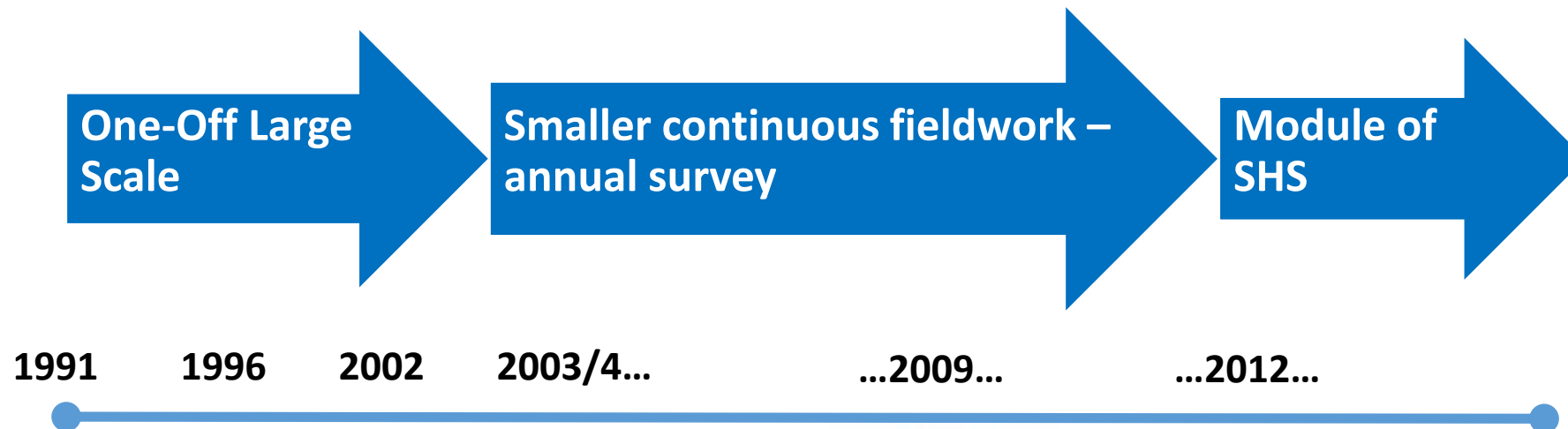


Scottish House Condition Survey: A view of the PRS

Diarmuid Lloyd
Communities Analysis Division
PRS Statistics User Day - June 2019

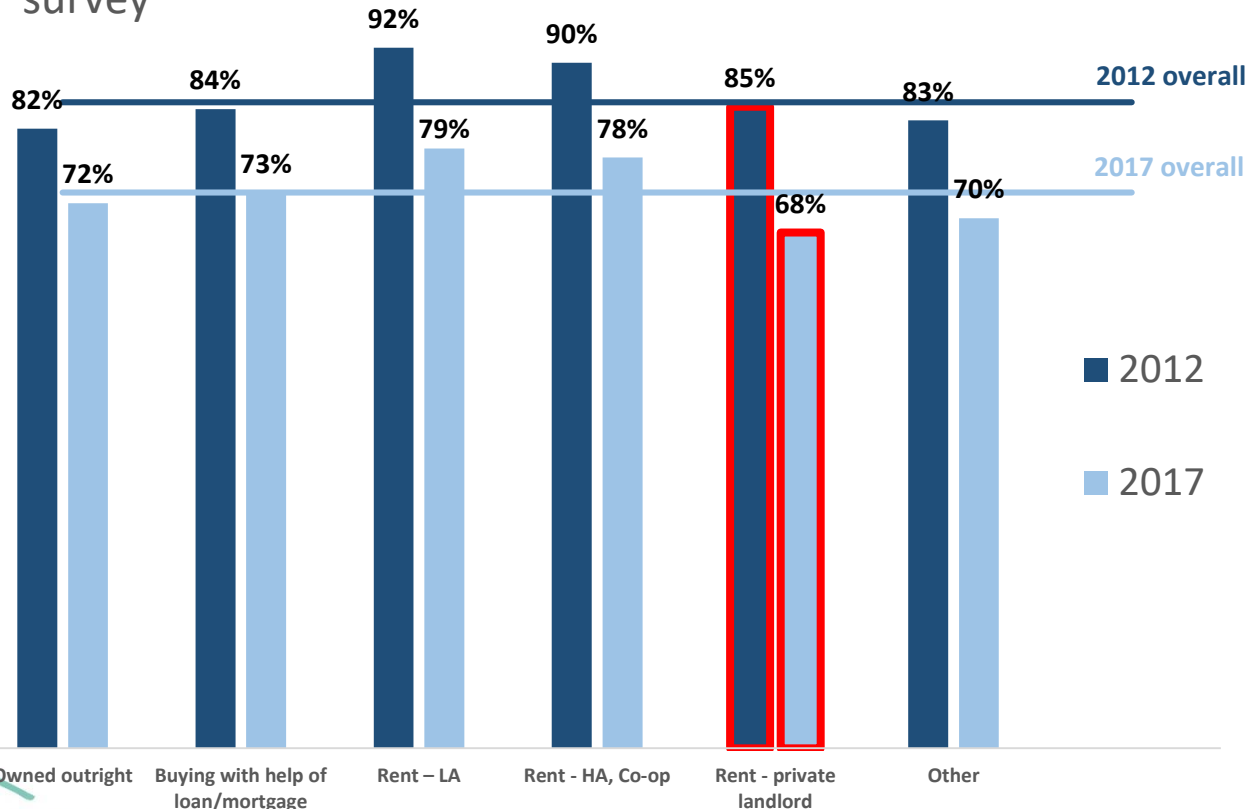
Scottish House Condition Survey

- Of the $\approx 10,500$ participating in the SHS, 2,500-3,000 also have physical survey of their dwelling
- Provides the most comprehensive national picture of the condition of Scotland's **houses** and of **those who live in them**.



Converting interviews to surveys

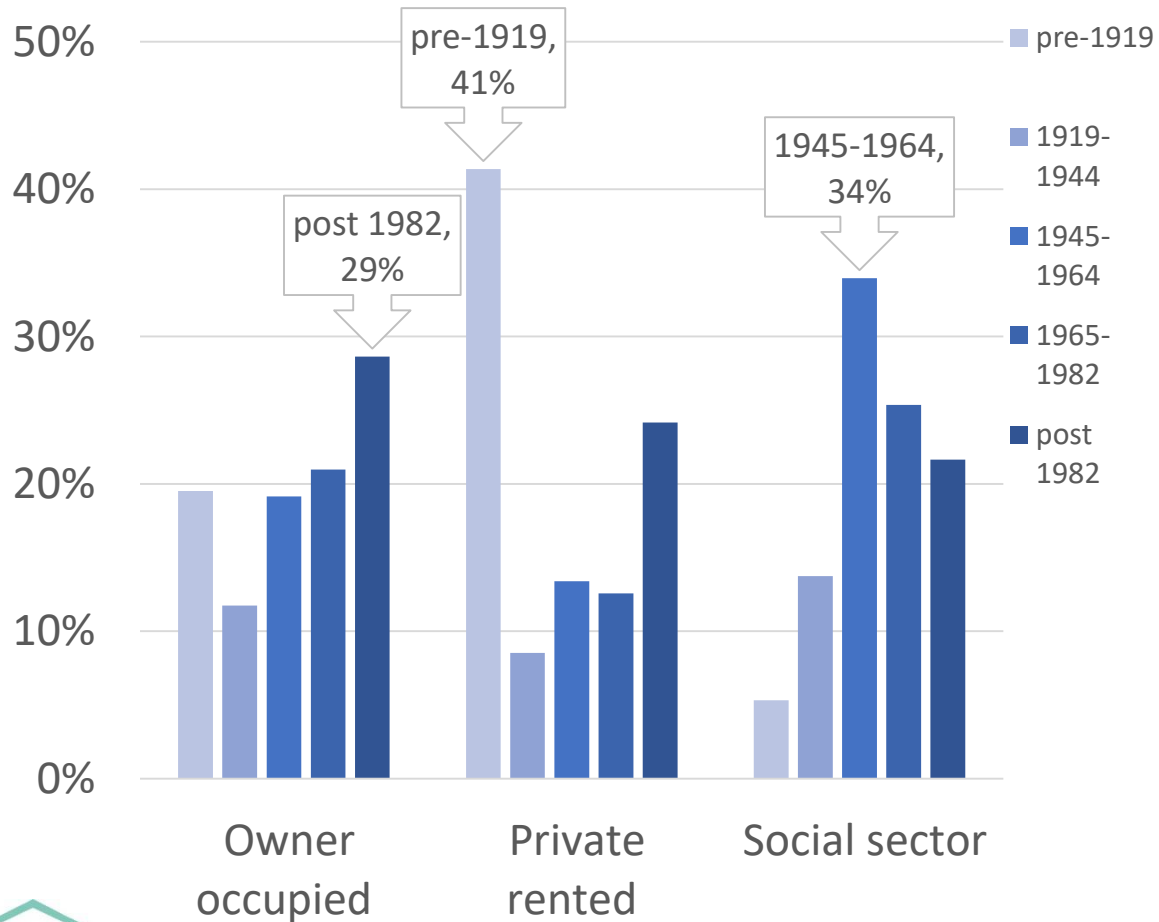
Conversion rates from SHS interview to dwelling survey



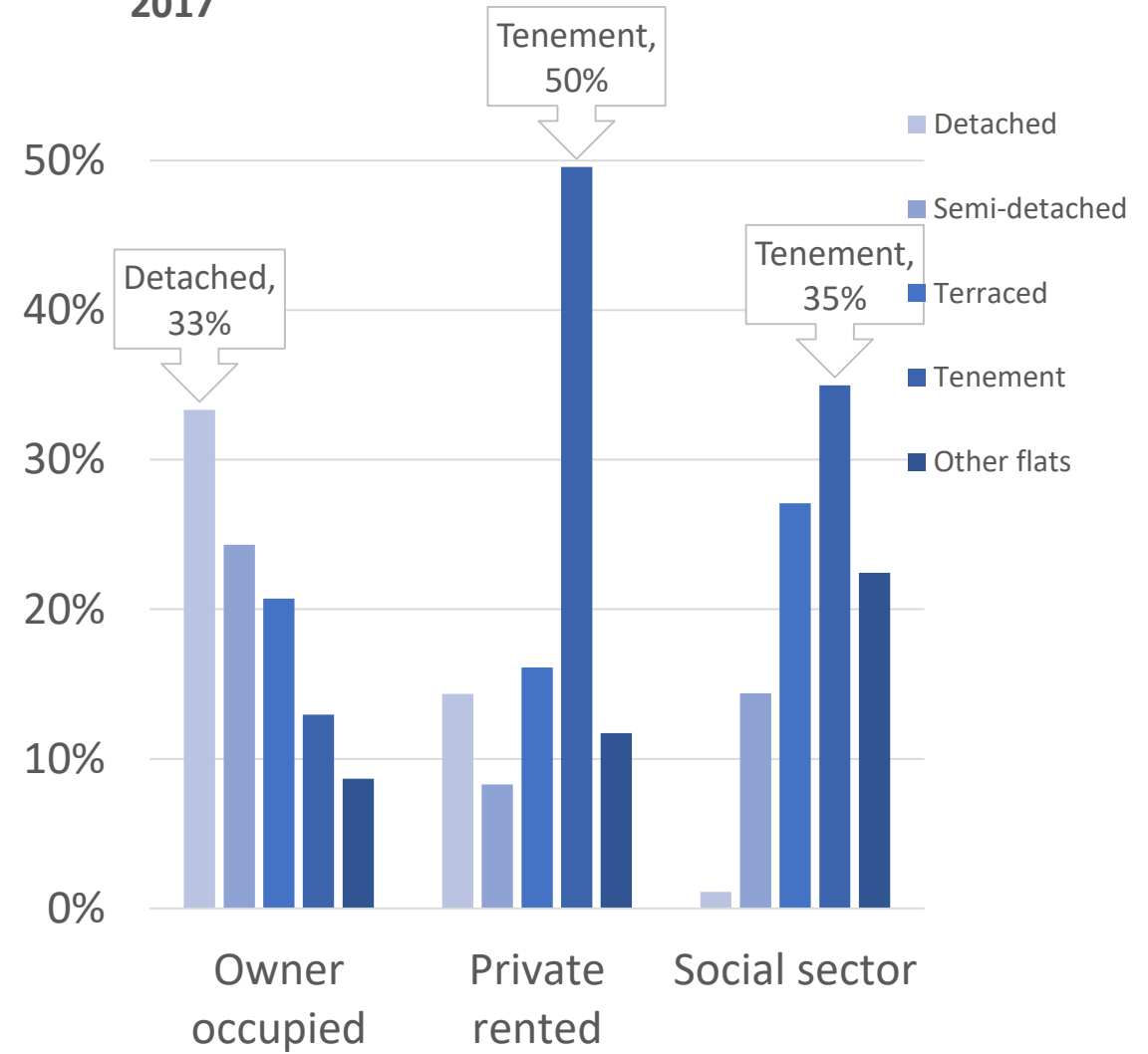
- Against a backdrop of falling survey response rates, it is challenging to get SHS participants to also take part in the physical survey (SHCS) – i.e. to “convert”.
- The PRS has the lowest conversion rate

Stock composition

Distribution of Dwelling Ages by Tenure, SHCS 2017

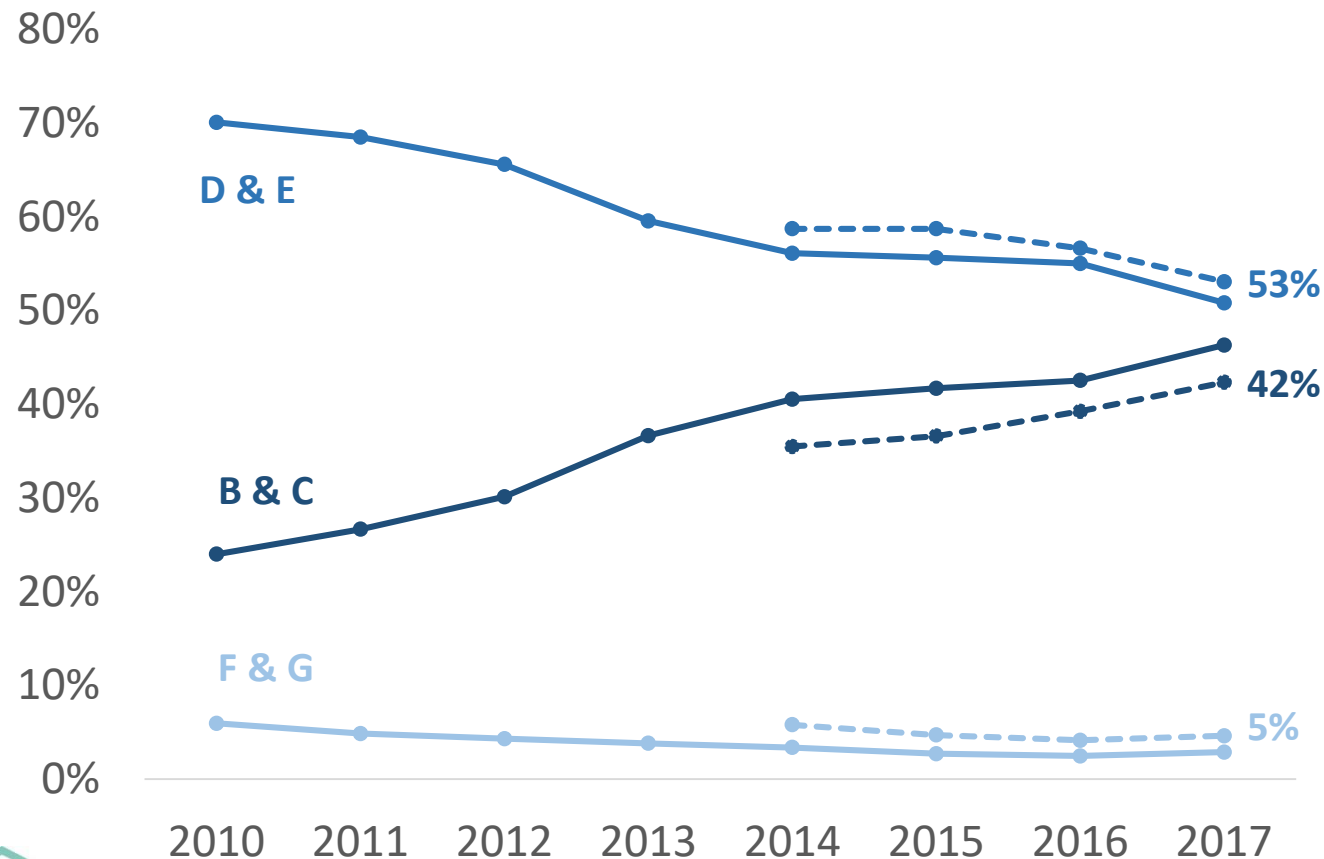


Distribution of Dwelling Types by Tenure, SHCS 2017



Energy efficiency – the national picture

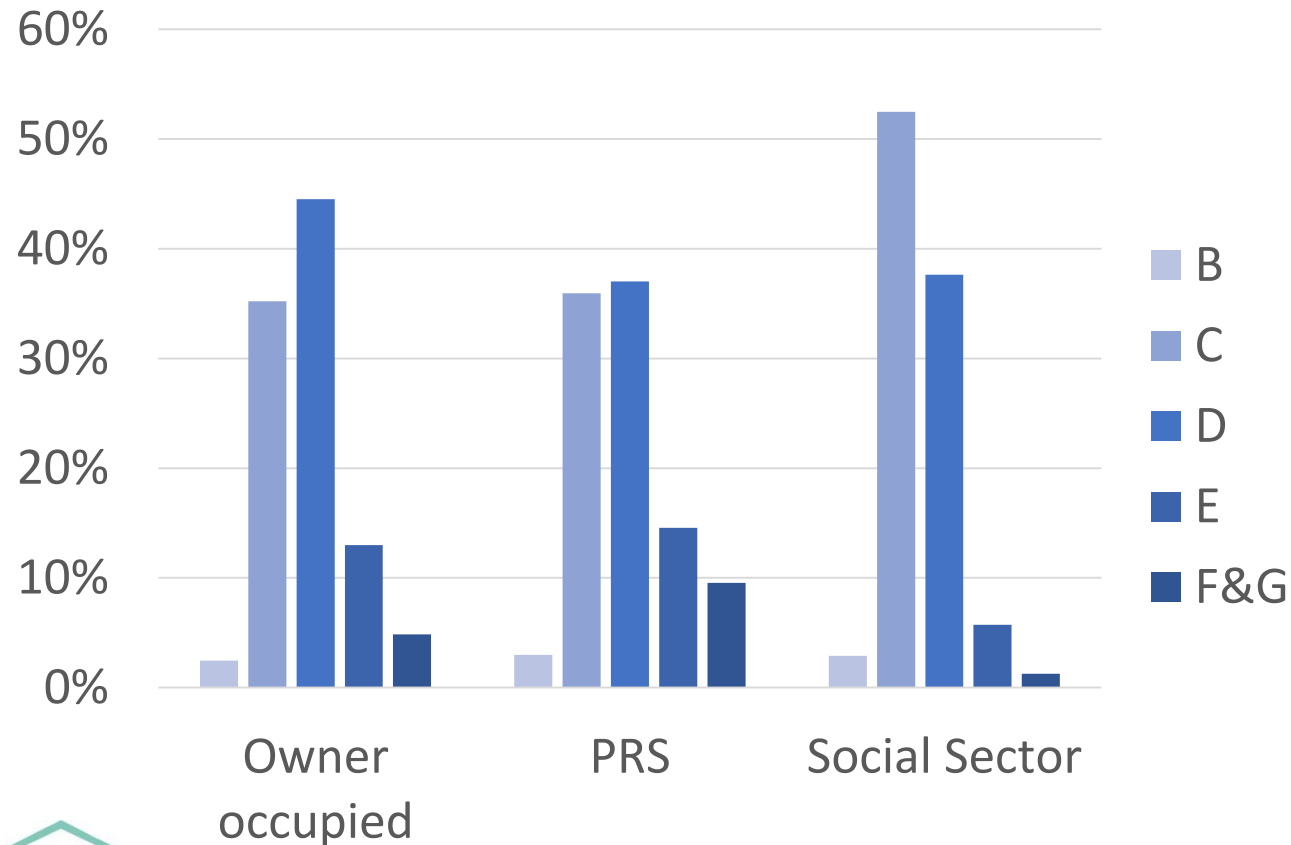
Grouped EPC Bands under SAP 2009 and SAP 2012, 2012-2017



- Long term improvement in the EPC bands at a national level for both SAP 2009 (solid) and SAP 2012 (dashed)
- The proportion of dwellings rates B or C has increased from 35% in 2014 to 42% in 2017

Energy efficiency – tenures

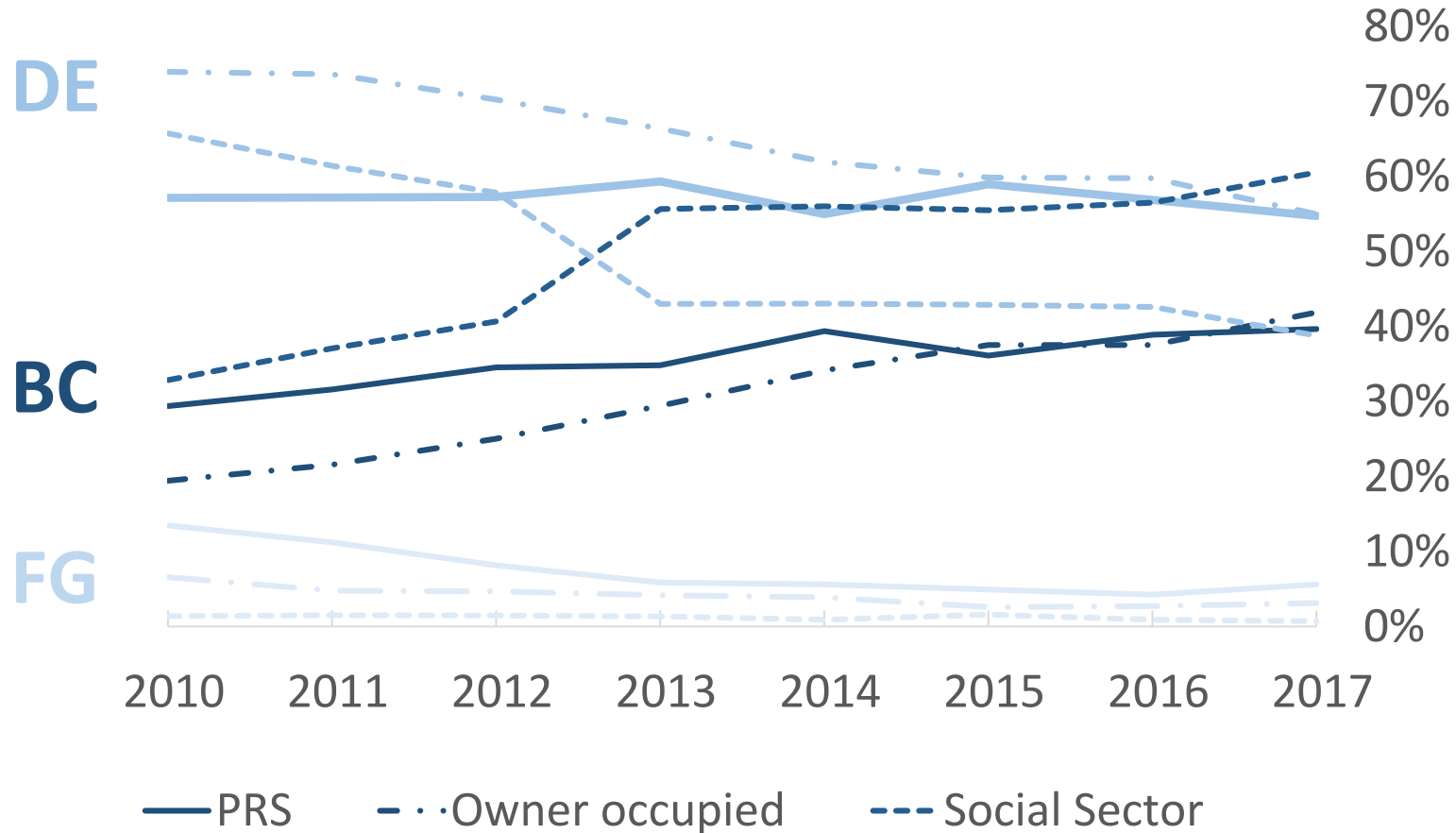
EPC (SAP 2012) distribution by Tenure,
SHCS 2017



- Social sector dwellings have a more energy efficiency profile than both the PRS and Owner-occupied sectors
- Social sector profile could be driven by SHQS and EESSH requirements
- Approximately 24% of PRS dwellings are in the least energy efficient categories (EFG), and 39% in the most efficient categories (ABC).

Energy efficiency – tenures

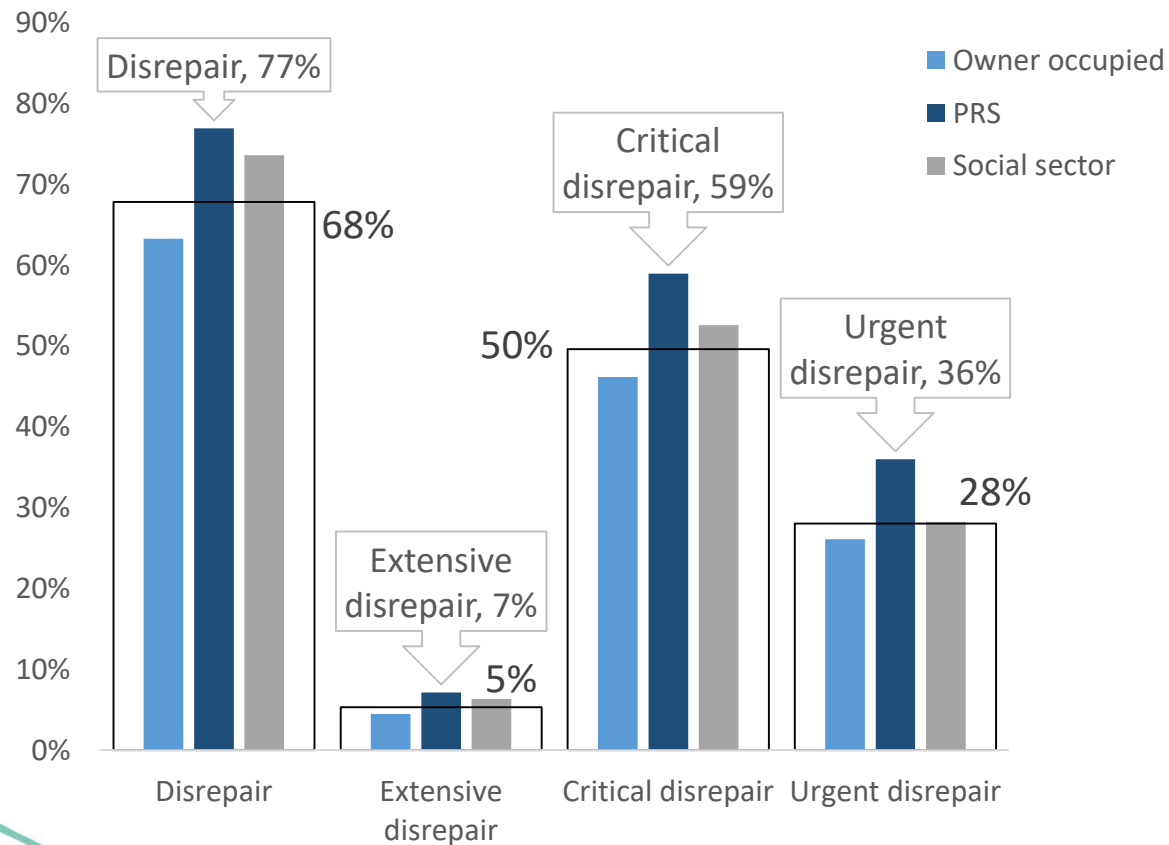
Banded EPC (SAP 2009) by Tenure, SHCS 2010-2017



- But the PRS has seen long-term improvement in its energy efficiency profile
- 10 pp improvement in those rated BC since 2010 under SAP 2009

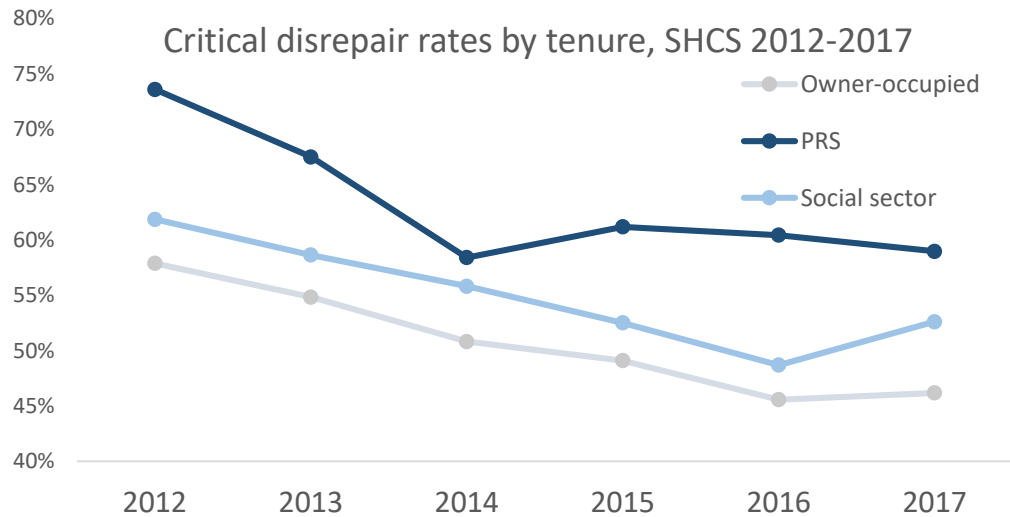
Housing disrepair – 2017

Disrepair rates by tenure, SHCS 2017



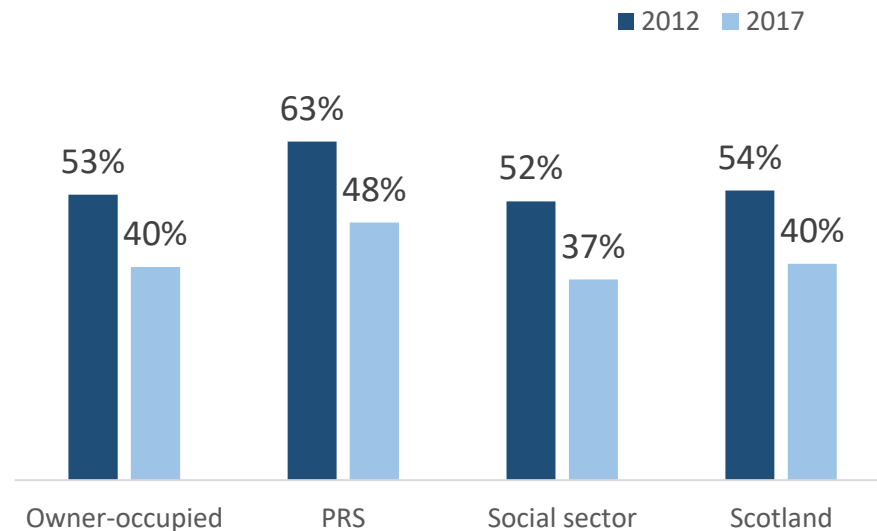
- Across the four broad measures of disrepair, PRS dwellings have similar disrepair rates to social sector dwellings
- PRS dwellings have greater prevalence of disrepair (no matter how minor), critical disrepair and urgent disrepair than in the OO sector.

Disrepair and quality - change



- Since 2012, rates of disrepair across all four broad measures have generally been improving (exception: “extensive disrepair” in the PRS)

SHQS Failure Rates by Tenure, 2012 and 2017



- While only social landlords are obliged to ensure their tenant’s homes meet the SHQS, the SHCS allows a cross-tenure comparison, showing overall improvement since 2012
- The SHCS does not account for abeyances or exemptions.
- The Scottish Housing Regulator monitors social sector landlord compliance with the SHQS.

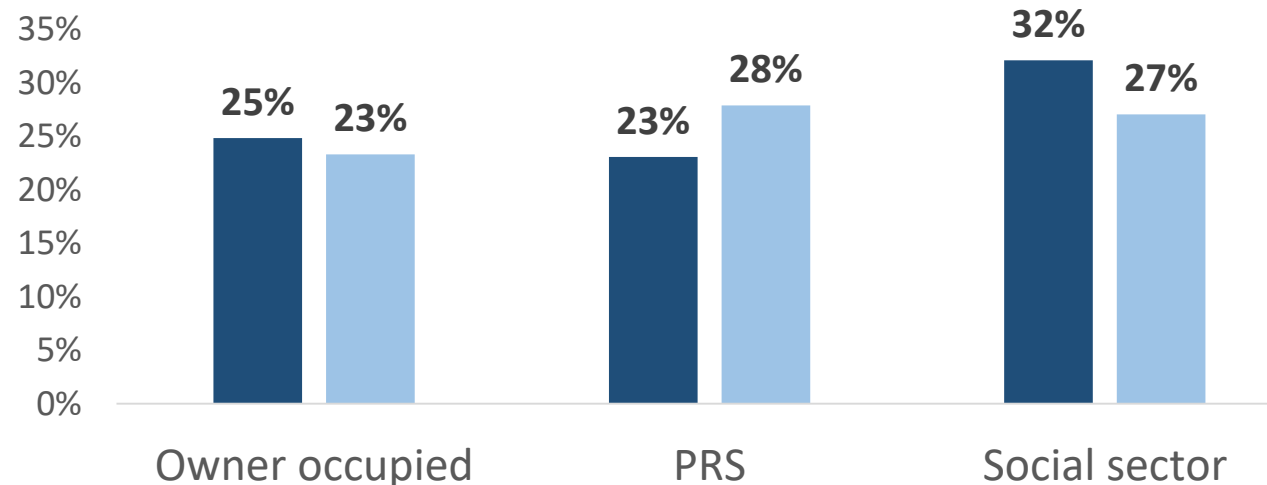
Fuel poverty – tenure characteristics

- No real change in PRS fuel poverty rate in 2017 under previous definition – but higher than OO as a whole.
- A new fuel poverty **definition** and associated **targets** introduced in the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill, which passed Stage 3 on 11th June 2019.
- The PRS fuel poverty rate in 2017 was 11 pp higher under the new definition (as at Stage 2), reflecting the fact FP will be measured after housing costs rather than before housing costs.

Composition of Fuel Poor Households (previous def.), SHCS 2017



Fuel Poverty (previous def.) Rates by Tenure, SHCS 2016-2017



Summary

- PRS dwellings are relatively old compared to other tenures, and dominated by flatted dwellings
- Broadly the PRS a lower energy efficiency profile compared to other tenures, but has seen long term improvement
- PRS dwellings often exhibit higher rates of disrepair, but the data also suggests a long term improvement
- The fuel poverty rate for the PRS will increase under the new definition

Accessing SHCS data – a quick plug

- Aggregate data
 - [Annual SHCS Key Findings report](#)
 - [Local Authority tables](#)
 - Email shcs@gov.scot for bespoke tabulations
 - statistics.gov.scot (includes API access)
- Micro-data
 - Submit a Data Access request to shcs@gov.scot – but talk to us before completing it!
 - Review [surveyor form](#) and [SHS questionnaire](#) for variables