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# Scottish House Condition Survey: 2017-2019 Local Authority Tables

PEOPLE, COMMUNITIES AND PLACES

## Key results from the Scottish House Condition Survey (SHCS) Local Authority Tables 2017-2019

This note provides a short analysis of key points of interest from the Scottish House Condition Survey 2017-2019 local authority level tables which were published on 23 February, 2021. The full list of available tables is included in Annex A and can be accessed on the [Scottish House Condition Survey Local Authority Analysis page](#).

### Using Local Authority Data: Key Information

The release supplements the [SHCS 2019 Key Findings report](#) which was published in December 2020 and presents the latest national data for key measures of energy efficiency, fuel poverty, energy perceptions and housing quality. The local authority tables provide key indicators at local authority level relating to households and dwelling types. However they lag the main national data because three years are combined to mitigate the smaller sample sizes involved when analysing sub-national geographies. In this case, survey data from the period 2017-2019 are averaged. Consequently, the national rates presented here, and in the Excel tables, will not match those found in the main Key Findings report. Furthermore, the tables are a snapshot in time, and comparisons over time should only be made between releases with no overlapping years, e.g. comparing 2014-2016 to 2017-2019.

All stated estimates lie at the midpoint of a confidence interval which primarily depends on sample size. Over the three year period, the largest local authority sample sizes were for Glasgow (644 households) Edinburgh (613 households) and Fife with 443 households. The smallest sample is for Renfrewshire, with 190 households. Comparisons between all estimates should take account of the confidence limits, and caution should be taken if simply comparing the stated midpoints.

For example, the prevalence of damp in Angus was estimated to lie in the range 3-9%, while in West Lothian, in the range 1-5%. Despite the midpoint in Angus being double West Lothian (6% versus 3%), the extent of overlap between the two ranges means the survey has not detected a statistically significant difference between them. For this reason, and for clarity, this summary focuses only on statistically significant differences between local authority and national rates in the 2017-2019 period. National rates use the full sample (for most tables, 8,963 households) and therefore have smaller uncertainties, meaning observed differences are more likely to be real.

Confidence intervals are visualised in the accompanying plots as error bars, and are calculated at the 95% level, where there is a one in twenty chance the true value will lie outside these ranges. A statistical tool provided with the published local authority tables helps users determine if differences between any two estimates are significant

at the 95% confidence level or not. This allows users to reproduce any of the analysis in this summary as required.

## **Housing Stock Attributes**

The age of construction and build form of a dwelling has consequences for energy performance, improvement potential, affordability of heating and housing conditions. At the same time, types of dwellings can differ in terms of the size of exposed areas with fewer exposed areas of wall, or shielding by dwellings above and below, leading to lower levels of heat loss than in buildings with fewer sheltered sides. Household stock attribute data demonstrates that Scottish housing is diverse and varies across authorities. Such variations will be a factor in later statistics on energy efficiency and fuel poverty and should be borne in mind.

On average over the period 2017-2019, over two thirds of Scotland's dwellings were built after 1945 (70%). However, this figure is as high as 88% in West Lothian and as low as 52% in City of Edinburgh.

Glasgow City is the authority where households were most likely to live in flats (73%) rather than houses, followed by City of Edinburgh (66%). On the other hand, households in Orkney Islands (96%), Na h-Eileanan Siar (96%) and Shetland Islands (93%) were most likely to live in houses. This compares to, on average, 36% of Scottish households living in flats and 64% living in houses in 2017-2019.

Nationally, half (50%) of households lived in dwellings with one or two bedrooms and half (50%) lived in dwellings with 3 or more bedrooms. Households in Glasgow City (33%) were least likely to have 3 or more bedrooms while those in Na h-Eileanan Siar and Orkney Islands (both 69%) were most likely.

## **Heating and Insulation**

Installing or upgrading insulation is one of the most effective ways to improve the energy efficiency of a building. On average across 2017-2019, 59% of walls (of all types) were insulated<sup>1</sup> in Scotland although this ranged from 46% in Aberdeen City and Moray to 77% in Clackmannanshire (Figure 1). 14% of dwellings in East Dunbartonshire had less than 100mm of loft insulation compared to 6% on average and just 1% in Stirling, Falkirk and the Shetland Islands (Figure 2).

The heating system is another key factor in the thermal efficiency of a dwelling. Almost all households in Scotland (96%) have a full central heating system. However, this rate is lower for Shetland Islands (80%), Orkney Islands (86%), Na h-

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<sup>1</sup> The presence of Cavity Wall Insulation (CWI) becomes harder to detect as injection holes age, fade or are covered up. Therefore, the SHCS may underestimate the number of homes with CWI installed, despite the high quality of the physical survey.



## Energy Efficiency

A dwelling's energy efficiency rating is scored between 1 and 100 using the Standard Assessment Procedure (SAP). Energy Performance Certificates (EPC) display these ratings, and which broad ranking band they fall into, the highest attainable being an A rating (high energy efficiency, low running costs), and the worst, G (low energy efficiency, high running costs).

Here, ratings and corresponding bands have been derived using the [SAP 2012 \(v9.92\) methodology](#) since this is the most recent version with 3 full years of data. Figure 3 shows the proportion of dwellings in local authorities which had the lowest rated properties (F or G) - the least energy efficient - and Figure 4 the highest rated properties (bands B or C; no A-rated properties were surveyed in the period 2017 to 2019).

Island and rural local authorities generally had the highest proportion of the least energy efficient dwellings. A total of eleven local authorities had rates above the national average (4%), with the highest being Na h-Eileanan Siar (18%), Orkney Islands (17%), Dumfries & Galloway (15%), Shetland Islands (14%). These local authorities also had the lowest proportions of properties in the highest efficiency bands.

Glasgow City (1%), Aberdeen City (1%), Renfrewshire (2%), South Ayrshire (2%) and Fife (3%) had the lowest average shares of F or G rated dwellings and were statistically different from the national average. Correspondingly, Glasgow City and Renfrewshire also had higher than average proportions of B or C rated dwellings. Island and rural local authorities tended to have lower than average proportions of B or C rated dwellings with Shetland Islands (8%), Na h-Eileanan Siar (9%) and Orkney Islands (15%) having the lowest. West Lothian had the highest proportion of B or C rated dwellings (61%) compared to 45% in Scotland overall.

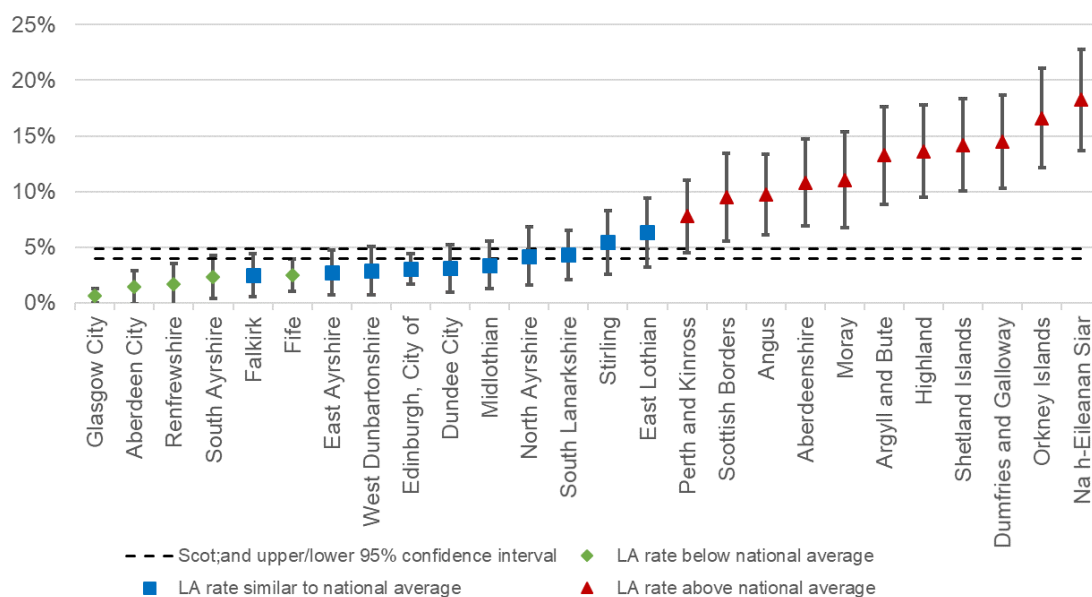
Although in many cases it follows that those authorities with the lowest rates of F or G rated dwellings have amongst the highest rates of B or C rated dwellings there are instances where the pattern differs. For example, South Ayrshire has amongst the lowest rates of both F or G (2%) and B or C (35%) rated dwellings and therefore has a high rate amongst the middle energy efficiency bands, D or E.

It is important to bear in mind that the characteristics of the housing stock in an area can affect energy efficiency. For example, detached houses and housing which is off the gas grid are more likely to be F or G rated than other housing types while flats are more likely to be B or C rated. Apart from Argyll and Bute, all 11 local authorities with higher proportions of F or G rated stock also had a higher than average proportion of houses and apart from Angus, all 11 had a higher proportion of dwellings which were off the gas grid. Of the 8 local authorities with higher than

average proportions of B or C rated properties, 3 also had higher than average proportion of flats as a share of their dwelling stock and 5 had a lower than average proportion of dwellings off the gas grid. Additionally, apart from City of Edinburgh and Glasgow City, all 8 local authorities had a lower proportion of dwellings built pre-1945.

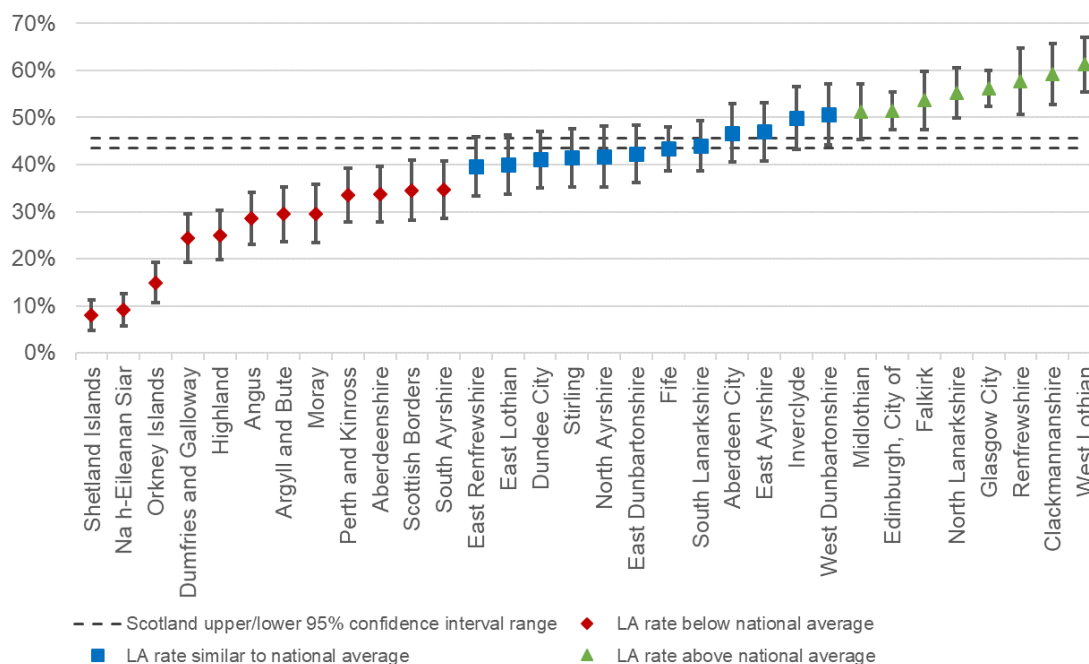
The full local authority release also includes the share of properties rated EPC F or G using the SAP 2009 methodology. Dwellings with main heating fuels other than mains gas (for example oil or coal) have systematically lower SAP ratings in SAP 2012 than in SAP 2009 and this is particularly true at the lower end of the SAP range. The main reason for this is that SAP fuel prices for these fuels have risen more than for mains gas. As a result, average energy efficiency ratings tend to be slightly lower under SAP 2012 compared to SAP 2009. A summary of the main differences between the two methodologies can be found in the [2019 SHCS Methodology Report](#).

**Figure 3: Percent Dwellings in Lowest Energy Efficiency Bands F or G (SAP 2012) by local authority, compared to Scotland average. SHCS, 2017-2019.**



Note: In this chart, the proportion of dwellings with an EPC F or G rating for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure. Clackmannanshire, East Dunbartonshire, East Renfrewshire, Inverclyde, North Lanarkshire and West Lothian are not shown due to small sample sizes.

**Figure 4: Percent Dwellings in Highest Energy Efficiency Bands B or C (SAP 2012) by local authority, compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the proportion of dwellings with an EPC B or C rating for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure.

## Fuel Poverty

Under the new definition<sup>2</sup>, a household is in fuel poverty if, in order to maintain a satisfactory heating regime, total fuel costs necessary for the home are more than 10% of the household’s adjusted net income (after housing costs), and if after deducting fuel costs, benefits received for a care need or disability and childcare costs, the household’s remaining adjusted net income is insufficient to maintain an acceptable standard of living. The remaining adjusted net income must be at least 90% of the UK Minimum Income Standard to be considered an acceptable standard of living, with an additional amount added for households in remote rural, remote small town and island areas.

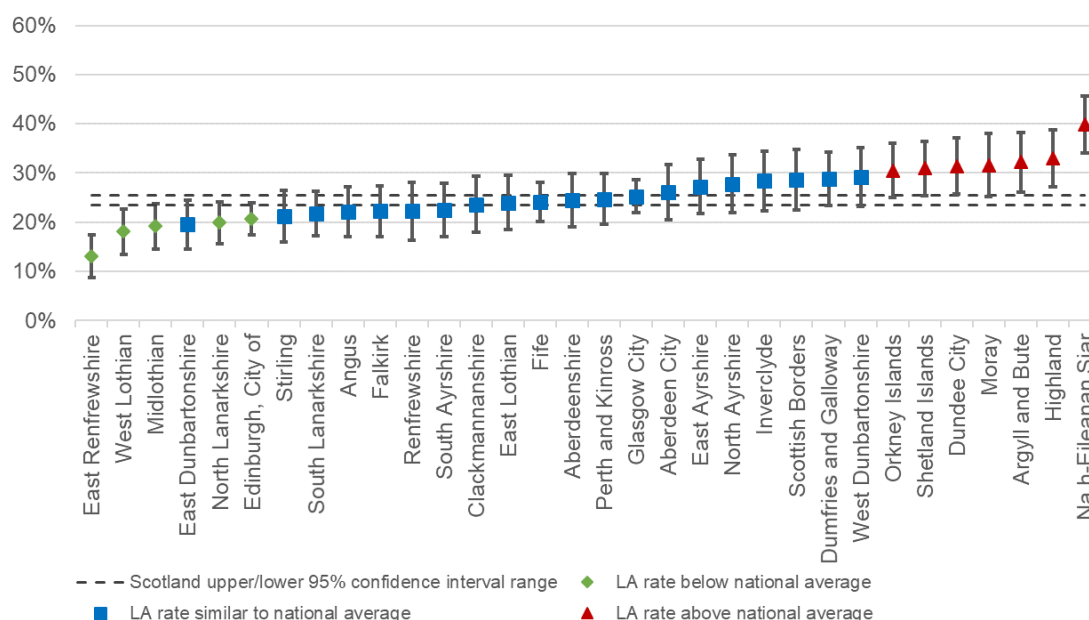
<sup>2</sup> In July 2019 the [Fuel Poverty \(Targets, Definition and Strategy\) \(Scotland\) Act](#) received Royal Assent. This Act contains a new definition of fuel poverty which affects how fuel poverty is to be defined and measured.

The figures presented are a best estimate of fuel poverty and extreme fuel poverty rates under the new definition of fuel poverty. They reflect amendments made to the legislation during the Bill process up to and including Stage 2 and are not comparable to the statistics published under the old definition in local authority analyses prior to 2016-2018. Please see the [2019 Key Findings Report](#) and [2019 Methodology Notes](#) for further information.

In the period 2017-2019, the fuel poverty rate varied from 13% in East Renfrewshire to 40% in Na h-Eileanan Siar compared to the average in Scotland of 24% (Figure 5).

Seven local authorities had significantly higher fuel poverty rates than the national average, these were: Na h-Eileanan Siar (40%), Highland (33%), Argyll and Bute (32%), Moray (32%), Dundee City (31%), Shetland Islands (31%) and Orkney Islands (31%). Five local authorities had significantly lower fuel poverty rates than the national average, these were: East Renfrewshire (13%), West Lothian (18%), Midlothian (19%), North Lanarkshire (20%) and City of Edinburgh (21%).

**Figure 5: Percent Dwellings in Fuel Poverty by local authority, compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the fuel poverty rate for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure. These are a best estimate of fuel poverty under the new definition of fuel poverty and therefore cannot be compared to statistics published under the old definition in local authority analyses prior to 2016-2018.

### Extreme Fuel Poverty

Extreme fuel poverty follows the same definition as fuel poverty except that a household would have to spend more than 20% of its adjusted net income (after housing costs) on total fuel costs to maintain a satisfactory heating regime.

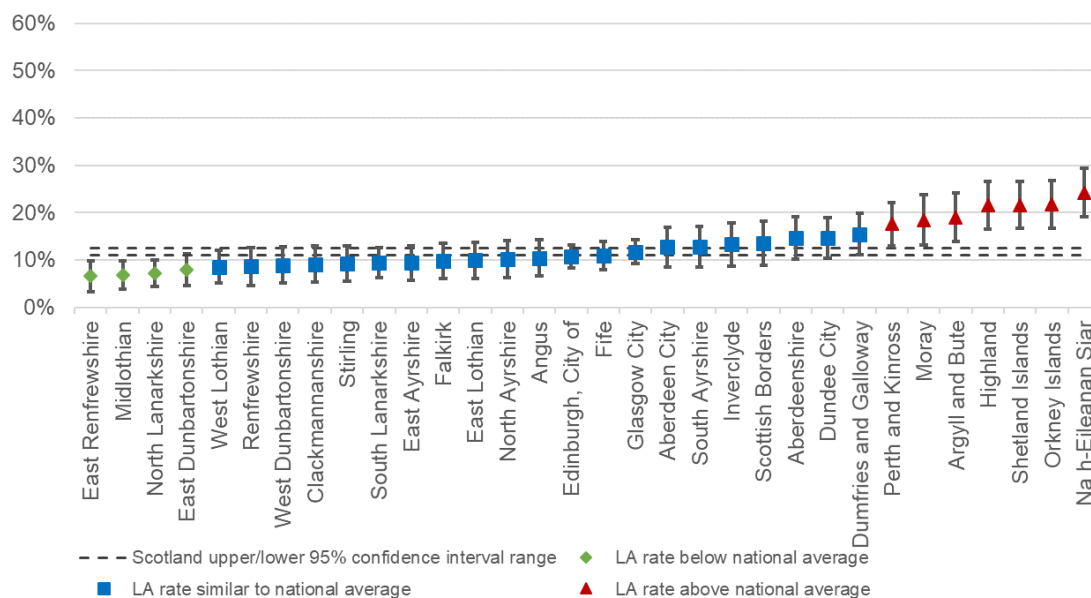
In the period 2017-2019, the extreme fuel poverty rate varied from 7% in East Renfrewshire to 24% in Na h-Eileanan Siar compared to the average in Scotland of 12% (Figure 6). Seven local authorities had significantly higher extreme fuel poverty rates than the national average, these were: Na h-Eileanan Siar (24%), Orkney



Islands (22%), Shetland Islands (22%), Highland (22%), Argyll and Bute (19%), Moray (19%) and Perth and Kinross (18%). All of these local authorities had a greater prevalence than average of lower energy efficient properties (those rated EPC F or G; Figure 3).

Four local authorities had significantly lower extreme fuel poverty rates than the national average, these were: East Renfrewshire (7%), Midlothian (7%), North Lanarkshire (7%) and East Dunbartonshire (8%). Midlothian and North Lanarkshire have a higher prevalence of higher energy efficient homes (those rated B or C; Figure 4) compared to the national average. East Renfrewshire and East Dunbartonshire have a similar prevalence of higher energy efficient homes compared to the national average.

**Figure 6: Percent Dwellings in Extreme Fuel Poverty by local authority, compared to Scotland average. SHCS 2017-2019**



Note: In this chart, the fuel poverty rate for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure. These are a best estimate of extreme fuel poverty under the new definition of fuel poverty and therefore cannot be compared to statistics published under the old definition in local authority analyses prior to 2016-2018.

## Fuel Poverty Gap

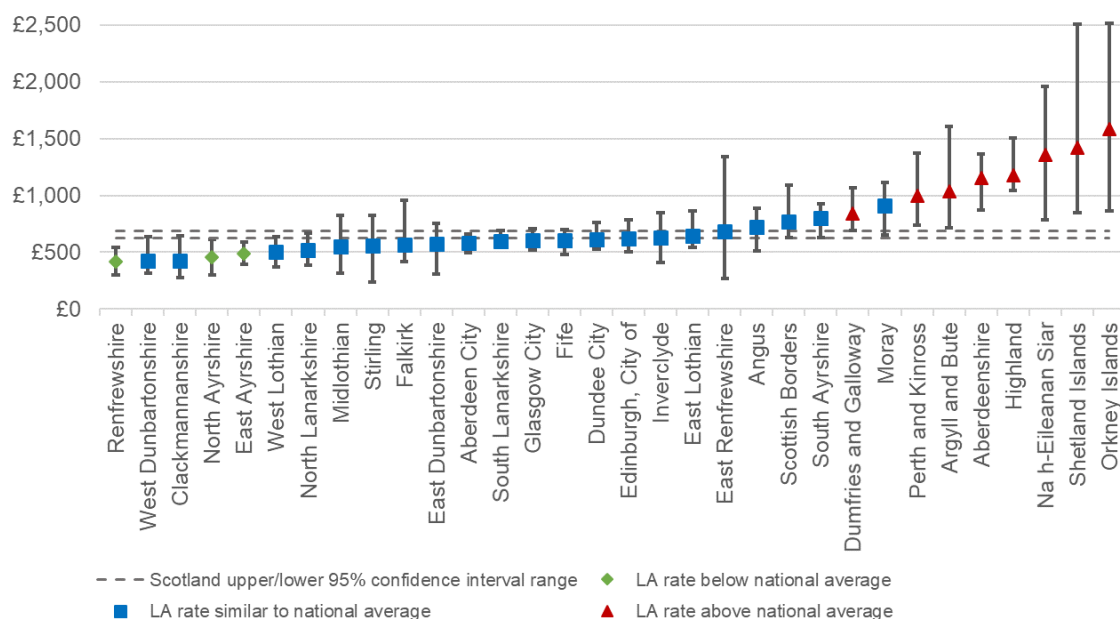
Where a household is in fuel poverty, the fuel poverty gap is the annual amount that would be required to move the household out of fuel poverty. The median fuel poverty gap before adjustment presents the actual amount that fuel poor households require to move out of fuel poverty. The adjusted median gap figures, adjusted to 2015 prices, have been presented in order to assess progress against the 2040 fuel poverty gap target of £250 (in 2015 prices). The adjustment has been made in alignment with the increases or decreases in the annual average [Consumer Price Index \(CPI\)](#).

In the period 2017-2019, the median fuel poverty gap was generally higher in island and rural local authorities and, across all local authorities, ranged from £440 (Clackmannanshire and Renfrewshire) to £1,640 (Orkney Islands) with a national average of £690.

The median fuel poverty gap adjusted for 2015 prices varied from £420 in Clackmannanshire to £1,580 in Orkney Islands with a national average of £650 (Figure 7). As with the actual median fuel poverty gap, the adjusted median fuel poverty gap was generally higher in island and rural local authorities.

Margins of error are wide for some local authorities due to a variety of reasons. The sample sizes are limited as they are restricted to fuel poor households responding to the survey; ranging from 30 households in East Renfrewshire to 155 households in Glasgow City across the three-year period of 2017-2019. Samples sizes in the three island local authorities which had the highest median fuel poverty gaps (adjusted for 2015 prices) were: 108 (Na h-Eileanan Siar), 80 (Orkney Islands) and 84 (Shetland Islands). In addition, variations in fuel bills and/or household income across different household characteristics can influence the median gap distribution. This is especially relevant in remote rural and island areas where the range of uplifts applied to the UK Minimum Income Standard (MIS), dependent on household size, can lead to a wider range in median fuel poverty gap.

**Figure 7: Median fuel poverty gap (£) adjusted for 2015 prices, by local authority, compared to the Scotland average. SHCS 2017-2019**



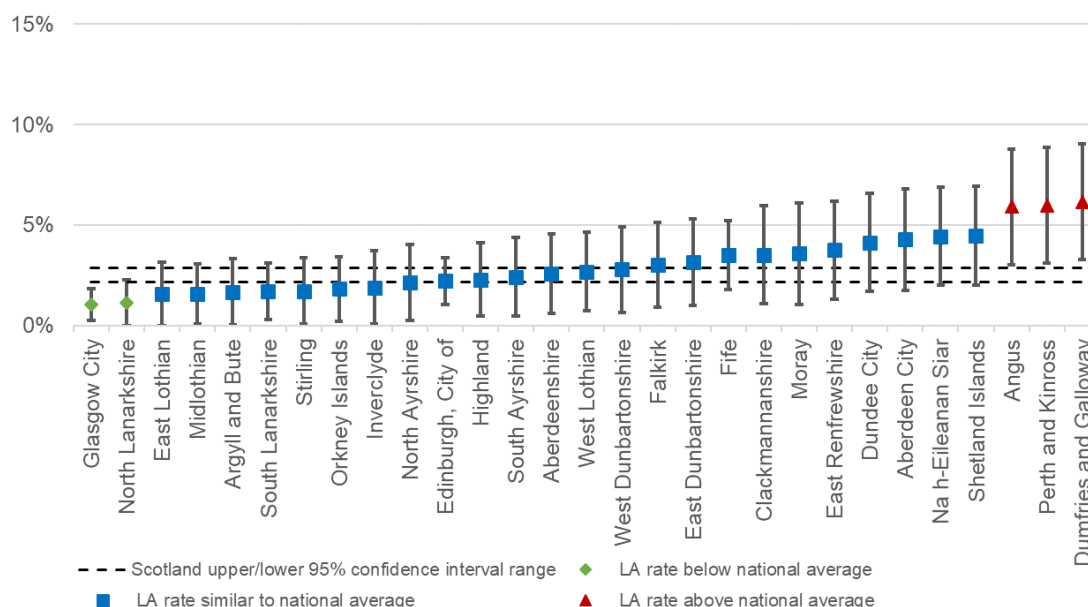
Note: In this chart, the fuel poverty median gap (adjusted for 2015 prices) for Scotland as a whole is a three-year average. This is different to that published in the main SHCS Key Findings report, which is an annual figure. Unlike the other charts in this report, the colour coding is based simply on whether confidence intervals overlap; this is because this measure is a median and cannot be significance tested in the same way as a mean.

### Damp and Condensation

In the period 2017-2019, the prevalence of rising or penetrative damp in Scotland was 3% (Figure 8). Most local authorities had a similar rate to the national average, with the exception of 5 local authorities. Dumfries and Galloway (6%), Perth and Kinross (6%) and Angus (6%) were higher than the national rate whilst Glasgow City (1%) and North Lanarkshire (1%) were lower than the national rates of rising or penetrative damp.

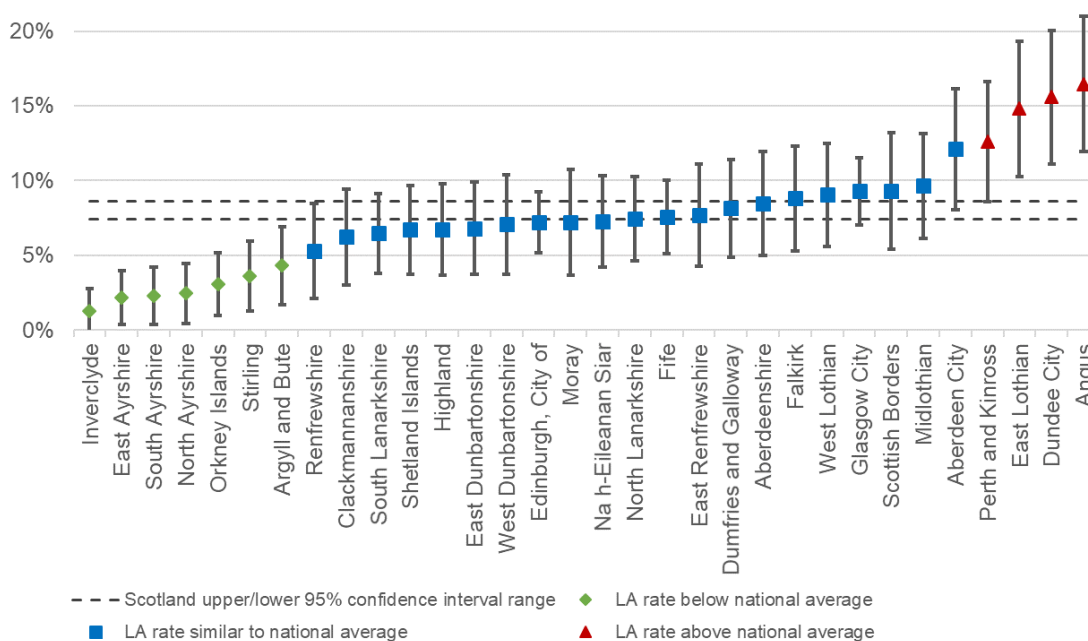
Local authorities with higher than average condensation rates were Angus (16%), Dundee City (16%), East Lothian (15%) and Perth and Kinross (13%) (Figure 9). Seven local authorities had rates lower than Scotland's average, ranging from 1-4% with the lowest condensation rate in Inverclyde (1%).

**Figure 8: Percent Dwellings with any damp by local authority, compared to Scotland average. SHCS 2017-2019.**



Note: The proportions in this chart are three-year averages and relate to the presence of rising or penetrative damp, while the proportions published in the main SHCS Key Findings report are annual figures, and are reported for rising damp and penetrative damp separately. East Ayrshire, Renfrewshire and Scottish Borders not shown due to small sample sizes.

**Figure 9: Percent dwellings with condensation by local authority, compared to Scotland average. SHCS 2017-2019**



Note: In this chart, the proportion of dwellings affected by condensation for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure.

## Disrepair

The SHCS quantifies disrepair for a wide range of building elements ranging from aspects of roofs and walls to chimney stacks, internal rooms and common parts of shared buildings like access balconies and entry doors. This is reported in two categories: critical elements<sup>3</sup> and non-critical elements<sup>4</sup>. Elements in both of these categories can then be assessed according to the severity of disrepair, as follows:

- Urgent – this relates only to external and common elements<sup>5</sup> (a mixture of critical and non-critical) where immediate repair is required to prevent further deterioration to the building fabric or health and safety risk to occupants. Not all disrepair to critical elements is necessarily considered urgent by the surveyor. Internal room floor structures and floor finishes as well as internal walls and the presence of dry / wet rot are the only critical elements for which urgency is not applicable.
- Extensive – where the damage covers at least a fifth (20%) or more of the building element area. This can apply to any element whether critical or otherwise.

Disrepair which is not to a critical element, is not urgent or extensive, is referred to as basic. This is the minimum category of disrepair in the survey.

Here we begin by focussing on any disrepair to critical elements, no matter how small. We then provide some analysis of disrepair to critical elements by severity since, in line with the Annual Key Findings Report, for the first time this release of the Local Authority tables includes analysis of urgent disrepair to critical elements and extensive disrepair to critical elements. Full descriptions of the different categories can be found in [Section 7.8.7 in the SHCS 2019 Key Findings Report](#). The published tables allow users to explore the other disrepair categories in more detail.

Dundee City (77%) had the highest rates of disrepair to critical elements, whilst North Ayrshire had the lowest at 29%. Eight other local authorities had higher than average rates (53%) of disrepair to critical elements and eleven had lower than average rates (Figure 10).

Considering, severity of disrepair, Aberdeen City (37%) had the highest rates of urgent disrepair to critical elements, whilst West Dunbartonshire (10%) had the

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<sup>3</sup> Critical building elements refer to those which are central to weather-tightness, structural stability and preventing deterioration of the property, such as roof coverings or the structure of external walls.

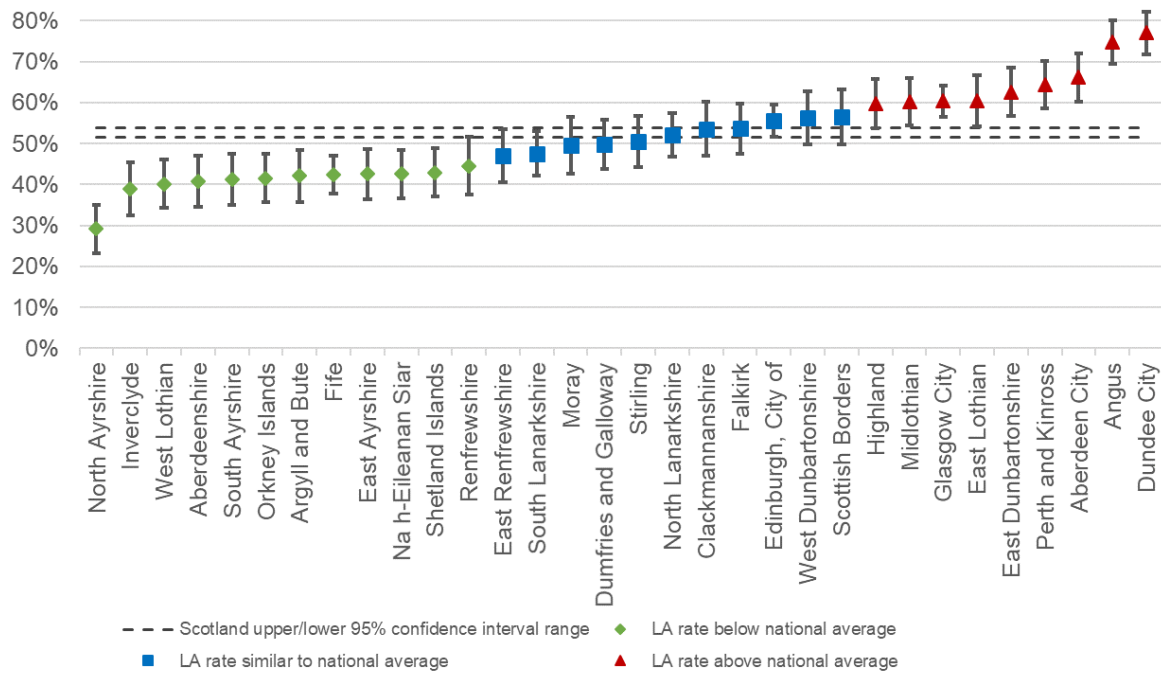
<sup>4</sup> Non-critical building elements include skirting, internal wall finishes, staircases or boundary fences.

<sup>5</sup> These relate to dwellings which are part of a block with common access and cover elements such as the shared stairs and landings, lifts and common security systems.

lowest. Six other local authorities had higher than average rates (20%) of urgent disrepair to critical elements and six others had lower than average rates (Figure 11).

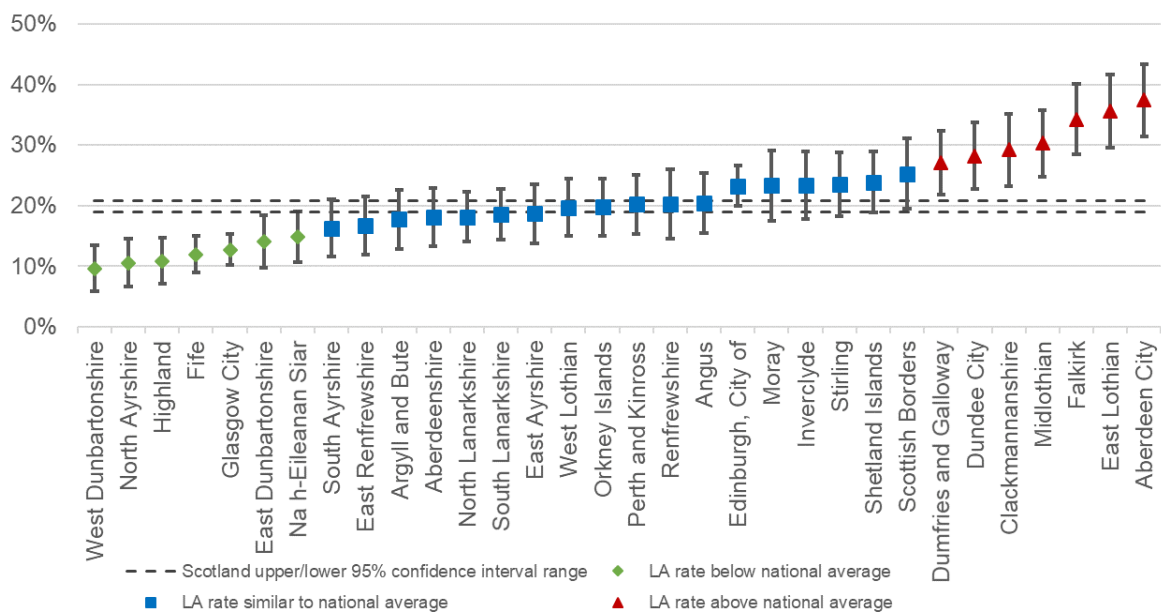
Although some disrepair to critical elements is fairly common it tends to be at a relatively low level in each property, affecting on average no more than 2.5% of the relevant area in 2019; more details on disrepair can be found in [Section 6 of the SHCS 2019 Key Findings Report](#). Extensive disrepair to critical elements was low with a national average rate of 1%, Orkney Islands (5%) is the only local authority with a rate significantly higher than the national average.

**Figure 10: Percent dwellings with disrepair to critical elements by local authority, compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the proportion of dwelling with disrepair to critical elements for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure.

**Figure 11 Percent dwellings with urgent disrepair to critical elements by local authority, compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the proportion of dwelling with disrepair to critical elements for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure.

## Scottish Housing Quality Standard (SHQS)

The SHQS is a common standard for assessing the condition of Scotland's social sector housing. However, as the SHCS collects data on all tenures, the data can be compared across the housing stock although private owners and landlords are currently under no obligation to bring their properties up to this standard. Dwellings are assessed on 55 different elements – which are broken into five broader criteria. Failure of one of these criteria results in an outright SHQS fail – the criteria themselves can be failed in many cases on a single element. A full list of SHQS criteria is available on the [SHQS website](#). The SHCS tests compliance with 54 of the 55 elements.

In the period 2017-2019, an average of 41% of dwellings in Scotland failed the SHQS (Figure 12). Clackmannanshire (24%), Stirling (32%), West Lothian (33%) and Glasgow City (35%) had failure rates lower than the Scottish average. Eight local authorities had failure rates higher than the Scotland average, with the highest being Shetland Islands (65%), Na h-Eileanan Siar (54%), Orkney Islands (52%) and Argyll and Bute (52%).

Focusing on the social sector, the average national SHQS failure rate was 38% in the period 2017-2019 (Figure 13). Most local authorities had similar rates to the 2017-2019 social sector national average. However, Shetland Islands (63%) and Scottish Borders (55%) had higher failure rates than the national average, while social sector failure rates in Stirling (20%), Perth and Kinross (21%), Clackmannanshire (22%) and Glasgow City (25%) were below the national average. It should be noted that as the social sector sample size in the SHCS is smaller than all tenures overall (nationally 2,176 compared to 8,963 in the three year period), there are larger margins of error associated with social sector estimates (as seen comparing the confidence interval ranges in Figure 12 and Figure 13).

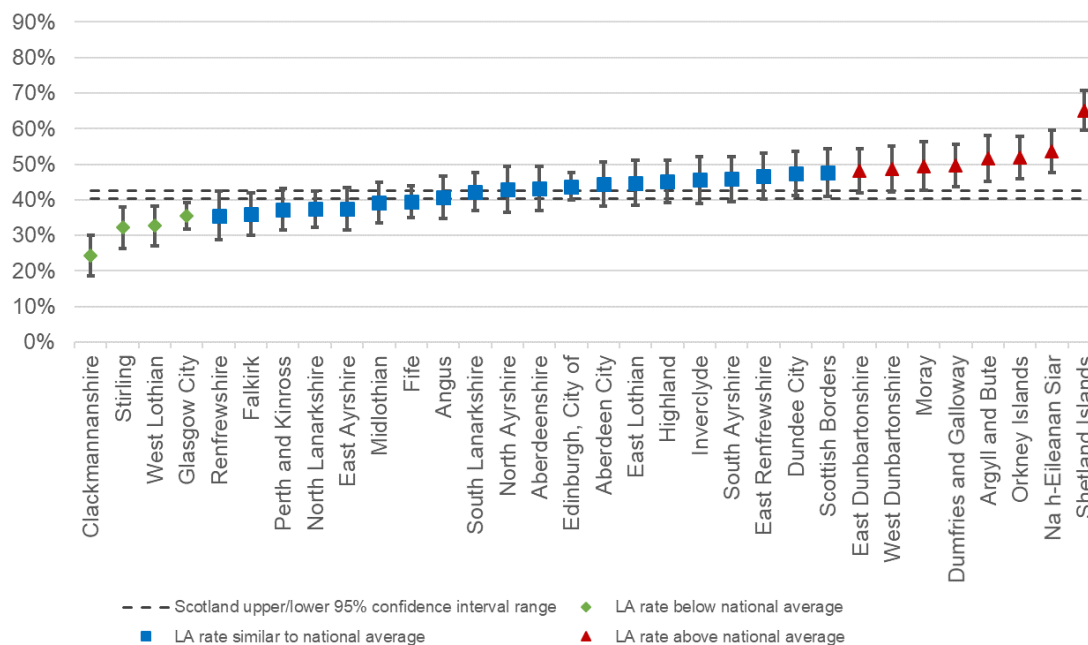
The most common criterion all local authorities failed on was around elements relating to energy efficiency. The next most common failures were generally on elements relating to the “Healthy, Safe and Secure” criterion, followed by those addressing the “Modern Facilities” criterion.

The Scottish Housing Regulator (SHR) is responsible for monitoring compliance of the social housing sector with the SHQS. There are some differences between the SHR and the SHCS in the way data for assessing the standard is collected and reported which make the headline rates not immediately comparable. Abeyances and exemptions are not taken into account by the SHCS as it is not feasible to collect this kind of information in the survey. In addition, despite the high quality of the physical survey, there are challenges in detecting the presence of cavity wall insulation in all cases. The [SHCS Key Findings 2019](#) report found that if it is assumed that all dwellings have insulated cavity walls, the overall social sector



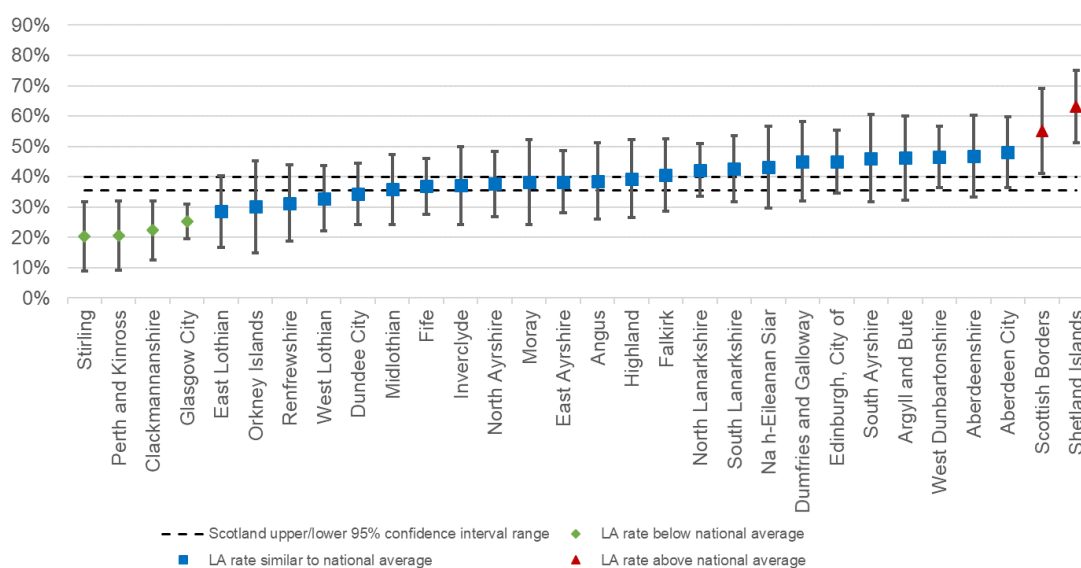
SHQS failure rate would be 28% compared to 41% without this assumption in 2019. More information can be found in section 6.2 of the [2019 SHCS Key Findings](#).

**Figure 12: Percent dwellings failing SHQS (all tenures), compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the proportion of SHQS failures for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key Findings report, which is an annual figure.

**Figure 13: Percent social sector dwellings failing the SHQS compared to Scotland average. SHCS 2017-2019.**



Note: In this chart, the proportion of social sector SHQS failures for Scotland as a whole is a three-year average. This is different to the proportion published in the main SHCS Key

Findings report, which is an annual figure. East Renfrewshire and East Dunbartonshire are not shown due to small sample sizes.

### **Notes**

Where a rate is derived from a sub-sample with fewer than 30 cases or an estimate represents two or fewer cases, the statistic is suppressed and the local authority will not be present in the charts published in this summary. Further technical information on the survey can be found in the [2019 Key Findings Report](#), and the [SHCS Methodology Notes 2019](#).

Local authority tables for 2017-2019 and earlier years can be accessed on the [Scottish House Condition Survey Local Authority Analyses page](#).

## **Annex A - List of SHCS 2017 - 2019 Local Authority Tables**

Local authority estimates in the following tables are broken down by: overall, age of dwelling, type of dwelling, number of bedrooms, tenure and household type. Wall Insulation however has a different breakdown, noted below.

- Percentage of dwellings built before 1945
- Percentage of dwellings which are flats
- Percentage of dwellings with 3 or more bedrooms
- Percentage of households with one or more Long Term Sick or Disabled members
- Percentage of households where one or more members are receiving care services
- Percentage of dwellings with adaptations
- Percentage of dwellings containing a LTSD individual whose activities are restricted because of the property
- Percentage of dwellings requiring adaptations
- Percentage of dwellings with full central heating
- Percentage of dwellings with less than 100mm of loft insulation
- Wall Insulation (cavity, solid/other, total) by Tenure, by House/Flat, by Household Type
- Percentage of dwellings with an energy efficiency rating of F or G (SAP 2009)
- Percentage of dwellings with an energy efficiency rating of F or G (SAP 2012)
- Percentage of dwellings with an energy efficiency rating of B or C (SAP 2012)
- Percentage of dwellings with an environmental impact rating of F or G (SAP 2012)
- Percentage of dwellings with an environmental impact rating of A, B or C (SAP 2012)
- Mean energy efficiency SAP 2009 rating
- Mean energy efficiency SAP 2012 rating
- Mean environmental impact SAP 2012 rating
- Mean household income
- Number of households (000s) in fuel poverty
- Percentage of households in fuel poverty
- Number of households (000s) in extreme fuel poverty
- Percentage of households in extreme fuel poverty
- Median fuel poverty gap
- Median fuel poverty gap adjusted to 2015 prices.
- Percentage of dwellings which are overcrowded
- Percentage of dwellings which exceed the minimum Bedroom Standard requirements by 2 or more bedrooms
- Percentage of dwellings considered to be Below the Tolerable Standard (BTS)

- Percentage of dwellings that fail the Scottish Housing Quality Standard “Free from Serious Disrepair” criterion (SHQS B)
- Percentage of dwellings that fail the Scottish Housing Quality Standard “Energy Efficiency” criterion (SHQS C)
- Percentage of dwellings that fail the Scottish Housing Quality Standard “Modern Facilities and Services” criterion (SHQS D)
- Percentage of dwellings that fail the Scottish Housing Quality Standard “Healthy, Safe and Secure” criterion (SHQS E)
- Percentage of dwellings that fail the SHQS overall
- Percentage of dwellings with disrepair to critical elements
- Percentage of dwellings with urgent disrepair to critical elements
- Percentage of dwellings with extensive disrepair to critical elements
- Percentage of dwellings with urgent disrepair
- Percentage of dwellings with extensive disrepair
- Percentage of dwellings with disrepair
- Percentage of dwellings with rising or penetrating damp
- Percentage of dwellings with condensation



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