

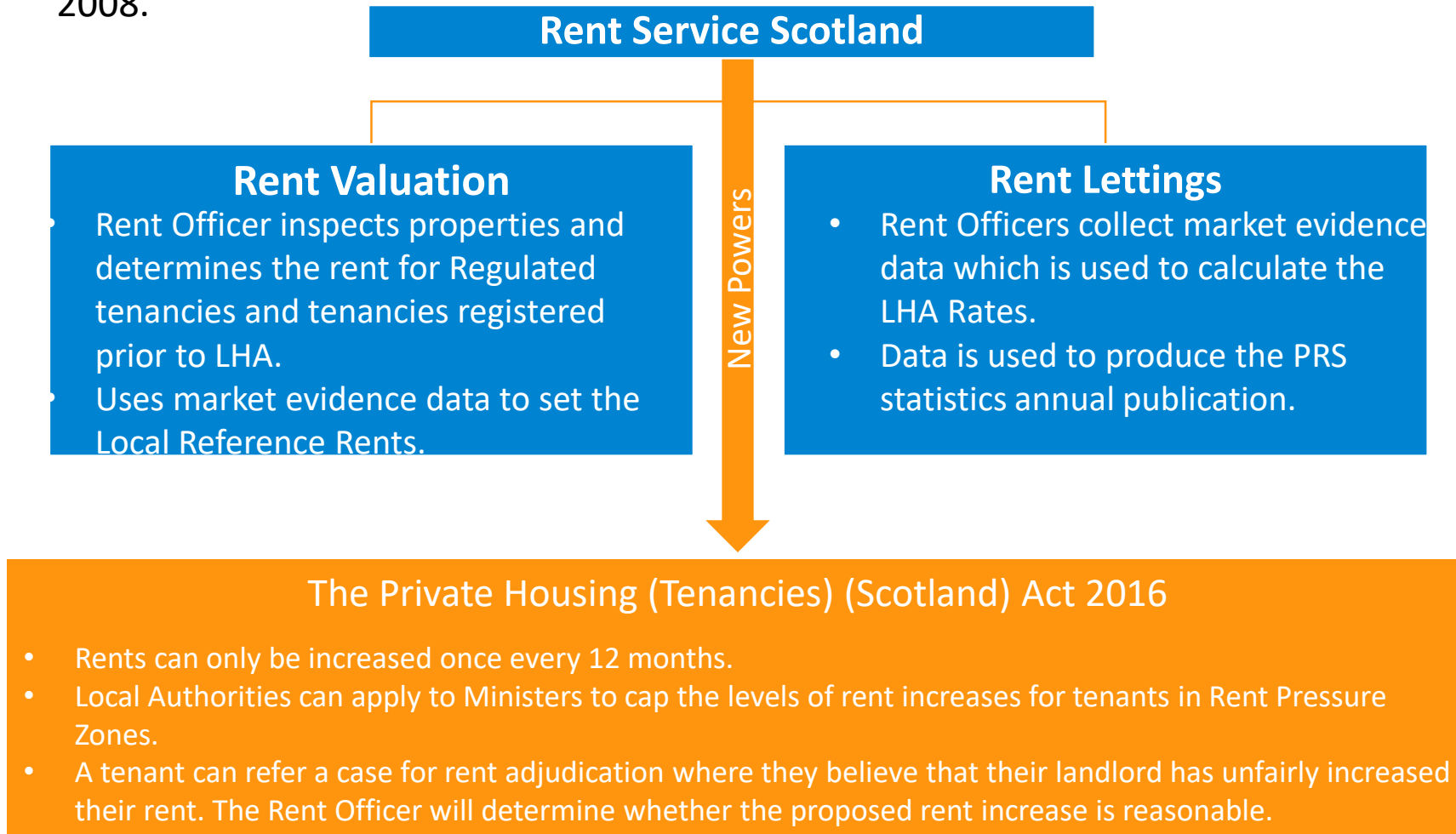
Scottish Government
PRS Statistics User Day
25 June

Rent Service Scotland - Market Evidence Database

Chris Donaldson

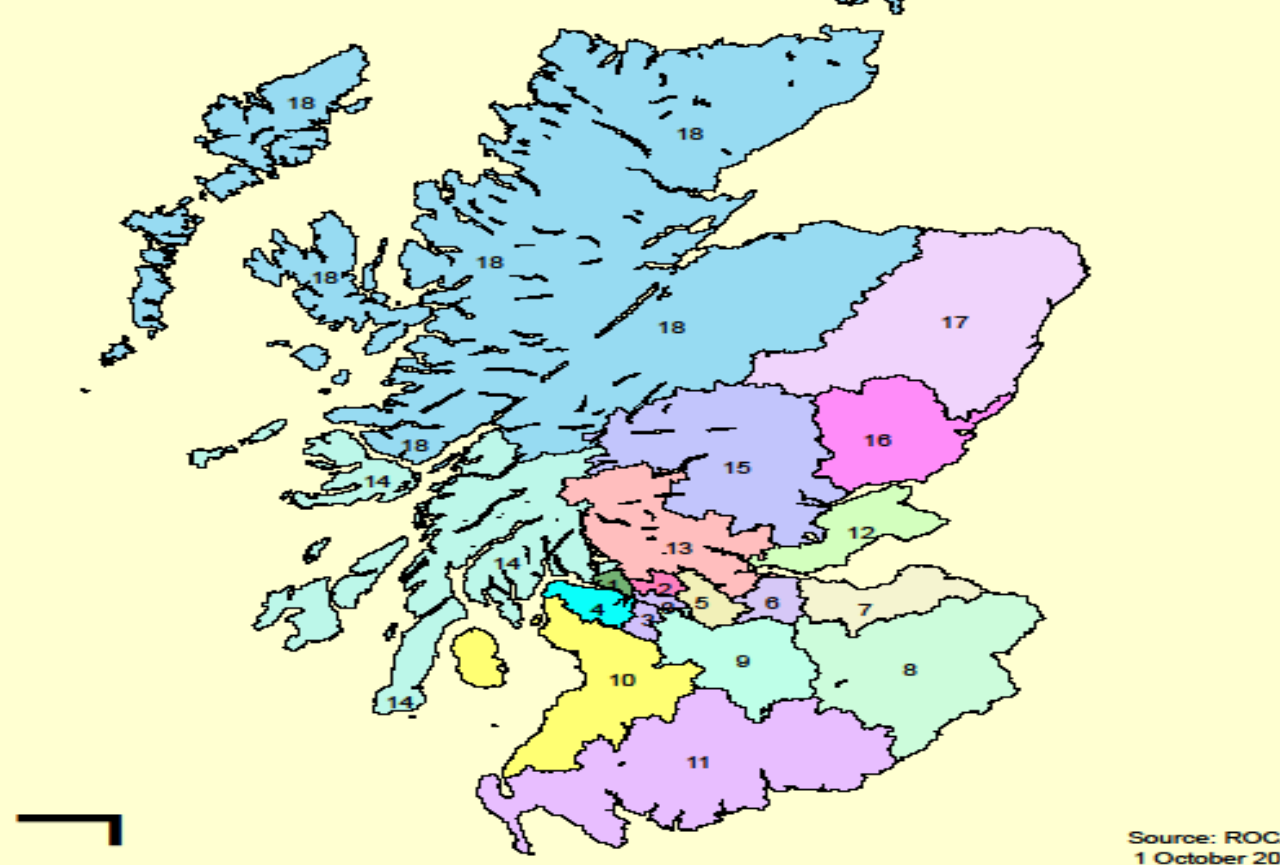
Rent Service Scotland (RSS)

- RSS collect private rented sector market evidence and determine Local Housing Allowance (LHA) rates. Rent Officers determine rents for tenancies registered prior to 2008.



Coloured Broad Rental Market Areas

- 1 West Dunbartonshire
- 2 East Dunbartonshire
- 3 Greater Glasgow
- 4 Renfrewshire / Inverclyde
- 5 North Lanarkshire
- 6 West Lothian
- 7 Lothians
- 8 Scottish Borders
- 9 South Lanarkshire
- 10 Ayrshire
- 11 Dumfries & Galloway
- 12 Fife
- 13 Forth Valley
- 14 Argyll & Bute
- 15 Perth & Kinross
- 16 Dundee & Angus
- 17 Aberdeen & Shire
- 18 Highland



Source: ROCAS
1 October 2010

Market Evidence

- Primary purpose is to set LHA rates for HB/UC
- Representative sample at BRMA level by property type and size
- Collection/sample size issues
- SG Private Sector Rent Statistics 2010-18
- Comparable data for Rent Officer functions including Housing Benefit and Rent Adjudications
- ONS and CPI (H)

Scottish Government - Private Sector Rent Statistics, Scotland, 2010 to 2018

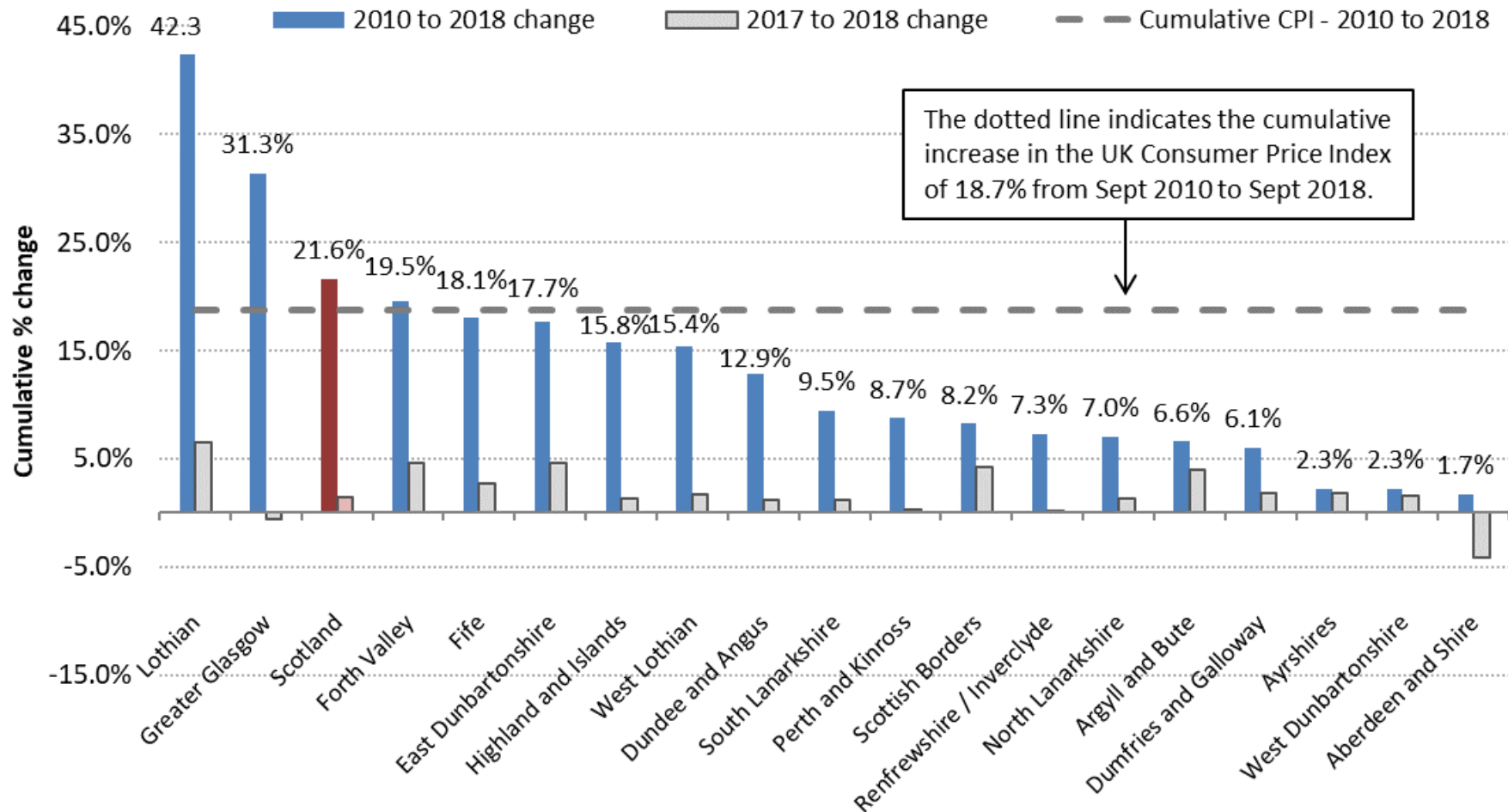
Joe Jobling

Background to publication

- An annual Official Statistics publication that started in 2014, published in November each year.
- Presents statistics on private sector rent levels in Scotland using data from the Rent Service Scotland market evidence database (information on around 25,000 to 30,000 individual rents each year)
- Presents rent levels for different property sizes across each of the 18 broad rental market areas in Scotland, covering average rents as well as rents at the higher and lower end of the market.
- Data is largely based on advertised rents, therefore the statistics presented do not represent rent increases for existing tenants.

Key Findings – changes across BRMA areas

CHART 1: Cumulative % Change in Average (mean) Rents from 2010 to 2018 (years to end-Sept), by Broad Rental Market Area - 2-Bedroom Properties

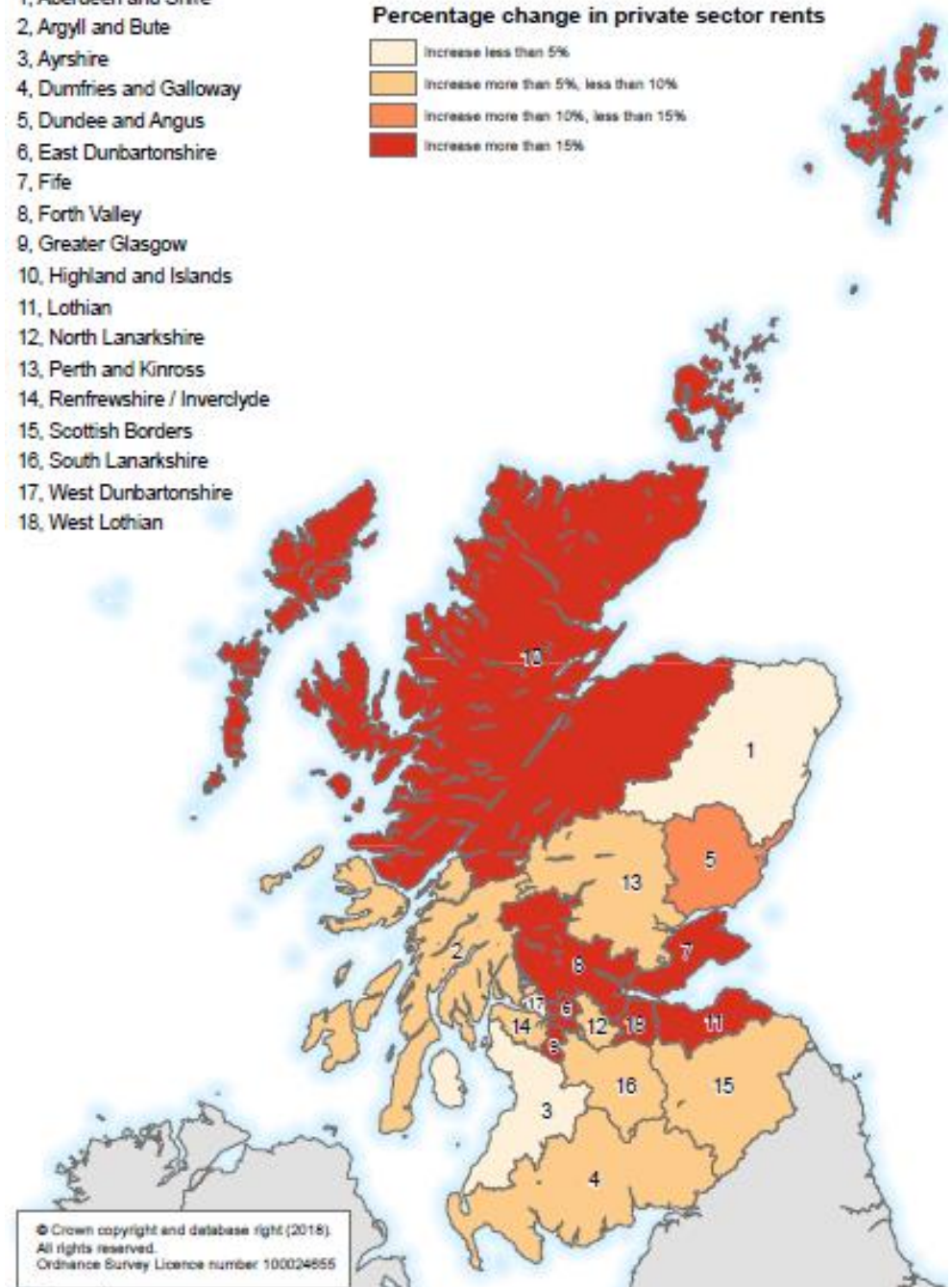


Key Findings – changes from 2010 to 2018 mapped

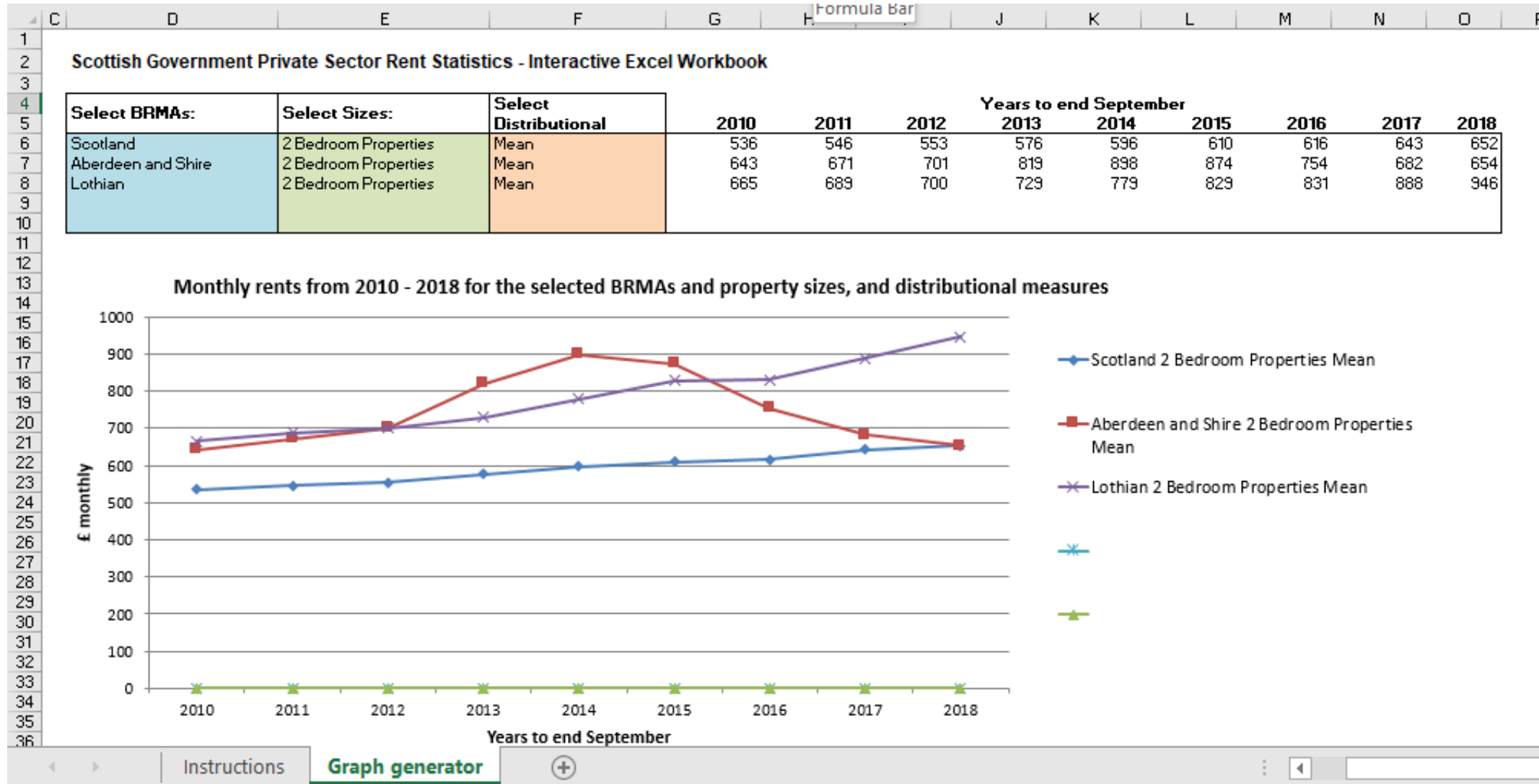
Broad Rental Market Area

- 1, Aberdeen and Shire
- 2, Argyll and Bute
- 3, Ayrshire
- 4, Dumfries and Galloway
- 5, Dundee and Angus
- 6, East Dunbartonshire
- 7, Fife
- 8, Forth Valley
- 9, Greater Glasgow
- 10, Highland and Islands
- 11, Lothian
- 12, North Lanarkshire
- 13, Perth and Kinross
- 14, Renfrewshire / Inverclyde
- 15, Scottish Borders
- 16, South Lanarkshire
- 17, West Dunbartonshire
- 18, West Lothian

Percentage change in private sector rents



Key Findings – selected trends over time



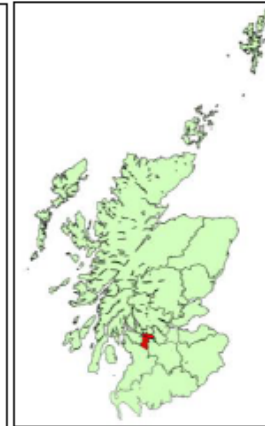
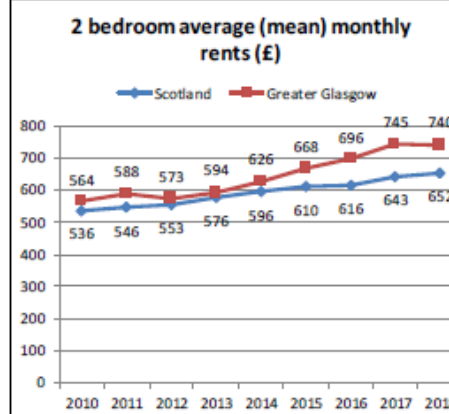
Key Findings – Example of BRMA Profile

Broad Rental Market Area Profile: Greater Glasgow

Average (mean) rents in the Greater Glasgow area have increased for 1 bedroom (4.2%), 3 bedroom (3.6%) and 4 bedroom (0.2%) properties, but have fallen for 2 bedroom properties (-0.6%), and have shown no change for 1 bedroom shared properties, which compares to CPI inflation of 2.4% across this time period. Average rents have increased for all properties between 2010 and 2018, with increases ranging from 23.1% for 1 bedroom shared properties to 43.1% for 4 bedroom properties, which compares to CPI inflation of 18.9% across this time period.

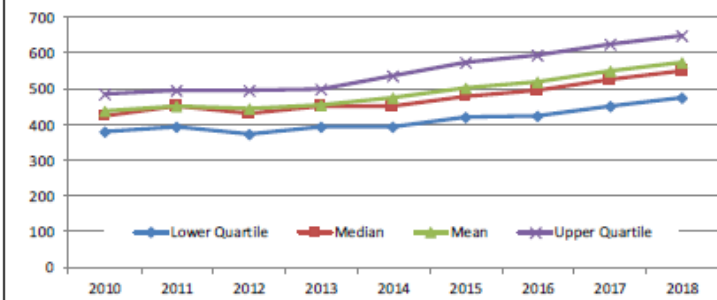
For all property sizes there have been greater increases in the top end (upper quartile) of rents between 2010 and 2018, which has widened the gap in rents compared to the bottom end of the market (lower quartile).

Average 2 bedroom rents have been higher than the Scotland average in each year since 2010, and the difference has grown between 2014 and 2017, with the average rent in 2018 being £740 per month, compared to the Scotland average of £652.



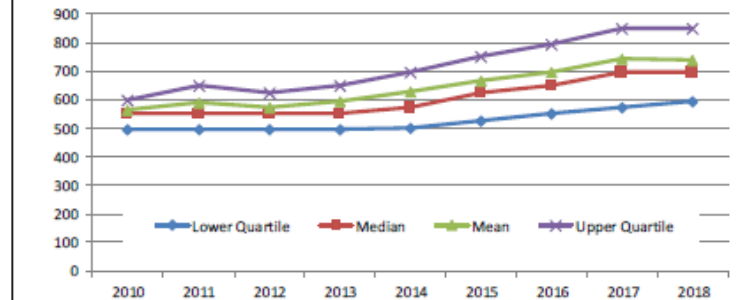
1 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018
Lower Quartile	380	395	375	395	395	420	425	450	475	6%	25%
Median	425	450	430	450	450	480	495	525	550	5%	29%
Mean	437	451	444	456	476	501	520	549	572	4%	31%
Upper Quartile	485	495	495	500	535	575	595	625	650	4%	34%



2 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018
Lower Quartile	495	495	495	495	500	525	550	575	595	3%	20%
Median	550	550	550	550	575	625	650	695	695	0%	26%
Mean	564	588	573	594	626	668	696	745	740	-1%	31%
Upper Quartile	600	650	625	650	695	750	795	850	850	0%	42%



3 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018
Lower Quartile	575	575	575	575	568	595	600	650	673	3%	17%
Median	695	695	695	675	695	750	800	850	900	6%	29%

4 Bedroom Properties - Quartile Measures, years to end Sept. (£ monthly):

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018	2018
Lower Quartile	845	875	800	895	895	850	925	1,150	1,200	4%	42%
Median	1,000	1,100	950	1,000	1,200	1,100	1,250	1,500	1,525	2%	53%