolerable Standard			31/03/16
Indicator type:	Risk/opportunity	Impact	Action
	X		
SCCAP Theme	SCCAP Objective	CCRA risk/opportunity	
Climate Ready Society	S2, S3 B3	ENr1: Fuel poverty (people affected) BE31: Increase in damp, mould and insect pests in buildings HE19: Increased algal or fungal/mould growth in buildings affecting respiratory conditions	

At a glance

- 1.2M dwellings failed the Scottish Housing Quality Standard in 2013; 71,000 (3% of the total stock) fell below the 'condemnatory' Tolerable Standard.
- The majority of failures are associated with energy efficiency measures: 36% of the SHQS overall and 50% of all dwellings failing the Tolerable Standard are attributable to failing one or more of the 7 energy-efficiency elements of the SHQS.
- This equates to an estimated 2 million people living in Scotland in housing that fails the SHQS as a result of energy efficiency.
- Impacts are distributed with significantly more dwellings in the Western and Northern Isles failing to reach the standard, especially in comparison to urban centres, exacerbating a broader rural/urban divide.

Latest Figure	Trend
<p>2013: 1.2million (49% of the total stock) dwellings failed the Scottish Housing Quality Standard (SHQS), the majority (36%) of which as a result of failing to meet the energy efficiency criterion.</p> <p>71,000 (3%) of all dwellings fell <i>below the Tolerable Standard</i> (BTS), 24,000 (34%) of which were insufficiently insulated and 11,000 (16%)</p>	<p>The trend in dwellings failing the Scottish Housing Quality Standard is downward, a twenty-six percentage point decrease over the last decade.</p> <p>There is no statistically significant change in compliance with the Tolerable Standard – Criterion A of the SHQS - in 2013, continuing a trend that has been flat since 2010.</p>

had unsatisfactory provision of lighting, heating or ventilation.	
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Why is this indicator important?

Good Places Better Health (GPBH) was launched in 2008 as the Scottish Government's strategy on health and the environment (Scottish Government, 2008). Between 2008 and 2011 a prototype phase of GPBH provided recommendations covering four key health challenges facing children in Scotland: asthma, mental health and well-being, unintentional injury and obesity (Scottish Government, 2011a). The Scottish Climate Change Adaptation Programme (SCCAP) uses (some of) the recommendations from that work to evaluate societal preparedness and climate change resilience:

- **Review energy efficient criteria of the Tolerable Standard and the Scottish Housing Quality Standard to enable energy efficiency improvements**
- Streamline and simplify the grants system for energy efficiency improvements
- Improve Registered Social Landlord action on fuel poverty
- Improve the uptake of home insulation grants
- Use point of sale/exchange of lease/construction of extensions to require communication and/or upgrading of building's energy efficiency
- Ensure home reports include details of how to access any grant funding for energy efficiency improvements

The Tolerable Standard is a minimum standard for habitability introduced in the 1969 Housing (Scotland) Act, whose parameters have been updated in the 1987, 2001 and 2006 Acts. It is now included in the broader Scottish Housing Quality Standard (SHQS) and provides the low watermark for compliance

The SHQS itself was announced by Margaret Curran MSP, Minister for Communities, in February 2004. A target was agreed that social landlords must ensure that all their dwellings pass the SHQS by 2015, a target that will not now be met. Private owners and private landlords are currently under no obligation to bring their properties up to this standard.

The SHQS is composed of 5 *Broad Categories* covering 55 different elements of compliance as discussed in the *Methodology* section. Assessments consider both the *Tolerable Standard* (Criterion A of the SHQS) as the minimum standard for habitability as well as Criteria B through E which cover the state of repair of the building fabric (Criterion B), energy efficiency (C), adequacy of facilities and services (D) and health, safety and security considerations (E). Overall, the assessment provides an aggregate indicator of the climate resilience of the housing stock - insulation, heating, energy efficiency ratings - as well as a more general measure of societal resilience to climate change impacts. It allows policy makers to target relatively easily identified actions (such as improving the depth of loft insulation), although this does not necessarily mean of course that the actions themselves are easily implemented.

This indicator looks first at compliance with the lighting, ventilation, heating elements and thermal insulation elements of SHQS Criterion A: *Must be compliant with the current Tolerable Standard* before reviewing compliance specifically with demand management (energy efficiency), primarily through Criterion C: *Must be Energy Efficient*.

Other elements of the SHQS are considered in related indicators: rising and penetrating damp (Tolerable Standard element 2 is tracked through BB17); condition of the building fabric and disrepair

(SQHS Annex B is tracked through BB16); condensation in housing stock (Tolerable Standard element 3 and SQHS element 42, tracked through BB18).

Related Indicators

CRS61: Number of households in fuel poverty

CRS64: Uptake of energy efficiency measures

BB16: Building condition and disrepair

BB17: Dampness in housing stock

BB18: Condensation in housing stock

BB20a: Energy performance of Scottish housing stock

What is happening now?

According to the data reported in the Scottish House Condition Survey 2014 (SHCS, 2014), 49% (nearly 1.2M) of dwellings across the entire housing stock failed the SHQS in 2013. The rate of failure in the social sector 43% (264,000 properties) is significantly lower than in the private sector 51% (891,000 properties).¹

71,000 properties (3%) are non-compliant with Criterion A of the SHQS (Tolerable Standard) – *Below Tolerable Standard* (BTS) – the minimum standard of habitability. The majority (52,000 properties) are in the private sector, of which the majority (35,000) are predominantly older (pre-1919), owner-occupied dwellings; 34% of BTS failures are as a result of poor insulation (24,000 dwellings) while 11,000 (16%) were classified as having unsatisfactory provision of heating, lighting and ventilation; while the rest (19,000 or 27% of BTS failures) subject to rising/penetrating damp (see Indicator *BB17: Dampness in housing stock*).

For the SHQS overall, 39% of the private sector housing stock (681,353 dwellings) is non-compliant with respect to the energy efficiency elements of Criterion C in contrast to 28% of the social sector (172,000 dwellings) over half of which are likely attributable to failures to insulate the building fabric, primarily by insulating wall cavities. However, as cavity wall treatment is often difficult to accurately assess, assumptions in the surveying method mean that this is likely to be an upper (over) estimate.

Extrapolating from estimates of household size (National Record of Scotland, 2013), around 2 million people are living in private and social sector housing in Scotland that fails to meet the energy efficiency criteria specified in the SHQS (Figure 1)

¹ An additional 24,000 properties classified as rent free also failed to comply with the SQHS

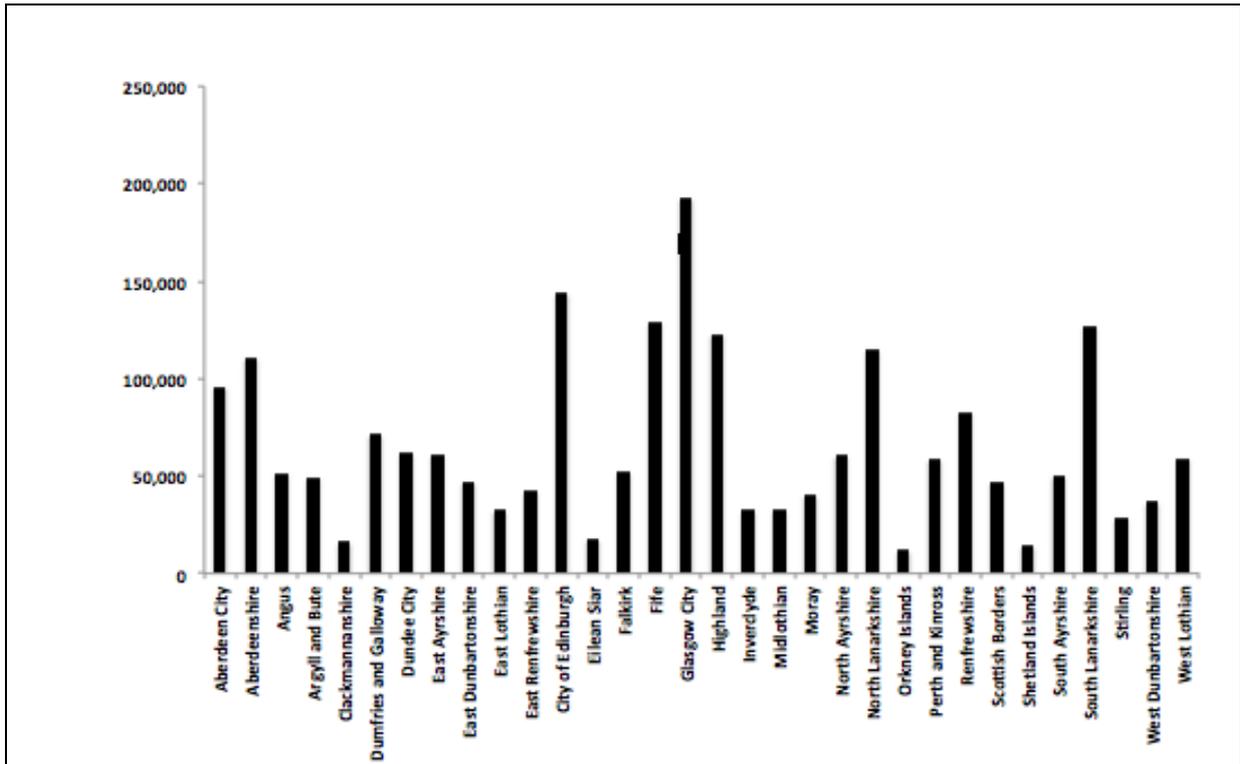


Fig 1: Estimate of the number of People living in Housing failing Criterion C of the SHQS by Local Authority (adapted from National Record of Scotland, 2013)

What has happened in the past?

Over the decade since the SHQS was first established, the total number of dwellings failing the standard has fallen by twenty three percentage points, the social sector setting the pace in that fall with a third fewer dwellings failing the standard in 2013 than 2004. In the same period the number of dwellings in the private sector failing the SQHS has fallen by around a quarter (24%) accounting for 338,000 properties (Figure 2).

The distribution (of SHQS failures) between rural and urban housing has also fallen by a fifth (rural) and 27% (urban), a fall of nearly half a million dwellings (447,000) with a significant fall of percentage points between 2012 and 2013 to less than a million dwellings for the first time. The difference between the proportion of rural and urban dwellings failing the SHQS has remained broadly the same.

The majority of SHQS compliance failures are due to dwellings not meeting the energy efficiency measures of Criterion C. Nearly two-thirds (62%) of dwellings failed one or more of the elements in this Criterion in 2003 (Figure 3). While this had fallen by just under a third in 2013 to 36%, failure to achieve the required standard for energy efficiency remains the primary reason for SHQS failure overall².

² In 2013, failure to achieve *Criterion E: Healthy, Safe & Secure* elements accounted for 14% of SHQS failures and *Criterion D: Modern Facilities & Services*, 11%. No dwellings failed as a result of *Criterion B: Serious Disrepair* – see also Indicator BB16.

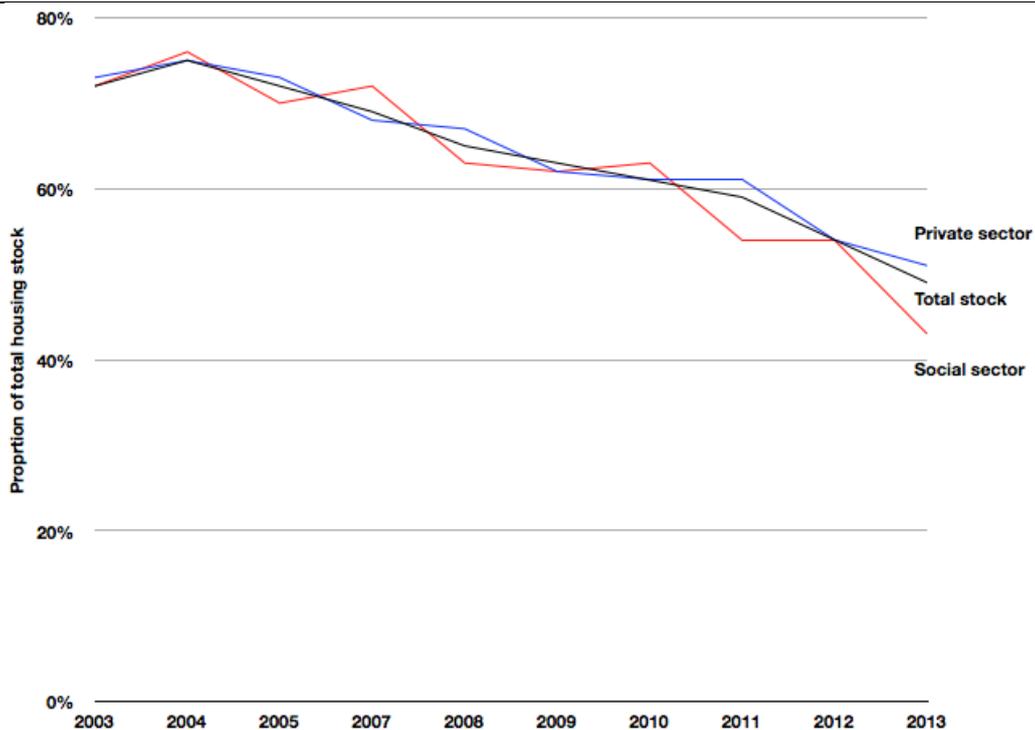


Fig 2: Proportion of dwellings failing the SHQS by sector, 2003-2013 (adapted from SHCS, 2014)

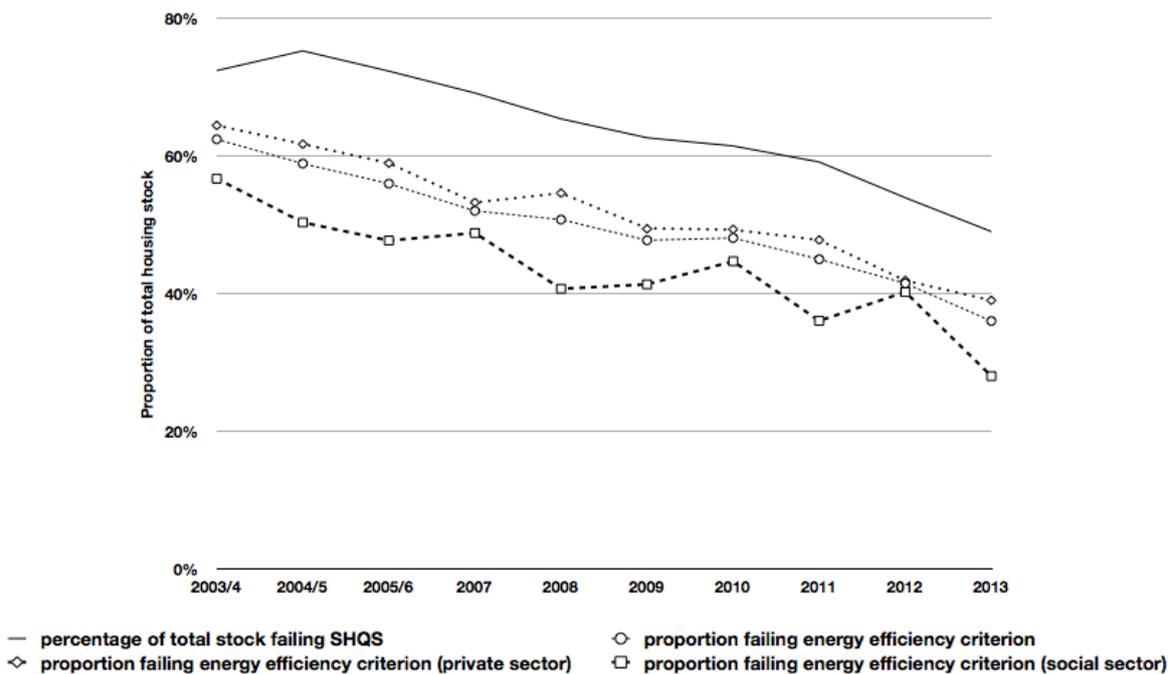


Fig 3: SHQS Criterion C (energy efficiency) failures, 2003-2013 (adapted from SHCS, 2014)

The fall in energy efficiency non-compliance was driven by improvements in the social sector with an 11-percentage point reduction between 2012 and 2013, reversing a temporary upward trend in 2011. More generally, the lowest failure rates were in the newest dwellings (post 1982 - 16% failure rate) and Housing Association stock (33%), which is generally more recent than other Local Authority

stock and therefore designed from the outset to ensure SHQS compliance.

Both Housing Association and Local Authority dwellings have reduced their failure rates by around 10 percentage points between 2012 and 2013. Overall, the number of dwellings across all sectors failing the standard has dropped by 5 percentage points in the 12 months to December 2013. Distributional differences between Local Authorities are apparent (Figure 4). The Western and Northern Isles are significantly exposed with over 60% of dwellings failing to comply with Criterion C, with 57% of Highland stock also failing. By contrast, in the urban centres of Edinburgh, Glasgow and Stirling only around one-third of Local Authority dwellings fail to meet the Criteria overall.

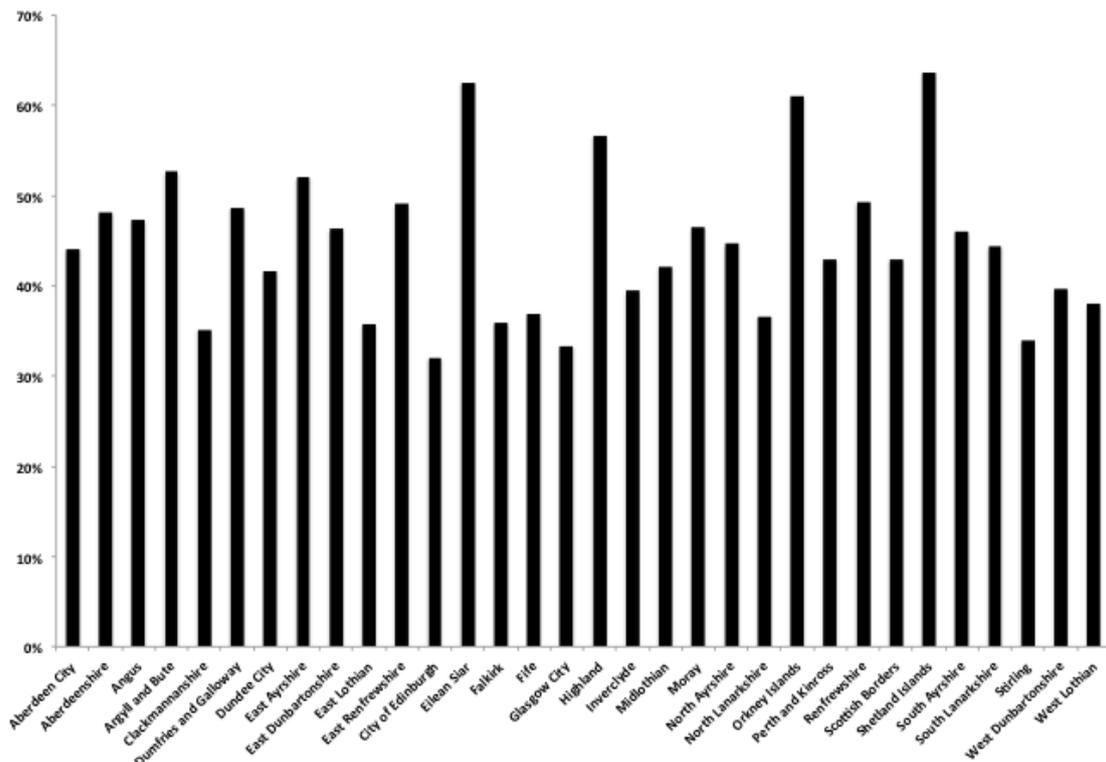


Fig 4: Proportion of Dwellings SHQS Failure Rates by Local Authority 2011-2013 (adapted from National Record of Scotland, 2013)

However, over that same period the number of dwellings in both the social and private sector failing the *minimum standard for habitability* - the Tolerable Standard – has remained flat at over 70,000 properties (3% of the total housing stock). Some distributional differences are indicated in local authority data with 7% of dwellings in the Orkney Islands and 6% of dwellings in Aberdeenshire, Moray and East Dunbartonshire failing the Tolerable Standard, much higher than the average.

What is projected to happen in the future?

On-going EU and Scottish legislation (European Council, 1992, 2008; Scottish Government 2013b, 2013c) will continue to drive Government energy efficiency programmes (Scottish Government 2014a, UK Government, 2015) providing incentives and guidance on improving thermal insulation, in loft spaces (SHQS elements 12 and 32) and building fabric (SHQS element 31), and the efficiency of boilers (SHQS elements 33 and 34A/B). In large part as a result of these schemes, dwellings are becoming more energy efficient with 91% of dwellings in Scotland in 2013 having at least 100mm of loft insulation, for example, and 69% of cavity walled dwellings having cavity insulation (more detail

is provided in the indicator *CRS61: Number of households in fuel poverty*). These initiatives have been instrumental in improving the energy efficiency ratings of the housing stock as measured by the Energy Efficiency and Environmental Impact Ratings in Energy Performance Certificates (EPCs). The criterion set by SHQS element 35 for energy efficiency ratings in particular – Standard Assessment Procedure (SAP 2001 standard) of 50 (gas systems) and 6 (oil, LPG, biomass, electricity systems) – seems to be eminently achievable given the fact that in 2013 over 80% of dwellings in Scotland are at EPC Band D (SAP 55-68) or higher.

It is therefore anticipated that compliance with Criterion C and those elements of Criterion A (Tolerable Standard) associated with energy efficiency (elements 3 and 12) will continue to improve from the 36% failure rate seen in 2013.

It is worth noting that more work is also required to address failings with respect to *Criterion E: Healthy, Safe & Secure* elements that accounted for 14% of SHQS failures and *Criterion D: Modern Facilities & Services*, 11% of SHQS failures in 2013. More positively, no dwellings failed to achieve compliance with Criterion B (Serious Disrepair) although 19,000 dwellings failed Criterion A (Tolerable Standard) as a result of rising and/or penetrating damp (SHCS, 2014) - see also indicators *BB17: Dampness in housing stock*; *BB18: Condensation in housing stock*.

Patterns of change

As noted above, patterns of change in the resilience of the Scottish housing stock will involve improvements in both thermal efficiency and energy efficiency driven in large part by a coherent programme of EU, UK and Scottish Government legislation and policy-making.

The Routemap to 2030 laid out in Scotland's Sustainable Housing Standard [SSHS] identifies a range of initiatives that will have an undoubted impact on energy efficiency. The Home Energy Efficiency Programme for Scotland [HEEPS] for both private and social sectors will help to address some of the building fabric issues identified above (Scottish Government, 2013b).

The SSHS also signposts the Energy Efficiency Standard for Social Housing [EESH] (Scottish Government, 2014b) and the Regulation of Energy Efficiency Standards in the Private Sector [REEPS] with a consultation due in 2015³. Energy efficiency schemes and their uptake are explored further in indicator *CRS64: Uptake of Energy Efficiency Measures*.

2020 is a critical year for an assessment of progress on a number of interim targets:

- First milestone for social landlords to comply with EESH.
- Energy Efficiency Action Plan (Scottish Government, 2010)
 - Energy consumption reduction of 12%; a reduction of (-)11.8% had been achieved in 2012.
- 2020 Routemap for Renewable Energy (Scottish Government, 2011b)
 - 100% electricity demand from renewables; 44.4% had been achieved in 2013.
 - 10% renewable transport through biofuels; 3.5% had been achieved in 2013.
 - 11% renewable heat; 3% had been achieved in 2013.
- Towards Decarbonising Heat (Scottish Government, 2014c)
 - 1.5TWh of heat to be delivered by district heating, 2% of the total forecast non-electrical heat demand in Scotland; less than 1% 2014.

Some of these initiatives will have an incremental effect over time (but a corresponding delay in their

³ <http://www.gov.scot/Topics/Built-Environment/Housing/sustainable/Energy-efficiency-private-sector-homes>

impact). For example, as older boilers are replaced by condensing boilers⁴ that are compliant with the Scottish Building Standards, demand side efficiency will improve overall in line with the minimum 86% efficient requirement of Scottish Government (2013c). A revision of the current building regulations is expected in October 2015.

Similarly, EPCs were designed to have an impact on house prices, persuading owners to take remedial action to improve energy efficiency and environmental impact ratings before putting their homes on the market (Scottish Government, 2013b).

The promotion of energy efficiency is embedded at national scale. National Planning Framework 3 (Scottish Government, 2014d) recognises the Electricity and Heat Generation Policy Statements (Scottish Government 2013c, 2014c) as core components of the Infrastructure Investment Plan (IIP) underpinning the Government Economic Strategy (Scottish Government, 2015) and as distinct 'Subject Policies' within Scottish Planning Policy (SPP) (Scottish Government, 2014d).

Interpretation of indicator trends

Additional criteria for electrical installations and thermal insulation were added to the criteria tracked by the Tolerable Standard through the 2006 Housing Act. These requirements came into force in April 2009 and were first reported by the SHCS in 2010. The change in definition caused the fail rate for the standard to increase from 0.7% in 2009 to 3.9% in 2010 in the full time series tables.

The majority of dwellings that fail the SHQS fail on the energy efficiency criterion. Full efficient central heating⁵ is a strict requirement of this criterion. Dwellings with 'inefficient' central heating, even if it is full, will fail. Also crucial is the presence of thermal insulation measures - such as loft, hot water tank and cavity wall insulation (where applicable) - in the dwelling.

7% more rural than urban dwellings are failing the SHQS. The overall fall in the proportion of dwellings failing the SHQS obscures the fact that the distributional (rural-urban) impacts continues to increase, up one percentage point since 2012 back to the same level as in 2003/04.

In particular, mechanisms to improve thermal storage as well as obstacles to implementation require more research to provide the basis for future policy development.

Limitations

The extrapolation of households to people uses an average household size for each of the 32 Scottish Local Authorities (National Record of Scotland, 2013). The resulting estimate of the number of people affected is therefore approximate and should be taken as an indicative of the order of magnitude rather than a definitive number.

References

⁴ Using an integrated heat exchanger to recover vented water vapour through condensation.

⁵ 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".

European Council (1992) EC Directive 92/42/EEC: *Efficiency Requirements for new hot water boilers fired with liquid or gaseous fuels*, available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0042&from=en>

European Council (2008) EC Directive 92/42/EEC *Boiler Efficiency Directive*, available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0042&from=en> and context http://europa.eu/legislation_summaries/energy/energy_efficiency/l21019_en.htm. The most recent amendment was 2008 with a consolidated version at <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CONSLEG:1992L0042:20080321:EN:PDF>

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Scottish Government (2010) *Conserve and Save: Energy Efficiency Action Plan for Scotland*, available at: www.gov.scot/Resource/Doc/326979/0105437.pdf

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Scottish Government (2014a) *Home Energy Efficiency Programme – Area Based Schemes*, available at <http://www.gov.scot/Topics/Built-Environment/Housing/warmhomes/uhis/heapsguidance>

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Scottish Government (2014d) *Ambition, Opportunity, Place: Scotland's Third National Planning Framework*, available at: www.gov.scot/Resource/0045/00453683.pdf

Scottish Government (2015) *Scotland's Economic Strategy*, available at www.gov.scot/Resource/0047/00472389.pdf (accessed March 4th 2015).

SHCS (2014) Mueller, G., Robertson, J., Leadbetter, C., Laing, N., McMenemy, M and Kyriakou, A. (2014) *Scottish Housing Conditions Survey 2013, Key Findings*. Directorate for Housing, Regeneration and Welfare, Scottish Government. Available at: www.gov.scot/Resource/0046/00465627.pdf (accessed February 17th 2015).

UK Government (2015) *Household Energy*, available at: <https://www.gov.uk/government/policies/helping-households-to-cut-their-energy-bills>

Further information

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Housing (Scotland) Act (1987)
http://www.legislation.gov.uk/ukpga/1987/26/pdfs/ukpga_19870026_en.pdf

Housing (Scotland) Act (2001)
http://www.legislation.gov.uk/asp/2001/10/pdfs/asp_20010010_en.pdf

Housing (Scotland) Act (2006) http://www.legislation.gov.uk/asp/2006/1/pdfs/asp_20060001_en.pdf

Local Government Benchmarking Framework, available at:
<http://www.improvementservice.org.uk/benchmarking/>

Acknowledgements

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Appendix One: Indicator metadata and methodology

Table 1: Indicator metadata

	Metadata
Title of the indicator	CRS58: Number of households /people falling below the SHQS & Tolerable Standard.
Indicator contact: Organisation or individual/s responsible for the indicator	ClimateXChange
Indicator data source	Scottish House Condition Survey
Data link: URL for retrieving the indicator primary indicator data.	http://www.gov.scot/Topics/Statistics/SHCS/Downloads

Table 2: Indicator data

	Indicator data
Temporal coverage: Start and end dates, identifying any significant data gaps.	2003-2013 In preparing the 2012 annual report a processing error in the derivation of the SHQS pass rate dating back to the 2003/4 survey was discovered. Some SHQS elements had been attributed to the wrong criteria. As a result the estimates of failure rates for the five criteria were revised and 2012 should now be considered the definitive baseline dataset.
Frequency of updates: Planned or potential updates	Annually, 12 month lag
Spatial coverage: Maximum area for which data is available	Scotland
Uncertainties: Uncertainty issues arising from e.g. data collection, aggregation of data, data gaps	SHCS is a sample survey whose results will vary depending on the sample size and design (actual variance / computed variance). Bias errors in non-response are not quantified.
Spatial resolution: Scale/unit for which data is collected	Local Authority

Categorical resolution: Potential for disaggregation of data into categories	Local Authority SHQS criteria (5) elements (55)
Data accessibility: Restrictions on usage, relevant terms & conditions	Publicly accessible, free of charge

Table 3 Contributing data sources

<p>Contributing data sources</p> <p>Data sets used to create the indicator data, the organisation responsible for them and any URLs which provide access to the data.</p>
<p>Scottish House Condition Survey 2012 data including revised baseline: http://www.gov.scot/Publications/2013/12/3017/downloads</p> <p>Scottish House Condition Survey 2013 data: http://www.gov.scot/Publications/2014/12/6903/downloads</p> <p>Local Authority analyses are available from http://www.gov.scot/Topics/Statistics/SHCS/keyanalyses</p> <p>Estimate of Households and Dwellings in Scotland 2013 (Tables 2 & 11) http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2013/list-of-tables</p>

Table 4 Indicator methodology

<p>Indicator methodology</p> <p>The methodology used to create the indicator data</p>
<p>Two quality standards are set by Scottish Government and monitored through the Scottish House Condition Survey (SHCS, 2014 for example).</p> <p>The Tolerable Standard is a minimum standard for habitability introduced in the 1969 Housing (Scotland) Act, and updated by the 1987, 2001 and 2006 Acts.</p> <p>Additional criteria for electrical installations and thermal insulation were added by the 2006 Act. These requirements came into force in April 2009 and were first reported by the SHCS in 2010. The change in definition caused the fail rate for the standard to increase from 0.7% in 2009 to 3.9% in 2010 in the full time series tables.</p> <p>A dwelling meets the <i>Tolerable Standard</i> if it:</p> <ul style="list-style-type: none"> • is structurally stable; • <i>is substantially free from rising or penetrating damp;</i> • <i>has satisfactory provision for lighting, ventilation and heating;</i> • has an adequate piped supply of wholesome water available within the house; • has a sink provided with a satisfactory supply of both hot and cold water within the house; • has a water closet or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house;

- has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house;
- has an effective system for the drainage and disposal of foul and surface water;
- has satisfactory facilities for the cooking of food within the house;
- has satisfactory access to all external doors and outbuildings;
- has electrical installations that are adequate and safe to use. The "electrical installation" is the electrical wiring and associated components and fittings, but excludes equipment and appliances;
- *has satisfactory thermal insulation.*

Failure on one of the criteria leads to failure overall. Criteria in italics are tracked as part of the SCCAP assessment in 2015.

The Scottish Housing Quality Standard (SHQS) was announced by the Minister for Communities in February 2004. A target was agreed that all social landlords must ensure that all their dwellings pass the SHQS by 2015. Private owners and private landlords are currently under no obligation to bring their properties up to this standard. However SHCS collects the same data for all dwellings to allow comparison across the housing stock.

ANNEX F: A SUMMARY OF THE 5 BROAD CRITERIA (A-E) AND THE 55 ELEMENTS AND 9 SUB-ELEMENTS OF THE SCOTTISH HOUSING QUALITY STANDARD (SHQS)

A		B		C		D		E					
Must be compliant with the current Tolerable Standard		Must be Free from Serious Disrepair		Must be Energy Efficient		Must have Modern Facilities and Services		Must be Healthy, Safe and Secure					
12 elements		Primary building elements (4 in total)		Effective insulation (3 elements)		Bathroom Condition (1 element, 4 sub-elements)		Healthy (3 elements)					
1	Structural stability	13	Wall structure	31	Cavity wall insulation	36A	Bathroom Condition: wash hand basin and related fittings	41	Lead free pipe work				
2	Rising damp and penetrating damp	14	Internal floor structures	32	100mm minimum of existing loft insulation e.g. glass wool or equivalent (or 270mm for first time insulation or first time additional insulation or as a further measure to reduce carbon emissions)	36B	Bathroom Condition: bath and/or shower and related fittings	42	Mechanical ventilation in kitchen and bathroom (under a limited range of circumstances)				
3	Lighting, ventilation and heating	15	Foundations	33	Hot water tank and pipe insulation & cold water tank insulation as an ancillary measure	36C	Bathroom Condition: main WC and fittings	43	External noise insulation (under a limited range of circumstances)				
4	Wholesome water supply	16	Roof structure	Full, efficient central heating (1 element, 2 sub-elements)		36D	Bathroom Condition: hot & cold water supply to wash hand basin and bath/shower	Safe (9 elements)					
5	Sink with hot and cold water	Secondary building elements (14 in total)		34A	Full central heating	Kitchen Condition (1 element, 3 sub-elements)		44	Presence of smoke alarms/detectors				
6	Water or waterless closet	17	Principal roof covering	34B	Efficient central heating	37A	Kitchen Condition: sink and related fittings	45	Safe electrical system				
7	Bath and/or shower and wash hand basin with hot and cold	18	Chimney stacks	Minimum energy efficiency rating (1 element)		37B	Kitchen Condition: storage cabinets and worktops	46	Safe gas/oil system and appliances				
8	Foul and surface water drainage	19	Flashings	35	An energy efficiency rating of EITHER National Home Energy Rating (NHER) 5 QR Standard Assessment Procedure (SAP) 2001 of 50 (gas systems) or 60 (oil, LPG, electric, solid fuel and biomass systems).	37C	Kitchen Condition: hot & cold water supply to sink	47	Lifts				
9	Facilities for cooking food	20	Rainwater goods (gutters and downpipes)	Conversion table showing minimum NHER/SAP 2001/2005/2009 ratings necessary to pass SHQS criteria 35						48	Lobbies, halls, passages (internal only)		
10	Access to external doors and outbuildings	21	External wall finish							38	Kitchen Facilities: safe working arrangements	49	Individual dwelling/common paths, paved areas, courts, laundry and drying areas external to the dwelling
11	Electrical installations	22	Common access decks/galleries/balustrades							39	Kitchen Facilities: adequate electrical sockets	50	Refuse chambers (multi-storey flats only)
12	Thermal insulation	23	Common access stairs and landings	40	Kitchen Facilities: adequate food storage space	51	Bin stores	52	Common/public lighting (both internal for flatted properties in particular and external for all property types)				
		24	Individual dwelling balconies and verandas	Fuel source for central heating systems		National Home Energy Rating (NHER)		Standard Assessment Procedure 2001 SAP / 2005 SAP and RdSAP / 2009 SAP					
		25	Attached garages of individual dwellings	Gas	5	50	50	48	53	Individual dwelling doors (both front and rear doors)			
		26	Internal stairs of individual dwellings	Oil	5	60	54	54	54	Common door entry system (common front doors only)			
		27	Damp proof course	Liquid Petroleum Gas (LPG)	5	60	54	63	55	Secure common external front and rear access doors in a good state of repair (flatted properties only)			
		28	Windows & doors of individual dwellings	Electric	5	60	58	63					
		29	Common windows and common roof lights	Solid Fuel	5	60	59	63					
		30	Underground drainage	Biomass	5	60	59	64					

Source: Scottish Government, March 2011

The SHQS is an aggregation of the results from 55 different elements grouped into 5 higher-level criteria, which in turn provide a single pass/fail classification for all dwellings. The 5 higher-level criteria specify that the dwelling must be:

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

The full list of assessed elements is available from the Scottish Government SHQS website:
<http://www.gov.scot/Resource/Doc/1125/0116694.pdf>.

The derivation of the SHQS compliance indicator in the SHCS Key Findings Report (2013) involves a number of corrections and improvements, including updates to the energy model (BREDEM 2012) and two-viewpoint assessment as described in the Methodology Note (Scottish Government, 2013). The overall effect of these changes is very small as described in Tables 11 and 12 and for the Tolerable Standard the two methods are effectively equivalent.

Extrapolation to the number of people affected uses Table 2 (number of Dwellings in Scotland by Council Area) and Table 11 (Average Household Size for Scotland by Council Area) from the *Estimate of Household Dwellings in Scotland 2013*. The extrapolation provides an order of magnitude estimate.