

REVISION NOTE



The Scottish House Condition Survey Key Findings 2007 - Review of Scottish Housing Quality Standard

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Revision of the SHQS

Background

1. Some errors in the Scottish Housing Quality Standard (SHQS) programmes were found during the preparation of the Scottish House Condition Survey (SHCS) 2007 Annual Report.
2. The SHQS is an aggregation of the results from 49 different programme modules aggregated into 5 higher-level categories which in turn provide a single pass/fail classification for all dwellings.
3. It is time-consuming to check all modules for each of the affected 3 years (2004/05, 2005/06 and 2007) and the programmes that aggregate up the data. This process is now complete and so this report covers the changes and introduces the new time series.
4. There is therefore an original and a revised time series for each of the 49 modules, their aggregated, 5, higher-level categories and the SHQS total pass/fail measure. Also the SHQS is a statutory target for Local Authorities to attain for all of their stock so for each series there is also the issue of tenure - and time series by tenure are included.
5. There is unfortunately one further complication. For 2007, there was a small, overlooked form-design change which affected the data. For the 'adequate lock' question (L13) the order of 'yes' and 'no' were reversed in 2007 (and continued thence forward).

Figure 1: An extract from the SHCS Physical Survey Recording Form showing the question about adequate locks.

			power		power	
13. Do all external door(s) have adequate locks?			unob.	9	yes	2
					no	1
14. Door viewer and restrictor present on main entrance door?	unob.	both viewer	restrictor	viewer	no	

6. In 2007 there was a rise in the proportion of locks failing the SHQS secure door criteria. As a result, the number of 'Healthy safe and secure' SHQS failures increased and, in turn, increased the number of overall SHQS failures. We felt this was a result of the recording change. Therefore to be able to make comparisons on a like-for-like basis, time series were prepared with and without the adequate locks result. In the final revised time series the adequate locks criteria have been removed and will be reintroduced in the 2010 Annual report.
7. Therefore, comparisons of the following time series have been made:
 - a. 2004/05 Original - with and without secure locks;
 - b. 2004/05 Revised – with and without secure locks;
 - c. 2005/06 Original - with and without secure locks;
 - d. 2005/06 Revised – with and without secure locks;
 - e. 2007 Revised - with and without secure locks;
8. This summary report has the following structure:
 - a. The overall SHQS figure by tenure for each version for each year.
 - b. The time series for the overall SHQS figures.
 - c. The 5 aggregated classes by tenure of each version for each year.
 - d. The time series of the 5 aggregated classes.
9. Only figures for weighted percentages are given in this report.
10. The 2004/05 survey year runs from October 2004 to September 2005 and is referred to throughout the report as '2004'. Similarly 2005/06 is referred to as '2005'. Survey years became calendar years in 2007. So '2007' is January to December 2007. The gap between surveys therefore looks like 1 year but is in fact only 3 months (October 2006 to December 2006 inclusive).

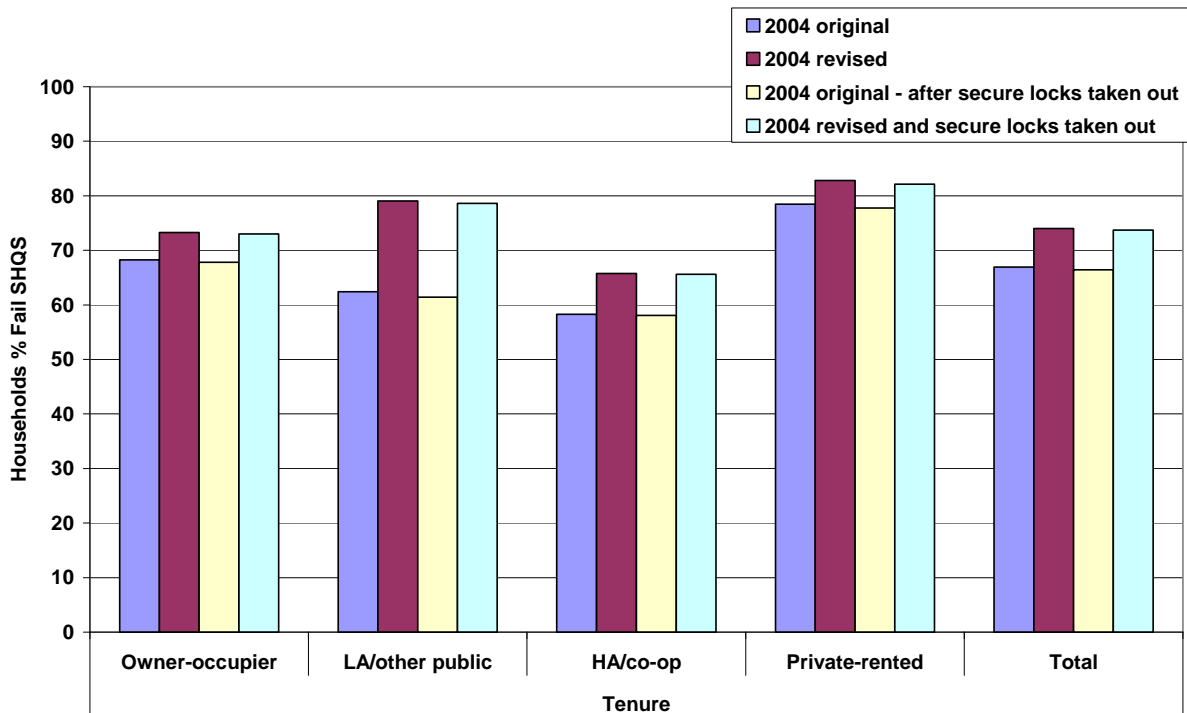
The Gross SHQS pass/fail rates.

11. As indicated in Paragraph 6 there are either 4 or two sets of figures covering each year. The first question to answer is 'What is the effect of the changes on the overall rate of SHQS pass/fail for each year'?
12. Table 1 shows the overall % SHQS fail rates for the 3 years by tenure. The 'overall revision' increases the SHQS failure rate by 6-7% for 2004 and 2005. The changes are not spread evenly across tenures; there is a much larger increase in failure rates in the social sector for those two years.
13. The effect of the removal of the measure of 'adequate locks' has a very small effect in 2004 and 2005 because, we assume, the measure was correctly recorded in those years. It makes only about a 1% difference. The effect of the change can be seen in Figure 1. In 2007, omitting the **erroneous** measure reduces the SHQS failure rate by about 4%. However, we think that had the criteria been correctly recorded it would have had a maximum effect of about a 1% increase in the SHQS.

Table 1: The SHQS % Failure Rates by Series by Year and Tenure.

Ref no	Series - Fails	Tenure				
		Owner-occupier	LA/other public	HA/co-op	Private-rented	Total
1	2004 original	68.2	62.4	58.3	78.5	66.9
2	2004 revised	73.3	79.1	65.7	82.8	74.0
3	2004 original after secure locks taken out	67.8	61.4	58.1	77.8	66.4
4	2004 revised after secure locks taken out	73.0	78.6	65.6	82.1	73.7
5	2005 original	65.6	61.3	51.2	77.4	64.2
6	2005 revised	70.1	73.2	60.4	83.1	70.5
7	2005 original after secure locks taken out	65.2	60.7	50.0	76.4	63.7
8	2005 revised after secure locks taken out	69.9	72.8	59.2	82.1	70.1
9	2007 original before secure locks taken out	69.7	78.0	66.5	81.2	71.8
10	2007 revised after secure locks taken out	64.9	75.4	62.3	79.6	67.6

Figure 1: 2004 Comparison of the 2004 SHQS failure rates by Series by Tenure.



14. The original and revised SHQS % failure rates by tenure are shown in Figures 2 and 3.

Figure 2: The SHQS % Failure 'Original' Time series by Tenure (but which includes the 'Secure Lock' error in 2007).

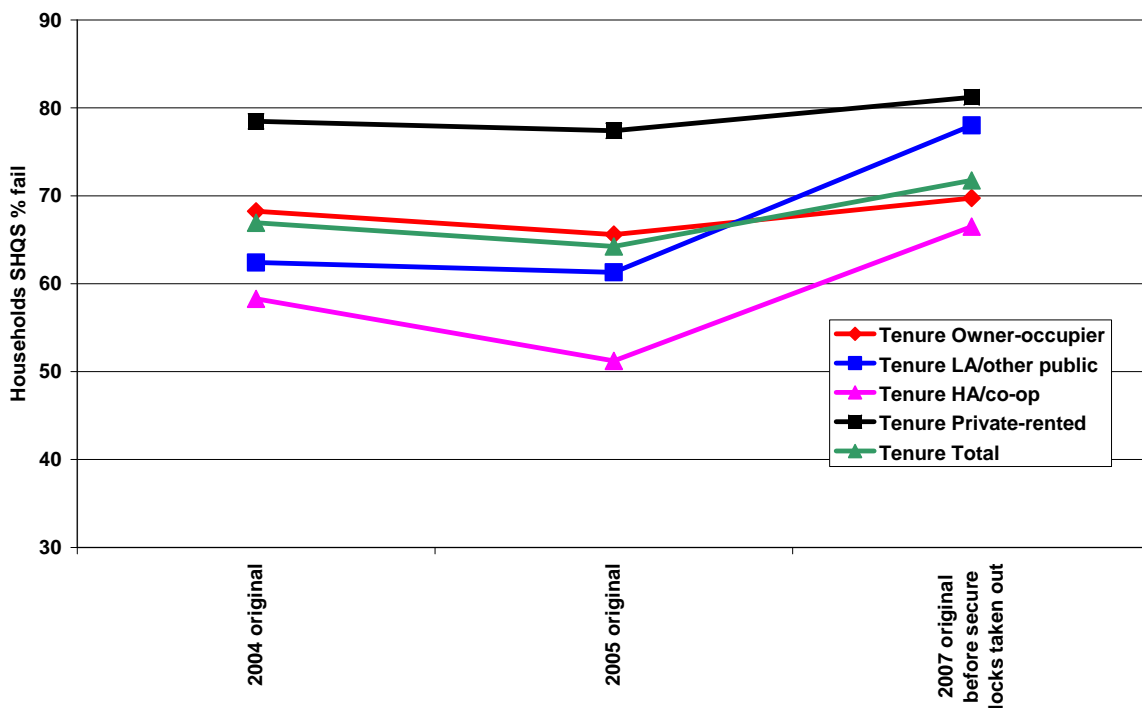
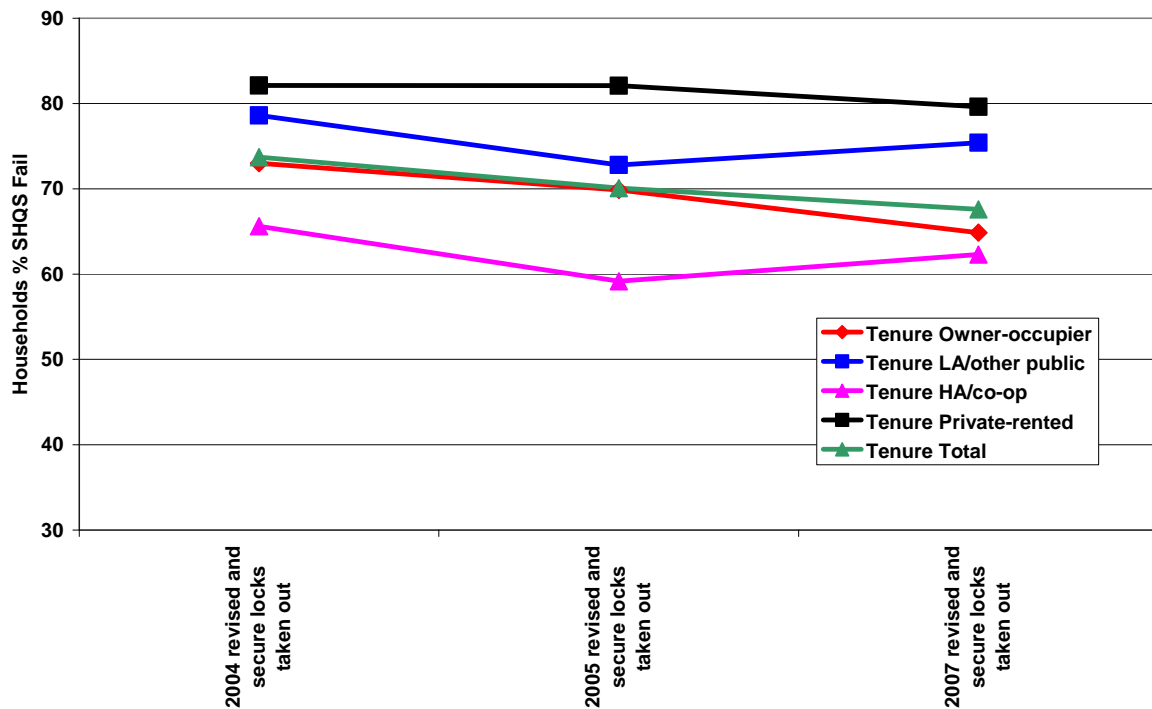


Figure 3: The SHQS % Failure 'Revised' Time series by Tenure



The 5 higher level SHQS categories.

15. Only two time series will now be compared. They are the original time series and the revised time series. The original time series does contain the 'secure lock' factor, while the revised time series does not. For the 2004/05 and 2005/06 time series, as shown above, this does not make a lot of difference (Compare Series 1 and 3 in Table 1). For 2007, only the final revised time series is considered - the original 2007 time series was withdrawn at publication.

16. The 5 higher categories of the SHQS tree are shown below along with the 'Fig' number illustrating the time series. The new time series is the 3 'Revised' estimate for each year:

- a. BTS (Fig 4);
- b. Serious Disrepair (Fig 5);
- c. Energy Efficiency; (Fig 6);
- d. Healthy, Safe and Secure (Fig 7); and
- e. Modern Facilities (Fig 8).

17. The patterns of change are:

- a. BTS: There is no change to 2004 but is to 2005 because of a change in BTS coding. 2007 has a higher % fail than the previous

two years but the SHCS sample is too small to effectively measure rare characteristics. Note that the maximum is less than 3% of houses. A higher proportion of the private-rented sector fails than for other tenures.

- b. **Serious Disrepair:** The revision has slightly increased the SHQS failure rate; the private-rented sector failure rate has increased by about 1%. The housing association and the private-rented sector both show improvements over the 3 years. The other 2 sectors show no overall trend. The failure rate is about double in the private-rented sector compared to the other tenures.
- c. **Energy Efficiency:** There were no revisions. There is a general picture of improvement but the less so in the social-rented sector. However the social-rented sector remains better than the owner occupied stock and the private-rented sector.
- d. **Healthy, Safe and Secure:** The revisions have increased the SHQS failure rate by about 5% - the more so in the LA sector, although overall there is an improving trend. However, the private-rented sector remains the worst tenure.
- e. **Modern Facilities and Services:** The revisions have markedly increased the failure rates. it is largely due to the inclusion of counts of kitchen sockets. There must be more than 5 sockets to pass the SHQS. There is an improving trend with owner occupied properties having the lowest failure rate.

Fig 4: SHQS BTS - % Households Failing by Tenure

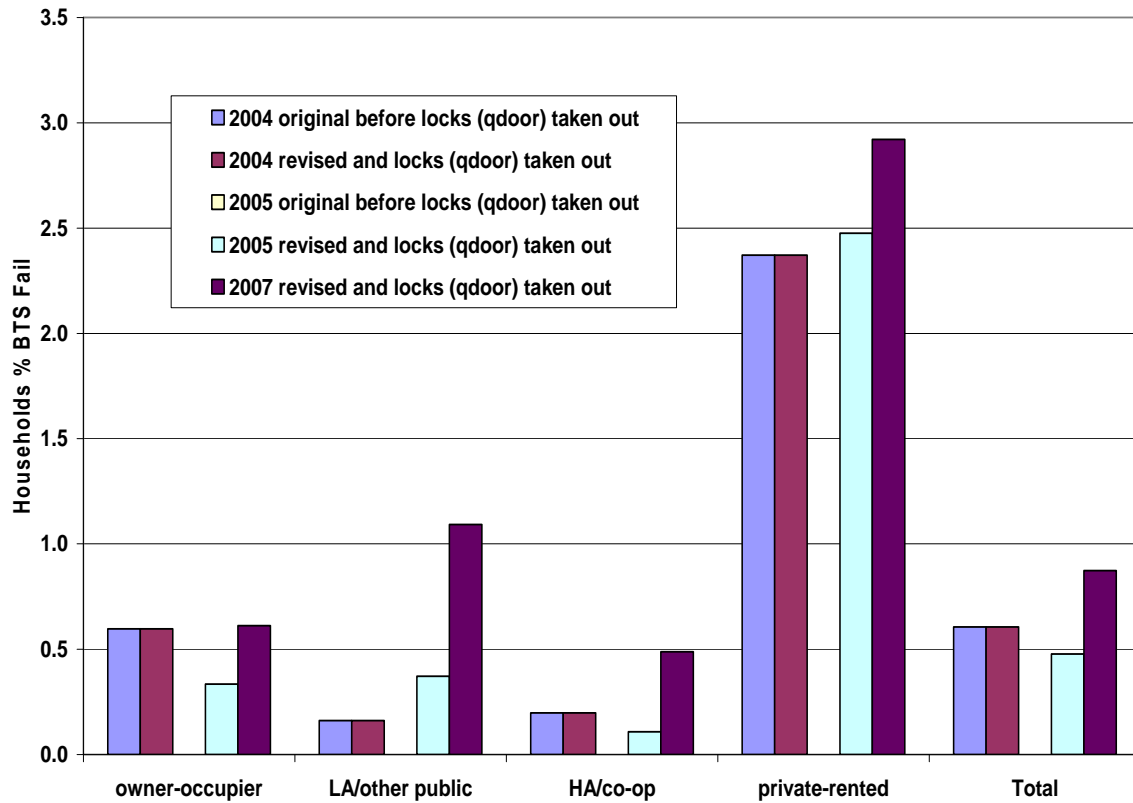


Fig 5: SHQS Serious Disrepair - % Households Failing by Tenure

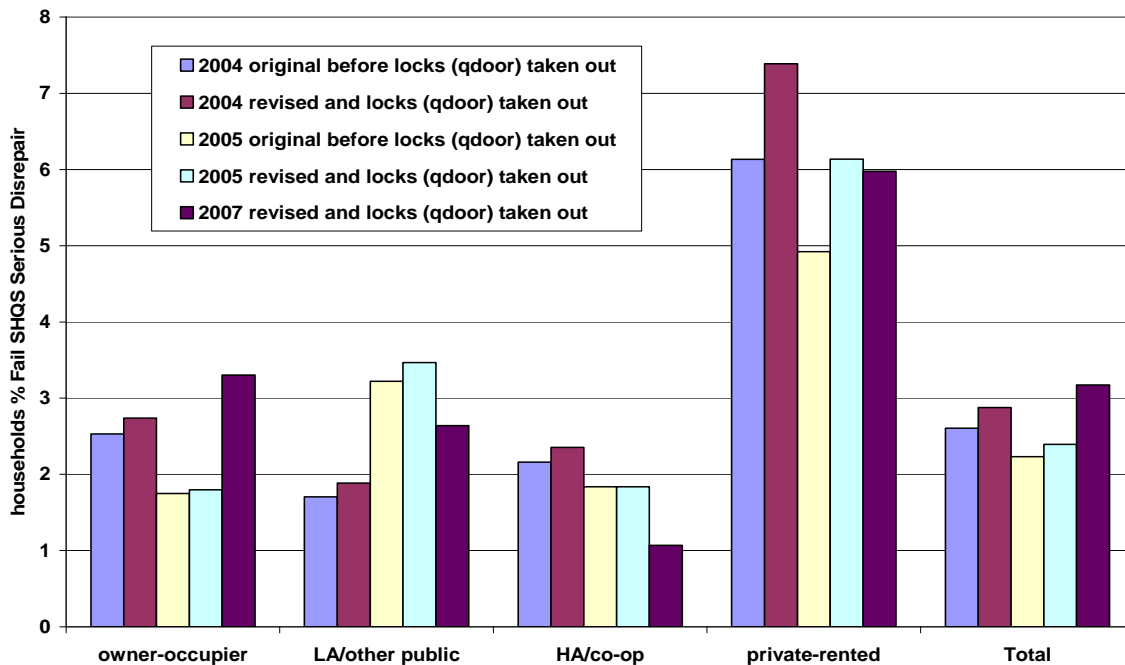


Fig 6: SHQS Energy Efficiency - % Households Failing by Tenure

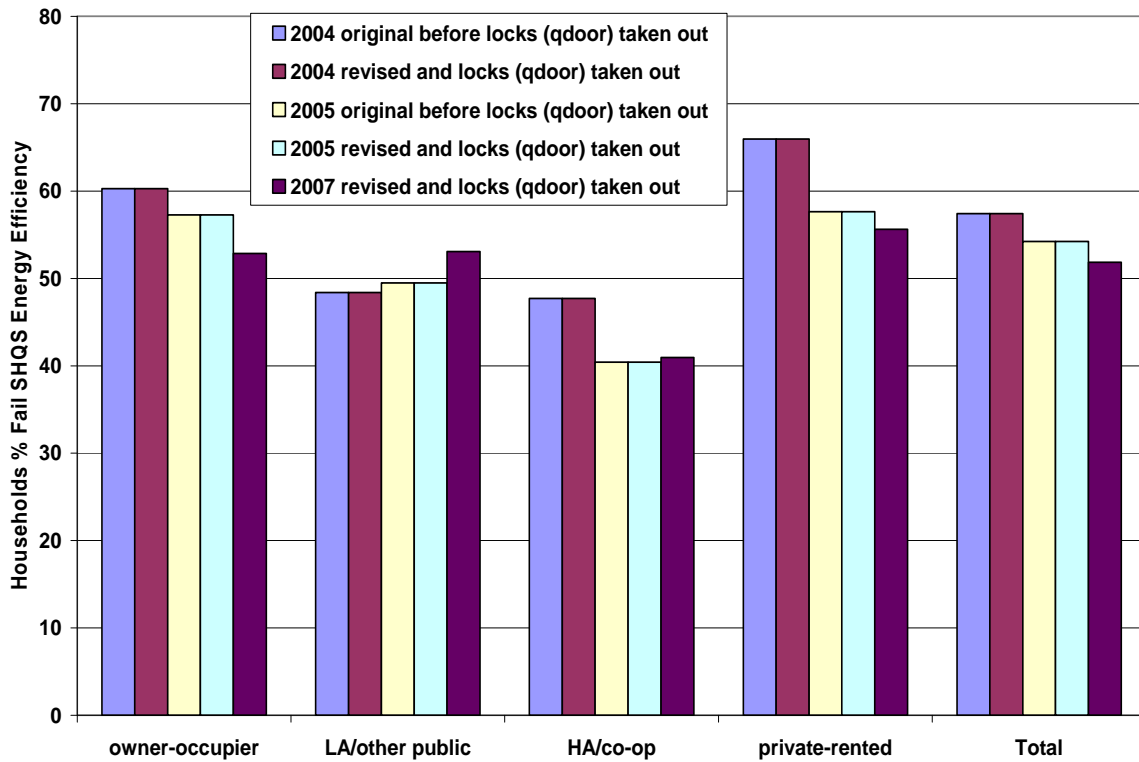


Fig 7: SHQS Healthy, Safe and Secure - % Households Failing by Tenure

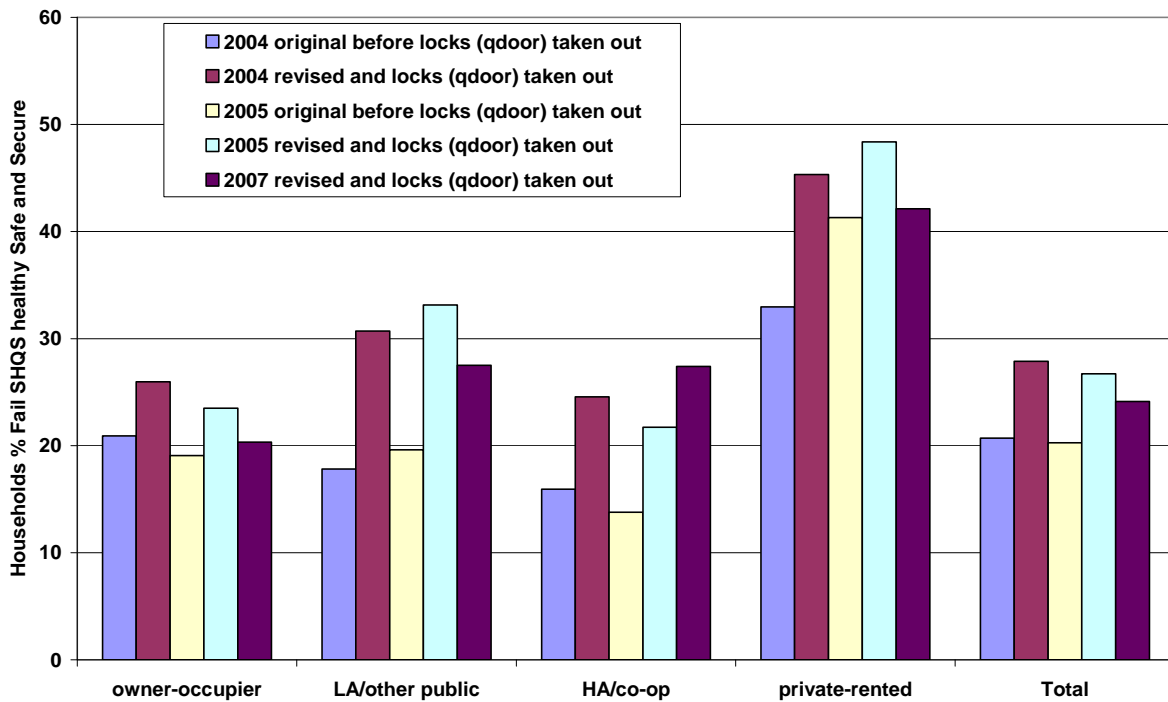
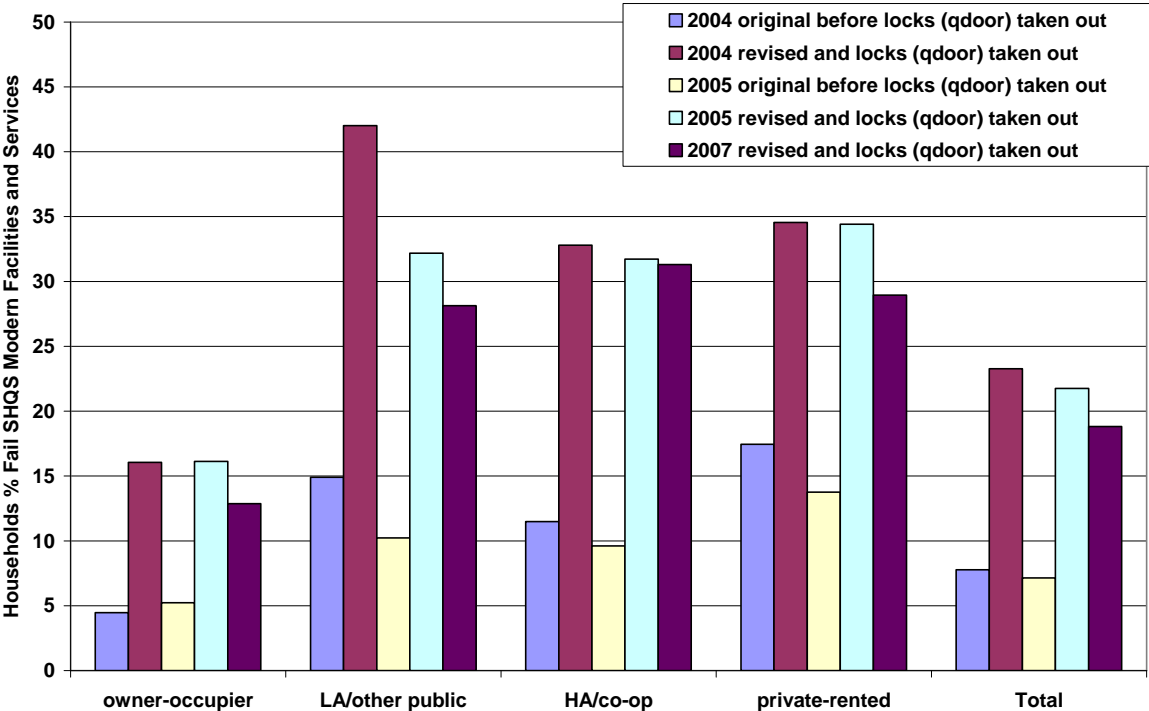


Fig 8: SHQS Modern Facilities and Services - % Households Failing by Tenure



Note: This is the second revision to the SHCS Key Findings 2007. Details of the first revision are available on the SHCS website at: <http://www.scotland.gov.uk/Publications/2008/11/26094921/0>