

63355 Tolerable Housing

The Tolerable Standard is set out in Section 86 of the Housing (Scotland) Act 1987 as amended by the Housing (Scotland) Act 2006.

May I ask the following:

Does the Council have a written guide for inspections on what clarifies as tolerable standard in its housing stock and is that available to view?

How many council houses were found to be below tolerable standard each year since 2020, broken down by year, to date?

We do not have any written guidance for inspections. Please note that while we hold the percentage of properties that meet the Scottish Housing Quality Standard (SHQS), as reported to the Scottish Housing Regulator as part of the Annual Return of the Charter, not every property that doesn't meet the SHQS would be considered below tolerable standard.

How many private residential properties has the council and/or the private sector services unit, found to be below tolerable standard each year since 2020, broken down by year, to date?

The City of Edinburgh Council does not record below tolerable standard complaints specifically; instead, we record "Habitability complaints" or "Private Rented Property" complaints which may include a tolerable standard element. In addition, the Council does not record habitability complaints against tenure type, and there is not an outcome recorded in terms of whether the property was found to be below the tolerable standard. However, we have provided the total number of "Habitability complaints" and "Private Rented Property" complaints within the requested timeframe below:

Year	Habitability complaints	PRS property complaints
2020	13	249
2021	8	478
2022	5	205
2023	12	98
2024	13	61
2025	19	86
2026 (up to 31 July)	19	95