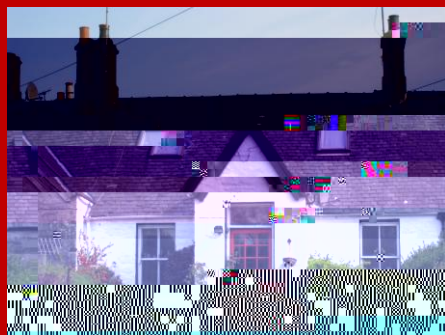




Community Services
Housing Services



THE
HOUSING
(SCOTLAND)
ACTS
1987 - 2006



HOUSING
STANDARDS



*To realise the potential of
communities by ensuring that people
have access to affordable, sufficient
and suitable housing in Argyll &
Bute*

The Private Sector and the Council

Argyll and Bute Council is *the* strategic housing authority for the council area. That



AMENITY

Under the 2006 Act local authorities have a new power to deal with housing which may not be sub-standard, but whose appearance or state of repair is affecting the amenity of an area. This is a fairly subjective assessment with no set criteria for judgement.

Enforcement of amenity issues can only be done in a declared Housing Renewal Area (HRA) followed by the service of a Warrant under section 15(1) of the Act.

Housing Quality Criteria	Criteria Definition	Criteria Elements	Failure Assessed By:
COMPLAINT WITH THE TOLERABLE STANDARD	The Tolerable Standard	Below Tolerable Standard	Single Primary Failure
FREE FROM SERIOUS DISREPAIR	Primary Building Elements	Wall Structure Internal floor structures Foundations Roof structure	Single Primary Element Failure. An element fails where it requires repair or replacement of more than 20%.
	Secondary Building Elements	Roof covering Chimney stacks Flashings Rainwater goods External wall finishes Access decks/ balustrades Common access stairs/ landings, pathways within the curtilage of the dwelling Individual dwelling balconies / verandas Individual dwelling, attached garages, internal stairs Damp Proof Course Windows/doors Common windows/roof lights Underground drainage	Failure by two or more elements. An element fails where it requires repair or replacement of more than 20%.
ENERGY EFFICIENT	Effective Insulation	Cavity insulation where technically feasible and appropriate ¹ 100mm loft insulation where appropriate ² Insulation of hot water tanks and pipes (and cold water tanks as an ancillary measure)	Single Element Failure
	Efficient Heating	A full house central heating system that has an acceptable efficiency rating ³ , or similarly efficient heating system that is developed in the future	Single Element Failure
	Additional energy efficiency measures	Additional energy efficiency measures, where technically feasible ⁴ , necessary to achieving a minimum NHER rating of 5 or SAP rating of 50 for mains gas central heating systems and 60 for all other heating systems	Single Element Failure where a necessary, practical measure has not been implemented

¹ In some types of housing, it is not possible to install cavity wall insulation; in other cases installation may be

**MODERN
FACILITIES AND
SERVICES**

MODERN FACILITIES AND SERVICES	Kitchen Condition	Kitchen fittings in good and usable condition	Single Element Failure. An item fails where it requires repair or replacement of more than 25%.
	Kitchen Facilities	Adequate kitchen storage to current building standards where practical (1m ³ within or adjacent to the kitchen; space for a cooker and related activity space in front of it to allow safe use) Safe kitchen working arrangements, including worktop space on a least one side of, and at least the same width as, the cooker. Sufficient power outlets (6 or more sockets)	Single Element Failure
HEALTHY, SAFE AND SECURE	Healthy	Internal pipe work lead-free Mechanical ventilation in the kitchen and bathroom where this is require to tackle persistent problems of condensation dampness and mould growth Adequate noise insulation ⁵ where there are problems with external noise from e.g. traffic or factories A smoke detector present in the home ⁶ Safe electrical systems Safe gas and oil systems and appliances	Single Element Failure

¹ In some types of housing, it is not possible to install cavity wall insulation; in other cases installation may be prohibited by building regulations because cavity wall insulation would lead to other problems such as water penetration and dampness.

² 100mm is the minimum existing insulation which will meet the standard, but where insulation is being installed it must meet the standard required by the building regulations.

³ An efficient central heating system is defined here as being:

- a solid fuel boiler with an annual seasonal efficiency of 55% or less
- a natural gas boiler with an annual seasonal efficiency of 55% or less
- an oil-fired boiler with an annual seasonal efficiency of 65% or less
- a gravity or semi-gravity heating system more than 20 years old.

An inefficient electric storage heating system is defined here as being:

- free-standing large volume storage heaters more than 20 years old
- free-standing compact storage heaters more than 20 year old
- electric fan-assisted storage warm air heating more than 20 years old
- electric wired underfloor heating, set in solid floors, more than 20 years old
- electric ceiling heating more than 20 years old.

⁴ Such measures might include coated double or even triple glazing. It is recognised that it will not always be technically feasible, without disproportionate cost, to bring certain houses up to the minimum thermal efficiency standard. Building Standard may be related if it is not reasonably practical to meet the minimum standards

⁵ In most cases, the insulation will be provided through double or triple glazing.

⁶ Existing smoke detectors may be hard wired or battery powered; new installations must be hard wired.

THE REPAIRING STANDARD FOR PRIVATE RENTED HOMES

The Standard:- a private landlord will have to ensure that:
the property is wind and watertight and reasonably fit for human habitation (taking account of the extent to which the house falls short of any building regulations, because of disrepair or sanitary defects);

t

6 WC (or waterless closet) present

16 Roof structure in good repair

Minimum energy efficiency rating of National Home Energy Rating System (NHERS)

Common elements for flats not shown here

