

# **A GUIDE TO THE TOLERABLE STANDARD**

**USEFUL INFORMATION FOR HOME  
OWNERS**



**LIVE HERE**



# introduction

The main standards by which the fitness of a house is measured are The Tolerable Standards as set out by the Housing (Scotland) Act 1987, Section 86 and Schedule 18 and amended by the Housing (Scotland) Act 2006.

**The tolerable standard consists of a set of criteria covering the elements of a house which are fundamental to its functioning as a home. The criteria address issues of public health, comfort and safety.**

The tolerable standard focuses only on the building itself, and does not extend to internal decoration, heating systems or other utilities in the house.

The tolerable standard applies to houses of all tenures.

A house meets the tolerable standard if it:

- is structurally stable
- is substantially free from rising or penetrating damp
- has satisfactory provision for natural and artificial lighting, for ventilation and for heating
- has satisfactory thermal insulation
- has an adequate piped supply of wholesome water available within the house
- has a sink provided with a satisfactory supply of both hot and cold water within the house
- has a water closet or waterless closet available for the exclusive use of the occupants of the house and suitably located within the house

- has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house
- has an effective system for the drainage and disposal of foul and surface water
- in the case of a house having a supply of electricity, complies with the relevant requirements in relation to the electrical installations for the purposes of that supply:
  - “the electrical installation” is the electrical wiring and associated components and fittings, but excludes equipment and appliances;
  - “the relevant requirements” are that the electrical installation is adequate and safe to use
- has satisfactory facilities for the cooking of food within the house
- has satisfactory access to all external doors and outbuildings

## Assistance For Houses That Fail The Tolerable Standard

Under the terms of North Lanarkshire Council's Scheme of Assistance, grant assistance may only be considered if your property is in serious disrepair or falls below the tolerable standard and requires one of the following categories of work:

- Full roof replacement (where the roof is beyond repair)
- Installation of a damp-proofing course, where none exists at present
- Major structural work
- Provision of a wholesome water supply where current supply is inadequate. Please note that even where lead pipes are present in a house, it does not necessarily follow that the water is unwholesome.
- Foul water drainage
- Replacement of an unsafe electrical system.

In addition, where an owner has sole responsibility for repairs, grant funding will be subject to all owners named on the title deeds, including their spouse/partner(s), being in receipt of one of the means tested benefits below

- Income Support
- Income Based Job Seeker's Allowance
- Pension Credit (guaranteed element)
- Income Related Employment and Support Allowance
- Universal Credit

Where an applicant is applying for grant assistance to carry out major structural works, a full independent structural report will require to be provided to the council. An application for grant assistance related to electrical works will require to be supported by a Periodic Inspection Report obtained from a qualified electrician. In both circumstances the applicant will be responsible for obtaining and paying for such reports.

Should the council request that applicants provide additional specialist reports to support applications where it is not possible for an officer to determine the problem through visual inspection alone, the cost of any such reports will be paid for by the applicant.

The following types of assistance will be provided to owners of properties failing the tolerable standard irrespective of whether or not they are eligible for grant assistance from the council.

- Information
- Advice
- Practical assistance
- Income Maximisation (not applicable for landlords)

## Further Information

If you require more information on the standards please search for 'the tolerable standard' at [www.scotland.gov.uk](http://www.scotland.gov.uk)

**Under One Roof** provides impartial advice on repairs and maintenance for flat owners in Scotland.

**e:** [info@underoneroof.scot](mailto:info@underoneroof.scot)  
**[www.underoneroof.scot](http://www.underoneroof.scot)**





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