



membership resources

Briefing 17-59

December 2017

Scottish House Condition Survey: 2016 Key Findings

To : All Chief Executives, Main Contacts and APSE Contacts in Scotland

Key issues:

The purpose of this briefing is to advise APSE members on the key statistics from **Scottish Government's newly published Scottish House Condition Survey (SHCS): Key Findings 2016**. The full survey can be accessed online by clicking [here](#).

This report includes findings on: -

- Energy efficiency
- Fuel poverty
- Housing quality
- Rural properties

Introduction

This briefing sets out the main statistics from the Scottish **Government's Scottish House Condition Survey 2016 Key Findings** report, which is part of the Scottish Household Survey. The survey is carried out through a combination of face-to-face interviews with householders and a physical inspection of properties by trained surveyors.

Key Findings

- The distribution of housing types in Scotland is relatively even. Detached Houses accounted for 23% of the whole stock, semi-detached for 19%, Terraced 22% and Tenement 23%. Other flats accounted for the remaining 13%.
- Almost 92% of properties owned by Local Authorities were built between 1919 and 1982. 4% were built before this, with the remaining 5% built after this period.
- The most common heating source in Scotland is Gas, used in 79% of properties. 11% use Electricity and 6% Oil. Communal Heating accounts for 1% of the overall Scottish Stock, but is utilised considerably more often in Social Housing, where 4% of homes are communally heated.
- 17% of Scottish Stock is off the Gas Grid. In Urban Areas, 7% is not connected to the Gas Grid, and this rises considerably to 65% of Rural Stock.

Energy Efficiency

- 39% of Scottish Homes rated as at least Band C, according to SAP 2012, with half of all homes achieving an energy efficiency rating of 66 or better. The mean value, using SAP 2012, was 63.7.
- 52% of Social Sector houses achieved an EPC band of C or better.
- 94% of lofts are estimated to have insulation at least 100mm deep, with 30% having at least 300mm and only 1% of properties having no loft insulation whatsoever.
- 72% of dwellings with Cavity Walls are insulated, as are 15% of solid wall properties. This however could be under-estimated, as cavity-wall insulation is harder to identify as injection holes age or are covered up.
- Social Sector Insulation remains higher than private sector, with 71% against 53% of walls insulated, and 78% vs 62% of lofts insulated over 200mm.
- Around 86% of dwellings have a boiler that is either gas or oil-fuelled. 61% of these are condensing boilers, and a total of 52% of boilers are compliant to the latest minimum efficiencies standards.

Mean EER and Broad EPC Band, by Household Characteristics 2016, SAP 2012

	EE Rating	Band			Sample
	Mean	BC	DE	FG	
Tenure					
LA	65.8	45%	53%	2%	419
HA	69.9	63%	37%	0%	297
Private Sector	62.4	35%	60%	5%	2,134
Social Sector	67.6	53%	46%	1%	716

Source : SHCS 2015

NHER Scores and Banded Ratings by Selected Dwelling and Household Characteristics, 2016

	Mean	NHER band			Sample
		Good	Moderate	Poor	
Tenure					
LA	7.7	83%	16%	1%	419
HA	8.5	92%	8%	0%	297
Private Sector	7.3	71%	28%	1%	2,134
Social Sector	8.1	86%	13%	1%	716

Source : SHCS 2015

Average Household Energy Consumption by End Use, 2016

Space Heating	74%
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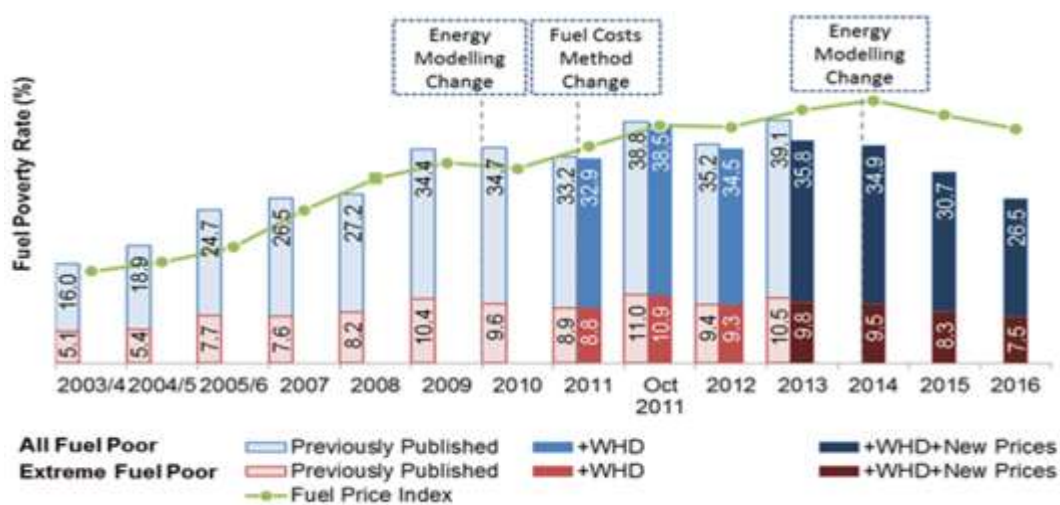
Water Heating	13%
Lights, Appliances and Renewables	11%
Cooking	3%

Source : SHCS 2015

Fuel Poverty

The information below relates to fuel poverty's current definition, which is when Households need to spend more than 10% of their income on household fuel use. When over 20% of income, it is considered extreme fuel poverty. The Scottish Government has announced its intention to change the definition of [Fuel poverty](#).

- It is estimated that 649,000 homes (26.5%) are fuel poor, 183,000 (7.5%) of which being considered to be in extreme fuel poverty. This is a reduction from the year previously of around 4%.
- Around a third of the change can be explained by improvements to the housing stock, almost two thirds by a drop in the fuel price and the remainder on higher household incomes.
- In the Social Sector, fuel poverty rates have remained somewhat stable at 32%, whereas the private sector saw a 5% reduction from 2015, to 25%.
- 47% of fuel poor households have incomes above the poverty line.
- Those that are fuel poor are more likely to find their heating is inadequate in winter months. Whilst 76% of fuel poor households find their heating always adequate in Winter, this compares with 82% of those that aren't. 16% of fuel poor say their heating is adequate only some of the time, and 7% say it is never warm enough. This compares with 12% and 3% respectively for those that aren't.
- 56% of households monitor their energy usage either very or fairly closely, and 10% of properties have an energy monitoring device. Whilst there is little difference between fuel-poor and other households with regard to monitoring, only 6% of fuel-poor households have a monitoring device, compared to 11% of other properties.



Housing Quality

44.7% of all dwellings failed to meet the Scottish Housing Quality Standard, which compares to the revised 2015 figure of 45.4%. In the Social sector, the failure rate was 38%, falling to 26% if all properties are assumed to have cavity wall insulation where technically feasible. Of those that did fail, 79% were due to a single failed criterion. 2% of all dwellings fell below the Tolerable Standard. 32.8% of all properties failed the energy efficient criterion for the SHQS, compared with 33.7% in 2015 (revised).

- 67,000 households were overcrowded (3%). For Local Authorities, the rate of overcrowding fell to 1% (from 6% in 2015). The Social Sector as whole, as well as the private sector, had an overcrowding rate of 3%.
- Critical Disrepair in all dwellings in Scotland was at 48%, with Urgent Disrepair at 24% and extensive disrepair at 3%.
- 3.7% of properties suffered from penetrating damp, 0.4% from rising damp and 8.5% from condensation.

Disrepair to Critical Elements, Urgent and Extensive Disrepair by Tenure Group, 2015 and 2016

	LA/Other Public	Private Sector	Social Sector	Scotland
Dwellings with any Critical Disrepair				
2016	57%	48%	49%	48%
2015	62%	51%	53%	52%
Dwellings with Critical and Urgent disrepair				
2016	30%	24%	24%	24%
2015	37%	28%	30%	28%
Dwellings with Critical, Urgent & Extensive disrepair				
2016	5%	3%	4%	3%
2015	6%	5%	4%	5%

Rural Properties

- 65% of rural properties are off the gas grid.
- 37% of rural properties experience fuel poverty.
- Mean EE rating was 54.7, compared to 65.5 for urban dwellings.
- 51% of Rural dwellings failed SHQS, compared to 43% of Urban dwellings.

APSE Comment

APSE welcomes the release of the Scottish House Condition Survey reports and commends local authorities on maintaining the standard achieved last year on their housing, energy efficiency and minimising the impact of fuel poverty on residents.

Condition surveys are an important source of information for local authorities to both reflect on the scale of improvements achieved over the last few years, and to inform future investment cycles.

The Scottish Government are currently consulting on a number of issues that could affect the results of this survey in years to come. As the Scottish Energy Efficiency Programme continues to be developed, the Scottish Government are [looking for feedback on Local Heat & Energy Efficiency Strategies, as well as on District and communal heating](#). They have also launched a consultation on their [Fuel Poverty Strategy](#), with the aim of reducing it below 10% by 2040. It is also expected that more information about Scotland's National Energy Company should become available in 2018.

APSE offer a bespoke Local Authority Energy Collaboration called APSE Energy bringing together councils to share information, ideas, resources and best practice on municipal energy. For more information on joining, please contact Phil Brennan at pbrennan@apse.org.uk

Finally, **APSE Scotland's upcoming** annual Building, Housing and Renewables seminar taking place on the 22 and 23 of February 2018. For more information on this conference please contact the APSE Scotland office on 01698 459 051.

Iain Scherr

Research and Coordination Officer