

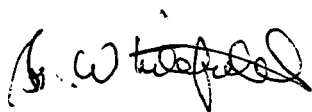
NORTH LANARKSHIRE COUNCIL -

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Scottish Homes is currently finalising arrangements for the second national house condition survey to commence during 1996. An offer has been made to each local authority to "buy into" the survey and boost the sample to provide reliable data for its own area.

The cost of accepting the offer is estimated at £20,000 (split over two financial years) and would, I believe, present a cost effective means of obtaining useful strategic information for the new authority. Further details of the objectives of the survey and the number of physical and socio-economic surveys to be carried out are attached at Appendix 1.

A deadline of 28 September 1995 has been set for responding to this offer and I would recommend that it be accepted on the understanding that appropriate financial provision is built into the revenue estimates to meet the costs involved.



G S Whitefield

Encl

OBJECTIVES OF THE SCOTTISH HOUSE CONDITION SURVEY

The following seven objectives have been identified for the Scottish House Condition Survey (SHCS)

- | | |
|-------------|---|
| Objective 1 | To enable the physical quality of Scotland's housing stock to be monitored at a national level and for trends in house condition to be monitored over time. |
| Objective 2 | To contribute to our understanding of the factors which influence the physical condition of the housing stock. |
| Objective 3 | To provide a benchmark against which outputs from local surveys can be measured. |
| Objective 4 | To supplement the system of resource allocation within The Scottish Office and within Scottish Homes. |
| Objective 5 | To explore relationships between investment and stock condition both at an individual and at a national level. |
| Objective 6 | To investigate relationships between peoples' socio-economic characteristics and their house condition. |
| Objective 7 | To provide an information resource which can be drawn on for policy development. |

Composition of the Scottish House Condition Survey

The SHCS consists of a number of discrete but related exercises, the two most important being :

- ♦ the physical survey based on an inspection of dwellings to assess the physical condition of the interior, exterior and the immediate external environment of each selected dwelling.
- ♦ the socio-economic survey of residents to obtain information such as household income, economic status, household structure, housing satisfaction and details of home improvements.

Allocation of Core Sample to Unitary Authorities

The core sample in 1996 will be 15,000 for the socio-economic survey and 13,500 for the physical survey. The core sample will be allocated in proportion to the population as shown in the table.

Authority	Population 30.6.92	Core Sample Allocation	
		Socio- Economic Survey	Physical Survey
City of Glasgow	627,160	1,841	1,656
City of Edinburgh	439,880	1,291	1,162
Fife	349,900	1,027	924
North Lanarkshire	328,330	964	867
South Lanarkshire	307,170	901	811
Aberdeenshire	220,530	647	582
City of Aberdeen	216,520	635	572
Highland	205,900	604	544
West Renfrewshire	173,850	510	459
City of Dundee	154,920	455	409
Dumfries & Galloway	147,900	434	391
West Lothian	145,740	428	385
Falkirk	142,800	419	377
North Ayrshire	138,880	408	367
Perthshire & Kinross	127,580	372	337
East Ayrshire	124,080	364	328
South Ayrshire	113,640	333	300
Angus	112,100	329	296
East Dunbartonshire	110,150	323	291
The Borders	104,800	308	277
Dumbarton & Clydebank	98,400	289	260
Inverclyde	90,990	267	240
Argyll & Bute	90,500	266	239
East Renfrewshire	87,500	257	231
Moray	85,350	250	225
East Lothian	85,140	250	225
Stirling	81,440	239	215
Midlothian	79,840	234	211
Clackmannan	48,360	142	128
Western Isles	29,350	86	78
Shetland	22,640	66	60
Orkney	19,710	58	52
TOTAL - SCOTLAND	5,111,200	15,000	13,500

Coverage of the Physical Survey

The physical survey collects information relating to :

- ◆ dwelling type and description
- ◆ characteristics of common block
- ◆ locality
- ◆ repairs required on a room by room basis
- ◆ types of defect/condition
- ◆ amenities
- ◆ services and fittings
- ◆ heating and insulation
- ◆ characteristics of common access
- ◆ repairs to common access
- ◆ external construction and features
- ◆ tolerable standard
- ◆ action to area and environment

Coverage of the Socio-Economic Survey

The socio-economic survey collects information relating to :

- ◆ tenure
- ◆ housing history
- ◆ moving intentions and aspirations
- ◆ RTB/tenancy transfers
- ◆ work done to dwelling
- ◆ heating
- ◆ mobility and health
- ◆ environment of dwelling
- ◆ household composition and status
- ◆ household costs
- ◆ income, benefits and savings
- ◆ impact of condensation

The recommended sample size for a Local House Condition Survey is 1100. The table below shows the numbers and costs involved for local authorities who would wish to boost their sample to achieve this.

Authority	Boost Samples Required		Approximate Cost*		
	Socio Economic	Physical	Socio Economic (£)	Physical (£)	Total (£)
	City of Glasgow	None	None	0	0
City of Edinburgh	None	None	0	0	0
Fife	73	176	2920	9680	12600
North Lanarkshire	136	233	5440	12815	18255
South Lanarkshire	199	289	7960	15895	23855
Aberdeenshire	453	518	18120	28490	46610
City of Aberdeen	465	528	18600	29040	47640
Highland	496	556	19840	30580	50420
West Renfrewshire	590	641	23600	35255	58855
City of Dundee	645	691	25800	38005	63805
Dumfries & Galloway	666	709	26640	38995	65635
West Lothian	672	715	26880	39325	66205
Falkirk	681	723	27240	39765	67005
North Ayrshire	692	733	27680	40315	67995
Perthshire & Kinross	728	763	29120	41965	71085
East Ayrshire	736	772	29440	42460	71900
South Ayrshire	767	800	30680	44000	74680
Angus	771	804	30840	44220	75060
East Dunbartonshire	777	809	31080	44495	75575
The Borders	792	823	31680	45265	76945
Dumbarton & Clydebank	811	840	32440	46200	78640
Inverclyde	833	860	33320	47300	80620
Argyll & Bute	834	861	33360	47355	80715
East Renfrewshire	843	869	33720	47795	81515
Moray	850	875	34000	48125	82125
East Lothian	850	875	34000	48125	82125
Stirling	861	885	34440	48675	83115
Midlothian	866	889	34640	48895	83535
Clackmannan	958	972	38320	53460	91780
Western Isles	1014	1022	40560	56210	96770
Shetland	1034	1040	41360	57200	98560
Orkney	1042	1048	41680	57640	99320

*Based on a socio economic survey cost of £40 and a physical survey cost of £55