

## PEOPLE, COMMUNITIES AND PLACES

# Social Tenants in Scotland, 2015

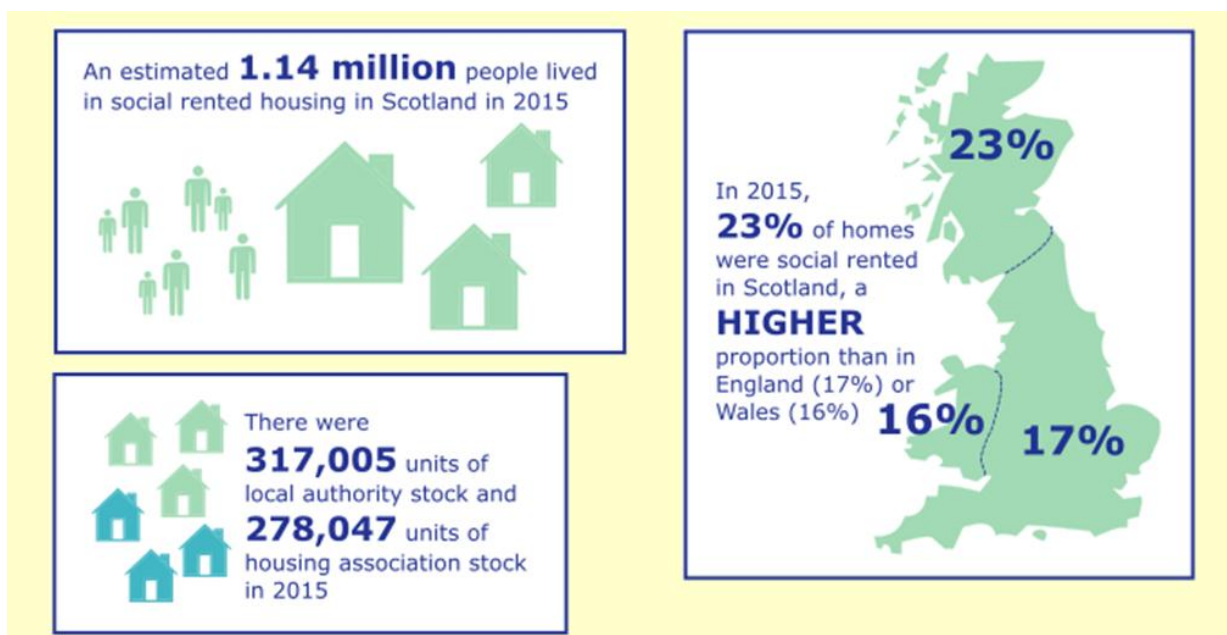
This is a new statistical publication that presents an overview of social tenants and social rented housing in Scotland for the year 2015, covering topic areas such as stock, household characteristics, housing flows, and rents and income levels. It includes trend data for earlier years and comparisons with other housing tenures and with other parts of the UK.

It is based on an analysis of a range of existing Official Statistics data sources such as the Scottish Household Survey, the Family Resources Survey, and Scottish Government Housing Statistics, along with figures, not Official Statistics, from the Scottish Housing Regulator Social Housing Charter Indicator Data.

The main users of this publication are likely to include those involved in housing policy and practice, researchers, tenants, social landlords, and other individuals with an interest in social tenants and social rented housing. The publication also helps to fill the gap in information available about social housing tenants following the cessation of the Scottish Government SCORE data collection and publication on housing association new lets, which ran up to and including the year 2014/15.

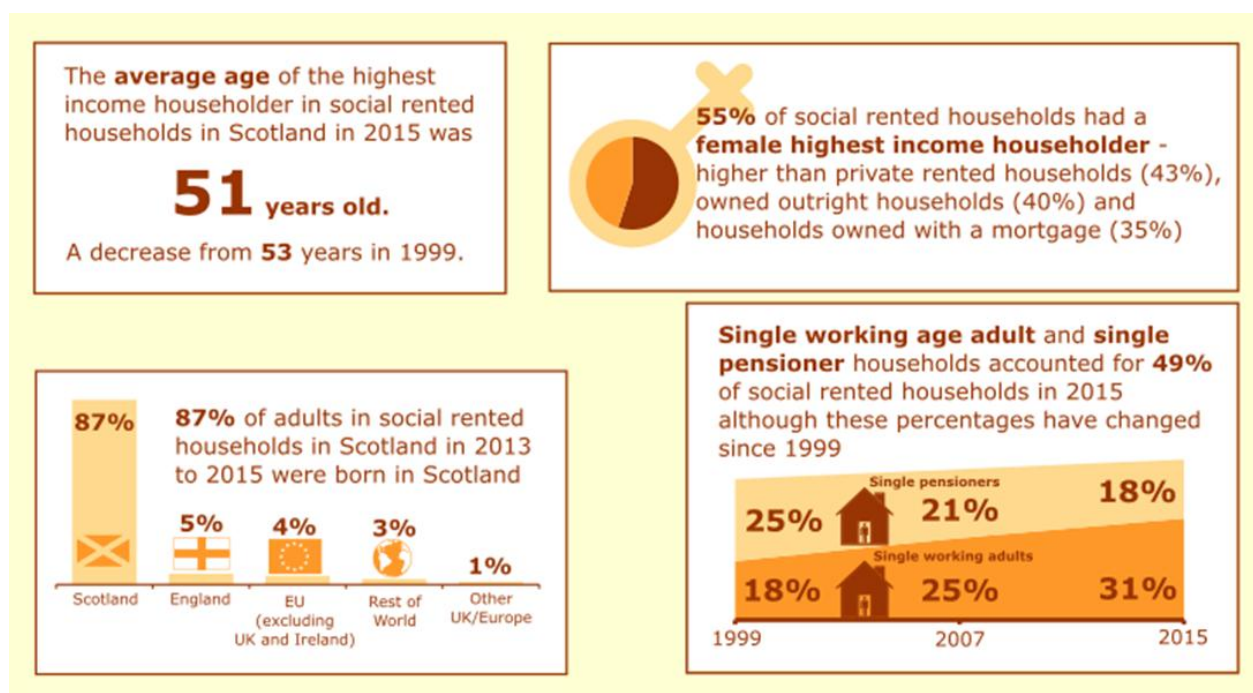
### Key Findings:

#### Number of Social Tenants and Social Housing Stock Provision:



- There were an estimated **1.14 million people living in social rented housing in Scotland in 2015**, a similar figure to the estimated 1.15 million people in the previous year.
- Social rented housing stock in 2015 was provided by **160 housing associations and 26 out of 32 local authorities**. (With 6 authorities no longer managing housing stock due to previous stock transfers to housing associations).
- **Social rented housing stock in 2015 totalled 595,052 units** (317,005 local authority properties and 278,047 housing association properties), a slight increase of 86 homes from 594,966 units in 2014.
- **Local authorities generally had a larger size of stock in 2015 compared to housing associations**, with almost two-thirds (65%) of the 26 local authorities having stock levels between 5,001 and 20,000 homes, whilst more than eight in ten (83%) housing associations had stock levels of 2,500 homes or less.
- **70% of housing associations operated in a single local authority area in 2015**, 18% operated in 2 to 5 different local authority areas, whilst the remaining 12% operated across 6 or more local authority areas.
- At a Scotland level **53% of social rented housing stock in 2015 was owned by local authorities**, with **47% being owned by housing associations**.
- In 2015 **Scotland had a higher proportion of social renting stock (23%) compared to both England (17%) and Wales (16%)**.

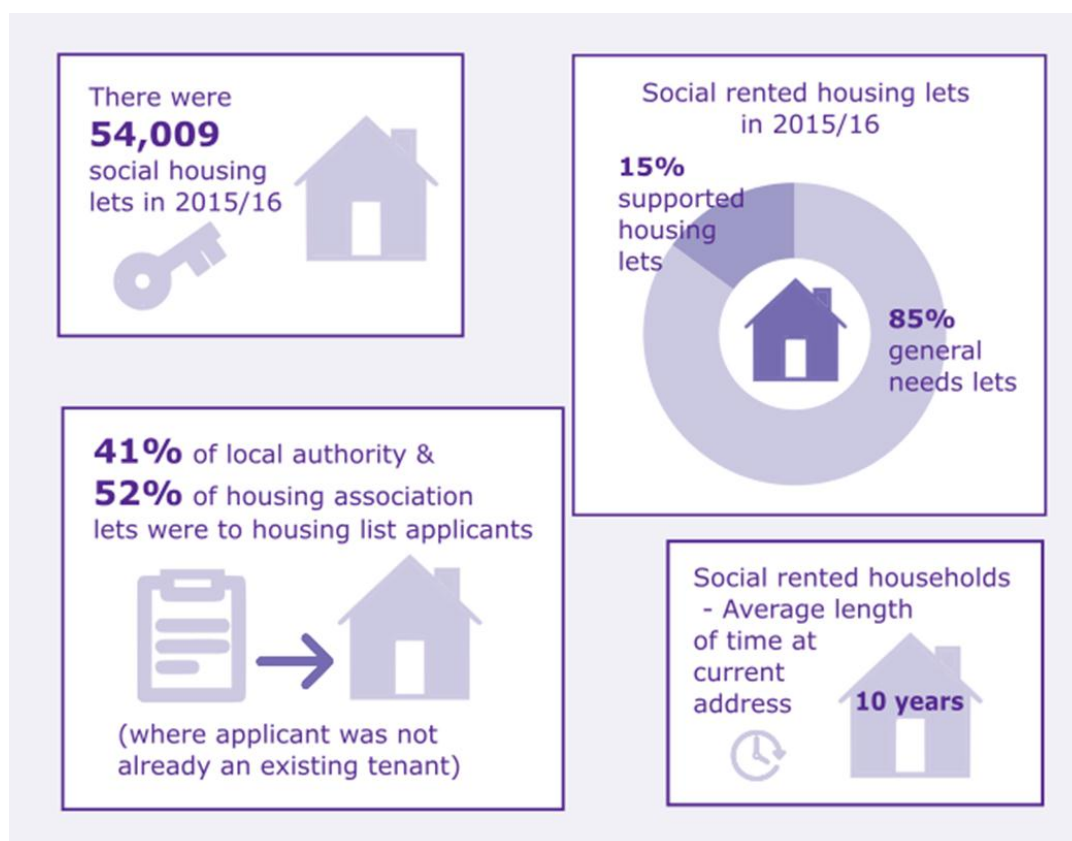
### Characteristics of Social Tenants:



- **31% of social rented households in 2015 were single working age adults**, an increase from 18% in 1999. **18% of households were single pensioners**, a decrease from 25% in 1999.

- **The average age of the highest income householder in social rented housing in 2015 was 51 years**, a decrease from 53 years in 1999.
- **Social rented households in Scotland in 2015 had a higher proportion of female highest income householders (55%)** than private rented households (43%), households with the property bought with a mortgage (35%) and households where the property was owned outright (40%).
- **38% of adults in social rented households in 2015 were employed** (24% employed full time, 12% employed part time, and 2% self-employed). **22% of adults were retired from work, 13% were permanently sick or disabled, 10% were looking after the home or family, and 9% were unemployed and seeking work.**
- In the period 2013 to 2015, **86% of adults in social rented households stated they were 'White Scottish'**, a higher percentage than private rented households (57%).

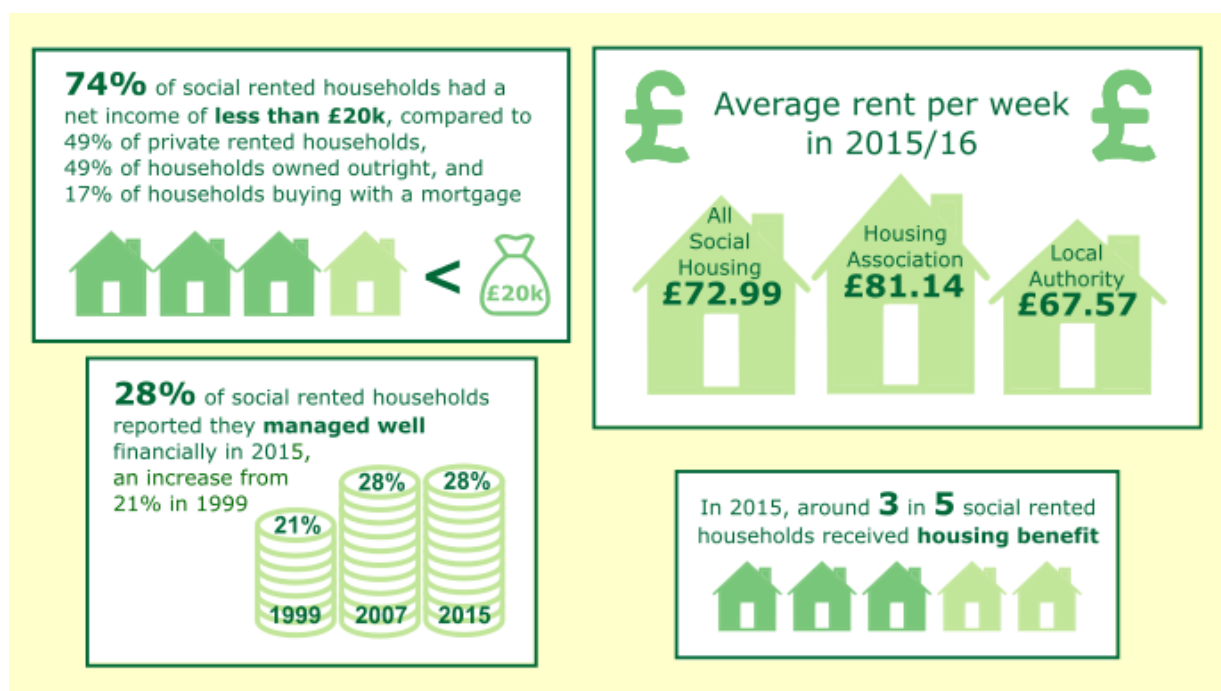
### Housing Flows:



- In 2015/16 there were a **total of 54,009 social rented housing lets**, a slight drop of 419 lets, or 1%, on the 54,428 lets in 2014/15. This was driven by a drop of 748, or 3%, in local authority lets. Housing association lets increased by 329, or 1%.
- In 2015/16 **49% of lets were by local authorities, and 51% were by housing associations**. This compares to local authorities having 53% of all social rented housing stock as at March 2015.

- **41% of lets by local authorities in 2015/16 were to housing list applicants**, compared to **52% of lets by housing associations**. (Where applicants were not already existing tenants).
- In 2015/16 **89% of local authority lets and 81% of housing association lets were general needs lets**.
- **Adults in social rented households in Scotland in 2015 had been at their current address for an average of 10 years**, a shorter average time than in 1999 (12 years).
- Local authority properties were **on average empty for 41.5 calendar days** before being re-let in 2015/16. Housing association properties were **on average empty for 29.0 calendar days**.
- **For social rented households in Scotland in which an adult had moved into the address within the last 12 months in 2015, nearly half of adults (46%) had a previous address which was also social rented**. 25% had a previous address that was their parental / family home, whilst 17% had a previous address that was rented privately.

### Housing Costs and Income:



- The **average weekly rent for a social sector property in Scotland in 2015/16 was £72.99**, an increase of **2.8%** on the previous year. Housing association rents averaged £81.14 per week, 20% higher than local authority rents of £67.57.
- **74% of social rented households in 2015 had a net income of £20k or less**, which compares to 49% of private rented households, 49% of households owned outright and 17% of households buying with a mortgage.

- **Across the period 2012/13 to 2014/15, social rented households in Scotland spent an average of 24% of their net income on housing costs.** This figure compares to equivalent figures of 25% for private rented households, 9% for households owning their property with a mortgage and 3% for households owning their property outright. (Note that housing costs include rent gross of housing benefit, as well as water rates and service charges where applicable. Net income relates to all household income after personal taxes and council tax have been netted off. See Section 5 for further details of how this percentage figure has been calculated).
- **32% of social rented households in Scotland spent more than 30% of their net income on housing costs** in the period 2012/13 to 2014/15, **lower than the equivalent figures of 48% for England and 45% for Wales.**
- **62% of local authority households, 63% of housing association households, and 25% of private rented sector households** received Housing Benefit in 2015.
- For households claiming housing benefit, **social rented households had on average 94% of the value of their housing costs covered by housing benefit (calculation based on a median ratio figure)**, which compares to **83% for private rented households.**
- In 2015, **28% of social rented households in Scotland stated that they managed well financially, an increase from 21% in 1999.**

## Contents

<b>Social Tenants in Scotland, 2015</b> .....	<b>1</b>
Key Findings: .....	1
Number of Social Tenants and Social Housing Stock Provision: .....	1
Characteristics of Social Tenants: .....	2
Housing Flows: .....	3
Housing Costs and Income:.....	4
Contents .....	6
Section 1 - Background .....	8
Section 2 – Number of Social Tenants and Social Housing Stock Provision .....	10
2.1 Number of people in social housing and stock levels .....	10
2.2 Local authorities and housing associations – stock levels and operating areas .....	13
2.3 Stock by tenure, Scotland, England and Wales .....	14
2.4 Types of dwellings (houses/flats) .....	19
2.5 Number of bedrooms.....	21
2.6 Location of households in Areas of Multiple Deprivation .....	23
2.7 Location of households in rural or urban areas.....	25
2.8 Scottish Housing Quality Standard .....	27
Section 3 – Characteristics of Social Tenants .....	29
3.1 Household composition .....	29
3.2 Age .....	32
3.3 Gender .....	35
3.4 Economic status of adults – Scottish Household Survey data .....	37
3.5 Economic status of households – Family Resources Survey data .....	39
3.6 Ethnicity.....	42
3.7 Country of birth.....	44
3.8 Disability .....	46
3.9 Overcrowding and under-occupation .....	48
Section 4 – Housing Flows .....	51
4.1 Social housing lets .....	51
4.2 Lets by source category .....	52
4.3 General needs and supported housing lets .....	54
4.4 Length of time at current address .....	55
4.5 Vacant normal letting stock .....	56

4.6	Length of time properties are empty before being let.....	57
4.7	Adults at social housing addresses for less than one year – Tenure of previous address .....	58
4.8	Reasons for moving to local area.....	59
Section 5 – Housing Costs and Income .....		62
5.1	Rent levels in social housing.....	62
5.2	Household income – banded net income.....	65
5.3	Households in the lowest income quintile .....	67
5.4	Housing costs as a proportion of income .....	69
5.5	Financial support - Housing Benefit and Discretionary Housing Payments.....	71
5.6	How well households are managing financially.....	75
6.	Annex A – Further Information on sources of data that have been used....	78
	The Scottish Household Survey (SHS) .....	78
	The Family Resources Survey (FRS).....	79
	Scottish Housing Regulator (SHR) Data .....	80
	Scottish Government Housing Statistics for Scotland .....	80
	Scottish Government House Condition Survey .....	81
	Scottish Government Housing and Regeneration Outcome Indicators Framework.....	82
	Scottish Government ‘Private Sector Rent Statistics Scotland 2010 to 2016 .	82
	Discretionary Housing Payments in Scotland Statistics publications .....	83
	Department for Local Government and Communities English Housing Survey 2015 .....	83
	Homes & Communities Agency - Private Registered Provider Social Housing Stock In England 2015-2016 .....	84
	StatWales - Average weekly rents in self-contained stock at social rent by provider type and year .....	85
	Stat-Xplore .....	85

## Section 1 - Background

This is a new Official Statistics publication that aims to present an overview of social tenants and social rented housing in Scotland in the calendar year 2015. Where source data is available on a financial year basis then figures are presented for the 2015/16 financial year, or 2014/15 where later years are not yet available. This publication includes trend data for earlier years and comparisons with other housing tenures and with other parts of the UK. The intention is that this publication will be produced on an annual basis going forward.

The publication is based on analysis of a range of existing Official Statistics data sources such as the Scottish Household Survey, the Family Resources Survey and Scottish Government Housing Statistics collected from local authorities, along with figures, not Official Statistics, from the Scottish Housing Regulator Social Housing Charter Indicator Data, as well as various comparable data and reports for England, Wales and Northern Ireland where these are available.

Note that the Scottish Household Survey and Family Resources Survey are both sample surveys, and therefore some differences over time or between different groups of households may be due to sampling variation rather than being statistically significant differences. In addition in some cases it has been necessary to combine several years of data in order to produce results to a level of precision useful for the analysis. Throughout this publication any differences highlighted in the text between particular sets of figures are based on statistically significant differences. Other differences seen in charts and tables, particularly small differences, should be treated with caution as these could reflect sampling variation rather than real differences. Further information on the samples sizes of these surveys per year is available in Annex A on Data Sources Used.

The main users of this publication are likely to include those involved in social housing policy and practice, researchers, tenants, social landlords, and other individuals with an interest in social tenants and social rented housing. The publication also helps to fill the gap in information available about social housing tenants following the cessation of the Scottish Government SCORE data collection and publication on housing association new lets, which ran up to and including the year 2014/15. Further information on the cessation of the previous Scottish Government SCORE data collection, including final results for 2014/15, is available at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/SCORE>.

The publication is not intended to cover the detail of new house building starts and completions or affordable housing supply – these figures are reported each quarter in Housing Statistics for Scotland Quarterly Updates at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS> and in the annual Affordable Housing Supply (AHSP) Programme Outturn Reports at <http://www.gov.scot/Topics/Built-Environment/Housing/investment/ahip>.

This publication has been developed taking into account views from stakeholders such as the feedback gained from attending two Scottish Federation of Housing



Associations (SFHA) Management Forums in 2016. We are keen to receive any further feedback on this publication, particularly on any additions or improvements that could be made for future publications. Please get in touch with us at [housingstatistics@gov.scot](mailto:housingstatistics@gov.scot) or contact us on 0131 244 7236.

Background tables and charts are available as Excel downloads.

For the purposes of this statistical report the following definitions are used:

The term “**local authority housing**” refers to social rented housing provided by local authorities in Scotland. Out of the 32 local authorities, 26 own and manage council housing stock.

The term “**housing association housing**” refers to social rented housing provided by the 160 social landlords registered with the Scottish Housing Regulator that are not local authorities.

The term “**social rented housing**” refers to all social rented housing provided, i.e. a total of local authority housing plus housing association housing.

The term “**stock**” refers to all social housing stock that is owned by a social housing provider, i.e. it includes lettable plus unlettable stock, unless otherwise stated.

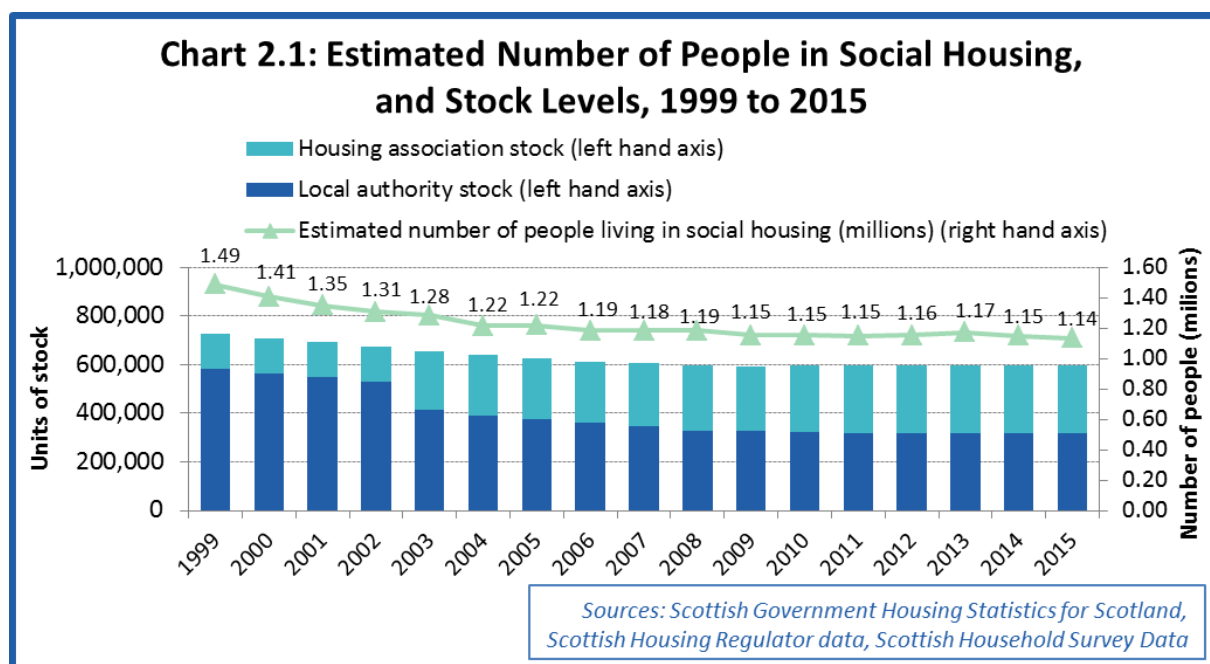
## Section 2 – Number of Social Tenants and Social Housing Stock Provision

### 2.1 Number of people in social housing and stock levels

Social rented housing in Scotland in 2015 was provided by 26 of the 32 local authorities who owned and ran local authority housing stock, along with 160 housing associations who owned and ran housing association stock. Of the 32 local authorities, 6 did not directly manage social housing stock due to previous stock transfers to housing associations across the years 2003 to 2007, however they still provided some housing services such as homelessness support.

There were an estimated 1.14 million people living social rented housing in 2015, a similar figure to the estimated 1.15 million people in the previous year, and a decrease of 24% from an estimated 1.49 million people in 1999.

Social housing stock totaled 595,052 units in 2015, a slight increase of 86 homes from 594,966 units in 2014, but a decrease of 18% from 726,283 units in 1999.



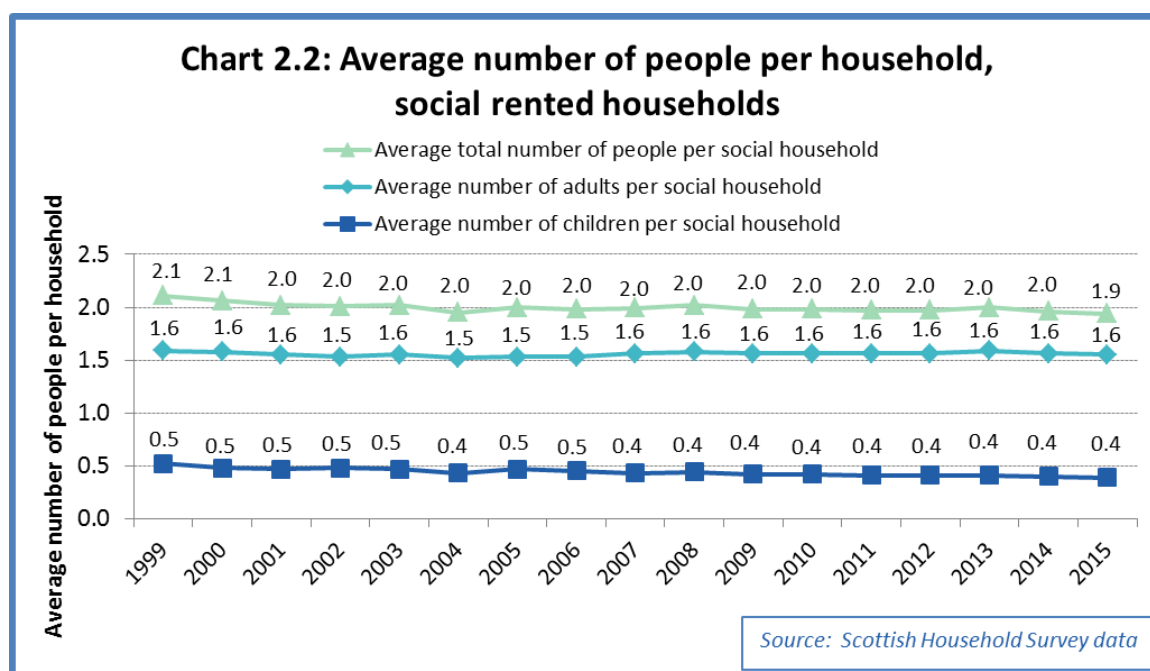
From 1999 to 2009 the number of people living in social housing in Scotland fell by 23% from an estimated 1.49 million people to 1.15 million people. During this time period the amount of social housing stock dropped by 18% from 726,300 to 594,100. The drop in the number of people was greater than the drop in the stock because the average size of a social rented household decreased from 2.1 people in 1999 to 2.0 people in 2009.

Since 2009 social housing stock levels have remained broadly stable at between around 594,000 and 597,000 units per year between 2009 and 2015. The number of people living in social housing between 2009 and 2015 has dropped slightly by an estimated 1% from 1.15 million to 1.14 million, due to a continued reduction in the average number of people per social household across these years.

The drop in levels of social housing stock between 1999 and 2009 can be attributed to the number of sales (i.e. Right to Buy sales) and demolitions being higher than the number of units of new supply achieved through new build completions and other acquisitions of stock. Social housing stock levels have been broadly stable between 2009 and 2015, which suggests that the number of units lost each year across this time period has largely been balanced out by new supply provision.

Stock transfers in 6 local authority areas between 2003 and 2007 saw dwellings being transferred from local authority control to housing associations. Glasgow, Dumfries and Galloway and Scottish Borders transferred their stock in 2003, followed by Argyll and Bute and Na Eileanan Siar in 2006, and Inverclyde in 2007.

There was an average of 1.9 people per social household in 2015, an average of 1.6 adults and 0.4 children, a slight drop from the average of 2.0 people per social household in the previous year, and a decrease from the 2.1 people per social household in 1999. The drop from 1999 to 2015 has been largely due to a fall in the average number of children per household from 0.5 in 1999 to 0.4 in 2015.



**Table 2.1: Social housing stock, average number of people per household, and estimated number of people in social housing, 1999 to 2015**

Year	1999	2000	2001	2002	2003	2004	2005	2006	2007
Local authority stock as at March	584,375	564,783	546,962	527,454	414,256	388,160	373,554	361,876	345,744
Housing association stock as at March	127,894	130,925	138,709	143,188	238,472	251,074	251,475	251,100	261,447
<b>Total social housing stock as at March</b>	<b>726,283</b>	<b>707,267</b>	<b>691,524</b>	<b>673,819</b>	<b>654,730</b>	<b>640,392</b>	<b>625,508</b>	<b>612,976</b>	<b>607,191</b>
Vacant local authority stock as at March	19,843	21,530	22,062	20,746	16,474	14,399	14,050	12,060	10,289
Estimated vacant housing association stock	1,226	1,255	1,330	1,373	2,286	2,407	2,411	2,407	2,506
<b>Total estimated vacant social stock as at March</b>	<b>21,069</b>	<b>22,785</b>	<b>23,392</b>	<b>22,119</b>	<b>18,760</b>	<b>16,806</b>	<b>16,461</b>	<b>14,467</b>	<b>12,795</b>
<b>Estimated occupied social stock as at March</b>	<b>705,214</b>	<b>684,482</b>	<b>668,132</b>	<b>651,700</b>	<b>635,970</b>	<b>623,586</b>	<b>609,047</b>	<b>598,509</b>	<b>594,396</b>
Average number of adults per social household	1.6	1.6	1.6	1.5	1.6	1.5	1.5	1.5	1.6
Average number of children per social household	0.5	0.5	0.5	0.5	0.5	0.4	0.5	0.5	0.4
Average total number of people per social household	2.1	2.1	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Estimated number of adults in social housing (millions)	1.12	1.08	1.04	1.00	0.99	0.95	0.93	0.92	0.93
Estimated number of children in social housing (millions)	0.37	0.33	0.31	0.31	0.30	0.27	0.29	0.27	0.26
<b>Estimated total number of people in social housing (millions)</b>	<b>1.49</b>	<b>1.41</b>	<b>1.35</b>	<b>1.31</b>	<b>1.28</b>	<b>1.22</b>	<b>1.22</b>	<b>1.19</b>	<b>1.18</b>
Year	2008	2009	2010	2011	2012	2013	2014	2015	
Local authority stock as at March	329,524	325,648	323,138	319,878	319,384	318,160	317,572	317,005	
Housing association stock as at March	269,398	268,427	272,401	274,996	277,484	277,379	277,394	278,047	
<b>Total social housing stock as at March</b>	<b>598,922</b>	<b>594,075</b>	<b>595,539</b>	<b>594,874</b>	<b>596,868</b>	<b>595,539</b>	<b>594,966</b>	<b>595,052</b>	
Local authority vacant stock as at March	9,269	9,120	9,756	7,667	7,847	7,013	6,556	6,515	
Estimated vacant housing association stock	2,583	2,573	2,710	2,605	2,576	2,855	2,470	2,676	
<b>Total estimated vacant social stock as at March</b>	<b>11,852</b>	<b>11,693</b>	<b>12,466</b>	<b>10,272</b>	<b>10,423</b>	<b>9,868</b>	<b>9,026</b>	<b>9,191</b>	
<b>Estimated occupied social stock as at March</b>	<b>587,070</b>	<b>582,382</b>	<b>583,073</b>	<b>584,602</b>	<b>586,445</b>	<b>585,671</b>	<b>585,940</b>	<b>585,861</b>	
Average number of adults per social household	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	
Average number of children per social household	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	
Average total number of people per social household	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.9	
Estimated number of adults in social housing (millions)	0.93	0.91	0.91	0.91	0.91	0.93	0.91	0.91	
Estimated number of children in social housing (millions)	0.26	0.24	0.24	0.24	0.24	0.24	0.23	0.23	
<b>Estimated total number of people in social housing (millions)</b>	<b>1.19</b>	<b>1.15</b>	<b>1.15</b>	<b>1.15</b>	<b>1.16</b>	<b>1.17</b>	<b>1.15</b>	<b>1.14</b>	

*Sources: Scottish Government Housing Statistics for Scotland, Scottish Housing Regulator data, Scottish Household Survey data*

*Notes: Vacant housing association stock has been estimated for the years 1999 to 2009 by applying a percentage figure of 0.96% to the total stock figures for each year, a proportion based on the vacant normal letting stock figures available across the years 2010 to 2015.*

*The number of people in social housing has been estimated by applying the average number of people per household to the number of social stock units after netting off vacant stock*

Further detail on public sector stock figures is available from the 'Housing Statistics for Scotland 2016: Key Trends Summary'<sup>1</sup> and associated web tables<sup>2</sup>.

The introduction of Right to Buy legislation in 1979 had a substantial impact on the profile of Scottish housing, with nearly half a million social housing properties being sold from 1979 to 2015. The provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Act which received Royal Assent on 1 August 2014, and the scheme subsequently closed to all new applicants on 31 July 2016.

Further detail on Right to Buy sales statistics is available in the 'Housing Statistics for Scotland Key Trends Summary 2016' and associated web tables<sup>3 4</sup>.

Detailed statistics on other factors associated with social housing stock levels, such as new build housing by local authorities and housing associations, are available in the quarterly housing statistics updates<sup>5</sup>.

<sup>1</sup> <http://www.gov.scot/Publications/2016/09/5806>

<sup>2</sup> <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock>

<sup>3</sup> <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Sales>

<sup>4</sup> <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockPublicSector>

<sup>5</sup> <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

## 2.2 Local authorities and housing associations – stock levels and operating areas

Table 2.2 below shows the number and percentage of local authorities and housing associations by the size of their stock as at end March 2015. It can be seen that local authorities generally had a larger size of stock, with almost two-thirds (65%) of the 26 local authorities having stock levels between 5,001 and 20,000 homes, whilst more than eight in ten (83%) housing associations had stock levels of 2,500 homes or less.

**Table 2.2: Social housing stock by size, 2015**

Stock size	Number of local authorities	Local authority %	Number of housing associations	Housing association %
0 to 1,000	1	4%	88	54%
Over 1,000 to 2,500	1	4%	46	28%
Over 2,500 to 5,000	3	12%	18	11%
Over 5,000 to 10,000	7	27%	8	5%
Over 10,000 to 20,000	10	38%	1	1%
Over 20,000	4	15%	1	1%

*Sources: Scottish Government Housing Statistics for Scotland and Scottish Housing Regulator Stock data*

Whilst local authorities operate within each of their own specific areas, housing associations can operate across different local authority areas. Table 2.3 below shows the number and percentage of housing associations by the number of different local authority areas that they operated in as at March 2015. It can be seen that 70% operated in a single local authority area; 18% operated in 2 to 5 different local authority areas, whilst the remaining 12% operated across 6 or more local authority areas.

**Table 2.3: Housing association operating areas, 2015**

Number of local authority areas operated in	Number of housing associations	Housing association %
1	113	70%
2 to 5	29	18%
6 to 10	10	6%
11 to 20	4	2%
21 or more	6	4%

*Source: Scottish Housing Regulator Stock Data*

Table 2.4 below shows the amount of social rented housing stock in each local authority area as at March 2015, split by local authority and housing association stock. The 6 stock transfer authorities had no local authority stock. For the other 26 local authorities, local authority stock as a proportion of all social stock varied from 52% in the City of Edinburgh to 83% in Aberdeen City. At a Scotland level 53% of social rented housing stock was owned by local authorities, with 47% being owned by housing associations.

**Table 2.4: Social housing stock in each local authority area, as at 31 March 2015**

Local Authority Area	Local authority stock	Housing association stock	Total social housing stock	% of stock that is Local authority	% of stock that is housing association	Total number of dwellings	Social stock as a proportion of all dwellings
Aberdeen City	22,328	4,454	26,782	83%	17%	113,871	24%
Aberdeenshire	12,856	4,598	17,454	74%	26%	114,655	15%
Angus	7,764	3,476	11,240	69%	31%	55,443	20%
Argyll and Bute	-	8,260	8,260	-	100%	47,606	17%
Clackmannanshire	4,989	1,935	6,924	72%	28%	24,055	29%
Dumfries and Galloway	-	13,889	13,889	-	100%	74,043	19%
Dundee City	12,774	8,403	21,177	60%	40%	73,632	29%
East Ayrshire	12,724	3,416	16,140	79%	21%	57,489	28%
East Dunbartonshire	3,604	1,898	5,502	66%	34%	45,480	12%
East Lothian	8,598	2,191	10,789	80%	20%	46,150	23%
East Renfrewshire	3,003	1,381	4,384	68%	32%	37,957	12%
Edinburgh, City of	19,920	18,066	37,986	52%	48%	240,479	16%
Falkirk	16,328	3,465	19,793	82%	18%	72,957	27%
Fife	29,902	8,854	38,756	77%	23%	172,896	22%
Glasgow City	-	106,207	106,207	-	100%	302,952	35%
Highland	13,799	6,794	20,593	67%	33%	115,071	18%
Inverclyde	-	10,043	10,043	-	100%	38,743	26%
Midlothian	6,868	3,138	10,006	69%	31%	38,417	26%
Moray	5,996	2,309	8,305	72%	28%	43,942	19%
Na h-Eileanan Siar	-	2,272	2,272	-	100%	14,549	16%
North Ayrshire	13,148	4,806	17,954	73%	27%	67,397	27%
North Lanarkshire	36,834	9,481	46,315	80%	20%	151,859	30%
Orkney Islands	926	692	1,618	57%	43%	10,870	15%
Perth and Kinross	7,415	3,797	11,212	66%	34%	70,570	16%
Renfrewshire	12,497	7,940	20,437	61%	39%	84,720	24%
Scottish Borders	-	11,732	11,732	-	100%	57,451	20%
Shetland Islands	1,747	597	2,344	75%	25%	10,986	21%
South Ayrshire	8,125	2,160	10,285	79%	21%	54,562	19%
South Lanarkshire	25,201	6,536	31,737	79%	21%	147,387	22%
Stirling	5,618	2,075	7,693	73%	27%	40,483	19%
West Dunbartonshire	10,766	5,853	16,619	65%	35%	44,895	37%
West Lothian	13,275	7,329	20,604	64%	36%	77,510	27%
<b>Scotland</b>	<b>317,005</b>	<b>278,047</b>	<b>595,052</b>	<b>53%</b>	<b>47%</b>	<b>2,549,072</b>	<b>23%</b>

Sources: Scottish Government Housing Statistics for Scotland and Scottish Housing Regulator Stock data

Note: Total dwellings for March 2015 are estimated based on an average of NRS dwelling counts from Sept 2014 and Sept 2015.

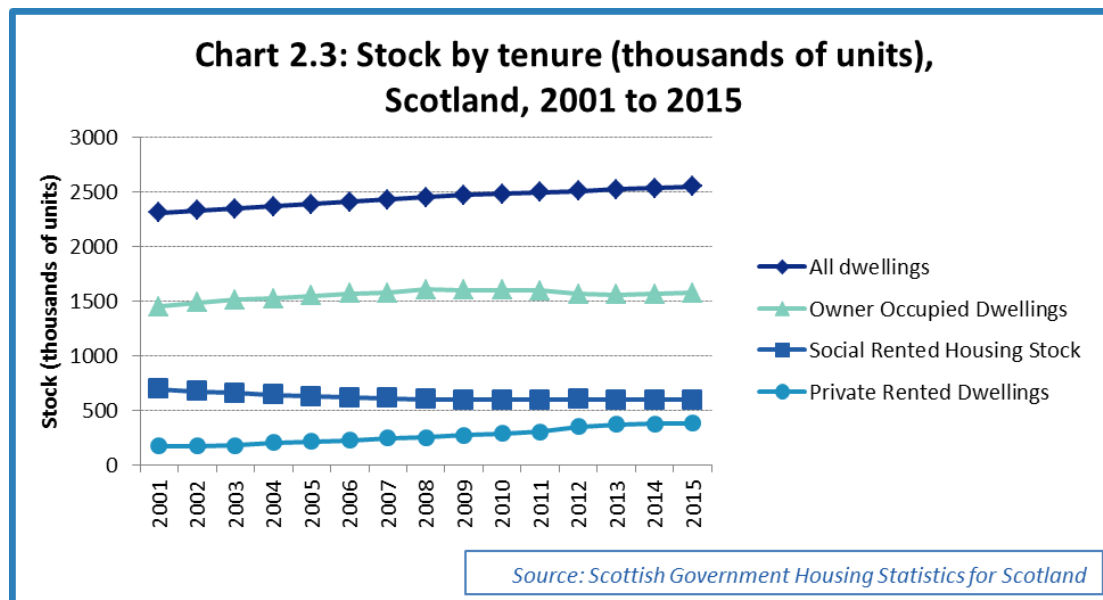
Total social rented housing stock as a percentage of all dwellings in 2015 varied from 12% in East Dunbartonshire and 12% in East Renfrewshire to 35% in Glasgow and 37% in West Dunbartonshire.

### 2.3 Stock by tenure, Scotland, England and Wales

Chart 2.3 and Table 2.5 below show stock by tenure for Scotland from 2001 to 2015. In 2015 Scotland had a total of 2.55 million dwellings. Social rented housing stock totalled 595 thousand dwellings, 23% of the total. There were 1.57 million owner occupied dwellings (62% of the total) and 382 thousand private rented dwellings (15% of the total).

From 2014 to 2015, the total number of dwellings in Scotland increased by 1%. The number of social rented properties stayed similar year on year (0% change), the number of private rented dwellings increased by 2%, and the number of owner occupier dwellings stayed similar year on year (0% change).

Over the longer term period from 2001 to 2015, the total number of dwellings in Scotland has increased by 10%. The number of social rented properties has dropped by 14%, whilst the number of private rented dwellings has more than doubled (a 121% increase), and the number of owner occupier dwellings has increased by 8%.



**Table 2.5: Stock by tenure, Scotland, 2001 to 2015 (thousands of units)**

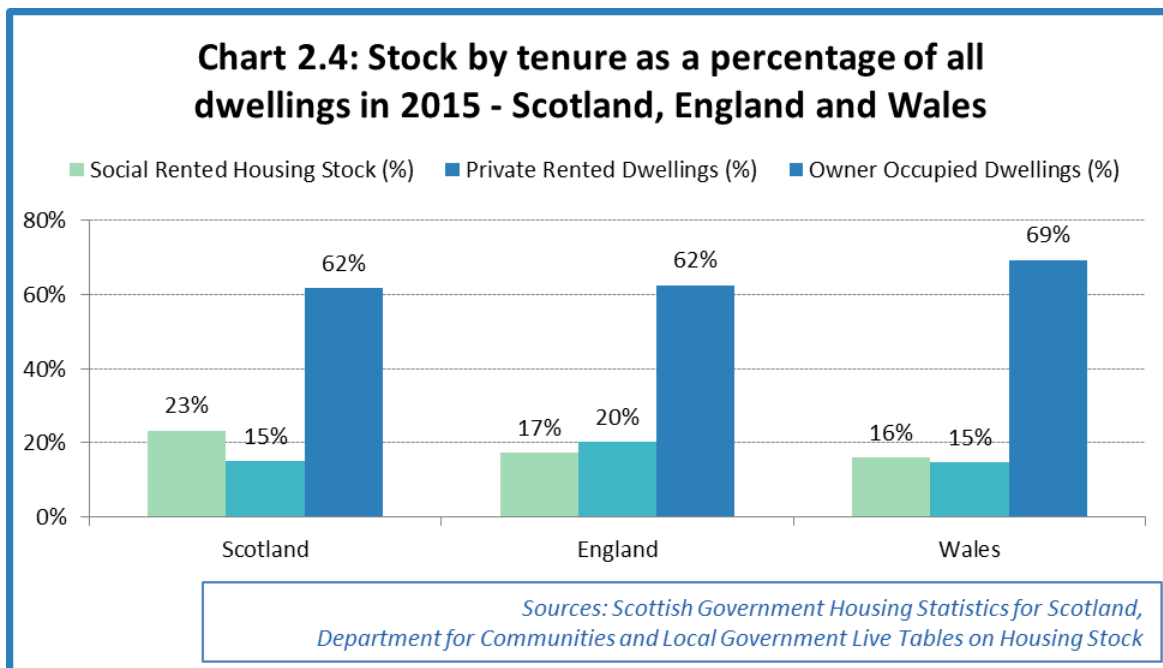
	All dwellings	Social Rented Housing Stock	Private Rented Dwellings	Owner Occupied Dwellings	Social Rented Housing Stock (%)	Private Rented Dwellings (%)	Owner Occupied Dwellings (%)
2001	2,312	692	173	1,448	30%	7%	63%
2002	2,329	674	171	1,485	29%	7%	64%
2003	2,347	655	179	1,513	28%	8%	64%
2004	2,367	640	203	1,523	27%	9%	64%
2005	2,387	626	215	1,546	26%	9%	65%
2006	2,406	613	224	1,569	25%	9%	65%
2007	2,428	607	247	1,574	25%	10%	65%
2008	2,451	599	248	1,604	24%	10%	65%
2009	2,469	594	272	1,603	24%	11%	65%
2010	2,482	596	288	1,599	24%	12%	64%
2011	2,495	595	304	1,596	24%	12%	64%
2012	2,508	597	347	1,564	24%	14%	62%
2013	2,521	596	368	1,557	24%	15%	62%
2014	2,534	594	375	1,565	23%	15%	62%
2015	2,549	595	382	1,572	23%	15%	62%
change from 2014 to 2015	1%	0%	2%	0%			
change from 2001 to 2015	10%	-14%	121%	9%			

*Source: Scottish Government Housing Statistics for Scotland*

*Note: Private Rented includes accommodation tied to employment and others living rent free. Vacant private dwellings have been apportioned to the owner occupied category*

Chart 2.4 below shows stock by tenure as a percentage of all dwellings in 2015 for Scotland, England and Wales. It can be seen that Scotland had the highest proportion of social renting stock (23%) compared to both England (17%) and Wales (16%). England had the highest proportion of private rented dwellings (20%),

compared to Scotland and Wales (both 15%), whilst Wales had the highest proportion of owner occupier dwellings (69%) compared to both Scotland (62%) and England (62%).



Charts 2.5 and 2.6 and Tables 2.6 and 2.7 below provide further detail on changes to stock by tenure for England and Wales. From these, along with the equivalent figures for Scotland, it can be seen that there have been similar increases in the total number of dwellings over the 2001 to 2015 time period in Scotland, England and Wales (10%, 11%, and 10%, respectively).

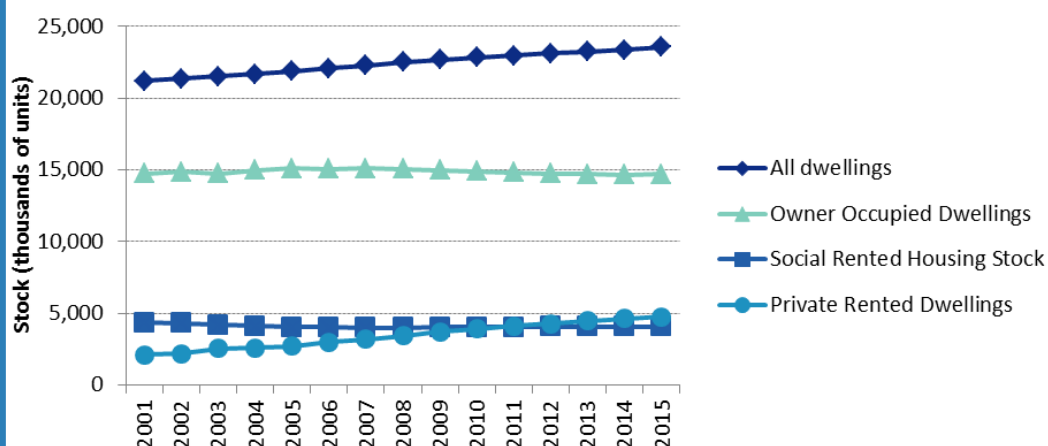
Social rented stock fell by 14% in Scotland between 2001 and 2015, a higher proportion than the equivalent figures for England (a 6% drop) and Wales (an 8% drop).

Each country has seen a similar increase in the number of private rented dwellings between 2001 and 2015, with increases being 121% in Scotland, 123% in England and 131% in Wales.

The number of owner occupier dwellings in Scotland in 2015 was 9% higher when compared to the numbers in 2001. Wales saw a 4% increase between these two years whilst England saw little change.



**Chart 2.5: Stock by tenure (thousands of units),  
England, 2001 to 2015**



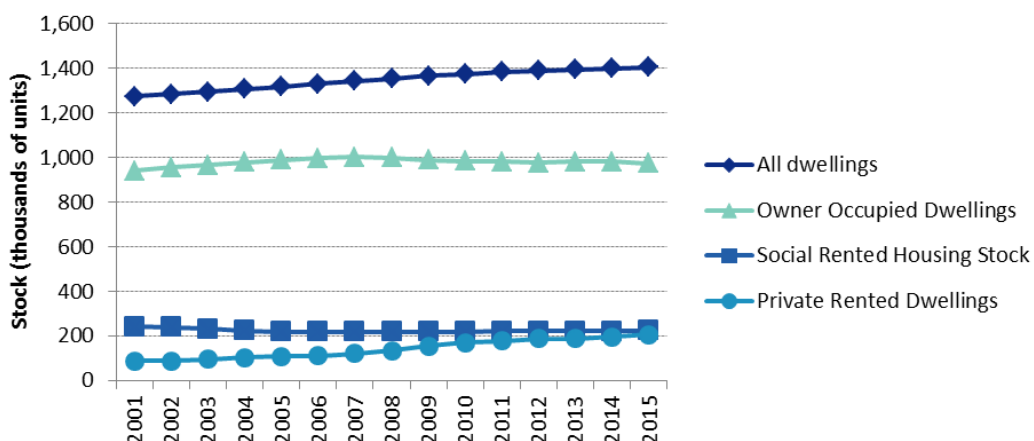
Source: Department for Communities and Local Government Live Tables on Housing Stock

**Table 2.6: Stock by tenure, England 2001 to 2015 (thousands of units)**

	All dwellings	Social Rented Housing Stock	Private Rented Dwellings	Owner Occupied Dwellings	Social Rented Housing Stock (%)	Private Rented Dwellings (%)	Owner Occupied Dwellings (%)
2001	21,207	4,339	2,133	14,735	20%	10%	69%
2002	21,354	4,310	2,197	14,846	20%	10%	70%
2003	21,513	4,212	2,549	14,752	20%	12%	69%
2004	21,684	4,120	2,578	14,986	19%	12%	69%
2005	21,870	4,050	2,720	15,100	19%	12%	69%
2006	22,073	4,034	2,987	15,052	18%	14%	68%
2007	22,288	4,013	3,182	15,093	18%	14%	68%
2008	22,511	4,000	3,443	15,067	18%	15%	67%
2009	22,694	4,022	3,705	14,968	18%	16%	66%
2010	22,839	4,032	3,912	14,895	18%	17%	65%
2011	22,976	4,044	4,105	14,827	18%	18%	65%
2012	23,111	4,072	4,286	14,754	18%	19%	64%
2013	23,236	4,086	4,465	14,685	18%	19%	63%
2014	23,372	4,076	4,623	14,674	17%	20%	63%
2015	23,543	4,085	4,747	14,710	17%	20%	62%
change from 2014 to 2015	1%	0%	3%	0%			
change from 2001 to 2015	11%	-6%	123%	0%			

Source: Department for Communities and Local Government Live Tables on Housing Stock

**Chart 2.6: Stock by tenure (thousands of units),  
Wales, 2001 to 2015**



Source: Department for Communities and Local Government Live Tables on Housing Stock

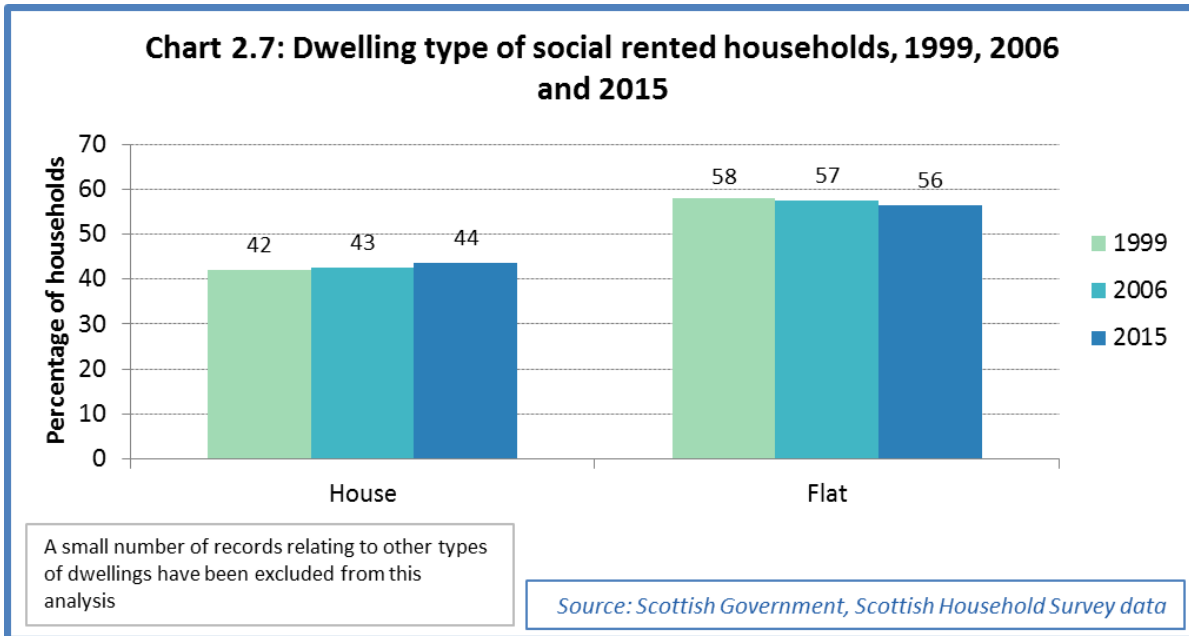
**Table 2.7: Stock by tenure, Wales 2001 to 2015 (thousands of units)**

	All dwellings	Social Rented Housing Stock	Private Rented Dwellings	Owner Occupied Dwellings	Social Rented Housing Stock (%)	Private Rented Dwellings (%)	Owner Occupied Dwellings (%)
2001	1,275	243	90	941	19%	7%	74%
2002	1,285	240	89	957	19%	7%	74%
2003	1,296	233	97	966	18%	7%	75%
2004	1,307	224	104	979	17%	8%	75%
2005	1,319	221	109	989	17%	8%	75%
2006	1,331	220	113	997	17%	8%	75%
2007	1,343	220	122	1,002	16%	9%	75%
2008	1,355	219	135	1,001	16%	10%	74%
2009	1,366	220	157	989	16%	11%	72%
2010	1,375	221	170	984	16%	12%	72%
2011	1,384	223	180	981	16%	13%	71%
2012	1,389	223	189	977	16%	14%	70%
2013	1,394	223	188	983	16%	13%	71%
2014	1,400	223	196	981	16%	14%	70%
2015	1,406	224	208	974	16%	15%	69%
change from 2014 to 2015	0%	0%	6%	-1%			
change from 2001 to 2015	10%	-8%	131%	4%			

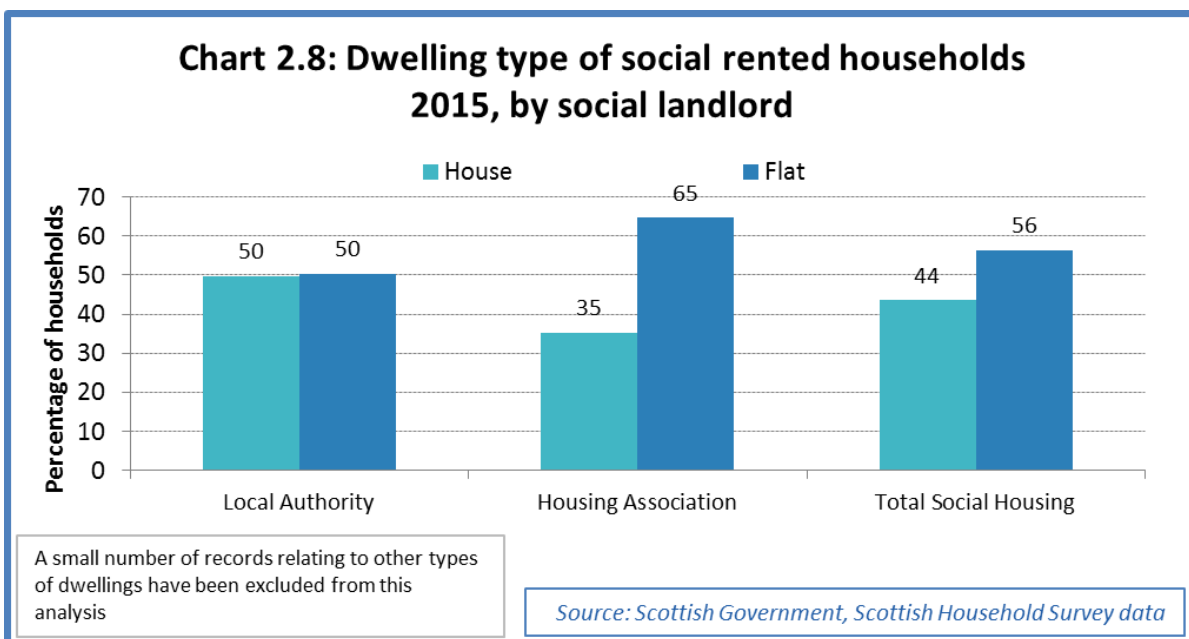
Source: Department for Communities and Local Government Live Tables on Housing Stock

## 2.4 Types of dwellings (houses/flats)

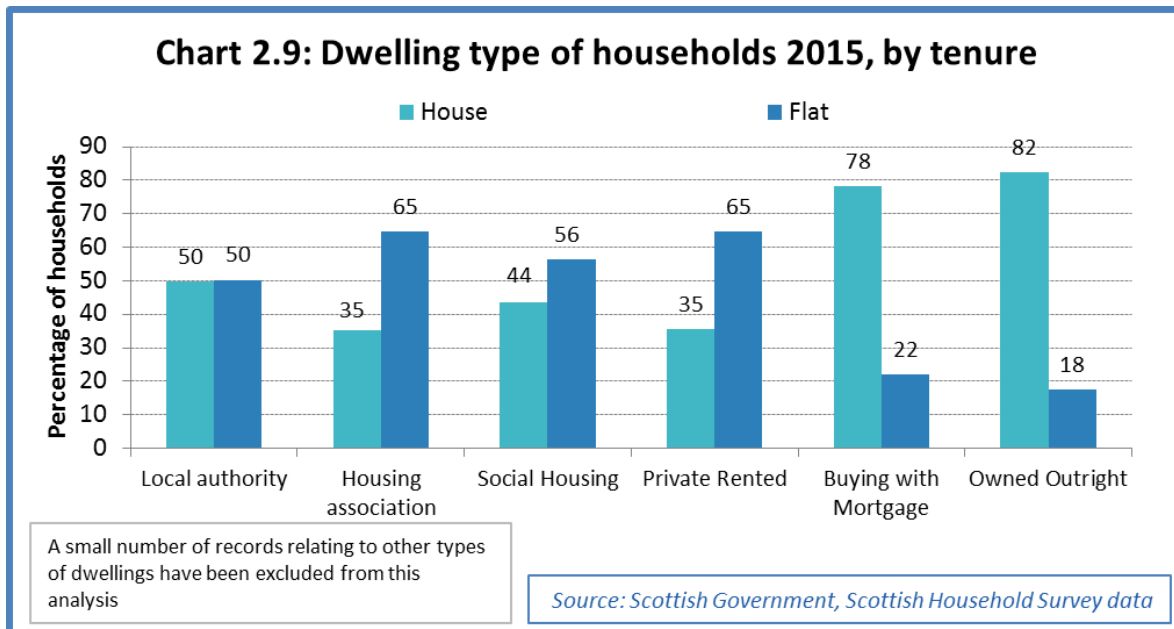
Based on households interviewed as part of the Scottish Household Survey, 44% of social rented households in Scotland in 2015 were living in a house, a similar level to the 42% figure in 1999. Correspondingly, 56% of households were living in a flat in 2015, a similar level to 58% in 1999.



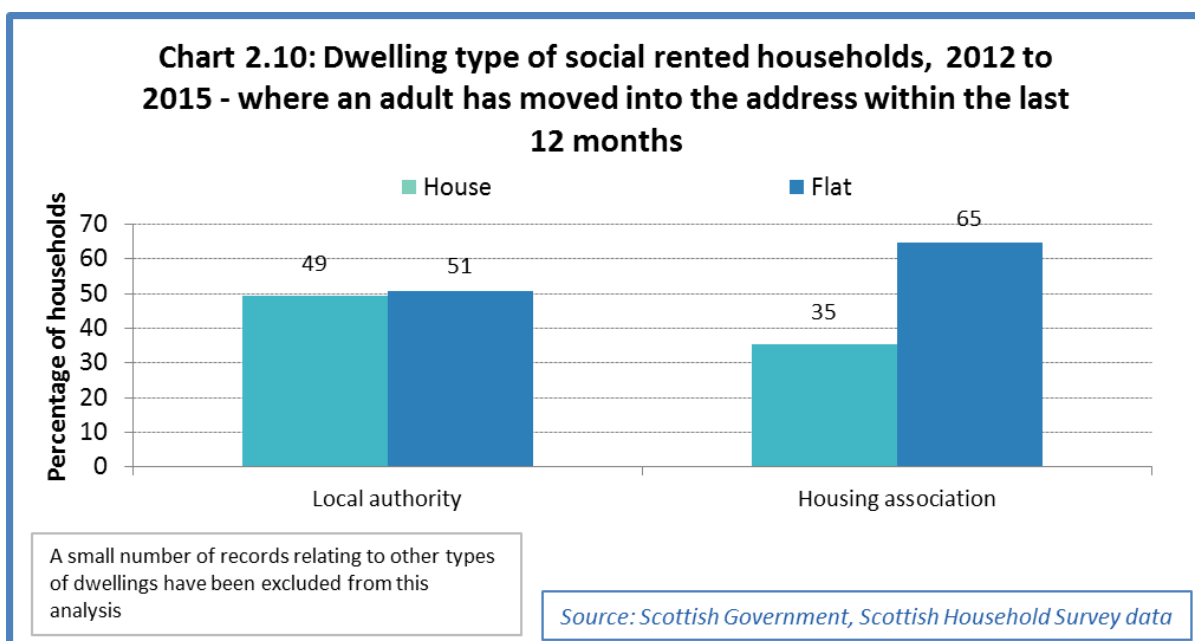
There were however some differences in dwelling types between social landlord providers in 2015, with 50% of local authority households living in houses and 50% living in flats, whilst only 35% of housing association households were living in a house and 65% living in a flat.



In 2015, 35% of private rented households were living in houses, the same proportion as housing association households. Owner occupied households were much more likely to be living in houses, with 78% of households buying with a mortgage living in a house and 82% of households who own outright living in a house.



When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), 49% of local authority and 35% of housing association households were living in a house in 2012 to 2015, figures which are similar to those for all social households in 2015. This would suggest that newly formed social rented households are living in dwelling types (houses/flats) that are similar to more established social households.

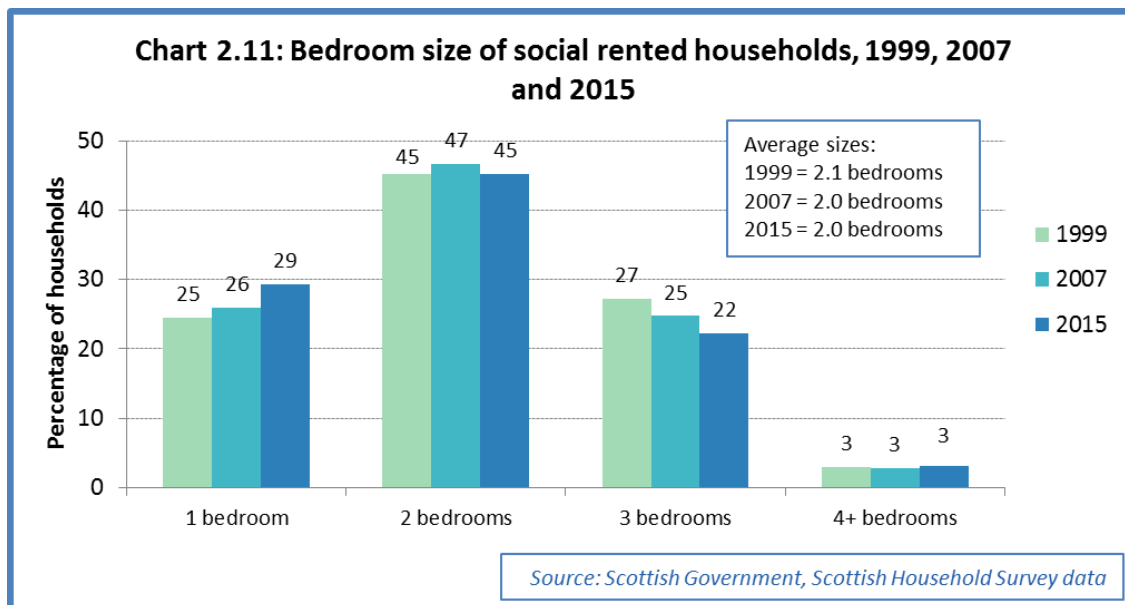


## 2.5 Number of bedrooms

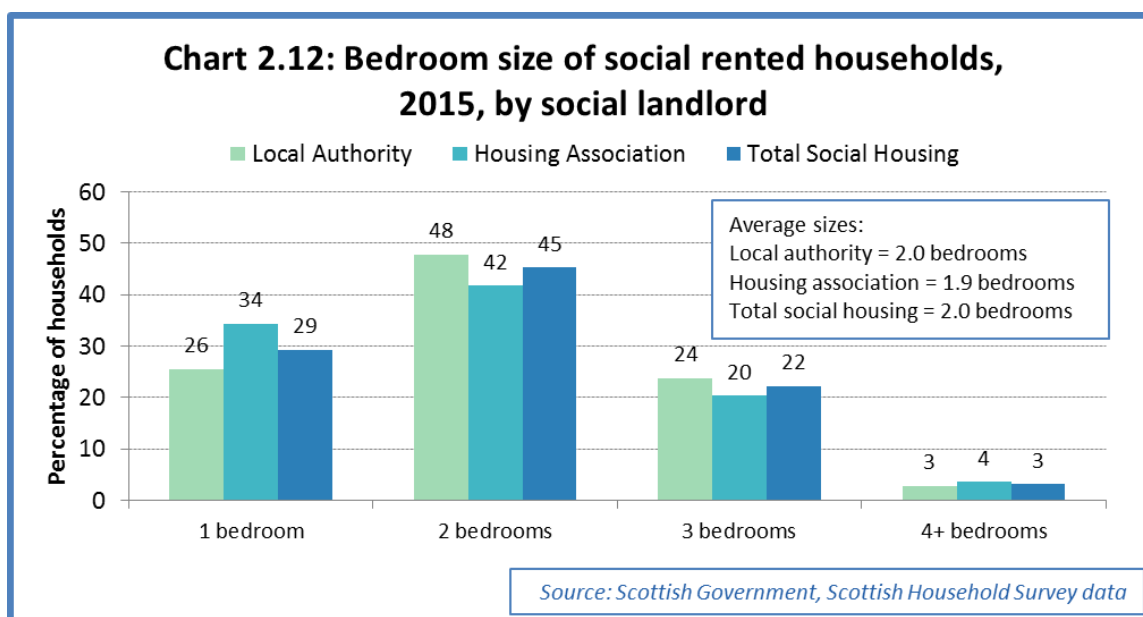
Based on responses from households interviewed for the Scottish Household Survey, Dwellings occupied by social rented households in 2015 contained an average of 2.0 bedrooms, a decrease on the average of 2.1 bedrooms per dwelling in 1999.

The most common size of social rented dwelling in 2015 was 2 bedrooms, with 45% of dwellings being this size, a similar level to 1999 (45%).

In 2015, 29% of social rented dwellings contained 1 bedroom, an increase from 25% in 1999, whilst 22% of dwellings contained 3 bedrooms, a drop from 27% in 1999.

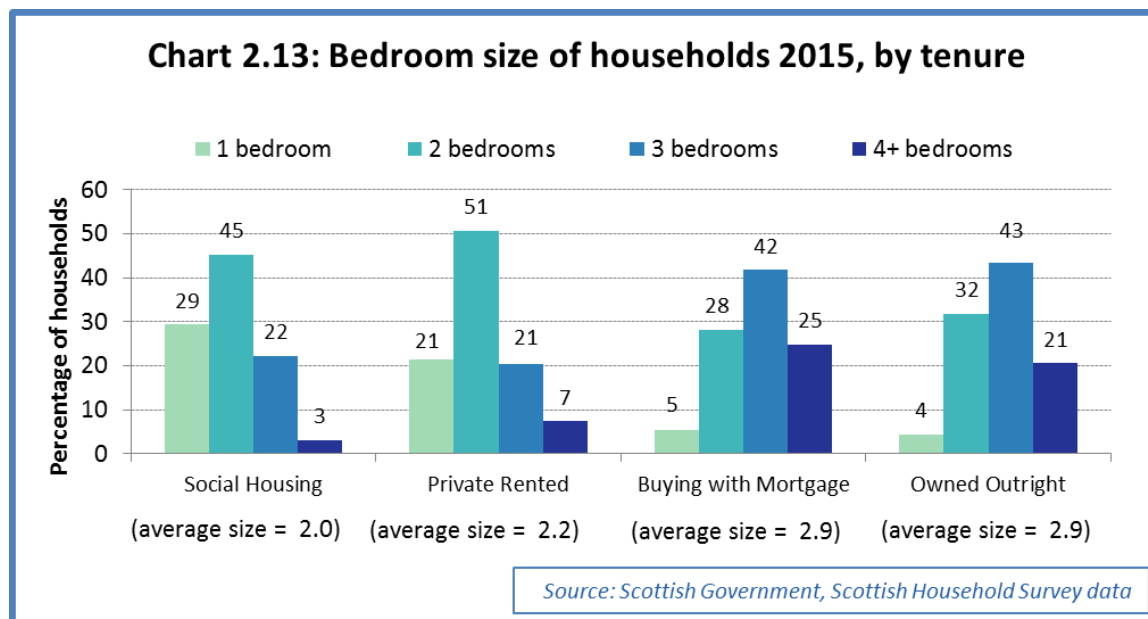


There were similar values for average numbers of bedrooms between social landlord providers in 2015, with local authority dwellings on average containing 2.0 bedrooms compared with 1.9 for housing association dwellings.



There were some differences in bedroom sizes of dwellings in 2015 by tenure, with social rented dwellings having the smallest average size of 2.0 bedrooms. This compared to an average size of 2.2 bedrooms in private rented dwellings, 2.9 bedrooms in dwellings being bought with a mortgage and 2.9 bedrooms in dwellings owned outright.

Dwellings being bought with a mortgage and owned outright were much more likely to have 4 or more bedrooms (25% and 21% respectively).



When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), bedroom sizes of these dwellings have been similar when compared to the figures for all social rented dwellings. Dwellings occupied by households where an adult had moved into the address within the last 12 months in 2012 to 2015 had on average 2.0 bedrooms. This is the same as the figure of 2.0 bedrooms of all social rented dwellings in 2015. This would suggest that newly formed social rented households are on average living in dwellings with a similar number of bedrooms to more established social households.

**Chart 2.14: Bedroom size of social rented households 2015 - households where an adult has moved into the address within the last 12 months**



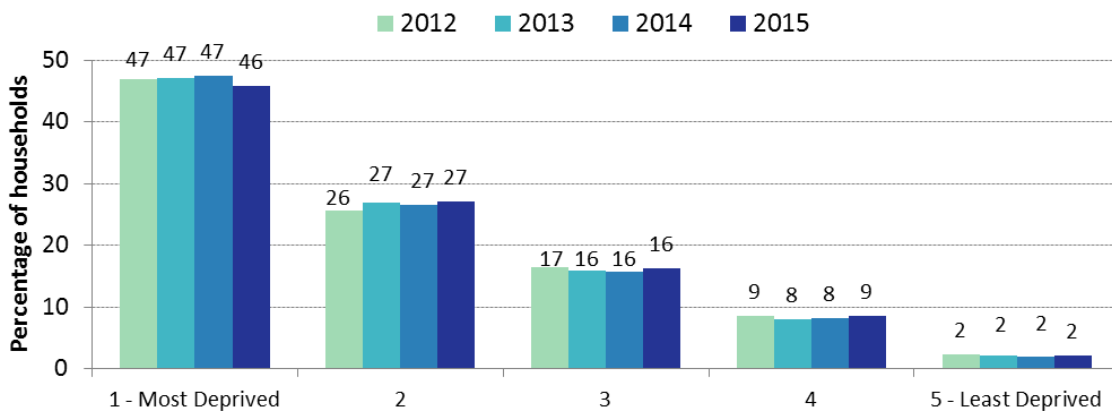
Source: Scottish Government, Scottish Household Survey data

## 2.6 Location of households in Areas of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD<sup>6</sup>) is a Scottish Government statistical tool for identifying places in Scotland suffering from deprivation. It incorporates several different aspects of deprivation, combining them into a single index. It divides Scotland into small areas and provides a relative ranking for each area from most deprived to least deprived.

Based on responses from households interviewed for the Scottish Household Survey, 46% of social rented households in 2015 were living in dwellings in the 20% most deprived areas of Scotland (as defined by the SIMD 2012 measure), a similar proportion to the years 2012 to 2014. Only 2% were living in the 20% least deprived areas of the country.

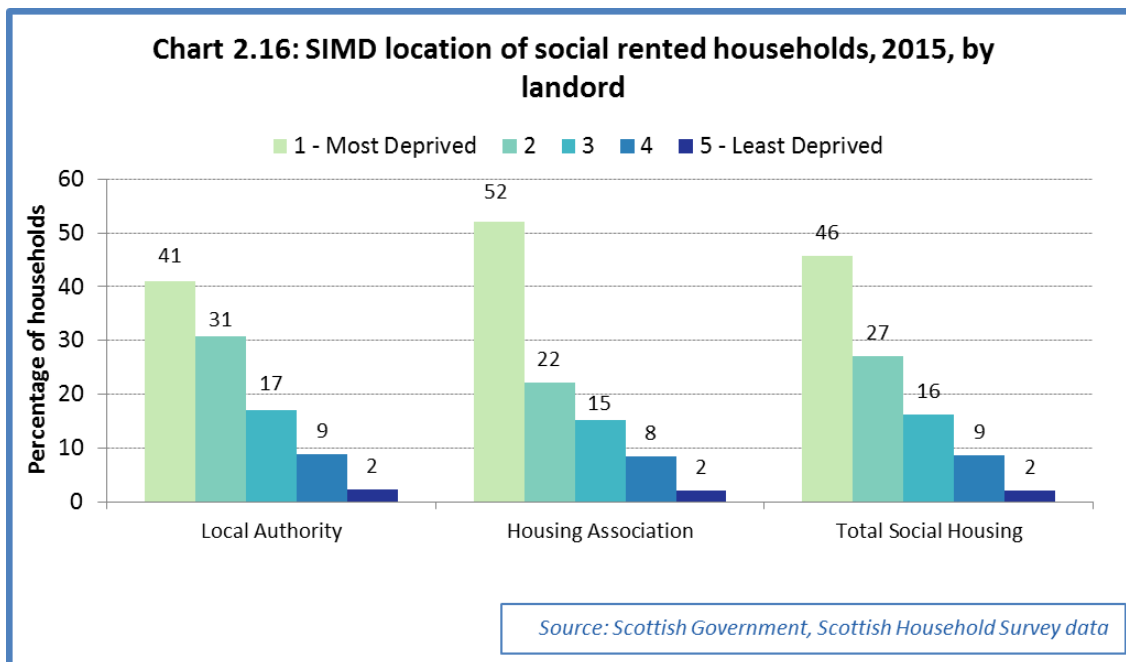
**Chart 2.15: SIMD location of social rented households, 2012 to 2015**



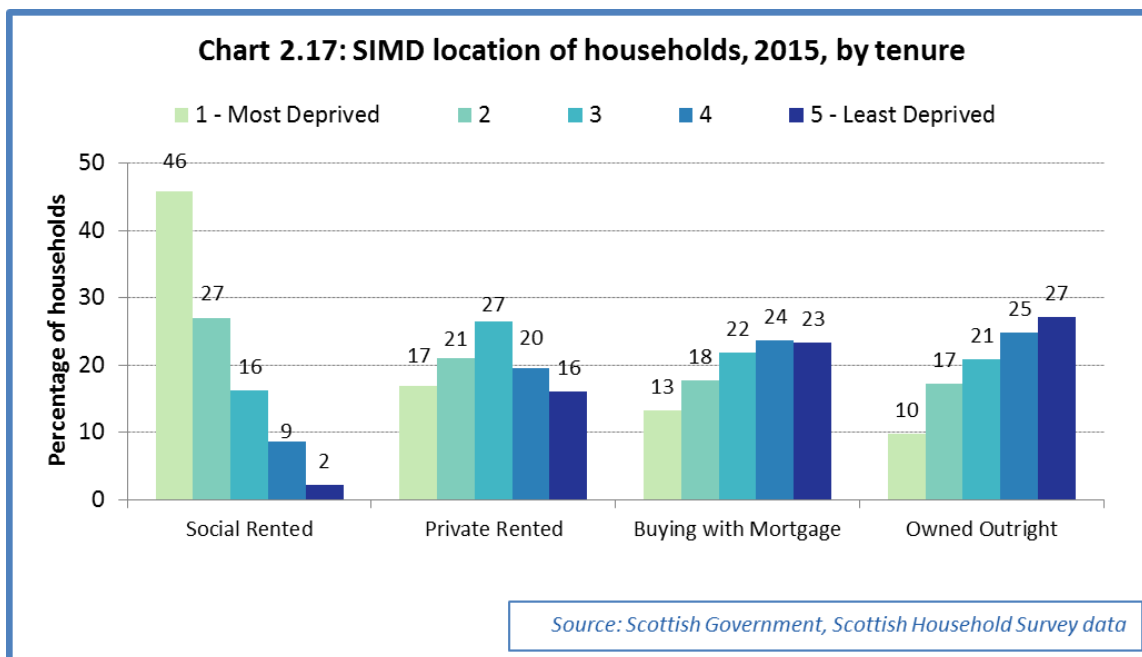
Source: Scottish Government, Scottish Household Survey data

<sup>6</sup> <http://www.gov.scot/Topics/Statistics/SIMD>

There were some differences in deprivation locations between social landlord providers in 2015, with 52% of housing association households living in dwellings in the 20% most deprived areas, compared to 41% of local authority households.

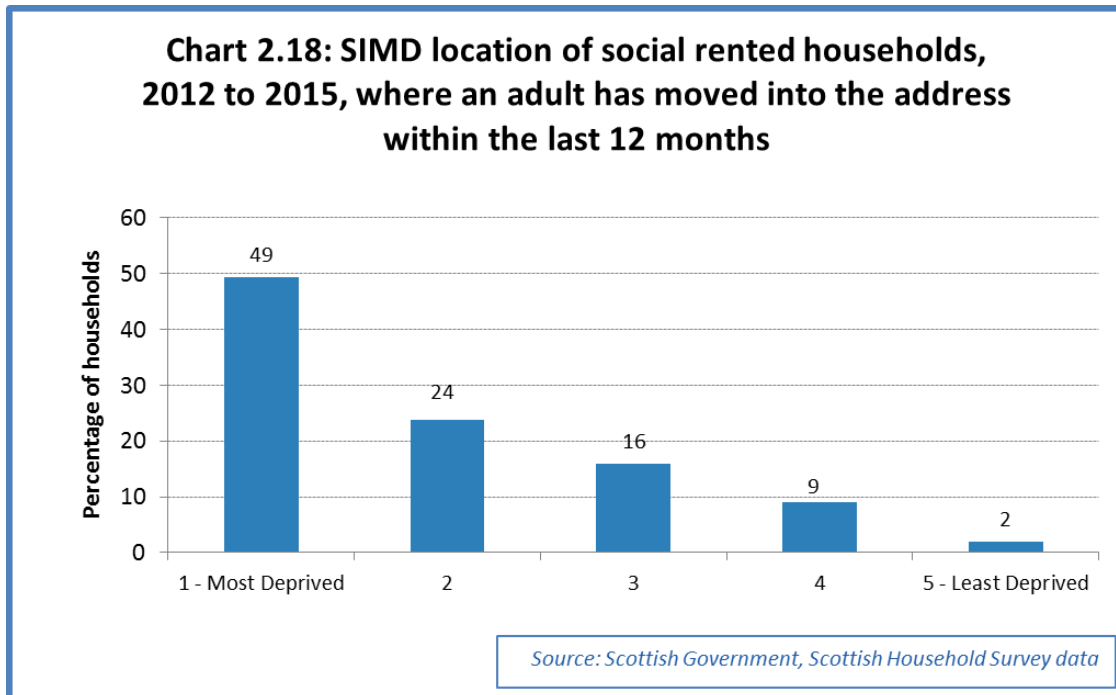


There were also differences in deprivation locations between social households and other tenures. In 2015, 46% of social rented households were living in the 20% most deprived areas, compared to 17% of private rented households, 13% of households buying with a mortgage and 10% of households owning outright. Only 2% of social rented households were living in the 20% least deprived areas, which compared to 16% for private rented households, 23% for households buying with a mortgage and 27% of households owning outright.





When looking solely at social rented households in which an adult had moved into the property within the last 12 months from 2012 to 2015 (which includes new-lets as well as changes to existing household compositions), 49% of social rented households were living in dwellings in the 20% most deprived areas, a value similar to the equivalent figure for all social households across this time period (46% in 2015). This suggests that newly formed social rented households had a similar likelihood of living in dwellings located in the 20% most deprived areas of the country compared with more established social households.



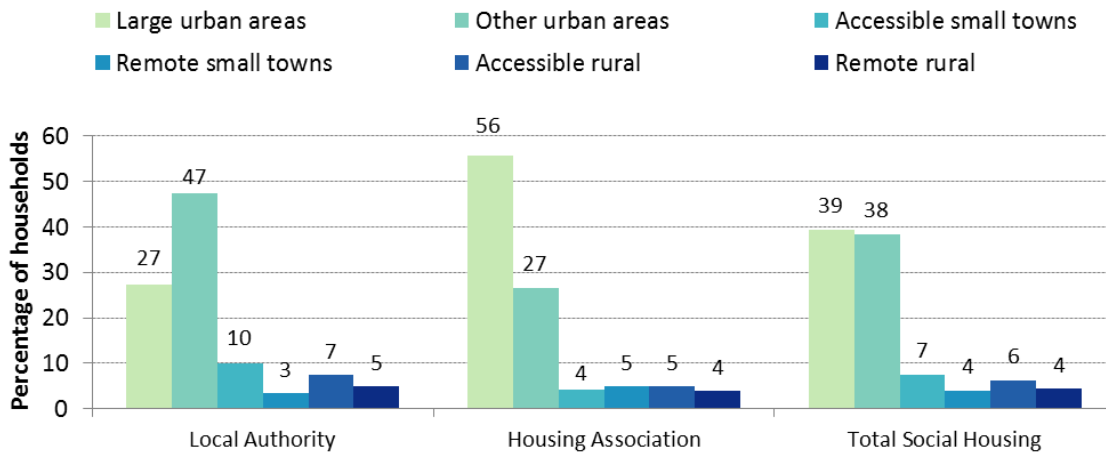
## 2.7 Location of households in rural or urban areas

The Scottish Government Urban Rural Classification 2013/14<sup>7</sup> provides a standard definition of urban and rural areas in Scotland.

Based on responses from households interviewed for the Scottish Household Survey in 2015, 27% of local authority households were living in dwellings in large urban areas, compared to 56% of housing association households. Also, 47% of local authority households were living in other (i.e. non-large) urban areas, compared with 27% of housing association households. These differences may be partly explained by stock transfers that have happened, for example all social rented housing in Glasgow is now provided by housing associations, properties which are mostly likely to fall within the large urban area category.

<sup>7</sup> <http://www.gov.scot/Topics/Statistics/About/Methodology/UrbanRuralClassification>

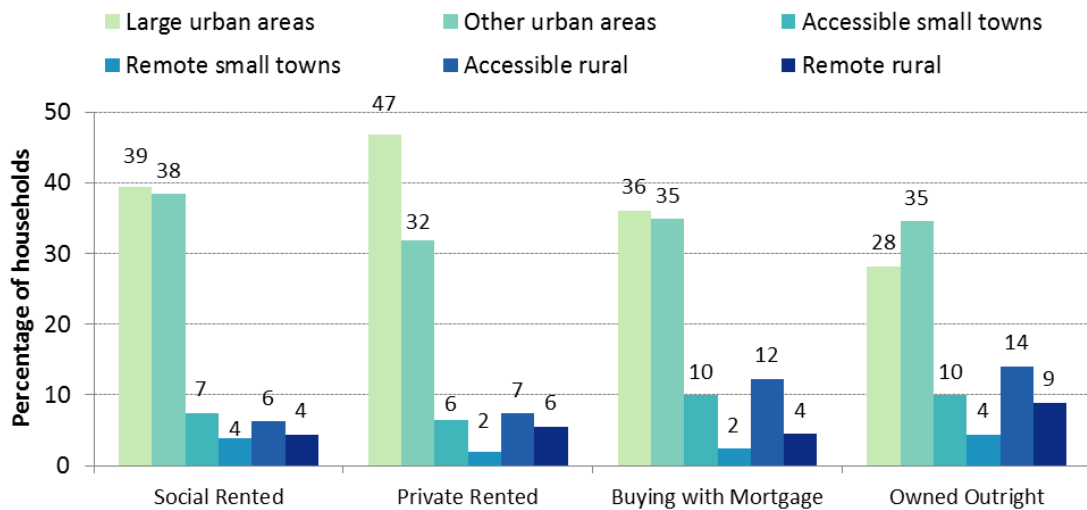
**Chart 2.19: Urban Rural location of social rented households, 2015, by landlord**



Source: Scottish Government, Scottish Household Survey data

The urban rural location of households in 2015 also varied across other tenures, with households buying with a mortgage or owning outright being more likely to live in accessible small towns or accessible rural areas compared to social households.

**Chart 2.20: Urban Rural location of households, 2015, by tenure**



Source: Scottish Government, Scottish Household Survey data

## 2.8 Scottish Housing Quality Standard

The Scottish House Condition Survey (SHCS) module of the Scottish Household Survey assesses properties under the Scottish Housing Quality Standard (SHQS), a common standard for assessing the condition of Scottish housing.

The SHQS target for social housing was incorporated into the Scottish Social Housing Charter and the independent Scottish Housing Regulator (SHR) is responsible for monitoring landlords' performance. Latest figures published by the SHR indicate that 92.8% of social homes met the SHQS in 2015/16. This is higher than the compliance rate estimated through the SHCS. Although both sources have shown substantial improvements in quality standards over time, there are some differences in the methods and the timing for collecting the data that account for the difference in headline rates.

In 2015, SHCS results showed that 38% of social rented dwellings failed the SHQS, a decrease from 52% of dwellings in 2012. Local authority properties were more likely to fail the standard (45%) than housing association properties (30%).

In 2015, social rented dwellings were on average less likely to fail the SHQS (38%) when compared with private housing dwellings (46%), although this difference was only marginally statistically significant.

**Table 2.8: Number and proportion of dwellings failing the Scottish Housing Quality Standard (SHQS), 2012 to 2015**

	2012		2013		2014		2015	
	% fail	Sample Base	% fail	Sample Base	% fail	Sample Base	% fail	Sample Base
All Scotland	54%	2,787	49%	2,725	47%	2,680	44%	2,750
Tenure:								
Owned outright	57%	900	53%	880	48%	900	46%	930
Owned with a mortgage	50%	850	47%	850	47%	790	42%	810
Local Authority	59%	420	51%	390	47%	390	45%	380
Housing Association	42%	280	33%	280	41%	290	30%	280
Private Rented	63%	290	55%	300	54%	320	51%	360
All Private	55%	2,050	51%	2,020	48%	2,010	46%	2,100
All Social	52%	700	43%	660	45%	670	38%	660

*Source: Scottish House Condition Survey Key Findings*

*Note that figures in 2014 and 2015 are not fully comparable with previous years*

The most likely reason for social rented properties to fail the SHQS in 2015 was due to not being sufficiently energy efficient (26%). Whilst 10% were assessed as failing due to not being healthy, safe or secure, 8% failed due to lacking modern facilities or services, and 1% failed due to being below tolerable standards.

**Table 2.9: Scottish Housing Quality Standard (SHQS) criteria failure rates by tenure, 2012 to 2015**

	2012	2013	2014	2015
<b>All tenures:</b>				
SHQS Overall	54%	49%	47%	44%
Below Tolerable Standard	4%	3%	2%	2%
Serious Disrepair	0%	0%	0%	0%
Not Energy Efficient	42%	36%	35%	32%
Lacking Modern Facilities/Services	12%	11%	11%	9%
Not Healthy, Safe or Secure	16%	14%	14%	13%
<b>Social:</b>				
SHQS Overall	52%	43%	45%	38%
Below Tolerable Standard	3%	3%	1%	1%
Serious Disrepair	0%	0%	0%	0%
Not Energy Efficient	39%	28%	30%	26%
Lacking Modern Facilities/Services	15%	12%	12%	8%
Not Healthy, Safe or Secure	13%	13%	14%	10%
<b>Private:</b>				
SHQS Overall	55%	51%	48%	46%
Below Tolerable Standard	4%	3%	2%	2%
Serious Disrepair	0%	0%	0%	0%
Not Energy Efficient	43%	39%	37%	33%
Lacking Modern Facilities/Services	11%	11%	11%	9%
Not Healthy, Safe or Secure	17%	14%	14%	14%
<i>Source: Scottish House Condition Survey Key Findings</i>				
<i>Note that figures in 2014 and 2015 are not fully comparable with previous years</i>				

## Section 3 – Characteristics of Social Tenants

### 3.1 Household composition

The Scottish Household Survey collects information on household compositions. Based on the categories defined in the survey, the most common types of social rented households in 2015 were single working age adult households (31%) and single pensioner households (18%), as shown in Chart 3.1 below.

#### Household types used in the Scottish Household Survey:

**Single pensioner household** consists of one adult of pensionable age (65+ for women, and 65+ for men) and no children

**Single parent household** contains an adult and one or more children.

**Single adult household** consists of an adult of non-pensionable age and no children.

**Older smaller household** contains either (a) an adult of non-pensionable age and an adult of pensionable age and no children or (b) two adults of pensionable age and no children.

**Large adult household** has three or more adults and no children.

**Small adult household** contains two adults of non-pensionable age and no children.

**Large family household** consists of either (a) two adults and three or more children or (b) three or more adults and one or more children.

**Small family households** consist of two adults and one or two children.

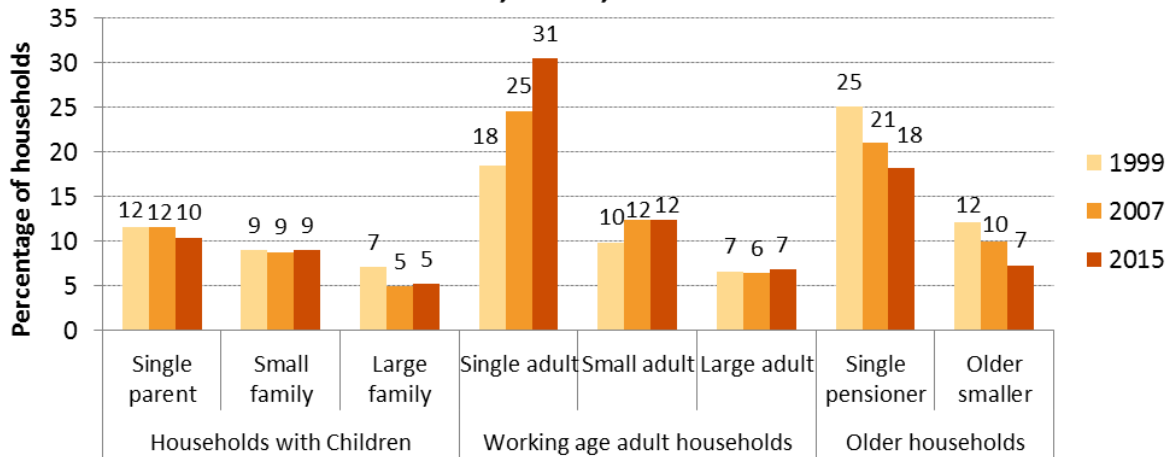
Note that this definition changed slightly in 2015 compared to previous years, with the 65 years cut-off applied for pensioner age

However there has been some change over time in these percentages, with the proportion of single working age adult households in social rented housing growing from 18% in 1999 to 31% in 2015. The proportion of single pensioner households has dropped over the same time period from 25% in 1999 to 18% in 2015. The percentage of older smaller households has also dropped from 12% in 1999 to 7% in 2015. (See Chart 3.1 below).

In 2015, 10% of social rented households were single parent families, 9% were small families and 5% were large families.

Households with a single adult member (single parent, single working age adult or single pensioner) accounted for 59% of all social rented households in 2015.

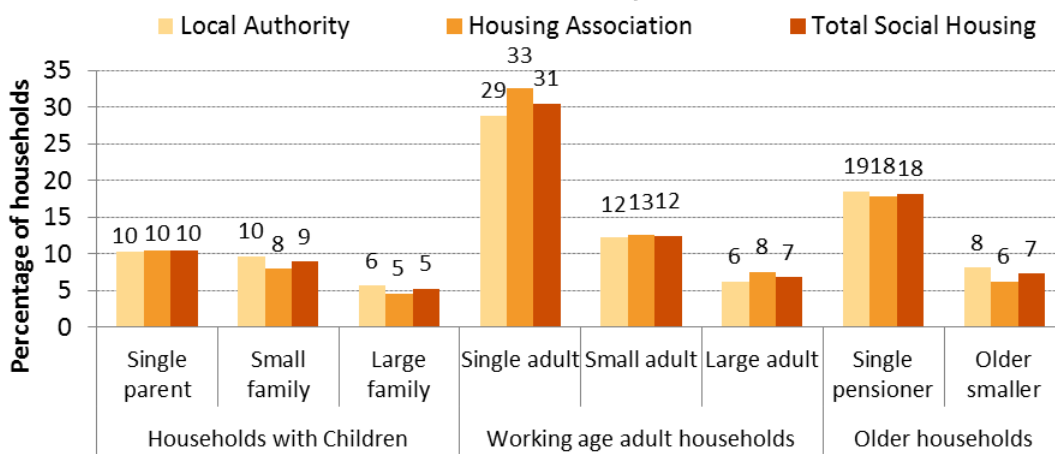
**Chart 3.1: Household composition of social rented households, 1999, 2007 and 2015**



Source: Scottish Government, Scottish Household Survey data

Chart 3.2 below shows that local authority and housing association households had similar profiles of household composition categories in 2015.

**Chart 3.2: Household composition of social rented households, 2015**



Source: Scottish Government, Scottish Household Survey data

Table 3.1 below shows how household compositions varied between different tenures in 2015. Social rented households in 2015 had a similar percentage of single parent families (10%) to private rented households (9%). Likewise, social rented households also had a similar percentage of single working age adult households (31%) to private rented households (33%).

However social rented households had a higher proportion of older households (26%) compared with private rented households (7%) and had a lower percentage of small working age adult households (12%) compared with private rented households (29%).

Owned outright households were characterised by a large proportion (60%) of older households.

39% of households buying with a mortgage were households with children; a percentage higher than other tenures.

**Table 3.1: Households types by tenure, 2015 (column percentages)**

		Social Sector	Owned Outright	Buying with Mortgage	Private Rent	All households
Households with Children	Single parent	10	1	4	9	5
	Small family	9	3	25	12	12
	Large family	5	2	10	5	5
Working age adult households	Single adult	31	10	16	33	20
	Small adult	12	15	27	29	20
	Large adult	7	9	12	7	9
Older households	Single pensioner	18	27	3	4	15
	Older smaller	7	32	3	3	13
All		100	100	100	100	100
Base		2354	3545	2964	1332	10325

*Source: Scottish Household Survey data*

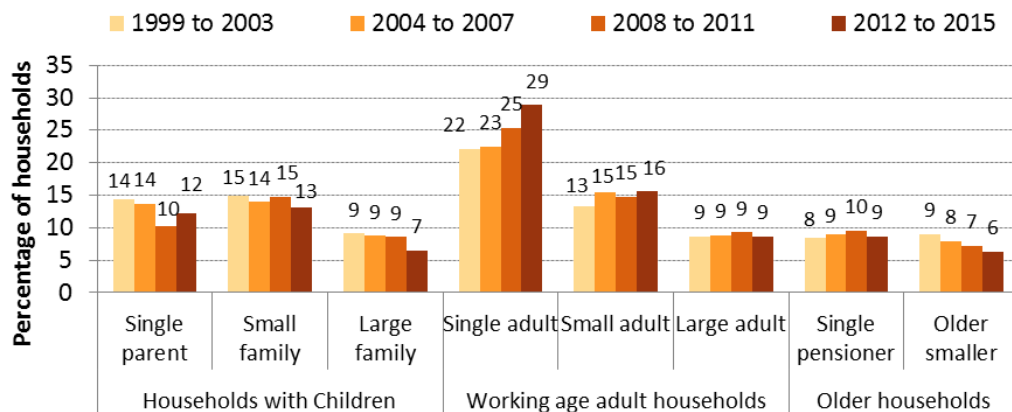
The Department for Communities and Local Government (DCLG) English Housing Survey 2010<sup>8</sup> collected information on household compositions in England. This used slightly different household composition categories, so it is not possible to compare proportions for each household category. However from the DCLG results it can be seen that 17% of social rented households in England in 2014/15 were single parents (categorised as “lone parent, dependent children”), a figure which was higher than the equivalent 10% figure for Scotland in 2015.

From the Scottish Household Survey it is possible to identify households in which an adult has moved into that address within the last 12 months. This can be used as an indicator of newly formed social households, although this will include changes to existing household compositions as well as new social housing lets.

For social rented households in which an adult had moved into the property within the last 12 months, the proportion that were single adult households has grown from 22% in 1999 to 2003 to 29% in 2012 to 2015. Of the social rented households in 2012 to 2015 in which an adult had moved into the property within the last 12 months, only 9% were single pensioners. This compares to 18% of all social rented households being single pensioners, and indicates that newly formed social households are less likely to contain single pensioner households when compared with more established social rented households.

<sup>8</sup> <https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-social-rented-sector-report>

**Chart 3.3: Composition of social households, where adult has moved into address in the last year**



Source: Scottish Government, Scottish Household Survey data

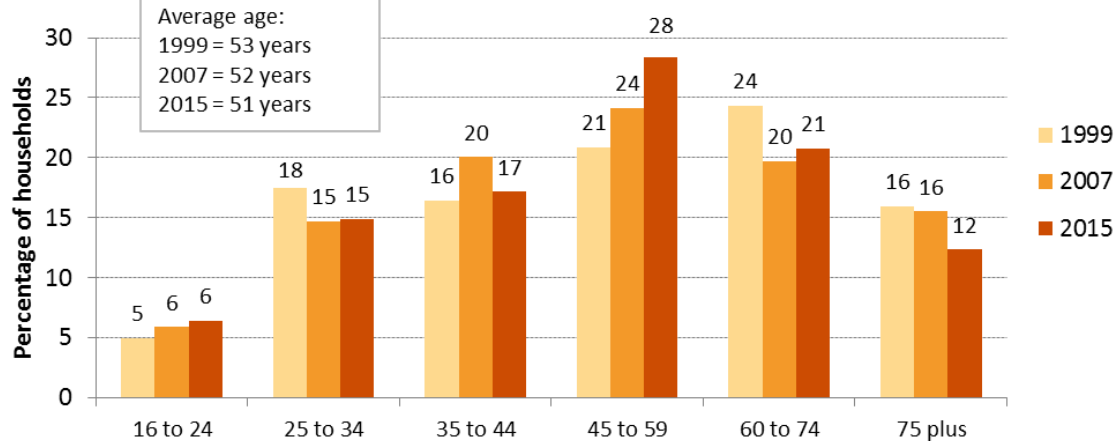
### 3.2 Age

Social rented households in Scotland in 2015 contained adults across a range of age categories (as measured by highest income householder), with 28% having a highest income householder aged 45 to 59 years, 21% having a highest income householder aged 60 to 74 years, and 17% having a highest income householder aged 35 to 44 years.

The proportion of households in social rented housing in Scotland containing a highest income householder in the age group 45 to 59 years has grown from 21% in 1999 to 28% in 2015.

The average age of the highest income householder in social rented housing in 2015 was 51 years, a decrease from 53 years in 1999.

**Chart 3.4: Age of social renters (by highest income householder), 1999, 2007 and 2015**



Source: Scottish Government, Scottish Household Survey data



Local authority and housing association households in Scotland had a similar profile of households by age in 2015, with both having an average age of highest income householder of 51 years.

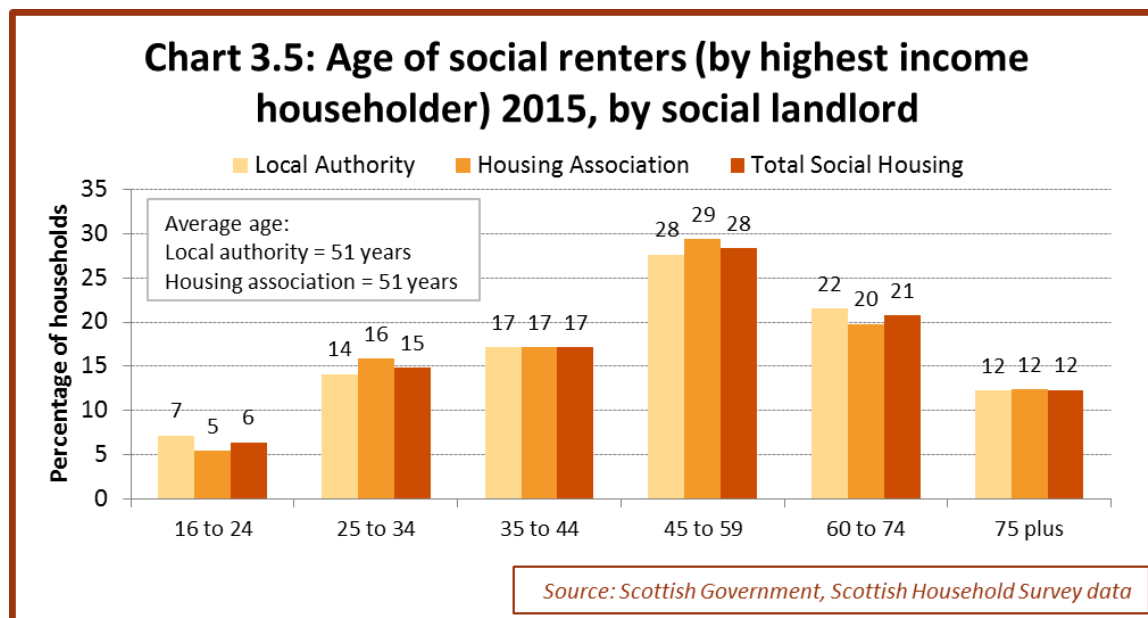
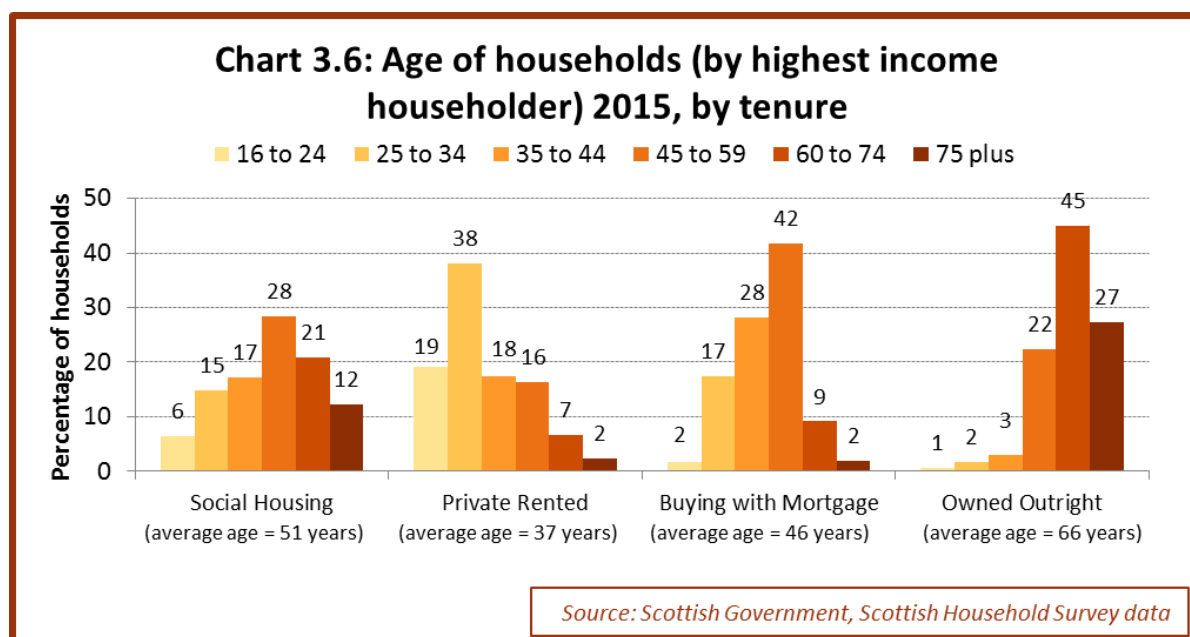
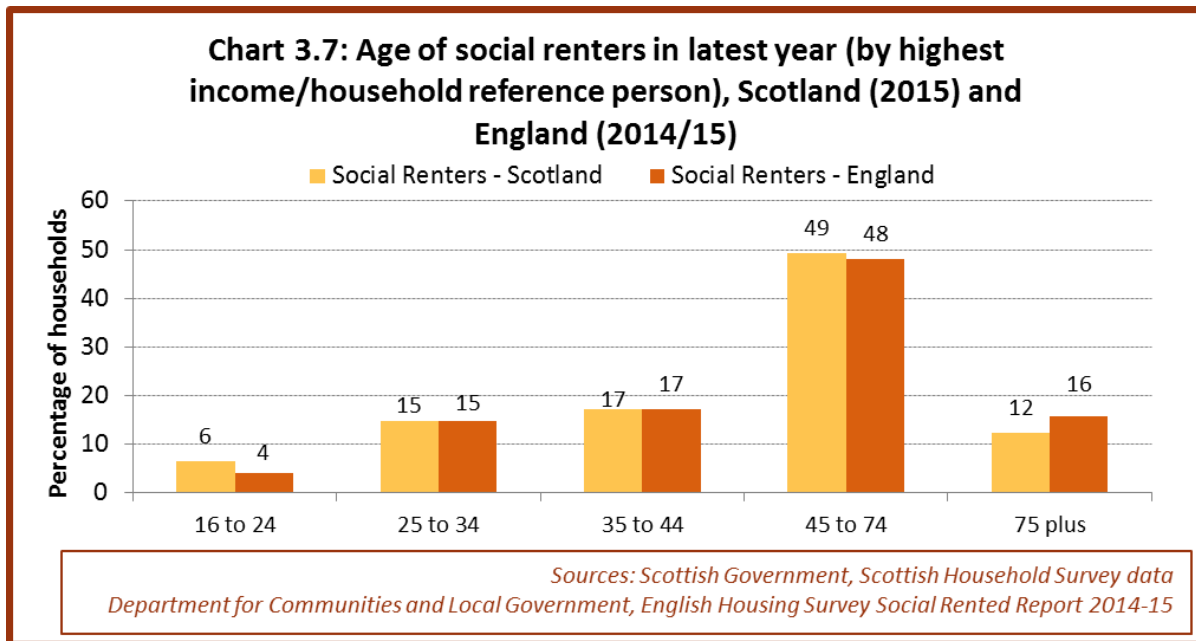


Chart 3.6 below shows how the age profile of social renters compared to other tenures in 2015. Private rented households were more likely to contain a highest income householder aged 16 to 24 years (19%) or 25 to 34 years (38%) compared to other tenures.

Households buying with a mortgage were more likely to contain a highest income householder aged 35 to 44 years (28%) or 45 to 59 years (42%). Households owned outright were more likely to contain a highest income householder aged 60 to 74 years (45%) or 75 years and over (27%).



The age profile of social renters in Scotland in 2015 appears to be broadly similar to the age profile of social renters in England, as measured by the DCLG English Housing Survey for 2014/15 (see Chart 3.7 below). However note that there could be some differences between the two respective surveys in how the highest income / household reference people are identified within families, which may impact on the comparison.

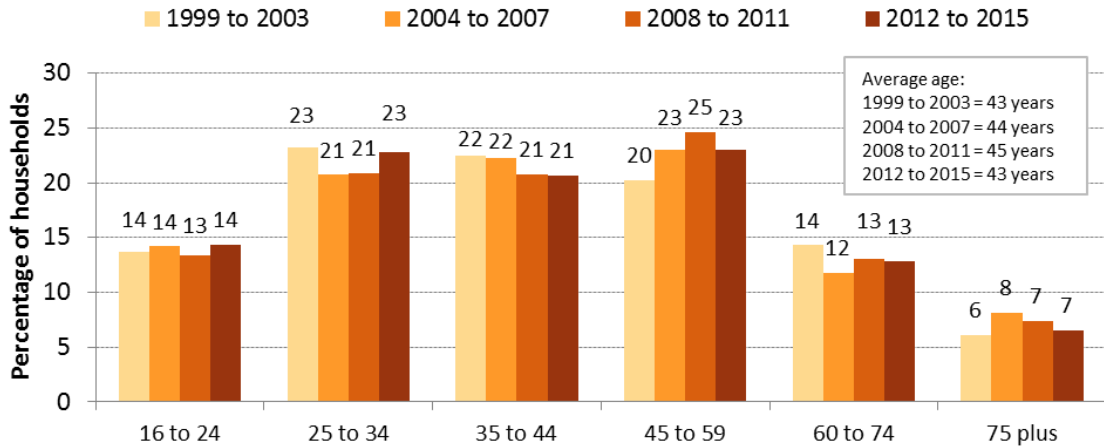


When looking solely at social rented households in which an adult has moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), there are higher proportions of younger aged households than compared to all social households.

For example in the latest period (2012 to 2015), 14% of social rented households with an adult moving into that address in the last 12 months were in the 16 to 24 age group and 23% were in the 25 to 34 age group, which compares to 6% and 15% of all social rented households, respectively.

This would suggest that newly formed social households are more likely to contain younger households than more established social rented households.

**Chart 3.8: Social rented household ages, 2015 - households where an adult has moved into the address within the last 12 months**

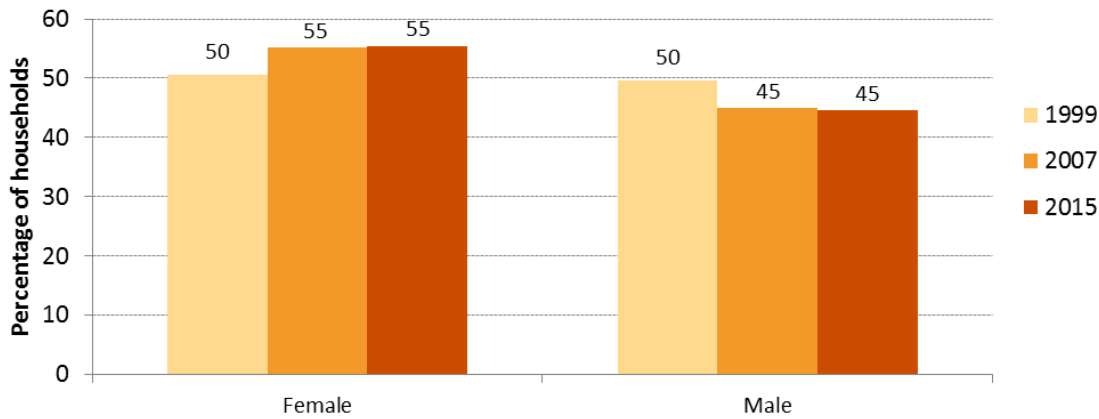


Source: Scottish Government, Scottish Household Survey data

### 3.3 Gender

The proportion of social rented households with a female highest income householder increased from 50% in 1999 to 55% in 2007, and remained at a similar level of 55% in 2015.

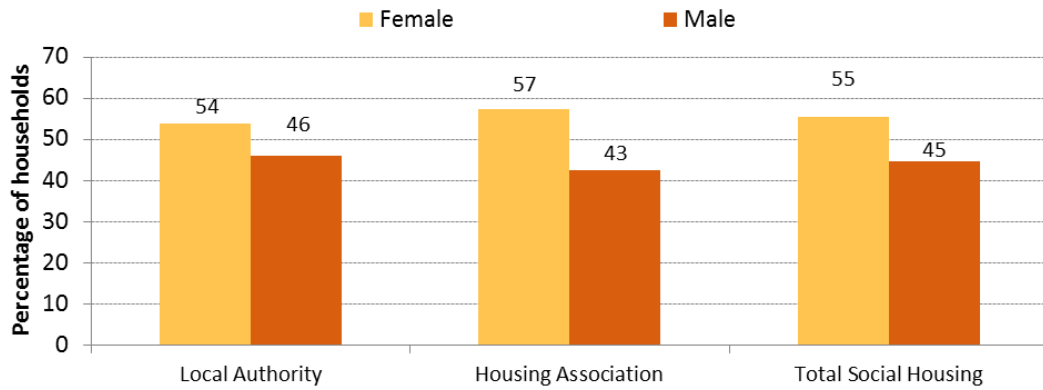
**Chart 3.9: Gender of social renters (by highest income householder), 1999, 2007 and 2015**



Source: Scottish Government, Scottish Household Survey data

Local authority and housing association households had similar proportions of female highest income householder in 2015 (54% and 57% respectively).

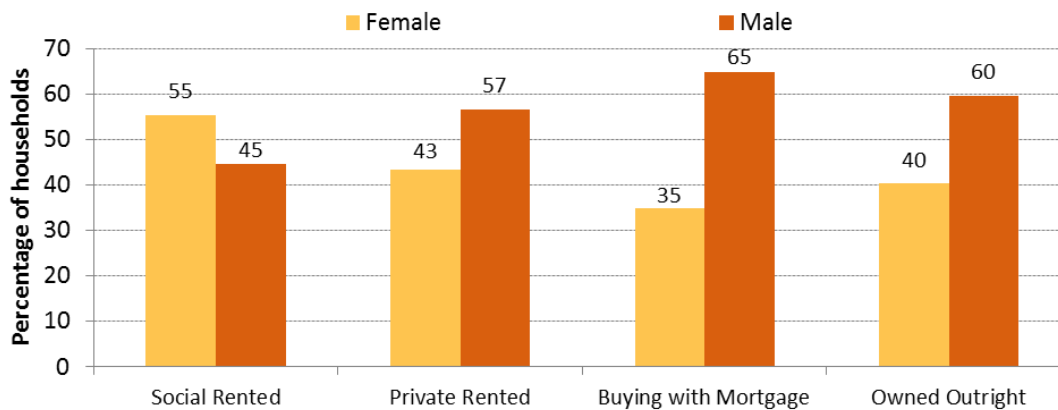
**Chart 3.10: Gender of social renters (by highest income householder) 2015, by social landlord**



Source: Scottish Government, Scottish Household Survey data

Social rented households in Scotland in 2015 had a higher proportion of female highest income householders (55%) than private rented households (43%), households with the property bought with a mortgage (35%) and households where the property was owned outright (40%).

**Chart 3.11: Gender of households (by highest income householder) 2015, by tenure**

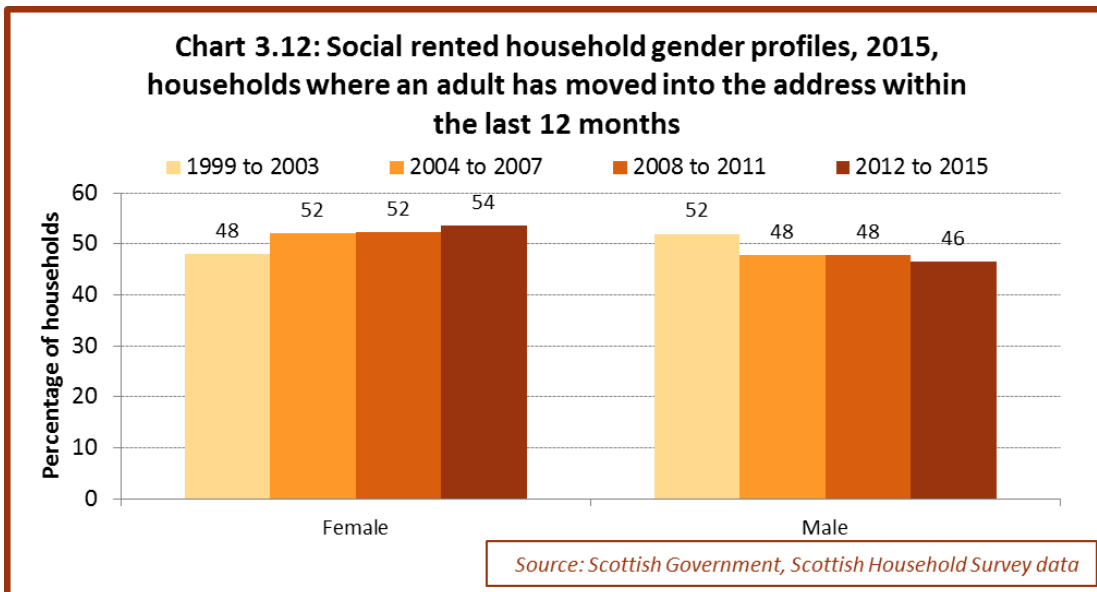


Source: Scottish Government, Scottish Household Survey data

Results from the DCLG English Housing Survey for 2014/15 indicate that England had a similar percentage of females within social rented households, with 58% of social rented households having a female household reference person compared to 55% female highest income householders in Scotland in 2015. Note however that there may be some differences between the two survey in how the highest income / household reference people have been identified within families in the two respective surveys, which may impact on any comparisons.

When looking solely at social rented households in Scotland in which an adult has moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), it can be seen that there has been an increasing proportion of female highest income householders moving into social

rented housing addresses from 1999 to 2003 (48%) to 2012 to 2015 (54%), which broadly follows the same increase seen in all social rented households (50% in 1999 to 55% in 2015).



### 3.4 Economic status of adults – Scottish Household Survey data

The Scottish Household survey collects information on the economic status of adults within households. Based on the categories defined by the survey, the most common types of economic status of adults within social rented housing in 2015 were employed full time (24%) and retired from work (22%).

However there has been some changes in these percentages over time, with the percentage of adults in social rented housing employed full time increasing from 19% in 1999 to 24% in 2015. The percentage of adults in social rented housing who were retired from work fell from 29% in 1999 to 22% in 2015.

In 2015, 13% of adults in social rented housing were permanently sick or disabled and 9% were unemployed and seeking work.

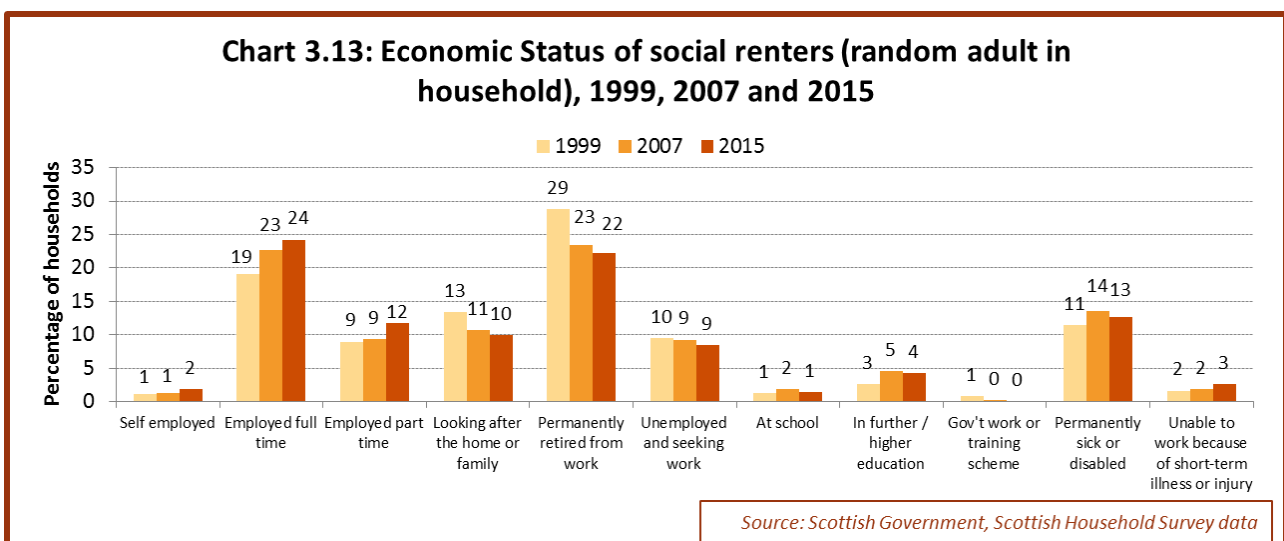


Chart 3.14 below shows that the economic status of adults was similar across local authority and housing association properties in 2015.

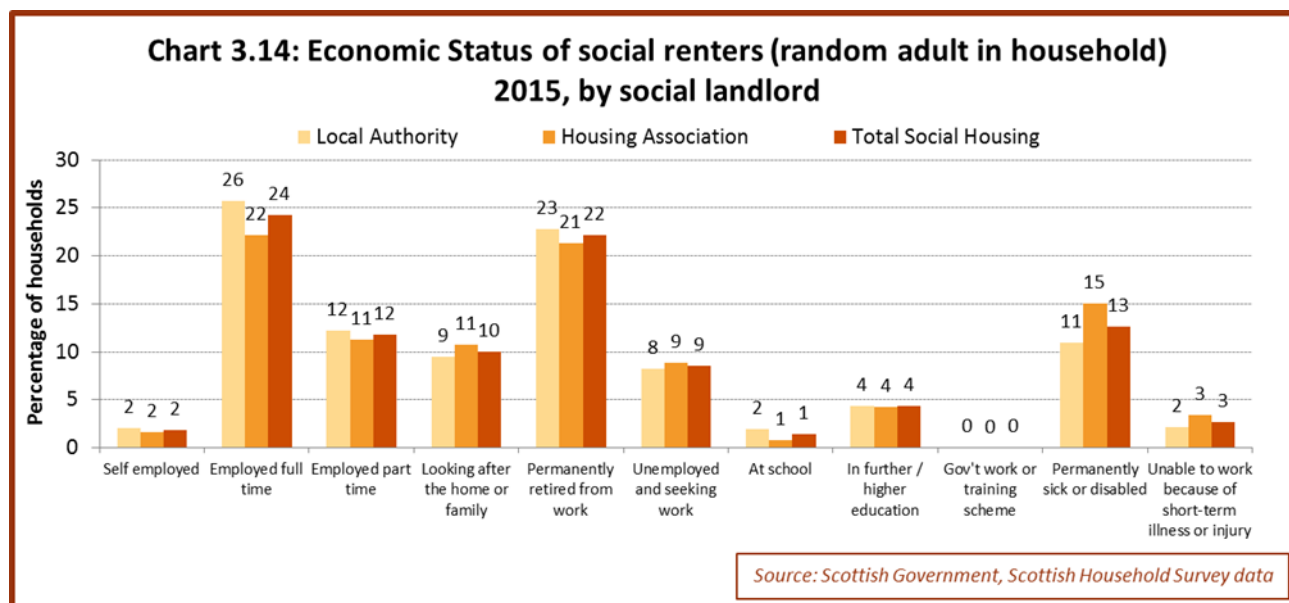


Chart 3.15 below shows the economic status of adults in social housing compared to other tenures for the year 2015. It can be seen that 58% of adults in households buying with a mortgage were employed full time, compared to 44% of adults renting privately, 24% of adults in social rented households and 22% of adults in owned outright households.

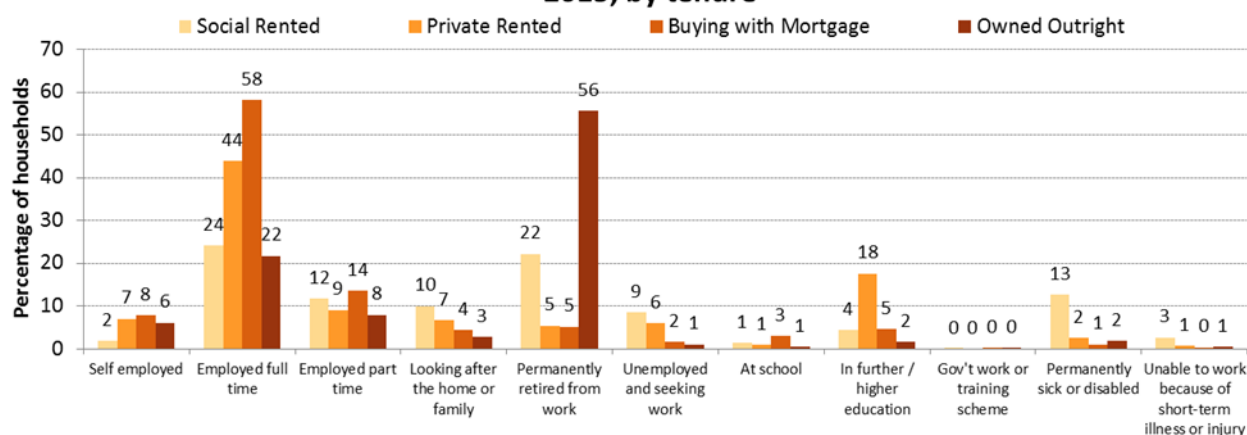
However the percentage of households with an adult working part-time was similar across all tenure groups (14% for households buying with a mortgage, 12% for social rented households, 9% for private rented households and 8% for owned outright households).

Social rented households were more likely to have an adult permanently sick or disabled (13%) in 2015 than all other tenures – private rented households (2%), households buying their property with a mortgage (1%), and households owning their property outright (2%).

Social rented households were also more likely to have an adult looking after the home or family (10%) or be unemployed and seeking work (9%) compared with households buying their property with a mortgage (4% and 2% respectively), and households owning their property outright (2% and 1% respectively).

Private rented households were more likely to have an adult in further or higher education (18%) compared to other tenures. Whilst households owned outright were more likely to have an adult permanently retired from work (56%).

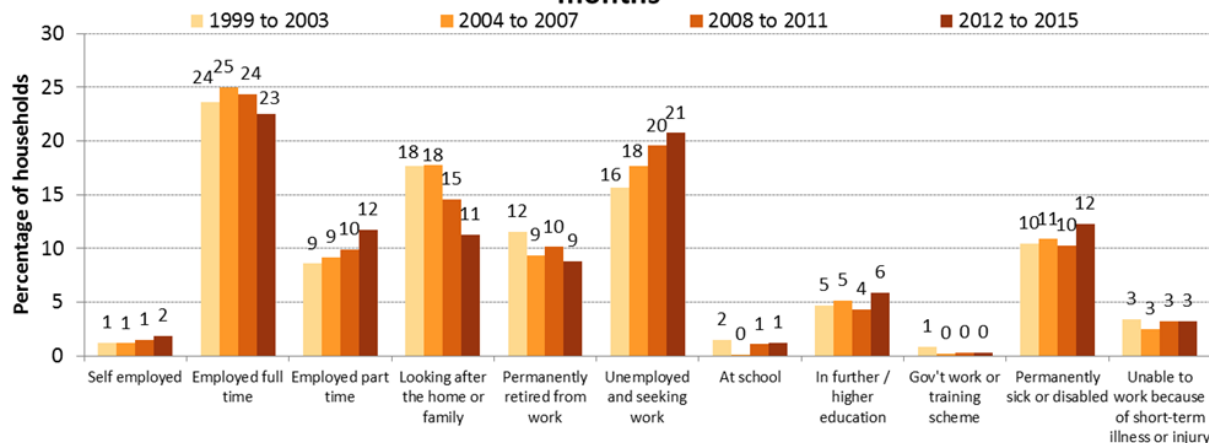
**Chart 3.15: Economic Status of social renters (random adult in household) 2015, by tenure**



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult had moved into the property within the last 12 months in 2012 to 2015 (which includes new-lets as well as changes to existing household compositions), 21% of adults were unemployed, an increase from 16% in 1999 to 2003. The figure of 21% is a higher value than the equivalent proportion of adults unemployed across all social rented households in 2015 (9%), and suggests that newly formed social households are more likely to contain unemployed adults than compared with more established social rented households.

**Chart 3.16: Social rented households - economic status of adults - households where an adult has moved into the address within the last 12 months**



Source: Scottish Government, Scottish Household Survey data

### 3.5 Economic status of households – Family Resources Survey data

The Family Resources Survey provides a different way of looking at the economic status of households based on a categorisation of the family unit into working or workless categories, and it also allows a comparison of figures to households in England, Wales and Northern Ireland.

Chart 3.17 below shows the economic status profile for households in local authority, housing association and private rented sector households over the period 2012/13 to 2014/15. The “workless, other inactive” category includes the long-term sick, disabled, and non-working single parents<sup>9</sup>.

It can be seen that the household economic status profile is broadly similar between local authority and housing association households.

The most common economic status categories for social rented households over the period 2012/13 to 2014/15 were “workless, head of spouse aged 60 or over” (33%) and “workless, other inactive” (22%). Over a third (36%) of households in the private rented sector contained adults who were all in full time work (either a single adult household or a couple household), compared to 16% of households in social rented accommodation.

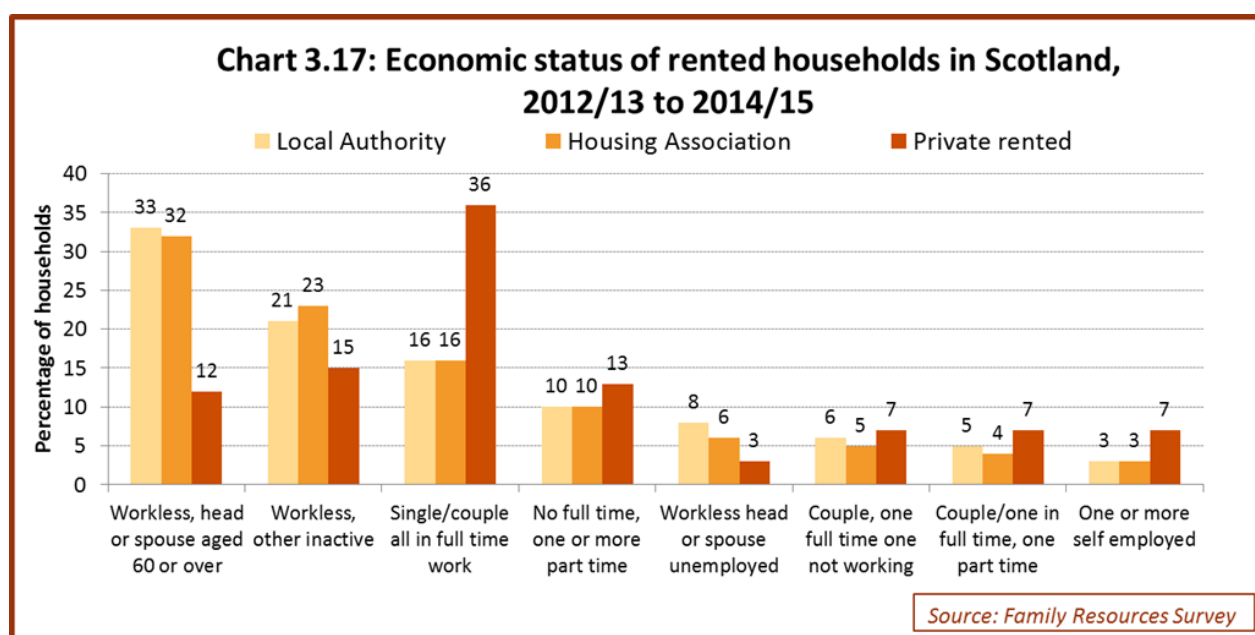


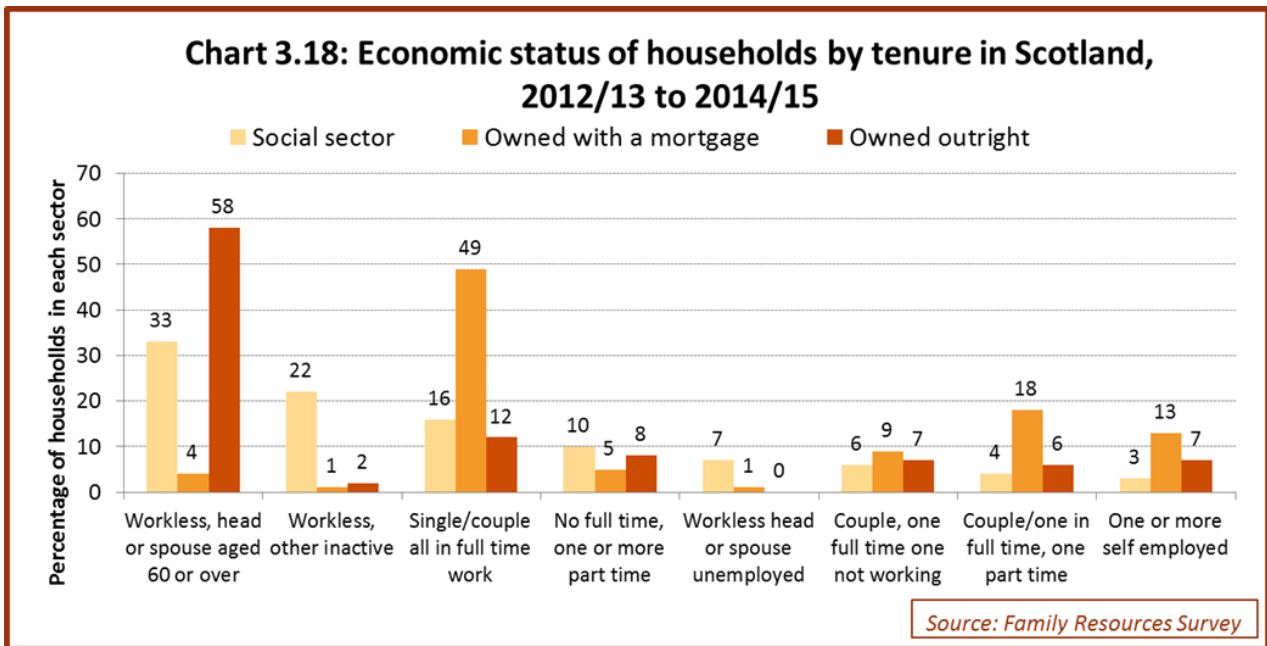
Chart 3.18 below shows the economic status profile of households in the social sector in Scotland in 2012/13 to 2014/15 compared to households that were owned with a mortgage or owned outright.

The main economic status within the social sector was “workless, with a head of house or spouse aged 60 or over”, with a third (33%) of social rented households being in this category. This compares to 58% of households that were owned outright being in this older-aged economic category. The chart also suggests that the social sector includes a broader range of economic statuses than households that are owned outright, reflecting the diverse age bands seen in the social sector (see section 3.2).

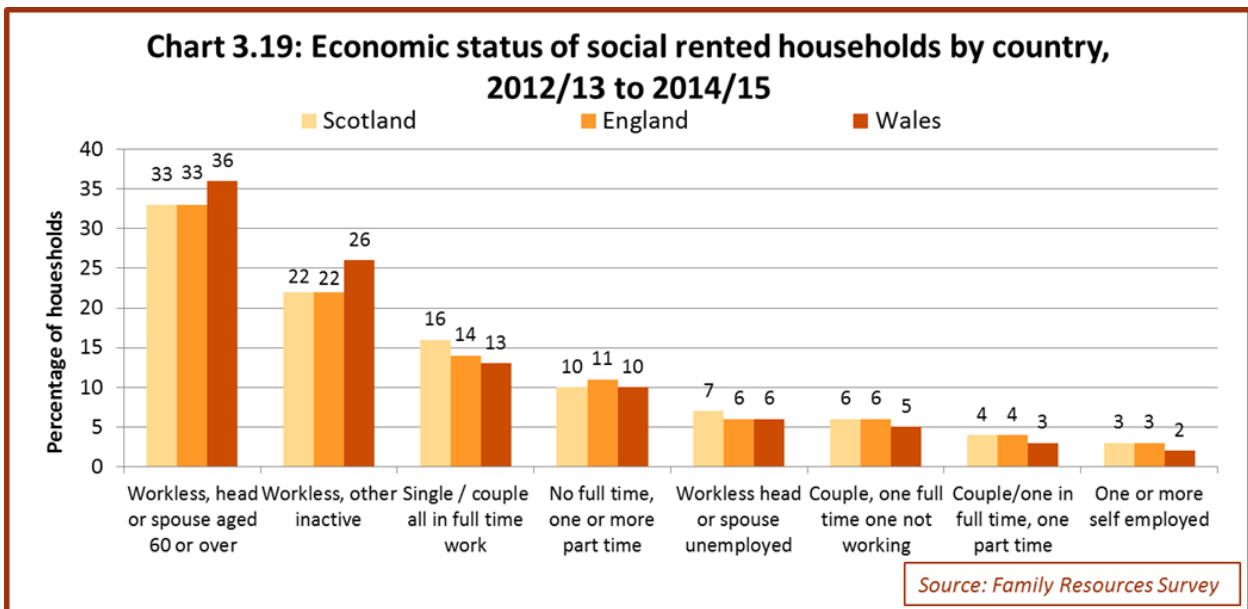
<sup>9</sup> The 'Workless, other inactive' group consists of families in which all adults are economically inactive (i.e. where no adult is in work or unemployed). This includes working-age adults in receipt of sickness and disability benefits, who may have living standards lower than those implied by the results presented because of additional costs associated with their disability (for which no adjustment has been made here).



The “workless, other inactive” group accounted for over a fifth (22%) of social sector households, compared to 2% of households that were owned outright and 1% that were owned with a mortgage.



The percentage of social rented households in each economic category, for the other UK countries is shown in Chart 3.19. Proportions were broadly similar for each country across each category.



**Table 3.2: Proportion of households by economic status, for each tenure and country, 2012/13 to 2014/15**

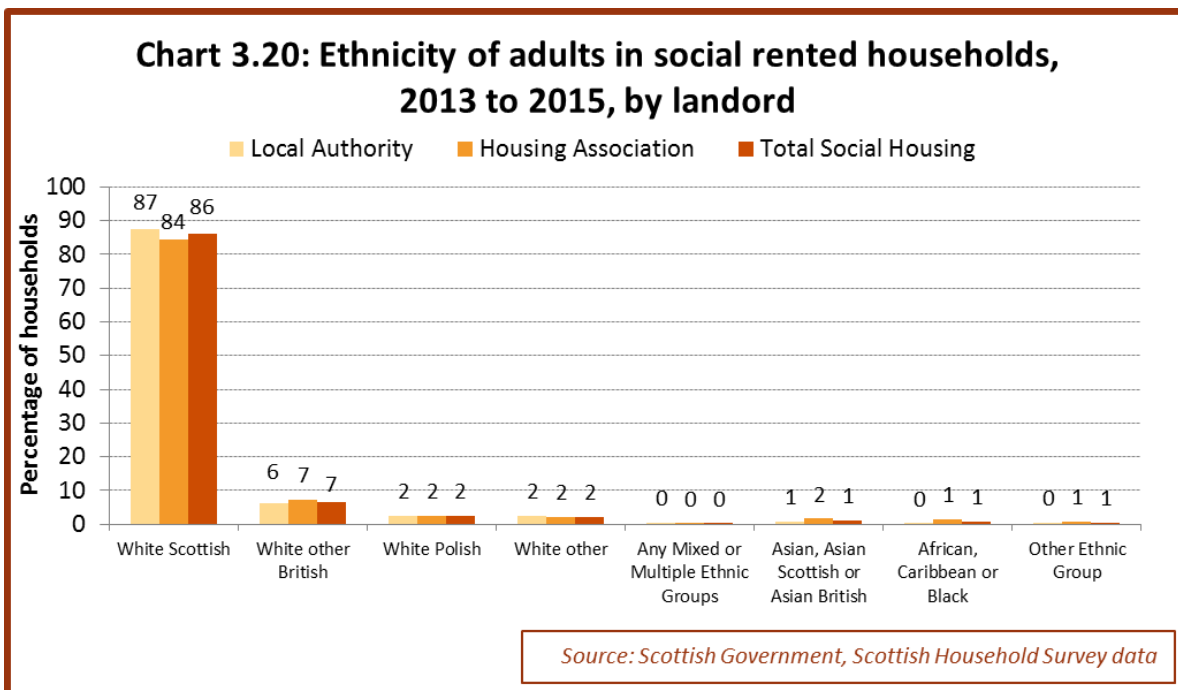
		Workless, head or spouse aged 60 or over	Workless, other inactive	Single / couple all in full time work	No full time, one or more part time	Workless head or spouse unemployed	Couple, one full time one not working	Couple/one in full time, one part time	One or more self employed	All	Base
Social Rented Housing	Scotland	33	22	16	10	7	6	4	3	100	2,150
	England	33	22	14	11	6	6	4	3	100	7,790
	Wales	36	26	13	10	6	5	3	2	100	440
Private Rented Sector	Scotland	12	15	36	13	3	7	7	7	100	1,210
	England	8	12	38	11	4	9	8	10	100	6,680
	Wales	13	22	31	9	5	8	6	6	100	370
Owned with Mortgage	Scotland	4	1	49	5	1	9	18	13	100	2,540
	England	3	2	45	5	1	11	19	14	100	12,750
	Wales	3	2	49	6	0	9	18	13	100	690
Owned Outright	Scotland	58	2	12	8	0	7	6	7	100	2,960
	England	58	2	10	11	0	6	6	6	100	14,920
	Wales	56	3	14	8	0	6	4	8	100	1,040

*Source: Family Resources Survey*

### 3.6 Ethnicity

The Scottish Household Survey asks respondents about their ethnicity. This question has been asked in its current form since 2013.

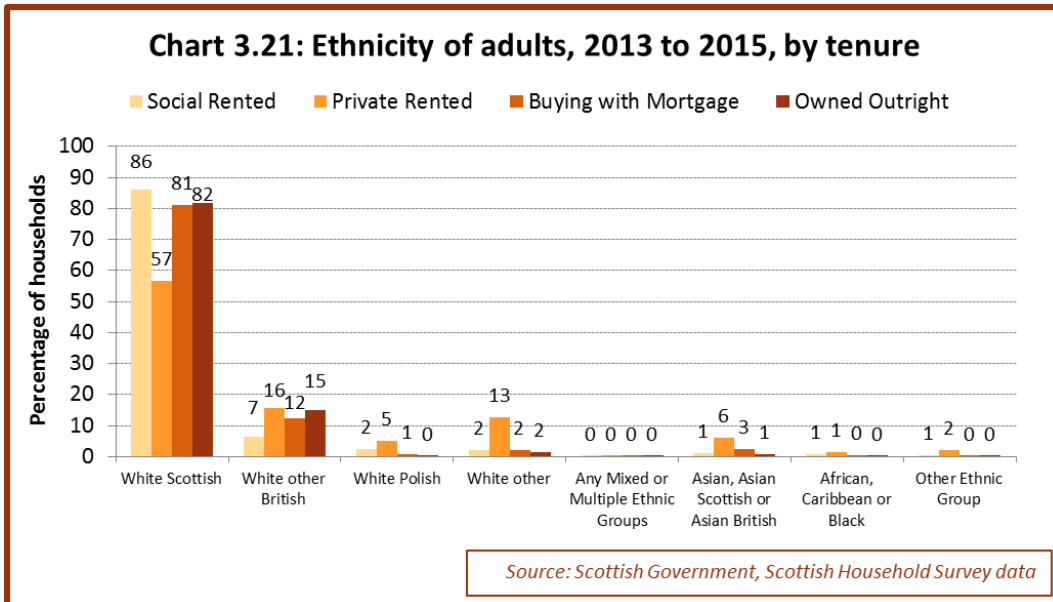
In the period 2013 to 2015, 86% of adults in social rented households stated they were ‘White Scottish’, 7% of adults stated they were ‘White Other British’, 2% said they were ‘White Polish’, 2% stated they were ‘White Other’, 1% said they were ‘Asian, Asian Scottish or Asian British’, 1% said they were ‘African, Caribbean or Black’, and 1% said they were another ethnic group.



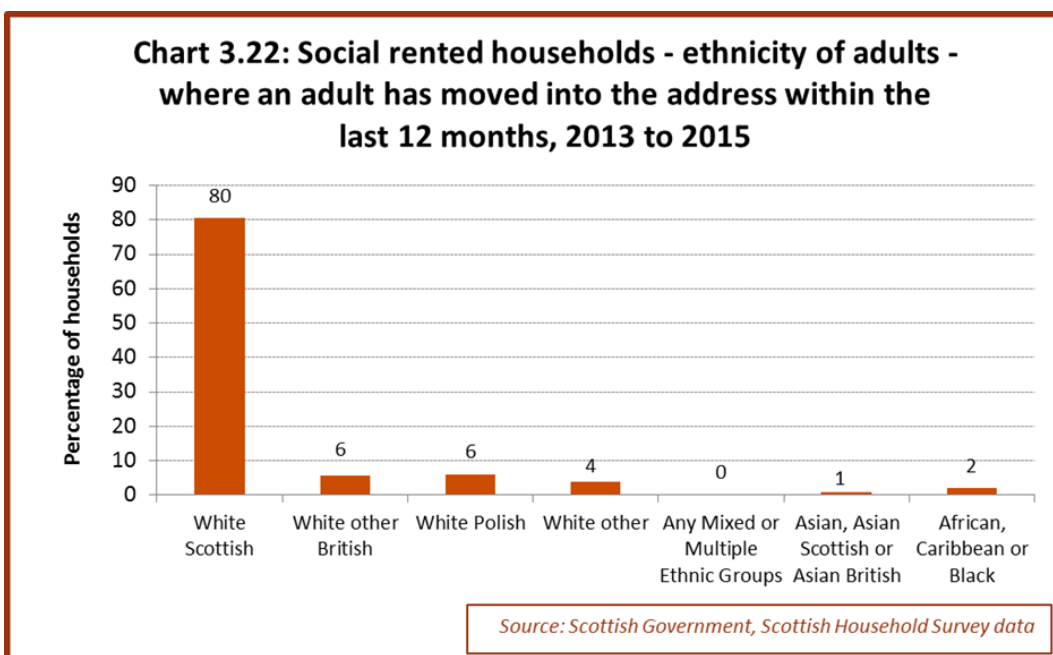
It can be seen that local authority rented households had a higher percentage of ‘White Scottish’ adults (87%) compared with housing association rented households (84%), although this difference is only marginally statistically significant.

Chart 3.21 below shows how the ethnicity of adults in social rented households in 2013 to 2015 compared to other tenures. Social rented households had the highest

proportion of 'White Scottish' adults at 86%, a similar percentage figure to the equivalent figures for adults buying with a mortgage (81%) and adults in households owned outright (82%). Private rented households had a much lower percentage of 'White Scottish' adults at 57%. Social rented households had the lowest proportion of 'White Other British' adults (7%), compared to private rented (16%), buying with a mortgage (12%) or owned outright tenures (15%).



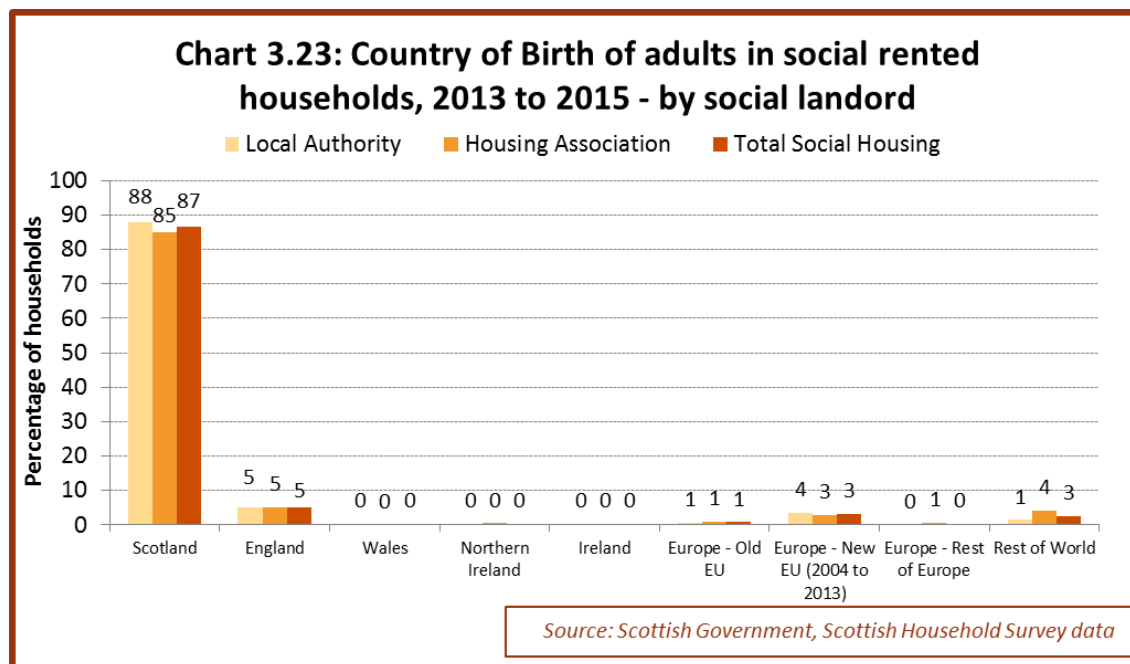
When looking solely at social rented households in which an adult had moved into the property within the last 12 months between 2013 and 2015 (which includes new-lets as well as changes to existing household compositions), 80% of adults stated that they were 'White Scottish'. This was lower than the equivalent figure for all social rented households (86%), and may suggest that newly formed social rented households are slightly more likely to contain adults who are not 'White Scottish' compared with more established social rented households.



### 3.7 Country of birth<sup>10</sup>

The Scottish Household Survey also asks respondents about their country of birth, and this question has been asked in its current form since 2013.

In the period from 2013 to 2015, 87% of adults in social rented households were born in Scotland, 5% of adults stated that they were born in England, 4% said they were born in the EU (excluding UK and Ireland), 3% said they were born in the Rest of the World (i.e. outside Europe), with the remaining 1% being born in other areas.

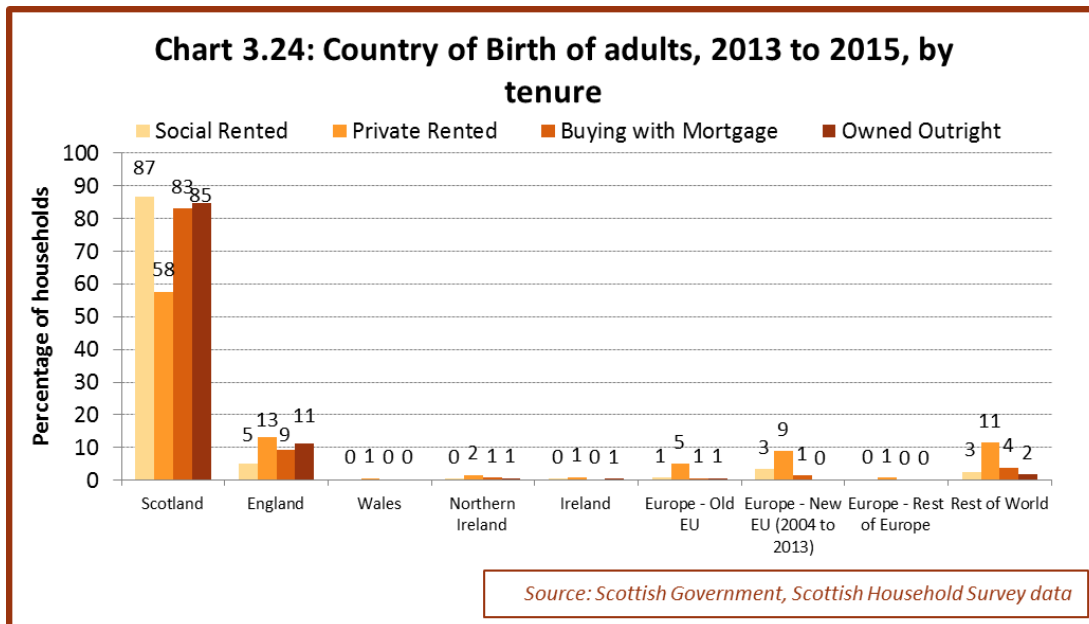


It can be seen that the percentages are similar between local authority and housing association households for each country of birth category, however housing association households had a slightly lower proportion of adults born in Scotland (85%) compared with local authority households (88%), and have a slightly higher percentage of adults born in the Rest of the World (i.e. outside Europe) (4%) than with local authority households (1%), although these differences are only marginally statistically significant.

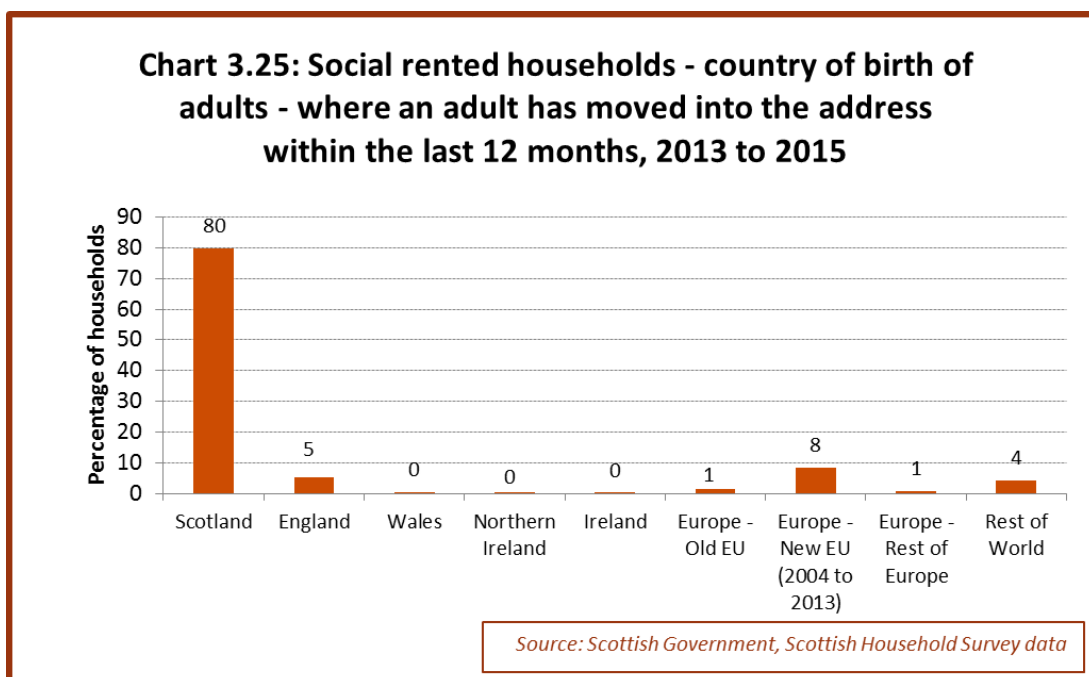
Chart 3.24 below shows how the country of birth of adults in social rented households in 2013 to 2015 compares to other tenures. Social rented households had 87% of adults born in Scotland, a similar percentage to adults in households buying with a mortgage (83%) and owned outright (85%). Social rented households also had a lower proportion of adults born in England (5%) when compared to households renting privately (13%), buying with a mortgage (9%) and owned outright (11%).

<sup>10</sup> In this section, 'Europe Old EU' refers to the countries that joined the EU up to 1995, i.e. Belgium, Germany, France, Italy, Luxembourg, Netherlands, Denmark, Ireland, United Kingdom, Greece, Spain, Portugal, Austria, Finland, Sweden. 'Europe New EU (2004 to 2013)' refers to the countries that joined the EU between 2004 and 2013, i.e. Czech Republic, Estonia, Cyprus, Latvia, Lithuania, Hungary, Malta, Poland, Slovenia, Slovakia, Bulgaria, Romania, Croatia.

Private rented households had a much smaller proportion of adults born in Scotland (58%) when compared to other tenure categories. Within private rented households, 13% of adults were born in England, 11% were born in the Rest of the World (i.e. outside Europe), 9% were born in the New EU (2004 to 2013), and 5% were born in the Old EU.



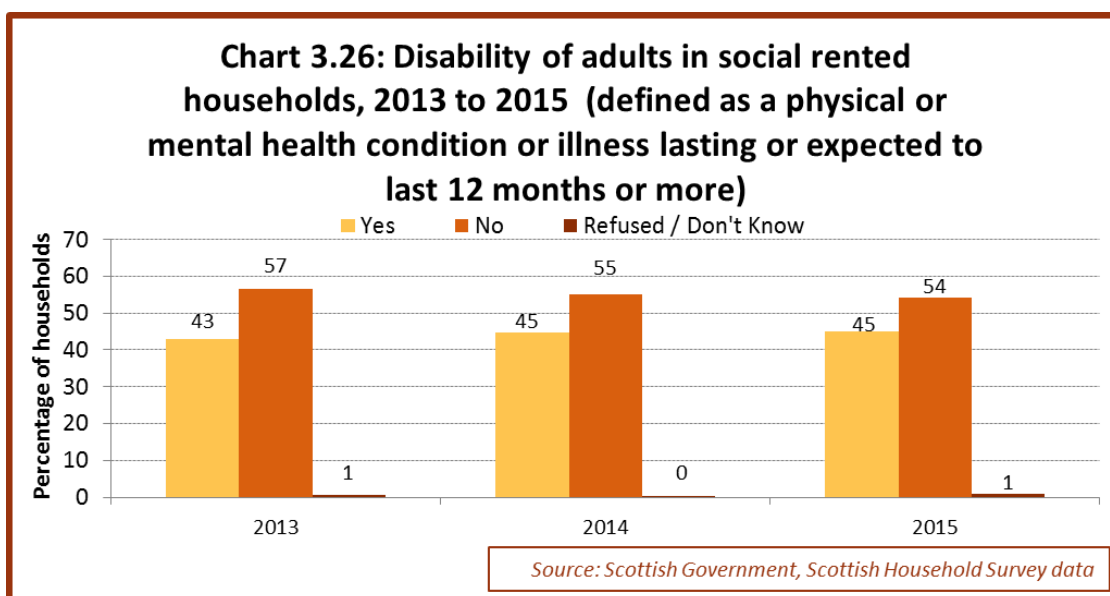
When looking solely at social rented households in which an adult has moved into the property within the last 12 months between 2013 and 2015 (which includes new-lets as well as changes to existing household compositions), 80% of adults were born in Scotland and 8% of adults were born in the New EU (2004 to 2013). These figures differ to the equivalent proportions for all social rented households in the latest year (87% and 3% respectively), and may suggest that newly formed social households are slightly more likely to contain adults born in the New EU than established social households.



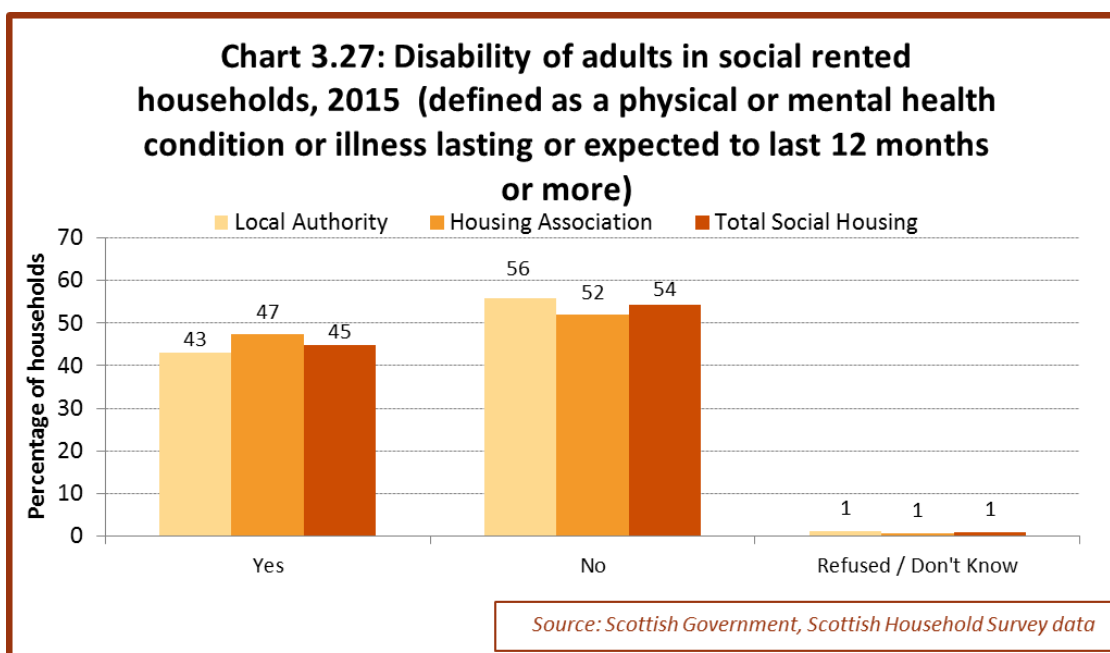
### 3.8 Disability

The Scottish Household Survey asks respondents about their disability in terms of whether they have a physical or mental health condition or illness lasting or expected to last 12 months or more. This question has been asked in its current form since 2013.

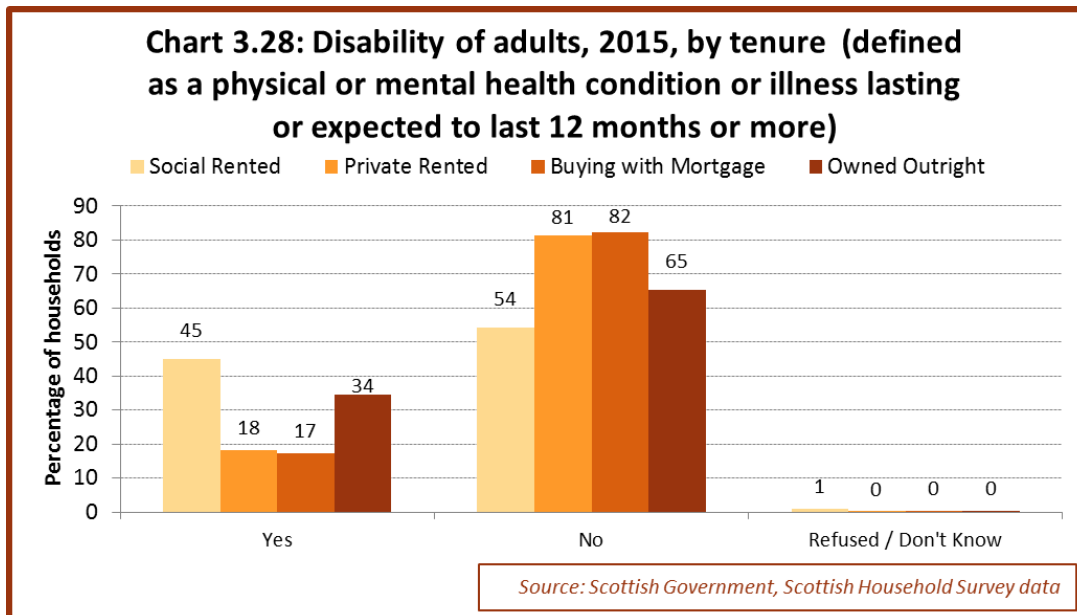
In 2015, 45% of adults in social rented housing stated that they had a disability on this basis, a similar figure to the previous two years.



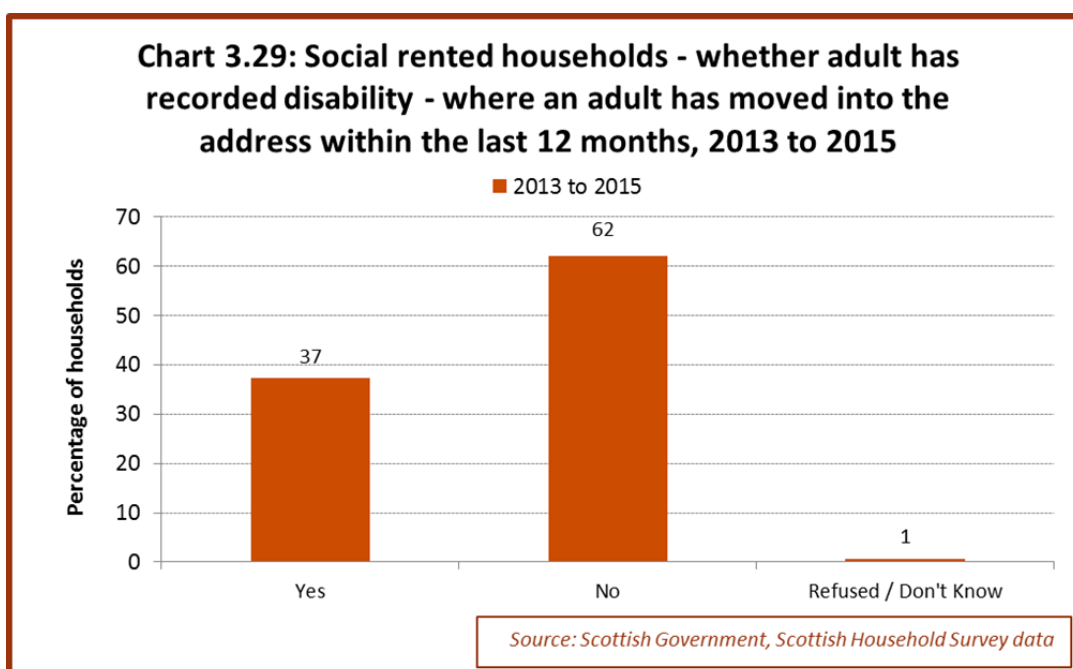
There were a similar percentage of housing association respondents indicating a disability in 2015, with 47% of adults living in housing association properties reporting a disability compared with 43% of adults in local authority properties.



In 2015, 45% of adults in social rented housing reported having a disability in 2015, a figure much higher than the proportion of adults with a disability in private rented accommodation (18%) and adults buying with a mortgage (17%), and also higher than the equivalent figure for adults living in owned outright properties (34%).



When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), there was a lower proportion of adults recording a disability (37%) than compared with the entire social rented sector (45%). This may possibly reflect a younger cohort of households entering social housing compared to established social rented households, given that age is likely to be correlated to disability and health to some extent.



### 3.9 Overcrowding and under-occupation

Information on whether households are overcrowded or under-occupied is reported through the Scottish House Condition Survey which is based on a module of the Scottish Household Survey.

The survey assesses a dwelling to be overcrowded or under-occupied by using the “bedroom standard” as defined in the Housing (Overcrowding) Bill<sup>11</sup>, which takes into account the number of bedrooms available in the dwelling and the type of the household that occupies it. Some landlords in the social sector may use different definitions. The bedroom standard provides an objective and consistent measurement of overcrowding which may sometimes differ from subjective measures, for example people who live in houses that are classed as overcrowded may not necessarily perceive there to be a shortage of space.

The bedroom standard is defined in the Housing (Overcrowding) Bill based on the number of bedrooms in a dwelling and the people in a household who can share a bedroom. Under the bedroom standard, each of the following groups or individuals requires a separate bedroom:

- Any couple;
- a person aged 21 years or more;
- two people of the same sex aged between 10 and 20;
- two children (whether of the same sex or not) under 10 years;
- two people of the same sex where one person is aged between 10 years and 20 years and the other is aged less than 10 years;
- any further person who cannot be paired appropriately.

Requirements for bedrooms under the bedroom standard should not be confused with criteria for the removal of the spare room subsidy. Applying the rules of the spare room subsidy is not possible based on the information collected in the Scottish House Condition Survey Module.

Chart 3.30 below shows the profile of overcrowding and under-occupancy by tenure for the year 2015. The percentage of households that were overcrowded was similar across households in local authorities (6%), housing associations (4%), private rented (4%), owned with a mortgage or owned outright (2% and 1%, respectively).

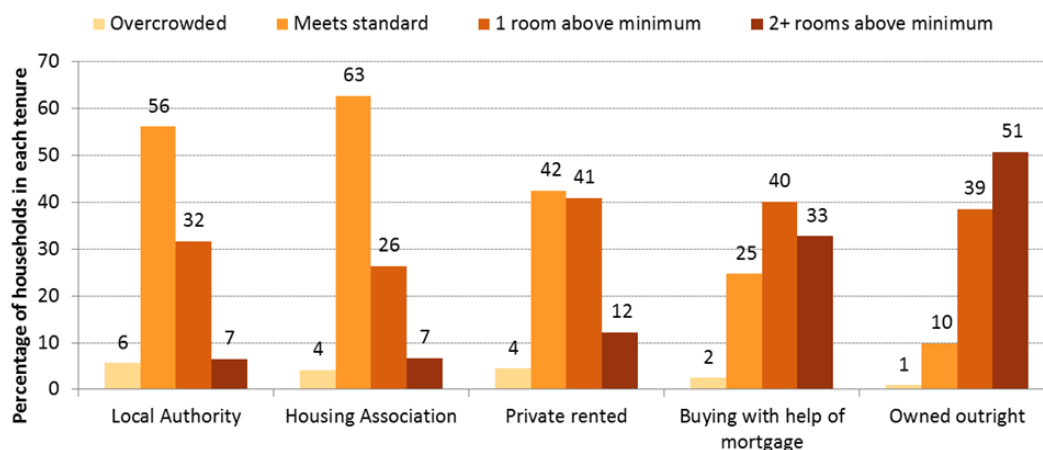
Around a third of local authority (38%) and housing association (33%) households in Scotland were under-occupied, meaning that they had at least 1 more room than the minimum requirement under the bedroom standard. This percentage was lower than equivalent figures for households in the private rented sector (53%), households bought with a mortgage (73%), and households that were owned outright (89%).

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<sup>11</sup> <http://www.publications.parliament.uk/pa/cm200203/cmbills/046/2003046.pdf>



**Chart 3.30: Bedroom standards by tenure, 2015**



Source: Scottish Government, Scottish Household Survey House Condition Module

Table 3.3 below shows that the percentage of households that were overcrowded for new social tenants (i.e. where one of the residents had moved into the house in the past year), along with the private sector and owner occupiers. Samples over the 4 year period from 2012 to 2015 have been used for the purposes of statistical reliability. There is some evidence to suggest that new social sector households were more likely to be overcrowded than households where all adults had lived at the address for more than 1 year. An estimated 9% of social sector households where an adult had moved in the past year were overcrowded, compared with 5% of all social sector households.

**Table 3.3: Percentage of households overcrowded under bedroom standards definition, 2012 to 2015**

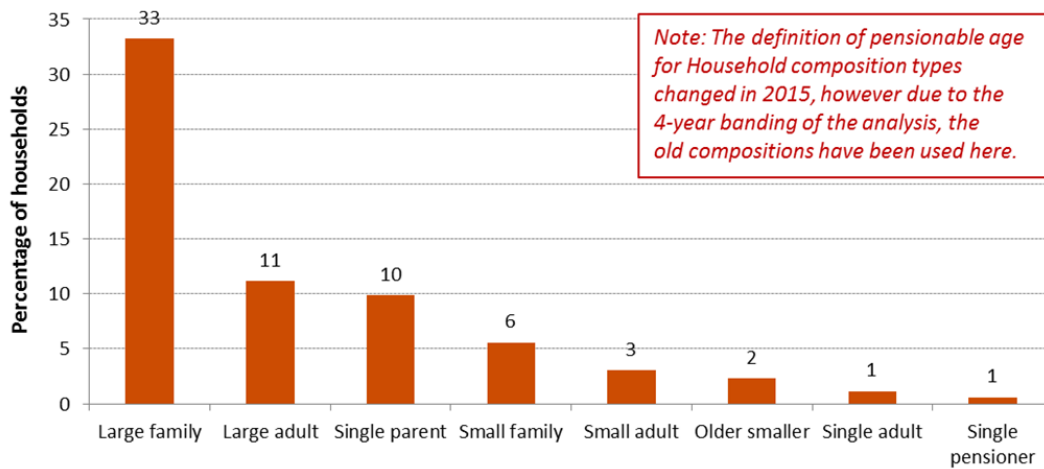
	All households		Less than 1 year at current address		More than 1 year at current address	
	% overcrowded	Sample size	% overcrowded	Sample size	% overcrowded	Sample size
Social Sector	5	2,670	9	440	4	2,230
Private rent	4	1,210	6	520	3	690
Owner Occupier	2	6,900	4	640	2	6,260

Source: Scottish Household Survey House Condition Module

Chart 3.31 below shows that overcrowding in social rented housing sector was more common amongst large family<sup>12</sup> households (33% overcrowded) than other household types.

<sup>12</sup> A Large family household consists of either (a) two adults and three or more children or (b) three or more adults and one or more children.

**Chart 3.31: Social rented households - overcrowded under the bedroom standard, 2012 to 2015**



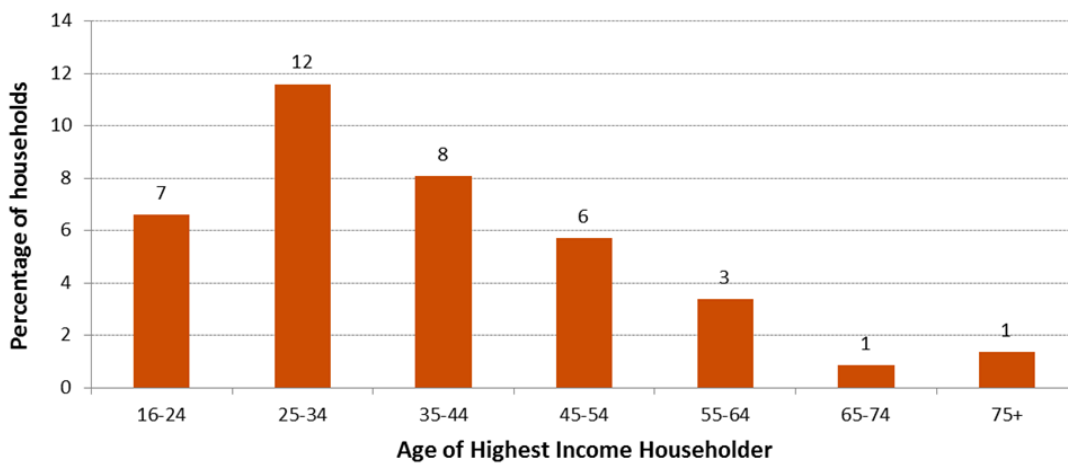
*Note: The definition of pensionable age for Household composition types changed in 2015, however due to the 4-year banding of the analysis, the old compositions have been used here.*

*Source: Scottish Government, Scottish Household Survey House Condition Module*

Chart 3.32 below shows that, in the social sector, higher rates of overcrowded households were seen when the highest income householder was aged 25-34 than in the 65-74 age group.

See the box in [Section 3.1](#) for an explanation of the different household type groups.

**Chart 3.32: Social rented households overcrowded under the bedroom standard, 2012 to 2015**



*Source: Scottish Government, Scottish Household Survey House Condition Module*

## Section 4 – Housing Flows

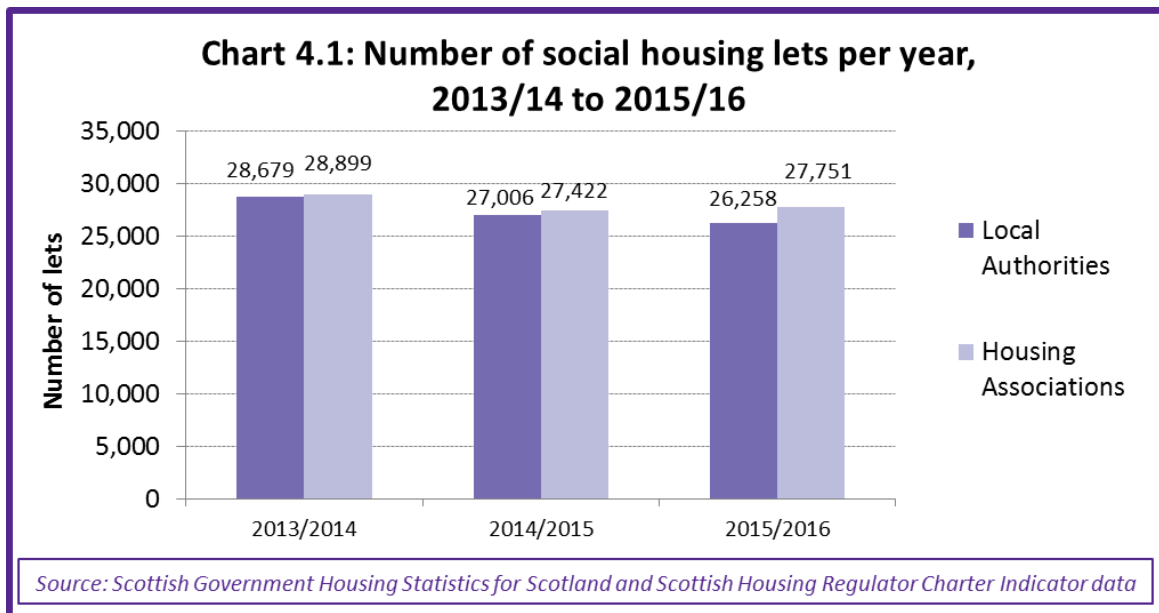
### 4.1 Social housing lets

Chart 4.1 and Table 4.1 below show the number of social rented housing lets in Scotland each year from 2013/14 to 2015/16. In 2015/16 there were a total of 54,009 social rented housing lets, a slight drop of 419 lets, or 1%, on the 54,428 lets in 2014/15. This was driven by a drop of 748, or 3%, in local authority lets, whilst housing association lets increased by 329 lets, or 1%.

Lets have fallen by 6% between 2013/14 to 2015/16, with local authority lets falling by 8% and housing association lets dropping by 4%.

The number of lets figures presented exclude any mutual exchanges, which is when two tenants who both live in the social sector agree to exchange homes and tenancies. There were a total of 3,911 social sector mutual exchanges in 2015/16 (Scottish Housing Regulator Charter data), which equates to around 7% of all social housing lets in that year.

The percentage split of the number of lets by local authorities and housing associations has remained fairly constant over the last three years. In both 2013/14 and 2014/15, 50% of lets were by local authorities and 50% by housing associations. This changed slightly in 2015/16 to 49% of lets from local authorities, 51% from housing associations. This is despite local authorities having 53% of all social rented housing stock as at March 2015.



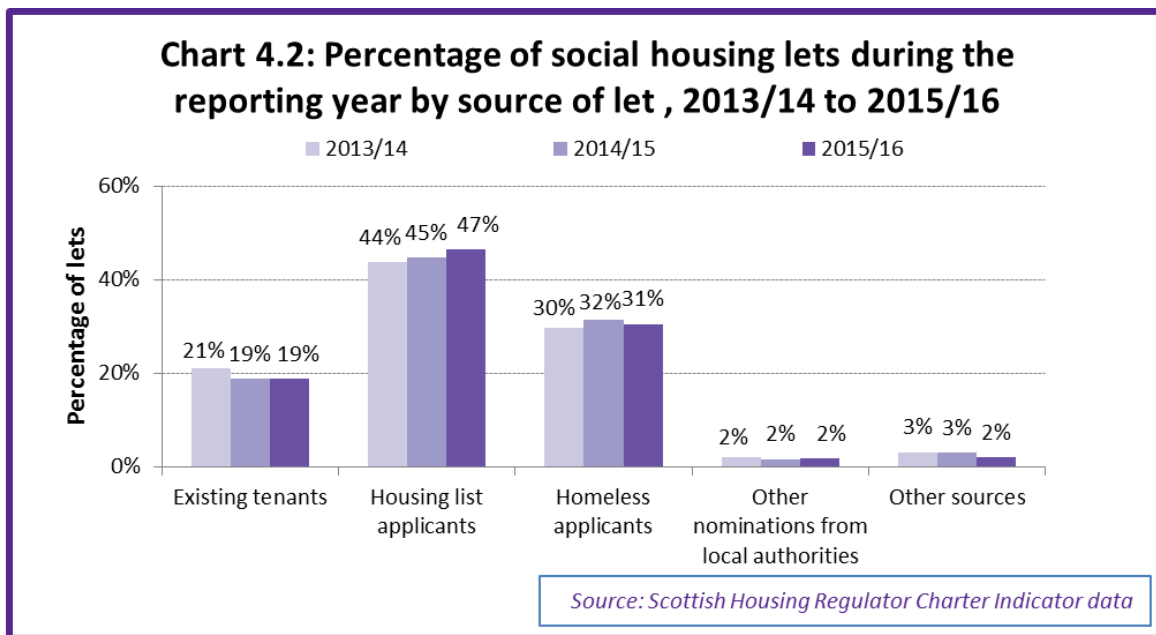
**Table 4.1: Number of social rented housing lets each year, 2013/14 to 2015/16**

	Local Authorities	Housing Associations	Total	% Local Authority	% Housing Association
2013/2014	28,679	28,899	57,578	50%	50%
2014/2015	27,006	27,422	54,428	50%	50%
2015/2016	26,258	27,751	54,009	49%	51%
Change 2014/15 to 2015/16	-748	329	-419		
Change 2014/15 to 2015/16 (%)	-3%	1%	-1%		
Change 2013/14 to 2015/16	-2,421	-1,148	-3,569		
Change 2013/14 to 2015/16 (%)	-8%	-4%	-6%		

*Source: Scottish Government Housing Statistics for Scotland and Scottish Housing Regulator Charter Indicator data*

## 4.2 Lets by source category

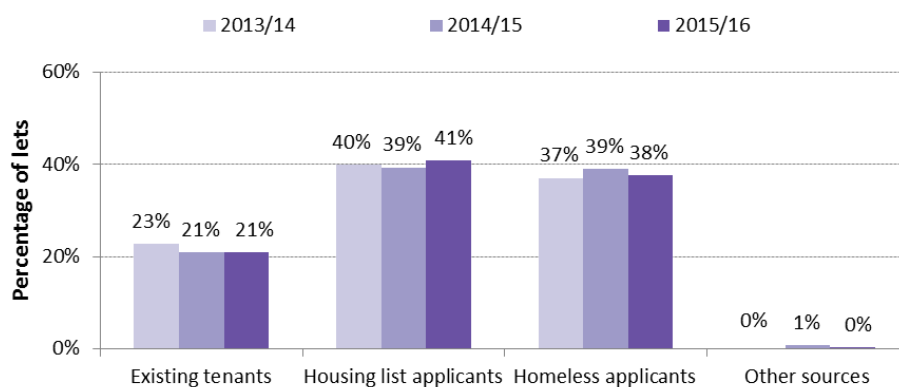
The proportion of social housing lets by source category has remained fairly constant over the last three years from 2013/14 to 2015/16. Just under half (47%) of all social housing lets during 2015/16 were to housing list applicants (note that this figure excludes existing tenants who were on a housing list), 31% of lets related to homeless applicants, and 19% of lets were to existing social tenants.



There are differences in the proportion of lets by source category between local authorities and housing associations.

In 2015/16, 41% of lets by local authorities were to housing list applicants (where applicants were not already existing tenants), 38% were to homeless applicants and 21% were to existing tenants. This compares to 52% of lets by housing associations being to housing list applicants, 17% being to existing tenants and 24% being as a result of homeless applicants.

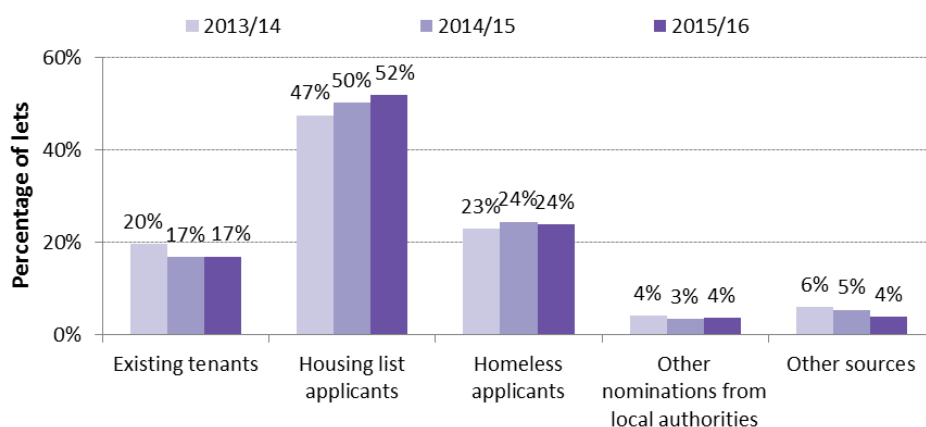
**Chart 4.3: Percentage of local authority lets during the reporting year by source of let, 2013/14 to 2015/16**



Source: Scottish Housing Regulator Charter Indicator data

Homeless applicants apply to a local authority to be assessed and if they are assessed as statutorily homeless or potentially homeless then the local authority has a legal duty to provide permanent housing. They may then be nominated to a housing association to be housed. If the housing association is not able to provide permanent housing within six weeks it can decline the nomination. The percentage of accepted housing nominations for homeless applicants is shown in Chart 4.4 below in the category “homeless applicants”. Nominations to housing associations from local authorities for reasons other than homelessness are counted in the category “other nominations from local authorities”.

**Chart 4.4: Percentage of housing association lets during the reporting year by source of let, 2013/14 to 2015/16**



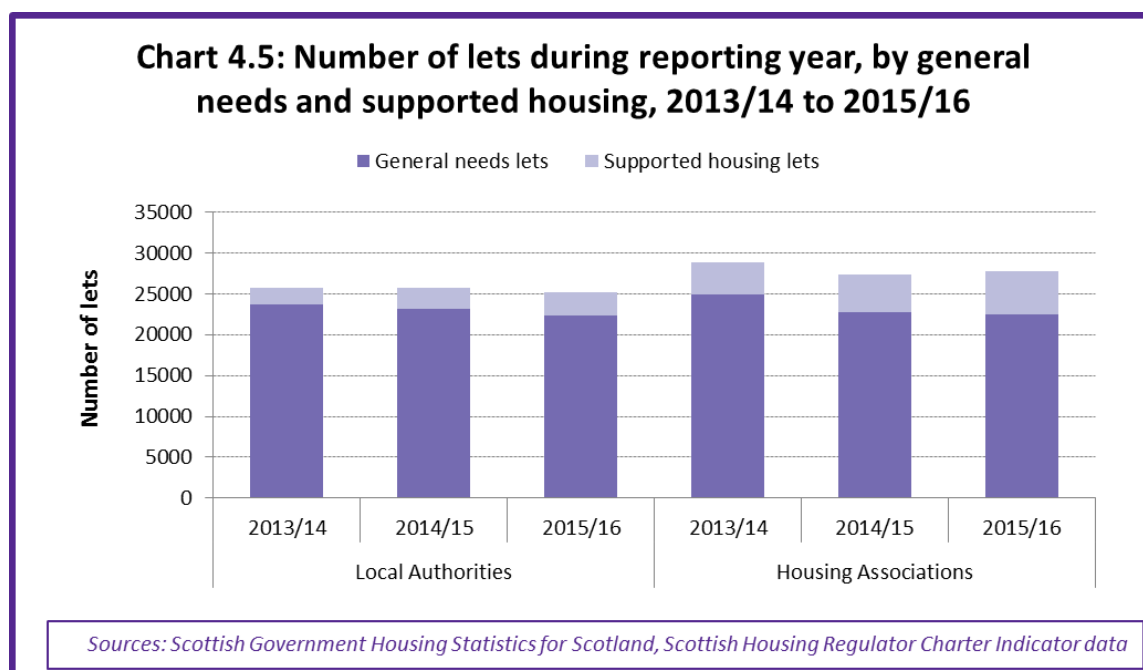
Source: Scottish Housing Regulator Charter Indicator data

The level of new intake into social housing during a reporting year can be calculated by adding up the social rented housing lets from all sources but excluding those to existing tenants and mutual exchanges. In 2015/16, the total number of new intake lets by local authorities was 20,743, equating to 79% of all local authority lets. In the same year there were 23,061 new intake lets by housing associations, equating to 83% of all housing association lets.

### 4.3 General needs and supported housing lets

The majority of social rented housing lets in the last three years have been for general needs housing. In 2015/16, 85% of all lets were general needs lets. Split by provider, 89% of local authority lets and 81% of housing association lets were general needs lets. The proportions of general needs lets have decreased slightly over the last three years for both local authority lets and housing association lets (from 92% to 89% and from 86% to 81%, respectively), with the proportions of supported housing lets increasing over the same period (from 8% to 11% for local authority lets and from 14% to 19% for housing association lets).

In the same year, 11% of local authority lets and 19% of housing association lets were related to supported housing. The number of supported housing lets is based on the type of property that the let involves. It does not measure the number of people with supported housing needs. Supported housing includes sheltered or very sheltered housing, medium dependency housing, wheelchair housing, ambulant disabled and other specially adapted housing.



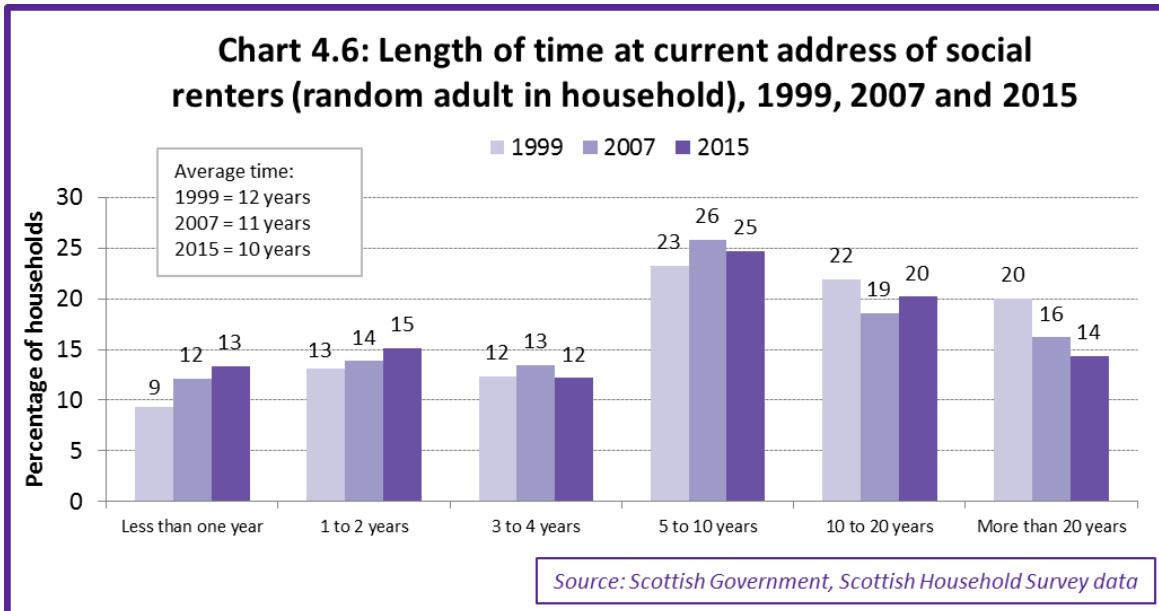
**Table 4.2: Number of lets during reporting year, by general needs and supported housing, 2013/14 to 2015/16**

	Local Authorities			Housing Associations		
	2013/14	2014/15	2015/16	2013/14	2014/15	2015/16
General needs lets	23,752	23,159	22,392	24,943	22,699	22,505
Supported housing lets	1,956	2,551	2,779	3,956	4,723	5,246
General needs lets (%)	92%	90%	89%	86%	83%	81%
Supported housing lets (%)	8%	10%	11%	14%	17%	19%

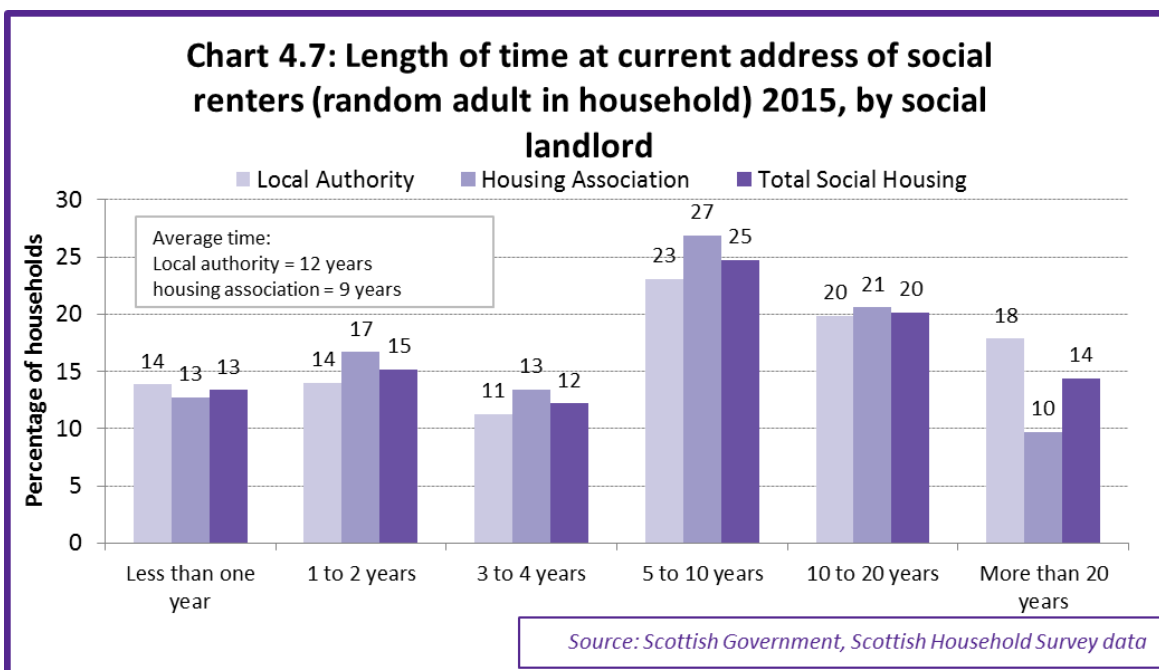
Sources: Scottish Government Housing Statistics for Scotland, Scottish Housing Regulator Charter Indicator data

#### 4.4 Length of time at current address

Social rented households in Scotland in 2015 had been at their current address for an average of 10 years, a shorter average time than in 1999 (12 years). In 2015, 13% of social renters had been at their address for less than one year, an increase compared to 9% in 1999. In 2015, 14% of social renters had been at their current address for over 20 years, a drop from 20% in 2009.

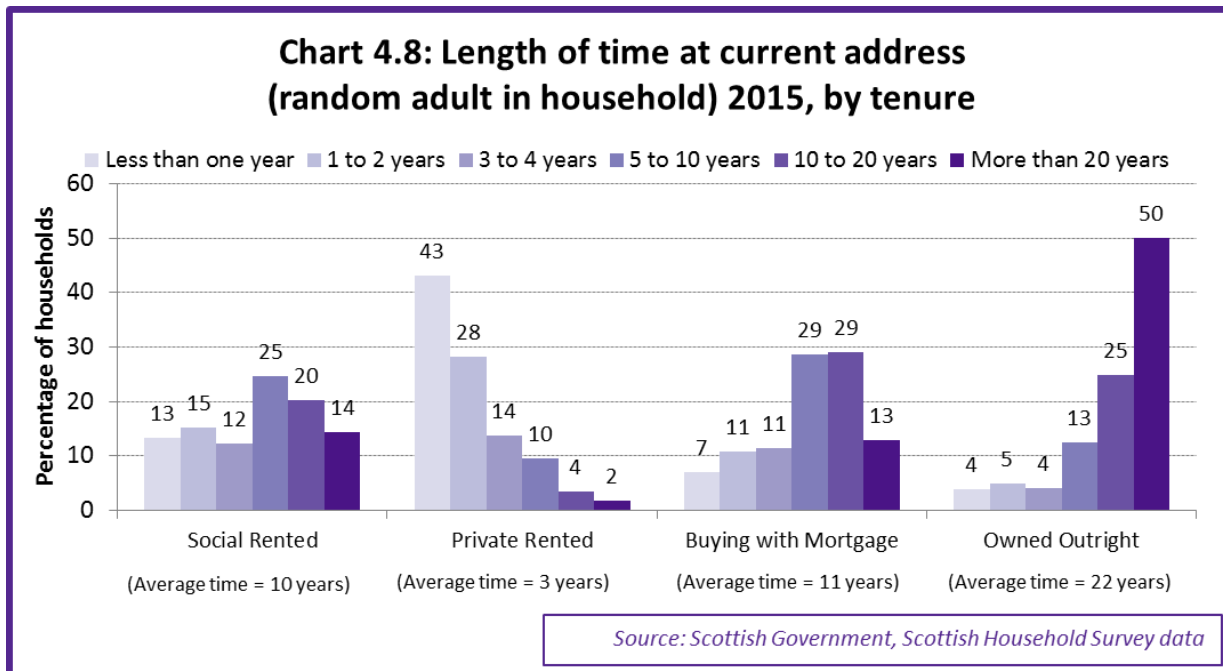


Housing association households in 2015 had been at their address for an average time of 9 years, less than the average time of 12 years for local authority households. Only 10% of housing association households had been resident at their address for over 20 years, compared with 18% of local authority households.



Households in other tenures showed different patterns of length of tenure in 2015. Private rented households had on average been at their address for only 3 years,

with 43% of households having been at their address for less than one year. Households who were buying with a mortgage had on average been at their address for 11 years, with 29% having been at their property for between 10 and 20 years. Households who owned outright had on average been living at their property for 22 years, with 50% having lived at their address for over 20 years.



#### 4.5 Vacant normal letting stock

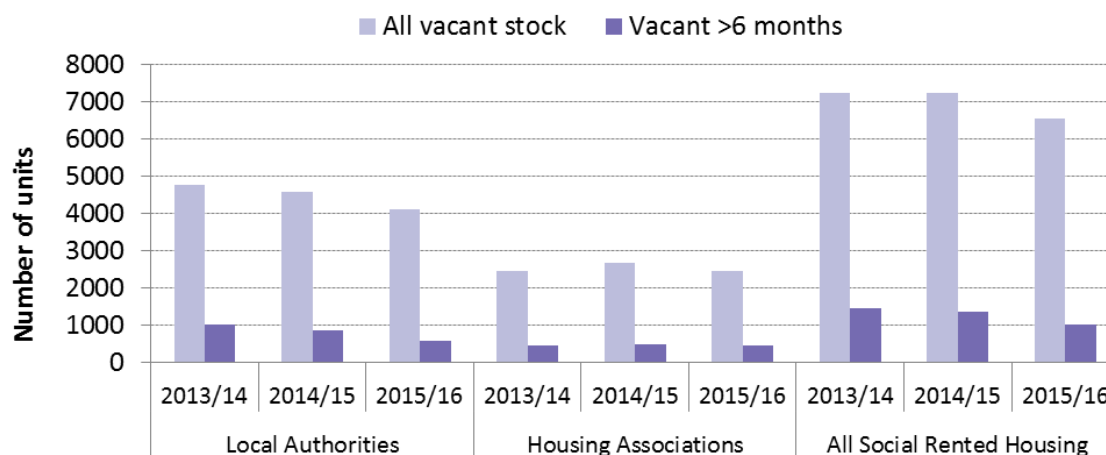
The Scottish Housing Regulator collects Charter Indicator data on the amount of vacant normal letting stock (also referred to as “voids”). The vacant period commences on the first day that there is no rent debit and ends the day before a new rent debit is raised. Some empty properties are not included in the count of vacant dwellings, for example properties that are going to be demolished or are awaiting or undergoing a modernisation project.

Chart 4.9 and Table 4.3 below show the number of normal letting stock vacant properties in Scotland as at the end of March each year from 2013/14 to 2015/16, split by local authorities and housing associations. There were 6,561 normal letting stock vacant properties at the end of 2015/16, a drop of 686 properties, or 9%, on the 7,247 vacant properties as at end of 2014/15. The 6,561 vacant properties represents 1.1% of all lettable stock, a slight drop from 1.2% in the previous year.

The amount of stock vacant for more than 6 months provides an indication of how many properties are vacant for more prolonged periods of time. Out of the vacant normal social housing letting stock at the end of 2015/16, 16% had been vacant for more than 6 months, a total of 1,034 properties which is a drop of 338 or 25% on the previous year. Normal letting stock vacant for more than 6 months equates to 0.2% of total lettable stock.



**Chart 4.9: Vacant normal dwelling stock - number of units**



Note that vacant normal dwelling stock is referred to as "void" stock in the Scottish Housing Regulator Charter Indicator Data

Source: Scottish Housing Regulator Charter Indicator data

**Table 4.3: Number of normal letting stock properties vacant ("voids") at the end of March each year, and of those the number vacant for more than 6 months**

	Local Authorities			Housing Associations			All Social Rented Housing		
	2013/14	2014/15	2015/16	2013/14	2014/15	2015/16	2013/14	2014/15	2015/16
All vacant stock	4,767	4,571	4,109	2,470	2,676	2,452	7,237	7,247	6,561
Vacant >6 months	1,025	869	574	449	503	460	1,474	1,372	1,034
Total lettable stock	311,149	310,888	309,676	271,194	273,961	275,039	582,343	584,849	584,715
All vacant stock (%)	1.5%	1.5%	1.3%	0.9%	1.0%	0.9%	1.2%	1.2%	1.1%
Vacant >6 months (%)	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.3%	0.2%	0.2%

Source: Scottish Housing Regulator Charter Indicator data

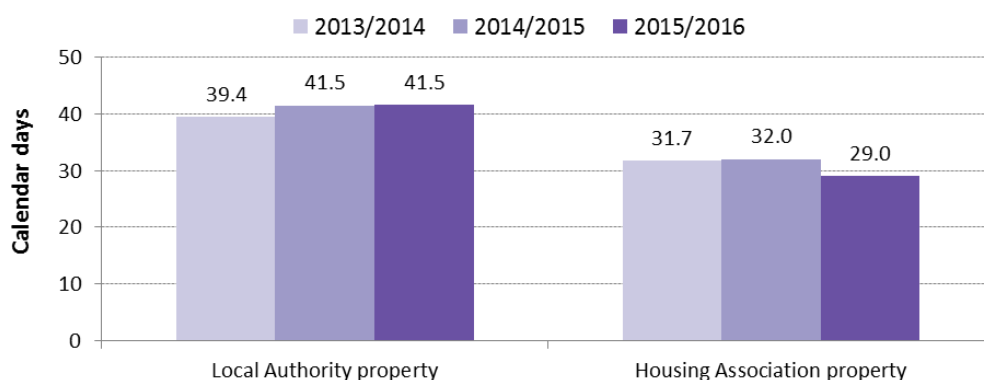
#### 4.6 Length of time properties are empty before being let

Chart 4.10 below shows the average number of calendar days that a property was empty for before being re-let.

Local authority properties were on average empty for 41.5 calendar days before being re-let in 2015/16, a figure the same as in 2014/15 but slightly higher than in 2013/14 (39.4 days).

Housing association properties were on average empty a shorter period of time than local authority dwellings. Housing association properties were on average empty for 29.0 calendar days before being re-let in 2015/16, a figure lower than in 2014/15 (32.0 days) and 2013/14 (31.7 days).

**Chart 4.10: Average number of calendar days property was empty for before re-let**



Source: Scottish Housing Regulator Charter Indicator data

#### 4.7 Adults at social housing addresses for less than one year – Tenure of previous address

When looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months in 2015 (which includes new-lets as well as changes to existing household compositions), it can be seen that nearly half of adults (46%) had a previous address which was also social rented; 25% had a previous address that was their parental/family home, whilst 17% had a previous address that was rented privately.

**Table 4.4: Adults who have moved address in the last 12 months, 2015 - Current tenure, by tenure of previous address (column percentages)**

Tenure of previous address:	Current Tenure:					
	Local Authority	Housing Association	Social Housing	Private Rented	Buying with Mortgage	Owned Outright
Owned outright	1	3	2	4	3	47
Buying with help of loan/mortgage	5	7	6	8	39	19
Private Rented	21	11	17	56	30	14
Local Authority	31	10	23	3	4	
Housing Association	10	42	23	2	1	2
Other	5	5	5	4	3	3
In parental/family home	27	22	25	24	20	16
All	100	100	100	100	100	100
Base	260	190	450	600	510	360

Source: Scottish Household Survey data

Applying these figures to the estimated 120,000 adults who moved address into social housing in 2015 produces the estimated numbers of adults moving into social housing by previous tenure in the table below. For example it is estimated that 60,000 adults moved into a social rented household from another social rented address, 30,000 adults moved into social housing from their parental/family home, and 20,000 adults moved into social housing from a private rented property.

Note that these are broad estimates only given the sample sizes used in the analysis, and therefore have been rounded to the nearest 10,000 to reflect this.

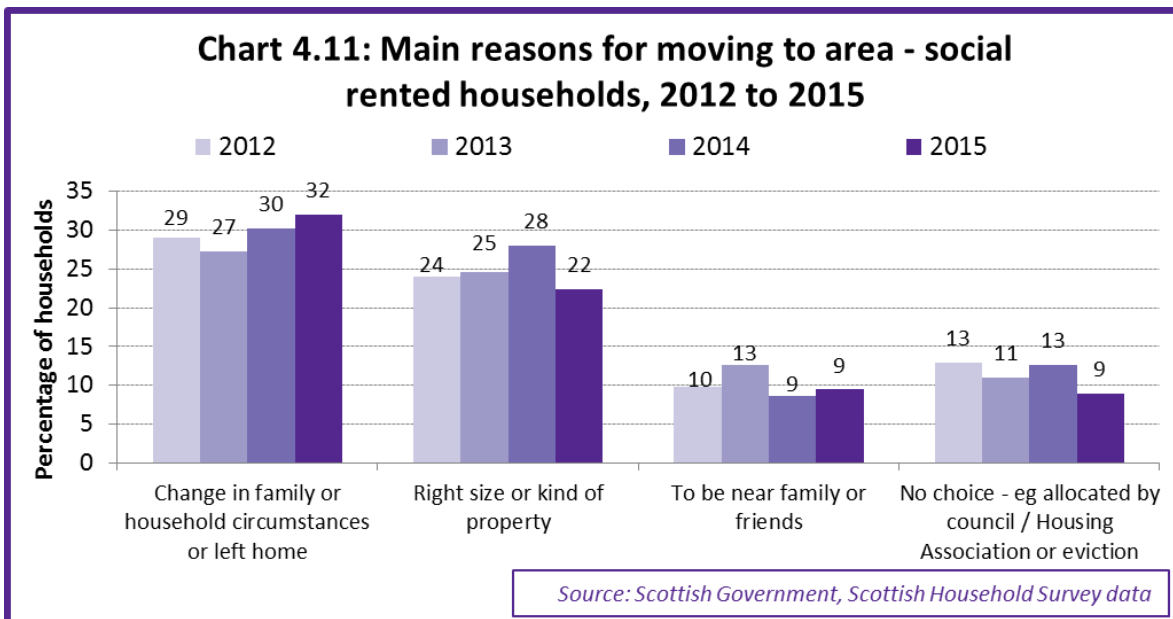
**Table 4.5: Estimated number of adults who moving into social housing in 2015, by previous tenure**

Estimated number of adults in social housing 2015 (millions)	0.91
Percentage of adults in social housing in 2015 who moved into their property in the last 12 months	13.38%
Estimated number of adults in 2015 who moved into their social rented property in the last 12 months	120,000
Estimated number of adults moving into social housing by previous tenure, 2015: (numbers are approximate only, and have been rounded to the nearest ten thousand)	
Owned outright	0
Buying with help of loan/mortgage	10,000
Private Rented	20,000
Local Authority	30,000
Housing Association	30,000
Other	10,000
In parental/family home	30,000
<i>Sources: Scottish Household Survey data and social housing stock figures have been used to estimate the total number of adults in social housing</i>	

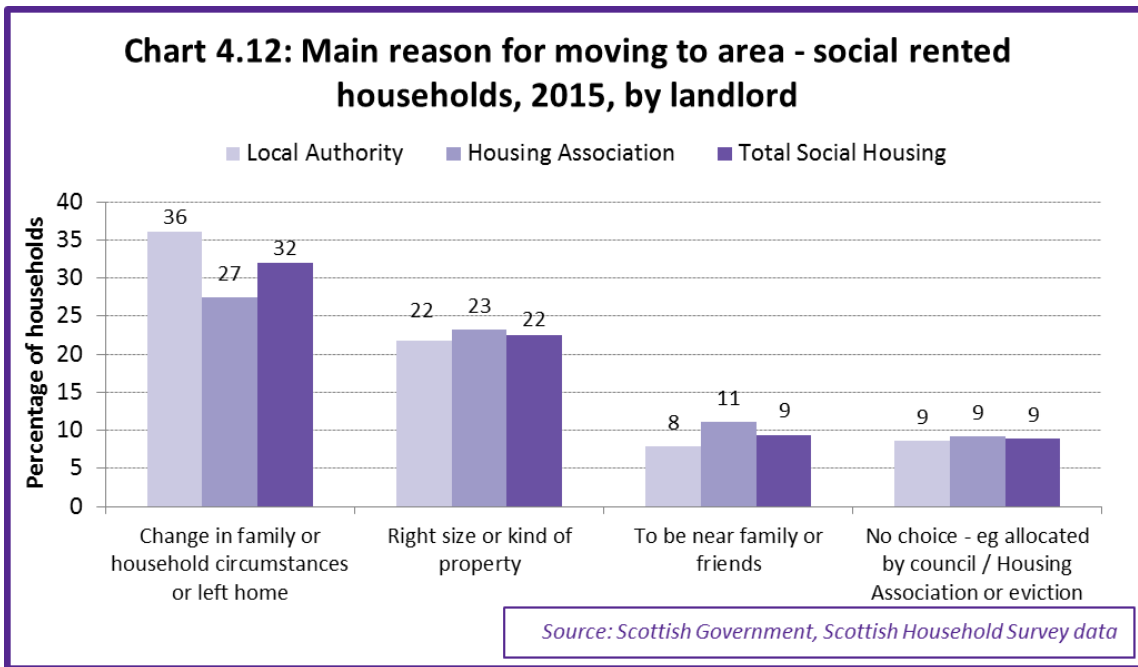
#### 4.8 Reasons for moving to local area

The Scottish Household Survey asks respondents to select their main reasons for moving to their local area from a given list of suggested answers. The following analysis covers the most common four reasons selected by social rented households.

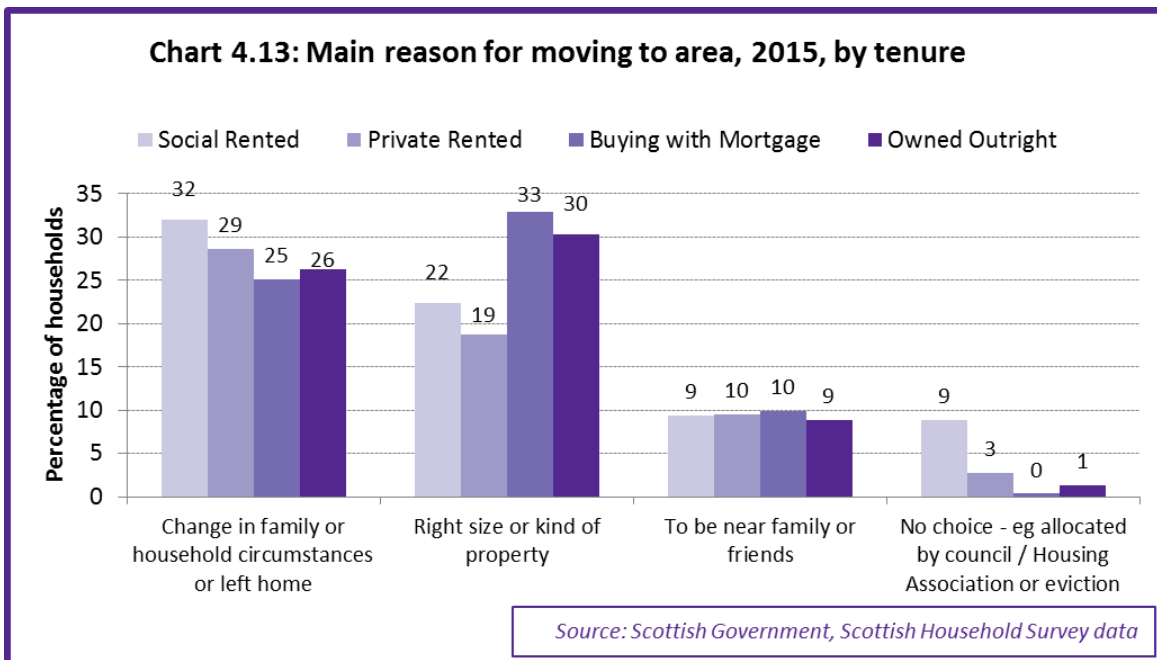
The most common reason given in 2015 by 32% of social rented households was that they had moved to their local area because of a change in family or household circumstances or due to leaving home, and this percentage has stayed relatively constant across the years 2012 to 2015. Social rented households in 2015 also said that they had moved to their local area for the right size or kind of property (22%), to be near family or friends (9%), and because they had no choice for example being allocated by social housing providers or due to eviction (9%).



Local authority households in 2015 were more likely to have stated that they had moved to their area due to a change in circumstances or leaving home (36%) than housing association households (27%).



Households buying with mortgage (33%) and owned outright (30%) were more likely to have stated that they moved to their area for the right size or kind of property than social rented households (22%) or private rented households (19%).



When looking at social rented households in Scotland in which an adult has moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), there were similar percentages stating the four main reasons for moving when compared to all social rented

households. This would suggest that there is little difference in the reasons for moving to the local area between newly formed households and more established households.

**Chart 4.14: Social rented households - main reason for moving to area - where an adult has moved into the address within the last 12 months, 2013 to 2015**



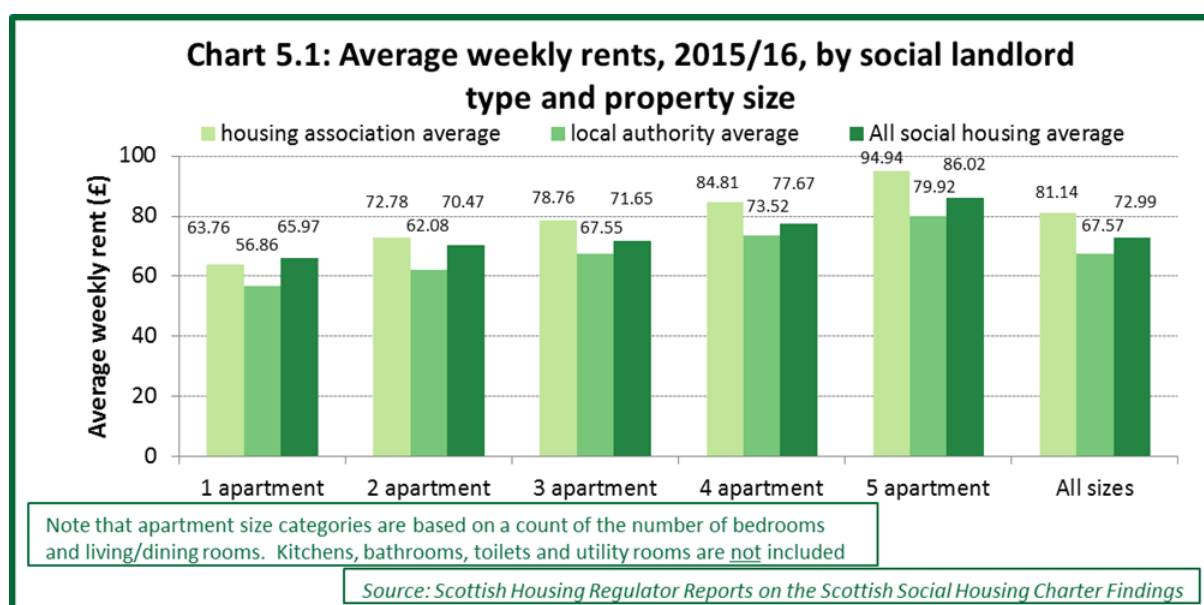
## Section 5 – Housing Costs and Income

### 5.1 Rent levels in social housing

Data from the Scottish Housing Regulator, as published in their National Report on the Scottish Social Housing Charter Headline Findings 2015/16<sup>13</sup>, shows that the average rent for a social sector property in Scotland in 2015/16 was £72.99, with housing association properties averaging £81.14 per week, 20% higher than the average rent of £67.57 for a local authority property.

Average housing association rents were higher than local authority rents for each property size category in 2015/16, with average housing association rents ranging from £63.76 per week for a 1 apartment property to £94.94 per week for a 5 apartment property. Local authority average weekly rents ranged from £56.85 for a 1 apartment property to £79.92 for a 5 apartment property.

Note that apartment size categories are based on a count of the number of bedrooms and living/dining rooms. Kitchens, bathrooms, toilets and utility rooms are not included.



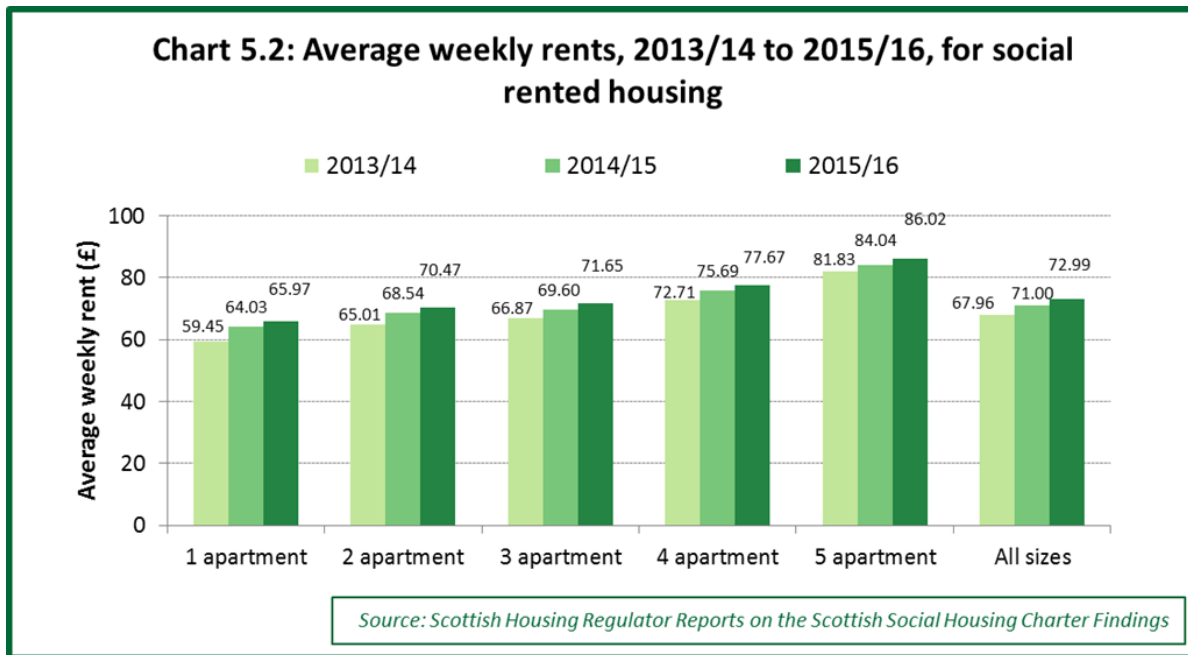
The average rent of £72.99 for a social sector property in Scotland in 2015/16 was an increase of 2.8% on the previous year.

Over the three financial years from 2013/14 to 2015/16, average weekly social sector rents have increased by 4.5% from £67.96 in 2013/14 to £71.00 in 2014/15, following which there has been a 2.8% increase to £72.99 in 2015/16.

This is a cumulative increase of 7.4% between 2013/14 and 2015/16, which equates to a real terms increase of 5.3% (i.e. an increase of 5.3% over and above the level of CPI inflation over these years).

<sup>13</sup> <https://www.scottishhousingregulator.gov.uk/publications/national-report-scottish-social-housing-charter-headline-findings-201516>

Average social sector rents have increased over each of the last two financial years for each property size category.



**Table 5.1: Average weekly rents 2013/14 to 2015/16, by social landlord type and property size**

	2013/14			2014/15			2015/16		
	housing association average	local authority average	All social housing average	housing association average	local authority average	All social housing average	housing association average	local authority average	All social housing average
1 apartment			£59.45	£67.32	£57.82	£64.03	£63.76	£56.86	£65.97
2 apartment			£65.01	£74.72	£61.81	£68.54	£72.78	£62.08	£70.47
3 apartment	Split not available		£66.87	£74.98	£65.33	£69.60	£78.76	£67.55	£71.65
4 apartment	Split not available		£72.71	£82.98	£70.08	£75.69	£84.81	£73.52	£77.67
5 apartment	Split not available		£81.83	£92.13	£75.57	£84.04	£94.94	£79.92	£86.02
<b>All sizes</b>			<b>£67.96</b>	<b>£76.92</b>	<b>£65.78</b>	<b>£71.00</b>	<b>£81.14</b>	<b>£67.57</b>	<b>£72.99</b>

Source: Scottish Housing Regulator Reports on the Scottish Social Housing Charter Findings

Note that apartment size categories are based on a count of the number of bedrooms and living/dining rooms. Kitchens, bathrooms, toilets and utility rooms are not included

Table 5.2 below shows average weekly social rents 2014/15 and 2015/16, by social rent provider and country. Average social rents in England were £95.89 per week for Private Registered Providers of social housing stock as at 31 March 2015, and £87.93 per week for local authority stock in 2015/16. Average social rents in Scotland in 2015/16 were therefore around 15% lower for housing association stock and 23% lower for local authority stock when compared with figures for England.

**Table 5.2: Average weekly social rents, 2014/15 and 2015/16, by social rent provider and country**

	2014/15	2015/16
<u>Housing Association Properties</u>		
Scotland	£76.92	£81.14
England (Private Registered Providers of social housing stock)	£92.30	£95.89
Wales	£79.16	£82.05
Northern Ireland (rent gross of service charges)	£97.99	n/a
<u>Local Authority Properties</u>		
Scotland	£65.78	£67.57
England	£85.89	£87.93
Wales	£75.19	£78.44
Northern Ireland (Northern Ireland Housing Executive)	£63.46	£66.60
<i>Sources:</i>		
<i>Scottish Housing Regulator Reports on the Scottish Social Housing Charter Findings</i>		
<i>DCLG live tables on rents, lettings and tenancies (Table 702 and 704)</i>		
<i>StatWales tables on social housing stock and rents</i>		
<i>Northern Ireland Housing Statistics 2015/16</i>		
Note there may be some differences in the detail of how each set of average rent figures are calculated, therefore comparisons between countries should be seen as indicative rather than highlighting exact differences.		
England figures for housing association properties are recorded as at 31st March 2014 for 2014/15 and 31st March 2015 for 2015/16.		

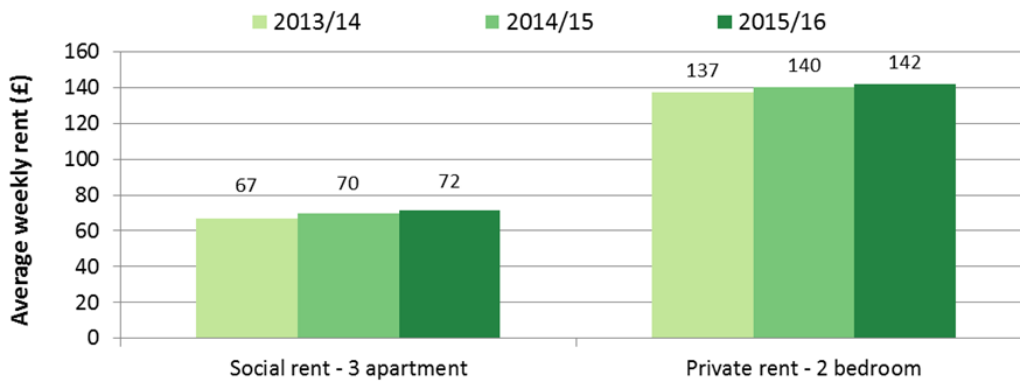
Average social rents in Wales were £82.05 per week for housing associations in 2015/16 and £78.44 per week for local authority stock in 2015/16. Average social rents in Scotland in 2015/16 were therefore around 1% lower for housing association stock and 14% lower for local authority stock when compared with the equivalent figures for Wales.

Average social rents in Northern Ireland were £97.99 per week for housing associations in 2014/15 (latest figure available), whilst local authority Northern Ireland Housing Executive rents averaged £66.60 per week in 2015/16. Average local authority rents in Scotland were therefore around 1% higher when compared with the equivalent figures for Northern Ireland. A comparison can't be made in the latest year for housing association rents, but when looking at data for 2014/15 it can be seen that average housing association rents in Scotland were around 22% lower than the equivalent figures for Northern Ireland.

Chart 5.3 below shows a comparison between average social rents in Scotland for a 3 apartment property (i.e. 2 bedrooms plus 1 living room) and average private rents in Scotland for a 2 bedroom property. It can be seen that social rents in Scotland for this size of property have been around half the level of private sector rents for each of the last three years 2013/14 to 2015/16.



**Chart 5.3: Average weekly rents Scotland, 2013/14 to 2015/16, by sector (private sector rent years to end September)**

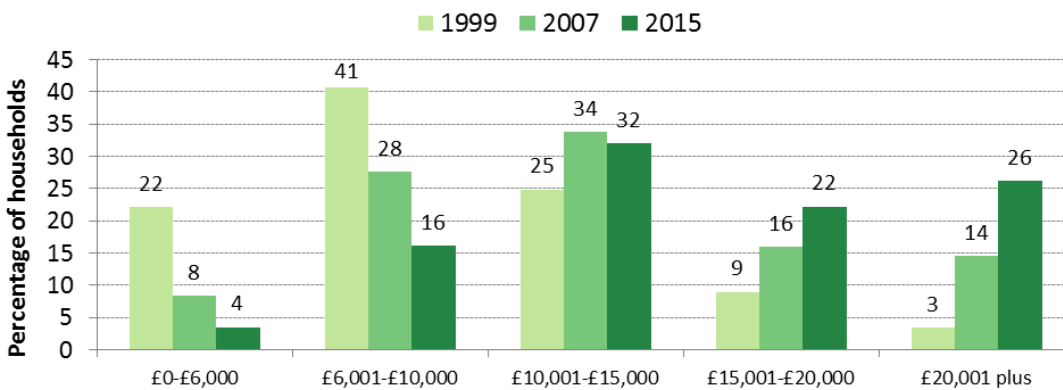


Sources: Scottish Housing Regulator Reports on the Scottish Social Housing Charter Findings  
 Scottish Government Private Sector Rent Statistics Scotland 2010 to 2016

## 5.2 Household income – banded net income

The Scottish Household Survey collects information on the banded net income of households. In 2015, 32% of social rented households had a net household income of between £10k and £15k, whilst 22% had income of between £15k and £20k and 26% had income of more than £20k.

**Chart 5.4: Net income of social rented households, 1999, 2007 and 2015**



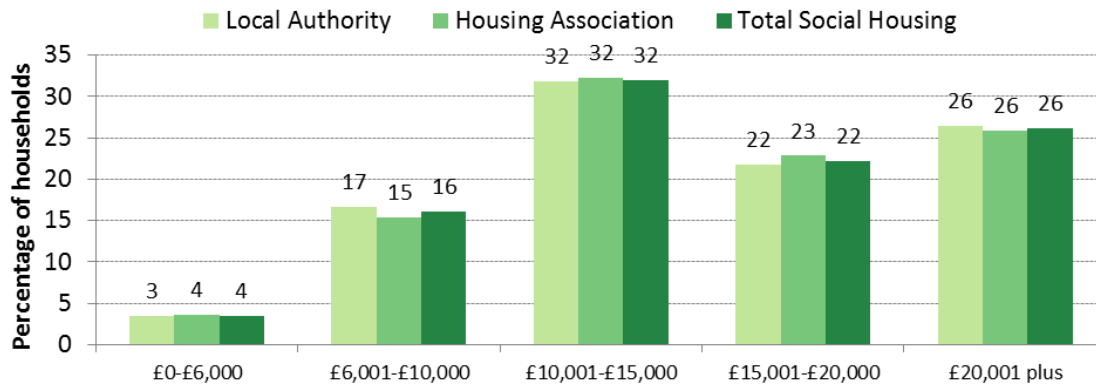
Note that this analysis excludes a small number of don't know / unknown responses

Source: Scottish Household Survey data

The distribution of income levels appears to have shifted upwards from 1999 to 2015. For example, in 1999 22% of social rented households had a net income of £6k or less, and this has dropped to 4% of households in 2015. Correspondingly only 3% of social rented households had a net income of more than £20k in 1999, and this has increased to 26% of households in 2015. Some of these changes may be due to general inflation levels across the time period 1999 to 2015.

There was little difference in net household income between local authority and housing association households in 2015, as shown in Chart 5.5 below.

**Chart 5.5: Net income of social rented households, 2015, by social landlord**

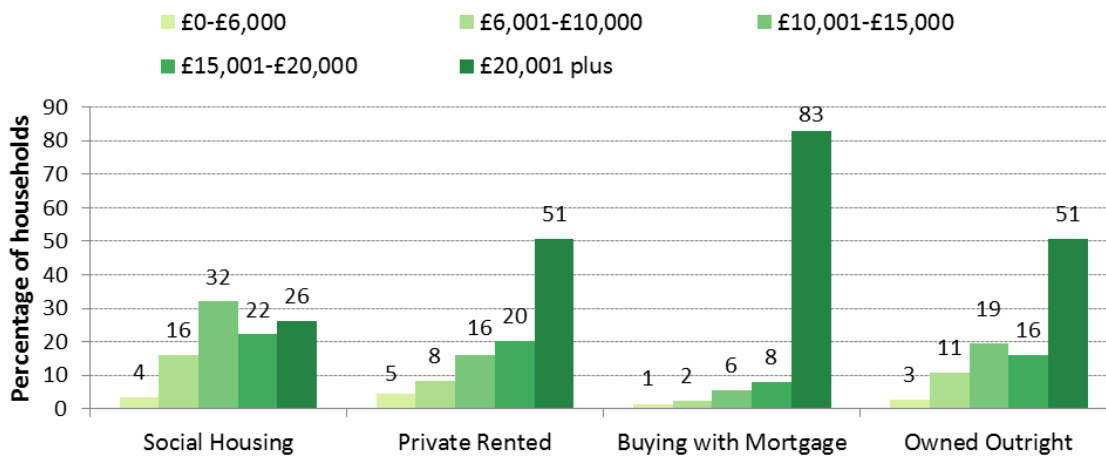


Note that this analysis excludes a small number of don't know / unknown responses

Source: Scottish Household Survey data

There were differences in net income levels in 2015 between different tenures. In 2015, 74% of social rented households had a net income of £20k or less, which compares to 49% of private rented households, 49% of households owned outright and 17% of households buying with a mortgage.

**Chart 5.6: Net income of households, 2015, by tenure**

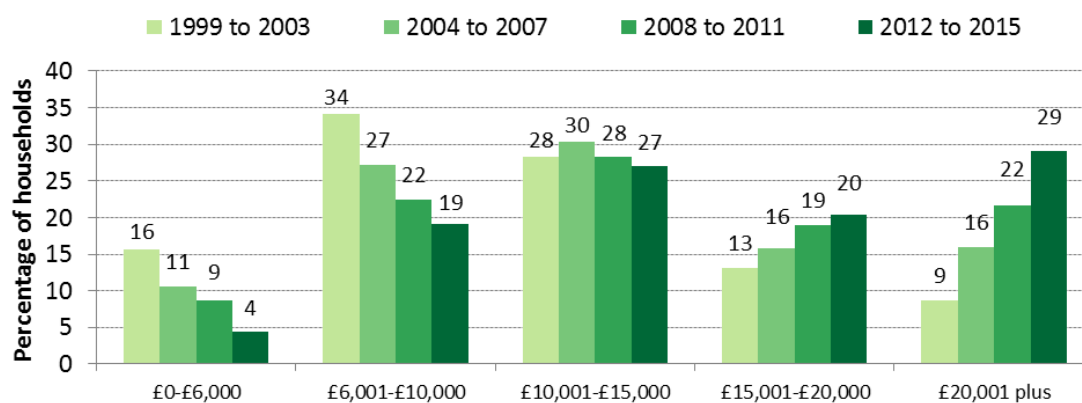


Note that this analysis excludes a small number of don't know / unknown responses

Source: Scottish Household Survey data

When looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), 29% had a net income of over £20k, a figure similar to the equivalent percentage of 26% for all social households in 2015; 27% had a net income between £10k and £15k, a figure similar than the equivalent percentage of 32% for all social households in 2015.

**Chart 5.7: Net income of social rented households where an adult has moved into the address within the last 12 months**



Note that this analysis excludes a small number of don't know / unknown responses

Source: Scottish Household Survey data

### 5.3 Households in the lowest income quintile

Income quintiles divide households into 5 equally sized groups to reflect their net household income. For the purposes of this analysis, household responses to the Family Resources Survey have been ranked by their net unequivalised income, from lowest to highest<sup>14</sup>. The ranked dataset has then been divided into 5 equally sized groups, where households with the lowest incomes are in the first quintile, right through to the households with the highest income, which are in the fifth quintile. In this section, the lowest income quintile refers to the 1 in 5 (20%) of households in each of Scotland, England, or Wales, that have the lowest net household income in each of these countries.

Chart 5.8 below shows that a greater percentage of social rented households are in the lowest income quintile. In 2012/13 to 2014/15, 37% of social rented households were in the lowest income quintile group in Scotland, including 35% of local authority and 40% of housing association households. These figures compare to 21% of private rented households, 20% of households who own outright and 6% of households who own with a mortgage.

The category of households owned outright is likely to include some retired people who have already bought their houses and who are now on relatively low incomes, who could be described as “asset rich and cash poor”.

Patterns of change over time are not particularly clear. Whilst the survey data presented suggests decreases in the proportion of local authority and private rented households that are in the lowest income quintile, due to sampling variation there is insufficient evidence to say whether or not these decreases are genuine.

<sup>14</sup> Unequivalised income does not take account of the number of people living in the household. Equivalised income values are adjusted depending on the number of people in the house to reflect the notion that larger households need more money. Results published here may differ from other sources which use equivalised net income to calculate income quintiles or deciles.

**Chart 5.8: Percentage of households in lowest income quintile, Scotland**



Source: Family Resources Survey

The chart below provides a comparison of Scotland with other countries in the UK for the period 2012/13 to 2014/15. There was little difference between countries. For local authority housing, Scotland (35%) and England (36%) and Wales (32%) showed similar proportions of households in the lowest income quintile. In the housing association sector, the percentages ranged from 30% in Wales to 34% in England and 40% in Scotland. In the private rented sector, 21% of households in Scotland were in the lowest income quintile, 19% in England and 28% in Wales. However due to sampling variation there is insufficient evidence to say whether any of these country comparisons reflect genuine differences.

**Chart 5.9: Percentage of households in lowest income quintile in each country, 2012/13 to 2014/15**



Source: Family Resources Survey

## 5.4 Housing costs as a proportion of income

Chart 5.10 and Table 5.3 below show the median ratio of housing costs as a proportion of net household income from 2006/07 to 2014/15 for each tenure category. This analysis is based on the 'ratio of housing costs to income' which is also used as an indicator in the Scottish Government Housing and Regeneration Outcome Indicators Framework<sup>15</sup>, with additional analysis to split out social rented into the constituent categories of local authority and housing association households. In this analysis housing benefit payments are included in the net household income. Net income is the total income received by the households excluding taxes such as income tax and council tax. Net income has not been adjusted ("equivalised") for family size. Housing costs include rent gross of housing benefit, as well as water rates and service charges where applicable.

For the analysis presented in this report, 3 year grouped samples have been used to improve statistical reliability. Across the 3-year period from 2012/13 to 2014/15, local authority households in Scotland spent on average 22% of their net household income on housing costs, a figure similar to the equivalent percentage of 25% for housing association households. The social sector combined ratio over 2012/13 to 2014/15 was 24%. These figures compare to equivalent figures of 25% for private rented households, 9% for households owned with a mortgage and 3% for households owned outright. The similar ratio figures between social households and private rented households is likely to reflect those in the private rented sector having higher average rental costs but also having higher average income levels to those in social housing.

**Table 5.3: Median ratio housing costs to net unequivalised by tenure, Scotland only**

	2006/07 to 2008/09		2009/10 to 2011/12		2012/13 to 2014/15	
	Ratio	Base	Ratio	Base	Ratio	Base
Local Authority	22%	1,990	22%	1,610	22%	1,320
Housing Associations	25%	1,310	24%	1,130	25%	830
Social sector	23%	3,300	23%	2,740	24%	2,150
Private rented	25%	1,090	28%	1,330	25%	1,210
Owned with mortgage	13%	4,370	10%	3,560	9%	2,540
Owned outright	3%	3,710	3%	3,750	3%	2,960

*Source: Family Resources Survey*

Housing costs as a proportion of income for those owning with a mortgage or who own outright are lower than each of the rented sectors, which may reflect either higher average household incomes or lower housing costs. In particular, households who own their properties outright have no rental or mortgage costs.

In Scotland, average ratios of housing costs to net household income have remained relatively stable over time within each tenure category. Patterns of

<sup>15</sup> The ratios calculated for this report used net household income before housing costs have been deducted. Ratios of housing costs to income will vary depending on the choice of income variable and this should be kept in mind when interpreting the results. More information about the performance indicators is available here:

<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

change over time are unclear and due to sampling variability there is insufficient evidence to say whether or not changes over time reflects genuine change or sampling error.

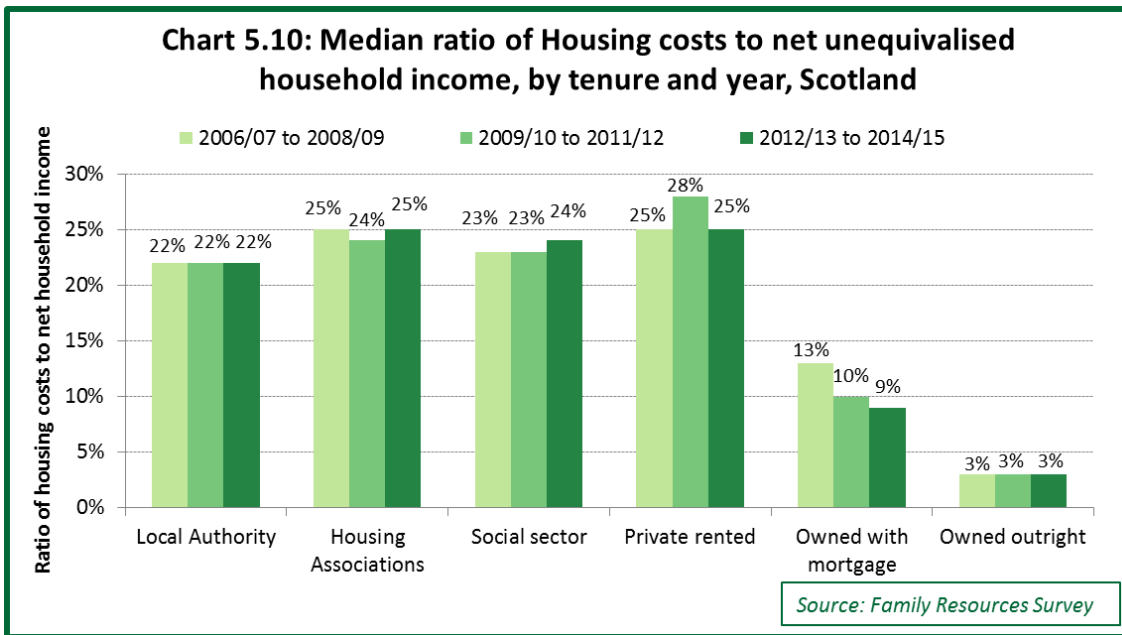
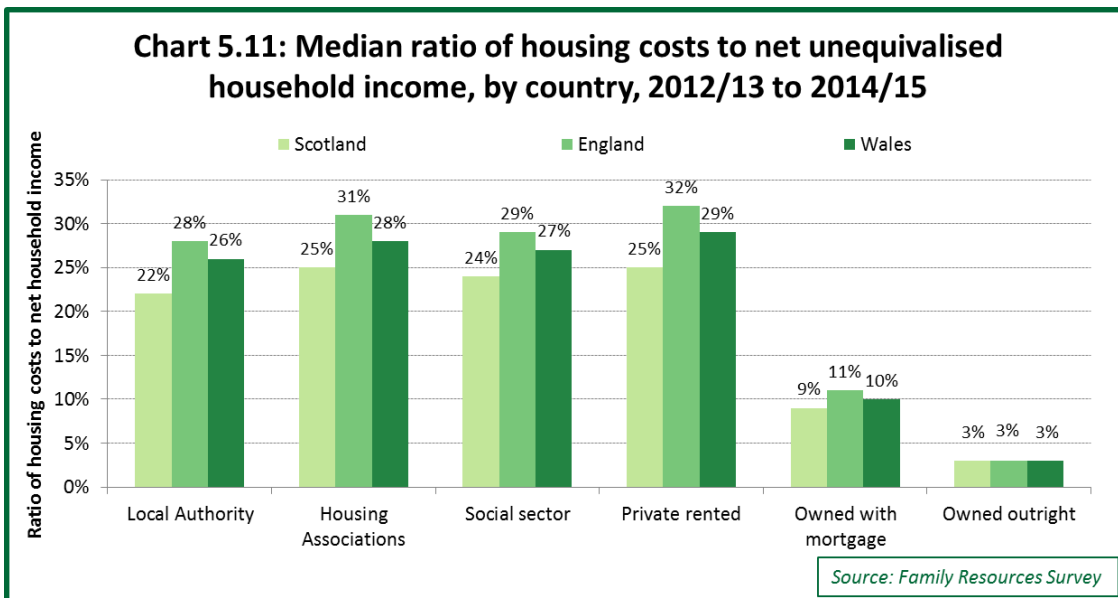


Chart 5.11 below illustrates how the average ratios of housing costs to income have differed for each GB country over the 3-year period from 2012/13 to 2014/15. Social rented households in Scotland were on average paying less on housing costs as a proportion of income (24%) than households in England (29%) and a similar ratio to Wales (27%).

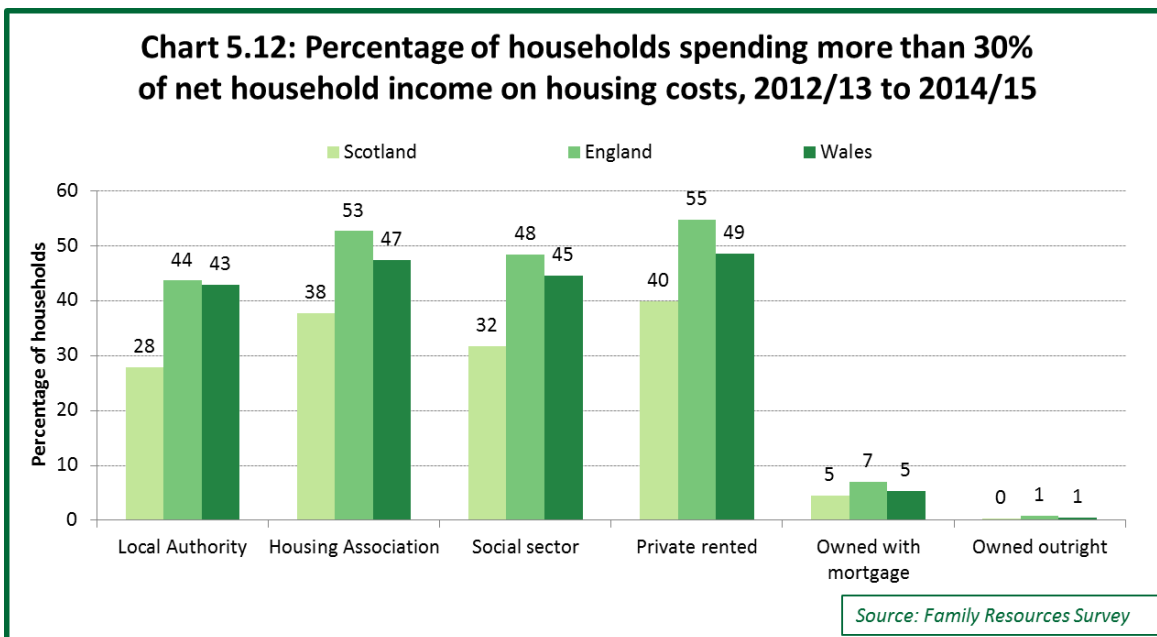


**Table 5.4: Median ratio housing costs to net unequivalised, 2012/13 to 2014/15, by tenure and country**

	Scotland		England		Wales	
	Ratio	Base	Ratio	Base	Ratio	Base
Local Authority	22%	1,320	28%	3,700	26%	260
Housing Associations	25%	830	31%	4,090	28%	180
Social sector	24%	2,150	29%	7,790	27%	440
Private rented	25%	1,210	32%	6,680	29%	370
Owned with mortgage	9%	2,540	11%	12,750	10%	690
Owned outright	3%	2,960	3%	14,920	3%	1,040

*Source: Family Resources Survey*

Using these ratios, it is also possible to estimate how many households are spending more than 30% of the income on housing costs, as shown in Chart 5.12 below which covers the 3 year period from 2012/13 to 2014/15. In the social sector, 32% of households in Scotland were spending more than 30% of their net income on housing costs, lower than the 48% seen in England and 45% seen in Wales. Findings for local authority and housing associations are also presented, however caution is required when comparing countries due to smaller sample sizes. In the private rented sector, 40% of households in Scotland were spending more than 30% of their net income on housing costs, compared to 55% in Wales and 55% in England.



## 5.5 Financial support - Housing Benefit and Discretionary Housing Payments

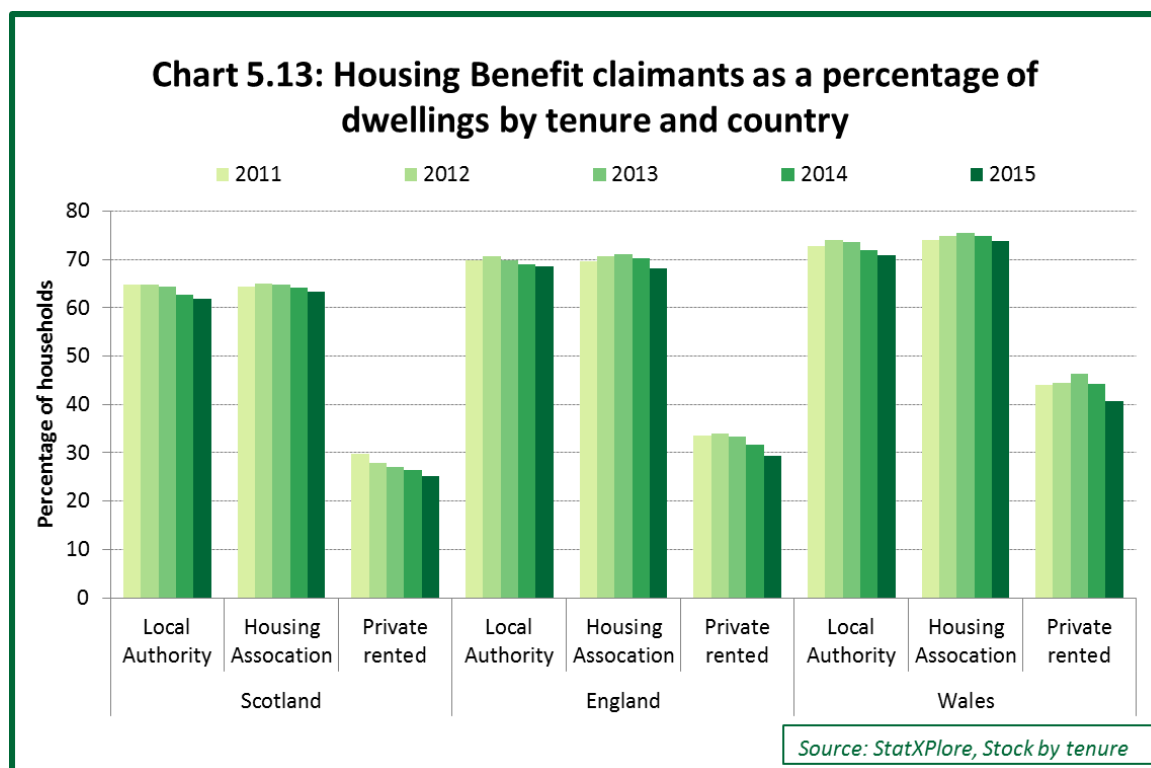
Housing Benefit is available to support eligible low income households with the cost of renting their home. It cannot be used to pay for other costs, such as food or heating, and households that do not pay rent (e.g. because they are owned with the help of a mortgage) are not eligible. The award can cover the whole cost of rent or part of it, depending on income, circumstances, and other factors such as the type of landlord and local housing allowance rates.

Universal Credit is being introduced in stages across the UK. It will eventually replace housing benefit, income support, income-based employment and support allowance, income-based jobseeker's allowance, child tax credits, and working tax credit. Some Universal Credit claimants will receive the Housing element, which will provide help with rent costs. As at March 2015, Universal Credit had been introduced in the Inverness council area and for selected claimants, but not any other areas of Scotland. Figures on claimants in Scotland receiving the housing element at March 2015 are not available, however at May 2016, there were 5,900 Universal Credit awards with housing elements paid to claimants with a Social Landlord and 2,600 to claimants with a private landlord<sup>16</sup>.

Chart 5.13 below shows the percentage of households receiving housing benefit from 2011 to 2015 for each tenure, for Scotland, England and Wales, based on data from DWP StatXplore and DCLG stock by tenure figures.

In Scotland, the percentage of households receiving Housing Benefit has decreased across all of the rented housing sectors between 2011 and 2015, now standing at 62% of local authority households, 63% of housing association households, and 25% of private rented sector households.

The percentage of households receiving Housing Benefit in Scotland is slightly lower than England or Wales across all three rented tenure categories. For example, in 2015, 62% of local authority households in Scotland received Housing Benefit, compared to 68% in England and 71% in Wales.



<sup>16</sup> Published by Department for Work and Pensions: <https://www.gov.uk/government/statistics/universal-credit-statistics-on-alternative-payment-arrangements>



**Table 5.5: Number of households and percentage of households in receipt of Housing Benefit by tenure at end March each year, Scotland**

		2011	2012	2013	2014	2015
Local Authority	Number of households	320,000	319,000	318,000	318,000	317,000
	Received HB	207,123	206,940	205,016	199,597	196,183
	% receiving HB	65%	65%	64%	63%	62%
Housing Association	Number of households	275,000	277,000	277,000	277,000	278,000
	Received HB	177,286	179,886	179,743	177,854	175,939
	% receiving HB	64%	65%	65%	64%	63%
Social Sector	Number of households	595,000	596,000	595,000	595,000	595,000
	Received HB	384,409	386,826	384,759	377,451	372,122
	% receiving HB	65%	65%	65%	63%	63%
Private rented	Number of households	303,505	347,324	368,468	374,748	381,929
	Received HB	90,265	96,729	99,627	98,708	96,188
	% receiving HB	30%	28%	27%	26%	25%

Sources: DWP StatXplore, Stock by tenure figures from DCLG Live Tables and Housing Statistics for Scotland

**Table 5.6: Number of households and percentage of households in receipt of Housing Benefit by tenure at end March each year, England**

		2011	2012	2013	2014	2015
Local Authority	Number of households	1,726,000	1,693,000	1,682,000	1,669,000	1,643,000
	Received HB	1,203,712	1,196,157	1,175,644	1,150,258	1,125,037
	% receiving HB	70%	71%	70%	69%	68%
Housing Association	Number of households	2,255,000	2,304,000	2,331,000	2,343,000	2,387,000
	Received HB	1,568,109	1,626,129	1,656,813	1,644,300	1,627,275
	% receiving HB	70%	71%	71%	70%	68%
Social Sector	Number of households	3,981,000	3,997,000	4,013,000	4,012,000	4,030,000
	Received HB	2,771,821	2,822,286	2,832,457	2,794,558	2,752,312
	% receiving HB	70%	71%	71%	70%	68%
Private rented	Number of households	4,105,000	4,286,000	4,465,000	4,623,000	4,747,000
	Received HB	1,376,310	1,455,043	1,485,417	1,466,121	1,395,098
	% receiving HB	34%	34%	33%	32%	29%

Sources: DWP StatXplore, Stock by tenure figures from DCLG Live Tables.

**Table 5.7: Number of households and percentage of households in receipt of Housing Benefit by tenure at end March each year, Wales**

		2011	2012	2013	2014	2015
Local Authority	Number of households	89,000	88,000	88,000	88,000	88,000
	Received HB	64,833	65,127	64,712	63,267	62,317
	% receiving HB	73%	74%	74%	72%	71%
Housing Association	Number of households	134,000	135,000	135,000	135,000	136,000
	Received HB	99,286	101,142	101,789	100,940	100,389
	% receiving HB	74%	75%	75%	75%	74%
Social Sector	Number of households	223,000	223,000	223,000	223,000	224,000
	Received HB	164,119	166,269	166,501	164,207	162,706
	% receiving HB	74%	75%	75%	74%	73%
Private rented	Number of households	180,000	189,000	188,000	196,000	208,000
	Received HB	79,135	84,206	87,288	86,688	84,630
	% receiving HB	44%	45%	46%	44%	41%

Sources: DWP StatXplore, Stock by tenure figures from DCLG Live Tables.

Chart 5.14 shows the median percentage of housing costs covered by housing benefit, as measured by the Family Resources Survey over the period from 2012/13 to 2014/15. The average figures presented have been calculated based on

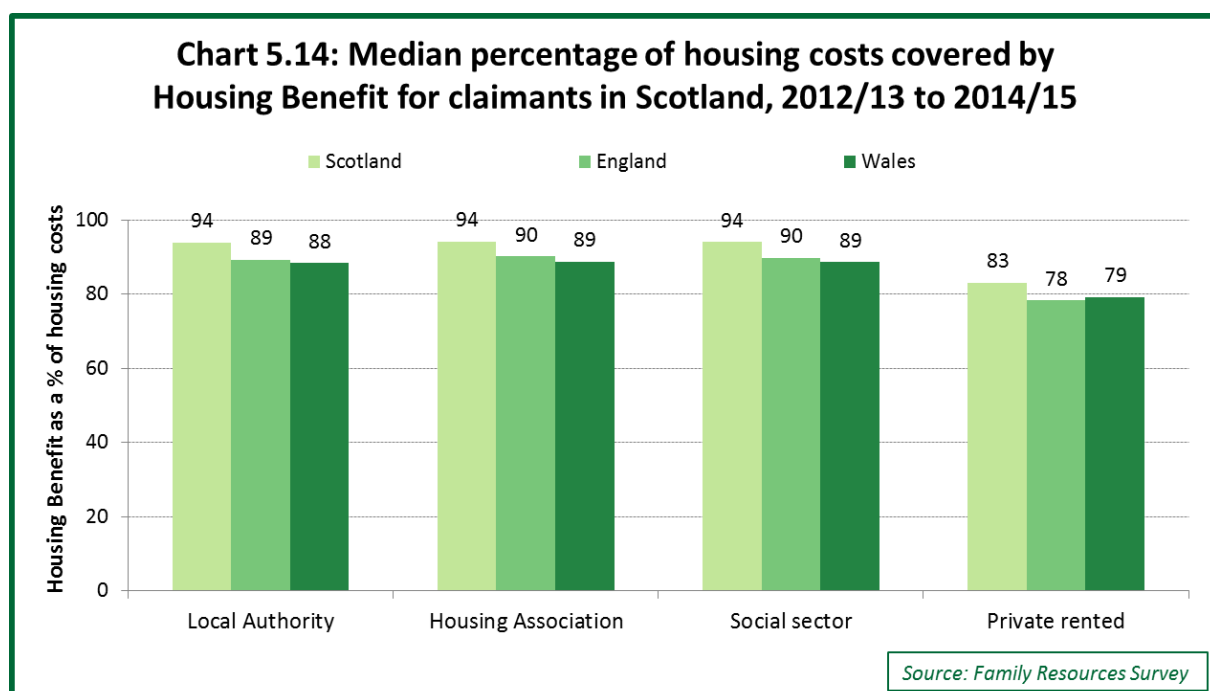
the median ratio of the value of housing benefit received as a proportion of total housing costs for each household in the survey. Note that the calculation only includes households that are in receipt of some amount of housing benefit.

Percentages of housing costs covered by housing benefit can be lower than claimant rates for a number of reasons:

- If the claimant’s income exceeds a pre-determined amount (the applicable amount), then the housing benefit award will be less than their rent.
- If the household is in the private sector, housing benefit amounts can be capped at the Local Housing Allowance rate.
- Housing benefit can only cover rent costs whereas housing costs can include other charges such as water rates, ground rent, and service charges.
- The spare room subsidy (also known as the ‘bedroom tax’) can reduce housing benefit for households in the social sector if the household is deemed to have more bedrooms than required for the residents of the household. The bedroom tax is mitigated in Scotland through Discretionary Housing Payments.

When looking at local authority households in Scotland in receipt of housing benefit, the average (median) value of housing costs covered by housing benefit was 94%. The figure was the same (94%) for housing association households. For private rented households the equivalent figure was 83%.

Social rented households in Scotland had a median value of 94% of housing costs covered by housing benefit, a figure higher than the equivalent percentage for England (90%). The figure for Wales was 89% however due to sample sizes there is insufficient evidence to say whether or not this is significantly different to Scotland’s figure.



Discretionary Housing Payments (DHPs) are administered in Scotland by local authorities, and may be awarded when a local authority considers that a claimant on Housing Benefit or Universal Credit (which includes a housing element towards rental liability) requires further financial assistance towards housing costs.

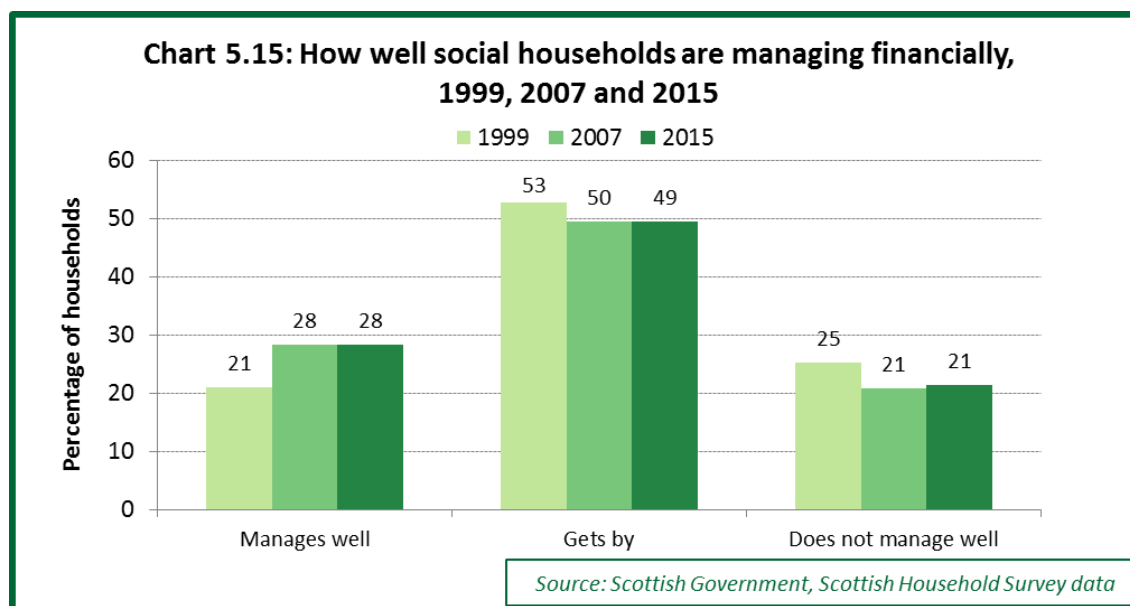
During 2015/16, the UK Government made £13.3 million available to Scottish Local Authorities for DHP funding. The Scottish Government made an additional £35 million available, money estimated to be sufficient for local authorities to fully mitigate the Removal of the Spare Room Subsidy, also known as the 'bedroom tax'.

During 2015/16, a total of 116,000 DHP awards were granted, with an average award value of £425. This figure is likely to include a sizeable number of cases affected by the Removal of the Spare Room Subsidy, where local authorities continued to make up their shortfall in weekly rent through the use of DHPs. The total value of awards spent across Scotland in 2015/16 was £49.2 million.

For further details see Discretionary Housing Payments in Scotland Statistics publications available at <http://www.gov.scot/Topics/Statistics/Browse/Social-Welfare/dhp>.

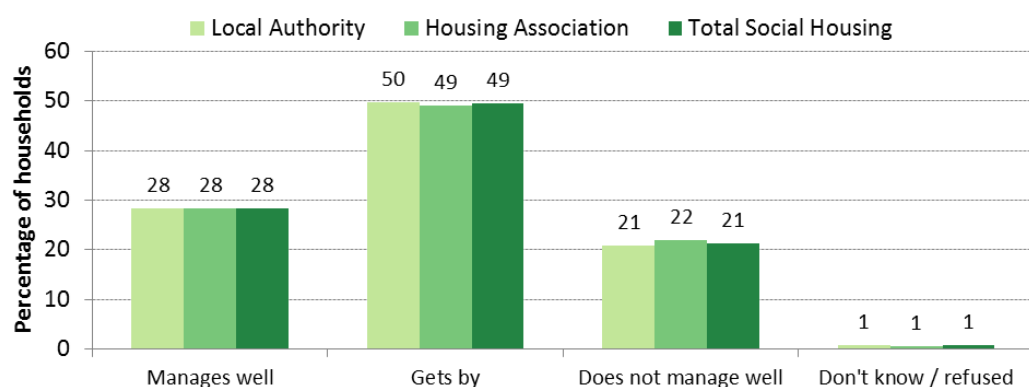
## 5.6 How well households are managing financially

The Scottish Household Survey asks respondents how well their household is managing financially. In the latest year (2015), 28% of social rented households stated that they managed well, an increase from 21% in 1999.



There is very little difference in responses between local authority and housing association households in 2015, with similar percentages being reported for each category.

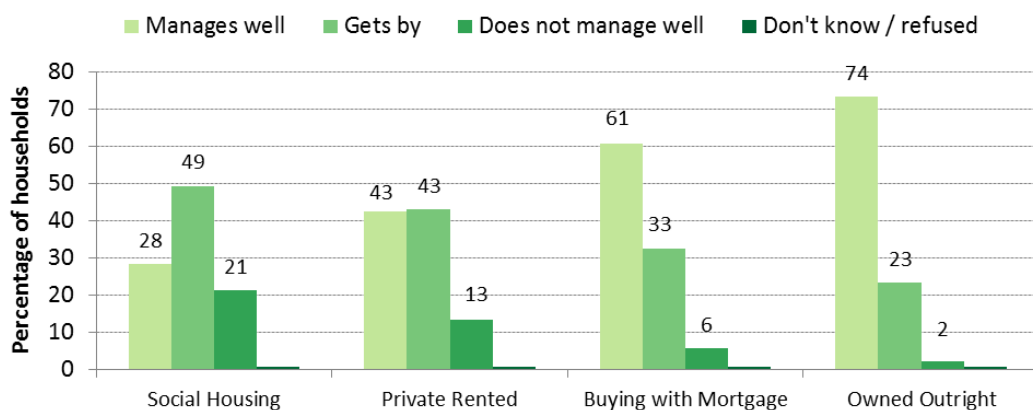
**Chart 5.16: How well social households are managing financially, 2015, by social landlord**



Source: Scottish Government, Scottish Household Survey data

Chart 5.17 below shows how social households compare to other tenures for how well they are managing financially in 2015. Social households are less likely to be managing well (28%) compared with private rented households (43%), households buying with a mortgage (61%) and households who own outright (74%). Correspondingly social households are more likely to not be managing well (21%) compared with other tenures (13% for private rented households, 6% for households buying with a mortgage and 2% for households who own outright).

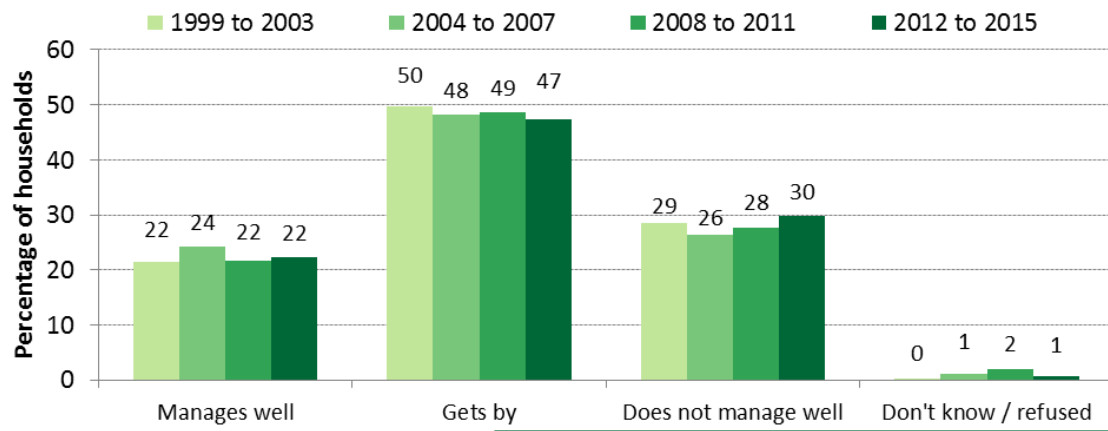
**Chart 5.17: How well households are managing financially, 2015, by tenure**



Source: Scottish Government, Scottish Household Survey data

When looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), 22% stated they managed well in 2012 to 2015, a figure lower than the equivalent percentage (28%) for all social households in 2015. Whilst 30% stated they did not manage well in 2012 to 2015, a figure higher than the equivalent percentage (21%) for all social households in 2015. This suggests that newly formed social rented households are less likely to be managing well financially than more established social rented households.

**Chart 5.18: Financial management of social rented households - where an adult has moved into the address within the last 12 months**



Source: Scottish Government, Scottish Household Survey data

## 6. Annex A – Further Information on sources of data that have been used

### The Scottish Household Survey (SHS)

The Scottish Household Survey is a continuous household survey that has been carried out by the Scottish Government since 1999, based on a sample of the general population in private residences in Scotland, and allows for analysis of the composition, characteristics and behaviour of Scottish households.

The survey involves two interviews with householders. One interview is with the Highest Income Householder, or his/her partner/spouse, who is interviewed face-to-face about themselves and other members of the household. In addition, a randomly selected adult member of the same household aged 16 or over (who may, by chance, be the same person) is interviewed on other topics. In this way, results from the survey are representative of both Scottish households and adult individuals.

Sample sizes for each year and tenure, at a national level are shown in Table 6.1 below. As it is a survey it is sometimes necessary to combine together multiple years of data in order to get reliable results.

**Table 6.1: Samples sizes for Scottish Household Survey by tenure and year**

	Housing			Buying with help		
	Local Authority	Association	Social Sector	Private rented	of loan/mortgage	Owned outright
1999	3,830	680	4,510	750	5,620	3,530
2000	3,840	790	4,630	850	5,810	3,960
2001	3,550	830	4,380	920	5,950	4,030
2002	3,310	810	4,120	890	5,690	4,110
2003	3,000	930	3,930	890	5,580	4,200
2004	3,040	1,180	4,220	1,040	5,740	4,620
2005	2,690	1,070	3,760	1,130	5,650	4,530
2006	2,670	1,170	3,840	1,150	5,570	4,740
2007	2,110	980	3,090	1,070	4,630	4,360
2008	2,040	1,160	3,200	1,110	4,760	4,510
2009	1,950	1,160	3,110	1,330	5,000	4,530
2010	1,940	1,220	3,150	1,420	4,800	4,620
2011	2,060	1,230	3,290	1,460	4,670	4,710
2012	1,410	1,000	2,410	1,250	3,270	3,560
2013	1,420	1,020	2,440	1,270	3,260	3,480
2014	1,460	1,110	2,570	1,300	3,070	3,530
2015	1,360	1,000	2,350	1,330	2,960	3,550

Key links:

Housing information is presented annually in the Housing Chapter of the Annual Report, the most recent being “Scotland’s People: Results from the 2015 Scottish Household Survey”, published in September 2016, available here:

<http://www.gov.scot/Publications/2016/09/7673>.

Further details about including headline reports, methodology and information about the design of the SHS is available here:

<http://www.gov.scot/Topics/Statistics/16002>.

## The Family Resources Survey (FRS)

The Family Resources Survey is a household survey managed by the Department for Work and Pensions (DWP) that collects information about the living conditions and incomes of people in the UK. It is a face-to-face survey interviewing approximately 4,500 households in Scotland and 26,000 households across the UK as a whole.

The FRS aims to collect detailed information about respondents' incomes from employment and other sources. The Households Below Average Income dataset (HBAI) is derived from the FRS and is the source of UK and Scottish Government official income and poverty estimates. Statistics in this report that have been sourced from the Family Resources Survey have used the HBAI dataset.

Household responses have been weighted and grossed up to be representative of all households in Scotland. In this publication, unequivalised income has been used, however results may differ from other statistics that have used equivalised income measurements.

Sample sizes for each year, tenure and country are shown in Table 6.2 below. As with the Scottish Household Survey, it is sometimes necessary to combine together multiple years of data in order to achieve large enough sample sizes for statistically reliable results.

**Table 6.2: Sample sizes for Family Resources Survey Households Below Average Income, by year, country and tenure**

		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Scotland	Local Authority	710	670	620	590	560	460	470	440	410
	Housing Association	450	430	430	380	400	350	290	260	270
	Social Sector	1,160	1,100	1,050	970	970	810	760	710	680
	Private Rented	330	380	380	450	480	400	390	410	410
	Owned with mortgage	1,500	1,460	1,400	1,310	1,280	970	920	830	790
	Owned outright	1,140	1,300	1,270	1,310	1,370	1,060	980	1,020	960
England	LA	1,970	1,890	1,840	1,750	1,620	1,420	1,280	1,240	1,180
	HA	1,590	1,590	1,700	1,650	1,590	1,310	1,440	1,330	1,320
	Social Sector	3,570	3,490	3,530	3,400	3,210	2,720	2,720	2,570	2,500
	PRS	2,010	2,090	2,230	2,570	2,650	2,210	2,100	2,250	2,330
	Owned with mortgage	6,590	6,000	5,890	5,680	5,700	4,630	4,400	4,300	4,050
	Owned outright	6,120	5,930	5,970	6,050	6,390	4,910	4,960	5,030	4,940
Wales	LA	150	140	140	110	140	90	110	80	70
	HA	70	70	70	90	90	70	50	70	60
	Social Sector	220	210	210	200	230	160	170	150	130
	PRS	90	110	120	140	140	120	120	130	120
	Owned with mortgage	410	320	350	360	350	260	230	250	220
	Owned outright	450	420	450	430	450	360	340	350	350

Key links:

For more information about the FRS and accessing the FRS datasets please see the DWP website (<http://research.dwp.gov.uk/asd/frs/>).

For more information about the HBAI and accessing the HBAI dataset please see the DWP website (<http://research.dwp.gov.uk/asd/index.php?page=hbai>).

Information from Department for Work and Pensions about the Family Resources Survey data collection (<https://www.gov.uk/government/collections/family-resources-survey--2>).

### **Scottish Housing Regulator (SHR) Data**

The Scottish Housing Regulator collects a range of financial and performance information about each social landlord in Scotland, including Charter Indicators that help show how local authority and housing association landlords are performing against the standards and outcomes of the Scottish Social Housing Charter.

Charter data is provided at an aggregate level from each landlord, rather than for individual households, which means that it is generally not possible to combine together separate indicators to perform more detailed analysis. However, the dataset is based on management information about all social housing in Scotland, rather than sample surveys such as the SHS and the FRS.

Key links:

<https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

<https://www.scottishhousingregulator.gov.uk/publications/national-report-scottish-social-housing-charter-headline-findings-201516>

### **Scottish Government Housing Statistics for Scotland**

The Scottish Government collects annual information from local authorities in Scotland on various aspects of social housing and housing management such as stock and house sales, evictions, housing lists, lettings, vacant stock, local authority housing for older people and people with disabilities, right to buy entitlement, and housing in multiple occupation (HMO).

The information is collected through aggregate forms, from all 32 local authorities, and housing associations where appropriate. The forms are issued on an annual basis, and are quality assured and published by Scottish Government statisticians.

Key links:

“Housing Statistics for Scotland 2016 – Key Trends summary” contains the key findings: <http://www.gov.scot/Publications/2016/09/5806>



Detailed supporting tables with local authority breakdowns available here:  
<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

## Scottish Government House Condition Survey

The Scottish House Condition Survey is based on a national survey of the housing stock, the only one of its kind in Scotland, which is part of the Scottish Household Survey (SHS). Until 2012 it was carried out as a stand-alone survey under the name Scottish House Condition Survey (SHCS). Following the review of the large-scale Scottish population surveys, the SHCS was incorporated within the SHS and became one of its modules. We continue to report the results from this module of the SHS under the name Scottish House Condition Survey.

The SHCS consists of an interview with householders and a physical inspection of the dwelling they occupy to provide a picture of Scotland's occupied housing stock. It covers all types of households and dwellings across the country - whether owned or rented, flats or houses. The physical data about the dwelling is recorded by surveyors trained to collect detailed information on housing characteristics. This is combined with information about the household collected through a face to face interview with the householder. The interview covers a range of topics such as household characteristics, tenure, neighbourhood satisfaction, dwelling satisfaction, health status, income, etc. The result is a powerful data set for examining the condition and characteristics of the dwellings alongside the views and experience of the people living in those dwellings.

Sample sizes for each year, tenure and country are shown in Table 6.3 below. As with the Scottish Household Survey, it is sometimes necessary to combine together multiple years of data in order to achieve large enough sample sizes for statistically reliable results. Household responses have been weighted and grossed up to be representative of all households in Scotland.

**Table 6.3: Sample sizes for Scottish House Condition Survey by survey year, country and tenure**

	Local Authority	Housing Association	Social Sector	Private rented	Buying with help of loan/mortgage	Owned outright
2012	420	280	700	290	850	900
2013	390	280	660	300	850	880
2014	380	280	660	290	790	900
2015	380	280	650	330	810	930
4-year grouped sample	1,560	1,110	2,670	1,210	3,300	3,610

Key links:

Scottish House Condition Survey 2015 key findings:

<http://www.gov.scot/Publications/2016/12/1539>

Scottish House Condition Survey details including information methodology, sampling and household questionnaire:

<http://www.gov.scot/Topics/Statistics/16002/SurveyDetails>

## **Scottish Government Housing and Regeneration Outcome Indicators Framework**

The Scottish Government's Housing and Generation Outcome indicators are used to gauge progress on housing and regeneration outcome areas. There are 30 indicators which cover four key outcome areas; these are a well-functioning housing system, high quality, sustainable homes; Homes that meet people's needs and sustainable communities. The indicators draw on existing data sources (already in the public domain) to provide a high-level indication of success on each of the four outcomes. While these indicators do not capture the full picture, they provide an indication of direction of travel, thereby potentially highlighting areas for further investigation.

Key links:

A full list of indicators, current results and indications of directions of travel can be seen here:

<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

## **Scottish Government 'Private Sector Rent Statistics Scotland 2010 to 2016**

The Private Sector Rent statistics publication presents information on private sector rent levels in Scotland over the years 2010 to 2016 (years to end-September) using data from the Rent Service Scotland market evidence database. It presents information on rent levels for different property sizes across each of the 18 broad rental market areas in Scotland. It contains information on average rents as well as rents at the higher and lower end of the market.

The publication uses data from the Rent Service Scotland 'Market Evidence Database'. This database is used to meet the needs of determining annual Local Housing Allowance levels and Local Reference Rent, and is data that has previously been published in the form of 30th percentile rental prices.

The market evidence data on private rents is sourced through a variety of means, including private landlord and letting agent returns, mailshot initiatives, and advertised rental information.

The database excludes any rents related to social housing, mid-market rents, halls of residence, and private tenancies known to be the subject of housing benefit and regulated tenancies. The data collected includes a minimum level of address, property attributes and tenancy details. Rents relating to studio/bedsit properties, properties with 5 or more bedrooms, and bed and breakfast lodgings have been excluded from this publication due to small sample sizes. Rents for bedrooms in shared properties are presented as 'rent only' figures, i.e. do not include the additional cost of shared services where these are known.

If a particular property has more than one piece of market evidence available in a given year, then only the most recent item of evidence for that year has been used in the average rent calculations for this publication.

Rent Officers aim to capture a representative sample of around 10% of private rents based on the total number of records obtained (the amount of records used in average rent calculations may be slightly less than this due to removal of any multiple records for a single property/address in a given year). Landlord registration data and census data is used as a baseline for establishing and monitoring the total sample proportion that is aimed to be achieved. The sample sizes for each year and property size at a national level are shown in Table 6.4 below.

**Table 6.4: Sample Sizes for Private Sector Rent statistics size of property and year, Scotland**

	1 bedroom shared	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
2010	1,235	5,411	10,615	4,778	2,049
2011	1,650	5,471	10,841	5,268	2,243
2012	1,926	5,846	11,298	5,337	2,357
2013	2,025	5,112	11,005	4,863	1,951
2014	1,938	5,197	11,206	5,007	1,799
2015	2,178	5,682	12,042	5,079	1,777
2016	1,931	6,299	12,578	4,907	1,607

Key links:

Private Sector Rent statistics, Scotland, 2010 to 2016 publication:

<http://www.gov.scot/Publications/2016/11/3295>

Further details about the data source and methodology are available here:

<http://www.gov.scot/Publications/2016/11/3295/13>

### **Discretionary Housing Payments in Scotland Statistics publications**

Information on Discretionary Housing Payments (DHPs) is published by the Scottish Government. The information is currently published on a 6-monthly basis.

The publication includes information on funding, distribution and total awards over 6 month periods. The dataset underlying the statistics is sourced from asking the 32 Scottish Local Authorities questions about the number applications for DHPs, number of determinations, number of awards, and total value of awards. The information is quality assured and published by Scottish Government statisticians.

Key links:

Discretionary Housing Payments in Scotland statistics publications and reference tables: <http://www.gov.scot/Topics/Statistics/Browse/Social-Welfare/dhp>

Guidance on monitoring Discretionary Housing Payments:

<http://www.gov.scot/Topics/Statistics/Browse/Social-Welfare/dhp/DHPGuidance>

### **Department for Local Government and Communities English Housing Survey 2015**

The English Housing Survey is a continuous national survey commissioned by the Department for Communities and Local Government (DCLG). It collects information about people's housing circumstances and the condition and energy efficiency of housing in England.

The English Housing Survey covers all housing tenures and provides valuable information and evidence to inform the development and monitoring of DCLG's housing policies. Results from it are also used by a wide range of other users in the public and private sectors.

The survey has 2 main components. Each year, around 13,300 households take part in the face-to-face interview survey. About 6,000 of the participating households also take part in the physical survey.

The physical surveys are carried out by a qualified surveyor and involve a visual inspection of the property. During a physical survey, the surveyor carries out an internal and external assessment of the property. Physical surveys are also carried out on about 200 vacant properties.

#### Key links

English housing survey 2014 to 2015: Social rented sector report:  
<https://www.gov.uk/government/statistics/english-housing-survey-2014-to-2015-social-rented-sector-report>

Information and publication on the English Housing Survey:  
<https://www.gov.uk/government/collections/english-housing-survey>

A guide for survey users is available here: <https://www.gov.uk/guidance/english-housing-survey-guidance-and-methodology>

#### **Homes & Communities Agency - Private Registered Provider Social Housing Stock In England 2015-2016**

The Department for Communities and Local Government publishes an annual survey of English private registered providers of social housing (PRPs) that collects comprehensive data on the ownership and location of social housing stock. The statistics include numbers of units provided by PRPs, affordable rent stock, and average rents.

These data are collected by the Homes and Communities Agency (HCA) to support regulation of the economic standards. Information on stock ownership, location, development and transfers is used to help ensure a risk based and proportionate approach to regulation and to inform work on risk analysis and sector research.

#### Key links:

Private Registered Provider Social Housing Stock In England 2015-2016 statistics publication:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/561398/SDR\\_Statistical\\_Release\\_2016\\_Full\\_v01.1.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/561398/SDR_Statistical_Release_2016_Full_v01.1.pdf)

## **StatWales - Average weekly rents in self-contained stock at social rent by provider type and year**

The Welsh Government publish information on the level and type of stock held by local authorities and registered social landlords as well as information on the average weekly rents for self-contained dwellings.

The information is collected via annual returns from Welsh social landlords on stock held by local authorities and registered social landlords (RSLs) as at 31 March each year and the associated average rents charged set on the same date for the following year.

Key links:

StatsWales Social housing stock and rents:

<https://statswales.gov.wales/Catalogue/Housing/Social-Housing-Stock-and-Rents>

## **Stat-Xplore**

The Department for Work and Pensions publishes statistics through customisable tables on the Stat-Xplore website. Information on benefit claimants including Housing Benefit and Universal Credit are available through a statistics tabulation tool.

Key links:

<https://sw.stat-xplore.dwp.gov.uk/webapi/jsf/login.xhtml>

## **An Official Statistics publication for Scotland**

Official and National Statistics are produced to high professional standards set out in the Code of Practice for Official Statistics. Both undergo regular quality assurance reviews to ensure that they meet customer needs and are produced free from any political interference.

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### **How to access background or source data**

The data collected for this statistical bulletin have been obtained from a variety of existing data sources. See Annex A, or contact [housingstatistics@gov.scot](mailto:housingstatistics@gov.scot), for further information on the owners of these data sources.

### **Complaints and suggestions**

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrew's House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail [statistics.enquiries@scotland.gsi.gov.uk](mailto:statistics.enquiries@scotland.gsi.gov.uk).

If you would like to be consulted about statistical collections or receive notification of publications, please register your interest at [www.gov.scot/scotstat](http://www.gov.scot/scotstat)  
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ISBN 978-1-78652-781-3 (web only)

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