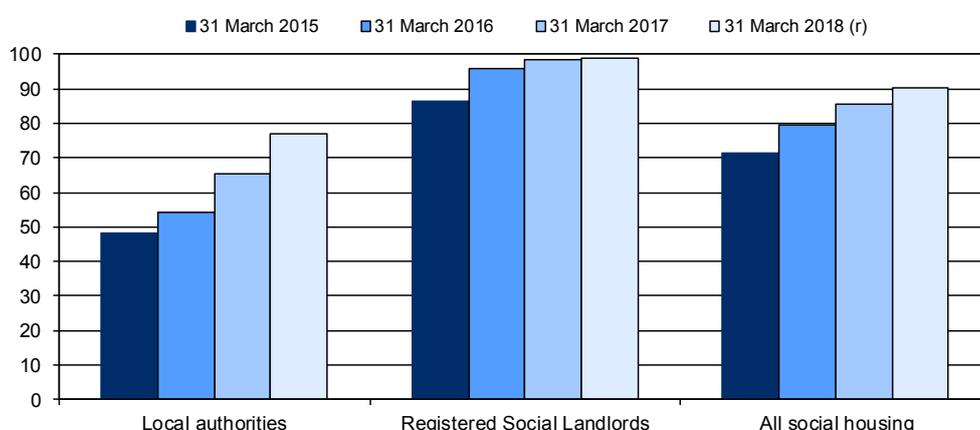


Welsh Housing Quality Standard (WHQS), as at 31 March 2018 - Revised

27 June 2019
SFR 88/2018 (R)

The Welsh Housing Quality Standard (WHQS) is the Welsh Government standard of housing quality. The WHQS was first introduced in 2002 and aims to ensure that all dwellings are of good quality and suitable for the needs of existing and future residents.

Percentage of dwellings compliant with WHQS (including acceptable fails)



(r) Revised June 2019.

Key results

- The number of social housing dwellings that are compliant with WHQS (including acceptable fails) continues to increase. At 31 March 2018, 90 per cent (revised) of social housing dwellings (203,969 dwellings) (revised) were compliant with the WHQS (including acceptable fails) compared to 86 per cent a year earlier. Excluding acceptable fails, 63 per cent of all social housing dwellings (142,648 dwellings) (revised) were fully compliant with the WHQS at 31 March 2018.
- Levels of WHQS compliance (including acceptable fails) continue to be higher for registered social landlords (RSLs) than for local authority dwellings (99 per cent and 77 per cent respectively).
- At 31 March 2018, across all social housing, the most common reason given for an acceptable fail was 'Timing of Remedy'; occurring in over half of all compliant dwellings that contained at least one acceptable fail.

About this release

This release, originally published in October 2018, has been revised following the receipt of revised data from two registered social landlords.

This annual Release presents information from the annual data collection measuring the progress made by social landlords in achieving the Welsh Housing Quality Standard (WHQS) for their stock. The release covers compliance with the standard as at 31 March 2018 and information on compliance with the WHQS by individual component type.

In this release

Background - WHQS	2
Acceptable fails	4
Reasons for acceptable fails	4
Compliance against components	6
Compliance by local authorities	7

1. Background - WHQS

The Welsh Housing Quality Standard (WHQS) is the Welsh Government standard of housing quality. The WHQS was first introduced in 2002 and aims to ensure that all dwellings are of good quality and suitable for the needs of existing and future residents. The Welsh Government set a target for all social landlords to improve their housing stock to meet the WHQS as soon as possible, but in any event by 2020.

The WHQS measures 42 individual elements within seven categories (see [Annex 1](#)):

- in a good state of repair
- safe and secure
- adequately heated, fuel efficient and well insulated
- contain up-to-date kitchens and bathrooms
- well managed (for rented housing)
- located in attractive and safe environments
- as far as possible suit the specific requirements of the household (e.g. specific disabilities).

Full compliance refers to dwellings where the WHQS standard is achieved for all individual elements. However, there can be situations where achieving the standard for an individual element is not possible. Such situations may include the cost or timing of the work, residents choosing not to have the work done or where there are physical constraints to the work. In these instances the landlords may record one or more element as acceptable fails. Where a dwelling contains one or more acceptable fails but all other elements are compliant, the dwelling is deemed to be compliant subject to acceptable fails.

Further details can be found in the [Quality report](#) published alongside this release. Definitions are shown in the [Glossary](#) towards the end of this release.

2. WHQS compliance – Results

For the purposes of this data collection, social housing dwellings assessed include all self-contained general needs, sheltered, other supported, and extra care properties, including bedsits. As at 31 March 2018 there were a total of 225,763 such dwellings in Wales.

Following the receipt of revised data from 2 registered social landlords, 2017/18 figures for compliance with WHQS (including acceptable fails) were revised. The percentage of dwellings compliant with WHQS (including acceptable fails) in 2017/18 was revised from 91 per cent to 90 per cent (from 204,468 to 203,969 dwellings). This compares with 86 per cent a year earlier ([Table 1](#)).

The number of ‘fully compliant’ dwellings excluding acceptable fails was revised from 142,621 to 142,648 dwellings though the percentage remained unchanged at 63 per cent. The percentage of ‘non compliant’ dwellings has been revised from 9 to 10 per cent and the number of ‘non compliant’ dwellings from 21,295 to 21,794

Further information is available at the end of this release and in the Quality Report.

Table 1 – Progress made by social landlords towards compliance with WHQS as at 31 March (a)

	2013	2014	2015	2016	2017	<i>Per cent</i> 2018
Compliance						
WHQS compliant (including acceptable fails) (b)						
Local authority dwellings	39	44	48	54	66	77
Registered social landlord dwellings	75	83	87	96	99	99
All social housing	60	67	72	79	86	90 (r)
Fully compliant						
Local authority dwellings	32	37	40	43	45	50
Registered social landlord dwellings	53	58	65	72	70	71
All social housing	45	50	55	61	61	63
Not compliant						
Local authority dwellings	61	56	52	46	34	23
Registered social landlord dwellings	25	17	13	4	1	1
All social housing	40	33	28	21	14	10 (r)

Source: Annual WHQS returns

(a) The information shown for local authorities is based on the 11 local authorities who still retained stock as at 31 March 2018. Information shown for registered social landlords (RSLs) is based on responses received from 58 RSLs in 2013, 59 in 2014, 58 in 2015, 60 in 2016 and 59 in 2017 and in 2018. In 2017, data for one very small RSL are estimated. In total this represents less than 1 per cent (6 dwellings) of all RSL stock.

(b) An Acceptable Fail is only possible on individual elements and not the dwelling as a whole. Further detail on acceptable fails are available in the accompanying Quality Report

(r) Revised June 2019.

As has been the case each year, at the end of March 2018 a greater percentage of registered social landlord (RSL) dwellings achieved WHQS compliance (including acceptable fails) than was the case for local authority dwellings ([Table 1](#)). The gap between the levels of compliance for RSLs and that for local authorities has continued to decrease due to a considerable increase in the

proportion of WHQS compliant (including acceptable fails) local authority dwellings which increased from 66 per cent in 2017 to 77 per cent in 2018.

The percentage of social housing dwellings not compliant with WHQS has continued to fall, with 10 per cent (revised) of all social housing not compliant at the end of March 2018, down from 14 per cent a year earlier. However, 23 per cent of local authority dwellings were still not compliant at 31 March 2018, compared with 1 per cent of RSL dwellings.

Of the 11 local authorities who retained their housing stock, 6 stated that all their stock was compliant with the WHQS (including acceptable fails) at 31 March 2018, 1 more than the previous year. Of the 59 RSLs, almost three quarters (44 RSLs) reported that all their stock had achieved WHQS compliance (including acceptable fails) at 31 March 2018.

3. Acceptable fails

Of all dwellings which were compliant (including acceptable fails) at 31 March 2018, 30 per cent had at least one acceptable fail. Between March 2017 and March 2018, the number of dwellings which were compliant (including acceptable fails) increased by 9 (revised) per cent to 61,321 (revised) dwellings.

4. Reasons for acceptable fails

Since 2012-13, information has been collected on the reason for the 'acceptable fails' as reported by local authorities and RSLs. These include 'Resident Choice', 'Physical Constraint', 'Timing of Remedy' and 'Cost of Remedy'.

The most common reasons for acceptable fails remain unchanged from last year. At 31 March 2018, across all social housing, the most common main reason given for an acceptable fail was 'Timing of Remedy' occurring in 54 per cent of compliant dwellings that contained at least one acceptable fail, followed by 'Resident's Choice' which occurred in 26 per cent of dwellings. 'Physical constraint' and 'Cost of Remedy' were the least common reasons for acceptable fails occurring in 13 per cent and 8 per cent of dwellings respectively ([Chart 1](#), [Table 2](#)).

Table 2 - Number of dwellings WHQS compliant subject to acceptable fails, by reasons for acceptable fails as at 31 March 2018 (a)(b)

	<i>Number / Per cent</i>		
<u>WHQS compliant subject to acceptable fails</u>	<u>Local authority dwellings</u>	<u>Registered social landlord dwellings</u>	<u>All social housing</u>
Dwellings compliant subject to acceptable fails by reasons for acceptable fails:			
Residents Choice	6,434	9,384 (r)	15,818 (r)
Physical Constraint	2,484	5,271 (r)	7,755 (r)
Timing of Remedy	11,948	21,056 (r)	33,004 (r)
Cost of Remedy	2,484	2,260 (r)	4,744 (r)
Total dwellings compliant subject to acceptable fails	23,350	37,971 (r)	61,321 (r)
Percentage of dwellings compliant subject to acceptable fails by reasons for acceptable fails:			
Residents Choice	28	25	26
Physical Constraint	11	14	13
Timing of Remedy	51	55	54
Cost of Remedy	11	6	8

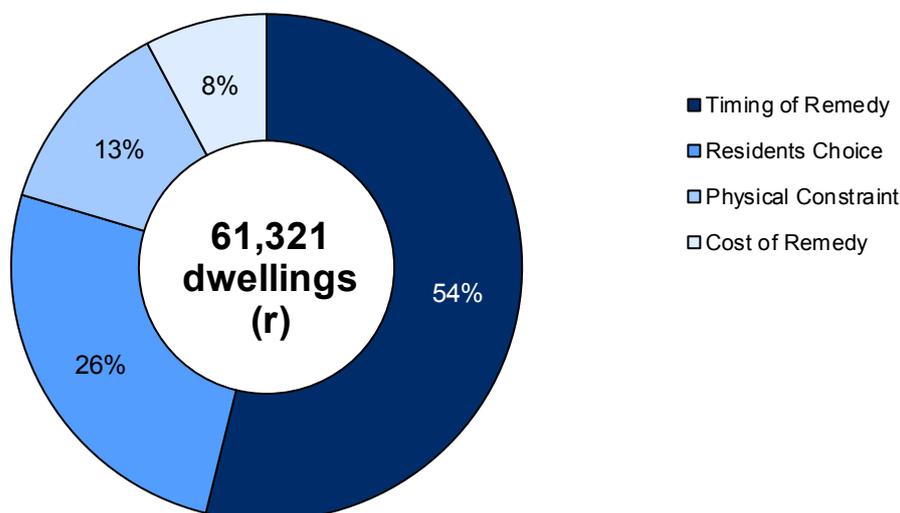
Source: Annual WHQS returns

(a) The information shown for local authorities is based on the 11 local authorities who still retained stock as at 31 March 2018. Information shown for registered social landlords (RSLs) is based on responses received 58 RSLs in 2013, 59 in 2014, 58 in 2015, 60 in 2016 and 59 in 2017 and in 2018. In 2017, data for one very small RSL are estimated. In total this represents less than 1 per cent (6 dwellings) of all RSL stock.

(b) An Acceptable Fail is only possible on individual elements and not the dwelling as a whole. Further detail on acceptable fails are available in the 'Key Quality Information' section.

(r) Revised June 2019.

Chart 1 - Percentage of all dwellings compliant subject to acceptable fails by reason for acceptable fails, 31 March 2018 (a) (revised)



Source: Annual WHQS returns

(a) For a component to be considered as compliant it should meet the requirements stated in the "Revised Guidance for Social Landlords on Interpretation and Achievement of the Welsh Housing Quality Standard July 2008".

(r) Revised June 2019.

5. Compliance against components

Social landlords were also asked to provide an assessment of compliance with the WHQS in relation to ten components, listed in [Table 3](#) below. To be compliant with a component, a property must meet the standard for each element that applies to that component (see [Annex 1](#)).

Whilst it is generally expected that compliance will improve over time, compliance levels can also appear to fall due to a change in the quality of the source data. Some landlords have informed us that due to more recent stock condition surveys and improved estimation processes and data management systems, the accuracy of the data they provide is improving. Further information is available in the [Quality report](#).

Table 3 - Compliance of all social landlords with WHQS (including acceptable fails) by component as percentage of dwellings as at 31 March each year (a) (b)

Component	Per cent					
	2013	2014	2015	2016	2017	2018
Roofs and associated components	90.2	90.7	89.6	92.1	92.7	95.6
Windows	96.4	96.7	96.9	97.5	97.7	97.9
External Doors	92.2	95.5	95.2	96.3	96.4	97.2
Kitchens	76.8	82.2	87.2	93.4	96.4	98.6
Bathrooms	76.7	81.6	87.8	93.1	95.5	97.9
Energy rating (SAP ≥ 65)	77.8	85.6	84.9	93.0	95.7	97.1
Central heating systems	88.1	91.6	96.0	98.1	98.5	98.5
Electrical systems	86.1	88.8	90.7	93.2	96.4	97.6 (r)
Mains powered smoke detectors	95.4	96.5	97.7	99.0	99.4	99.3
Gardens and external storage up to and including the boundary of the property	82.5	86.6	85.6	87.0	89.9	93.2

Source: Annual WHQS returns

(a) For a component to be considered as compliant it should meet the requirements stated in the "Revised Guidance for Social Landlords on Interpretation and Achievement of the Welsh Housing Quality Standard July 2008".

(b) The compliance numbers shown in Table 3 will generally be higher than in Table 1, as properties may comply with a subset of the elements, without necessarily complying with them all.

(r) Revised June 2019.

Following the receipt of revised data from 2 registered social landlords, the percentage of WHQS compliance (including acceptable fails) at 31 March 2018 for the component 'Electrical systems' was revised from 97.8 to 97.6 ([Table 3](#)).

The components that showed the highest percentage of WHQS compliance (including acceptable fails) at 31 March 2018 were 'Mains powered smoke detectors', 'Kitchens' and 'Central heating Systems', all at 99 per cent respectively. The component 'Mains powered smoke detectors' also had the highest percentage of WHQS compliance (including acceptable fails) in the previous three years. This component is relatively easy or cost effective to apply.

At 31 March 2018, the two components with the lowest levels of WHQS compliance continued to be 'Gardens and external storage' and 'Roofs and associated components', at 93 per cent and 96 per cent respectively, though both have improved since 2017. The lower levels of compliance for these two components may be due to higher failure rates for 'Gardens and external storage' and 'Roofs and associated components' following external surveys. Another reason may be the different stages that landlords are at in their programme of work ([Table 3](#)).

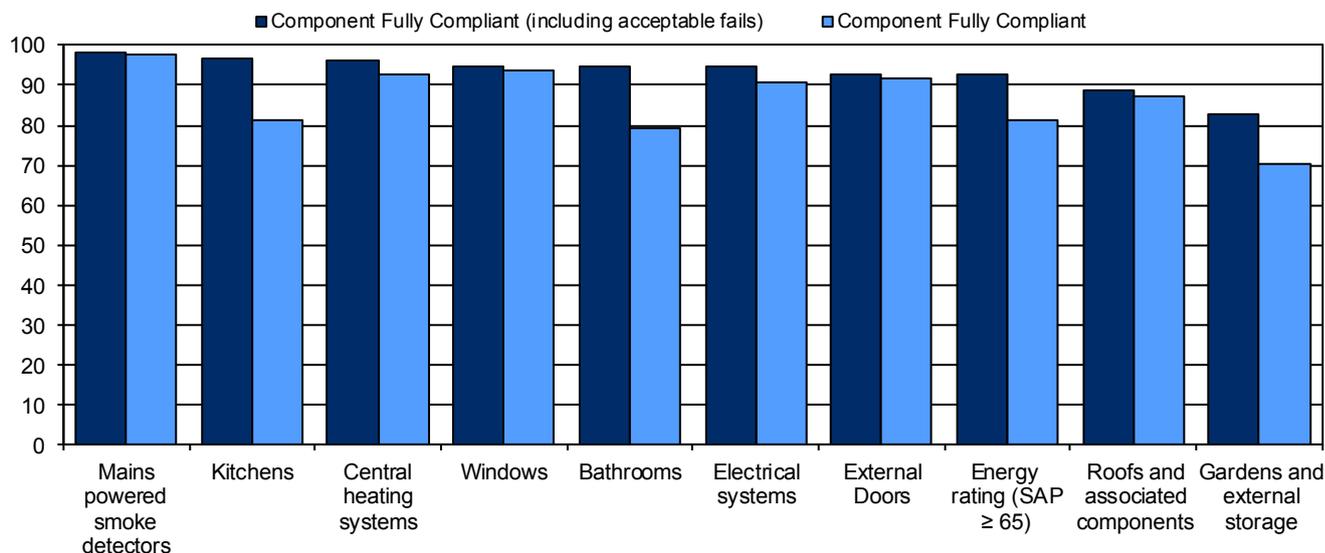
6. Compliance against components by social landlord

6.1 Local authorities

At 31 March 2018, for local authority dwellings, 'Mains powered smoke detectors' was the component showing the highest percentage of dwellings that were both fully WHQS compliant at and WHQS compliant (including acceptable fails), with both 98 per cent. This was followed by 'Central heating systems' at 93 per cent (WHQS fully compliant) and 96 per cent (compliant including acceptable fails) and 'Windows' at 94 per cent for WHQS fully compliant and 95 per cent for compliant including acceptable fails ([Chart 2](#)).

'Gardens and external storage' was the component showing the lowest level of both full WHQS compliance (70 per cent) and WHQS compliance including acceptable fails (83 per cent) for local authority dwellings at 31 March 2018, though again both improved since 2017 ([Chart 2](#)).

Chart 2: Percentage of local authority dwellings fully WHQS compliant (including acceptable fails) and fully WHQS compliant by component, as at 31 March 2018 (a) (b) (c) (d)



Source: Annual WHQS returns

(a) For a component to be considered as compliant it should meet the requirements stated in the "Revised Guidance for Social Landlords on Interpretation and Achievement of the Welsh Housing Quality Standard July 2008".

(b) Includes only those properties meeting the standard, including acceptable fails, for each individual element apart from those under Category 6 'Located in attractive and safe environments' which cannot be easily measured on a consistent basis.

(c) Compliant properties should also include any properties where a particular element of the standard is not applicable and hence not assessed.

(d) The compliance numbers shown will generally be higher than those in [Table 1](#), as properties may comply with a subset of the elements, without necessarily complying with them all.

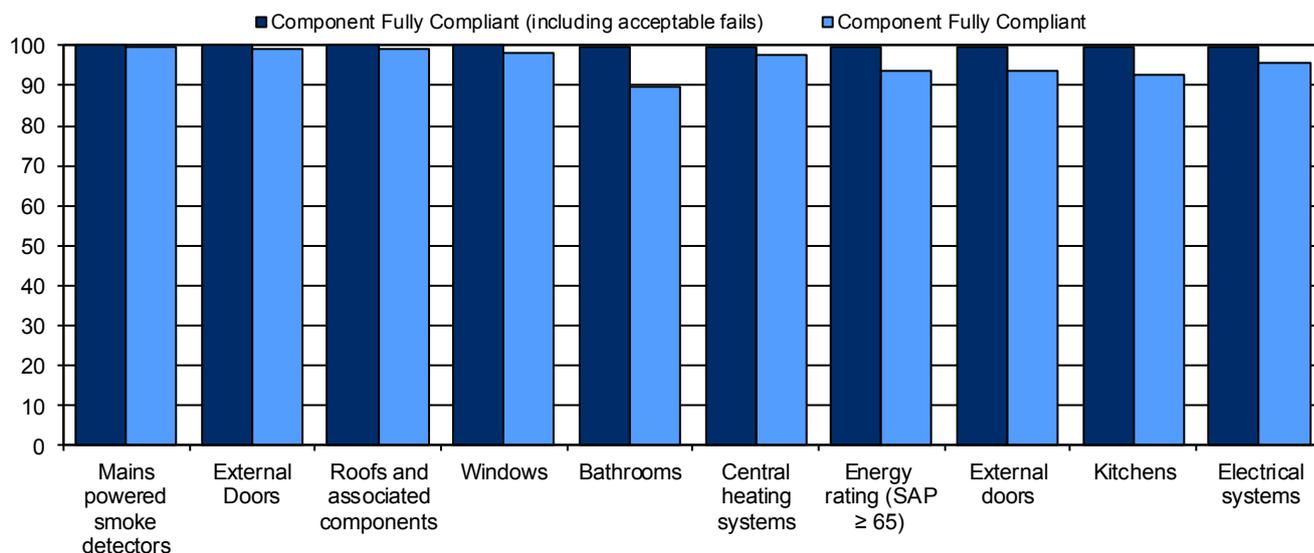
For local authority dwellings, the largest difference between full WHQS compliance and WHQS compliance (including acceptable fails) was 15 percentage points. This was the case for both 'Kitchens' (81 per cent compared to 97 per cent) and 'Bathrooms' (79 per cent compared to 95 per cent). This was followed by 'Gardens and external storage' with full WHQS compliance 13 percentage points lower than WHQS compliance (including acceptable fails) and 'Energy rating (SAP ≥ 65)' with full WHQS compliance 11 per cent lower ([Chart 2](#)).

6.2 Registered social landlords

For RSLs, all of 10 components were at least 99 per cent compliant with the WHQS (including acceptable fails) at 31 March 2018. One component 'Mains powered smoke detectors' was also 99.9 per cent fully WHQS compliant and for the remaining 9 components full WHQS compliance ranged from 99.1 per cent for both 'Roofs and associated components' and 'External Doors', to 89.6 per cent for 'Bathrooms' ([Chart 3](#)).

As was the case with local authority dwellings, for RSL dwellings the component showing the largest difference between full WHQS compliance and WHQS compliance (including acceptable fails) was 'Bathrooms', with full compliance 10 percentage points lower (90 per cent compared to 100 per cent). This was followed by 'Kitchens' with full WHQS compliance 7 percentage points lower than WHQS compliance (including acceptable fails) ([Chart 3](#)).

Chart 3 - Percentage of RSL dwellings fully WHQS compliant (including acceptable fails) and fully WHQS compliant by component, as at 31 March 2018 (a) (b) (c) (d)



Source: Annual WHQS returns

(a) For a component to be considered as compliant it should meet the requirements stated in the "Revised Guidance for Social Landlords on Interpretation and Achievement of the Welsh Housing Quality Standard July 2008".

(b) Includes only those properties meeting the standard, including acceptable fails, for each individual element apart from those under Category 6 'Located in attractive and safe environments' which cannot be easily measured on a consistent basis.

(c) Compliant properties should also include any properties where a particular element of the standard is not applicable and hence not assessed.

(d) The compliance numbers shown will generally be higher than those in Table 1, as properties may comply with a subset of the elements, without necessarily complying with them all.

RSLs had higher rates of both full WHQS compliance and WHQS compliance (including acceptable fails) than local authorities for all components of WHQS. The largest differences in levels of full WHQS compliance for components between RSLs and local authorities were for 'Gardens and External Storage' with a difference of 23 percentage points, followed by 'Roofs and associated components' and 'Energy rating (SAP ≥ 65)', both with a difference of 12 percentage points respectively. The two components showing the largest differences in levels of WHQS

compliance (including acceptable fails) between RSLs and local authorities were again 'Gardens and External Storage' with a difference of 17 percentage points, followed by 'Roofs and associated components' at 11 percentage points. 'Energy rating (SAP \geq 65)' and 'External Doors' had the third highest differences; both at 7 percentage points respectively.

The information shown in this release does not include any assessments made for the elements covered under Part 6 which is the environment standard of the WHQS and states that 'All dwellings should be located in attractive and safe environments to which residents can relate and in which they can be proud to live'. This is because these elements are considered to be difficult to measure on a consistent basis.

Local authorities and RSLs were however asked to state whether or not they have a strategy or policy in place for complying with Part 6. Of the 11 authorities who retained stock at 31 March 2017, 10 reported that they had a strategy or policy in place as did 44 of the 59 RSLs.

7. Revisions

Following the original publication of the 2017-18 data in October 2018, 2 RSLs provided revised data and the publication was revised on 27 June 2019. The revisions were:

- Melin Homes revised the number of 'Fully Compliant' dwellings: from 2,264 to 2,292, the number of dwellings compliant with WHQS (including acceptable fails) from 3,199 to 2,711 and the number of 'Non-compliant' dwellings from 57 to 545. They also revised the year of compliance from 2019 to 2020.
- Henry Burton Almshouse revised the number of 'Fully Compliant' dwellings from 6 to 5, the number of dwellings compliant with WHQS (including acceptable fails) from 31 to 20 and the number of 'Non-compliant' dwellings from 1 to 12. They also revised the year of compliance from 2018 to 2019.

As a result both the number and percentage of social housing dwellings compliant with the WHQS (including acceptable fails) for Wales as a whole has been revised. The percentage has been revised from 91 to 90 percent and the number of dwellings from 204,468 to 203,969 dwellings. The number of 'fully compliant' dwellings excluding acceptable fails was also revised from 142,621 to 142,648 dwellings though the percentage remained unchanged at 63 per cent. The percentage of 'non compliant' dwellings has been revised from 9 to 10 per cent and the number of 'non compliant' dwellings from 21,295 to 21,794

The percentage of WHQS compliance (including acceptable fails) at 31 March 2018 for the component 'Electrical systems' was revised from 97.8 to 97.6 ([Table 3](#)).

Further information is also available in the Quality report published alongside this release.

8. Further information

The document is available at: <https://gov.wales/welsh-housing-quality-standard-31-march-2018>

More detailed data are available on [StatsWales](#).

[‘Improving Lives and Communities – Homes in Wales’](#) - National Housing Strategy.

Next update

October 2019 (Provisional)

We want your feedback

We welcome any feedback on any aspect of these statistics which can be provided by email to:

stats.housing@gov.wales

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Glossary

Acceptable fails

An acceptable fail is only possible on individual elements and not the dwelling as a whole. There may be several reasons why the property containing those elements might then be regarded as an acceptable fail for the purposes of the WHQS data collection. In these cases, the social landlord data providers were asked to record the main reason for that 'acceptable fail' according to the hierarchical order below;

1. Resident Choice
2. Physical Constraint
3. Timing of Remedy
4. Cost of Remedy

Bathrooms

Bathrooms in a property should include a shower as well as a bath and be safe, convenient, adequately ventilated and include the appropriate fittings and flooring.

Central heating systems

The heating system to a dwelling must be appropriately sized and be reasonably economic to run and programmable, so that a resident can control the temperature and timing.

Electrical systems

The electrical installation must be safe with the appropriate number of conveniently located fittings.

Energy rating (SAP ≥ 65)

SAP is the Government's 'Standard Assessment Procedure' for energy rating of dwellings. SAP provides a simple means of reliably estimating the energy efficiency performance of dwellings. SAP ratings are expressed on a scale of 1 to 100, the higher the number the better the rating. The annual energy consumption for the space and water heating for a dwelling must be estimated using the Government's Standard Assessment Procedure for Energy Rating of Dwellings 2005 (SAP2005) method. A minimum rating of 65 out of 100 must be achieved.

External doors

The external doors to a dwelling should be safe, secure, with adequate thermal performance and adequately draught proofed. In a block of flats all the separate flats should be considered compliant/non-compliant according to the assessment of the communal doors of the block as a whole, alongside the assessment required of individual doors to each property within the block.

Gardens and external storage up to and including the boundary of the property

The external and communal areas around a dwelling should be an attractive and safe environment. Achievement of this standard should exclude any assessment of elements under Part 6 of the standard as outlined in [the WHQS 2008 revised guidance](#).

Kitchens

Kitchens should be safe, convenient, adequately ventilated and include the appropriate space, fittings, storage, electrical sockets and flooring.

Mains powered smoke detectors

Dwellings must have suitably located, mains powered (with back up power source such as a sealed lithium battery) smoke alarm on each floor of a dwelling.

Reasons for acceptable fails

Below are examples of the different reasons that may be given for acceptable fails.

Residents' choice

A property may contain more than one element that acceptably fails WHQS e.g. where a resident has refused a new bathroom, but also the resident has accepted a new kitchen and the kitchen is too small to fully meet WHQS. In this case, using the hierarchy above, the main reason for the property containing an 'acceptable fail' should be recorded as 'resident choice'.

Timing of remedy

The roof of a property may need structural repairs planned within 2 years time and also needs the loft insulation upgrading to comply with the energy efficiency target of SAP 65. Although the loft insulation could be provided in advance of repairing the roof, and then renewed again following the structural works, it would not be cost-effective to provide the insulation twice. In this case the reason for recording the roof insulation as an acceptable fail would be both 'cost of remedy' and 'timing of remedy', but using the hierarchy above, the main reason should be recorded as 'timing of remedy'

Physical constraint

A steeply sloping rear garden may make it difficult, at reasonable cost, to provide a level area of 10 m² due to the physical constraint. Again using the hierarchy the main reason should be recorded as 'physical constraint' not 'cost of remedy'

Cost of remedy

This could be where a solid walled dwelling would benefit from external wall insulation in order to bring the energy rating above SAP 65 and where this is practical, but not cost effective due to the high cost and where other grant support is not available.

Roofs and associated components

The roof structure, coverings, fascias, soffits, bargeboards and chimney to a dwelling should be free from disrepair and in good condition. In respect of the roof for a block of flats, all the separate flats should be considered compliant/non-compliant according to the assessment of the communal roof of the block as a whole.

Windows

The windows to a dwelling should be safe, secure, with adequate thermal performance and adequately draught proofed.

In a block of flats all the separate flats should be considered compliant/non-compliant according to the assessment of the communal windows of the block as a whole, alongside the assessment required of individual windows of each property within the block.

Annex 1 - List of WHQS elements

WHQS Element	Individual component (see key below)
Part 1. In a good state of repair	
1 (a). Is the dwelling structurally stable and free from disrepair?	1, 2, 3, 4, 5, 7, 8, 10
1 (b) Is the dwelling free from damp?	All components total only
Part 2. Safe and secure	All components total
2 (a). Is the staircase and balustrade safe?	
2 (b) Is there adequate space for kitchen appliances?	4
2 (c) Is the work surface sufficient for safe food preparation?	4
2 (d) Is the cupboard storage convenient and adequate?	4
2 (e) Is the number of convenient power sockets in the kitchen sufficient?	4
2 (f) Is the flooring in the kitchen and bathroom safe and suitable for use?	5
2 (g) Is there an external fire escape?	All components total only
2 (h) Are there adequate fire alarms and equipment?	All components total only
2 (i) Do rooms used for sleeping have escape routes not passing through another room?	All components total only
2 (j) Are mains powered smoke detectors on each floor?	9
2 (k) Are window locks without automatic locking action in rooms used for sleeping?	2
2 (l) Is the gas, solid fuel or oil service and safety certificate up to date, and have all heating installations and appliances been certified safe by an appropriately qualified person as required by law?	7
2 (m) Have electrical lighting and power installations been checked and certified safe by an appropriately qualified person?	8
2 (n) Do external doors and windows give a reasonable level of physical security?	2, 3
2 (o) Is the rear garden easy to maintain, reasonably private, safe and suitable for young children to play?	10
Part 3. Adequately heated, fuel efficient and well insulated	
3 (a) Is the heating system reasonably economical and capable of heating the dwelling to a reasonable level?	6, 7
3 (b) Are external doors and windows adequately draught proofed?	2,3
3 (c) Is the living room separated from the main entrance door?	All components total only
3 (d) Is the hot water tank effectively insulated?	7
3 (e) Is there adequate mechanical extract ventilation in the kitchen and bathroom?	4, 5
Part 4. Contain up to date kitchens and bathrooms	
4 (a) Is the kitchen 15 years old or less, unless in good condition?	4
4 (b) Are there adequate facilities for washing, drying and airing clothes?	4, 10
4 (c) Are the bathroom and WC facilities 25 years old or less, unless in good condition?	5
4 (d) Is there a shower as well as a bath?	5
Part 5. Well managed (for rented housing)	
5 (a) Is the dwelling fairly, efficiently and well managed?	All components total
Part 6. Located in attractive and safe environments	
6 (a) Are roads and footpaths accessible, providing safety for residents, pedestrians and children?	Not measured
6 (b) Is there soft and hard landscaping with planting in protected areas?	
6 (c) Is there adequate street lighting?	
6 (d) Is there adequate and safe play space for young children?	
6 (e) Are there adequate, practical and maintainable communal areas?	
6 (f) Are dwellings clearly identifiable with definable boundaries?	
6 (g) Are utility services practically located and well identified?	
6 (h) Is there adequate and practically located car parking clearly visible to residents?	
Part 7. As far as possible, suit the specific requirements of the household (e.g. specific disabilities)	
7 (a) Is there sufficient space within the dwelling for every day living?	4
7 (b) Is internal and external general storage space adequate?	4, 10
7 (c) Does the dwelling layout meet the special cultural needs of the residents?	4, 5
7 (d) Does the dwelling have the necessary physical aids to suit the requirements of the residents?	4, 5, 10
7 (e) Is there a level area no smaller than 10m ² directly accessible from the dwelling?	10
7 (f) Is there a paved access to the drying line and any garden gate?	10

Key

1. Roofs and associated components
2. Windows
3. External doors
4. Kitchens
5. Bathrooms
6. Energy rating (SAP \geq 65)
7. Central heating systems
8. Electrical systems
9. Mains powered smoke detectors
10. Gardens and external storage up and including the boundary of the property