

PEOPLE, COMMUNITIES AND PLACES

SCORE Annual Summary Report 2014-15

Lets made by Registered Social Landlords

Introduction

SCORE (Scottish Continuous Recording system) is a collection of information from Registered Social Landlords (RSLs) about the new lets they make in a given year. This document provides details of the information recorded by participating RSLs covering tenancies starting from 1st April 2014 up to 31st March 2015. It includes information on:

- the demographic characteristics of tenant households;
- the pathway by which a household has become a RSL tenant;
- the financial profile of tenant households;
- the type and condition of the property being let;
- the financial aspects of the let being made, including rent and affordability.

Main findings are set out on the next page and more detailed analysis forms the main body of the report. More information can be found in the updated [SCORE web tables for 2014-15](#).

Cessation of SCORE

In March 2015 the Scottish Government took the decision to cease the SCORE data collection meaning that this 2014-15 publication will be the last. Further details are provided later in the document.

Main Findings

For 2014-15 unless otherwise stated:

- Single adult households accounted for 37.2% of all new lets. Another 20.5% of households were single parent families.
- Nearly two-fifths (37.3%) of new lets were made to employed households compared to 30.6% made to unemployed households. A further 15.0% of lets were to retired households and 9.4% to households with a disability or long term illness.
- Around two fifths (39.8%) of new lets were made to households reporting previously living in temporary or unsecured accommodation, including with immediate family (14.9%), in Bed & Breakfast or temporary accommodation (14.4%) or with friends or relatives (10.5%). A further 35.9% transferred from other social housing.
- Over-crowding (16.9%) was the most common main reason given for rehousing. A further 13.0% of households were rehoused for medical or health reasons.
- 28.7% of households housed by Registered Social Landlords in 2014-15 were homeless prior to taking up their tenancies, up very slightly from 27.7% in 2013-14.
- Flats accounted for almost three quarters (73.8%) of properties let during the year, with houses 20.6% and bungalows a further 4.4%.
- One bedroom properties accounted for 38.9% of lets and a further 4.4% were bedsits. Of all properties let, 40.1% had two bedrooms, 14.3% had three bedrooms and 2.3% had four or more bedrooms.
- 23.5% of new lets were allocated using Choice Based Lettings, which allows households to actively apply for properties that match their assessed requirements.
- Around 3 in 10 properties (30.8%) let during the year were let immediately after the previous tenants vacated the property (or immediately after the conclusion of any major repair works). Over two-fifths of properties (41.3%) were void for two weeks or more.
- The average weekly rent for Scottish Secure Tenancy General Needs new lettings, increased by 4.5% from £69.12 in 2013-14 to £72.18 in 2014-15.
- The average weekly household income of all households rose by 4.3% in 2014-15 to £236.32, compared with £226.58 in 2013-14. It varied from an average of £127.74 amongst unemployed households to £382.40 amongst those working full-time.
- 84.5% of full-time working households passed the affordability measure meaning that they did not need housing benefit in order for their rent to be affordable.

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Background

The information for SCORE is recorded by RSLs in forms completed by housing officers and submitted to the Scottish Government via an online data collection tool.

Further information about the SCORE collection is available from the Scottish Government website: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/SCORE>

Response level

SCORE is a voluntary survey. For 2014-15, 19,564 lets were recorded. An approximate response rate can be calculated by comparing this with figures collected by the Scottish Housing Regulator as part of the Scottish Social Housing Charter. At present the latest figure available from the Charter is for 2013-14. This suggests a 2014-15 SCORE response rate of around 68%.

This is lower than in previous years with an estimated response rate of 78% in 2013-14. This may be because fewer lets were made in 2014-15 although the announcement of the cessation of SCORE may also have had an impact.

It should be noted that whilst a total of 19,564 SCORE forms were submitted many of these did not include completed income information. Income information was provided for 8,370 lettings (43% of forms).

Cessation of SCORE

In March 2015 the Scottish Government took the decision to cease the SCORE data collection meaning that the 2014-15 collection and this associated publication will be the last.

The key reasons for the SG cessation of SCORE are:

- A re-focussing of Communities Analytical Services, in line with Smith Commission report proposals, to provide staff resources to support analytical work on newly devolved social security powers.
- The availability of information on social rented tenants from other sources.
- The limitations of SCORE and advantages of alternative surveys and information.
- Reduction in burdens on SG and RSLs in ceasing this resource intensive data collection of manually entered records.

SG plans to fill the information gap left by ceasing SCORE, in terms of statistics on social rented tenants, by publishing information from alternative data sources in 2016, either as a new publication or incorporated with the annual SG Housing Statistics for Scotland publication.

Further information on the decision to end SCORE can be found here:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/SCORE/SCOREcessation>

The Tenants

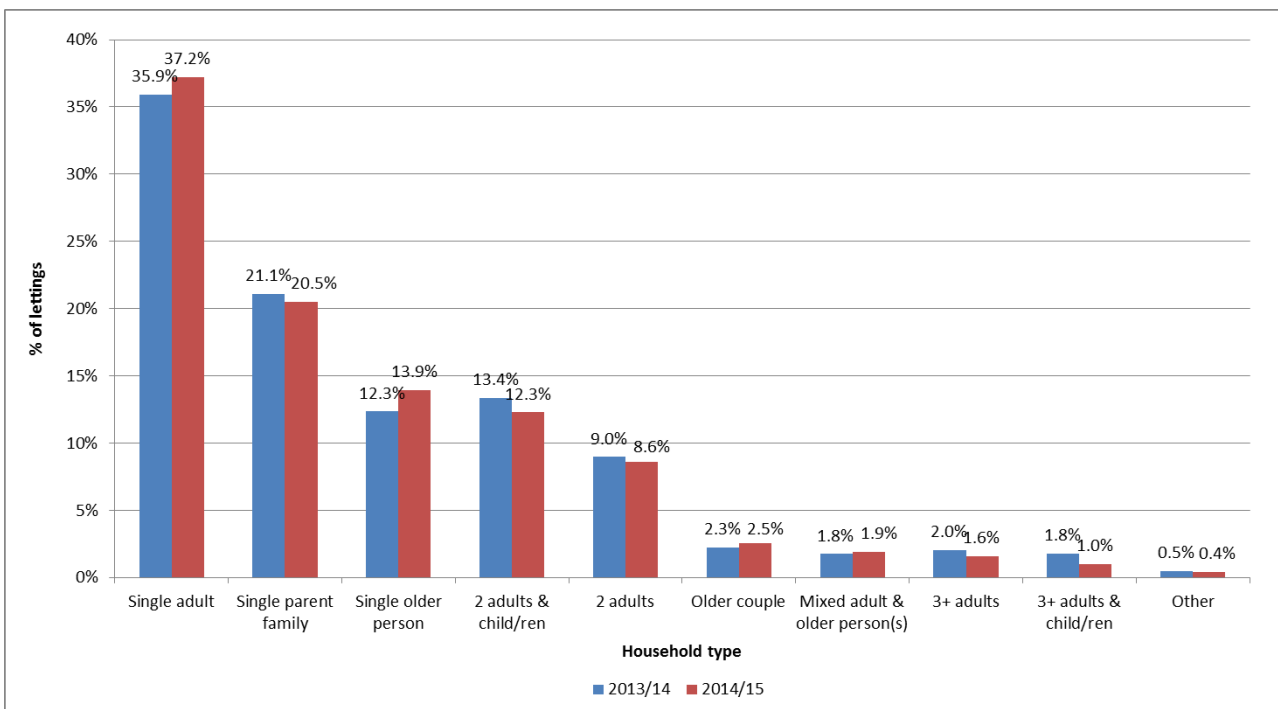
Household Type

Chart 1 shows the distribution of new tenancies by household type for 2013-14 and 2014-15. The most common household types contained one adult. In 2014-15 almost two-fifths (37.2%) of all lets were made to households containing a single adult only and a further fifth were made to single parent families (20.5%).

Of the remaining household types, those with a single older person were most common (13.9%) followed by those with 2 adults & child/ren (12.3%).

In general the distribution of tenancies by household type is very similar to that in 2013-14.

Chart 1: Tenancies by Household Type 2013-14 and 2014-15



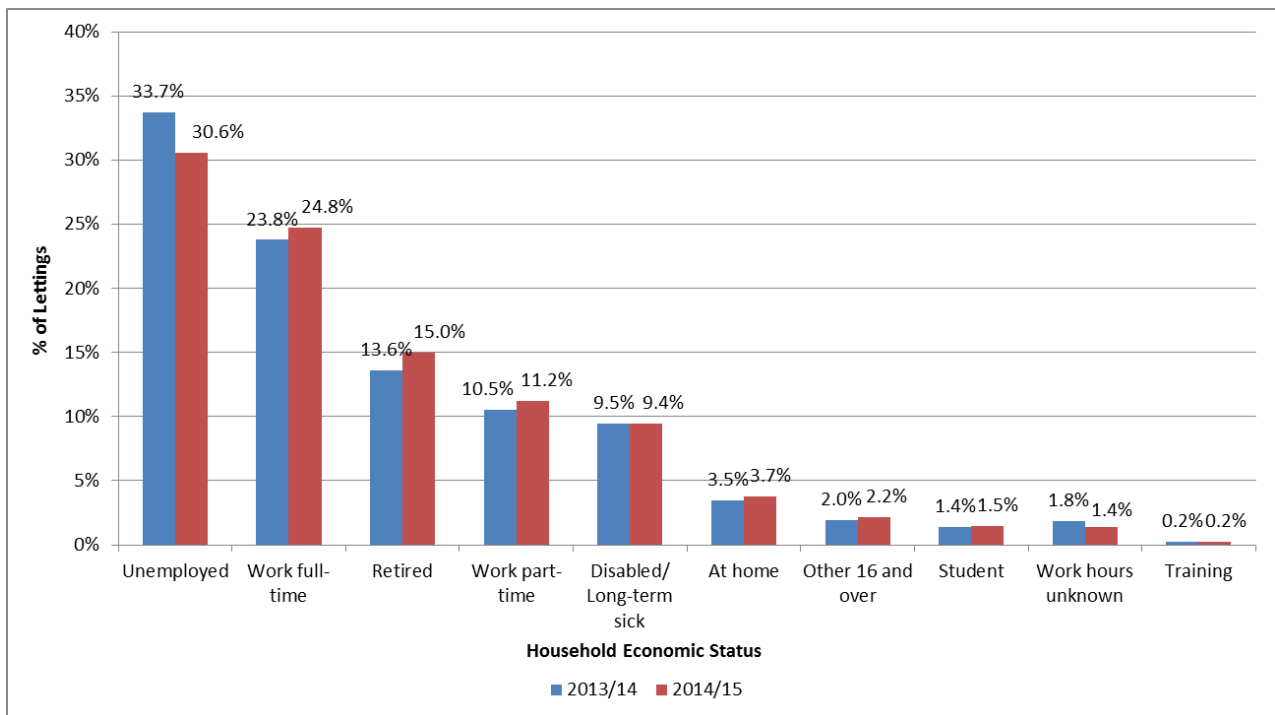
Economic Status of Household

Almost two-fifths (37.3%) of households housed by RSLs in 2014-15 were employed (full-time, part-time or unspecified hours), up slightly on the 36.1% in 2013-14 which itself was up by almost 2 percentage points on the 2012-13 level.

Meanwhile around 3 in 10 (30.6%) households were unemployed, down slightly on the 2013-14 figure (33.7%).

A further 15.0% of households were retired and 9.4% were disabled or long-term sick.

Chart 2: Household Economic Status 2013-14 and 2014-15



Ethnic Origin of Main Tenant

The vast majority of tenants housed during 2014-15 were White Scottish (83.1%). The next most common ethnic groups were White – Other British (5.9%) and White Polish (3.9%). Another 1.5% of tenants were of African, African Scottish or African British origin. The 'Other' category, comprising of 14 ethnic groups that individually contributed less than 1.0%, accounted for a total 4.0% of the overall figure. This is a very similar pattern to that observed in 2013-14.

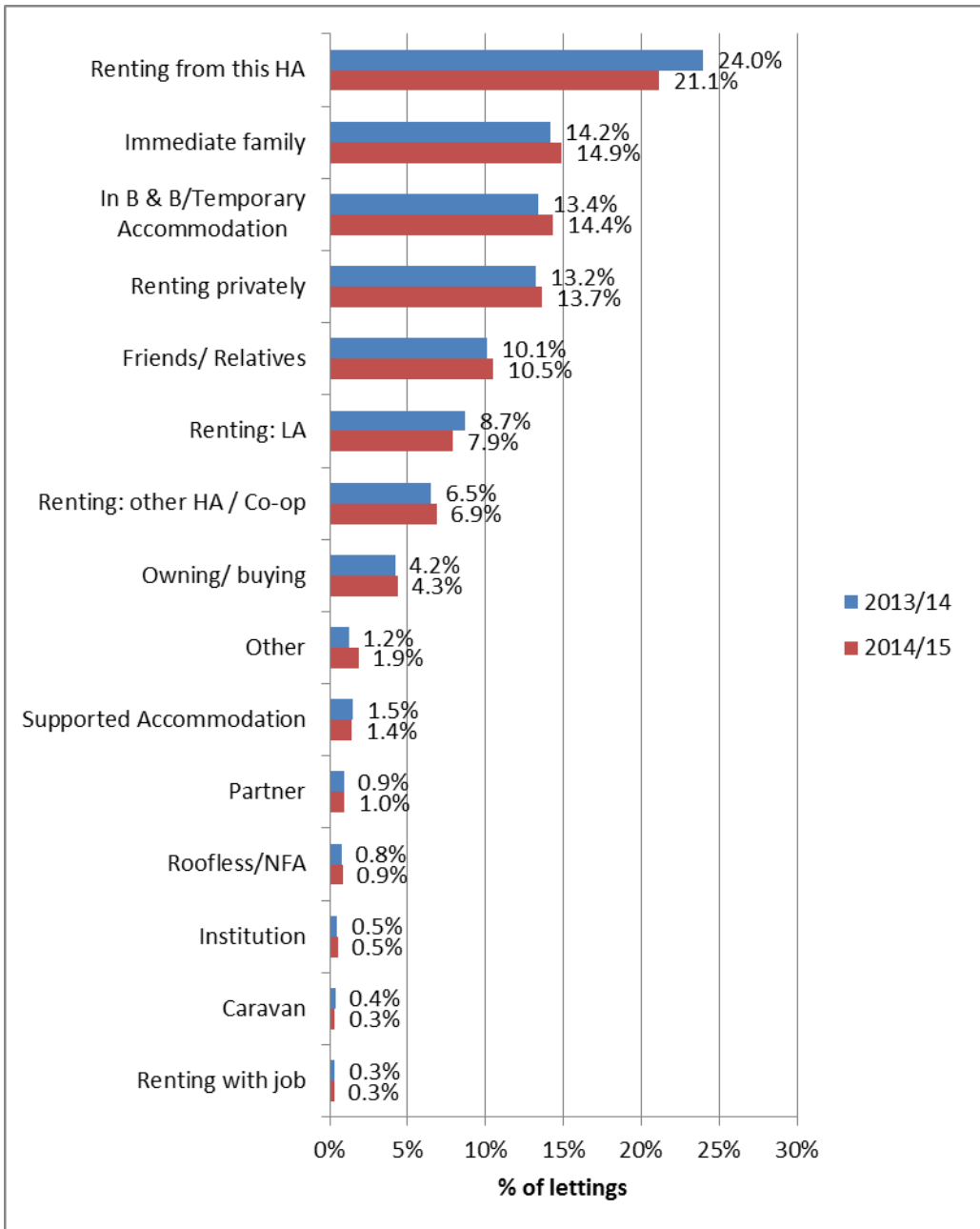
Previous Living Circumstances of Household

As Chart 3 shows, around two-fifths (39.8%) of households reported their previous living circumstances as being some form of temporary or otherwise unsecured accommodation, 2.2 percentage points more than in 2013-14. This consisted of immediate family (14.9%), Bed & Breakfast or temporary accommodation (14.4%) and friends or relatives (10.5%).

Meanwhile another 35.9% of households had transferred from within social housing, down around 3.3 percentage points from 2013-14. This consisted of transfers within the same housing association (Renting from this HA, 21.1%), from another housing association (Other HA/Co-op, 6.9%) or from a local authority letting (Renting: LA, 7.9%).

A further 13.7% had previously been renting privately.

Chart 3: Previous Accommodation Tenure of Household, 2013-14 and 2014-15



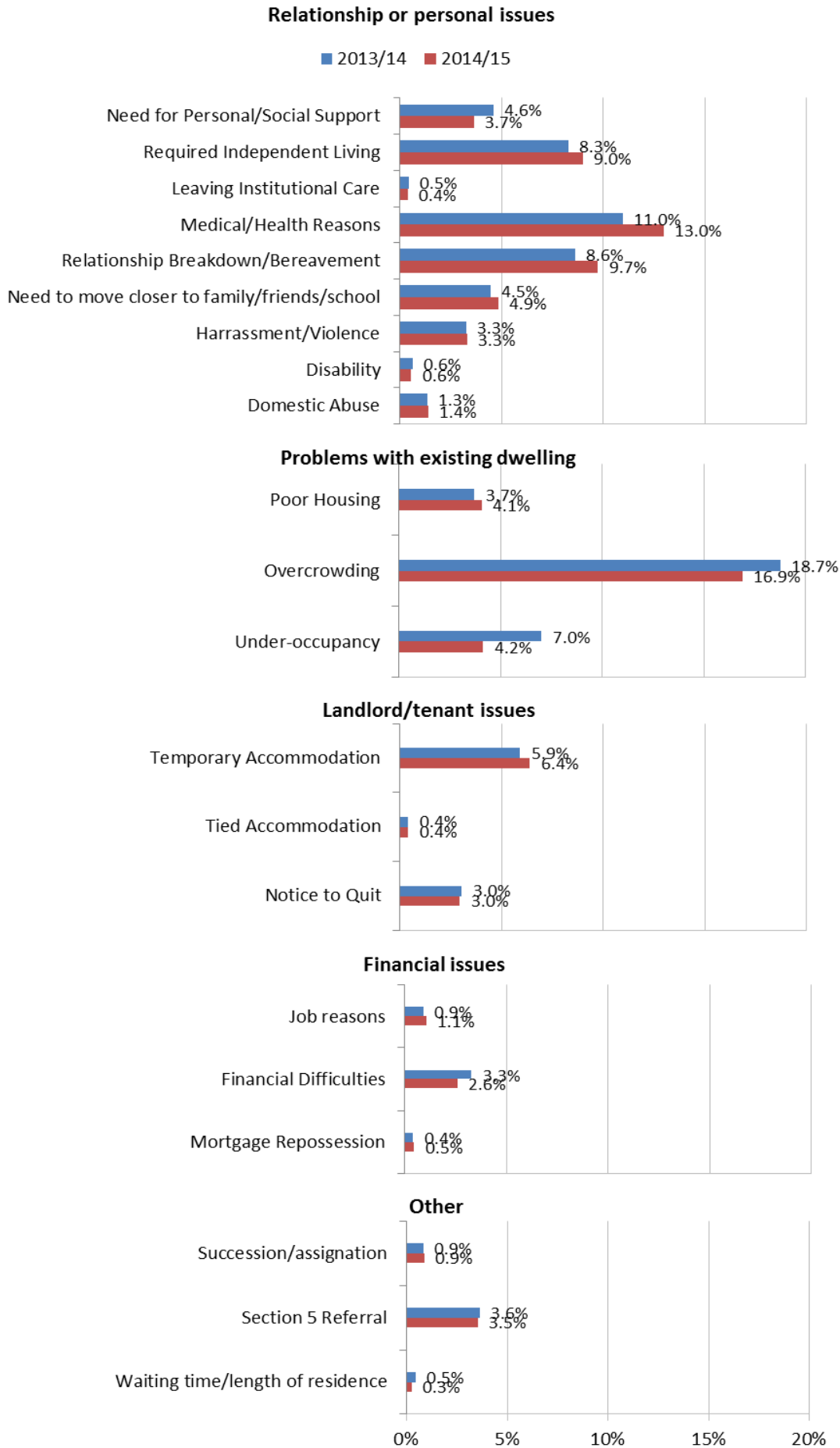
Main Reasons for Rehousing

Overcrowding remains the most commonly cited reason for a household having left its previous accommodation before moving into a RSL home. 16.9 per cent of all tenants housed by RSLs during 2014-15 gave this as the main reason for moving. (Chart 4)

Other common reasons for rehousing were medical or health reasons (13.0%), relationship breakdown or bereavement (9.7%) or that the tenant needed to live independently (9.0%).

Following 2 successive years of increases the proportion of households citing under-occupancy as the main reason they moved fell from 7.0% to 4.2%. These earlier increases are likely to have been at least partly caused by households moving into smaller accommodation to avoid losing out due to the removal of the spare room subsidy in April 2013.

Chart 4: Household Main Reason for Rehousing, 2013-14 and 2014-15



Statutorily Homeless Households Housed

28.7% of households were homeless prior to taking up their tenancy in 2014-15, up very slightly from 27.7% in 2013-14. (Chart 5 and Table 1)

Around four-fifths of these (or 23.3% of all tenants) were Statutorily Homeless meaning that they had been assessed as unintentionally homeless by local authorities.

Perth & Kinross recorded the highest percentage of lets to Statutorily Homeless households (35.7%) and indeed all homeless households (40.3%) for 2014-15.

Chart 5: Households declared homeless prior to being housed by local authority, 2014-15

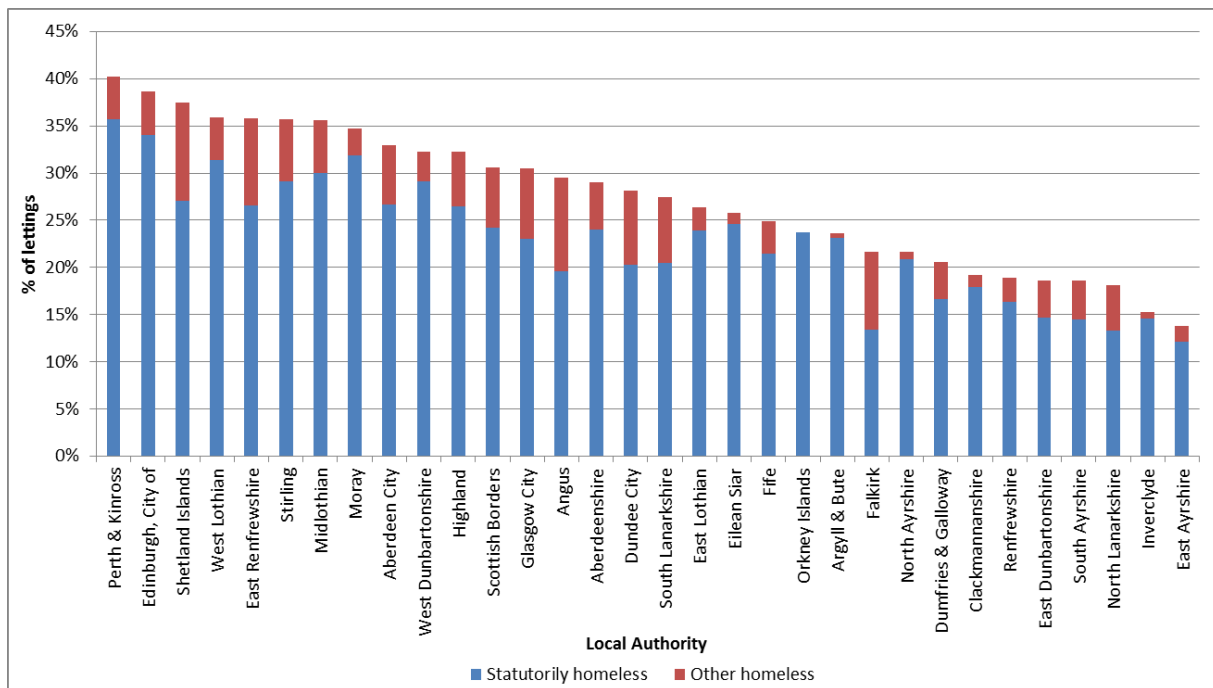


Table 1: Households Declared Homeless Prior to Being Housed, 2013-14 and 2014-15

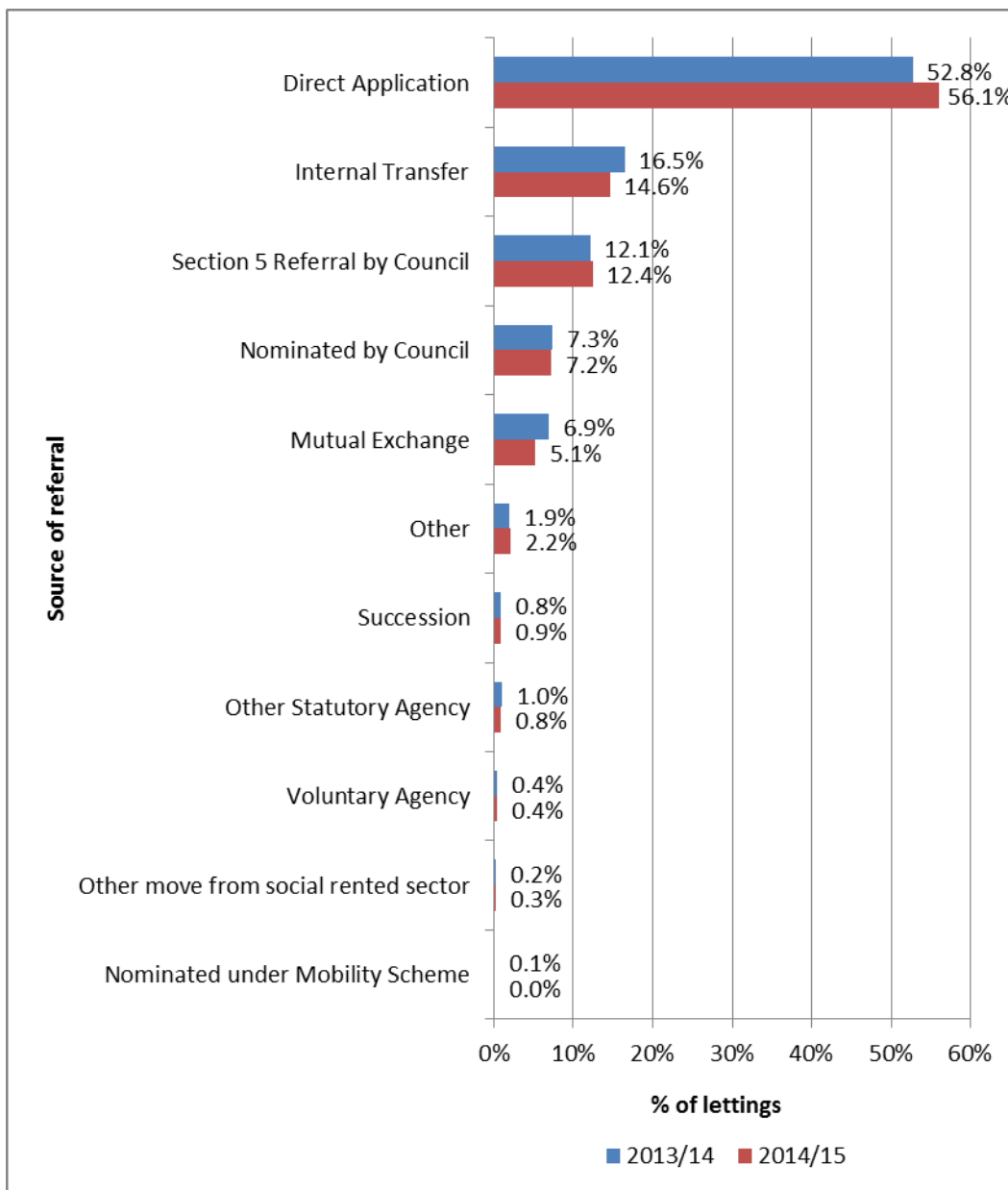
	2013/14			2014/15		
	Statutorily homeless	Other homeless	Not homeless	Statutorily homeless	Other homeless	Not homeless
Aberdeen City	24.8%	6.0%	69.2%	26.6%	6.3%	67.0%
Aberdeenshire	24.2%	5.3%	70.5%	24.0%	5.1%	71.0%
Angus	20.2%	7.5%	72.3%	19.6%	9.9%	70.5%
Argyll & Bute	19.5%	1.3%	79.2%	23.1%	0.5%	76.4%
Clackmannanshire	19.5%	5.4%	75.1%	17.9%	1.3%	80.8%
Dumfries & Galloway	26.8%	2.8%	70.4%	16.6%	3.9%	79.5%
Dundee City	24.6%	10.2%	65.3%	20.3%	7.9%	71.8%
East Ayrshire	6.0%	3.5%	90.4%	12.1%	1.6%	86.2%
East Dunbartonshire	15.5%	9.9%	74.6%	14.7%	4.0%	81.3%
East Lothian	24.5%	1.1%	74.5%	24.0%	2.4%	73.7%
East Renfrewshire	24.2%	2.3%	73.5%	26.6%	9.2%	64.2%
Edinburgh, City of	28.9%	6.0%	65.1%	34.1%	4.6%	61.4%
Eilean Siar	32.8%	0.5%	66.7%	24.6%	1.2%	74.2%
Falkirk	18.7%	9.2%	72.1%	13.4%	8.3%	78.3%
Fife	20.9%	4.1%	75.0%	21.5%	3.4%	75.1%
Glasgow City	21.8%	7.2%	71.0%	23.1%	7.4%	69.5%
Highland	25.9%	5.8%	68.3%	26.5%	5.8%	67.7%
Inverclyde	18.0%	1.0%	81.0%	14.6%	0.7%	84.7%
Midlothian	26.4%	3.5%	70.2%	30.0%	5.6%	64.4%
Moray	26.4%	3.5%	70.1%	31.9%	2.9%	65.2%
North Ayrshire	17.6%	0.3%	82.0%	20.9%	0.8%	78.3%
North Lanarkshire	10.8%	6.2%	83.0%	13.3%	4.9%	81.8%
Orkney Islands	16.0%	0.0%	84.0%	23.8%	0.0%	76.3%
Perth & Kinross	29.8%	2.0%	68.2%	35.7%	4.5%	59.7%
Renfrewshire	15.6%	5.2%	79.3%	16.4%	2.5%	81.1%
Scottish Borders	21.7%	7.8%	70.5%	24.2%	6.4%	69.4%
Shetland Islands	23.9%	2.8%	73.2%	27.1%	10.4%	62.5%
South Ayrshire	25.9%	3.0%	71.1%	14.5%	4.1%	81.4%
South Lanarkshire	18.1%	5.8%	76.0%	20.5%	7.0%	72.6%
Stirling	15.0%	10.6%	74.4%	29.1%	6.6%	64.3%
West Dunbartonshire	29.0%	5.8%	65.2%	29.2%	3.1%	67.7%
West Lothian	27.1%	9.1%	63.7%	31.4%	4.5%	64.1%
Scotland	21.9%	5.8%	72.3%	23.3%	5.4%	71.3%

Source of Referral

There are a number of different ways in which a household can come to be on a RSL housing list. For example they may apply directly, be nominated by a council or be seeking to transfer from one property owned by that RSL to another.

In 2014-15 the majority of applicants (56.1%) made a direct application to be housed by the housing association – up from 52.8% in 2013-14. Just under a fifth (19.7%) were either nominated by a council (7.2%) or were a Section 5 referral by a council (12.4%) - these being the main referral sources for statutorily homeless households. 14.6% of households were re-housed from another home owned by the same RSL (Internal Transfer), down by around 2 percentage points on the 2013-14 level (16.5%). Of the remaining categories mutual exchange (a swap of accommodation between 2 or more tenants) was the most prevalent with 5.1% of households having been housed in this manner.

Chart 6: Source of referral to Housing Association, 2013-14 and 2014-15



Building and Letting Types

Reason for Vacancy

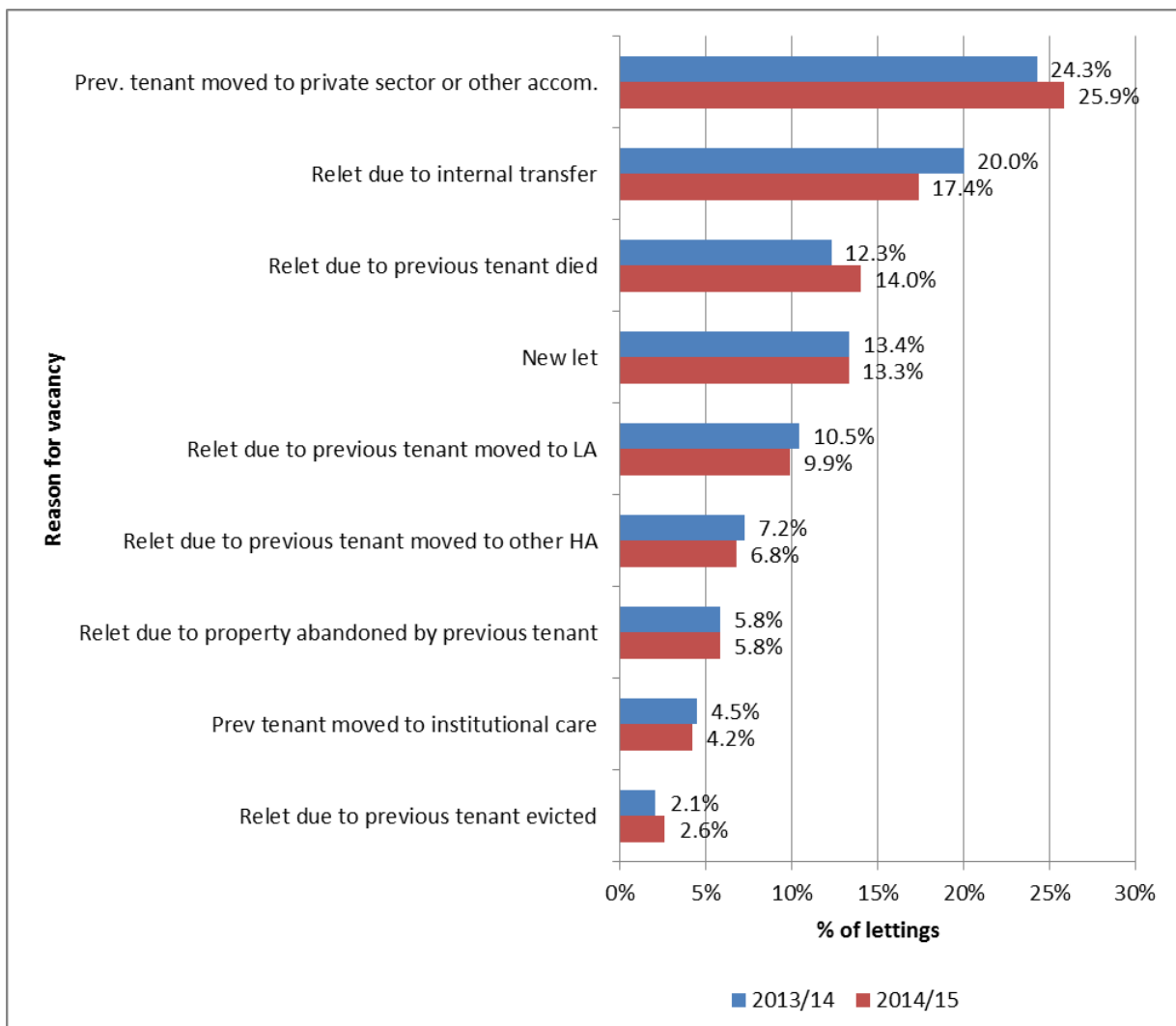
Broadly speaking a property into which a household moves can either be a new let – meaning that the property is new and/or being let for the first time – or a re-let.

New lets accounted for 13.3% of all lets in 2014-15 – almost the exact same proportion as in 2013-14 (13.4%) which was itself the same as in 2012-13.

SCORE also collects information on the reasons that re-let properties into which households moved during the year were left vacant by their previous inhabitants.

Over a third of all vacancies (34.1%) were created from transfers within social housing (17.4% transferred to another property owned by the same RSL, 9.9% moved to a local authority owned house and 6.8% moved to a property owned by another RSL). This compares to 25.9% of vacancies arising from the previous tenant moving to private sector or other accommodation.

Chart 7: Reason for Property Vacancy, 2013-14 and 2014-15



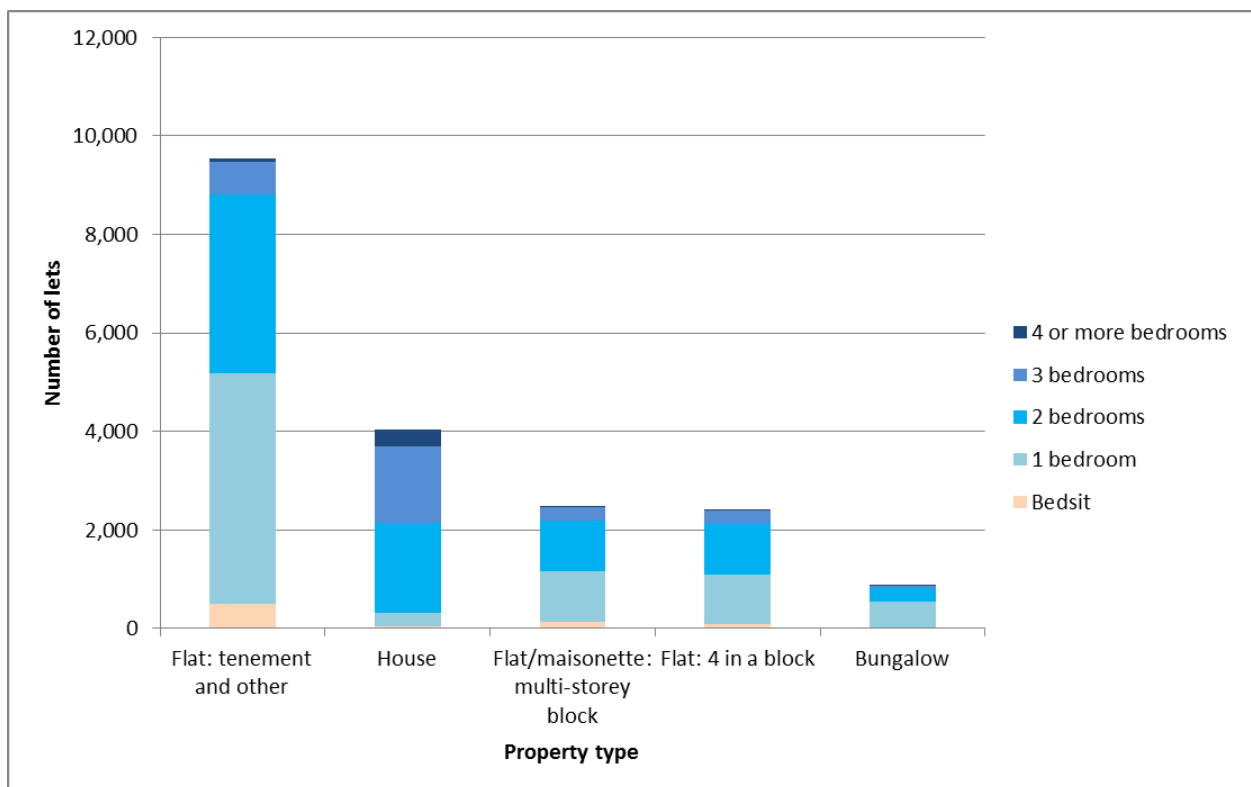
Dwelling Type and number of bedrooms

Chart 8 and table 2 show that almost three quarters (73.8%) of dwellings let out during the year were flats. Amongst these 12.7% of all properties were multi-story blocks, 12.3% were 4 in a block and almost half (48.8%) were tenements or some other type of flat not covered by the other categories.

Houses accounted for most of the remaining properties (around a fifth of all properties let during the year), bungalows made up a further 4.4% and other dwelling types accounted for the remaining 1.1% of all lettings. This last category is not shown in Chart 8 to aid clarity.

One bedroom (38.9%) and two bedroom (40.1%) properties together accounted for almost four-fifths of all properties let. Bedsit properties accounted for 4.4% of lettings, with a further 14.3% being 3 bedroom and 2.3% being 4 or more bedrooms. One bedroom flats accounted for over a third (34.4%) of total lettings for the year.

Chart 8: Dwelling type by number of bedrooms, 2014-15



Note: This chart shows the number of lets in each category but please note that this does not represent all lets in Scotland.

Table 2: Dwelling types and number of bedrooms, 2013-14 and 2014-15

	2013/14	2014/15
Dwelling Type		
Flat: tenement and other	49.6%	48.8%
House	22.4%	20.6%
Flat/maisonette: multi-storey block	11.3%	12.7%
Flat: 4 in a block	11.2%	12.3%
Bungalow	4.5%	4.4%
Other	1.1%	1.1%
Total	100.0%	100.0%
Number of bedrooms		
Bedsit	5.7%	4.4%
1 bedroom	37.2%	38.9%
2 bedrooms	40.4%	40.1%
3 bedrooms	14.0%	14.3%
4 or more bedrooms	2.7%	2.3%
Total	100.0%	100.0%

Design Type

A property may be designed for general purpose use or, alternatively, for a specific housing group, such as older people.

The majority of properties let during 2014-15 were general purpose dwellings (85.0%). Housing specifically designed for older people accounted for 13.8% of lettings. Within this 10.0% were sheltered properties – these provide a number of features in addition to the standards for general needs housing (such as an emergency call service and possibly a warden). A further 3.8% were amenity or alarm properties which are either similar to sheltered housing but without the warden or are not adapted but have a community alarm.

Table 3: Design type, 2013-14 and 2014-15

	2013/14	2014/15
Amenity/Alarm	3.7%	3.8%
Sheltered/Warden	8.9%	10.0%
General purpose	86.4%	85.0%
Shared Living	0.4%	0.4%
Other	0.6%	0.8%

CHR (Common Housing Register) and CBL (Choice Based Lettings)

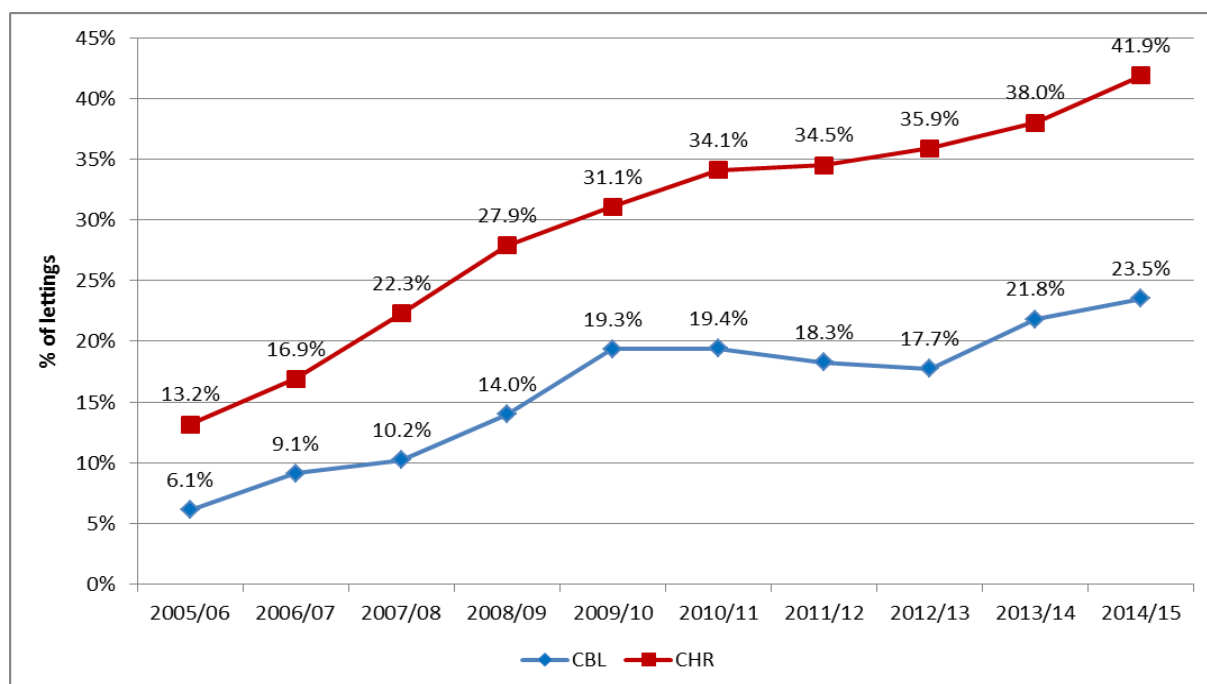
CHR (Common Housing Register)

A Common Housing Register (CHR) is where Local Authorities and some (or all) housing associations in the area share a single housing list meaning that a household may be allocated to the housing of any participating social landlord. In 2014-15 over two-fifths (41.9%) of households housed obtained their tenancy through a CHR – a 3.9 percentage point increase from 2013-14. This continues the increasing trend in the proportion of households allocated in this way (see Chart 9).

CBL (Choice Based Lettings)

Choice Based Lettings (CBL) is a type of allocation system which allows households to actively apply for properties that match their assessed requirements. Around a quarter (23.5%) of households used a CBL allocation system in 2014-15 – a 1.7 percentage point increase on the 21.8% in 2013-14. As chart 9 shows the proportion of lettings allocated in this way has generally been on the increase.

Chart 9: CHR and CBL lettings, 2005/06 to 2014/15



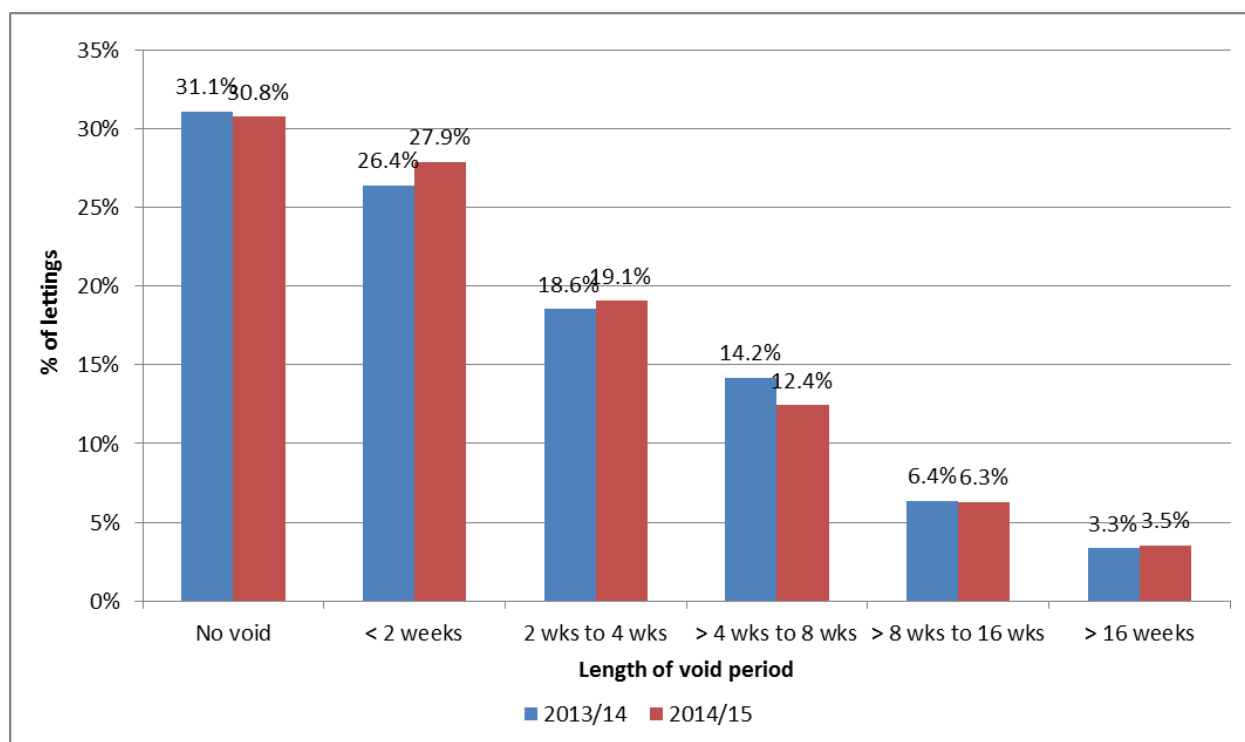
Void Length

The void period of a property is the period for which it was available for letting but did not have a tenant (i.e. generally the period between the previous let ending and the current one beginning). The void period is derived from the tenancy start date, the vacancy date and, if applicable, the repair completion date provided by the housing association. Details of the calculation are included in the Annex.

Around 3 in 10 properties (30.8%) let during the year were let immediately after the previous tenants vacated the property or immediately after the conclusion of any major repair works being carried out on the property. This was similar to 2013-14 (31.1%) but down from 33.9% in 2012-13 and from 37.0% in 2011-12. Over two-fifths of properties (41.3%) were void for two weeks or more, down slightly from 42.5% in 2013-14.

The average time for which a property was vacant between the end of one tenancy and the start of the next was 24 days, three days less than in 2013-14.

Chart 10: Void length of property, 2013/14 and 2014/15



Rent, Income and Affordability¹

Average Weekly Rent by Area – SST General Needs lets only

The average weekly rent figures shown in Table 4 below are for Housing Association General Needs lettings only and only include Scottish Secure Tenancies (SSTs), 87% of lets were recorded as such. Supported lets have been

¹ Note that income and rent figures in this publication have not been adjusted for inflation.

excluded as the associated rents tend to be higher and there is uneven distribution of supported units throughout the country.

For Scotland, the average weekly rent for 2014-15 was £72.18, a 4.5% rise from 2013-14. Lettings to properties in South Ayrshire had the highest average weekly rent figure at £81.94, Perth & Kinross had the lowest average at £65.68.

Table 4: Average Rent by Local Authority – SST General Needs Lettings Only, 2013-14 and 2014-15

	2013/14	2014/15
Aberdeen City	£72.61	£74.78
Aberdeenshire	£71.46	£74.98
Angus	£66.75	£71.71
Argyll & Bute	£67.54	£70.71
Clackmannanshire	£70.19	£74.52
Dumfries & Galloway	£66.75	£68.46
Dundee City	£63.47	£68.37
East Ayrshire	£75.30	£78.92
East Dunbartonshire	£73.04	£73.85
East Lothian	£76.14	£77.83
East Renfrewshire	£74.72	£73.46
Edinburgh, City of	£76.01	£78.60
Eilean Siar	£67.26	£70.45
Falkirk	£66.91	£69.15
Fife	£69.79	£74.31
Glasgow City	£67.10	£72.24
Highland	£71.28	£73.10
Inverclyde	£70.84	£72.97
Midlothian	£74.46	£76.09
Moray	£69.30	£70.17
North Ayrshire	£76.30	£75.58
North Lanarkshire	£68.96	£70.60
Orkney Islands	£67.25	£68.26
Perth & Kinross	£67.95	£65.68
Renfrewshire	£70.88	£70.60
Scottish Borders	£64.86	£67.73
Shetland Islands	£75.87	£75.35
South Ayrshire	£77.14	£81.94
South Lanarkshire	£70.94	£74.93
Stirling	£71.96	£70.88
West Dunbartonshire	£63.77	£67.07
West Lothian	£71.15	£72.93
Scotland	£69.12	£72.18

Average Weekly Rent by Property Size and Household Type - All Lets

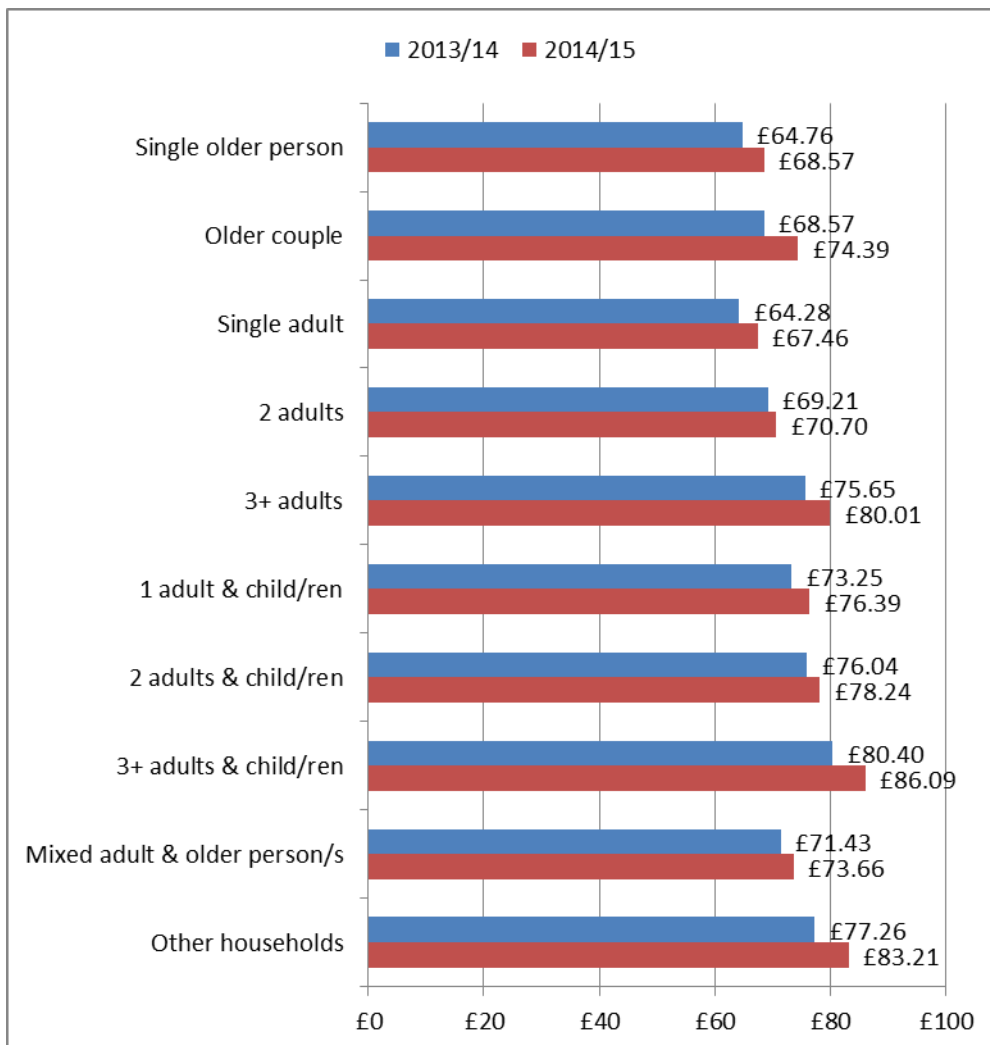
Rent levels can be affected by numerous factors such as property size (and, consequently, household type), whether they are a new or existing property and whether they are furnished. Where households are on low incomes they may receive Housing Benefit (or the housing element of universal credit) to pay all or part of their rent.

The average weekly rent in 2014-15 varied from £63.43 in a bedsit to £88.18 in a property with four or more bedrooms.

Correspondingly average rent levels were highest amongst households made up of three or more adults and a child or children. Such households paid, on average, £86.09 per week in rent.

The lowest average weekly rent - £67.46 - was paid by single adult households.

Chart 11: Average Weekly Rent by Household Type, 2013/14 and 2014/15



Average Weekly Rent by Tenancy Type

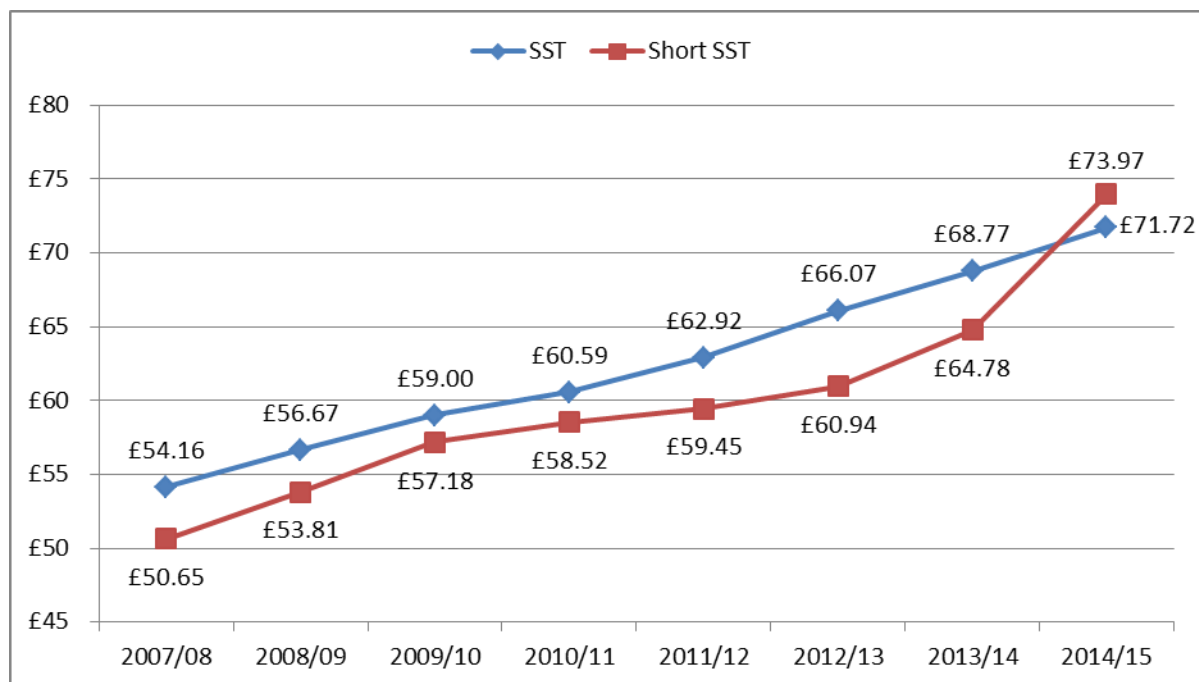
Scottish Secure Tenancies (SSTs – the most common tenancy type amongst social tenants) accounted for the vast majority of lettings recorded in SCORE (97.9% for 2014-15). Short Scottish Secure Tenancies (Short SSTs – these can be offered by social landlords in a small number of defined circumstances) accounted for only 1.4% of lettings in 2014-15 - the remaining 0.7% of lets were Occupancy agreements. Full definitions of SST and Short SST tenancies can be found here:

www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/management/tenantrights

The average weekly rent in 2014-15 for SST lettings was £71.72, up 4.3% from £68.77 in 2013-14. The average weekly rent for Short SST lettings was £73.97, up by 14.2% from £64.78 in 2013-14 and now higher than the equivalent SST figure. This increase may be because a relatively large proportion of the Short SST lets in 2014-15 were to newly built properties which are often associated with larger rents.

The overall percentage increase in average weekly rent since 2007-08 was 32.4% (£17.56) for SST and 46.0% (£23.32) for Short SST.

Chart 12: Average Weekly Rent by Tenancy Type, 2007/08 to 2014/15



Average Weekly Rent & Charges by Design Type

Housing costs consist of the basic rent plus any additional charges. There are two categories of charges: service charges which are eligible for Housing Benefit, such as the provision of cleaning services, and other charges (such as charges for prepared food, sports facilities, personal laundry or personal care) which are not eligible for Housing Benefit.

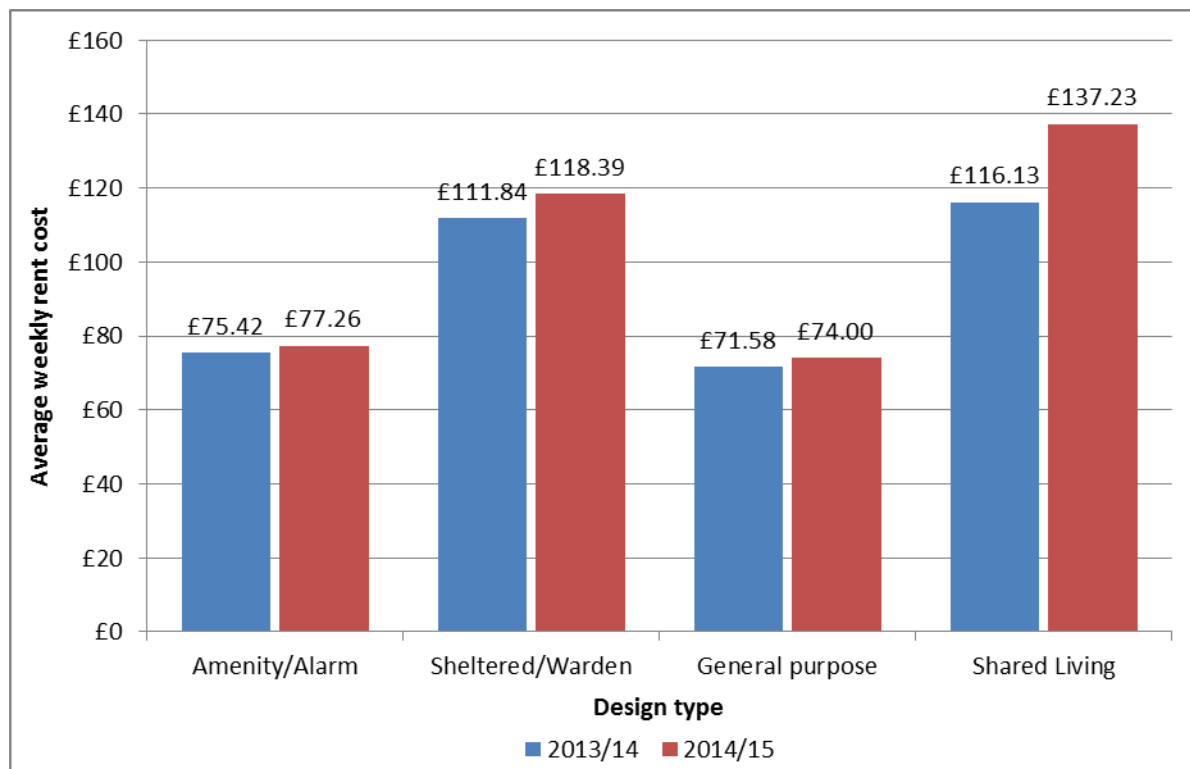
The lowest housing costs were for dwellings designed for general purpose use at £74.00, an increase of £2.42 from 2013-14. These general purpose (or general needs) properties account for the majority of lettings recorded in SCORE, 85% in 2014-15.

Sheltered housing for older people accounted for around a tenth of the dwellings let during 2014-15. This type of housing provides a number of features in addition to the standards for general needs housing (such as an emergency call service and possibly a warden) and so the costs associated with it are higher. The average weekly cost for such properties was £118.39, up by £6.55 from last year when the weekly rent was £111.84.

Amenity/Alarm properties, which are either similar to sheltered housing but without the warden or are not adapted but have a community alarm, made up 4% of all lettings in 2014-15. Average housing costs for these properties rose by £1.84 per week (a 2.5% increase) between 2013-14 and 2014-15 – from £75.42 to £77.26.

Finally, housing costs for shared living accommodation, which accounted for less than 1% of properties let during 2014-15, increased significantly from £116.13 in 2013-14 to £137.23 in 2014-15. The small number of shared living accommodation lets made each year means that large variations such as this are likely.

Chart 13: Average Weekly Housing Costs by Design Type of Property, 2013/14 and 2014/15



Average Weekly Household Income by Local Authority

NOTE: The remainder of this document makes use of income data collected through the SCORE form. Whilst a total of 19,564 SCORE forms were submitted many of these did not include completed income information. Income information was provided for 8,370 lettings (43%). No attempt has been made to account for this missing information and so care should be taken when using the income, Housing Benefit eligibility and affordability figures.

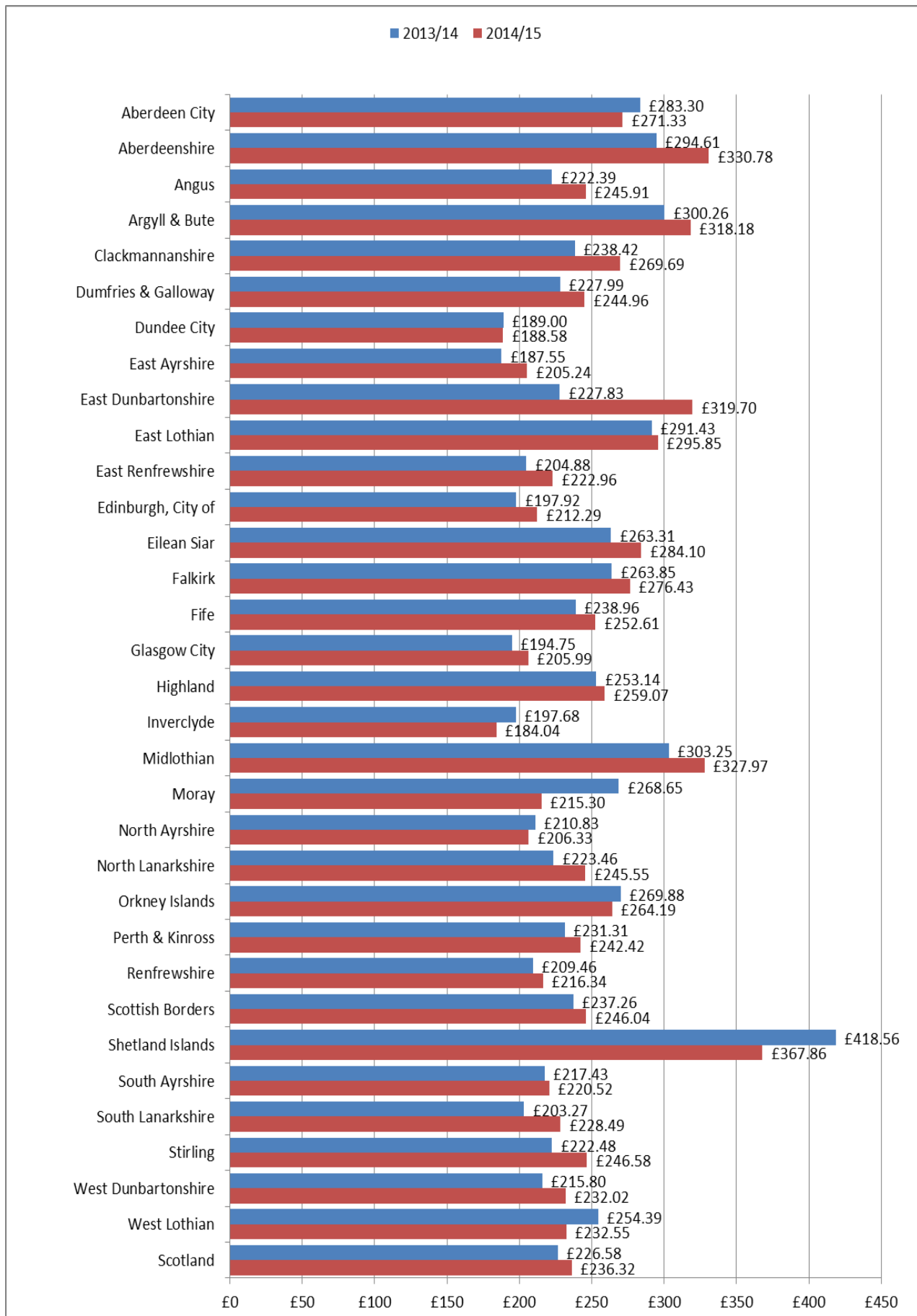
The average weekly household income for all lettings for 2014-15 across all of Scotland was £236.32, £9.74 (4.3%) higher than in 2013-14.

The average weekly household income will depend upon the household type and their economic status amongst other things and this needs to be kept in mind when comparing average income over time or between areas.

For example households with new lets in Shetland Islands had the highest average weekly household income of any local authority in Scotland (£367.86 in 2014-15). This can be partly explained by the high proportion of households working full-time (53%).

Meanwhile the lowest average weekly household income was recorded for Inverclyde at £184.04. Only 14% of lettings recorded for Inverclyde were to households working full-time whilst 39% were unemployed.

Chart 14: Average Weekly Household Income by Local Authority, 2013/14 and 2014/15

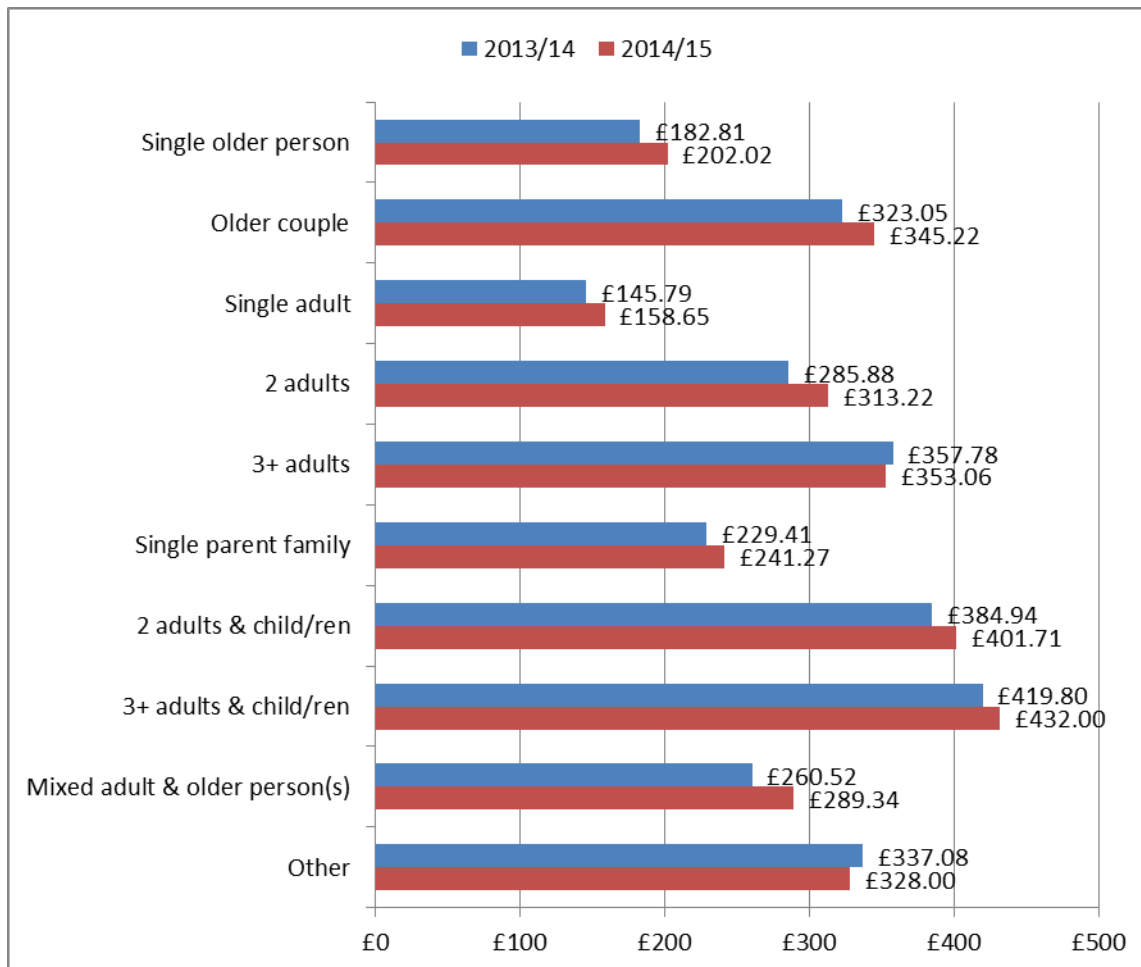


Average Weekly Household Income by Household Type and by economic status

Average weekly income has increased across most household types, the exceptions being those with 3 or more adults and no children and 'other' households that do not fit into any other category.

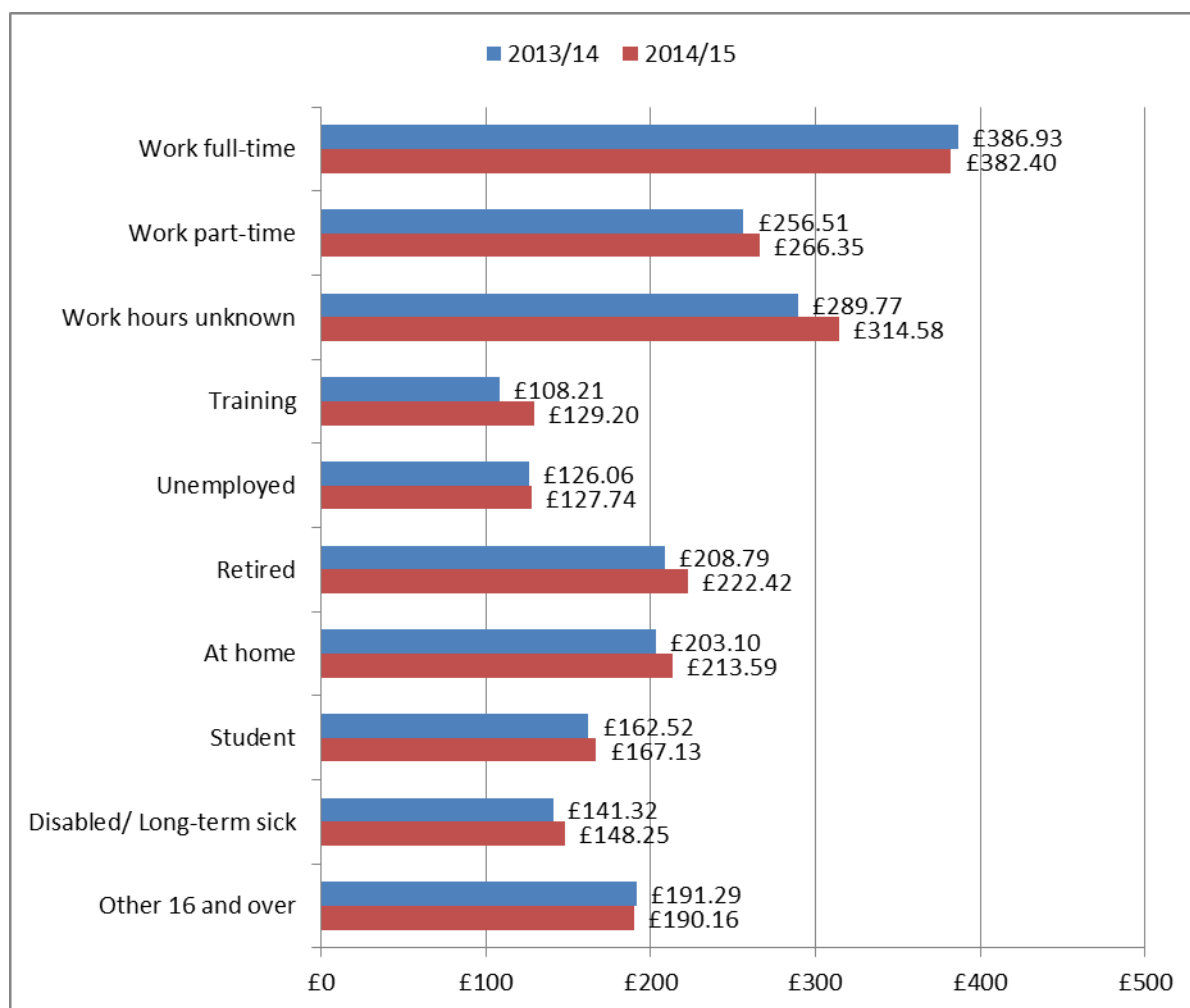
Perhaps not surprisingly, the highest average weekly household income was found amongst household with 3 or more adults and at least one child at £432.00. The lowest was for single adult households at £158.65.

Chart 15: Average Weekly Household Income by Household Type, 2013/14 and 2014/15



Similarly, average weekly income varies between households of different economic statuses. The highest average weekly income was, not surprisingly, amongst households working full-time (£382.40) although this fell slightly compared to 2013-14. The lowest was amongst unemployed households (£127.74) and those in training (£129.20).

Chart 16: Average Weekly Household Income by Economic Status, 2013/14 and 2014/15



Housing Benefit Eligibility All Households

The rules around Housing Benefit changed in April 2013. Under the new rules the level of Housing Benefit paid to working age households deemed to have 1 or more spare bedroom may be reduced. Whilst in most cases the information collected by SCORE allows us to determine whether a household has a spare room it cannot account for all of the factors used to determine this. Further details can be found in the annex.

This section presents results based on a best estimate of Housing Benefit eligibility based on the rules introduced in April 2013. Results are shown for the proportion of households receiving full housing benefit (where the housing benefit fully covers a household's rent), partial housing benefit (where the household receives housing benefit but it doesn't fully cover their rent) and no housing benefit.

Chart 17: Housing Benefit Eligibility, all households, 2013/14 and 2014/15

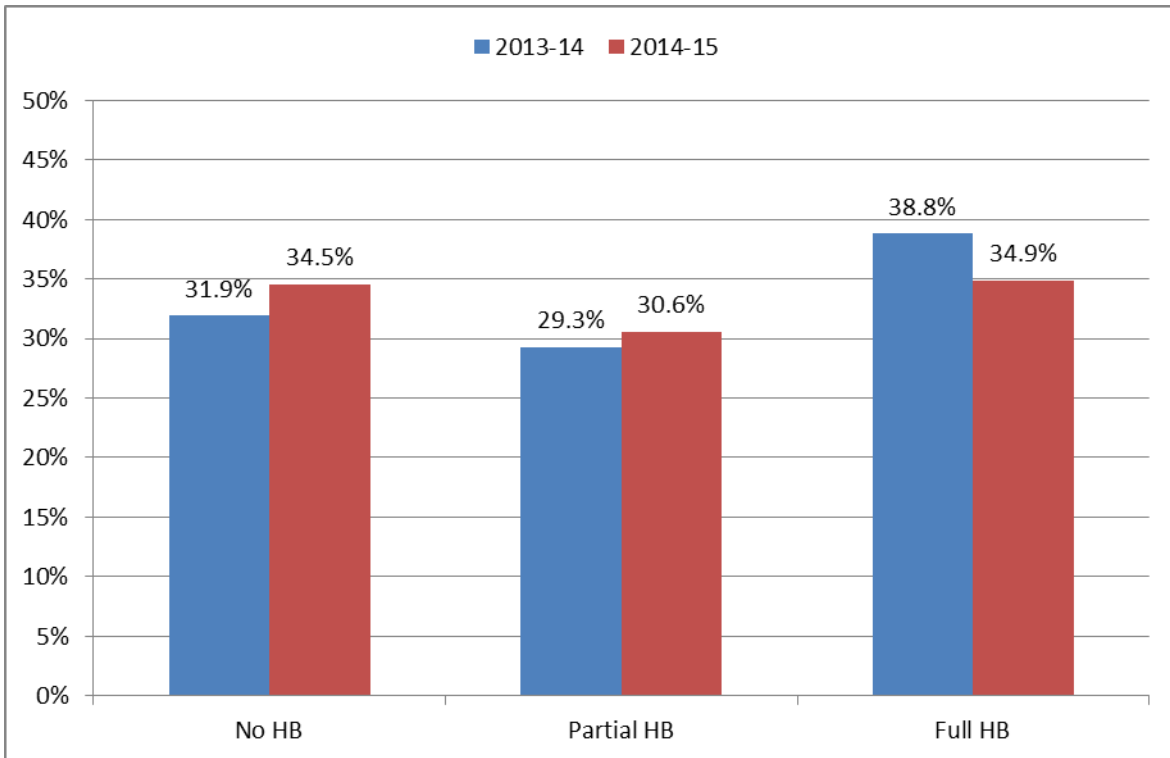
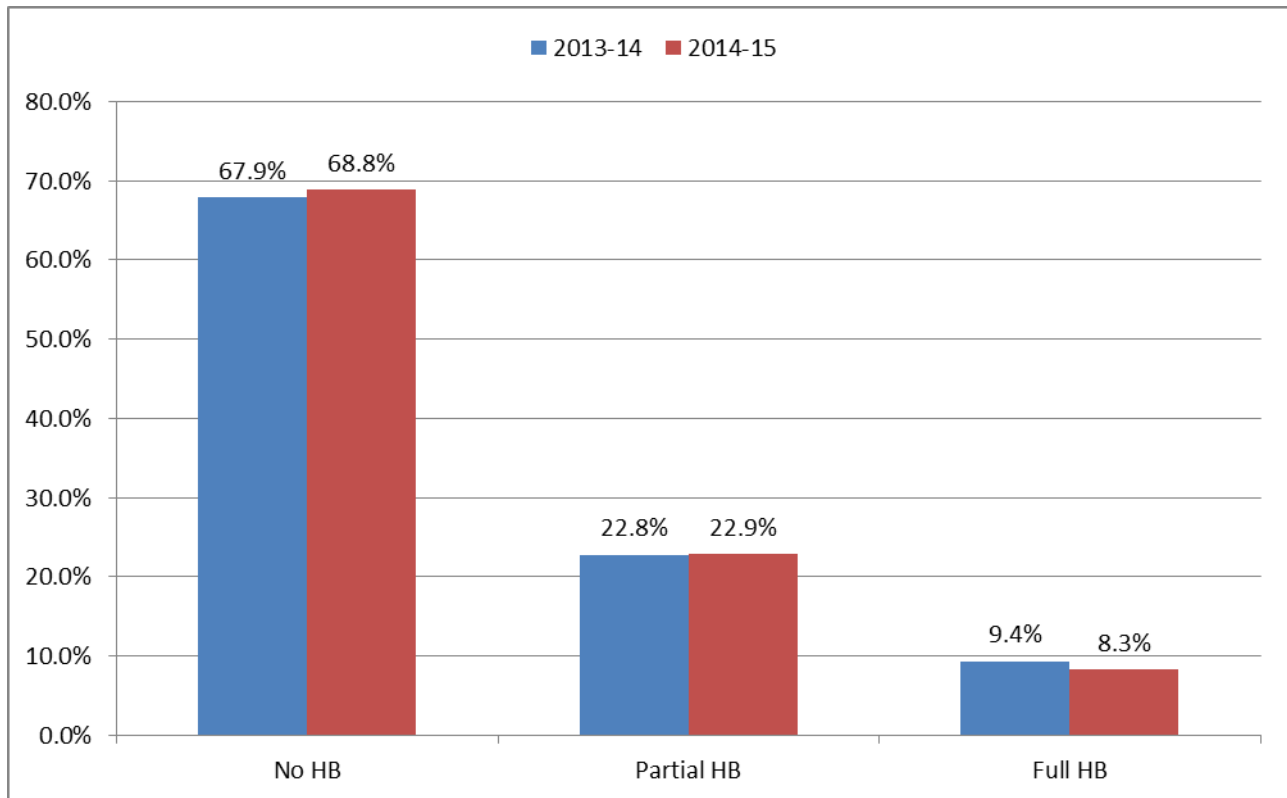


Chart 17 shows that fewer households received full HB in 2014-15 than in 2013-14 (34.9% compared to 38.8%) and very slightly more received partial HB (30.6% compared to 29.3%). Overall fewer households were eligible (65.5% compared to 68.1%).

Housing Benefit Eligibility for All Working Households

Chart 18: Housing Benefit Eligibility All Working Households, 2013/14 and 2014/15



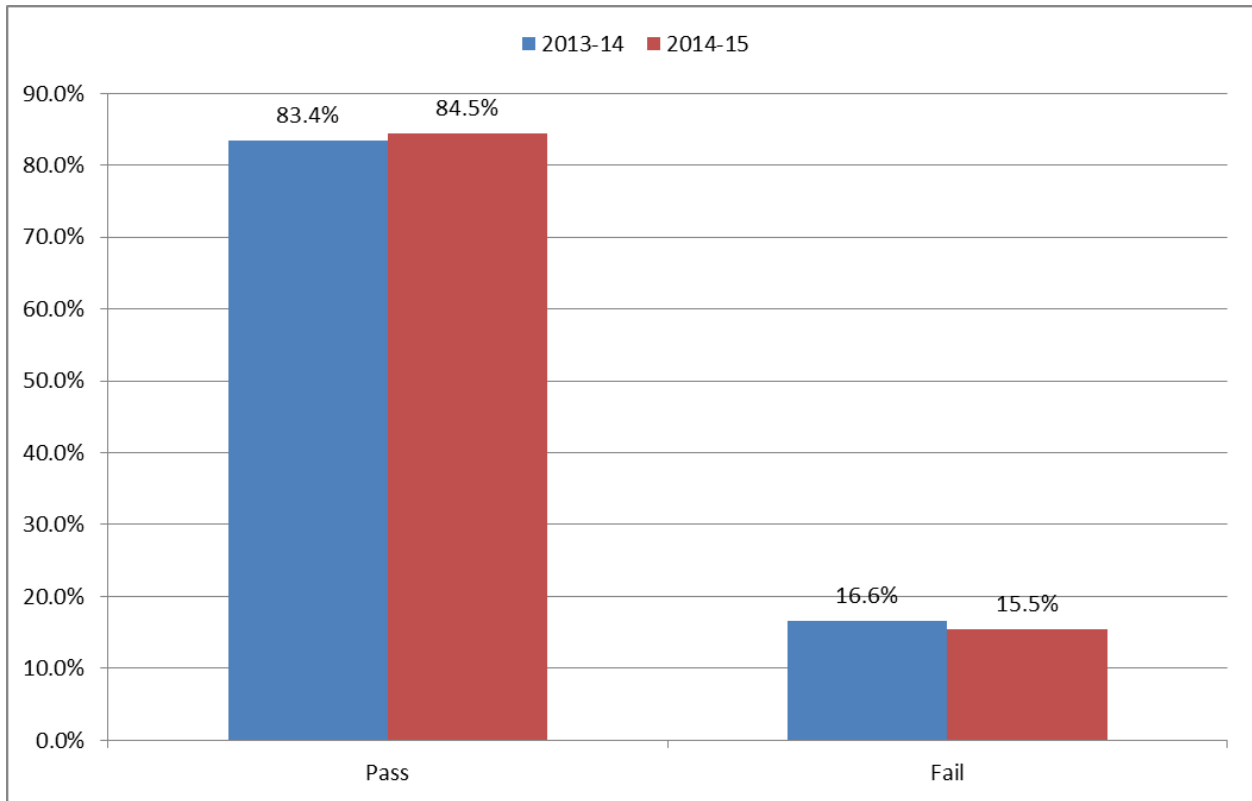
Compared to 2013-14, slightly fewer working households received full HB in 2014-15 (8.3% compared to 9.4%) and very slightly more received partial HB (22.9% compared to 22.8%). Overall slightly fewer households qualified for HB (31.2% compared to 32.1%).

Affordability Measure for Full-time Working Households

The affordability measure used by SCORE and defined by the Scottish Federation of Housing Associations (SFHA) is that a member of the household working 35 hours per week or more should have an income which allows the rent to be paid without reliance on Housing Benefit i.e. if in full-time employment, one should not need Housing Benefit for rent to be affordable. If a household is not eligible for housing benefit then it is deemed to 'pass' the affordability test. If, on the other hand, it is eligible for housing benefit then it 'fails' the test.

The affordability pass rate for full-time working households in 2014-15 was 84.5%, up very slightly from 83.4% in 2013-14.

Chart 18: Affordability Measure Full-time Working Households, 2013/14 and 2014/15



Annex

Household Type

Household type is determined using the age and economic status of household members. Children are defined as anyone under the age of 16 and individuals aged 16 and 17 whose economic status is “Student”. Adults are defined as anyone aged 18-59 or aged 16 and 17 where their economic status is not “Student”. Older people are defined as those aged 60 or more.

Economic Status of Household

Where a tenant interview was carried out the economic status of all members of the household is recorded.

The economic status of the household is determined by the economic status of the main tenant and, if present, their partner. Economic status categories are ranked from highest to lowest according to the following hierarchy:

- 'Work full-time'
- 'Work part-time'
- 'Work hours unknown'
- 'Training'
- 'Unemployed'
- 'Retired'
- 'At home'
- 'Student'
- 'Disabled/ Long-term sick'
- 'Other 16 and over'
- 'Missing/NA'

For households where the main tenant has no partner the economic status of the household is taken to be that of the main tenant. Where the main tenant has a partner and the partner has a higher ranked economic status than the main tenant then the partner’s economic status is taken to be the economic status of the household.

Length of Void Period

The void period is calculated using the tenancy start date, the vacancy date and, if applicable, the repair completion date. In this context repairs are considered to be such that the property could not be occupied whilst they were being carried out so rendering it unavailable for letting. The void period was calculated from the completion date of those repairs to the start date of the next tenancy.

Properties were categorised as having no void period in the following circumstances:

- where the vacancy (or repair completion) date and the tenancy start date were the same date; or
- where the vacancy (or repair completion) date and the tenancy start date were consecutive dates.

Average weekly rent, Housing Benefit and Rent Affordability

The SCORE form asks for the rental cost of the property and whether this rent is paid on a weekly, fortnightly or monthly basis and over a 48, 50 or 52 week year. This information is then used to calculate the equivalent weekly rent for a 52 week year.

The amount of Housing Benefit a household can receive to pay their rent is calculated by considering the income of the household, the age and economic status of the household members and the weekly rent. Note that for all sources of income (including earnings and benefits) the weekly amount paid is recorded.

The amount of Housing Benefit payable is equal to weekly rent *minus* any deductions for non-dependent household members *minus* an excess which is based on a household's income.

Where a household has the economic status "Full-time Employed" and they are eligible for Housing Benefit then their rent is considered to be unaffordable.

Changes to Housing Benefit eligibility – Spare room subsidy

The removal of the spare room subsidy (often referred to as the bedroom tax) means that some households (who are deemed to have more bedrooms than they require) have lost some or all of their Housing Benefit from April 2013. The number of bedrooms required by a household is mainly determined by the age, sex and relationships of people within a household.

Information on age, sex and relationship of householders is collected through SCORE and this enables us to fairly accurately re-create the calculations used to determine how many bedrooms a household requires. However there are some other factors which affect whether the spare room subsidy is removed (for example the presence of carers or children who can't share rooms because of a medical condition) and these cannot be accounted for using SCORE information.

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How to access background or source data

The data collected for this statistical bulletin:

are available via the Scottish Government website:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/SCORE/SCOREresults>

may be made available on request, subject to consideration of legal and ethical factors. Please contact Joseph.Jobling@scotland.gsi.gov.uk for further information.

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