

Dwelling Hazard from Disrepair



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Dwelling Hazard Assessment

Scottish Government National Outcomes

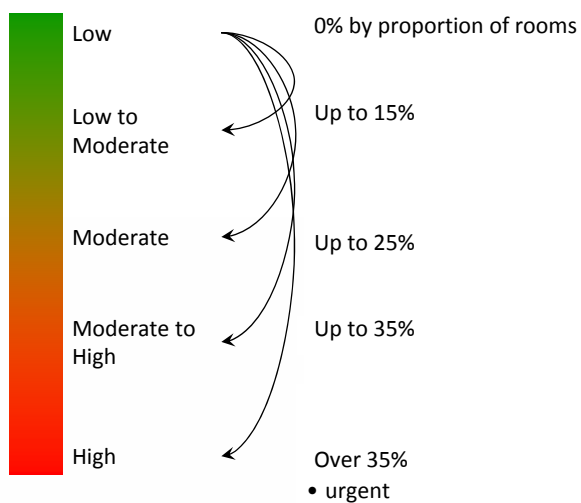
*“We value and enjoy our built and natural environment and **protect it and enhance it for future generations**”*

 The Scottish Government

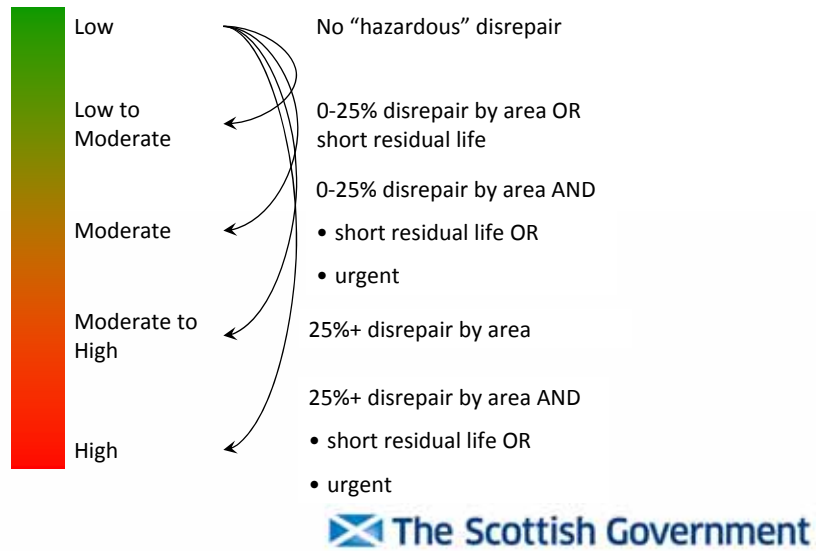
Scottish House Conditions Survey

Surveyed Element	Critical Element	Hazardous Element
hall floor structure	Green	Green
hall floor finish	Green	Green
dry/wet rot	Red	Green
internal walls/partition (common) party wall(s)	Green	Red
(common) access balcony etc	Green	Green
(common) doors,screens etc	Green	Green
roof structure	Green	Green
roof covering	Green	Green
chimney stacks	Green	Green
flashings and edges	Green	Green
roof gutters/downpipes	Green	Green
external wall structure/finish	Green	Green
foundations	Green	Green
damp proof course	Green	Green
dwelling external doors	Green	Green
windows to dwelling	Green	Green
TS: dwelling structurally stable?	Red	Green

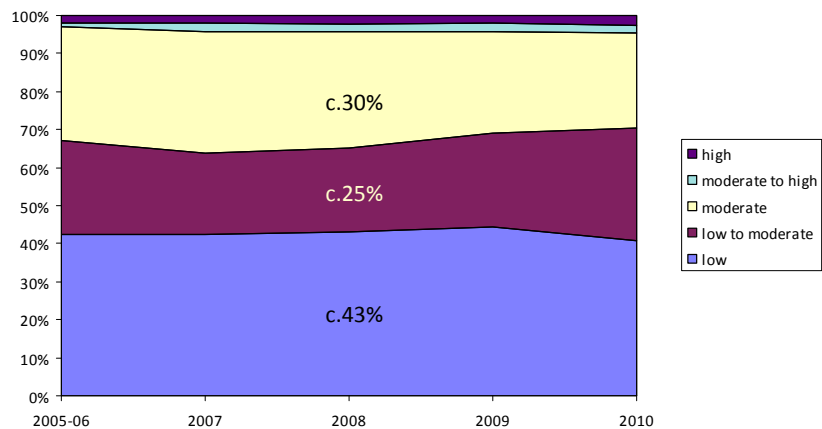
Dwelling Hazard Indicator



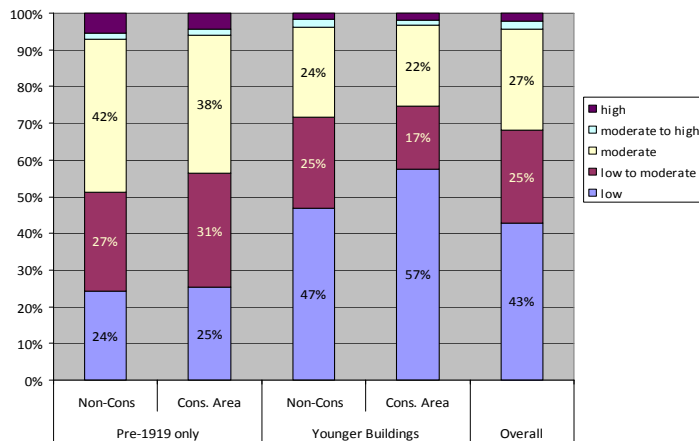
Dwelling Hazard Indicator



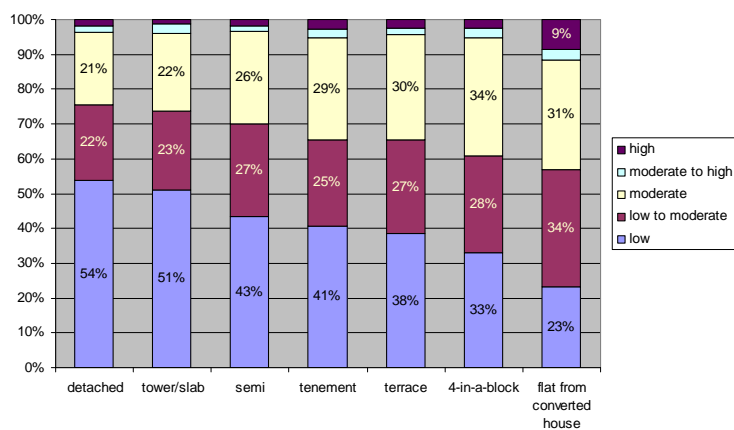
Dwelling Hazard Over Time



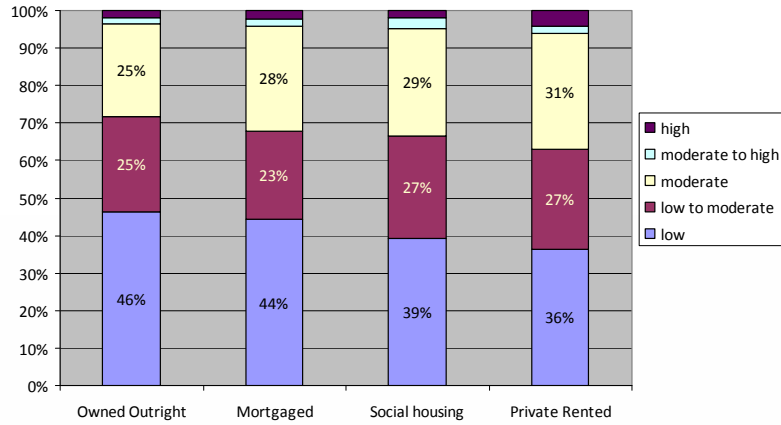
Stock Profile - Age Dependence



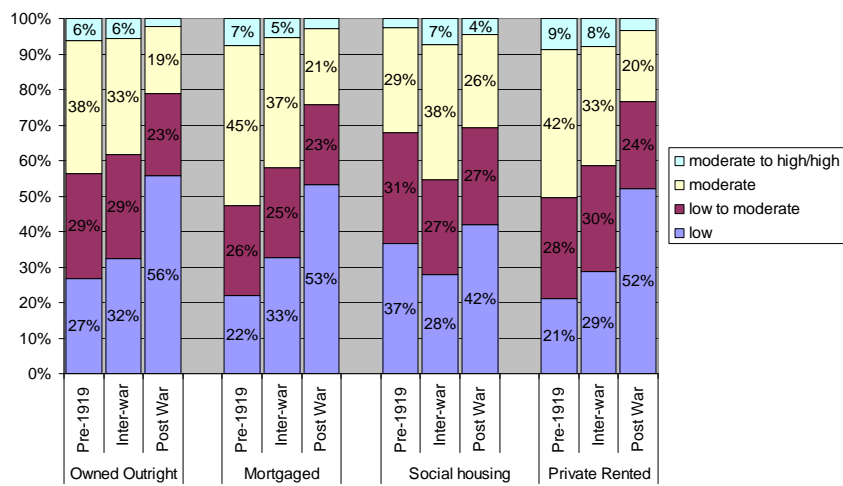
Stock Profile - Dwelling Types



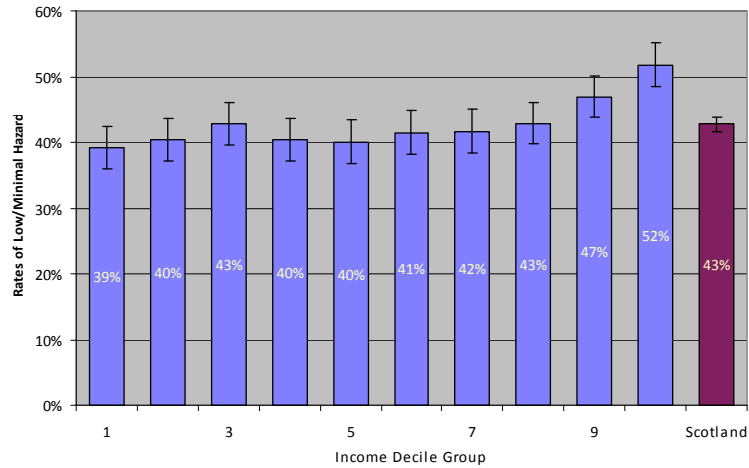
Stock Profile - Tenure



Stock Profile - Tenure



Stock Profile - Income Groups

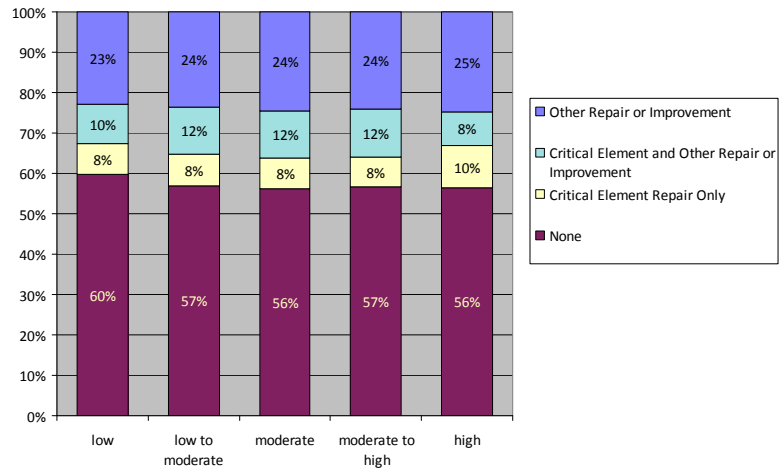


Repairs – Types & Spending

Critical	Other fabric	Home Improvements	Energy
Foundations	Basic internal repairs	Loft or attic conversion	Install/improve loft insulation
Structure	Internal plasterwork	Refit bathroom	Install/improve wall insulation
Repair/replace roof	Service connections	Refit kitchen	Install/replace CH system
Timber treatments (damp/rot/woodworm)	Partial demolition/ remove storeys	Conservatory/porch or extension	Install/replace secondary heating system
Wall structure/render		Install additional bathroom	
External timber		Repaint doors/windows	
Gutters/downpipes		Other miscellaneous	
Damp proof course			
Chimney stack			
Replace windows/doors			
Floor joists or boards			

Repairs Made	Average Spend	Share of Households
None (maintenance)	£1,000 +/- £150	58%
Critical Element Repair Only	£2,600 +/- £350	8%
Critical Element and Other Repair or Improvement	£12,500 +/- £2,100	11%
Other Repair or Improvement	£4,200 +/- £350	24%

Repairs and Hazard



Costs - Categories

Element	Pre 1919	Inter war	Post War
Floor structure	High	High	High
Floor finish	High	High	High
Primary Roof Covering	High	High	High
Foundations	High	High	High
External wall structure	High	High	High
Overall structural stability	High	High	High
Party wall	High	Moderate	Moderate
External windows	High	Moderate	Moderate
Primary Roof Structure	High	Moderate	Moderate
External wall finish	Moderate	Moderate	Moderate
Secondary Roof Covering	Moderate	Moderate	Moderate
Secondary Roof Structure	Moderate	Moderate	Moderate
Damp proof coursing	Moderate	Moderate	Low
Access decks, balconies and balustrades (Common access, flats only)	Moderate	Low	Moderate
Chimney stacks	Moderate	Low	Low
Dry/wet rot	Low	Low	Low
Doors, screens, windows and roof-lights (Common access, flats only)	Low	Low	Low
External doors	Low	Low	Low
Flashings	Low	Low	Low
Roof guttering and downpipes	Low	Low	Low

Conclusions

- *Age and tenure*
- *Conservation areas*
- *Income*
- *Spending behaviours and hazard*