



Scottish  
**House Condition**  
Survey

**Scottish House Condition Survey**

**Key Findings for 2004/5**



SCOTTISH EXECUTIVE

# **Scottish House Condition Survey**

## Key Findings for 2004/5

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## Revisions

Published	Topic	Notes
March 2009	Scottish Housing Quality Standard (SHQS)	<p>An error was identified in the SHQS estimates in the SHCS Key Findings 2007 publication. We have revised the time-series from 2004-2005 onwards, and incorporated these into the 2007 publication.</p> <p>Please see the revision note in the 2007 publication for further information:</p> <ul style="list-style-type: none"><li>▪ <a href="#">Revision note - SHQS</a></li></ul>

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## Introduction

1. The Scottish House Condition survey (SHCS) is the only national survey of housing undertaken in Scotland. It combines both a physical inspection of dwellings and an interview with occupants to build a picture of Scotland's housing stock which covers all types of dwellings across the entire country, whether owned or rented, flats or houses.
2. This is the second Key Findings report to be produced since the SHCS moved to a continuous format in 2003. Prior to 2003 surveys were conducted in 1991, 1996 and 2002 and typically consisted of sample sizes of around 15,000 paired social and physical cases.
3. The continuous format was introduced to allow more flexibility of content and to assist in the monitoring of Ministerial targets. The 2003/4 and 2004/5 surveys gathered data from almost 4,000 households and dwellings with paired social and physical data available for around 3,000 of these. A similar sample size to the previous surveys (15,000 cases) should be achieved over a five year period.
4. The results presented here are based on fieldwork from October 2004 to September 2005. Given the relatively limited sample size compared to earlier surveys it is not possible at this stage to provide in-depth estimates for a number of topics. This report will instead set out key high-level national estimates relevant to a number of significant policy areas.
5. Updates are also provided to some figures for 2003/4 reported in Scottish House Condition Survey Key Findings for 2003/4<sup>1</sup>. These updates have largely been made because of a change to the methodology regarding missing values. In the 2003/4 report, missing values were treated as a discrete category in each analysis, whereas in this report they have been apportioned pro-rata across the other categories. This has the effect of increasing the numbers reported in those categories. Updates to the 2003/4 figures are provided so that comparisons can be made across the years.
6. The report is divided into 5 sections:
  - Key Stock Indicators – this covers issues such as tenure, dwelling age, type and size;
  - Energy Efficiency – analysis of the energy efficiency of the housing stock is presented based on both the National Home Energy Rating (NHER) and the Government's Standard Assessment Procedure for the Energy Rating

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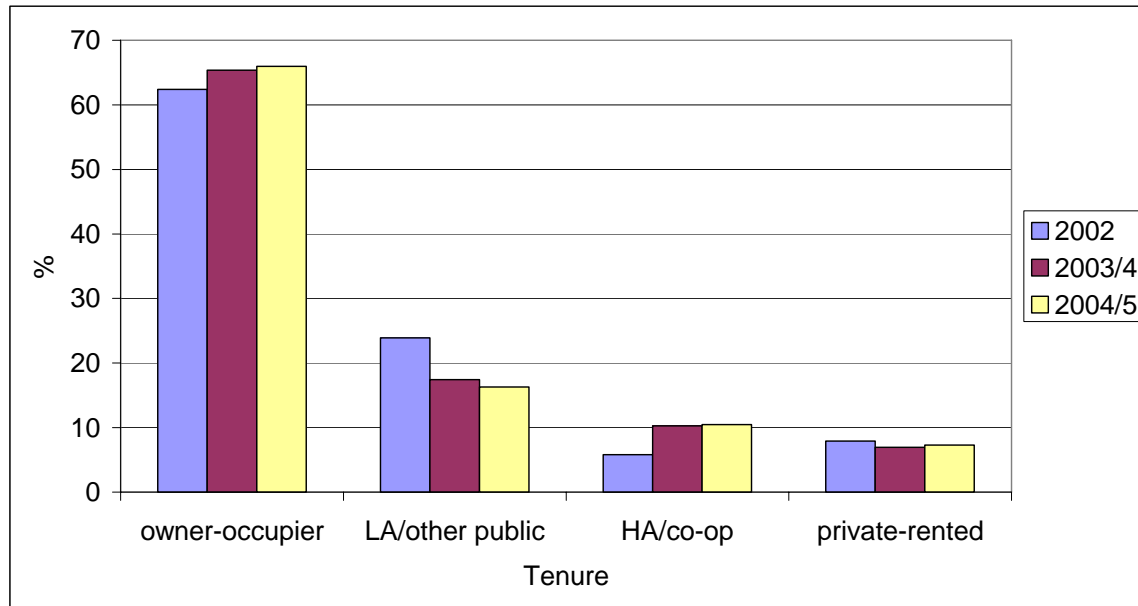
<sup>1</sup> Available to download at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/KeyFindings2003-04>

of Dwellings (SAP).

- Fuel Poverty – this section presents an analysis of the number and characteristics of households considered as being fuel poor in the 2004/5 period;
  - The Scottish Housing Quality Standard (SHQS) – this part of the report provides estimates of the number of dwellings passing and failing the SHQS. Figures are also given for dwellings with dampness and condensation.
  - Notes and Definitions - The final section provides information about the content of the survey and the key concepts used in the document. Discussion on the reliability of the estimates is also included.
7. Care needs to be taken with the comparison of estimates from this report with those from the 2002 survey. Whilst some features of the survey have not altered, consisting, as it does, of a social interview with a physical inspection, the use of continuous year-round fieldwork is a fundamental change in the methodology and cannot be discounted as a possible explanation of change.
  8. Further care must be taken in comparing numbers from the three survey years as the base number of dwellings is different for each. In 2002 the General Register Office for Scotland estimated that there were 2.192 million occupied dwellings in Scotland and the 2002 SHCS used this as the basis for published estimates. In 2003/4 the number of occupied dwellings increased to 2.269 million and in 2004/5 there was a further rise to 2.301 million. These increases can give the impression that more dwellings now fall into certain categories (more owner occupiers for example) but it is important, in all cases, to ensure that rises in absolute numbers are accompanied with rises in proportions as well.
  9. The SHCS is a sample survey and so all survey figures are estimates of the true prevalence within the population. For some estimates, error bars and confidence intervals (CI) have been provided to assist any analysis. Paragraphs 48-54 in the Notes and Definitions section provide further discussion of confidence intervals and errors associated with sampling.

# 1 Key Indicators of the Scottish Housing Stock

**Figure 1: Tenure Change 2002 – 2004/5**



10. Figure 1 shows a fall in the number of households renting from a local authority (LA) or other public landlords between 2002 and 2003/4. This is due, mainly, to large-scale stock transfer of local authority stock to Housing Associations (HA) and the 'Right to Buy'<sup>2</sup>. There is a corresponding rise in the number of households who rent from a housing association or co-operative. This tapers off by 2004/5 as most stock transfers had taken place by then. There has also been a slight increase in the number of owner-occupiers from 2002 to 2004/5.

**Table 1: Tenure (full breakdown)**

Tenure	000s	%
Owned - outright	651	28
Owned - mortgage	867	38
LA/Other public	375	16
Housing association	240	10
Private rented sector - tied	13	1
Private rented sector - furnished	84	4
Private rented sector - unfurnished	71	3
Total	2,301	100

<sup>2</sup> For example see Scottish Household Survey 2006 – Quarter 3 Report  
<http://www.scotland.gov.uk/Publications/2007/02/SPNq32006>

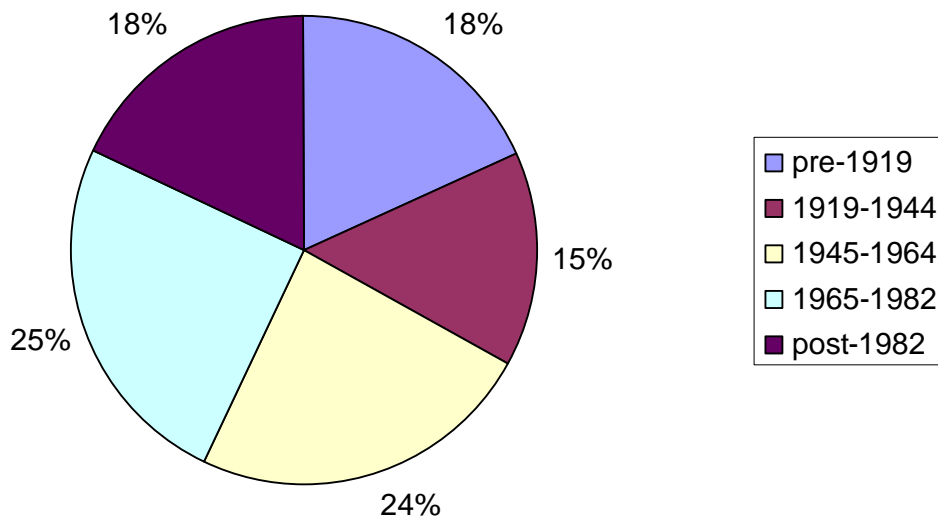
11. More than a quarter of households own their home outright whilst just under 40% are buying with a mortgage. Around 7% rent privately including those who live in accommodation which is tied to their job. (Table 1)

**Table 2: Tenure: Full breakdown with Right to Buy**

Tenure	000s	%
RTB owner	298	13
non-RTB owner	1,220	53
LA/Other public	375	16
Housing association	240	10
Private rented sector - tied	13	1
Private rented sector - furnished	84	4
Private rented sector - unfurnished	71	3
Total	2,301	100

12. 13% of Scottish households reported that they purchased their dwelling through the Right to Buy scheme (RTB). (Table 2)

**Figure 2: Age of dwellings 2004/5**



13. Dwellings built between 1945 and 1982 are the most prevalent type, accounting for just under half of the total stock. Dwellings built before 1919 account for roughly the same proportion of the stock (just under a fifth) as those built after 1982. (Figure 2)

14. Around two-thirds of dwellings are houses. More than half of all flats are tenements which comprise 20% of the total stock. (Table 3)

**Table 3: Type of Dwellings 2004/5**

<b>Dwelling Type</b>	<b>000's</b>	<b>%</b>
Detached	472	20
Semi-detached	501	22
Terrace	522	23
Tenement	449	20
4-in-a-block	251	11
Tower/slab	71	3
Flat in conversion	36	2
<b>Total</b>	<b>2,301</b>	<b>100</b>

**Table 4: Size of Dwellings (number of rooms)**

<b>Number of rooms</b>	<b>000's</b>	<b>%</b>
1-3	318	14
4	744	32
5	672	29
6	295	13
7 or more	272	12
<b>Total</b>	<b>2,301</b>	<b>100</b>

15. The majority of dwellings (more than 60%) have 4 or 5 rooms<sup>3</sup>. Around a quarter of dwellings have 6 or more rooms. (Table 4)

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<sup>3</sup> The number of rooms includes kitchens and any habitable rooms, such as bedrooms, living rooms and dining rooms. It does not include bathrooms, halls and other uninhabitable rooms such as workrooms, utility rooms etc.

## 2 Energy Efficiency

16. Energy Efficiency is measured using two methodologies: the National Home Energy Rating (NHER) and the Government's Standard Assessment Procedure for the Energy Rating of Dwellings (SAP). The NHER is the most commonly used in Scotland as it allows for regional temperature variations whereas SAP uses the same standard for the whole of the UK. Both methods are reported on here.
17. The SHCS uses an enhanced level 0 NHER which rates dwellings on a scale of 0 (poor) to 10 (excellent) based on the total energy costs per square metre of floor area. SAP ratings run from 1 to 100. Further information on NHER and SAP is provided in paragraphs 58, 59 and 60. More detailed analysis and discussion can be found in the SHCS 2002 National Report<sup>4</sup> and in Energy Efficiency and Estimated Emissions for the Scottish Housing Stock 2003/4<sup>5</sup>.

**Table 5: NHER 2004/5**

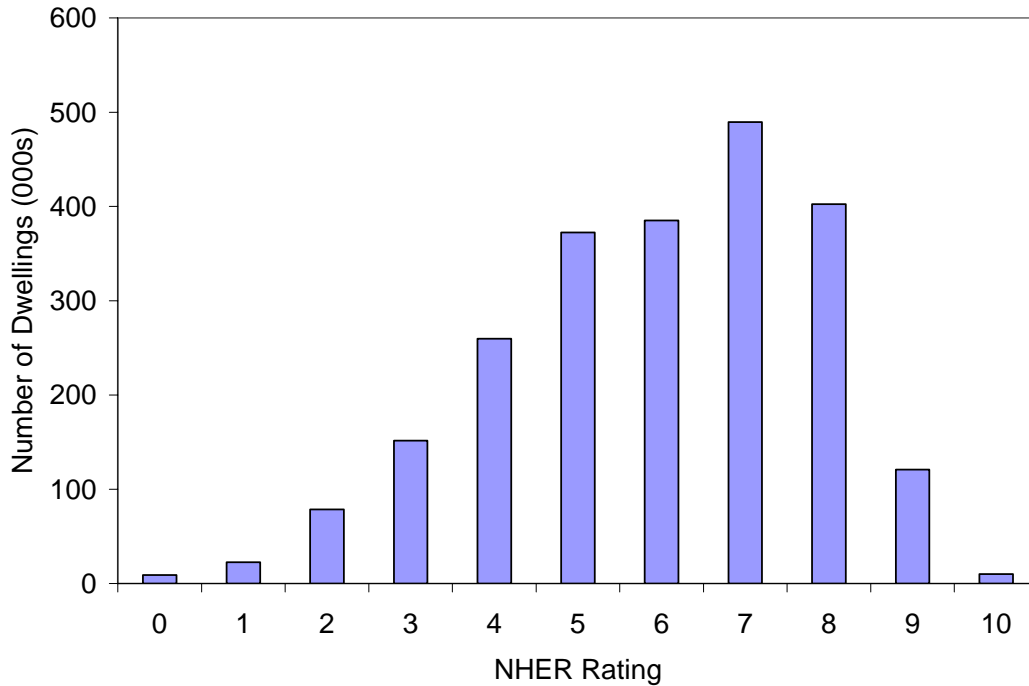
<b>NHER</b>	<b>000s<sup>6</sup></b>	<b>%</b>
0	9	0
1	23	1
2	78	3
3	151	7
4	260	11
5	372	16
6	385	17
7	489	21
8	402	18
9	121	5
10	10	0
Total	2,301	100
Median	6	
		<b>95% CI</b>
Mean	5.94	5.88 - 6.01

<sup>4</sup> Revised energy efficiency figures from the SHCS 2002 National Report is available to download at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReportChap11>

<sup>5</sup> Energy Efficiency and Estimated Emissions for the Scottish Housing Stock is available to download at <http://www.scotland.gov.uk/Publications/2006/12/18132350/0>

<sup>6</sup> NHER ratings could not be calculated for 8 cases (representing around 3,000 households). These missing values have been reapportioned pro-rata between the other categories so that the total equals the total household count for the year.

**Figure 3: NHER 2004/5**

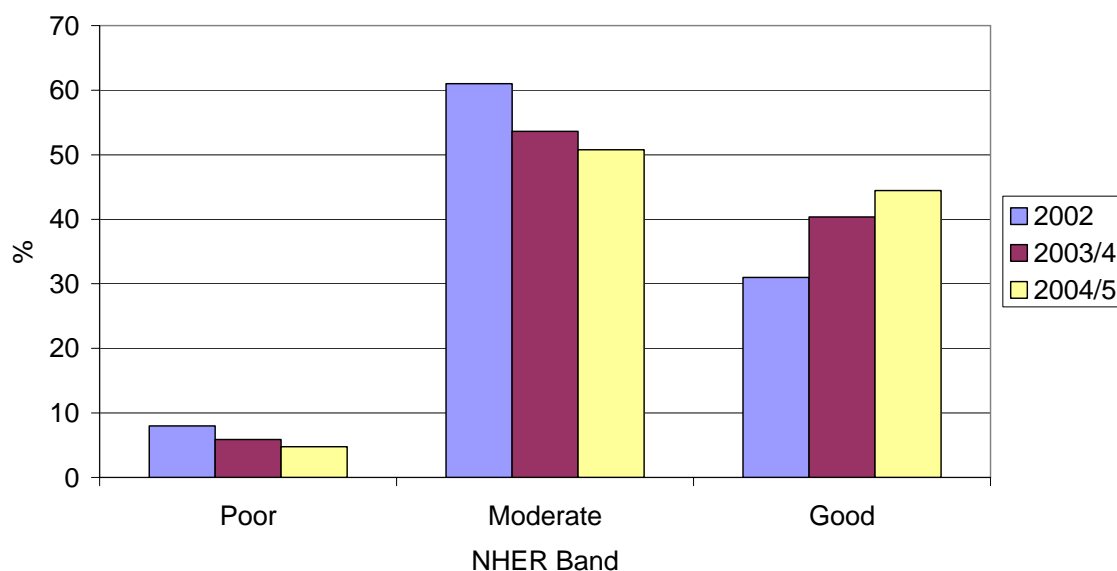


**Table 6: NHER Band 2004/5**

<b>NHER band</b>	<b>000s</b>	<b>%</b>
Poor (0-2)	110	5
Moderate (3-6)	1,168	51
Good (7-10)	1,022	44
<b>Total</b>	<b>2,301</b>	<b>100</b>

18. Table 5 and Figure 3 show that the most common energy rating of dwellings on the NHER scale is 7. The median, at or above which 50% of dwellings are rated, is 6. Over 80% of dwellings were rated between 4 and 8. Dwellings rated 7 or above are considered to have “good” energy efficiency. Those rated 2 or below are considered “poor”. Table 6 shows that 44% of dwellings in 2004/5 were rated “good”, and only 5% “poor”.
19. Table 7 and Figure 4 show how the energy efficiency of the housing stock has improved. In 2002 an estimated 31% of dwellings achieved a “good” rating of 7 or above. By 2004/5 this proportion had risen to an estimated 44%. Correspondingly fewer dwellings were given a poor rating in 2004/5 than in 2002. The calculation of 95% confidence intervals for these estimates, using Table 20, shows that these changes are statistically significant.

**Figure 4: % Change in Energy Efficiency Ratings 2002 – 2004/5**



**Table 7: Change in Banded NHER by tenure 2002 – 2004/5**

	NHER Band				Sample size
	Poor	Moderate	Good	All	
<i>Row percentages</i>					
<b>All tenures</b>					
2002	8	60	31	100	14,965
2003/4	6	54	40	100	3,088
2004/5	5	51	44	100	3,085
<b>Private sector</b>					
2002	9	65	27	100	10,107
2003/4	8	58	35	100	2,220
2004/5	6	57	38	100	2,305
<b>Social sector</b>					
2002	6	51	43	100	4,858
2003/4	2	43	56	100	868
2004/5	2	35	63	100	780

20. Table 7 shows that the improvements in the energy efficiency of social rented dwellings have been greater than those for the stock as a whole. In 2004/5, 63% of social rented dwellings had a “good” NHER rating, compared to 43% in 2002. Over the same period, the proportion of private sector dwellings rated “good” increased from 27% to 38%.

21. Table 8 shows the SAP rating of the occupied housing stock for 2004/5. The pattern is very similar to that for NHER, with the largest proportion of

dwellings being rated between 61 and 70, and around 80% of dwellings rated between 41 and 80. The median SAP rating is 62.

**Table 8: Banded SAP 2004/5**

<b>Banded SAP</b>	<b>000s</b>	<b>%</b>
1-10	16	1
11-20	26	1
21-30	75	3
31-40	177	8
41-50	338	15
51-60	460	20
61-70	558	24
71-80	473	21
81-90	141	6
91-100	37	2
Total	2,301	100
Median	62	
		<b>95% CI</b>
Mean	59.7	59.0 - 60.4

22. Figure 5 and Tables 9 to 11 show that properties in the social rented sector (covering local authority, other public sector organisations, housing associations and housing co-operatives) tend to have higher energy efficiency ratings than privately owned or rented properties.
23. Over 60% of social rented dwellings have a “good” NHER, compared to less than 40% of private sector housing. 14% of private rented dwellings are rated “poor”, compared to the average of 5% across all sectors (Table 9).
24. 15% of pre-1919 dwellings have a “poor” NHER rating. Dwellings built after 1982 tend to be the most energy efficient with more than two thirds having a “good” NHER rating, making them three times as likely as pre-1919 dwellings to have to have a “good” rating.
25. Flats tend to have higher energy efficiency ratings than houses: the majority of tenements and other flats have “good” energy ratings whereas less than a quarter of detached houses are rated “good” (Table 9). The mean NHER for detached houses is 4.9, compared to 6.6 for tenement flats (Figure 5). The lower energy efficiency of houses is related to the greater number of outside walls resulting in increased heat loss.

**Figure 5: Mean NHER by tenure, type of dwelling and household income: 2004/5**



26. Half of all dwellings without central heating have “poor” NHER ratings, compared to just 1% of those with full gas central heating. 54% of dwellings with full gas central heating are rated “good”, compared to 30% with full electric central heating and just 1% of those with other types of central heating (oil or solid fuel) (Table 9).
27. Single parent households are more likely than other household types to have a “good” NHER rating, whereas large family and older smaller households are least likely to have a high energy efficiency rating but are most likely to have a “moderate” rating.
28. Households in the highest income band are least likely to have high energy efficiency ratings, with just over a quarter of such households achieving a “good” NHER (Table 9). This reflects the greater tendency for those on a higher income to live in detached houses which, as mentioned above, tend to have lower NHER ratings. The group with the next lowest average energy rating is those with the lowest incomes (Figure 5).

**Table 9: NHER Band by tenure, age of dwelling, type of dwelling, fuel type and extent of central heating, type of household and household income (%)**

	NHER Band				Sample size
	Poor	Moderate	Good	All	
<i>Row percentages</i>					
<b>Tenure</b>					
Owner-occupier	5	57	38	100	2,127
LA/other public	1	37	61	100	505
HA/co-op	4	31	65	100	275
Private-rented	14	51	35	100	178
All private sector	6	57	38	100	2,305
All social sector	2	35	63	100	780
<b>Age of dwelling</b>					
pre-1919	15	63	23	100	547
1919-1944	5	53	42	100	457
1945-1964	3	50	46	100	738
1965-1982	2	56	42	100	821
post-1982	0	30	70	100	522
<b>Type of dwelling</b>					
Detached house	10	66	24	100	772
Semi-detached house	3	67	29	100	701
Terraced house	2	46	52	100	704
Tenement flat	6	32	62	100	476
Other flats	2	38	59	100	432
<b>Fuel type and extent of central heating</b>					
Full gas CH	1	45	54	100	2,184
Full electric CH	6	64	30	100	374
Other full CH	14	85	1	100	293
Partial CH	12	61	27	100	144
No CH	50	47	3	100	90
<b>Type of Household<sup>7</sup></b>					
Single adult	7	42	51	100	408
Small adult	4	53	43	100	561
Single parent	1	38	61	100	143
Small family	5	46	49	100	414
Large family	4	59	37	100	245
Large adult	4	53	42	100	323
Older smaller	5	60	34	100	527
Single pensioner	4	49	47	100	464
<b>Weekly Income Band</b>					
< £100 p.w.	3	59	38	100	131
£100 -199.99 p.w.	5	43	51	100	646
£200 -299.99 p.w.	3	51	46	100	580
£300 -399.99 p.w.	8	45	47	100	460
£400 -499.99 p.w.	4	49	47	100	364
£500 -699.99 p.w.	4	54	41	100	426
£700+ p.w.	5	67	28	100	328

<sup>7</sup> Paragraph 57 gives the definitions of the various household types

**Table 10: Mean and median NHER by tenure, age of dwelling, type of dwelling, fuel type and extent of central heating, type of household and household income**

	95% CI for mean			Median NHER	Sample size
	Mean NHER	Lower bound	Upper bound		
<b>Tenure</b>					
Owner-occupier	5.74	5.66	5.81	6	2,127
LA/other public	6.63	6.49	6.77	7	505
HA/co-op	6.64	6.42	6.86	7	275
Private-rented	5.27	4.93	5.62	5	178
All private sector	5.69	5.62	5.77	6	2,305
All social sector	6.63	6.51	6.75	7	780
<b>Age of dwelling</b>					
pre-1919	4.79	4.62	4.96	5	547
1919-1944	5.74	5.57	5.91	6	457
1945-1964	6.10	5.97	6.22	6	738
1965-1982	5.99	5.87	6.10	6	821
post-1982	7.02	6.90	7.14	7	522
<b>Type of dwelling</b>					
Detached house	4.86	4.73	4.99	5	772
Semi-detached house	5.54	5.43	5.66	6	701
Terraced house	6.36	6.25	6.48	7	704
Tenement flat	6.61	6.42	6.79	7	476
Other flats	6.49	6.33	6.66	7	432
<b>Fuel type and extent of central heating</b>					
Full gas CH	6.43	6.37	6.50	7	2,184
Full electric CH	5.39	5.20	5.58	5	374
Other full CH	3.96	3.81	4.12	4	293
Partial CH	4.87	4.52	5.22	5	144
No CH	2.98	2.62	3.33	2	90
<b>Type of Household</b>					
Single adult	6.10	5.90	6.30	7	408
Small adult	5.92	5.77	6.08	6	561
Single parent	6.74	6.48	7.00	7	143
Small family	6.04	5.87	6.22	6	414
Large family	5.75	5.53	5.97	6	245
Large adult	5.79	5.59	6.00	6	323
Older smaller	5.67	5.52	5.83	6	527
Single pensioner	5.95	5.78	6.12	6	464
<b>Weekly Income Band</b>					
< £100 p.w.	5.75	5.42	6.08	6	131
£100 -199.99 p.w.	6.12	5.97	6.27	7	646
£200 -299.99 p.w.	6.12	5.97	6.26	6	580
£300 -399.99 p.w.	5.93	5.75	6.11	6	460
£400 -499.99 p.w.	6.15	5.97	6.34	6	364
£500 -699.99 p.w.	5.78	5.61	5.95	6	426
£700+ p.w.	5.25	5.06	5.43	5	328

**Table 11: Mean and median SAP by tenure, age of dwelling, type of dwelling, fuel type and extent of central heating, type of household and household income**

	95% CI for mean			Median SAP	Sample size
	Mean SAP	Lower bound	Upper bound		
<b>Tenure</b>					
Owner-occupier	57.6	57.0	58.3	59	2,127
LA/other public	66.3	65.1	67.6	69	505
HA/co-op	65.7	63.7	67.8	69	275
Private-rented	54.8	51.7	57.9	59	178
All private sector	57.4	56.7	58.1	59	2,305
All social sector	66.1	65.0	67.2	69	780
<b>Age of dwelling</b>					
pre-1919	49.0	47.6	50.5	49	547
1919-1944	57.7	56.1	59.2	60	457
1945-1964	61.0	59.9	62.0	62	738
1965-1982	60.4	59.3	61.4	60	821
post-1982	69.7	68.6	70.8	70	522
<b>Type of dwelling</b>					
Detached house	50.0	48.8	51.1	50	772
Semi-detached house	56.2	55.2	57.2	56	701
Terraced house	63.7	62.7	64.7	65	704
Tenement flat	66.0	64.3	67.6	69	476
Other flats	63.8	62.4	65.3	66	432
<b>Fuel type and extent of central heating</b>					
Full gas CH	63.4	62.8	64.1	65	2,184
Full electric CH	55.0	53.4	56.7	55	374
Other full CH	49.2	47.6	50.8	48	293
Partial CH	49.1	46.1	52.1	47	144
No CH	32.2	28.5	35.8	30	90
<b>Type of Household</b>					
Single adult	61.4	59.7	63.1	65	408
Small adult	59.6	58.2	60.9	61	561
Single parent	66.4	64.1	68.6	68	143
Small family	60.3	58.7	61.8	64	414
Large family	57.2	55.2	59.2	59	245
Large adult	57.9	56.1	59.6	59	323
Older smaller	57.2	55.8	58.6	59	527
Single pensioner	60.7	59.1	62.2	62	464
<b>Weekly Income Band</b>					
< £100 p.w.	58.1	55.2	61.0	56	131
£100 -199.99 p.w.	61.4	60.0	62.7	64	646
£200 -299.99 p.w.	61.8	60.5	63.1	62	580
£300 -399.99 p.w.	59.4	57.9	61.0	63	460
£400 -499.99 p.w.	61.8	60.2	63.4	63	364
£500 -699.99 p.w.	58.2	56.7	59.7	60	426
£700+ p.w.	52.8	51.0	54.5	52	328

### 3 Fuel Poverty

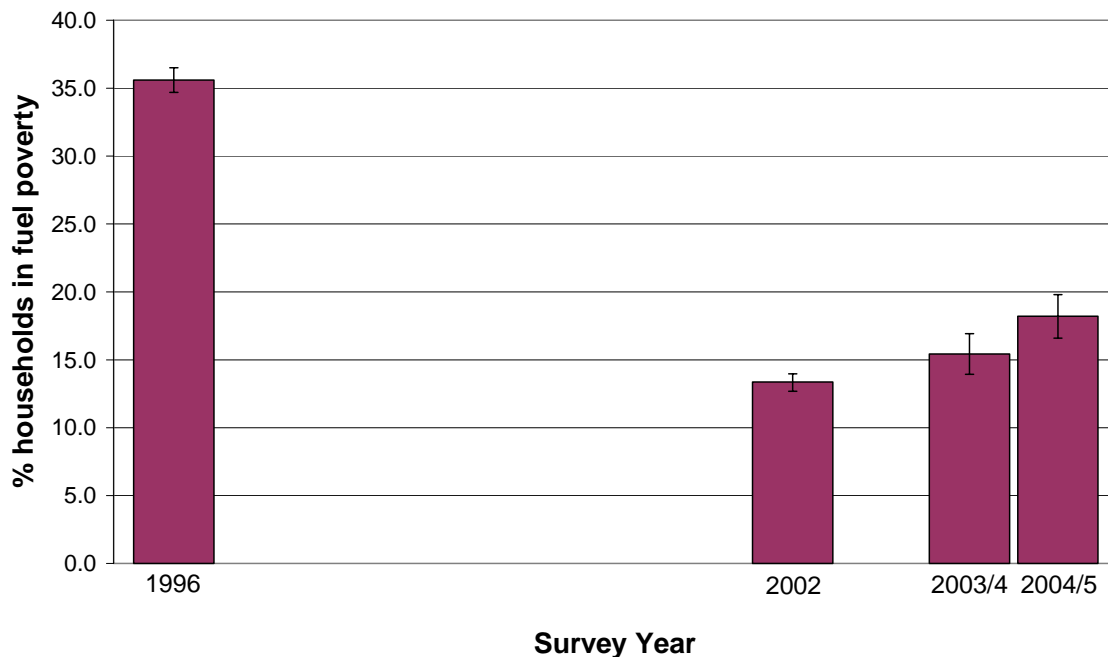
29. The term 'fuel poverty' refers to the situation where a household cannot afford to heat their home to an adequate level. The Scottish Executive uses the following definition of fuel poverty as set out in the Scottish Fuel Poverty Statement (FPS)<sup>8</sup> published in 2002:

***"A household is in fuel poverty if it would be required to spend more than 10% of its income (including Housing Benefit or Income Support for Mortgage Interest) on all household fuel use."***

Furthermore 'extreme fuel poverty' can be defined as a household having to spend more than 20% of its income on fuel.

30. In the above definitions 'income' is net of income and council taxes. See paragraph 61 for additional notes on fuel poverty. For a more detailed description of the criteria involved in the definition of fuel poverty and analysis of previous years' SHCS fuel poverty statistics see the Fuel Poverty Statement, the SHCS 2002 Fuel Poverty in Scotland Report<sup>9</sup> and the SHCS Fuel Poverty Report 2003/4<sup>10</sup>.

**Figure 6: Fuel Poverty 1996-2004/5**



<sup>8</sup> <http://www.scotland.gov.uk/Publications/2002/08/15258/9951>

<sup>9</sup> Available to download at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/FuelPoverty>

<sup>10</sup> Web only publication available at: <http://www.scotland.gov.uk/Publications/2006/11/23092121/0>

**Table 12: Fuel Poverty and Extreme Fuel Poverty 2002 to 2004/5**

	000's	%	Lower CI	Upper CI
<b>Fuel Poverty</b>				
1996	756	35.6	34.7	36.5
2002	293	13.4	12.7	14.0
2003/4	350	15.4	13.9	16.9
2004/5	419	18.2	16.6	19.8
<b>Extreme Fuel Poverty</b>				
1996	182	8.6	8.1	9.1
2002	71	3.2	2.9	3.5
2003/4	112	4.9	4.0	5.8
2004/5	119	5.2	4.3	6.1

31. From 1996 to 2002 the number of fuel poor households in Scotland fell substantially from around 36% to 13%<sup>11</sup>. In 2003/4 15.4% of households (350,000) were assessed as fuel poor and in 2004/5 18.2% of households (419,000) were estimated to be in fuel poverty (Table 12).
32. The figures for 1996, 2002 and 2003/4 are revisions of previously published estimates. As mentioned in paragraph 5, these revisions have been made because of a change in the methodology for the treatment of missing values. Previously, analysis divided households into 3 discrete categories: “in fuel poverty”, “not in fuel poverty”, and “not known”. This meant that the published figure was likely to be an under-estimate of the true figure for those in fuel poverty, as some of those for whom the figure could not be calculated were likely to be in fuel poverty. Analysis of the cases where a fuel poverty figure could not be calculated suggested no clear bias as to whether they were more or less likely than the rest of the population to be in fuel poverty. Hence these “not knowns” have been reapportioned pro rata between the other two categories<sup>12</sup>.
33. Figure 6 and Table 12 indicate that, following a sharp fall between 1996 and 2002, the number and proportion of households in fuel poverty has subsequently increased. Changes in fuel prices have been an important factor in both the reduction in numbers in fuel poverty between 1996 and 2002 and in the subsequent increase. [At the time of the 2002 survey it was estimated that of the 26% fall in fuel poverty between 1996 and

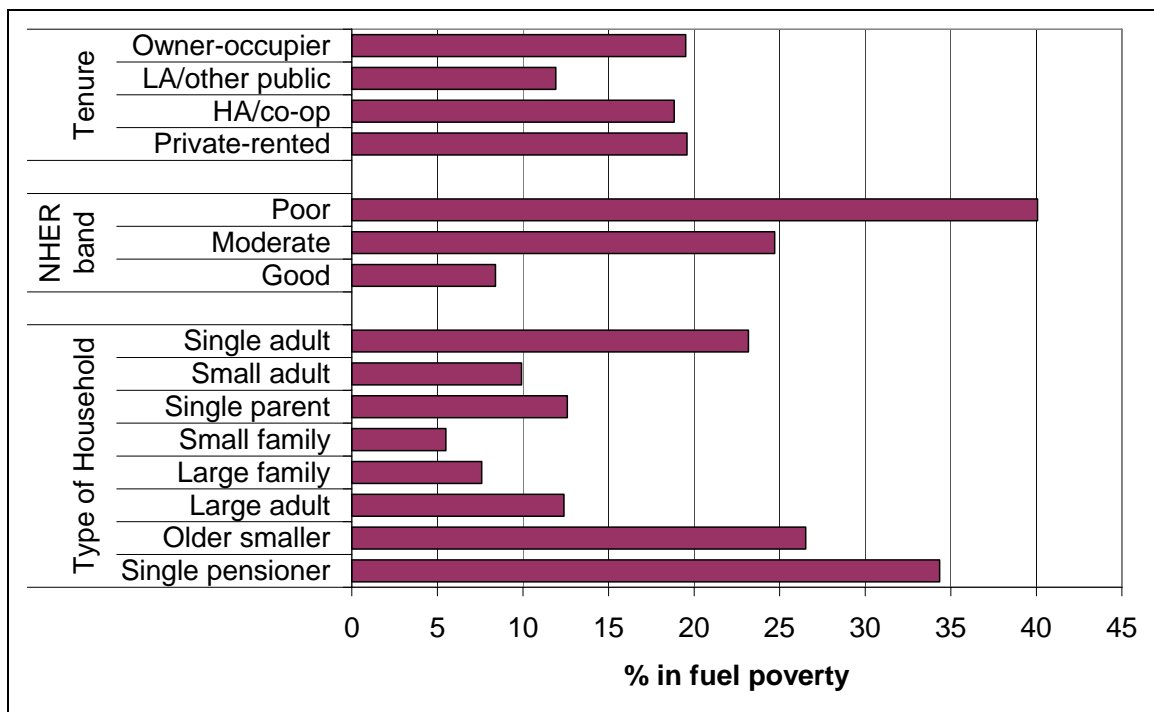
<sup>11</sup> This comparison uses two different definitions of fuel poverty. A comparison using the same definition results in a fall from 36% to 9%. See the 2002 fuel poverty report for further details: <http://www.scotland.gov.uk/Topics/Statistics/SHCS/FuelPoverty>

<sup>12</sup> The 1996 data contained 323 cases with missing fuel poverty information, equivalent to 48,000 households. The 2002 data contained 379 missing values (56,000 households), the 2003/4 data 184 missing values (141,000 households) and the 2004/5 data 182 missing values (131,000 households).

2002<sup>13</sup>, 9 percentage points was due to the fall in fuel prices over the period, 4 to improved energy efficiency and 13 to real increases in incomes.] Because of the small sample size in the 2004-05 survey it is not possible to give a precise assessment of the contribution of these factors to the change between 2002 and 2004-05 and, in particular, the extent to which improved energy efficiency has offset the impact of fuel price increases. Re-running the fuel poverty calculations on the 2004-05 sample using 2002 fuel prices uprated for general inflation only showed that there would have been no significant change in fuel poverty between 2002 and 2004-05 had fuel prices not increased in real terms over the period.

34. 5.2% of households (119,000) were also estimated to be in extreme fuel poverty – i.e. having to spend in excess of 20% of their income on fuel.

**Figure 7: Percentage of households in fuel poverty by tenure, NHER band and type of household: 2004/5**



35. Those renting their property from a local authority or other public sector organisation are less likely than any other tenure type to be fuel poor. Furthermore social renters (this includes both LA/other public sector renters and those who rent from a housing association/co-operative) are less likely to experience extreme fuel poverty than those within the private sector (Tables 13 & 14 & Figure 7).

<sup>13</sup> Based on the 1996 definition of fuel poverty

**Table 13: Fuel Poverty by tenure, age of dwelling, type of dwelling, fuel type and extent of central heating, NHER band, type of household and household income (000s)**

	<b>Not fuel poor</b>	<b>Fuel poor</b>	<b>Extreme fuel poor</b>	<i>Sample size</i>
	<b>000s</b>	<b>000s</b>	<b>000s</b>	
<b>Tenure</b>				
Owner-occupier	1,229	298	102	2,002
LA/other public	330	45	2	483
HA/co-op	196	46	6	264
Private-rented	126	31	9	162
All private sector	1,355	329	111	2,164
All social sector	526	90	8	747
<b>Age of dwelling</b>				
pre-1919	312	109	40	511
1919-1944	279	62	21	424
1945-1964	447	98	16	707
1965-1982	482	96	30	777
post-1982	362	53	12	492
<b>Type of dwelling</b>				
Detached house	353	118	51	723
Semi-detached house	389	111	34	673
Terraced house	444	79	12	669
Tenement flat	398	51	9	440
Other flats	298	59	13	406
<b>Fuel type and extent of central heating</b>				
Full gas CH	1,436	245	68	2,052
Full electric CH	204	64	10	354
Other full CH	118	52	17	281
Partial CH	67	34	15	137
No CH	56	23	9	87
<b>NHER Band</b>				
Poor	66	44	23	168
Moderate	879	288	78	1,543
Good	935	86	18	1,200
<b>Type of Household</b>				
Single adult	262	79	15	387
Small adult	388	43	14	516
Single parent	107	15	0	136
Small family	262	15	5	388
Large family	155	13	8	234
Large adult	194	27	7	300
Older smaller	284	103	36	507
Single pensioner	232	121	35	443
<b>Weekly Income Band</b>				
< £100 p.w.	9	95	59	112
£100 -199.99 p.w.	267	222	50	646
£200 -299.99 p.w.	412	55	6	579
£300 -399.99 p.w.	314	20	4	460
£400 -499.99 p.w.	260	7	0	362
£500 -699.99 p.w.	301	6	0	424
£700+ p.w.	217	1	0	328

**Table 14: Fuel Poverty by tenure, age of dwelling, type of dwelling, fuel type and extent of central heating, NHER band, type of household and household income (%)**

	Not fuel poor	Fuel poor	Extreme fuel poor	Sample size
	%	%	%	
<b>Tenure</b>				
Owner-occupier	80	20	7	2,002
LA/other public	88	12	1	483
HA/co-op	81	19	3	264
Private-rented	80	20	6	162
All private sector	80	20	7	2,164
All social sector	85	15	1	747
<b>Age of dwelling</b>				
pre-1919	74	26	10	511
1919-1944	82	18	6	424
1945-1964	82	18	3	707
1965-1982	83	17	5	777
post-1982	87	13	3	492
<b>Type of dwelling</b>				
Detached house	75	25	11	723
Semi-detached house	78	22	7	673
Terraced house	85	15	2	669
Tenement flat	89	11	2	440
Other flats	84	16	4	406
<b>Fuel type and extent of central heating</b>				
Full gas CH	85	15	4	2,052
Full electric CH	76	24	4	354
Other full CH	69	31	10	281
Partial CH	66	34	15	137
No CH	71	29	12	87
<b>NHER Band</b>				
Poor	60	40	21	168
Moderate	75	25	7	1,543
Good	92	8	2	1,200
<b>Type of Household</b>				
Single adult	77	23	4	387
Small adult	90	10	3	516
Single parent	87	13	0	136
Small family	95	5	2	388
Large family	92	8	4	234
Large adult	88	12	3	300
Older smaller	73	27	9	507
Single pensioner	66	34	10	443
<b>Weekly Income Band</b>				
< £100 p.w.	8	92	57	112
£100 -199.99 p.w.	55	45	10	646
£200 -299.99 p.w.	88	12	1	579
£300 -399.99 p.w.	94	6	1	460
£400 -499.99 p.w.	97	3	0	362
£500 -699.99 p.w.	98	2	0	424
£700+ p.w.	100	0	0	328

36. Households living in older dwellings are more likely to experience fuel poverty with just over a quarter of households living in dwellings built before 1919 being fuel poor compared to 13% of those living in dwellings built after 1982. This is at least in part related to the greater energy efficiency of dwellings built after 1982 as discussed in paragraph 24.
37. People living in detached or semi-detached houses are more likely to be in fuel poverty than those living in terraced houses or flats. Around a quarter of households living in detached houses are in fuel poverty, and almost half of those are in extreme fuel poverty.
38. Households with full gas central heating are less likely to be fuel poor (around 15% being fuel poor) than households with other types of heating. 10-15% of those with no central heating, partial central heating or central heating running on fuels other than gas or electricity are in extreme fuel poverty (Table 14).
39. Households with lower energy efficiency are much more likely to be fuel poor. Households living in dwellings rated “moderate” or “poor” are respectively around 3 and 5 times more likely to experience fuel poverty than those with a “good” rating. Furthermore those with a “poor” NHER score are ten times more likely to experience extreme fuel poverty than those with a “good” rating, with around a fifth of such households in extreme fuel poverty (Figure 7 & Table 14).
40. Around a third of single pensioner households (121,000) were fuel poor, making them more likely than other household types to experience fuel poverty. 27% of older smaller households (generally pensioner couples) (103,000) and 23% of single adult households (79,000) were also in fuel poverty. Around 1 in 10 single-pensioner households experienced extreme fuel poverty. Family households were least likely to be fuel poor (Figure 7 & Tables 13 & 14).
41. Fuel poverty is, of course, highly correlated with income. The likelihood of experiencing fuel poverty increases dramatically as household income decreases. Over 90% of those in the lowest income band (less than £100 p.w.) were fuel poor and 57% experienced extreme fuel poverty.

## 4 Housing Quality\*

42. The Scottish Housing Quality Standard (SHQS) was announced by the Minister for Communities in February 2004<sup>14</sup>. All social landlords must ensure that all of their dwellings pass the SHQS by 2015. The SHQS consists of five criteria, the dwelling must:
- be above the statutory Tolerable Standard
  - be free from serious disrepair
  - be energy efficient
  - have modern facilities and services
  - be healthy, safe and secure.

Communities Scotland has further information on the SHQS <sup>15</sup>.

43. Estimates of failure rates from the 2002 SHCS were produced following the announcement. Fieldwork for the 2003/4 survey began in October 2003, before the final clarification of the SHQS in July 2004<sup>16</sup>. Thus the 2003/4 survey (and the 2002 survey) did not gather all the information required to fully assess dwellings against the SHQS. The surveys did not cover the following areas: number of sockets in kitchen, safety of gas and oil systems, kitchen layout, kitchen safety, kitchen storage and disrepair to attached garages. This was rectified in the 2004/5 survey in which all of these areas were included. Given the profile of failures across the SHQS criteria we believe the addition of this information would not materially affect the estimates of overall failure already published.
44. Approximately 69% of dwellings in Scotland failed the SHQS in 2004/5. This estimate is slightly lower than the rates of failure in 2002 (77%) and 2003/4 (71%<sup>17</sup>) (Figure 8). The majority of dwellings that failed the SHQS failed on the energy efficiency criteria. Full central heating<sup>18</sup> is a strict requirement of these criteria and, in addition, houses with 'old style' electric storage heater will also fail as these are considered inefficient. The number of failures on the modern facilities and services criteria has increased slightly because of the additional information collected in 2004/5.

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<sup>14</sup> For more information see letter and notes at:

<http://www.scotland.gov.uk/Publications/2004/02/18860/32772>

<sup>15</sup> [http://www.communitiesscotland.gov.uk/stellent/groups/public/documents/webpages/cs\\_006672.hcsp#To pOfPage](http://www.communitiesscotland.gov.uk/stellent/groups/public/documents/webpages/cs_006672.hcsp#To pOfPage)

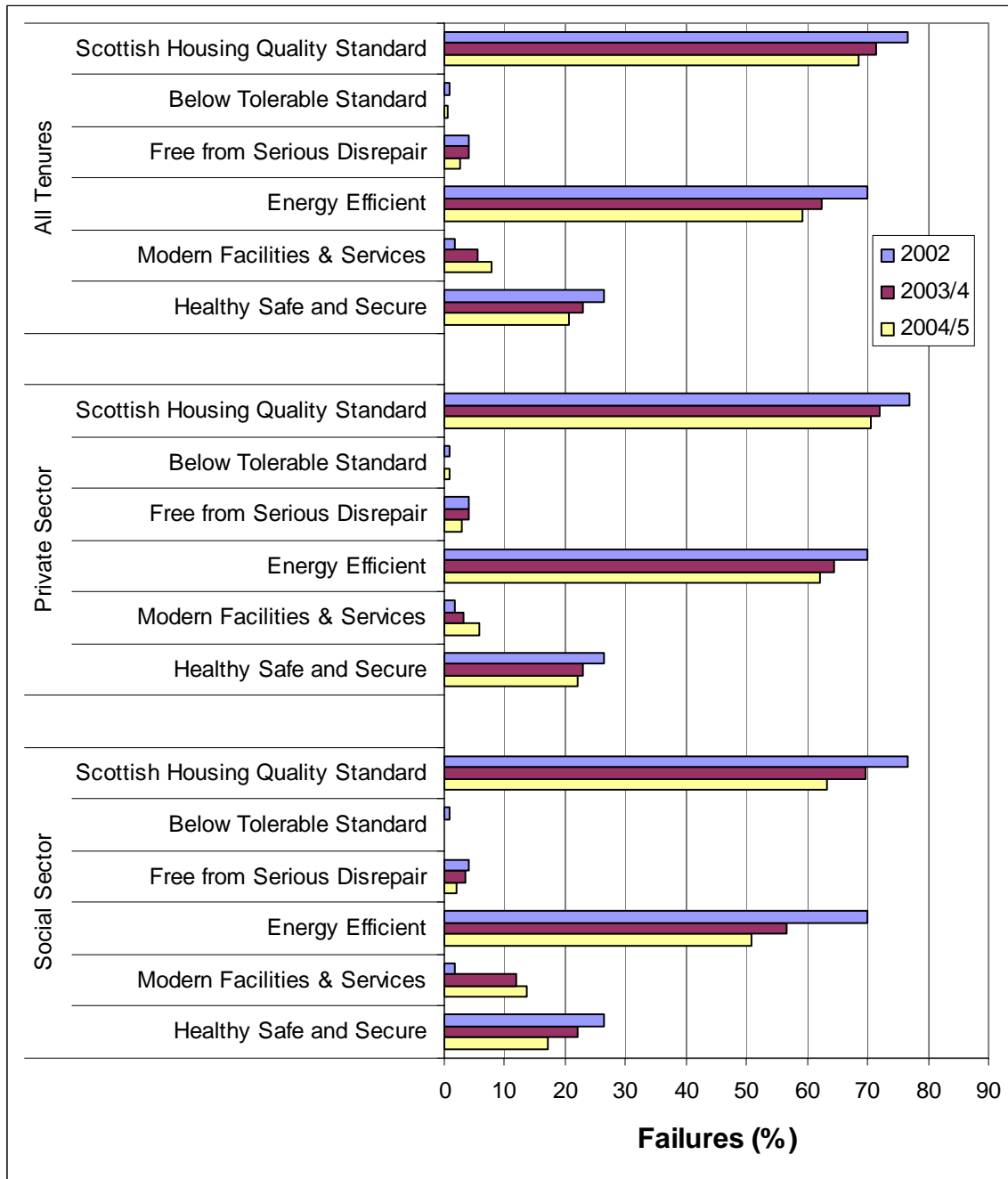
<sup>16</sup> See letter and notes available at: <http://www.scotland.gov.uk/Publications/2004/07/19725/40741>

<sup>17</sup> This figure has been revised slightly – see paragraphs 5 and 32. In 2003/4, 65 missing values were reapportioned pro rata between pass and fail. In 2004/5, 50 missing values were reapportioned, while in 2002 those for which pass or fail could not be assigned were included as passes.

<sup>18</sup> The definition of full central heating for SHQS purposes is: “whole dwelling or rooms representing more than 50% of the floor area of the dwelling with the heating controlled from a single point”.

\* An error was identified in the SHQS estimates in the SHCS Key Findings 2007 publication. We have revised the time-series from 2004-2005 onwards, and incorporated these into the 2007 publication.

**Figure 8: Scottish Housing Quality Standard 2002, 2003/4 & 2004/5**



**Table 15: Number of SHQS Failures 2002, 2003/4 & 2004/5**

Number of SHQS criteria failures <sup>19</sup>	2002		2003/4		2004/5	
	000's	%	000's	%	000s	%
0	509	23	688	30	754	33
1	1,180	54	1,123	50	1,117	49
2	442	20	393	17	361	16
3	53	2	58	3	58	3
4	6	0	6	0	11	0
5	2	0	1	0	0	0
Total	2,192	100	2,269	100	2,301	100

45. The proportions of dwellings with more than one criteria failure are roughly the same for all three survey years, with around 1 in 5 dwellings failing on more than one of the criteria (Table 15).

**Table 16: SHQS by Tenure (000s)**

SHQS	Tenure					
	2002		2003/4		2004/5	
	Private	Social	Private	Social	Private	Social
	000s	000s	000s	000s	000s	000s
Pass	356	153	461	189	498	227
Fail	1,182	501	1,184	435	1,186	390
Total	1,538	654	1,645	624	1,684	617
<i>Sample size</i>	<i>10,244</i>	<i>4,924</i>	<i>2,179</i>	<i>846</i>	<i>2,283</i>	<i>760</i>

**Table 17 SHQS by Tenure (%)**

SHQS	Tenure					
	2002		2003/4		2004/5	
	Private	Social	Private	Social	Private	Social
	%	%	%	%	%	%
Pass	23	23	28	30	30	37
Fail	77	77	72	70	70	63
Total	100	100	100	100	100	100
<i>Sample Size</i>	<i>10,244</i>	<i>4,924</i>	<i>2,179</i>	<i>846</i>	<i>2,283</i>	<i>760</i>

<sup>19</sup> Note that the proportion with one or more fail does not equal the proportion quoted in paragraph 44. This is because the missing values have not been reapportioned in this table.

46. The private sector shows higher failure rates in both 2003/4 and 2004/5 than the social sector, and that gap is widening. The Scottish Executive has stated that the entire stock of every social landlord must meet the criteria of the SHQS by 2015. Private owners and private landlords are currently under no obligation to bring their properties up to a standard which meets the SHQS. There has been a significant increase in the proportion of social sector dwellings passing the SHQS from 2003/4 to 2004/5; it is now at 37%.

### Dampness and Condensation

47. Tables 18 and 19 indicate that very few dwellings in Scotland suffer from either rising or penetrating damp (1 in 25) whilst around 1 in 10 has condensation in at least one room. These figures are largely unchanged from those reported in 2002 and 2003/4.

**Table 18: Presence of Condensation in Dwelling**

<b>Any condensation?</b>	<b>000s</b>	<b>%</b>
None	2,080	90
Some	220	10
Scotland	2,301	100

**Table 19: Presence of Rising or Penetrating Damp in Dwelling**

<b>Any rising or penetrating damp?</b>	<b>000s</b>	<b>%</b>
None	2,210	96
Some	91	4
Scotland	2,301	100

## 5 Notes and Definitions

48. The aim of surveys such as the SHCS is to select a sample which is representative of the population as a whole thus ensuring that any estimates obtained from the survey data are as close as possible to the true population value. Although the SHCS uses a randomly selected sample it is not necessarily given that it is representative of all households. Some households or dwelling types may be over-represented and others may be under-sampled and response bias will have a further effect (for example non-response households consisting of a young, single male). In general, the smaller the sample size, the greater the likelihood the estimate could be misleading so care must be taken when using subsets of the survey sample for analysis.
49. The 'paired' (social and physical) survey response rate is about 60%. Although the SHCS is reweighted to take non-responses into consideration we cannot be certain that the weighting process correctly represents the profile of the missing population.
50. Whilst we cannot quantify the extent of bias due to non-response we can quantify the likely extent of sampling variability by calculating the 'standard error' associated with an estimate. By convention a '95% confidence interval' is used to demonstrate the variability. On average there is a one in twenty chance that the true value will not fall within the given confidence interval or conversely there is a 95% chance that the true value will fall within the given confidence interval.
51. Table 20 shows the "95% confidence limits" for estimates for a range of percentages calculated from sub-samples of a range of sizes. Note that the confidence limits for estimates of  $x\%$  and  $(100-x)\%$  are the same. The interpretation and use of this table are best demonstrated by an example.
52. In Table 9, 24% of detached houses were rated "good" in terms of energy efficiency. To the right of the table it says that the sample size of detached houses was 772. Looking at Table 20, and reading across the 800 row to the 25% column (the nearest to our figures), we get a confidence interval of  $\pm 3.4\%$  around the estimate. Thus we can say that we are 95% confident that the true proportion of detached houses with a "good" energy rating lies between 20.6% and 27.4% ( $24\% \pm 3.4\%$ ).
53. Where no sample size has been given, for example in Table 1, it can be assumed that the base of the figures is the full sample, which was 3,783 households in 2004/05 for Tables 1 and 2, which only use information from the social questionnaire, and 3,093 paired social and physical cases for the other tables.

**Table 20: “95% Confidence Limits” for estimates based on SHCS sub-samples of various sizes.**

Sub-sample size. (i.e the "n=" value corresponding to 100%)	Estimate											
	1% or 99%	2% or 98%	5% or 95%	10% or 90%	15% or 85%	20% or 80%	25% or 75%	30% or 70%	35% or 65%	40% or 60%	45% or 55%	50%
	percentage points ( + / - )											
100	2.2	3.1	4.9	6.7	8.0	8.9	9.7	10.2	10.7	10.9	11.1	11.2
150	1.8	2.6	4.0	5.5	6.5	7.3	7.9	8.4	8.7	8.9	9.1	9.1
200	1.6	2.2	3.4	4.7	5.6	6.3	6.8	7.2	7.5	7.7	7.9	7.9
250	1.4	2.0	3.1	4.2	5.0	5.7	6.1	6.5	6.7	6.9	7.0	7.1
300	1.3	1.8	2.8	3.9	4.6	5.2	5.6	5.9	6.2	6.3	6.4	6.5
350	1.2	1.7	2.6	3.6	4.3	4.8	5.2	5.5	5.7	5.9	5.9	6.0
400	1.1	1.6	2.4	3.4	4.0	4.5	4.8	5.1	5.3	5.5	5.6	5.6
450	1.0	1.5	2.3	3.2	3.8	4.2	4.6	4.8	5.0	5.2	5.2	5.3
500	1.0	1.4	2.2	3.0	3.6	4.0	4.3	4.6	4.8	4.9	5.0	5.0
600	0.9	1.3	2.0	2.7	3.3	3.6	3.9	4.2	4.4	4.5	4.5	4.6
700	0.8	1.2	1.8	2.5	3.0	3.4	3.7	3.9	4.0	4.1	4.2	4.2
800	0.8	1.1	1.7	2.4	2.8	3.2	3.4	3.6	3.8	3.9	3.9	3.9
900	0.7	1.0	1.6	2.2	2.7	3.0	3.2	3.4	3.6	3.6	3.7	3.7
1,000	0.7	1.0	1.5	2.1	2.5	2.8	3.1	3.2	3.4	3.5	3.5	3.5
1,100	0.7	0.9	1.5	2.0	2.4	2.7	2.9	3.1	3.2	3.3	3.4	3.4
1,200	0.6	0.9	1.4	1.9	2.3	2.6	2.8	3.0	3.1	3.2	3.2	3.2
1,300	0.6	0.9	1.4	1.9	2.2	2.5	2.7	2.8	3.0	3.0	3.1	3.1
1,400	0.6	0.8	1.3	1.8	2.1	2.4	2.6	2.7	2.8	2.9	3.0	3.0
1,500	0.6	0.8	1.3	1.7	2.1	2.3	2.5	2.6	2.8	2.8	2.9	2.9
1,600	0.6	0.8	1.2	1.7	2.0	2.2	2.4	2.6	2.7	2.7	2.8	2.8
1,700	0.5	0.8	1.2	1.6	1.9	2.2	2.3	2.5	2.6	2.7	2.7	2.7
1,800	0.5	0.7	1.1	1.6	1.9	2.1	2.3	2.4	2.5	2.6	2.6	2.6
1,900	0.5	0.7	1.1	1.5	1.8	2.1	2.2	2.3	2.4	2.5	2.6	2.6
2,000	0.5	0.7	1.1	1.5	1.8	2.0	2.2	2.3	2.4	2.4	2.5	2.5
2,100	0.5	0.7	1.1	1.5	1.7	2.0	2.1	2.2	2.3	2.4	2.4	2.4
2,200	0.5	0.7	1.0	1.4	1.7	1.9	2.1	2.2	2.3	2.3	2.4	2.4
2,300	0.5	0.7	1.0	1.4	1.7	1.9	2.0	2.1	2.2	2.3	2.3	2.3
2,400	0.5	0.6	1.0	1.4	1.6	1.8	2.0	2.1	2.2	2.2	2.3	2.3
2,500	0.4	0.6	1.0	1.3	1.6	1.8	1.9	2.0	2.1	2.2	2.2	2.2
2,600	0.4	0.6	1.0	1.3	1.6	1.8	1.9	2.0	2.1	2.1	2.2	2.2
2,700	0.4	0.6	0.9	1.3	1.5	1.7	1.9	2.0	2.1	2.1	2.1	2.2
2,800	0.4	0.6	0.9	1.3	1.5	1.7	1.8	1.9	2.0	2.1	2.1	2.1
2,900	0.4	0.6	0.9	1.2	1.5	1.7	1.8	1.9	2.0	2.0	2.1	2.1
3,000	0.4	0.6	0.9	1.2	1.5	1.6	1.8	1.9	1.9	2.0	2.0	2.0
3,093	0.4	0.6	0.9	1.2	1.4	1.6	1.7	1.8	1.9	2.0	2.0	2.0
3,783	0.4	0.5	0.8	1.1	1.3	1.5	1.6	1.7	1.7	1.8	1.8	1.8
15,000	0.2	0.3	0.4	0.5	0.7	0.7	0.8	0.8	0.9	0.9	0.9	0.9

54. Confidence intervals for the mean NHER and SAP scores cannot be calculated from Table 20, and so are provided explicitly in Tables 5, 8, 10 and 11.
55. The median tends to be a better measure of central tendency than the mean for most SHCS results as it is less affected by skewed distributions and the small number of outlying values which naturally occur in the data.
56. Numbers of cases are rounded to the nearest thousand and percentages to the nearest integer. This rounding may mean that in some cases the percentages do not add up to 100.
57. Households are allocated to one of eight types as shown below:
- Single adult: 1 adult of non-pensionable age and no children
  - Small adult: 2 adults of non-pensionable age and no children
  - Single parent: 1 adult of any age and 1 or more children
  - Small family: 2 adults and 1 or 2 children
  - Large family: 2 adults and 3 or more children or 3 or more adults and 1 or more children
  - Large adult: 3 or more adults and no children
  - Older smaller: 2 adults at least one of whom is of pensionable age, and no children
  - Single pensioner: 1 adult of pensionable age and no children
58. The NHER assessment procedure is not based on what a household actually spends on fuel. It is based on a model (produced by the National Energy Services<sup>20</sup>) of the theoretical costs of maintaining a standard heating regime for a standard level of occupancy derived from knowledge of the appliances, fuel sources, insulation, size and dwelling type of the premises. Total energy costs include space and water heating, lighting, standard domestic appliances (e.g. washing machine) and standing charges. The model contains a factor for local climate variations to take into account differences across the UK. In reality household fuel use may be different to that assumed in the model.
59. Level 0 is the simplest of the four NHER assessment levels. It involves measuring up to 19 items and takes about 5 minutes per dwelling. The SHCS uses an enhanced level 0 assessment which includes many of the items recorded in the level 1 assessment and 1 recorded in the level 2 assessment. At this level the scale does not allow scores for individual dwellings to be quoted, but does give the distribution of NHER across subsets of greater than 100 dwellings and therefore the stock as a whole. For further information see the SHCS 2002 National Report<sup>21</sup> Technical

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<sup>20</sup> For further information see the National Energy Services NHER website: <http://www.nher.co.uk/>

<sup>21</sup> <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReport2002>

Annex 9 and 10.

60. The Standard Assessment Procedure is the UK government's preferred system for rating the energy efficiency of dwellings. It is scaled from 1 (poor) to 100 (excellent). It is based on the total fuel costs for space and water heating per square metre of floor space. However, unlike the NHER, there is no factor to take into account regional variations in climate in the UK. Furthermore it does not consider lighting, domestic appliances and standing charges in its modelling of fuel costs, nor does it include any information on occupancy.
61. The concept of fuel poverty used in this report is based on a theoretical calculation of how much it would cost to heat a dwelling according to a specified regime<sup>10,9,10</sup>. It does not utilise information on how much a household actually spends on fuel. In reality households may choose to heat their dwellings in a different manner to that assumed in the model.
62. Tables 21 and 22 show how energy prices have increased between May 1996 and May 2006, the latest year available. Using changes in the index for fuel and light as a broad indicator of changes in fuel prices faced by households it is notable that between 1996 and 2002, when the proportion of households in fuel poverty fell to less than 38% of its 1996 value (Table 12), the price of fuel and light had decreased by 17% in real terms. By 2005 the real price of fuel and light was 7% below its 1996 level and the proportion of households fuel poor was around half of its 1996 level.

**Table 21: Retail Price Index fuel components, May 1996 to May 2006**

	Coal and smokeless fuels	Gas	Electricity	Heating oils	Fuel and light	Petrol and oil
May-96	118.6	112.7	120.9	94.2	116.4	134.7
May-02	139.3	114.0	105.2	117.2	111.1	182.8
May-03	142.2	115.5	105.9	118.6	112.2	184.3
May-04	146.6	123.5	111.9	146.2	120.3	199.3
May-05	163.6	139.8	123.1	172.2	134.8	209.0
May-06	178.5	185.2	150.1	222.0	170.2	236.1
% change May-96 to May-05	38.0%	24.1%	1.9%	82.8%	15.8%	55.1%
% change May-02 to May-05	17.5%	22.7%	17.1%	46.9%	21.3%	14.3%

Source: DTI Quarterly Energy Prices Tables<sup>22</sup>

<sup>22</sup> DTI Quarterly Energy Prices Table 2.1.3 available at <http://www.dti.gov.uk/energy/statistics/publications/prices/tables/page18125.html>

**Table 22: Retail Price Index fuel components relative to the GDP deflator, May 1996 to May 2006**

	Coal and smokeless fuels	Gas	Electricity	Heating oils	Fuel and light	Petrol and oil	GDP Deflator
May-96	96.5	91.7	98.4	76.6	94.7	109.6	122.9
May-02	98.4	80.6	74.3	82.8	78.5	129.2	141.5
May-03	97.6	79.3	72.7	81.4	77.0	126.5	145.7
May-04	98.1	82.6	74.8	97.8	80.5	133.3	149.5
May-05	107.2	91.6	80.6	112.8	88.3	136.8	152.7
May-06	114.3	118.7	96.2	142.2	109.0	151.2	156.1
% change May-96 to May-05	11.1%	-0.1%	-18.1%	47.3%	-6.8%	24.8%	24.2%
% change May-02 to May-05	8.9%	13.6%	8.5%	36.2%	12.5%	5.9%	7.9%

Source: DTI Quarterly Energy Prices Tables<sup>23</sup>

63. The Tolerable Standard<sup>24</sup> is the minimum condition required by Scottish Law for a dwelling to be habitable. It was introduced in the 1969 Housing Act and was updated in the 1987 and 2001 Acts. The requirements of the act are that the dwelling:

- Is structurally stable
- Is substantially free from rising and penetrating damp
- Has satisfactory provision for natural and artificial light, for ventilation and for heating
- Has an adequate piped supply of wholesome water within the house
- Has a sink provided with a satisfactory supply of hot and cold water within the house
- Has a WC available for the exclusive use of the occupants of the house suitably located within the house
- Has a fixed bath/shower and wash-hand basin all with a satisfactory supply of hot and cold water suitably located within the house
- Has an effective system for the drainage and disposal of foul and surface water
- Has satisfactory facilities for the cooking of food within the house
- Has satisfactory access to all external doors and outbuildings

A failure to meet one or more of these criteria will result in a dwelling being declared Below Tolerable Standard (BTS). In such cases local authorities are required to act either through closure or demolition or improvement of the dwelling.

<sup>23</sup> DTI Quarterly Energy Prices Table 2.1.3 available at <http://www.dti.gov.uk/energy/statistics/publications/prices/tables/page18125.html>

<sup>24</sup> For further information see the SHCS 2002 National Report Technical Annex 7 at <http://www.scotland.gov.uk/Topics/Statistics/SHCS/NationalReport2002>