

ANNEX F: A SUMMARY OF THE 5 BROAD CRITERIA (A-E) AND THE 55 ELEMENTS AND 9 SUB-ELEMENTS OF THE SCOTTISH HOUSING QUALITY STANDARD (SHQS)

A		B		C			D			E		
Must be compliant with the current Tolerable Standard		Must be Free from Serious Disrepair		Must be Energy Efficient			Must have Modern Facilities and Services			Must be Healthy, Safe and Secure		
12 elements		Primary building elements (4 in total)		Effective insulation (3 elements)			Bathroom Condition (1 element, 4 sub-elements)			Healthy (3 elements)		
1	Structural stability	13	Wall structure	31	Cavity wall insulation		36A	Bathroom Condition: wash hand basin and related fittings			41	Lead free pipe work
2	Rising damp and penetrating damp	14	Internal floor structures	32	100mm minimum of existing loft insulation e.g. glass wool or equivalent (or 270mm for first time insulation or first time additional insulation or as a further measure to reduce carbon emissions)		36B	Bathroom Condition: bath and/or shower and related fittings			42	Mechanical ventilation in kitchen and bathroom (under a limited range of circumstances)
3	Lighting, ventilation and heating	15	Foundations	33	Hot water tank and pipe insulation & cold water tank insulation as an ancillary measure		36C	Bathroom Condition: main WC and fittings			43	External noise insulation (under a limited range of circumstances)
4	Wholesome water supply	16	Roof structure	Full, efficient central heating (1 element, 2 sub-elements)			36D	Bathroom Condition: hot & cold water supply to wash hand basin and bath/shower			Safe (9 elements)	
5	Sink with hot and cold water	Secondary building elements (14 in total)		34A	Full central heating		Kitchen Condition (1 element, 3 sub-elements)			44	Presence of smoke alarms/detectors	
6	Water or waterless closet	17	Principal roof covering	34B	Efficient central heating		37A	Kitchen Condition: sink and related fittings			45	Safe electrical system
7	Bath and/or shower and wash hand basin with hot and cold	18	Chimney stacks	Minimum energy efficiency rating (1 element)			37B	Kitchen Condition: storage cabinets and worktops			46	Safe gas/oil system and appliances
8	Foul and surface water drainage	19	Flashings	35	An energy efficiency rating of <u>EITHER</u> National Home Energy Rating (NHER) 5 <u>OR</u> Standard Assessment Procedure (SAP) 2001 of 50 (gas systems) or 60 (oil, LPG, electric, solid fuel and biomass systems).		37C	Kitchen Condition: hot & cold water supply to sink			47	Lifts
9	Facilities for cooking food	20	Rainwater goods (gutters and downpipes)				Kitchen Facilities (3 elements)			48	Lobbies, halls, passages (internal only)	
10	Access to external doors and outbuildings	21	External wall finish				38	Kitchen Facilities: safe working arrangements			49	Individual dwelling/common paths, paved areas, courts, laundry and drying areas external to the dwelling
11	Electrical installations	22	Common access decks/galleries/balustrades				39	Kitchen Facilities: adequate electrical sockets			50	Refuse chambers (multi-storey flats only)
12	Thermal insulation	23	Common access stairs and landings				40	Kitchen Facilities: adequate food storage space			51	Bin stores
		24	Individual dwelling balconies and verandas	Conversion table showing minimum NHER/SAP 2001/2005/2009 ratings necessary to pass SHQS criteria 35							52	Common/public lighting (both internal for flatted properties in particular and external for all property types)
		25	Attached garages of individual dwellings	Fuel source for central heating systems	National Home Energy Rating (NHER)			Standard Assessment Procedure 2001 SAP / 2005 SAP and RdSAP / 2009 SAP			Secure (3 elements)	
		26	Internal stairs of individual dwellings	Gas	5			50 50 48			53	Individual dwelling doors (both front and rear doors)
		27	Damp proof course	Oil	5			60 54 54			54	Common door entry system (common front doors only)
		28	Windows & doors of individual dwellings	Liquid Petroleum Gas (LPG)	5			60 54 63			55	Secure common external front and rear access doors in a good state of repair (flatted properties only)
		29	Common windows and common roof lights	Electric	5			60 58 63				
		30	Underground drainage	Solid Fuel	5			60 59 63				
				Biomass	5			60 59 64				

Source: Scottish Government, March 2011