

**How the SHQS is measured**

**The Scottish House Condition Survey**

**Ian Máté**



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# The birth of the Scottish Housing Quality Standard

- Laid out in a letter from Mike Neilson – Head of Housing and Area Regeneration Group

<http://www.scotland.gov.uk/consultations/housing/msshletter.pdf>

- Followed by a letter of clarification from Helen Jones Development Department, Social Housing, Strategy and Finance Division.

<http://www.scotland.gov.uk/Resource/Doc/47060/0028724.pdf>

Jamie Hamilton - Housing and Area Regeneration Group  
- to issue more comprehensive guidance



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# SHQS – Who is measuring?

- Scottish Housing Regulator
- Scottish House Condition Survey
- Housing and Area Regeneration Policy Area (Jamie Hamilton)
- Local Authorities
- End up with 3 different measures?



# Scottish Housing Regulator

- New annual SHQS monitoring forms,
- Online in future years.
- Monitor General progress
- Identify areas of common difficulty
- Landlords most at risk and why.
- The 2011 forms will be updated to reflect the outcome of the SHQS working group's deliberations when updated guidance published.
- This year's forms unchanged (we thought WG finished by May)
- If in doubt, local authorities should call Ana Richardson
- 0141 305 4108



# Scottish Housing Regulator

- Table 1: Is return is based on accurate, up-to-date stock condition data and plans to update this in future.
- Table 2: Overall failure rates, why stock failing and whether failing by >1 criterion.
- How Councils projection of measures will change over next 5 years.
- Table 3: How much landlords need to invest to achieve compliance, and how this investment will be used.



# Scottish Housing Regulator

- Tables 4 & 5: Not mandatory this year. If councils don't complete them, we will base our assessments on the information they provided last years survey.
- Table 6: Overview of SHQS expenditure in the context of other stock investments, and data on funding planning.
- Table 7 only requires a total number of anticipated exemptions, in view of the lack of exemptions policy and guidance, plus some text to help us understand the reasons for them. We appreciate that it's hard for landlords to complete this without the guidance,



## The SHCS – basics

- **SURVEY YEARS** - 1991, 1996, 2002, 2003/04, 2004/05, 2005/06, 2007, 2008, 2009;
- 3,000 occupied households each year since 2003/04;
- Simple Random sample of Local Authorities – unclustered (equal interval sampling);
- 2-stage Survey
  - Social Survey; followed by
  - Physical Survey
- Minimum of 80 paired surveys in each Local Authority;
- Purpose: Measures the quality of people's experience of housing against the quality of housing in Scotland;



## The SHCS – basics

3,000 household sample size gives:

- Annual national picture - 17 months out of date;
- LA level combined 3 years data - 29 months out of date;
- 3,000 household sample = @ 100 households per LA;
- 28% is Social Housing so 28 social sector households per LA per year;
- **54 measures of the SHQS. 10% failure rate is based on 3 households in that LA in any 1 year;**
- **Obviously about 10 households in 3 years.**





## The Scottish Housing Quality Standard

About 50 elements aggregated into 5 major categories:

1. Compliant with the Tolerable Standard;
2. Free from Serious Disrepair;
3. Energy Efficient;
4. Provided with Modern Facilities and Services;
5. Healthy, Safe and Secure;



## The Scottish Housing Quality Standard - 2

FREE FROM SERIOUS DISREPAIR	Primary Building Elements	Wall structures	Single Primary Element Failure An element fails where it requires repair or replacement of more than 20%
		Internal floor structures	
		Foundations	
		Roof structure	
	Secondary Building elements	Roof covering	<b>Failure by two or more elements.</b>  An element fails where it requires repair or replacement of more than 20%.
		Chimney stacks	
		Flashings	
		Rainwater goods	
		External wall finishes	
		Access decks/ balustrades	
		Common access stairs /landings, pathways within curtilage of dwelling	
		Balconies / verandas	
		Attached garages	
		Internal stairs	
		Damp Proof Course	
		Windows/ doors	
		Common windows/ roof lights	
Underground drainage			

## The Scottish Housing Quality Standard - 3

ENERGY EFFICIENT	Effective Insulation	Cavity insulation where technically feasible and appropriate	Single Element Failure
		100mm loft insulation where appropriate	
		Insulation of hot water tanks and pipes (and cold water tanks as an ancillary measure).	
	Efficient Heating	A full house central heating system that has an acceptable efficiency rating or similarly efficient heating system that is developed in the future	Single Element Failure
	Additional energy efficiency measures	Additional energy efficiency measures, where technically feasible necessary to achieving a minimum NHER rating of 5 or SAP rating of 50.	Single Element Failure where a necessary practical measure has not been implemented



## The Scottish Housing Quality Standard - 4

MODERN FACILITIES AND SERVICES	Bathroom Condition	Bathroom amenities should include a WC, bath or shower and wash hand basin in good and usable condition	Single Element Failure An element fails where it requires repair or replacement of more than 25%
	Kitchen Condition	Kitchen fittings in good and usable condition	Single Element Failure An element fails where it requires repair or replacement of more than 25%
	Kitchen Facilities	Adequate kitchen storage to current building standards where practical (1m <sup>3</sup> within or adjacent to the kitchen; space for a cooker and related activity space in front of it to allow safe use).	Single Element Failure
Safe Kitchen working arrangements, including, including worktop space on at least one side of and at least the same width as the cooker			
Sufficient power outlets (6 or more sockets )			

## The Scottish Housing Quality Standard - 5

HEALTHY SAFE AND SECURE	Healthy	Internal pipe work lead free.	Single Element Failure - Persistent problem categorised by condensation or mould on more than 5% of the wall and ceiling area of bathroom and kitchen.
		Mechanical ventilation in the kitchen and Bathroom where this is required to tackle persistent problems of condensation dampness and mould growth.	
		Adequate noise insulation where there are problems with external noise from e.g. traffic or factories,	
	Safe	A smoke detector present in the home	Single Element Failure
		Safe electrical systems	
		Safe gas and oil systems and appliances	
		Common stairwells, lifts, lobbies, courts, laundry and drying areas, refuse chutes and bin stores where provided, in good and safe order.	
		Adequate lighting in common internal and external areas within the curtilage of the house.	
	Secure	Secure front and rear access doors	Single Element Failure
Front door entry systems and secure rear access to enclosed common areas			



## The Scottish Housing Quality Standard – Helen Jones – detailed additions

Kitchen Facilities	Adequate kitchen storage to current building standards where practical (1m <sup>3</sup> within or adjacent to the kitchen; space for a cooker and related activity space in front of it to allow safe use).	<b>Additional requirements are: the worktop space should be at least the same width and at the least the same depth as the cooker; and the sink and cooker should not be adjacent.</b>
	Safe Kitchen working arrangements, including, including worktop space on at least one side of and at least the same width as the cooker	<b>An additional requirement is that there should be adequate enclosed kitchen storage.</b>
	Sufficient power outlets (6 or more sockets )	



# **The Scottish Housing Quality Standard**

**Lots of data but now building up and with production of 3<sup>rd</sup> 3 year dataset;**

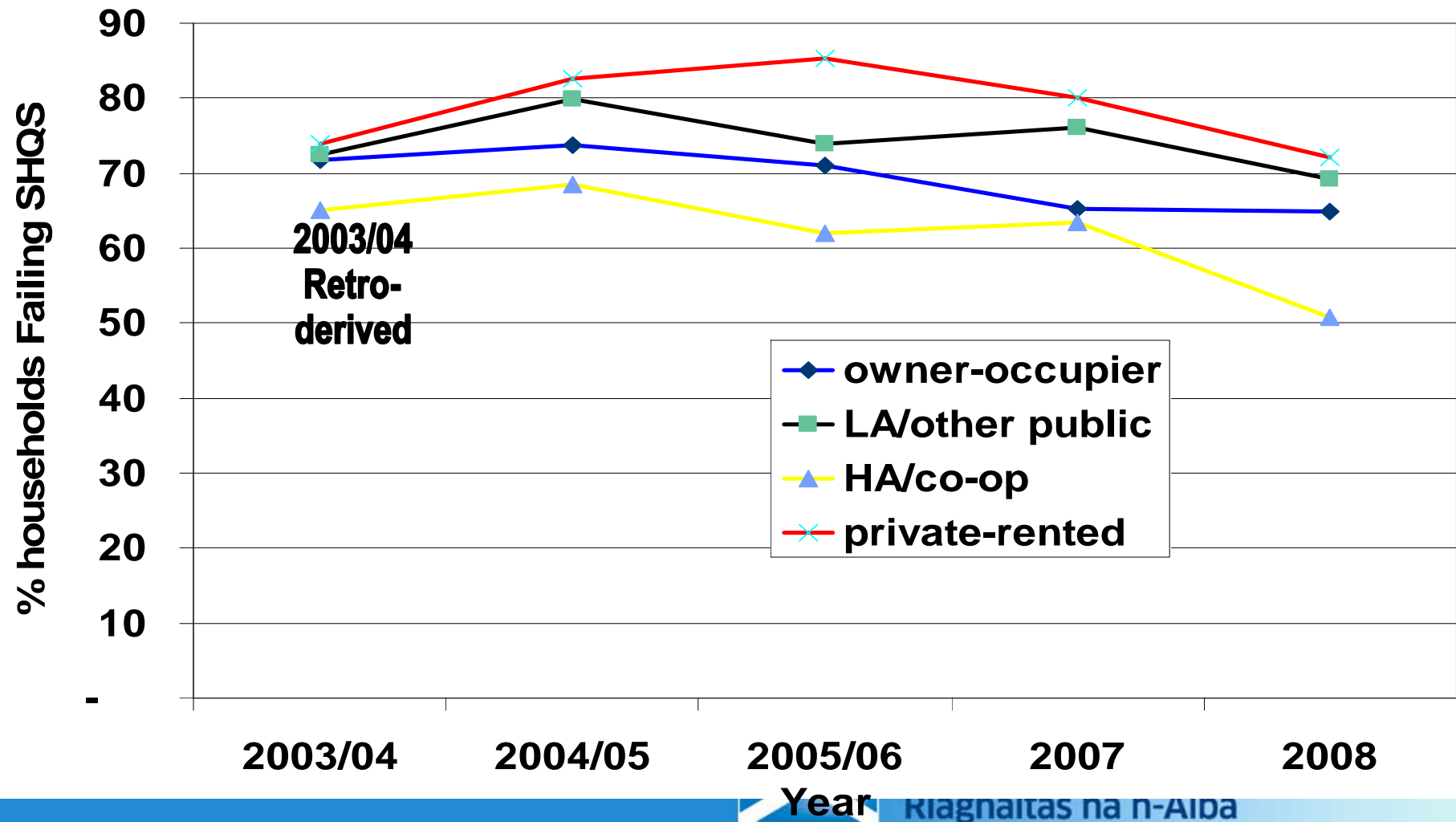
**Monitoring direction of travel but small level detail may fluctuate due to sampling;**

**The SHQS may well face more revisions as building practice changes and as we compare with other sources;**



# Scottish Housing Quality Standard

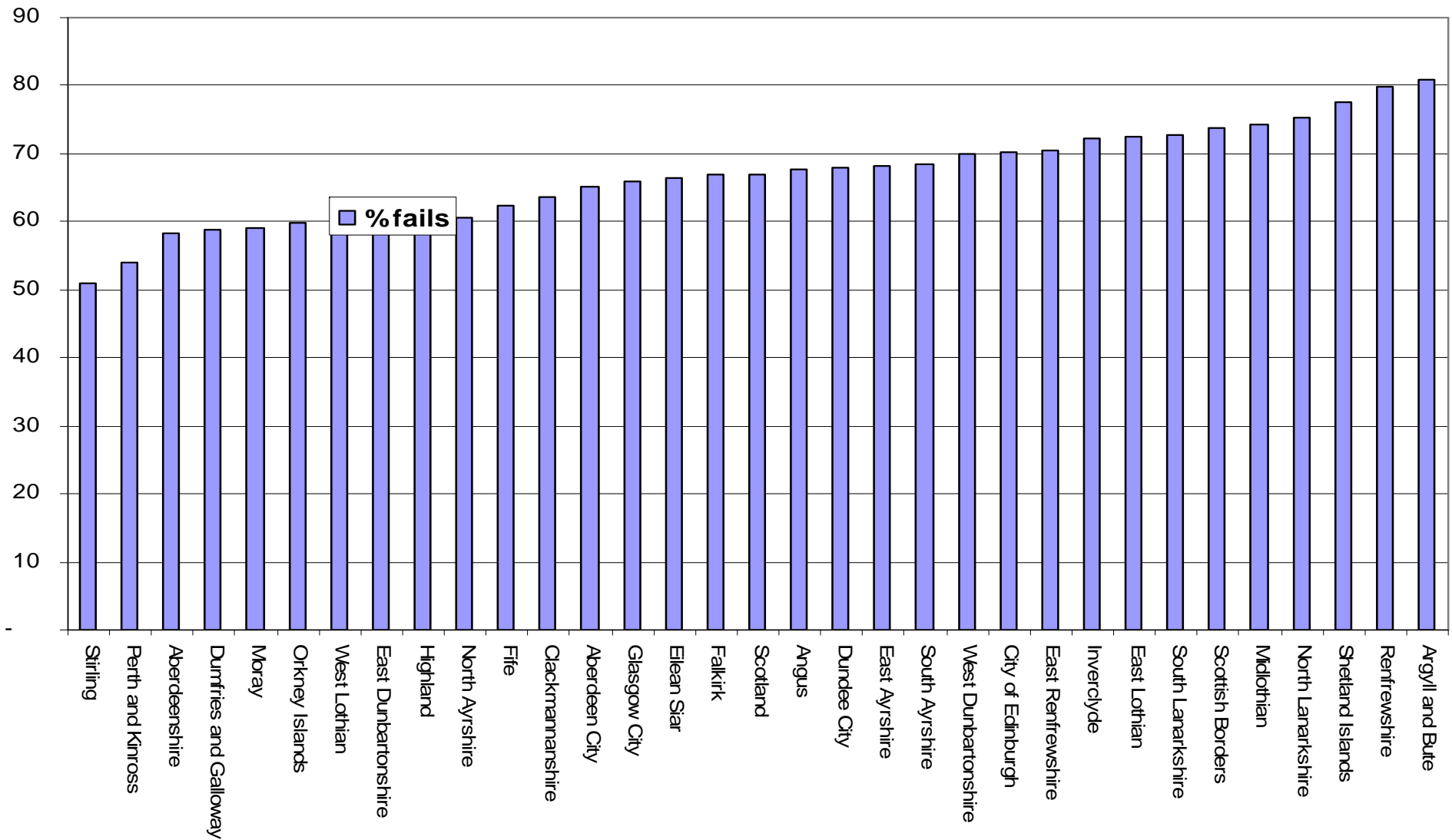
## SHQS Fail by Tenure by Year





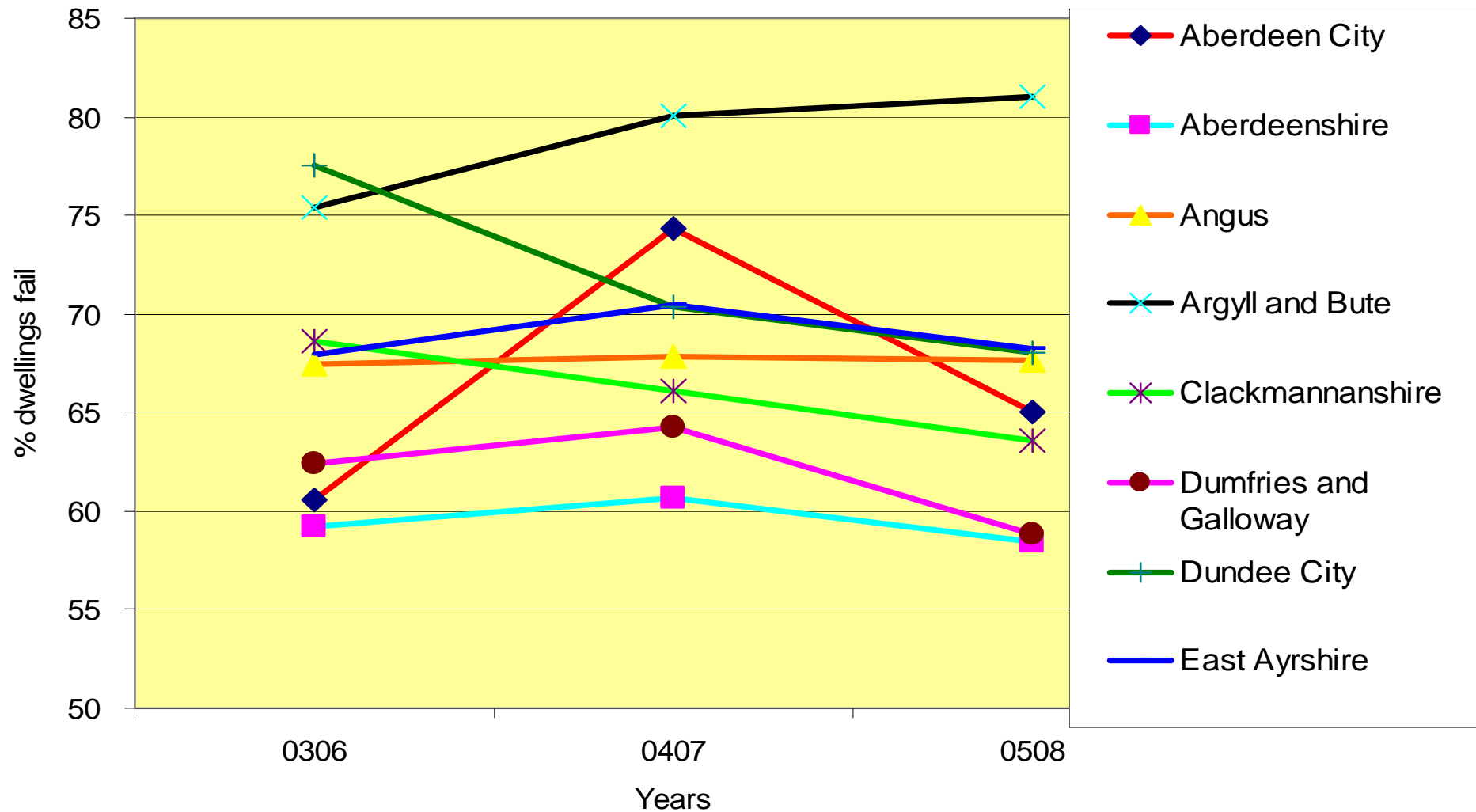
# The Scottish Housing Quality Standard % Failure rate of Social Housing by Local Authority

% of social tenure dwellings failing SHQS 2005/06-2008. SHCS weighted



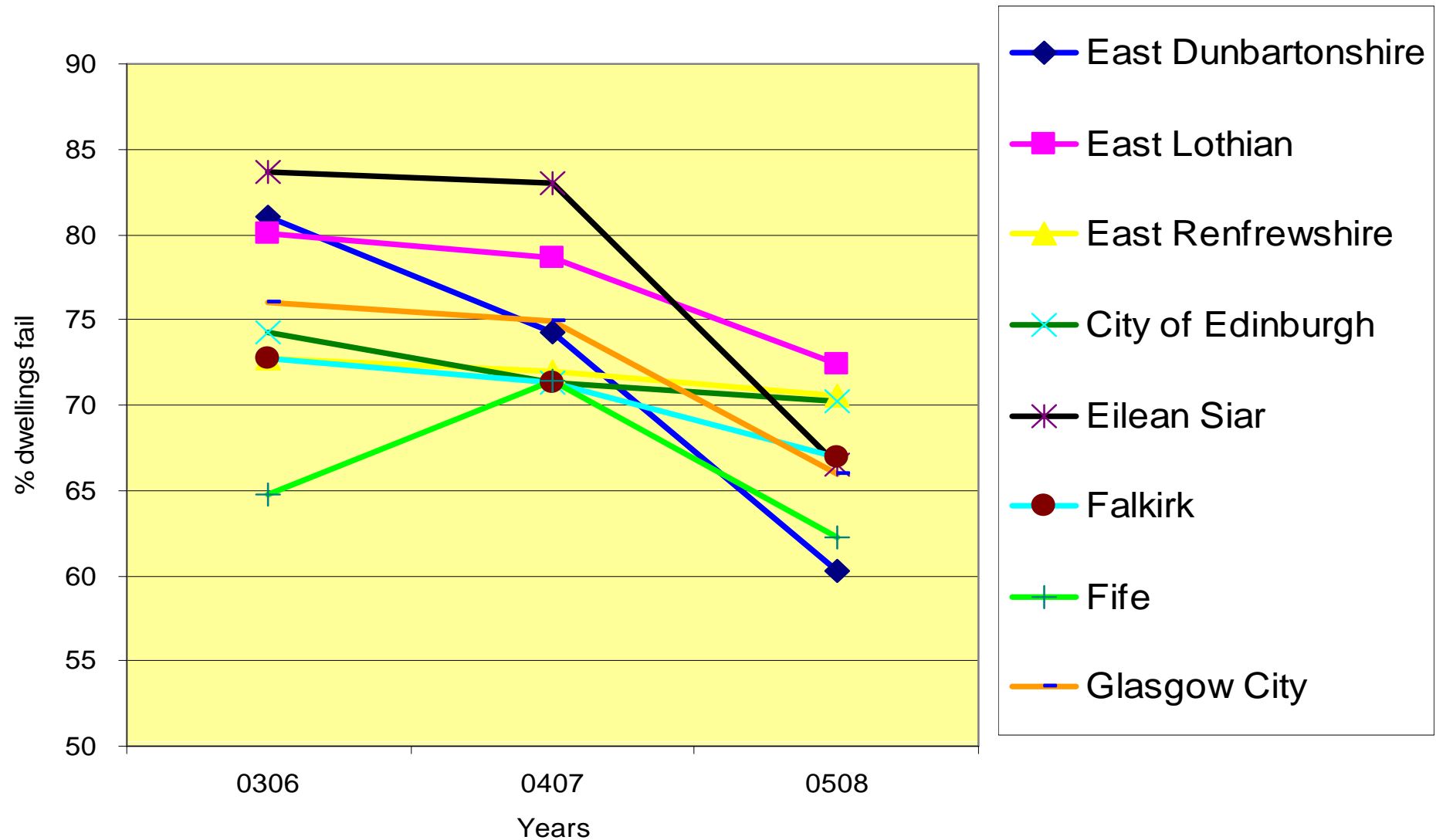
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% SHQS fails 03-06 to 06-08: SHCS combined 3 yr datasets weighted: Social Tenure



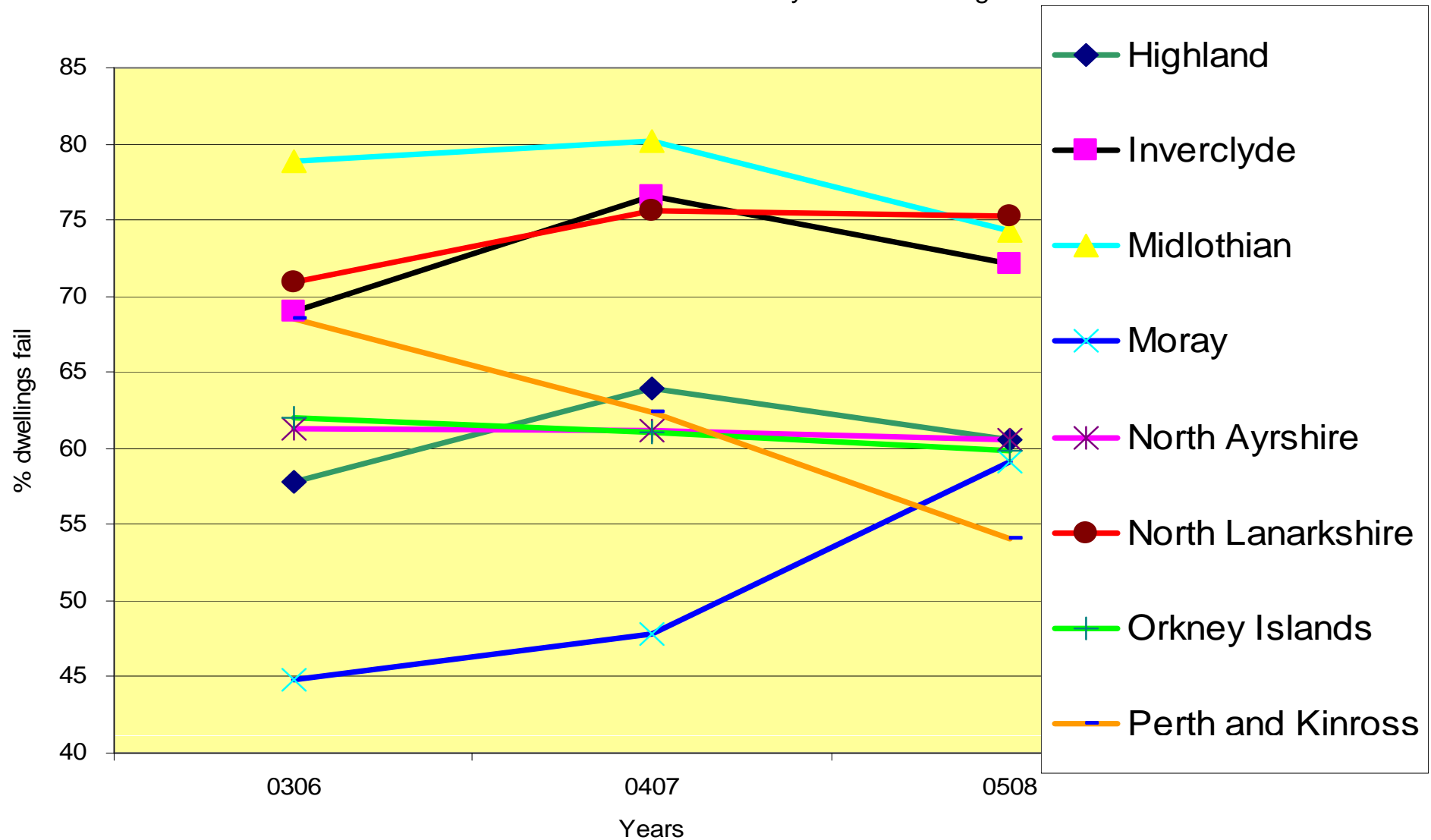
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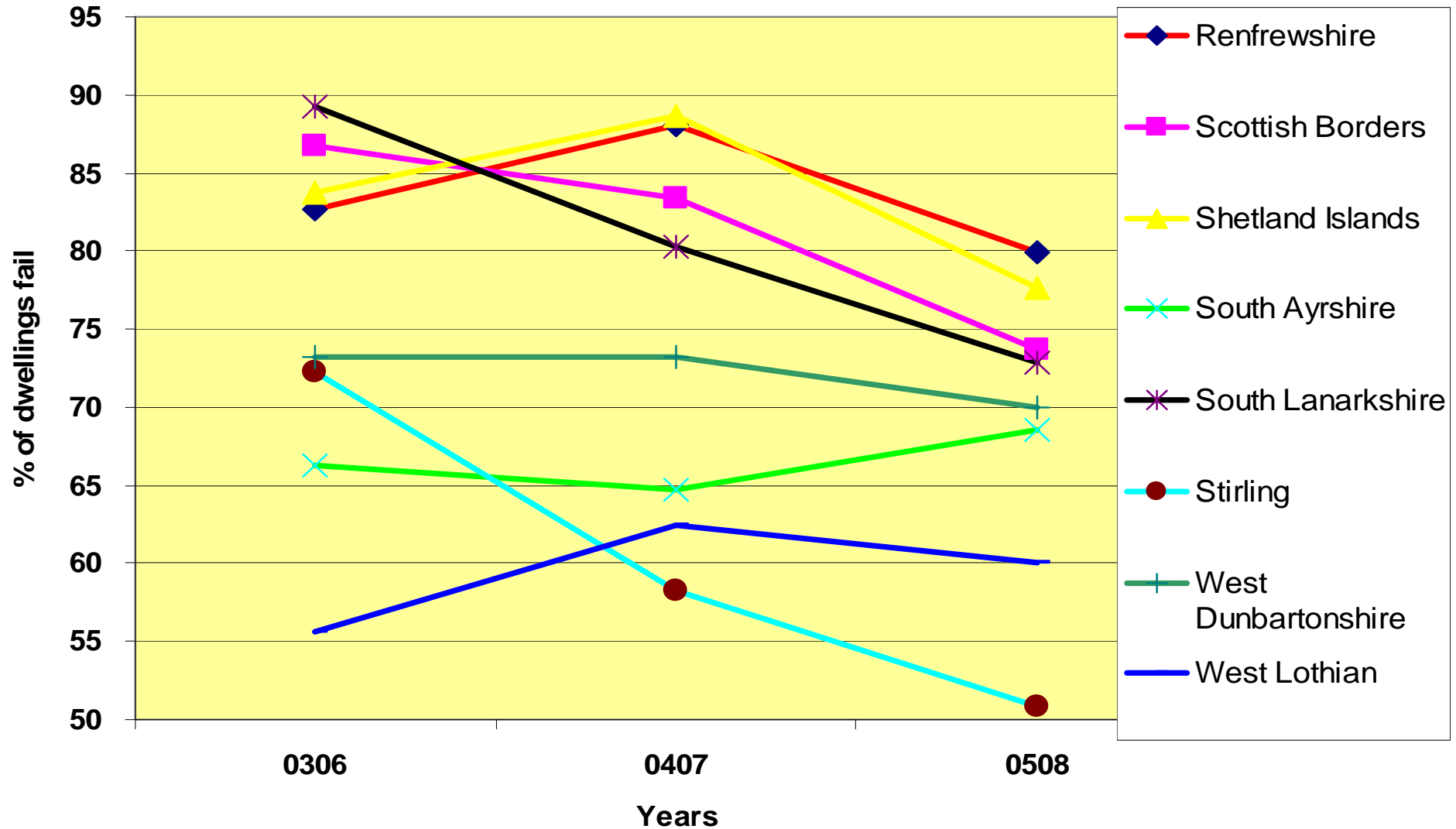
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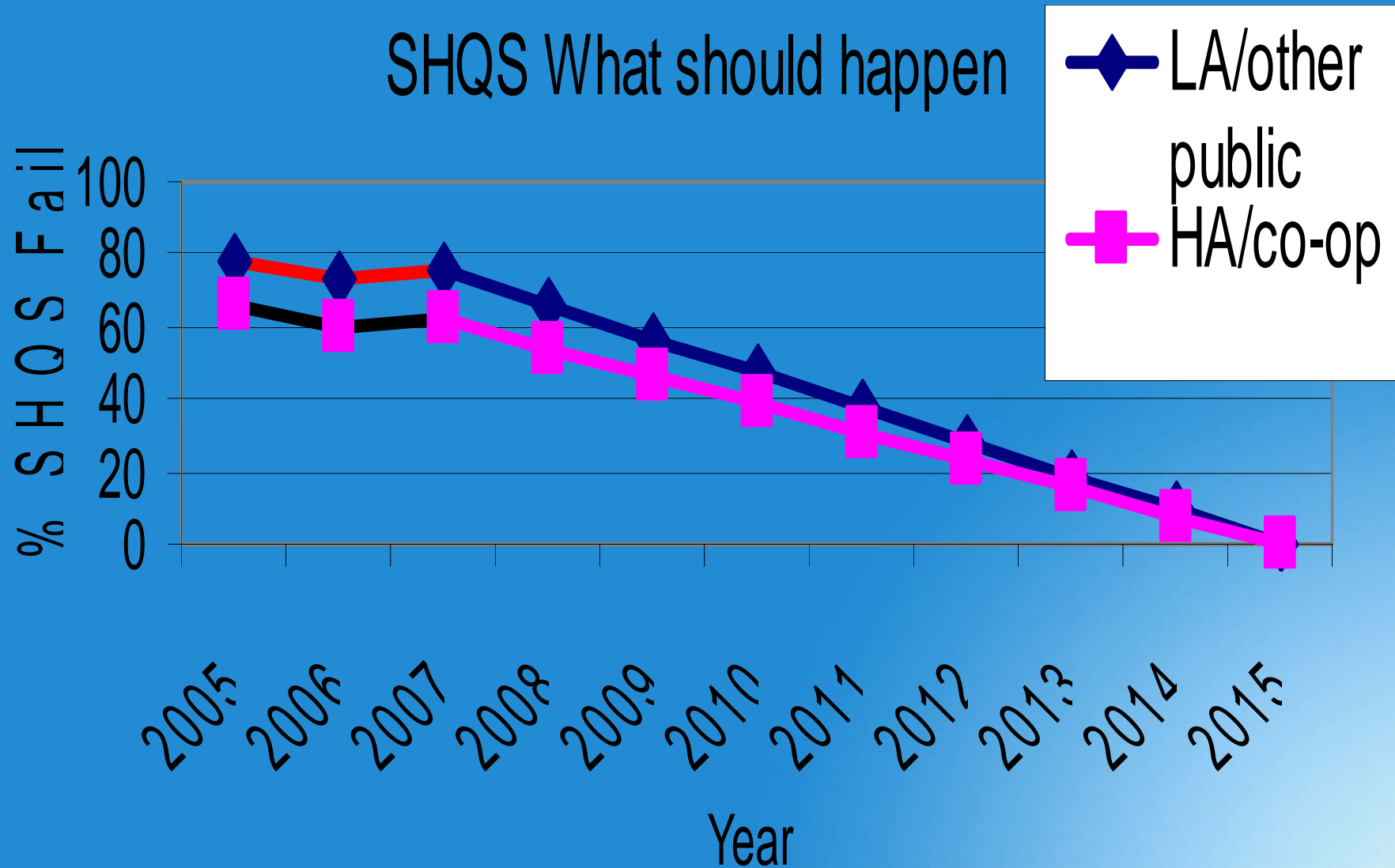
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# The Scottish Housing Quality Standard

SHQS What should happen

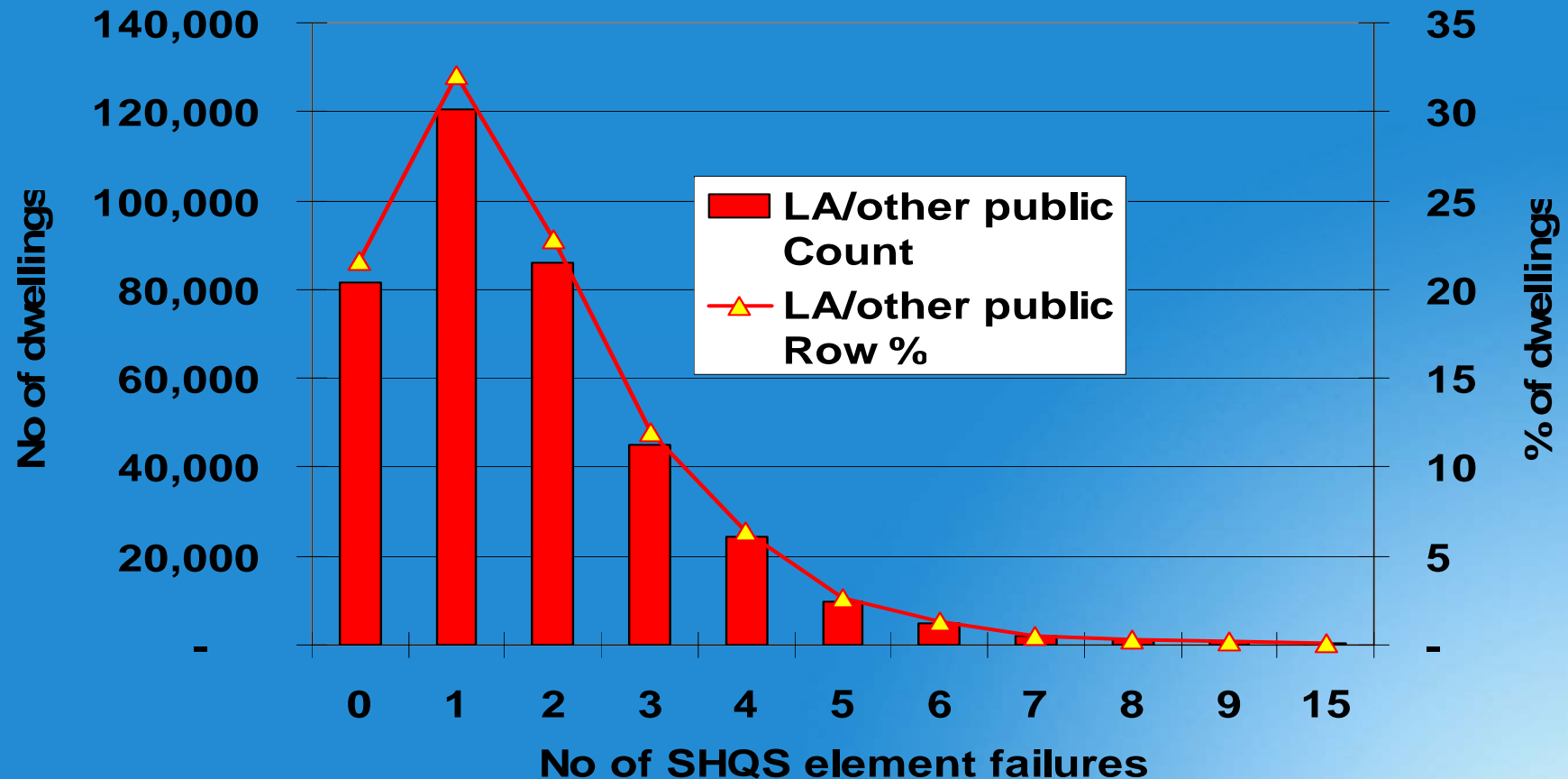


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# The Scottish Housing Quality Standard

LA/other public - 642,000 SHQS failures

No of dwellings by number of SHQS failures



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# The Scottish Housing Quality Standard

**Cavity wall insulation** – We think this is becoming more and more difficult to do as contractors better at hiding their work and harder to access loft spaces to check against walls

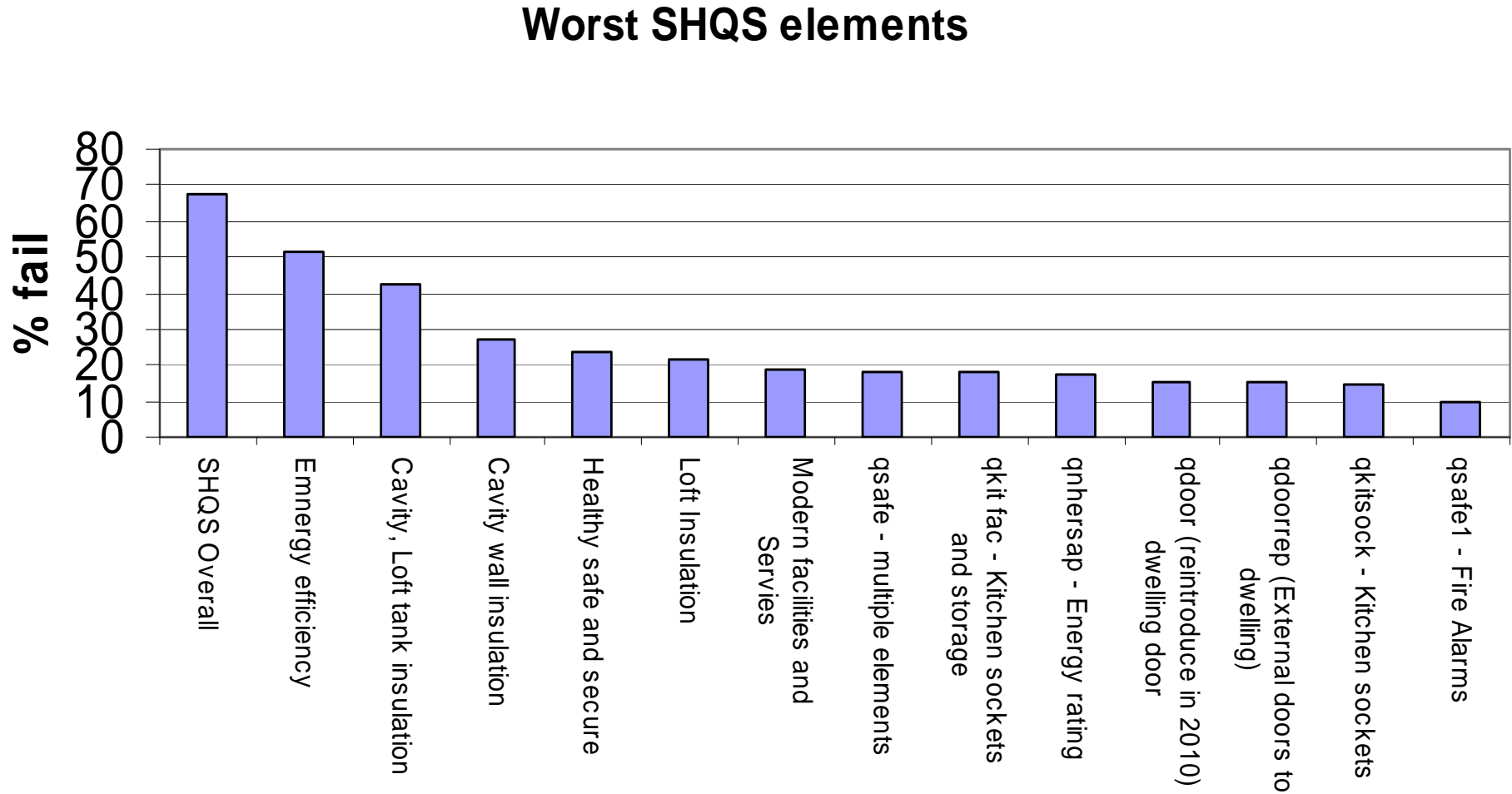
Dave Cormack trying to set up project to check SHCS addresses against the Home Energy Efficiency Database.

	2004		2005		2007
Tenure	Original	Revised	Original	Revised	Final
Owner occupied	30.5	29.4	30.0	28.8	25.2
LA/other public	33.1	31.8	32.6	32.5	41.1
HA/co-op	31.8	31.5	22.8	21.7	28.9
Private-rented	19.4	18.8	19.9	19.6	13.9
<b>Total</b>	<b>30.3</b>	<b>29.3</b>	<b>28.9</b>	<b>27.9</b>	<b>27.3</b>



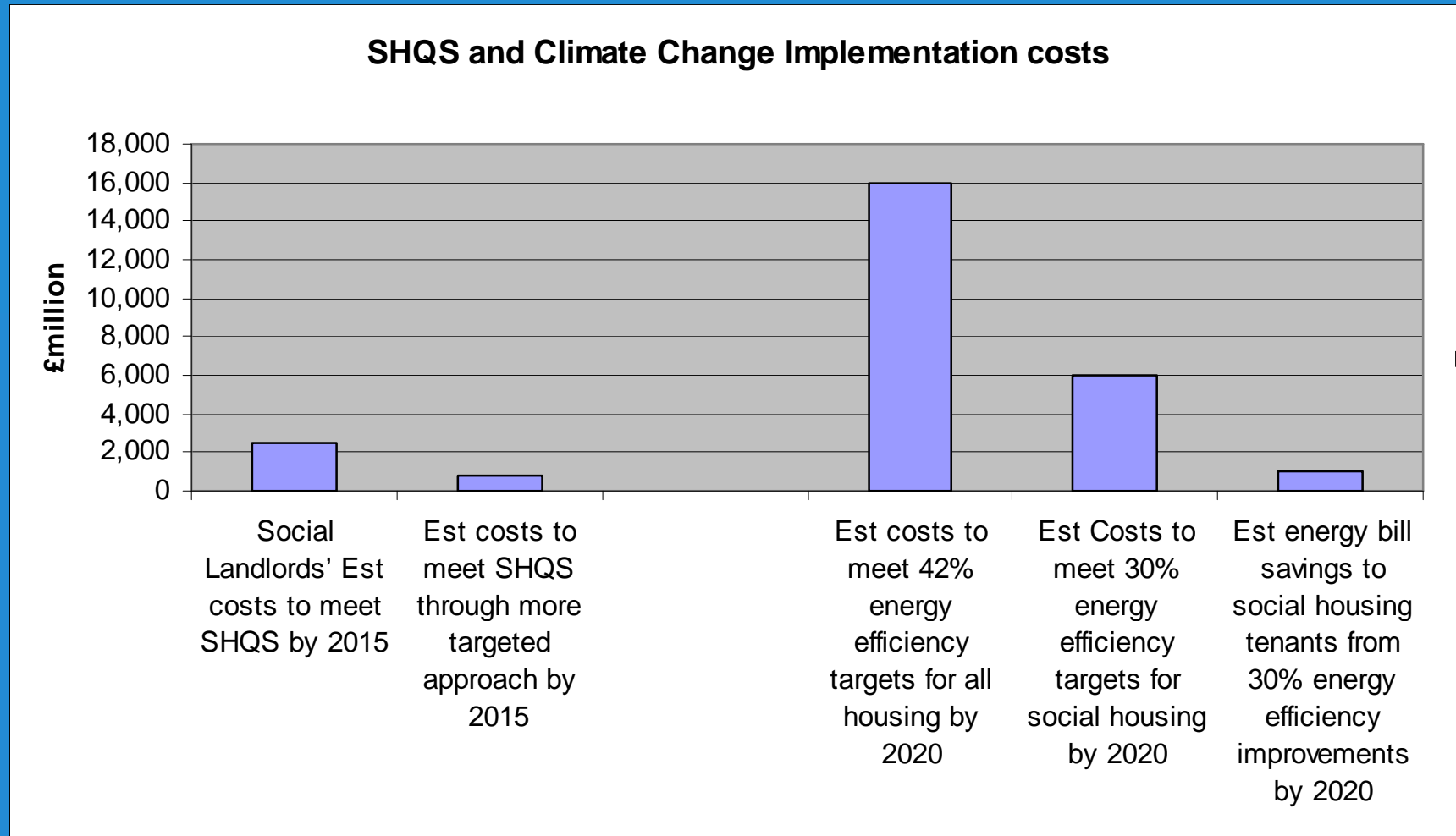


# The Scottish Housing Quality Standard % Failure rate of worst elements

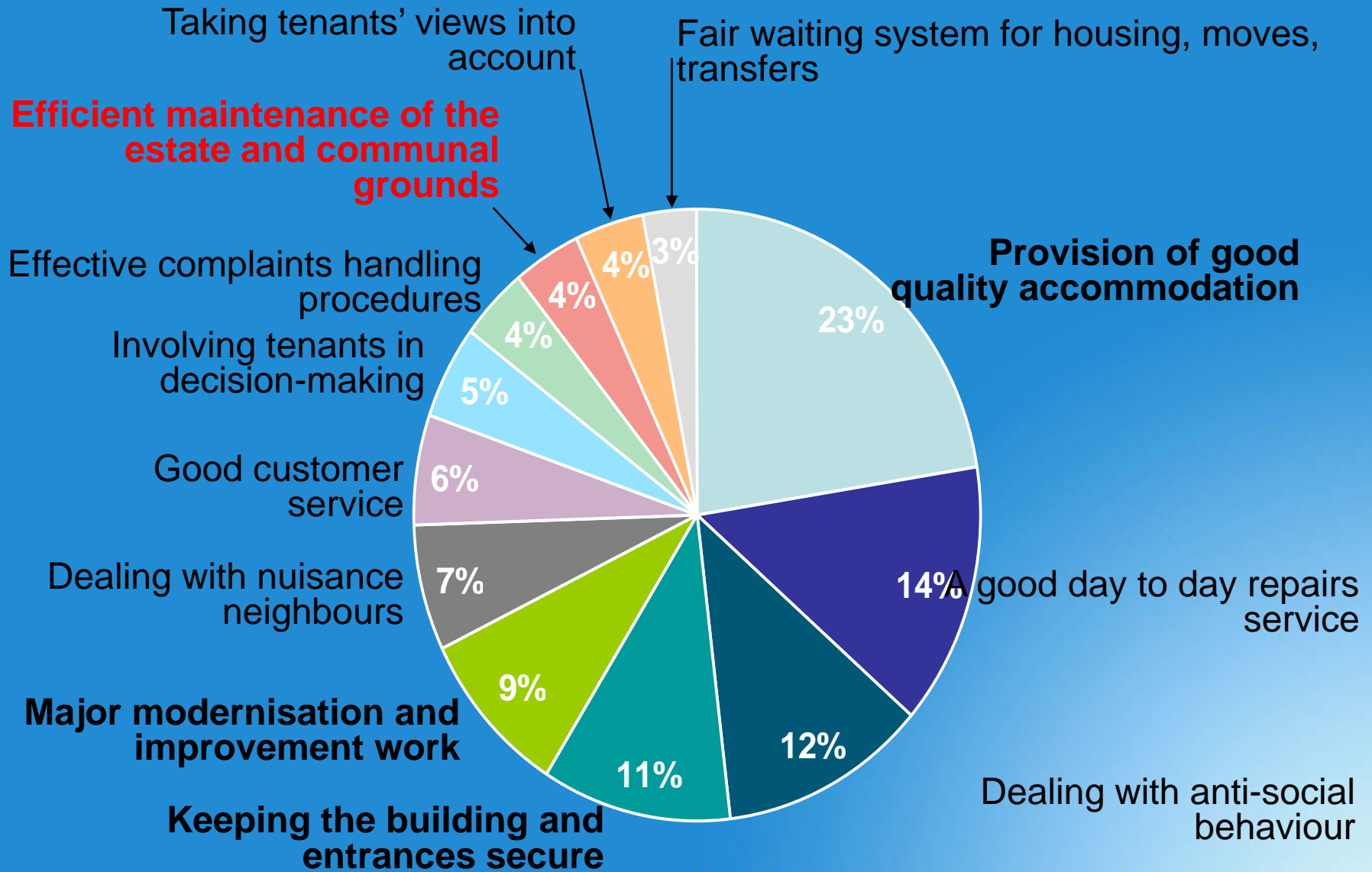


# The Scottish Housing Quality Standard – Problems with meeting standard?

## Separate out Energy Efficiency? Competition for Cash?



# Relative importance of services - tenants



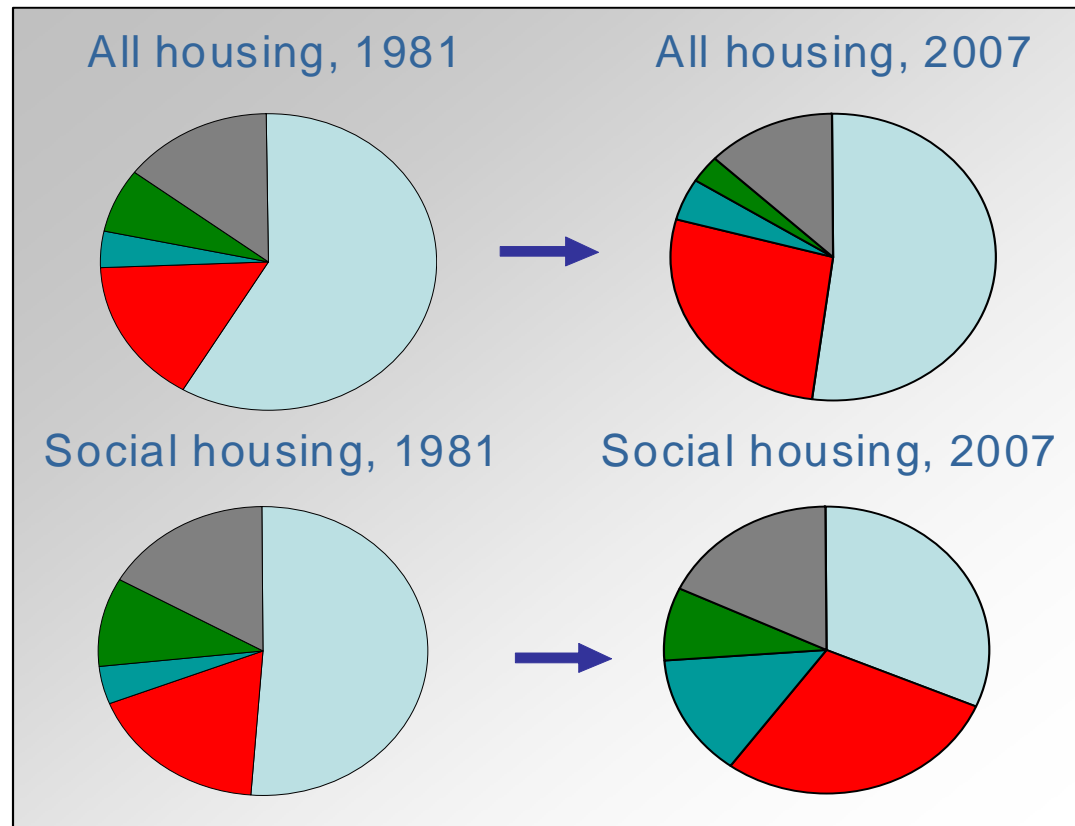
# Scottish Housing Quality Standard

## Problems with meeting standard?

Chart 3:

Proportions of households where the head of household was:

-  in employment
-  retired
-  permanently sick
-  unemployed
-  other inactive



Sources: 1981 census & 2007 SHS

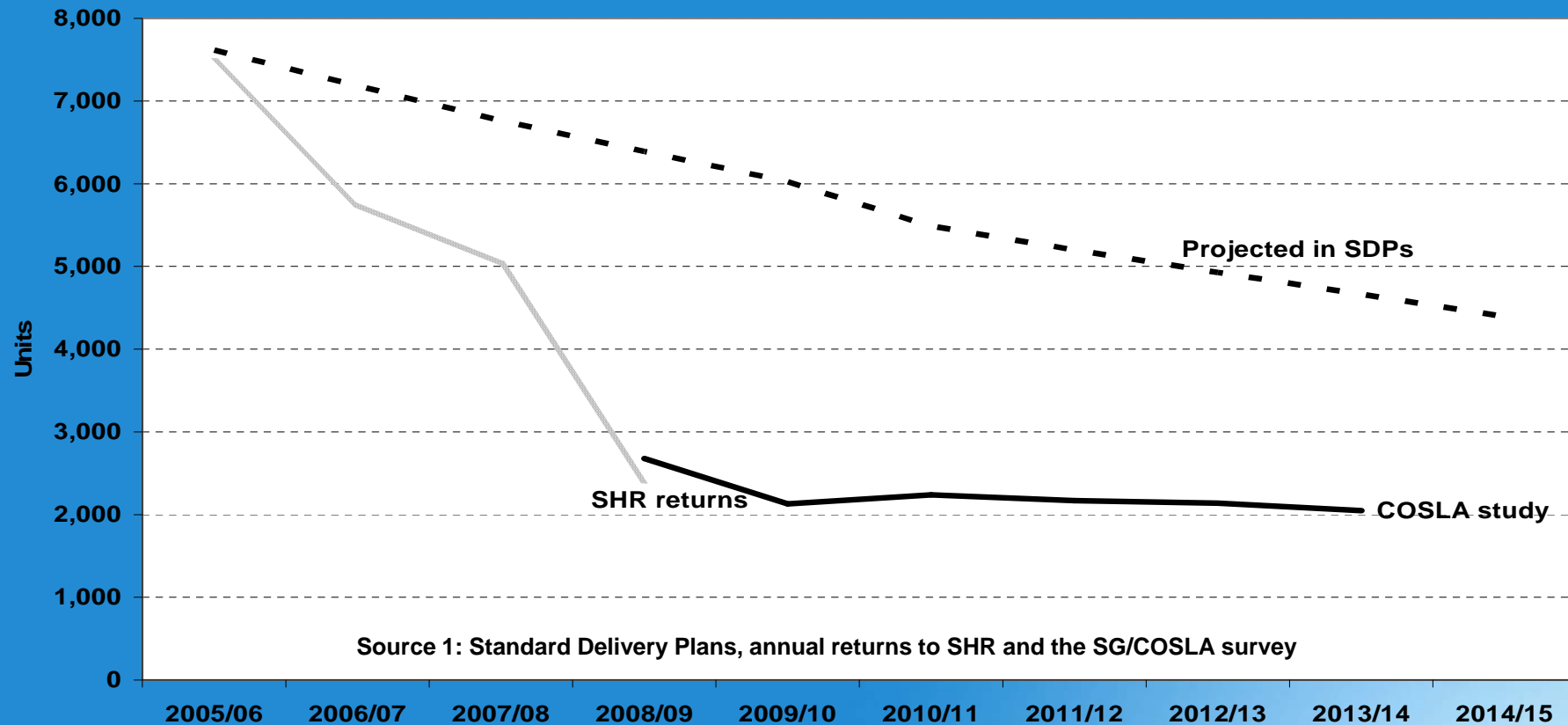


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# Scottish Housing Quality Standard Problems with meeting standard?

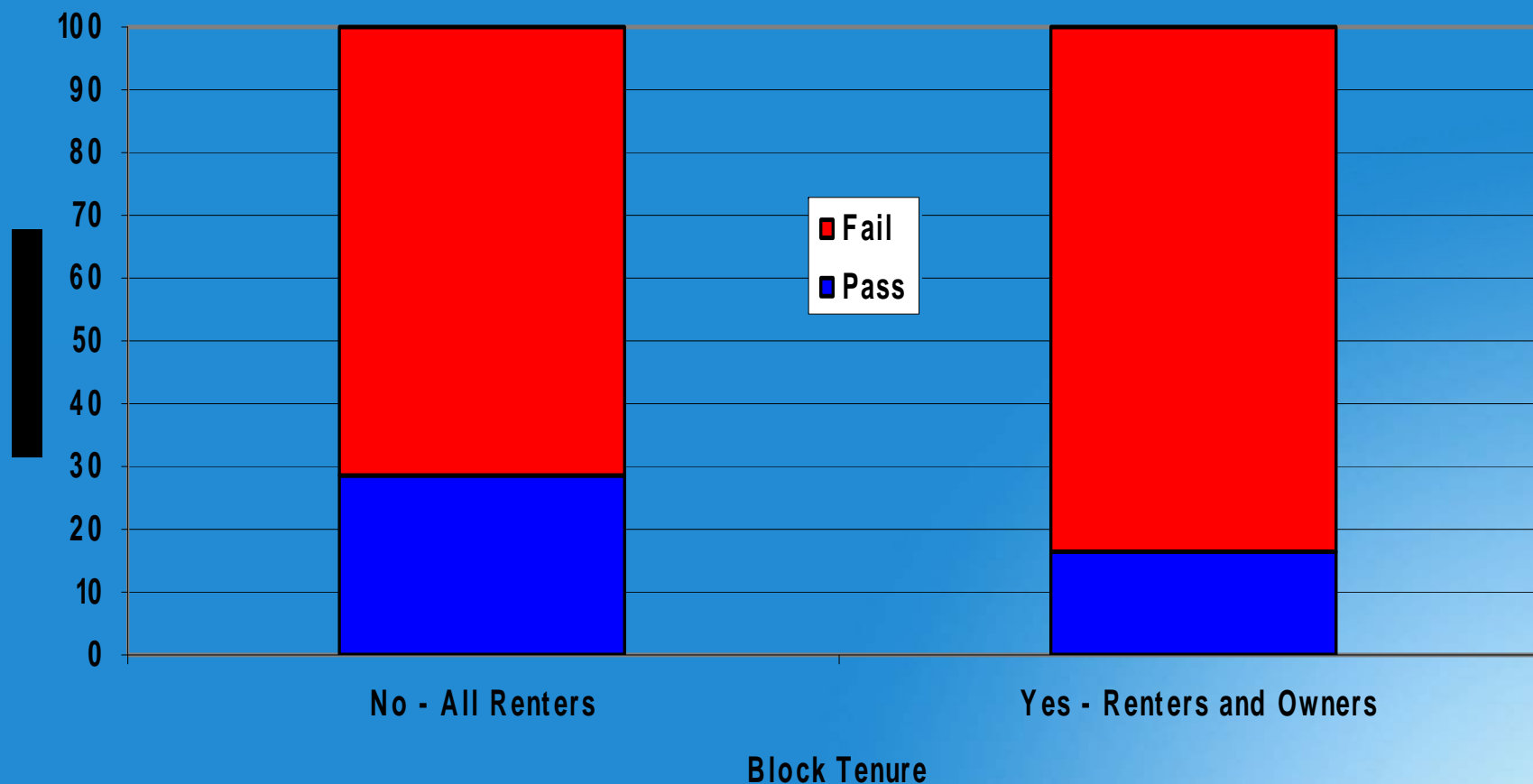
## Units lost through Right-to-Buy, projected and actual

RTB sales per year



# The Scottish Housing Quality Standard

Social Tenure Respondents by SHQS status and Block Tenure: SHCS 2007 Weighted



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# 1. When should NHER 5/SAP 50/60 energy efficiency exemptions be granted – 2004 Guidance?

Case for exemptions is economic rather than technical – likely to be most controversial area e.g. external cladding,



Technically feasible



Presumably landlords will already have taken these measures or could easily take them – case for exemptions is weak e.g. 270mm loft insulation in properties with lofts

Disproportionate cost

Case for exemptions to be granted strong on technical and economic grounds e.g. ASHP, GSHP



Proportionate cost

Case for exemptions to be granted is stronger on technical rather than economic grounds e.g. solid wall properties

Technically infeasible

<b>Reason</b>	Technical	Denied access to property	Lack of co-operation from owners in blocks	Economic	Legal	Geography
<b>Elements affected</b>	Internal/external to dwelling, common	Internal/external to dwelling, common	Common only	All elements that are costly to replace	External to dwelling, common	Internal – most likely energy efficiency in rural areas
<b>Property types affected</b>	All	All	Flats	All	All	All – but likely to be houses
<b>Reasons for difficulty</b>	Current technology not suitable or may take too long to put in place	Refusals (age of tenant, anti-social tenants)	Can't pay – financial assistance scheme may be required?	Current remedial costs are high, possible poor design issues (being seen in some high rise)	Won't pay – change of owner required or legal action	Off gas grid means properties have to hit SAP 60
	Property characteristics e.g. solid wall properties			Property about to be demolished	Listed buildings	Secure entry, adequate locks, adequate lighting
<b>Type of exemption to be granted</b>	Technical exemption	Abeyance – not an exemption	Abeyance – not an exemption	Criteria to be drawn up for granting exemptions	Depend on the legal issue	Criteria to be drawn up for granting exemptions



## SHQS Exemptions matrix

SHQS exemptions matrix												
High cost	10											
	9											
	8											
Low cost	7	Undertake works as unlikely to receive exemptions							8	9	10	
	6											
	5											
	4											
	3											
	2											
	1											
		1	2	3	4	5	6	7				
		Technically feasible							Difficult			



Municipal Terrace built 1913 consists of eight one bedroom flats, **3 are in private ownership, 5 LA - Mixed tenure.**

1 Owners refuse to undertake any works. Owners continued refusal means that the five DGHP flats cannot be improved. **Social Abeyance Exemption**

- 2 Cavity construction (225mm external skin, 45mm cavity and 100mm internal skin), which is unusual for the built age. **Technical Exemption**
- 3 2 large rooms and a rear scullery (9" brickwork converted into kitchen/bathroom 1962-3).
- 4 The main areas of concern are structural; corroded wall ties, Ineffective and poor mortar, inadequate lateral restraints, Deformation of Gable walls and abortive 1960's refurbishment of scullery areas (Scullery area is classified as BTS).
- 5 Internally the age of plasterwork, layout and size of the rear extension comprising the kitchen and bathroom, poor energy ratings and condensation are also serious problem. The cost may be £30,000 +. Value of flats is about £60,000 – **Disproportionate Costs Exemption?**



Existing tenants have been decanted and flats vacated.

Not SHQS anyway?

Plan to demolish – **Demolition Exemption?**



Cavity insulation where technically feasible but external wall overclad with insulated render system and therefore Cavity wall fill not appropriate.

Technically feasible but work not guaranteed as risk of water penetration and therefore not appropriate

Link to area map showing risk?

**Exemption** – Who gives exemption – LA or HA we think.

# SHQS

- The SHCS will not be able to judge social abeyance or demolition plans etc
- so difference between LA/HA, SHR and SHCS measures by LA and Tenure.
- Not sure we can judge cavity wall technical exemptions
- Etc



**The SHCS**

**Ian Máté**

**Any questions?**

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**<http://www.scotland.gov.uk/Topics/Statistics/SHCS>**



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