

PEOPLE, COMMUNITIES AND PLACES

Social Tenants in Scotland, 2016

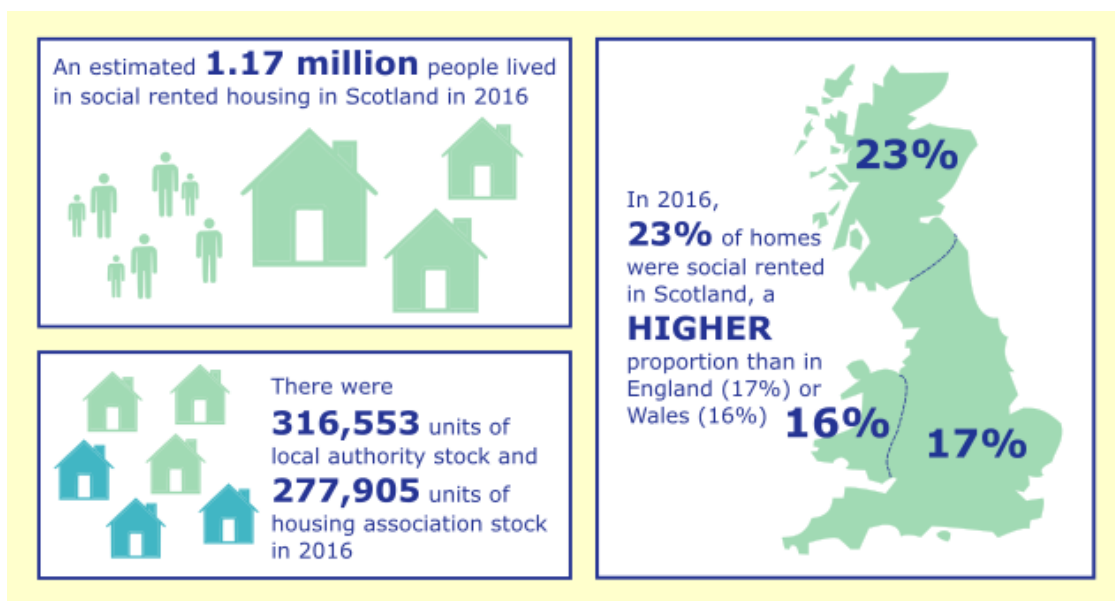
This is the second annual statistical compendium publication on Social Tenants in Scotland. It presents an overview of social tenants and social rented housing in Scotland for the year 2016, covering information on stock, households, housing flows, and rents and income levels. It includes trend data for earlier years and comparisons to other housing tenures and to other UK countries.

It 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, along with figures, not Official Statistics, from the Scottish Housing Regulator Social Housing Charter Indicator Data.

The publication is in a similar format and style to the previous Social Tenants in Scotland 2015 publication¹, with some additional new information presented on sexual orientation and religion of adults in social rented households. It also includes some new tables and analysis on household characteristics by local authority area, where the underlying data allows this type of area analysis to be produced.

Key Findings:

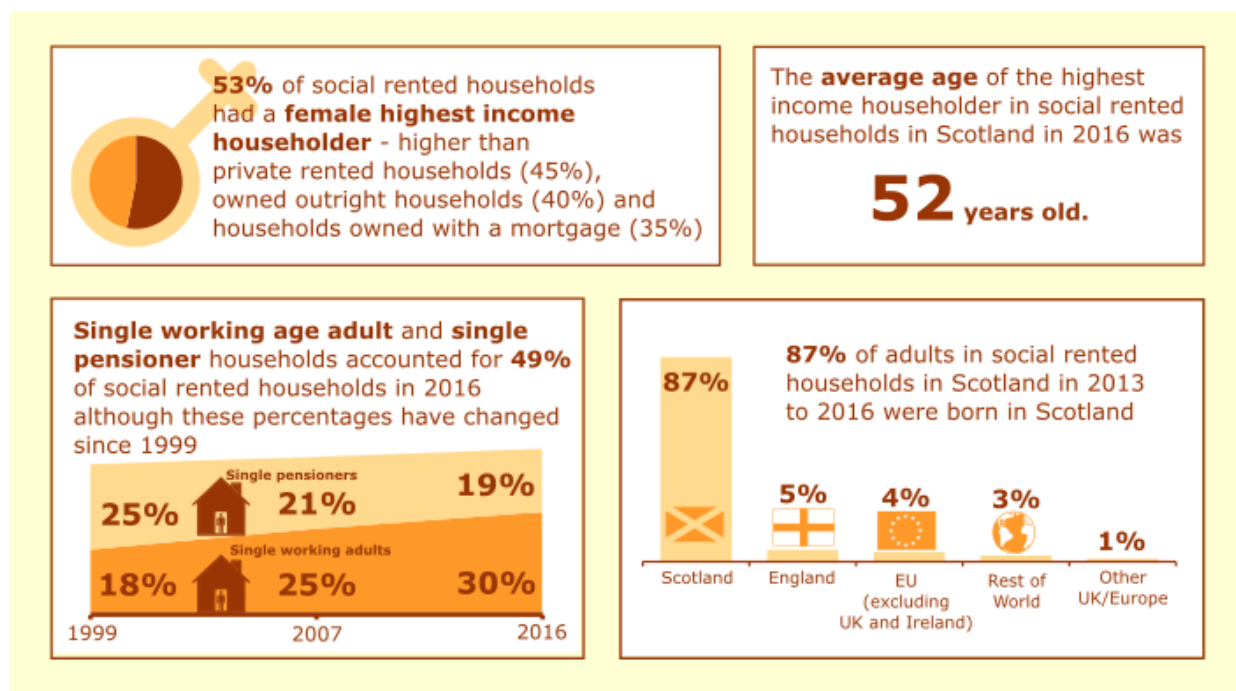
Number of Social Tenants and Social Housing Stock Provision:



¹ <http://www.gov.scot/Publications/2017/02/8350>

- There were an estimated **1.17 million people living in social rented housing in Scotland in 2016**, a similar figure to the estimated 1.14 million people in the previous year.
- Similar to the previous two years, social rented housing stock in 2016 was provided by **161 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 2016 totalled 594,458 units** (316,553 local authority properties and 277,905, housing association properties), a slight decrease of 594 (0.1%) homes from 595,052 units in 2015.
- **Local authorities generally had a larger size of stock in 2016 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.
- **71% of housing associations operated in a single local authority area in 2016**, 19% operated in 2 to 5 different local authority areas, whilst the remaining 10% operated across 6 or more local authority areas.
- At a Scotland level **53% of social rented housing stock in 2016 was owned by local authorities**, with **47% being owned by housing associations**.
- In 2016 **Scotland had a higher proportion of social renting stock (23%) compared to both England (17%) and Wales (16%)**.

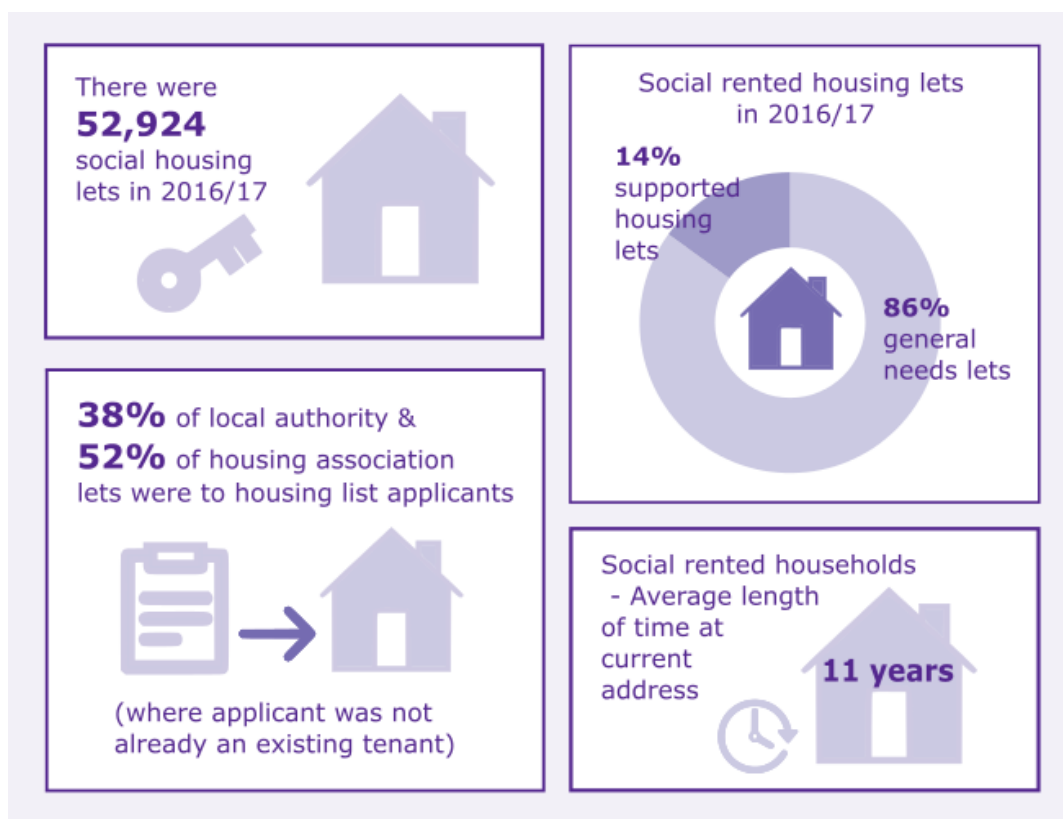
Characteristics of Social Tenants:



- **30% of social rented households in 2016 were single working age adults**, an increase from 18% in 1999. **19% of households were single pensioners**, a decrease from 25% in 1999.

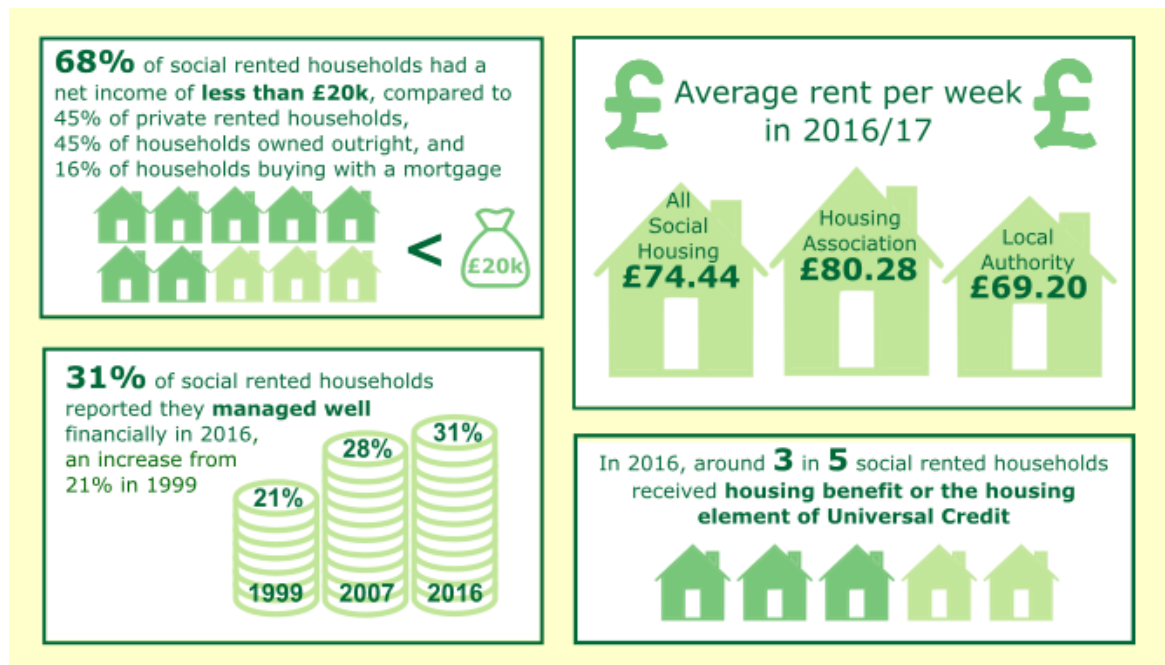
- **The average age of the highest income householder in social rented housing in 2016 was 52 years**, similar to the average of 53 years in 1999.
- **Social rented households in Scotland in 2016 had a higher proportion of female highest income householders (53%)** than private rented households (45%), 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 2016 were employed** (24% employed full time, 11% employed part time, and 3% self-employed). **23% of adults were retired from work, 13% were permanently sick or disabled, 9% were looking after the home or family, and 9% were unemployed and seeking work.**
- In the period 2013 to 2016, **86% of adults in social rented households stated they were 'White Scottish'**, a higher percentage than private rented households (57%).
- **3% of adults in social rented households identified as lesbian, gay, bisexual or other** in 2015, a similar percentage to the private rented sector (3%), but higher than in households that were owned outright (1%) or owned with a mortgage (1%), although these differences are only marginally statistically significant.
- In the period from 2013 to 2016, **52% of adults in social rented housing said they had no religion**, an increase on the 45% between 2009 and 2012. The percentage of adults with a Church of Scotland religion decreased over this time period from 29% to 22%, whilst the proportion with a Roman Catholic religion stayed similar from 18% to 17%.

Housing Flows:



- In 2016/17 there were a **total of 52,924 social rented housing lets**, a drop of 1,108 lets, or 2%, on the 54,032 lets in 2015/16.
- In 2016/17 **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 2016.
- **38% of lets by local authorities in 2016/17 were to housing list applicants**, compared to **52% of lets by housing associations**. (Where applicants were not already existing tenants).
- In 2016/17 **90% of local authority lets and 82% of housing association lets were general needs lets**.
- **Adults in social rented households in Scotland in 2016 had been at their current address for an average of 11 years**, a shorter average time than in 1999 (12 years).
- Local authority properties were **on average empty for 36.0 calendar days** before being re-let in 2016/17. Housing association properties were **on average empty for 26.8 calendar days**.
- **For social rented households in Scotland in which an adult had moved into the address within the last 12 months in 2016, nearly half of adults (49%) had a previous address which was also social rented**. 16% had a previous address that was their parental/family home, whilst 19% had a previous address that was rented privately.

Housing Costs and Income:



- The **average weekly rent for a social sector property in Scotland in 2016/17 was £74.44**, an increase of 2.1% on the previous year. Housing association rents averaged £80.28 per week, 16% higher than local authority rents of £69.20.

- **68% of social rented households in 2016 had a net income of £20k or less**, which compares to 45% of private rented households, 45% of households owned outright and 16% of households buying with a mortgage
- **Across the period 2013/14 to 2015/16, 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 2013/14 to 2015/16, **lower than the equivalent figures of 50% for England and 46% for Wales.**
- **61% of social rented households received Housing Benefit in 2016, with a further 1% receiving the housing element of universal credit. This compares to 23% of private rented sector households receiving Housing Benefit, with a further 1% receiving the housing element of universal credit.**
- 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 **84% for private rented households.**
- In 2016, **31% of social rented households in Scotland stated that they managed well financially, an increase from 21% in 1999.**

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Section 1 - Background

This is an annual Official Statistics compendium publication that presents an overview of social tenants and social rented housing in Scotland in the calendar year 2016. Where source data is available on a financial year basis then figures are presented for the 2016/17 financial year, or 2015/16 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 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> and in the annual Affordable Housing Supply Programme (AHSP) 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 or contact us on 0131 244 7234.

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 161 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.

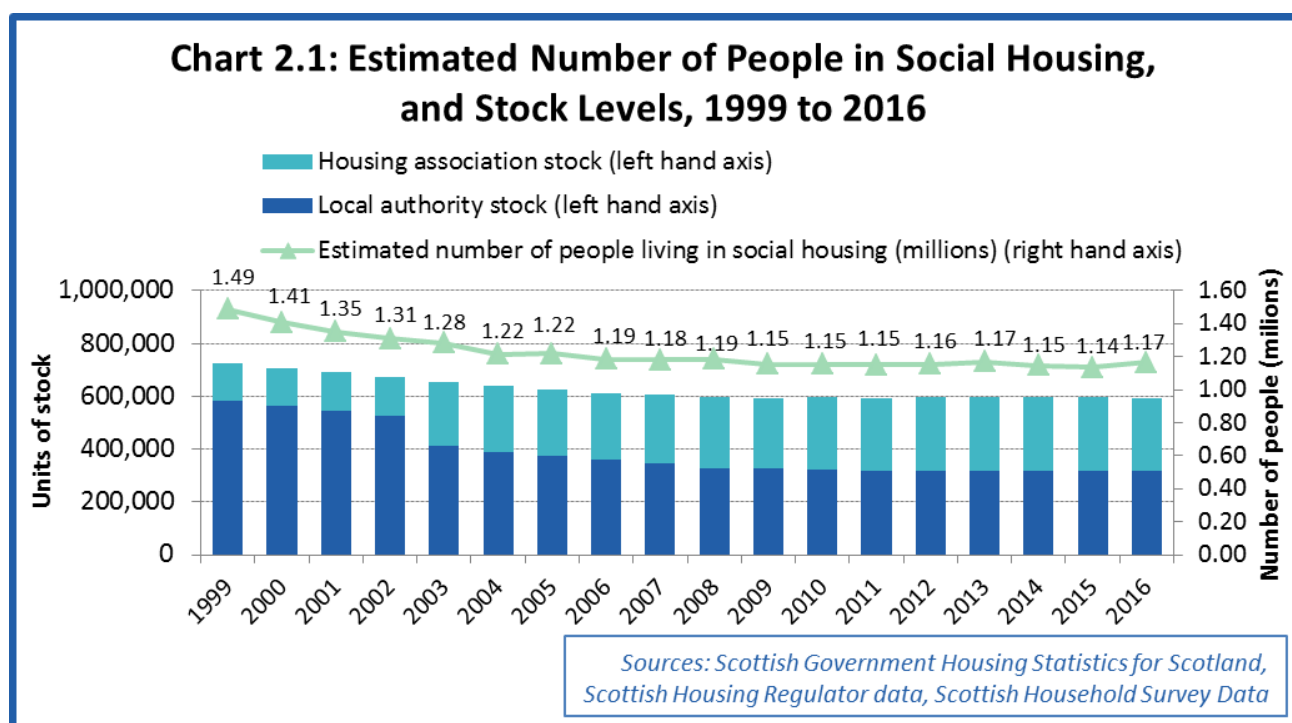
Section 2 – Number of Social Tenants and Social Housing Stock Provision

2.1 Number of people in social housing and stock levels

Similar to the previous two years, social rented housing in Scotland in 2016 was provided by 26 of the 32 local authorities who owned and ran local authority housing stock, along with 161 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.²

There were an estimated 1.17 million people living social rented housing in 2016, a similar figure to the estimated 1.14 million people in the previous year, but a decrease of 22% from the estimated 1.49 million people in 1999.

Social housing stock totalled 594,458 units in 2016, a slight decrease of 594 (0.1%) homes from 595,052 units in 2015, and an 18% decrease on the 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

² Some stock transfer local authorities who had previously transferred all of their stock to a housing association retained a very small number of residential properties that were previously tied to council facilities (e.g. school janitor houses or houses at entrances to public parks). For the purposes of this publication, all stock transfer local authorities are reported as having zero 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 2016. Between 2009 and 2016, the number of people in social housing has been between 1.14 million and 1.17 million each year. The estimated 1.17 million people living in social housing in 2016 is 22% lower than the estimated number in 1999 (1.49 million).

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 2016, which suggests that the number of units demolished and sold under Right to Buy 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 h-Eileanan Siar in 2006, and Inverclyde in 2007.

There was an average of 2.0 people per social household in 2016, an average of 1.6 adults and 0.4 children. These figures are similar to the previous year, but 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 2016.

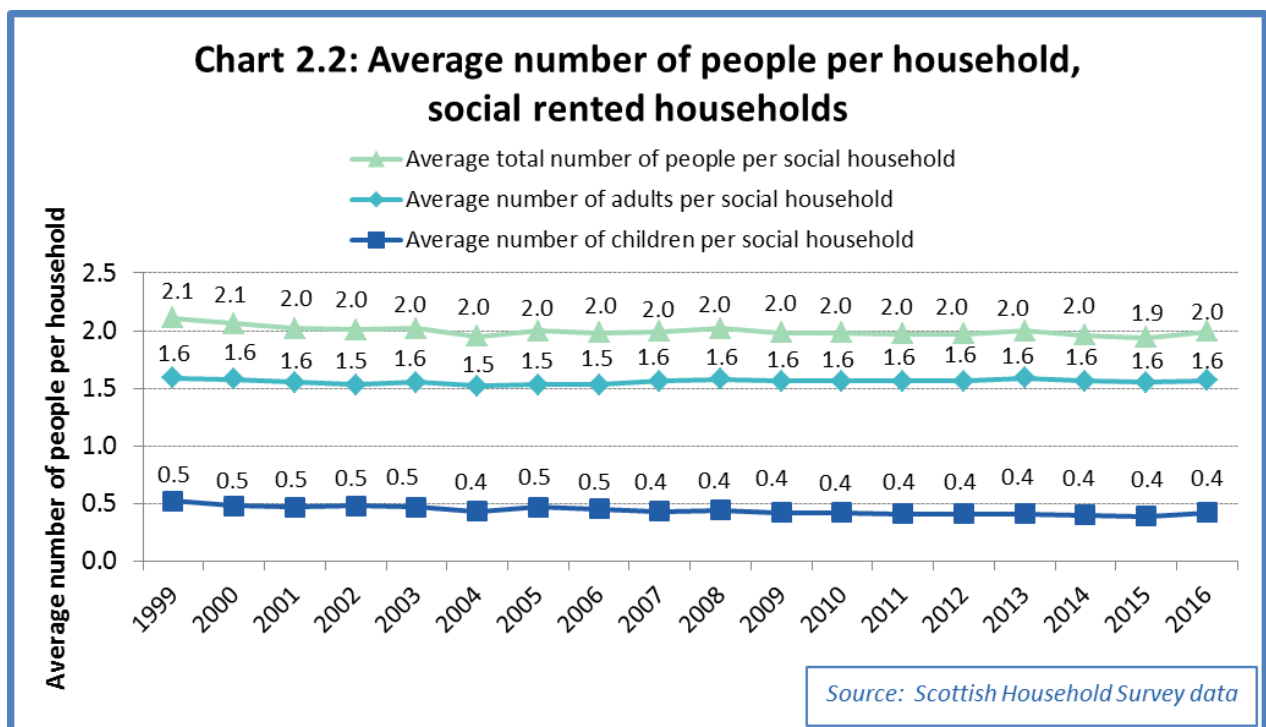


Table 2.1: Social housing stock, average number of people per household, and estimated number of people in social housing, 1999 to 2016

Year	1999	2000	2001	2002	2003	2004
Local authority stock as at March	584,375	564,783	546,962	527,454	414,256	388,160
Housing association stock as at March	127,894	130,925	138,709	143,188	238,472	251,074
Total social housing stock as at March	726,283	707,267	691,524	673,819	654,730	640,392
Vacant local authority stock as at March	19,843	21,530	22,062	20,746	16,474	14,399
Estimated vacant housing association stock	1,212	1,241	1,315	1,357	2,260	2,379
Total estimated vacant social stock as at March	21,055	22,771	23,377	22,103	18,734	16,778
Estimated occupied social stock as at March	705,228	684,496	668,147	651,716	635,996	623,614
Average number of adults per social household	1.6	1.6	1.6	1.5	1.6	1.5
Average number of children per social household	0.5	0.5	0.5	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
Estimated number of adults in social housing (millions)	1.12	1.08	1.04	1.00	0.99	0.95
Estimated number of children in social housing (millions)	0.37	0.33	0.31	0.31	0.30	0.27
Estimated total number of people in social housing (millions)	1.49	1.41	1.35	1.31	1.28	1.22
Year	2005	2006	2007	2008	2009	2010
Local authority stock as at March	373,554	361,876	345,744	329,524	325,648	323,138
Housing association stock as at March	251,475	251,100	261,447	269,398	268,427	272,401
Total social housing stock as at March	625,508	612,976	607,191	598,922	594,075	595,539
Local authority vacant stock as at March	14,050	12,060	10,289	9,269	9,120	9,756
Estimated vacant housing association stock	2,383	2,380	2,478	2,553	2,544	2,710
Total estimated vacant social stock as at March	16,433	14,440	12,767	11,822	11,664	12,466
Estimated occupied social stock as at March	609,075	598,536	594,424	587,100	582,411	583,073
Average number of adults per social household	1.5	1.5	1.6	1.6	1.6	1.6
Average number of children per social household	0.5	0.5	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
Estimated number of adults in social housing (millions)	0.93	0.92	0.93	0.93	0.91	0.91
Estimated number of children in social housing (millions)	0.29	0.27	0.26	0.26	0.24	0.24
Estimated total number of people in social housing (millions)	1.22	1.19	1.18	1.19	1.15	1.15
Year	2011	2012	2013	2014	2015	2016
Local authority stock as at March	319,878	319,384	318,160	317,572	317,005	316,553
Housing association stock as at March	274,996	277,484	277,379	277,555	278,047	277,905
Total social housing stock as at March	594,874	596,868	595,539	595,127	595,052	594,458
Local authority vacant stock as at March	7,667	7,847	7,013	6,556	6,515	6,181
Estimated vacant housing association stock	2,605	2,576	2,855	2,470	2,676	2,453
Total estimated vacant social stock as at March	10,272	10,423	9,868	9,026	9,191	8,634
Estimated occupied social stock as at March	584,602	586,445	585,671	586,101	585,861	585,824
Average number of adults per social household	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
Average total number of people per social household	2.0	2.0	2.0	2.0	1.9	2.0
Estimated number of adults in social housing (millions)	0.91	0.91	0.93	0.91	0.91	0.92
Estimated number of children in social housing (millions)	0.24	0.24	0.24	0.23	0.23	0.25
Estimated total number of people in social housing (millions)	1.15	1.16	1.17	1.15	1.14	1.17

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 0.95% to the total stock figures for each year, a proportion based on the vacant normal letting stock figures available across the years 2010 to 2016.*

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 2017: Key Trends Summary’³ and associated web tables⁴.

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 2016. 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 and other factors associated with social housing stock levels, such as new build housing by local authorities and housing associations, is published in Quarterly Housing Statistics updates, available from the Scottish Government Housing Statistics webpages⁵.

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, for each year from 2014 to 2016 (March for each year) while Chart 2.3 illustrates the trends. 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. There has been little change to this pattern over time.

Table 2.2: Social housing providers by size of stock, 2014 to 2016

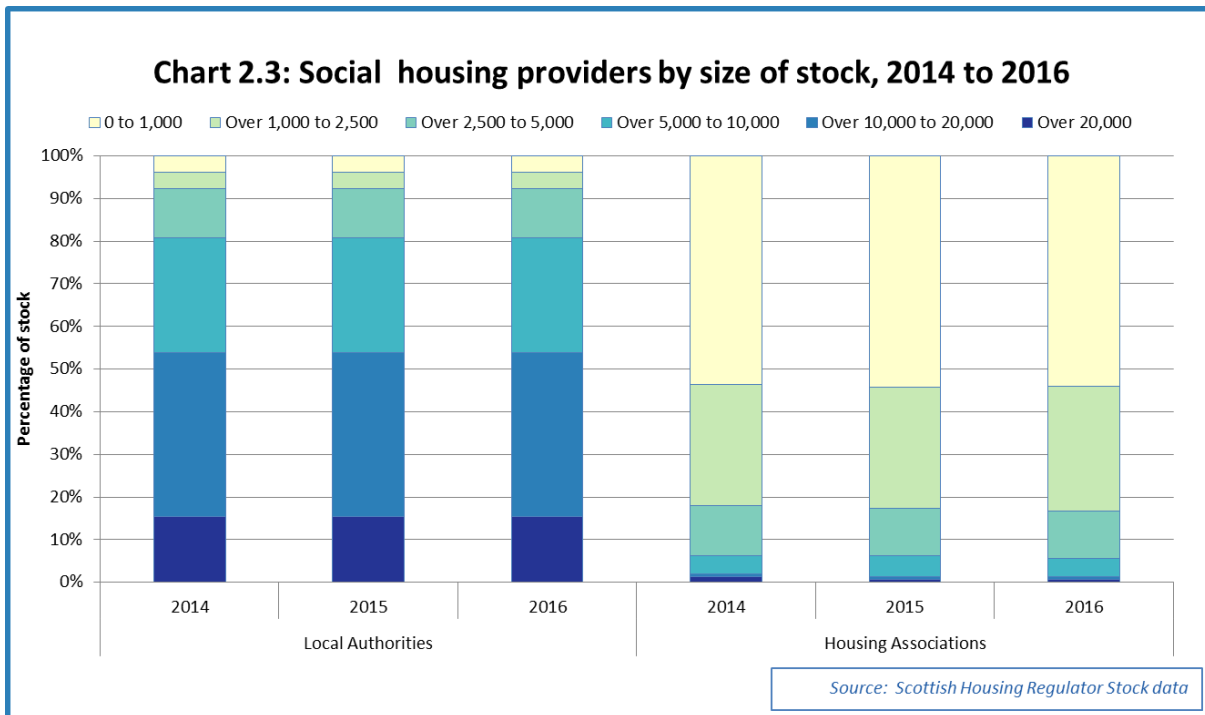
Stock size	2014		2015		2016		Percentages (2016 based)	
	Local Authorities	Housing Associations	Local Authorities	Housing Associations	Local Authorities	Housing Associations	Local Authorities	Housing Associations
0 to 1,000	1	87	1	88	1	87	4%	54%
Over 1,000 to 2,500	1	46	1	46	1	47	4%	29%
Over 2,500 to 5,000	3	19	3	18	3	18	12%	11%
Over 5,000 to 10,000	7	7	7	8	7	7	27%	4%
Over 10,000 to 20,000	10	1	10	1	10	1	38%	1%
Over 20,000	4	2	4	1	4	1	15%	1%

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

³ <http://www.gov.scot/Publications/2017/09/4158>

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

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



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 operate, for 2014, 2015, and 2016 (March for each year). It can be seen that in 2016, 71% of housing associations operated in a single local authority area; 19% operated in 2 to 5 different local authority areas, whilst the remaining 10% operated across 6 or more local authority areas. There has been little change in percentages over the 3 year period.

Table 2.3: Number of Housing Association operating areas, 2014 to 2016

	2014		2015		2016	
	Number of local authorities operated in	%	Number of local authorities operated in	%	Number of local authorities operated in	%
1	113	70%	115	72%	115	71%
2 to 5	31	19%	29	18%	30	19%
6 to 10	7	4%	7	4%	6	4%
11 to 20	4	2%	4	3%	4	2%
21 or more	6	4%	5	3%	6	4%

Source: Scottish Housing Regulator Stock Data

Note: Landlords with zero self-contained units in a local authority were excluded.

Table 2.4 below shows the amount of social rented housing stock in each local authority area as at March 2016, split by local authority and housing association providers (tables for 2015 and 2014 are available through the excel web tables). Across all of these tables, the 6 stock transfer authorities have no local authority owned stock. For the other 26 local authorities, local authority stock as a proportion of all social stock varied from 53% in the City of Edinburgh to 83% in Aberdeen City in 2016. At a Scotland level 53% of social rented housing stock was owned by local authority providers, with 47% being owned by housing association providers.

Table 2.4: Social housing stock in each local authority area, as at 31 March 2016

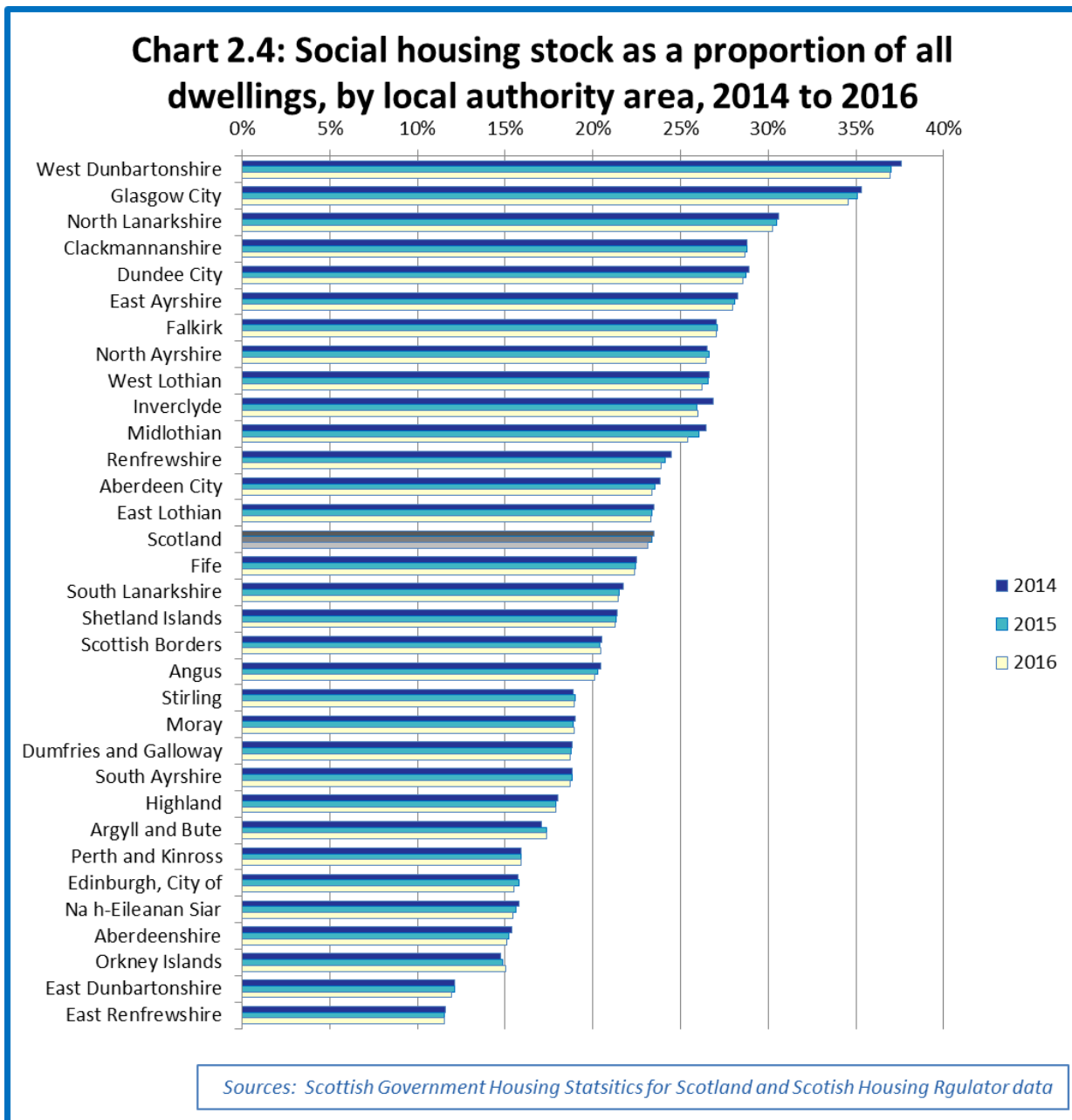
Local Authority Area	Local authority stock	Housing association stock	Total social housing stock	% of stock that is Local authority	% of stock that is housing association	Total number of dwellings	Social stock as a proportion of all dwellings
Aberdeen City	22,220	4,582	26,802	83%	17%	114,657	23%
Aberdeenshire	12,874	4,641	17,515	74%	26%	115,822	15%
Angus	7,722	3,480	11,202	69%	31%	55,746	20%
Argyll and Bute		8,282	8,282	0%	100%	47,746	17%
Clackmannanshire	4,968	1,963	6,931	72%	28%	24,168	29%
Dumfries and Galloway		13,926	13,926	0%	100%	74,322	19%
Dundee City	12,661	8,419	21,080	60%	40%	73,858	29%
East Ayrshire	12,741	3,403	16,144	79%	21%	57,764	28%
East Dunbartonshire	3,578	1,910	5,488	65%	35%	45,852	12%
East Lothian	8,629	2,205	10,834	80%	20%	46,502	23%
East Renfrewshire	2,993	1,417	4,410	68%	32%	38,225	12%
Edinburgh, City of	19,910	17,723	37,633	53%	47%	242,782	16%
Falkirk	16,369	3,518	19,887	82%	18%	73,529	27%
Fife	29,982	8,910	38,892	77%	23%	173,947	22%
Glasgow City		105,458	105,458	0%	100%	305,007	35%
Highland	13,899	6,844	20,743	67%	33%	115,996	18%
Inverclyde		10,088	10,088	0%	100%	38,811	26%
Midlothian	6,776	3,135	9,911	68%	32%	38,986	25%
Moray	6,061	2,314	8,375	72%	28%	44,275	19%
Na h-Eileanan Siar		2,253	2,253	0%	100%	14,588	15%
North Ayrshire	13,097	4,816	17,913	73%	27%	67,695	26%
North Lanarkshire	36,719	9,497	46,216	79%	21%	152,841	30%
Orkney Islands	959	694	1,653	58%	42%	10,994	15%
Perth and Kinross	7,467	3,862	11,329	66%	34%	71,088	16%
Renfrewshire	12,393	7,993	20,386	61%	39%	85,361	24%
Scottish Borders		11,818	11,818	0%	100%	57,784	20%
Shetland Islands	1,734	623	2,357	74%	26%	11,065	21%
South Ayrshire	8,081	2,176	10,257	79%	21%	54,789	19%
South Lanarkshire	25,086	6,684	31,770	79%	21%	148,310	21%
Stirling	5,652	2,075	7,727	73%	27%	40,822	19%
West Dunbartonshire	10,748	5,902	16,650	65%	35%	45,080	37%
West Lothian	13,234	7,294	20,528	64%	36%	78,219	26%
Scotland	316,553	277,905	594,458	53%	47%	2,566,625	23%

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

Note: Total dwellings for March 2016 are estimated based on an average of NRS dwelling counts from Sept 2016 and Sept 2017.

Total social rented housing stock as a percentage of all dwellings in 2016 varied from 12% in East Dunbartonshire and East Renfrewshire to 35% in Glasgow and 37% in West Dunbartonshire. Chart 2.4 below shows these proportions for each local authority for each of the years 2014, 2015, and 2016. The largest percentage

point decreases in social housing stock proportions across the 3-year period have been seen in West Dunbartonshire, Glasgow City, Inverclyde, Midlothian, and Renfrewshire (all decreases of 1 percentage point between 2014 and 2016). The largest absolute drop in the number of social stock units across these three years was seen in Glasgow (a drop of 1,131 homes). Increases in the social sector dwellings as a proportion of all dwellings between 2014 and 2016 were seen in Orkney (+0.3%) and Argyll & Bute (+0.3%).



2.3 Stock across all tenures, Scotland, England and Wales

Chart 2.5 and Table 2.5 below show stock across all tenures for Scotland from 2001 to 2016. In 2016 Scotland had a total of 2.57 million dwellings. Social rented housing stock totalled 594 thousand dwellings, 23% of the total. There were 1.58 million owner occupied dwellings (61% of the total) and 394 thousand private rented dwellings (15% of the total).

From 2015 to 2016, the total number of dwellings in Scotland increased by 1% (17,553 homes). The number of social rented properties dropped slightly (a decrease of 594 homes), the number of private rented dwellings increased by 3% (12,093 homes), and the number of owner occupier dwellings increased by 0.4% (5,880 homes).

Over the longer term period from 2001 to 2016, the total number of dwellings in Scotland has increased by 11% (254,757 homes). The number of social rented properties across this time period has fallen by 14% (97,066 homes), whilst the number of private rented dwellings has more than doubled (a 128% increase, or 221,443 homes), and the number of owner occupier dwellings has increased by 9% (130,205 homes).

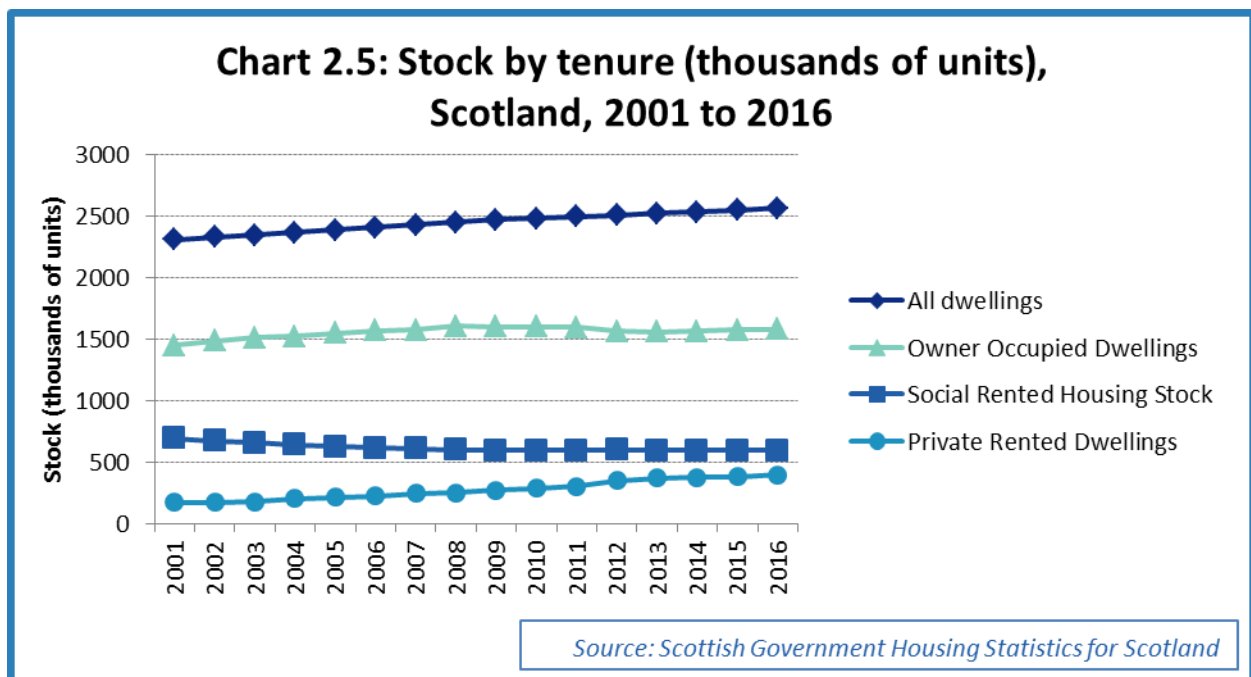
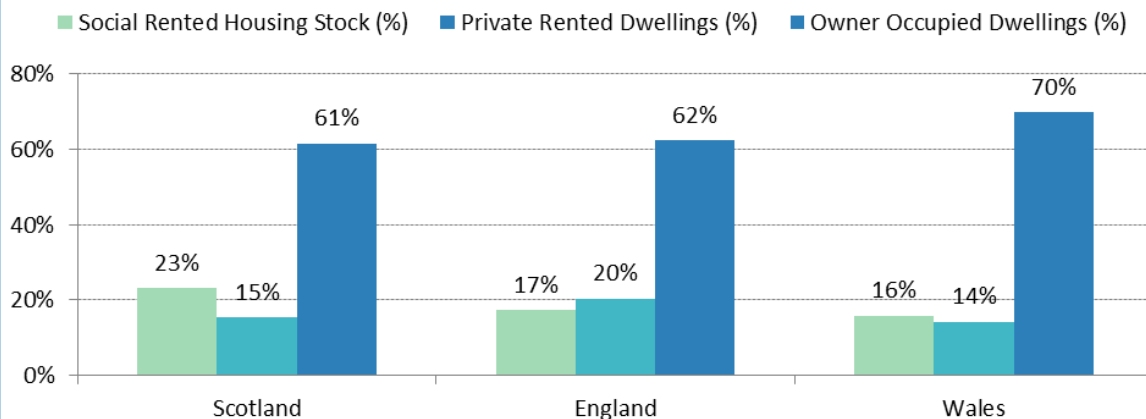


Table 2.5: Stock by tenure, Scotland, 2001 to 2016 (thousands of units)

	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	595	375	1,565	23%	15%	62%
2015	2,549	595	382	1,572	23%	15%	62%
2016	2,567	594	394	1,578	23%	15%	61%
<u>change from 2015 to 2016:</u>							
change (%)	1%	0%	3%	0%			
change (thousands of units)	17.6	-0.6	12.1	5.9			
<u>change from 2001 to 2016</u>							
change (%)	11%	-14%	128%	9%			
change (thousands of units)	254.8	-97.1	221.4	130.2			
<i>Source: Scottish Government Housing Statistics for Scotland</i>							
<i>Note: Private Rented includes accommodation tied to employment and others living rent free. Vacant private dwellings have been apportioned to the owner occupied category</i>							

Chart 2.6 below shows stock by tenure as a percentage of all dwellings in 2016 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 (15%) and Wales (14%), whilst Wales had the highest proportion of owner occupier dwellings (70%) compared to both Scotland (61%) and England (62%).

Chart 2.6: Stock by tenure as a percentage of all dwellings in 2016 - Scotland, England and Wales



Sources: Scottish Government Housing Statistics for Scotland, Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

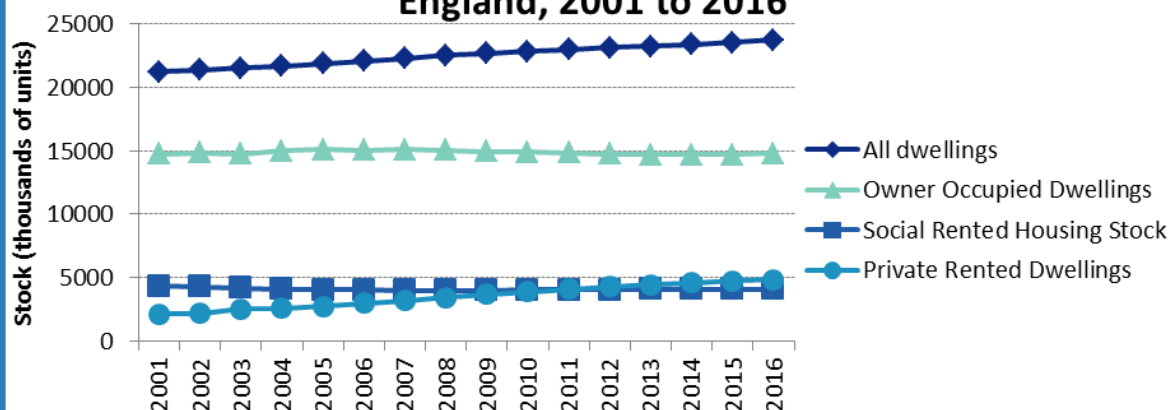
Charts 2.7 and 2.8 and Tables 2.6 and 2.7 below provide further detail on changes to stock by tenure for England and Wales. From these, along with the equivalent figures for Scotland, it can be seen that there have been similar increases in the total number of dwellings over the 2001 to 2016 time period in Scotland, England and Wales (11%, 12%, and 11%, respectively).

Social rented stock fell by 14% in Scotland between 2001 and 2016, a higher proportion than the equivalent figures for England (a 6% drop) and Wales (an 8% drop).

Each country has seen the number of private rented dwellings more than doubling between 2001 and 2016, with increases being 128% in Scotland, 127% in England and 124% in Wales.

The number of owner occupier dwellings in Scotland in 2016 was 9% higher when compared to the numbers in 2001. Wales saw a 5% increase between these two years whilst England saw little change.

**Chart 2.7: Stock by tenure (thousands of units),
England, 2001 to 2016**



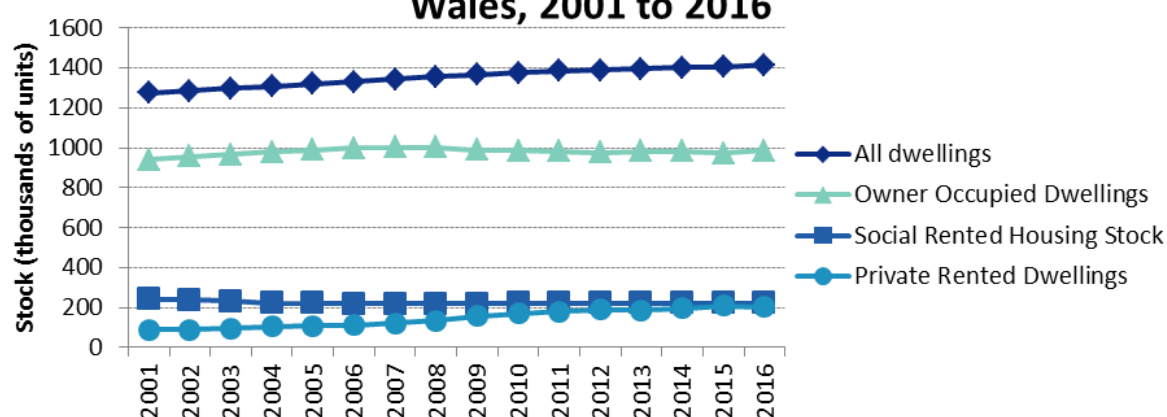
Source: Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

Table 2.6: Stock by tenure, England 2001 to 2016 (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	4,773	14,684	17%	20%	62%
2016	23,733	4,099	4,847	14,786	17%	20%	62%
change from 2015 to 2016	1%	0%	2%	1%			
change from 2001 to 2016	12%	-6%	127%	0%			

Source: Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

**Chart 2.8: Stock by tenure (thousands of units),
Wales, 2001 to 2016**



Source: Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

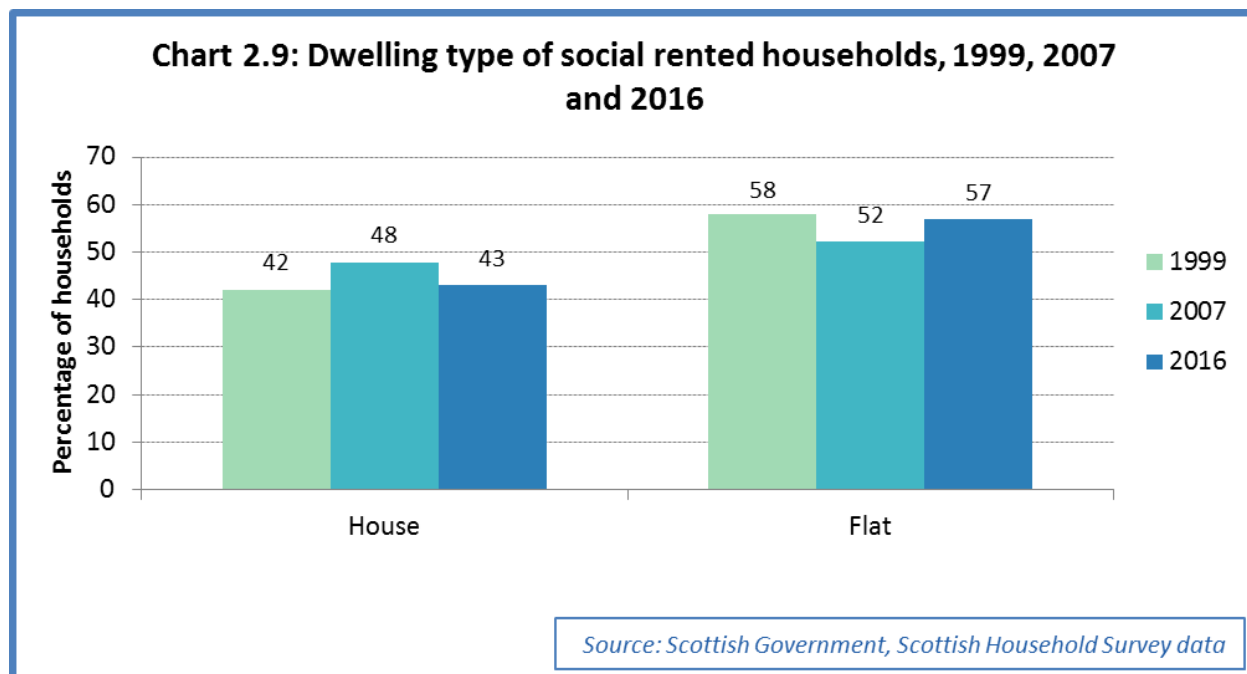
Table 2.7: Stock by tenure, Wales 2001 to 2016 (thousands of units)

	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%
2016	1,413	224	202	986	16%	14%	70%
change from 2015 to 2016	0%	0%	-3%	1%			
change from 2001 to 2016	11%	-8%	124%	5%			

Source: Ministry of Housing, 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, 43% of social rented households in Scotland in 2016 were living in a house, a similar level to the 42% figure in 1999. Correspondingly, 57% of households were living in a flat in 2016, a similar level to 58% in 1999.



There were some differences in dwelling types between social landlord providers in 2016, with 48% of local authority households living in houses and 52% living in flats, whilst only 37% of housing association households were living in a house and 63% living in a flat, however some of this difference may be due to the large proportion of flatted properties in Glasgow, a stock transfer authority in which all social stock is owned by housing associations.

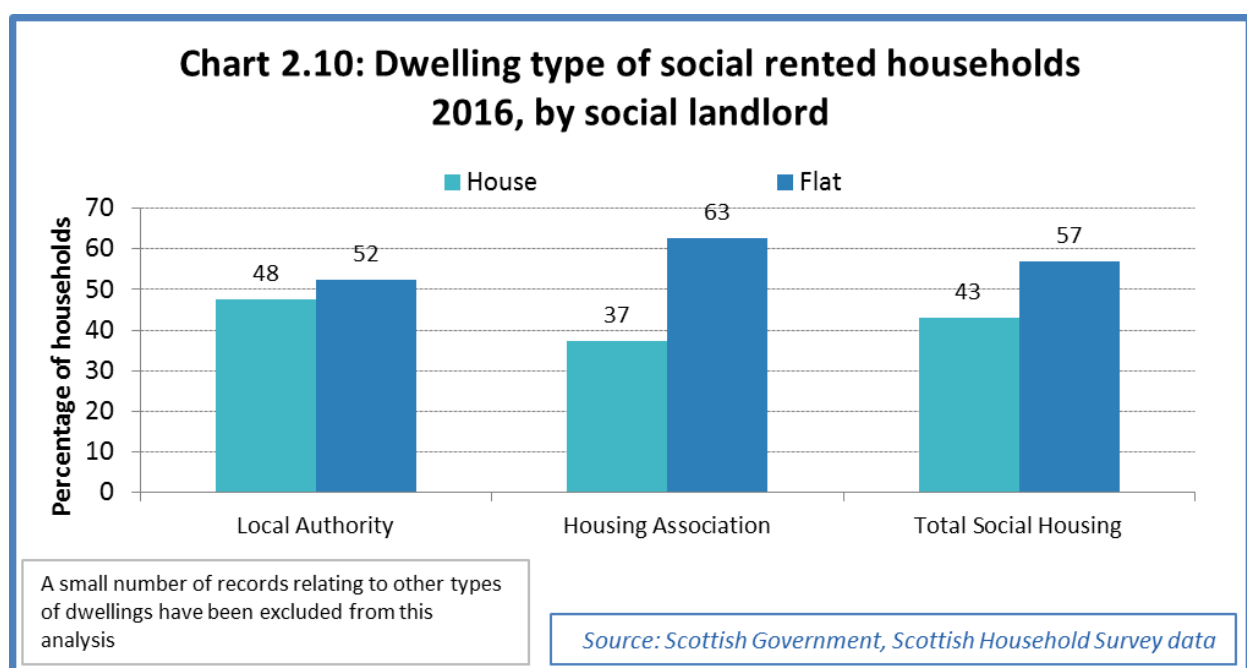
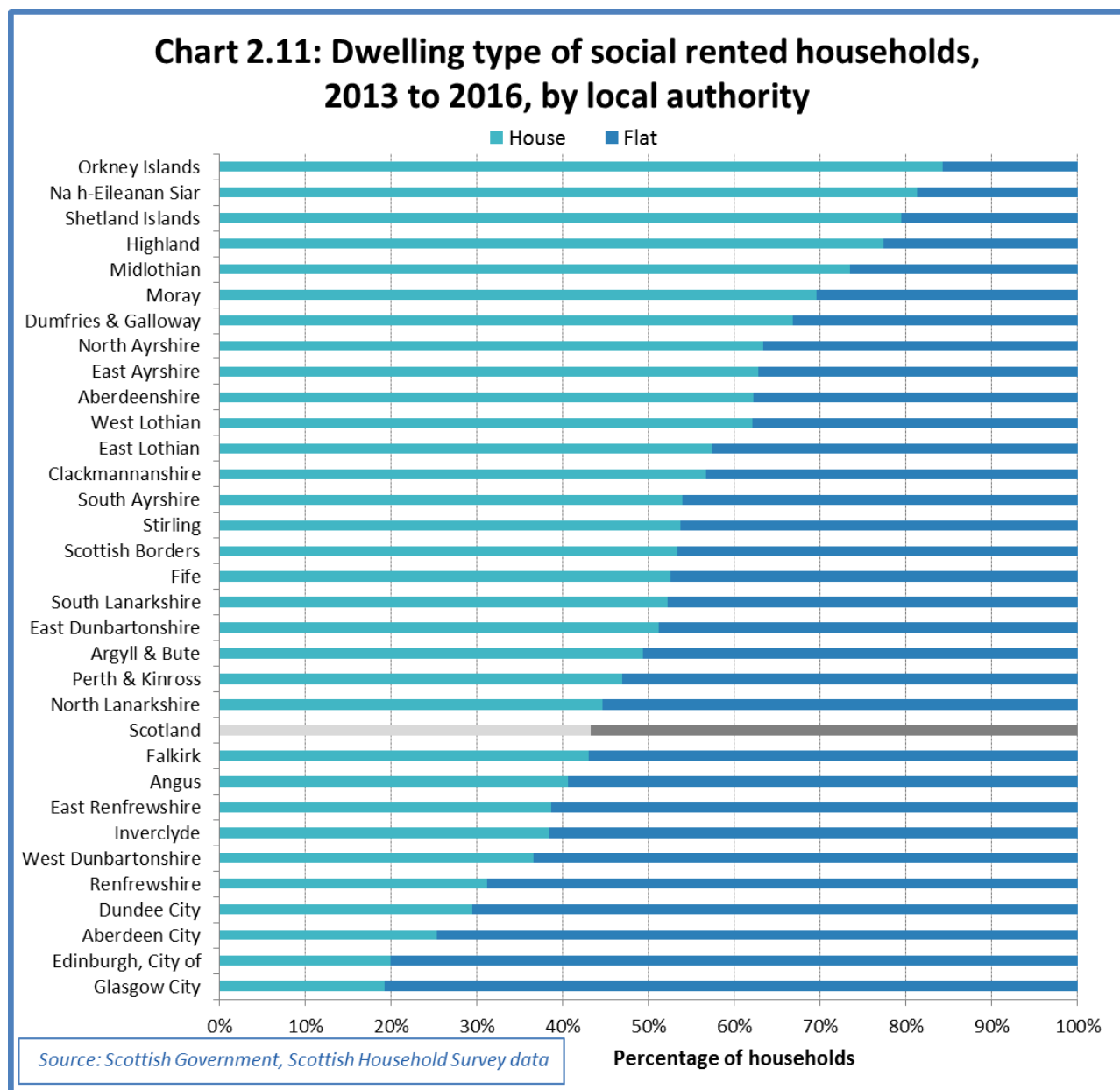


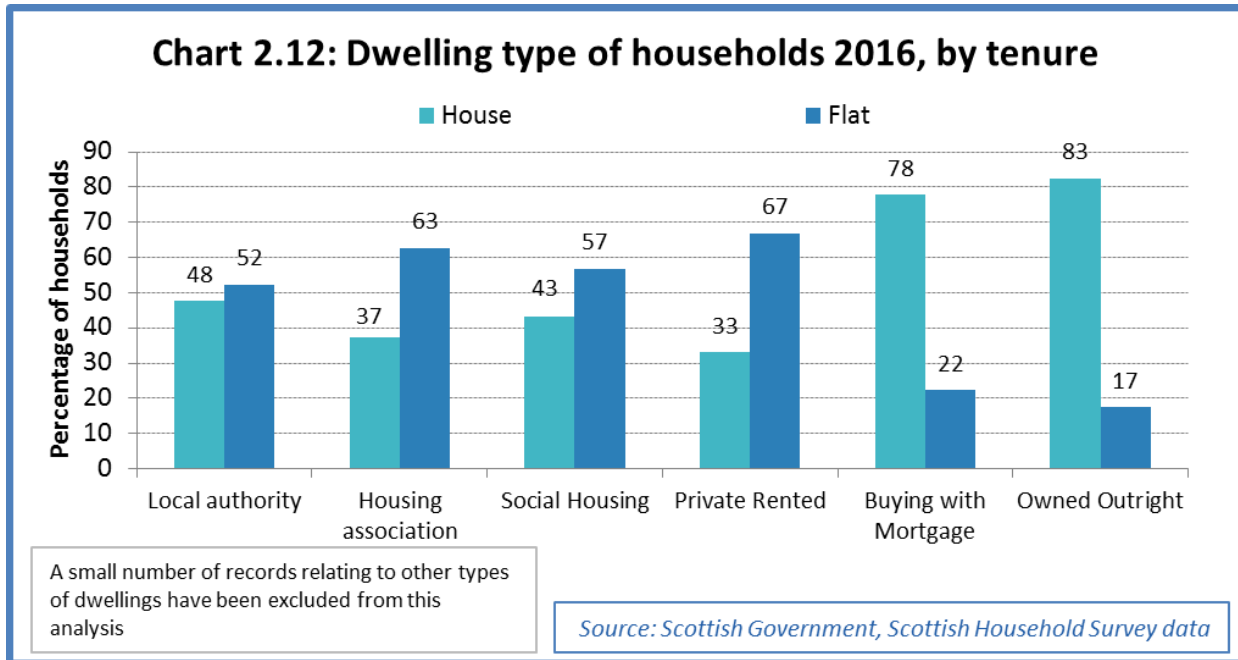
Chart 2.11 presents estimates of dwelling types of social rented households by individual local authority areas. Data for the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority analysis to be produced. However, due to the range of sample sizes across the local authorities, there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

As shown in Chart 2.11, city authorities tend to have more social housing flats than houses (Glasgow City 81%, City of Edinburgh 80%, Aberdeen City 75% and Dundee City 71%), whereas more rural authorities have fewer flats (Orkney Islands 16%, Na h-Eileanan Siar 19%, Shetland Islands 21% and Highlands 23%).

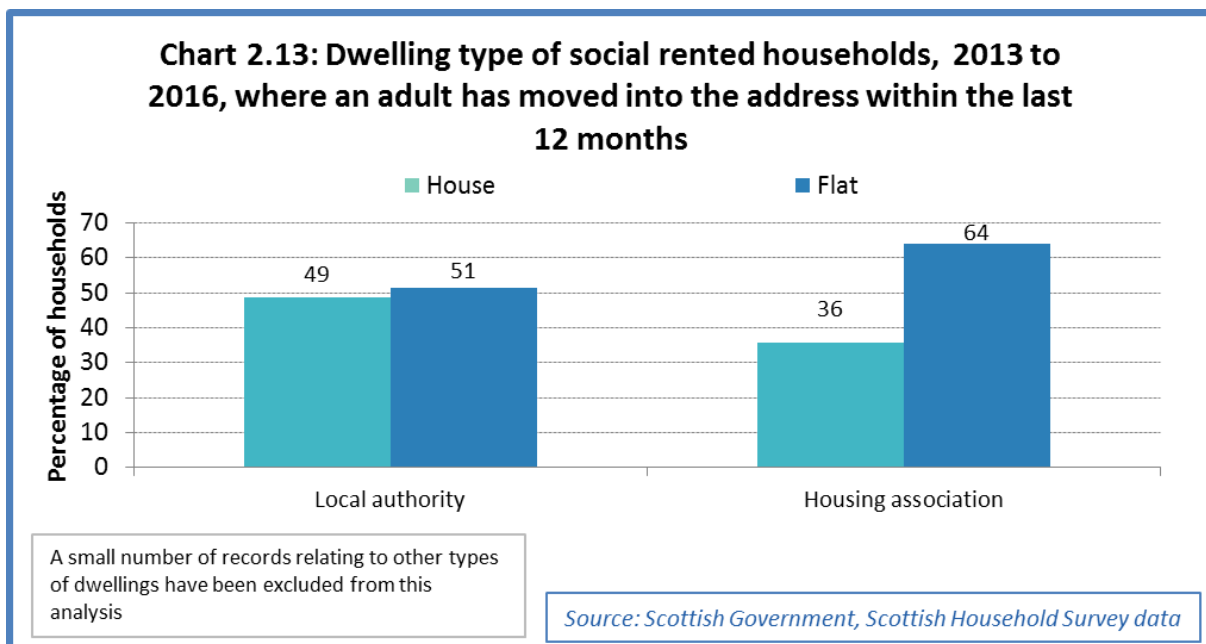


Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

In 2016, 33% of private rented households were living in houses, a similar proportion to 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 83% of households who own outright living in a house.



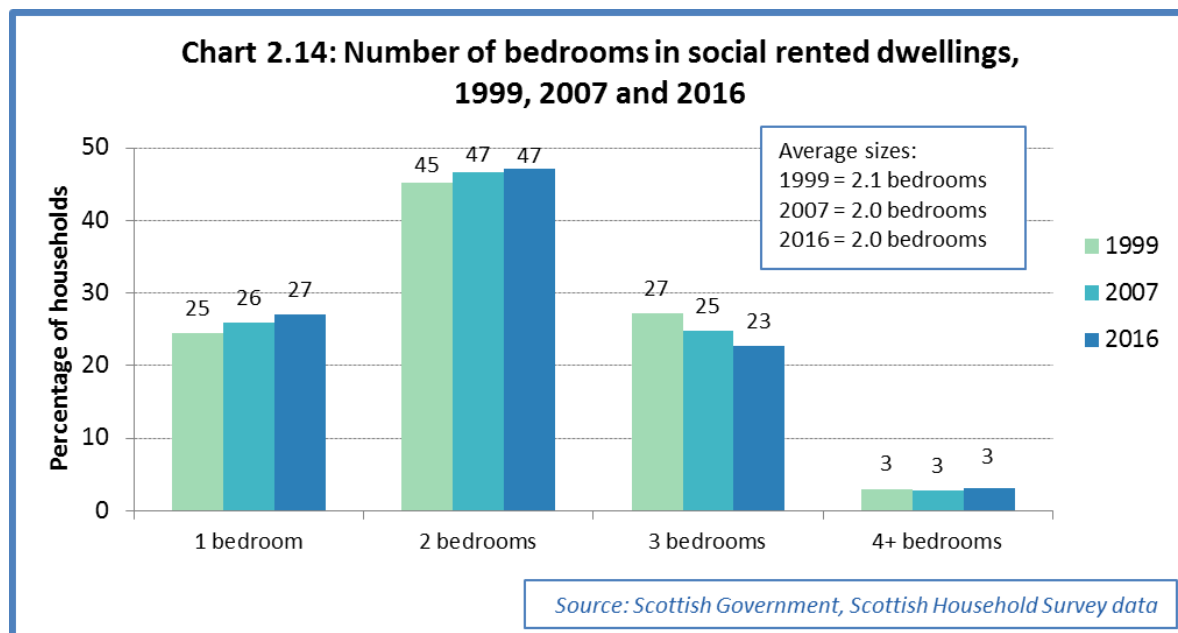
When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), 49% of local authority and 36% of housing association households were living in a house in 2013 to 2016, figures which are similar to those for all social households in 2016. This would suggest that newly formed social rented households are living in dwelling types (houses/flats) that are similar to more established social households.



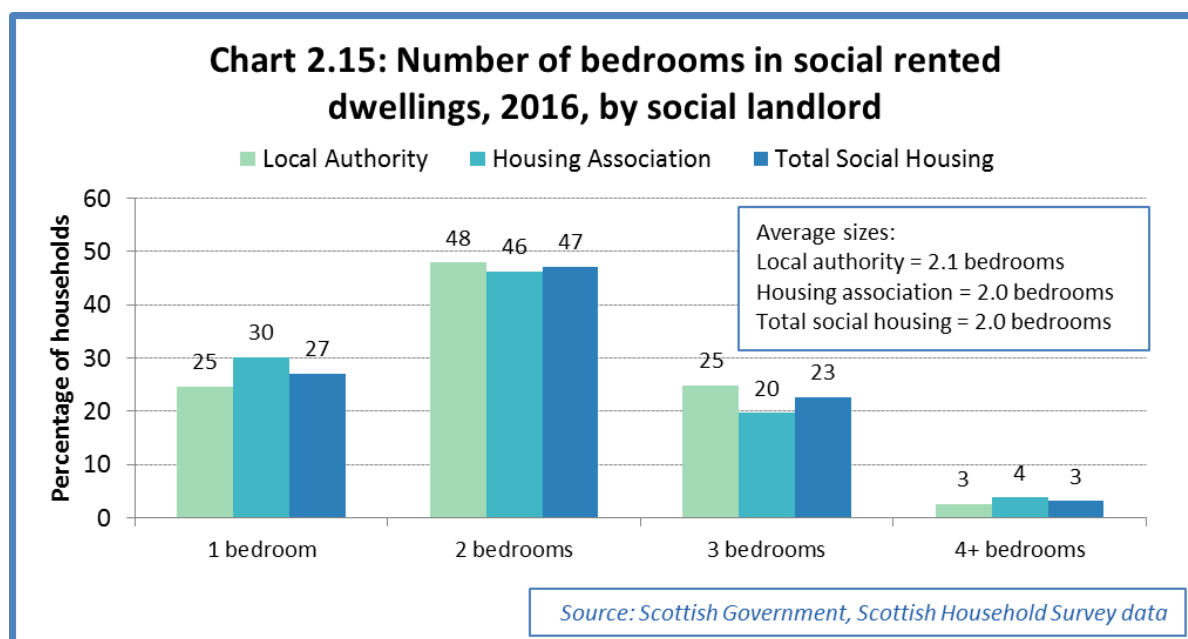
2.5 Number of bedrooms

Based on responses from households interviewed for the Scottish Household Survey, dwellings occupied by social rented households in 2016 contained an average of 2.0 bedrooms, similar to the average of 2.1 bedrooms per dwelling in 1999.

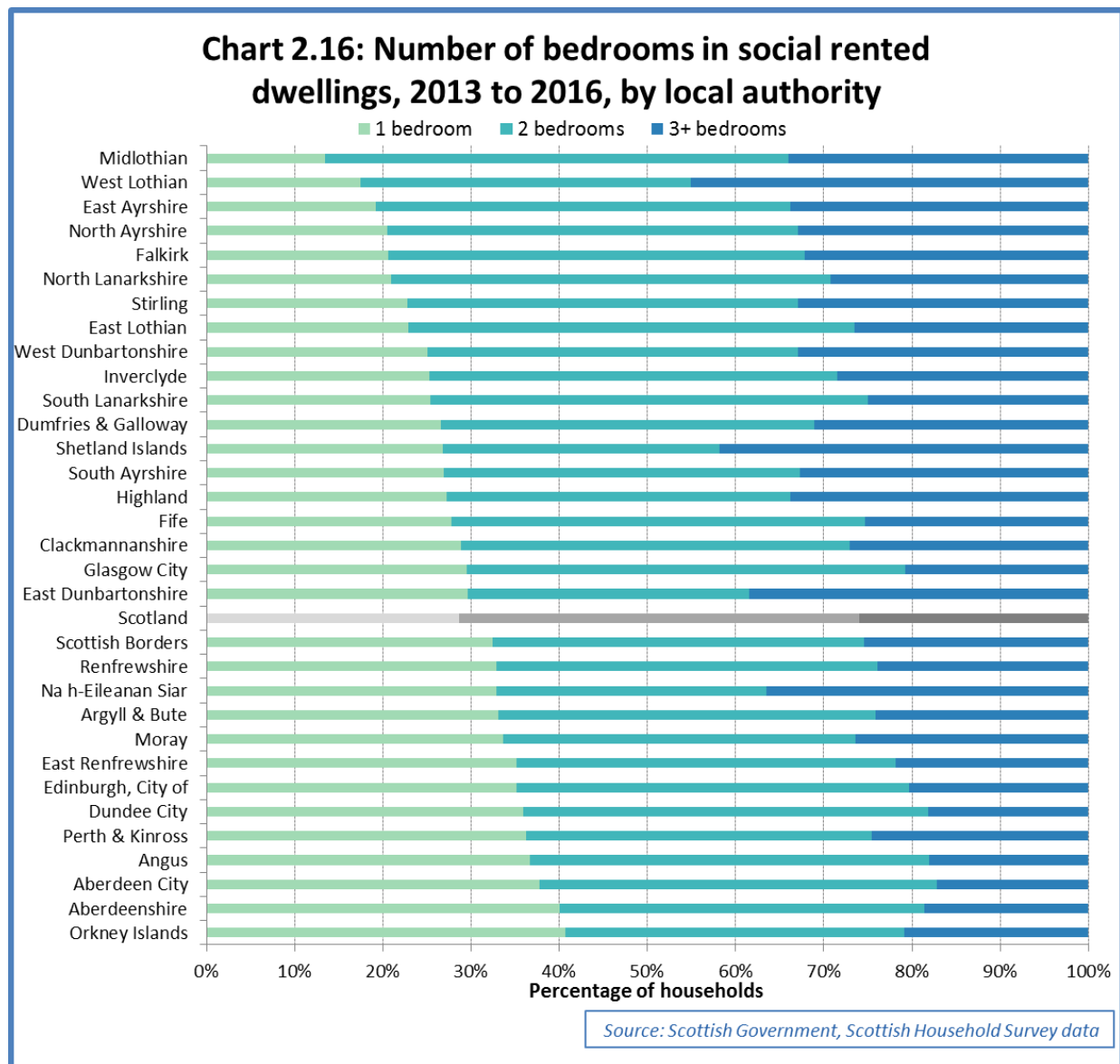
The most common size of social rented dwelling in 2016 was 2 bedrooms, with 47% of dwellings being this size, a similar level to 1999 (45%). In 2016, 27% of social rented dwellings contained 1 bedroom, a slight increase from 25% in 1999, whilst 23% of dwellings contained 3 bedrooms, a drop from 27% in 1999.



There were similar values for average numbers of bedrooms between social landlord providers in 2016, with local authority dwellings on average containing 2.1 bedrooms compared with 2.0 for housing association dwellings.



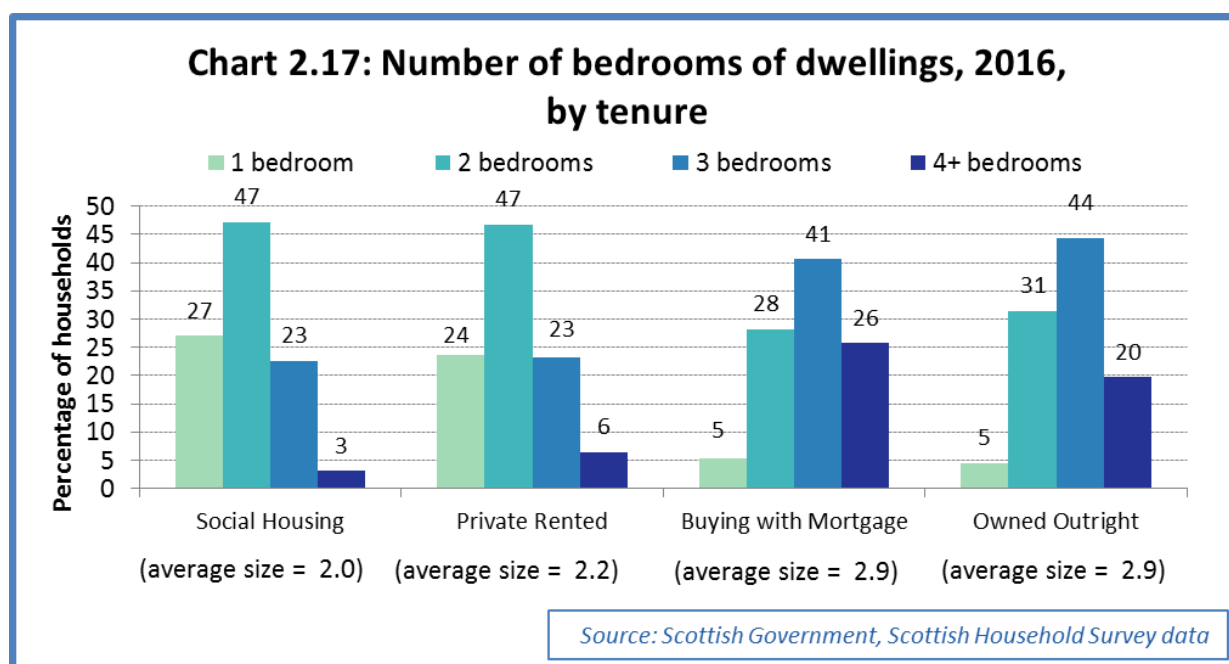
Within the four years 2013 to 2016, the percentage of social rented properties with only one bedroom varied from 13% in Midlothian up to 40% in Aberdeenshire and 41% in the Orkney Islands. This compared to 29% across Scotland as a whole. The percentage of properties with three or more bedrooms varied from 17% in Aberdeen City and 18% in Angus and Dundee City up to 42% in the Shetland Islands and 45% in West Lothian.



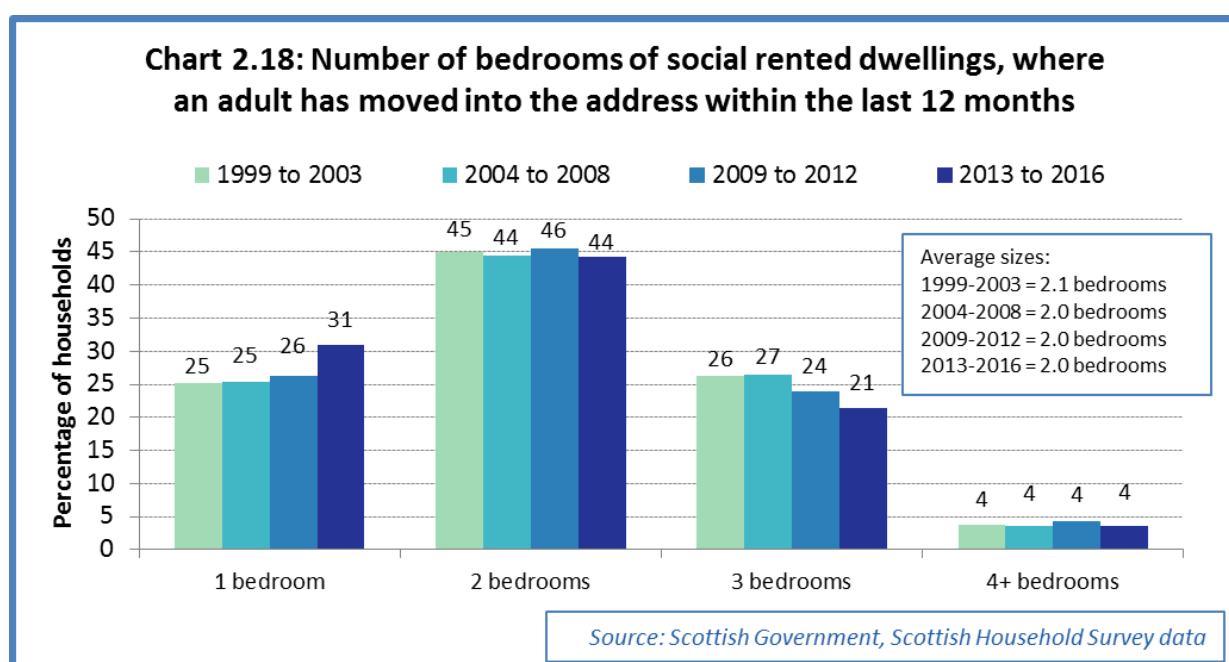
Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were some differences in the numbers of bedrooms in dwellings in 2016 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 (26% and 20% respectively).



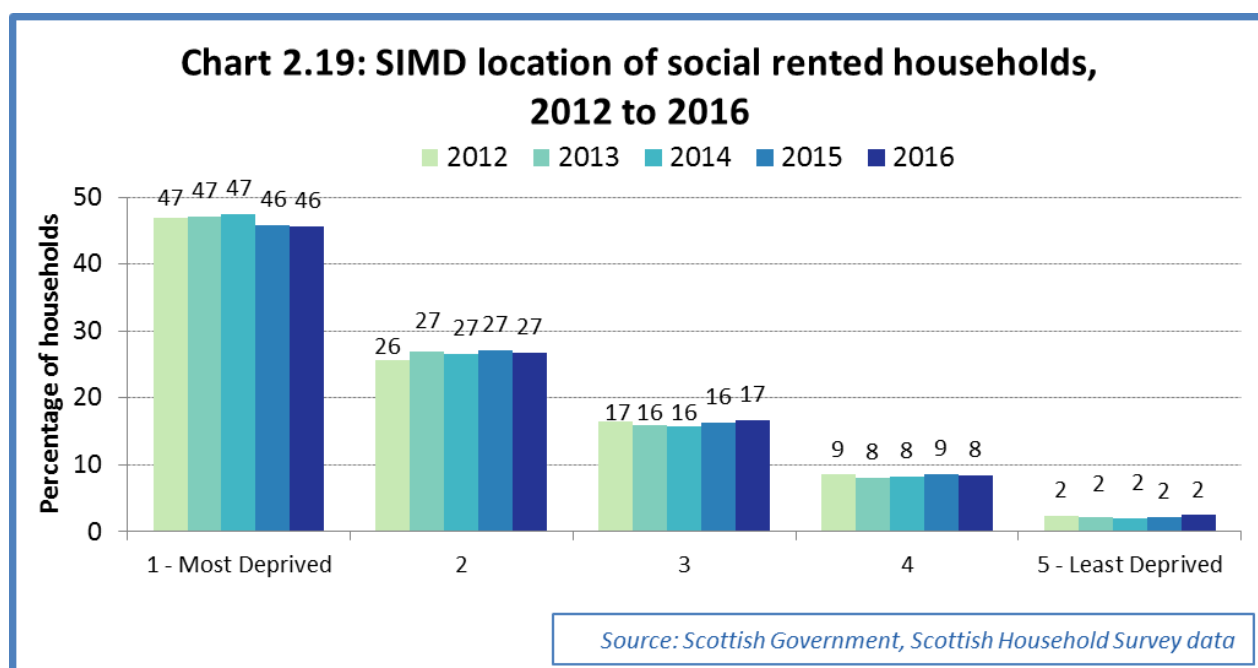
When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), the number of bedrooms in these dwellings have been similar to the figures for all social rented dwellings. Dwellings occupied by households where an adult had moved into the address within the last 12 months in 2013 to 2016 had on average 2.0 bedrooms. This is the same as the figure of 2.0 bedrooms of all social rented dwellings in 2016. 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.



2.6 Location of households in Areas of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD⁶) 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.

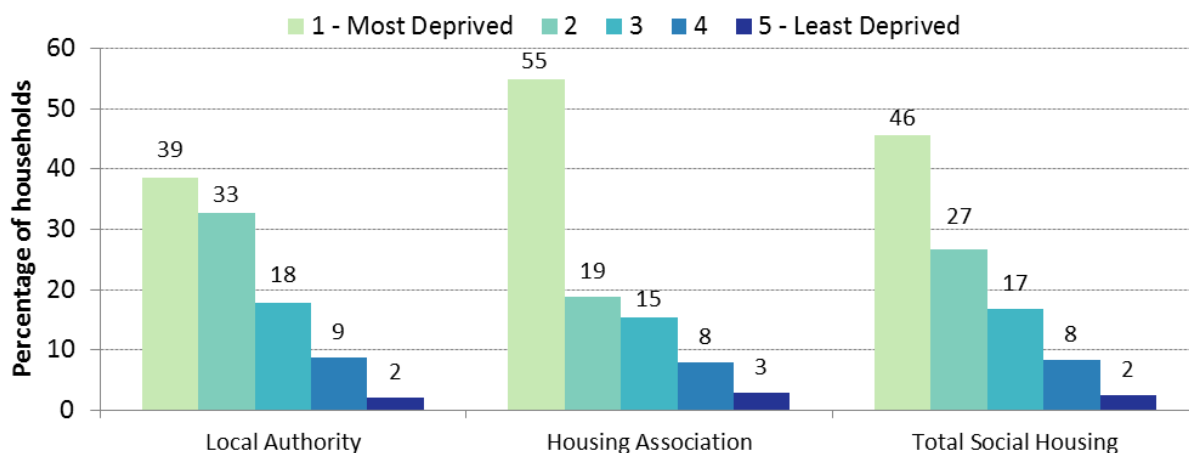
Based on the location of households interviewed for the Scottish Household Survey, 46% of social rented households in 2016 were living in dwellings in the 20% most deprived areas of Scotland (as defined by the SIMD 2012 measure), a similar proportion to the years 2012 to 2015. Only 2% were living in the 20% least deprived areas of the country. The SIMD 2012 measure has been used to enable comparisons to be made between these years. When using the most recent measure, SIMD 2016, 44% of social rented households were living in dwellings in the 20% most deprived areas of Scotland.



There were some differences in deprivation locations between social landlord providers in 2016, with 55% of housing association households living in dwellings in the 20% most deprived areas, compared to 39% of local authority households. However some of this difference may be due to the number of households located in deprived areas within Glasgow, a stock transfer authority in which all social stock is owned by housing associations.

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

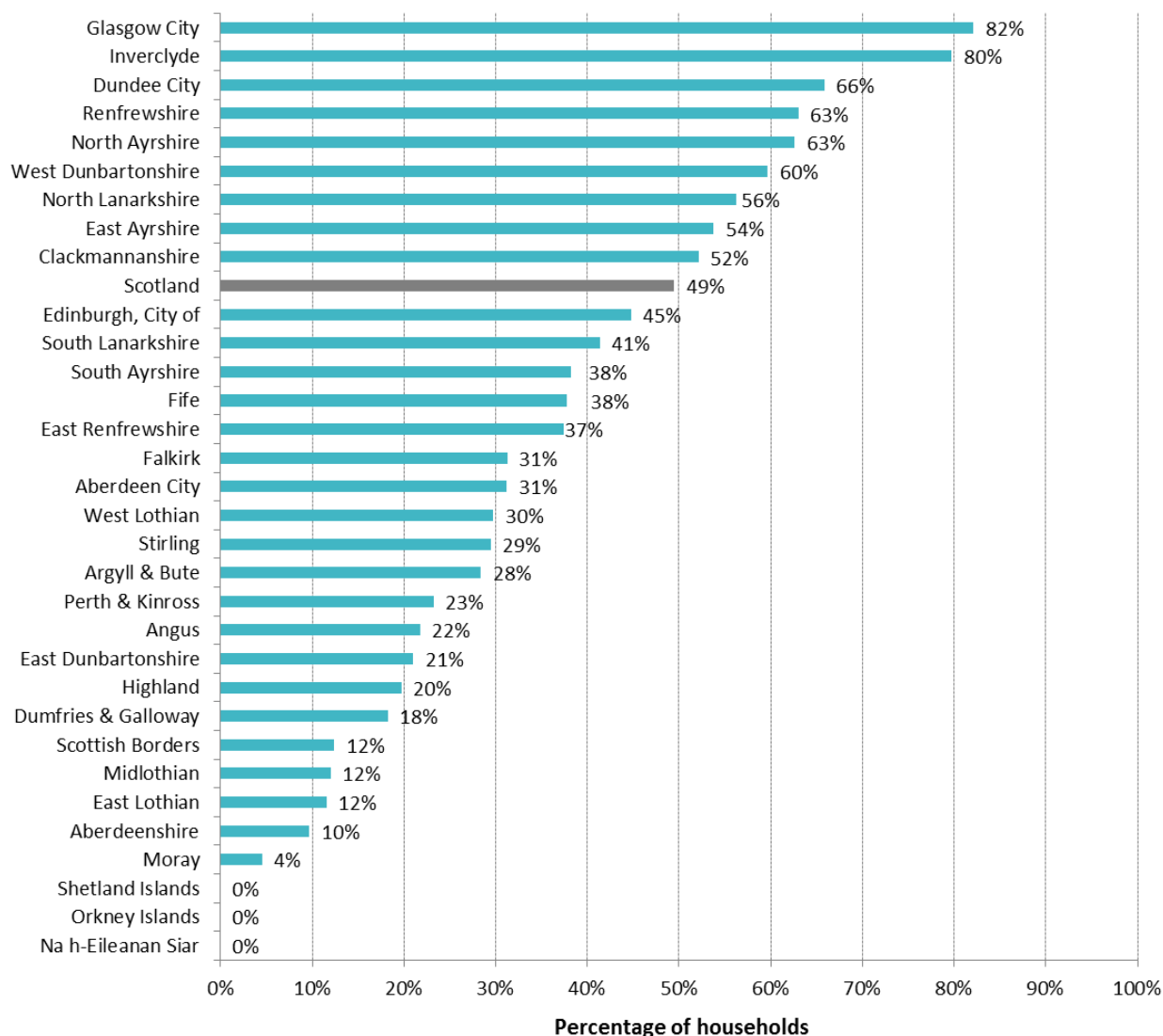
Chart 2.20: SIMD location of social rented households, 2016, by landlord



Source: Scottish Government, Scottish Household Survey

Chart 2.21 below shows the percentage of social rented households in each local authority who live in one of the 20% most deprived areas of Scotland. In Glasgow and Inverclyde, 82% and 80% of social rented households, respectively, live in one of the 20% most deprived areas of the country. In the island local authorities (Shetland, Orkney and Na h-Eileanan Siar) 0% of social rented households lived in one of the 20% most deprived areas of Scotland, however these figures can be explained because none of the areas of these three local authorities have been classed as being in the most 20% deprived areas of Scotland. For SIMD 2012 as a whole, the percentage of datazones in the most 20% deprived areas of the country varies from 0% in Shetland, Orkney and Na h-Eileanan Siar, up to 45% in Inverclyde and 49% in Glasgow.

Chart 2.21: Social rented households living in the 20% most deprived areas of Scotland, 2013 to 2016, by local authority

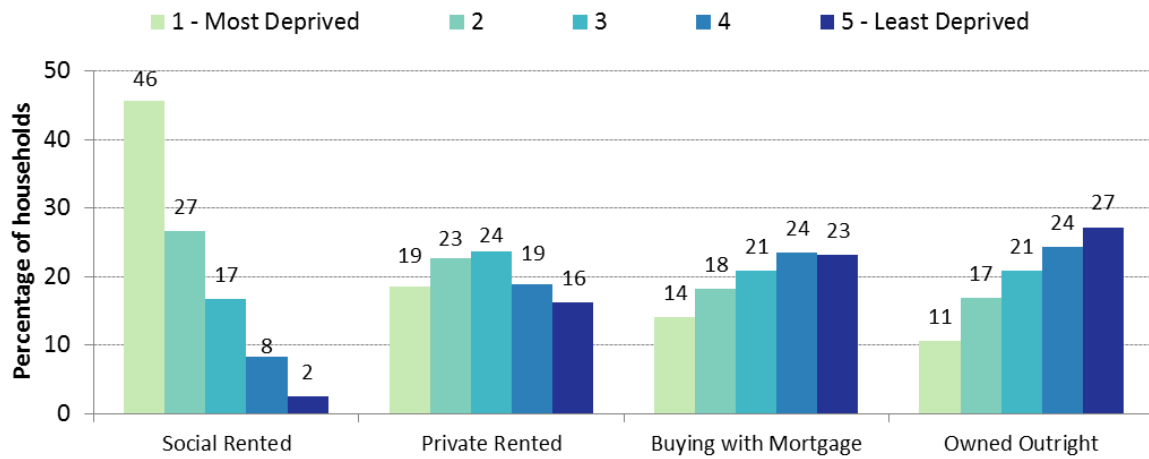


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were also differences in deprivation locations between social households and other tenures. In 2016, 46% of social rented households were living in the 20% most deprived areas, compared to 19% of private rented households, 14% of households buying with a mortgage and 11% 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.

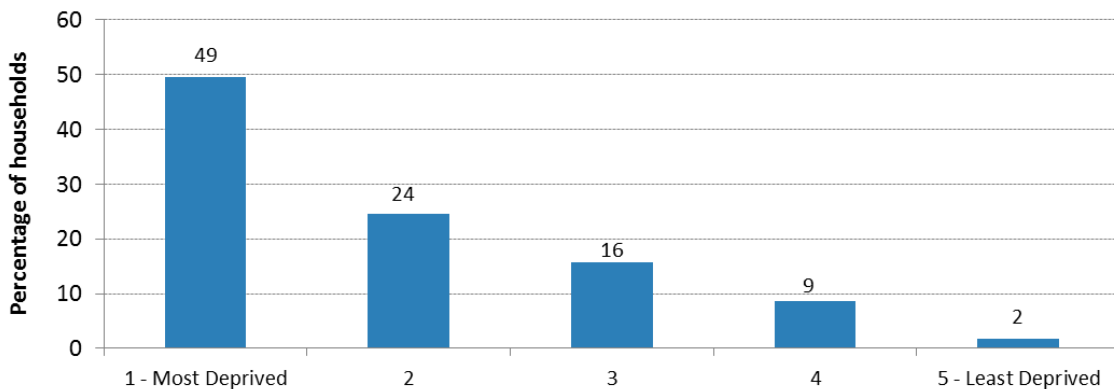
Chart 2.22: SIMD location of households, 2016, by tenure



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 from 2013 to 2016 (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, which is slightly more than the equivalent figure for all social households in 2016 (46%). This suggests that newly formed social rented households may be slightly more likely to be living in dwellings located in the 20% most deprived areas of the country compared with more established social households.

Chart 2.23: SIMD location of social rented households, 2013 to 2016, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

2.7 Location of households in rural or urban areas

The Scottish Government Urban Rural Classification 2013/14⁷ provides a standard definition of urban and rural areas in Scotland.

Based on the location of households interviewed for the Scottish Household Survey in 2016, 27% of local authority households were living in dwellings in large urban areas, compared to 55% of housing association households. Also, 44% 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.

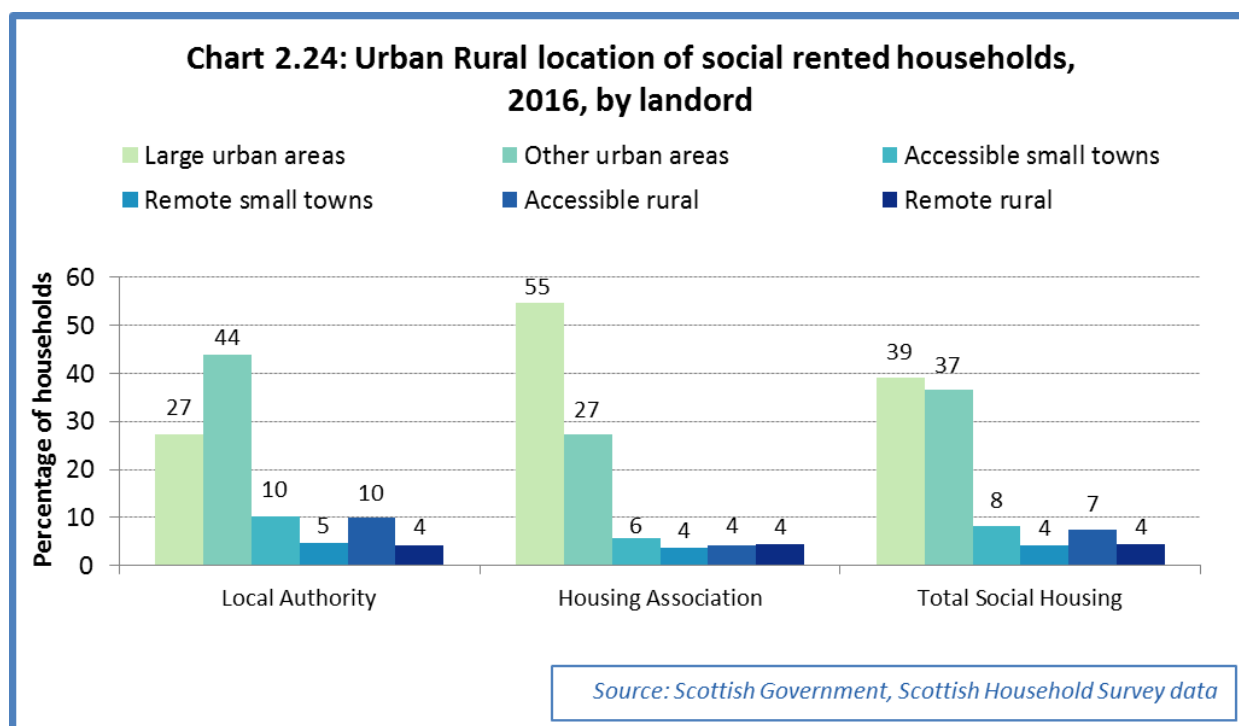
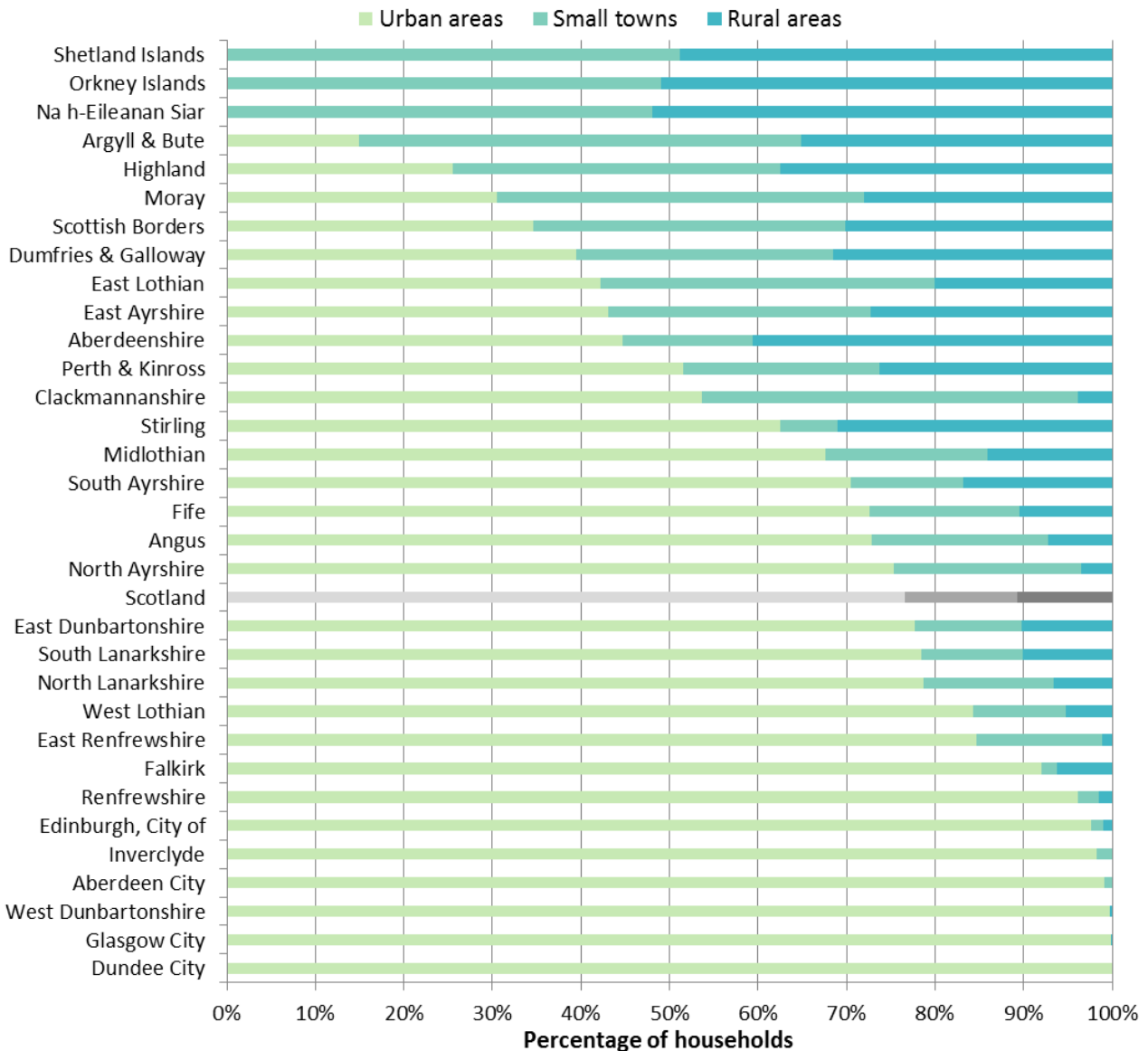


Chart 2.25 below shows the urban rural location of social rented households in each local authority. The six classifications have been combined to make three categories: urban areas (includes large and other urban areas), small towns (includes accessible and remote small towns), and rural areas (includes accessible and remote rural). Based on the location of households interviewed for the Scottish Household Survey between 2013 and 2016, 100% of social rented households in Dundee City, Glasgow City and West Dunbartonshire lived in an urban area. Na h-Eileanan Siar, Orkney and Sheland all had 0% of social rented households living in urban areas, and around half of households living in small towns.

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

Chart 2.25: Urban Rural location of social rented households, 2013 to 2016, by local authority

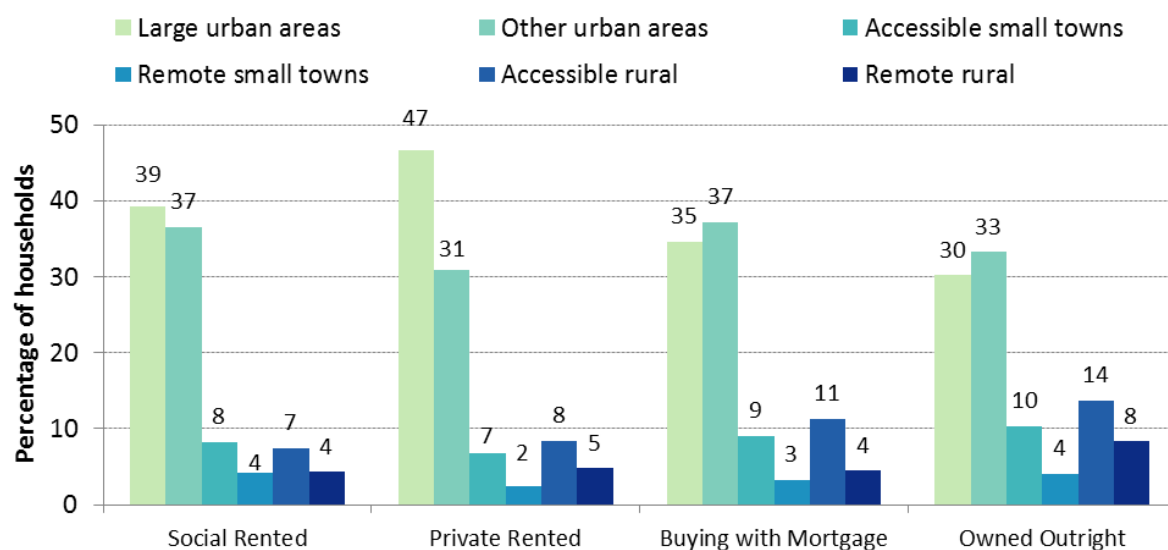


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

The urban rural location of households in 2016 also varied across other tenures, with households buying with a mortgage or owning outright being less likely to live in large urban areas compared to social households.

Chart 2.26: Urban Rural location of households, 2016, 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 93.6% of social homes met the SHQS in 2016/17. 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 2016, 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 (29%), and social rented dwellings were on average less likely to fail the SHQS (38%) when compared with private housing dwellings (47%).

Table 2.8: Number and proportion of dwellings failing the Scottish Housing Quality Standard (SHQS), 2012 to 2016

	2012		2013		2014		2015 (r)		2016	
	% fail	Sample Base	% fail	Sample Base	% fail	Sample Base	% fail	Sample Base	% fail	Sample Base
All Scotland	54%	2,787	49%	2,725	47%	2,680	45%	2,754	45%	2,850
Tenure:										
Owned outright	57%	900	53%	880	48%	900	48%	929	51%	988
Owned with a mortgage	50%	850	47%	850	47%	790	44%	811	40%	802
Local Authority	59%	420	51%	390	47%	390	46%	380	45%	419
Housing Association	42%	280	33%	280	41%	290	30%	279	29%	297
Private Rented	63%	290	55%	300	54%	320	54%	355	53%	344
All Private	55%	2,050	51%	2,020	48%	2,010	47%	2,095	47%	2,134
All Social	52%	700	43%	660	45%	670	39%	659	38%	716
<i>Source: Scottish House Condition Survey Key Findings</i>										
<i>Note that figures in 2014, 2015 and 2016 are not fully comparable with previous years.</i>										
<i>Percentages for 2015 have been revised since the previous publication.</i>										

The most likely reason for social rented properties to fail the SHQS in 2016 was due to not being sufficiently energy efficient (26%). Whilst 9% 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 2016

	2012	2013	2014	2015	2016
All tenures:					
SHQS Overall	54%	49%	47%	45% (r)	45%
Below Tolerable Standard	4%	3%	2%	2%	2%
Serious Disrepair	0%	0%	0%	0%	0%
Not Energy Efficient	42%	36%	35%	34% (r)	33%
Lacking Modern Facilities/Services	12%	11%	11%	9%	9%
Not Healthy, Safe or Secure	16%	14%	14%	13%	12%
Social:					
SHQS Overall	52%	43%	45%	39% (r)	38%
Below Tolerable Standard	3%	3%	1%	1%	1%
Serious Disrepair	0%	0%	0%	-	-
Not Energy Efficient	39%	28%	30%	27% (r)	26%
Lacking Modern Facilities/Services	15%	12%	12%	8%	8%
Not Healthy, Safe or Secure	13%	13%	14%	10%	9%
Private:					
SHQS Overall	55%	51%	48%	47% (r)	47%
Below Tolerable Standard	4%	3%	2%	2%	2%
Serious Disrepair	0%	0%	0%	0%	0%
Not Energy Efficient	43%	39%	37%	36% (r)	35%
Lacking Modern Facilities/Services	11%	11%	11%	9%	9%
Not Healthy, Safe or Secure	17%	14%	14%	14%	14%
<i>Source: Scottish House Condition Survey Key Findings</i>					
<i>Note that figures in 2014, 2015, and 2016 are not fully comparable with previous years</i>					
<i>(r) indicates that percentages have been revised since the previous publication</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 2016 were single working age adult households (30%) and single pensioner households (19%), 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.

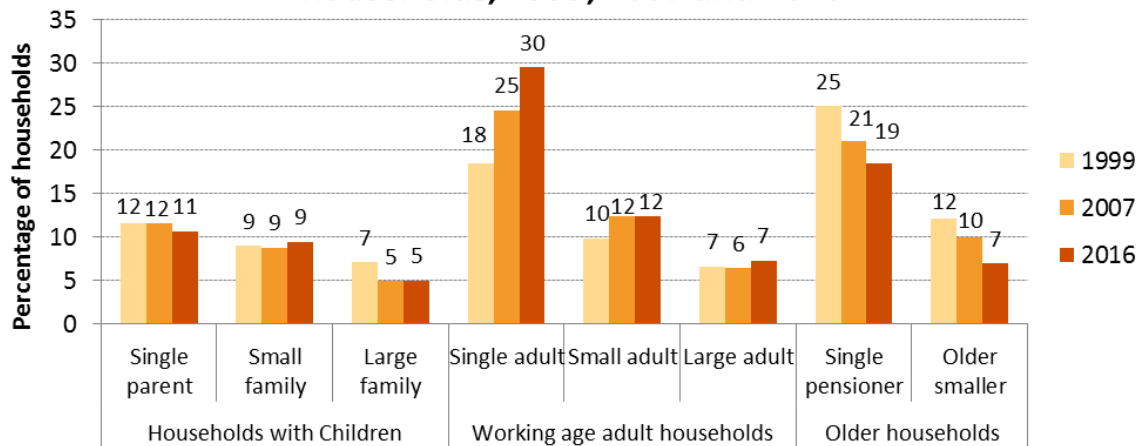
Note that this definition changed slightly in 2015 compared to previous years, with the 65 years cut-off applied for pensioner age

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 30% in 2016. The proportion of single pensioner households has dropped over the same time period from 25% in 1999 to 19% in 2016. The percentage of older smaller households has also dropped from 12% in 1999 to 7% in 2016. (See Chart 3.1 below).

In 2016, 11% 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 2016.

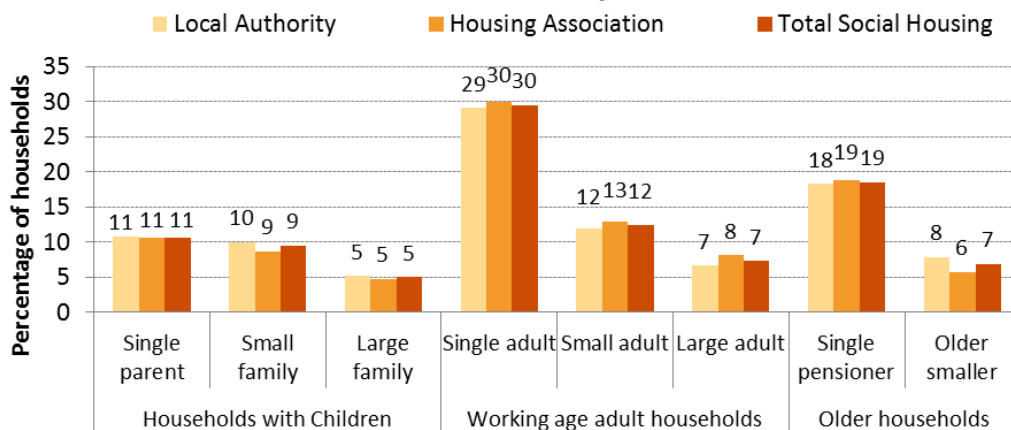
Chart 3.1: Household composition of social rented households, 1999, 2007 and 2016



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 2016.

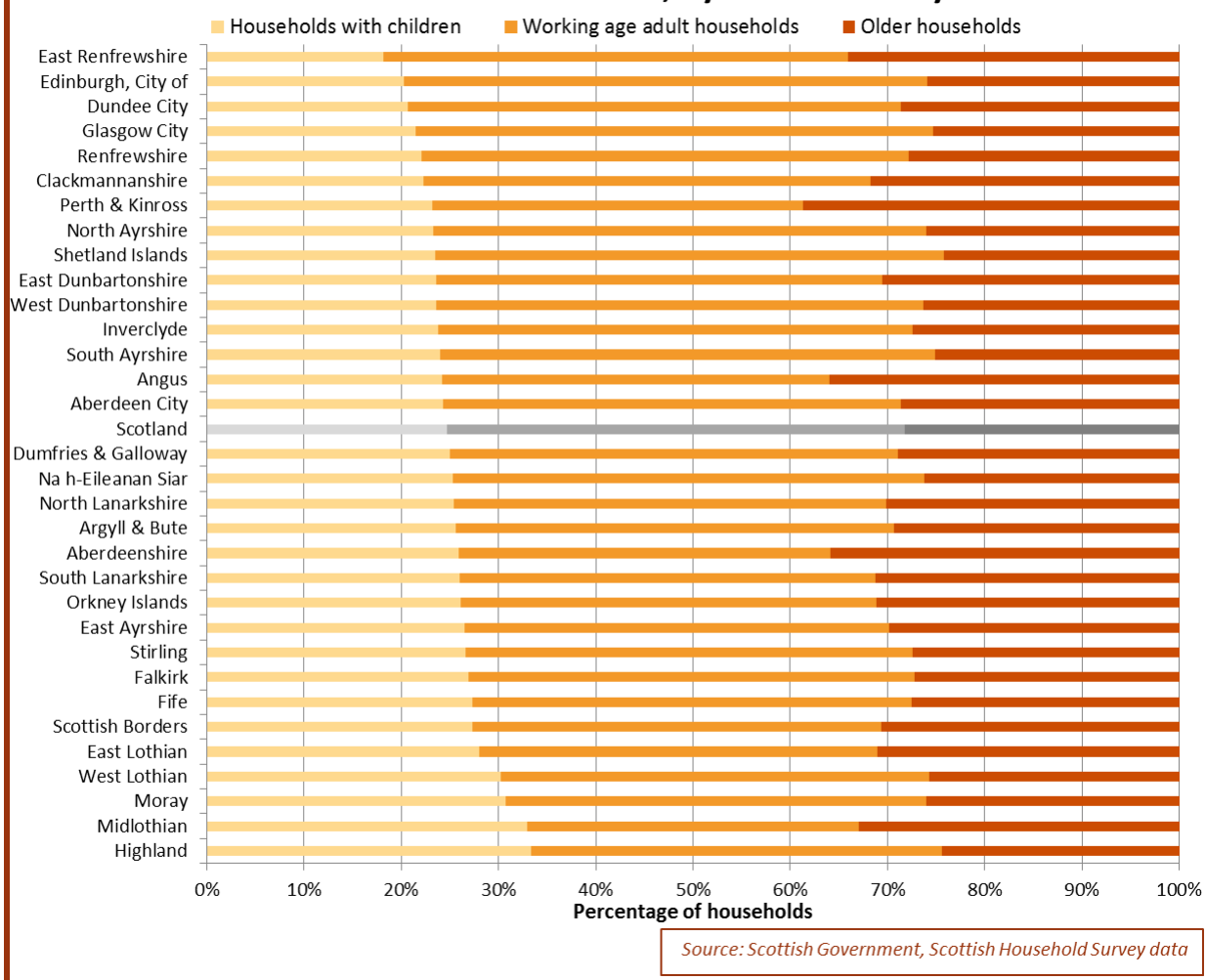
Chart 3.2: Household composition of social rented households, 2016, by social landlord



Source: Scottish Government, Scottish Household Survey data

Based on responses from households interviewed for the Scottish Household Survey between 2013 and 2016, a breakdown of the household composition of social rented households by local authority is shown in Chart 3.3. The proportion of households with children ranged from 18% in East Renfrewshire to 33% in Highland and Midlothian. The proportion of social rented households with working age adults ranged from 34% in Midlothian to 54% in Edinburgh; and the proportion of older households ranged from 24% in Shetland and Highland to 39% in Perth & Kinross. This compares to the Scotland average for social rented households of 25% households with children, 47% working age adults, and 28% older households.

Chart 3.3: Household composition of social rented households, 2013 to 2016, by local authority



Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Table 3.1 below shows how household compositions varied between different tenures in 2016. Social rented households in 2016 had a similar percentage of single parent families (11%) to private rented households (9%). Likewise, social rented households also had a similar percentage of small and large family households (9% and 5%, respectively) to private rented households (11% and 4%, respectively).

However social rented households had a lower proportion of single working age adults (30%) compared with private rented households (35%) and had a lower percentage of small working age adult households (12%) compared with private rented households (27%).

Owned outright households were characterised by a large proportion (59%) of older households, whilst 37% of households buying with a mortgage were households with children; a percentage higher than other tenures.

Table 3.1: Households types by tenure, 2016 (column percentages)

		Social Sector	Owned Outright	Buying with Mortgage	Private Rent	All households
Households with Children	Single parent	11	1	4	9	5
	Small family	9	3	25	11	12
	Large family	5	2	9	4	5
Working age adult households	Single adult	30	11	18	35	21
	Small adult	12	16	27	27	20
	Large adult	7	9	12	7	9
Older households	Single pensioner	19	27	2	5	14
	Older smaller	7	32	4	2	13
All		100	100	100	100	100
Base		2380	3650	2920	1390	10470

Source: Scottish Household Survey data

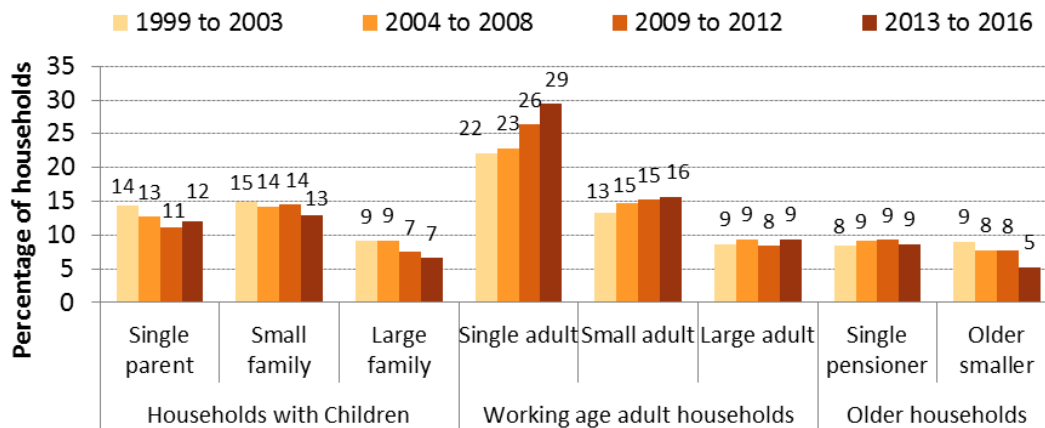
The Ministry of Housing, Communities and Local Government (MHCLG) English Housing Survey 2015 to 2016⁸ has collected information on household compositions in England. This used slightly different household composition categories, so it is not possible to compare proportions for each household category. However from the MHCLG results it can be seen that 14% of social rented households in England in 2015/16 were single parents (categorised as “lone parent, dependent children”), a figure which was higher than the equivalent 11% figure for Scotland in 2016.

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 2013 to 2016. Of the social rented households in 2013 to 2016 in which an adult had moved into the property within the last 12 months, only 9% were single pensioners. This compares to 19% 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.

⁸ <https://www.gov.uk/government/statistics/english-housing-survey-2015-to-2016-social-rented-sector>

Chart 3.4: Composition of social households, where adult has moved into address in the last year



Source: Scottish Government, Scottish Household Survey data

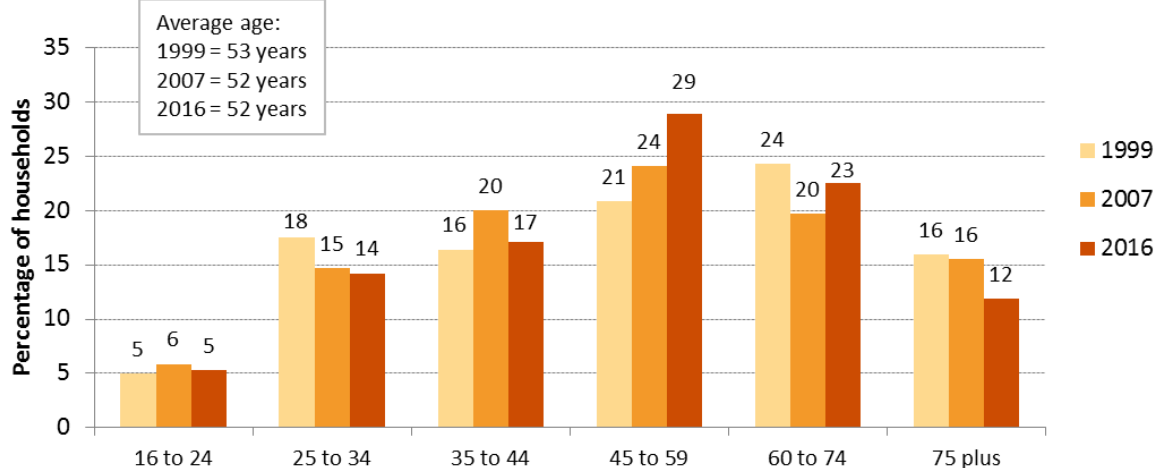
3.2 Age

Social rented households in Scotland in 2016 contained adults across a range of age categories (as measured by highest income householder), with 29% having a highest income householder aged 45 to 59 years, 23% 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 29% in 2016.

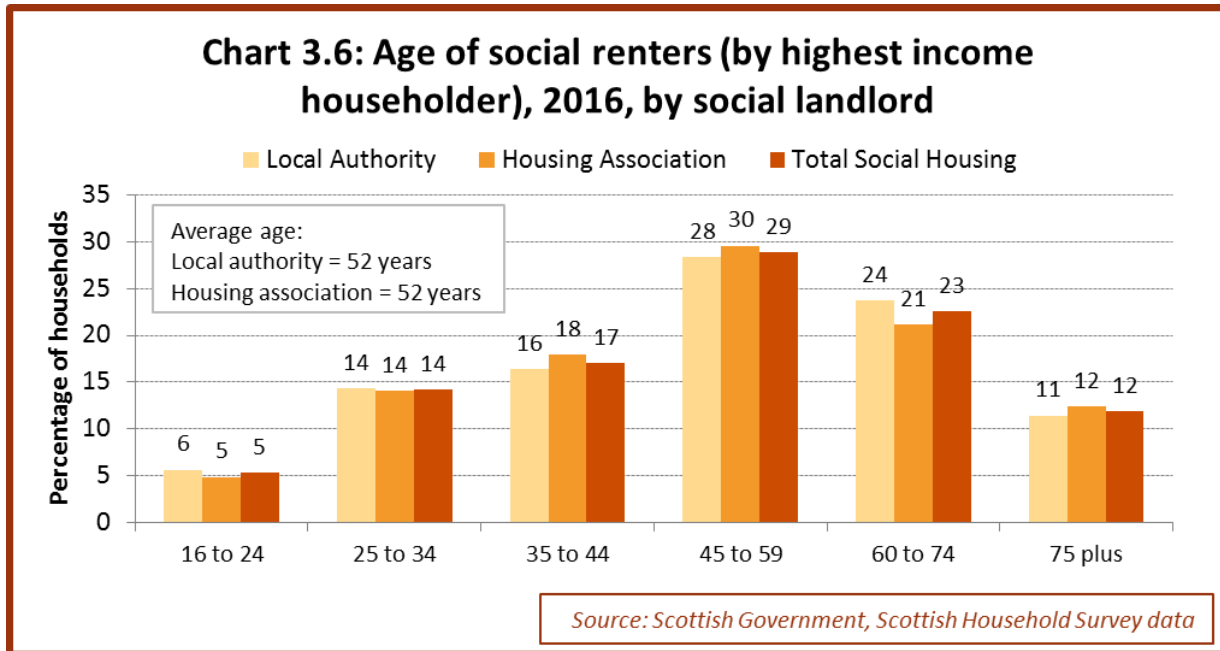
The average age of the highest income householder in social rented housing in 2016 was 52 years, similar to the average of 53 years in 1999.

Chart 3.5: Age of social renters (by highest income householder), 1999, 2007 and 2016



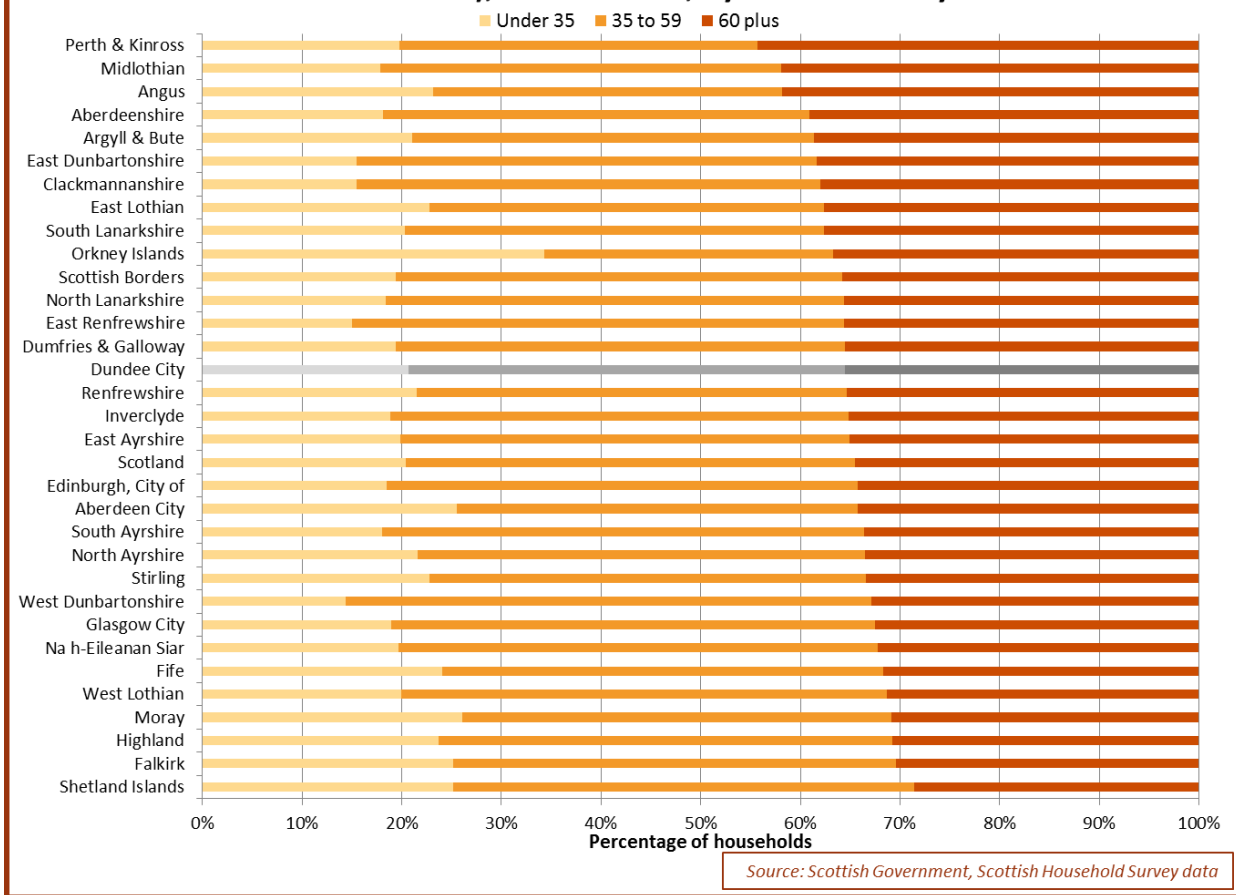
Source: Scottish Government, Scottish Household Survey data

Local authority and housing association households in Scotland had a similar profile of households by age in 2016, with both having an average age of highest income householder of 52 years.



The age profiles of social rented households varied between local authorities, as shown in Chart 3.7 below. Orkney had the highest percentage of households with the highest income householder under the age of 35 (34%), compared to West Dunbartonshire with the lowest proportion (14%). Shetland had the lowest proportion of social rented households with the highest income householder aged 60 or over (29%) whereas Perth & Kinross had the highest proportion (44%).

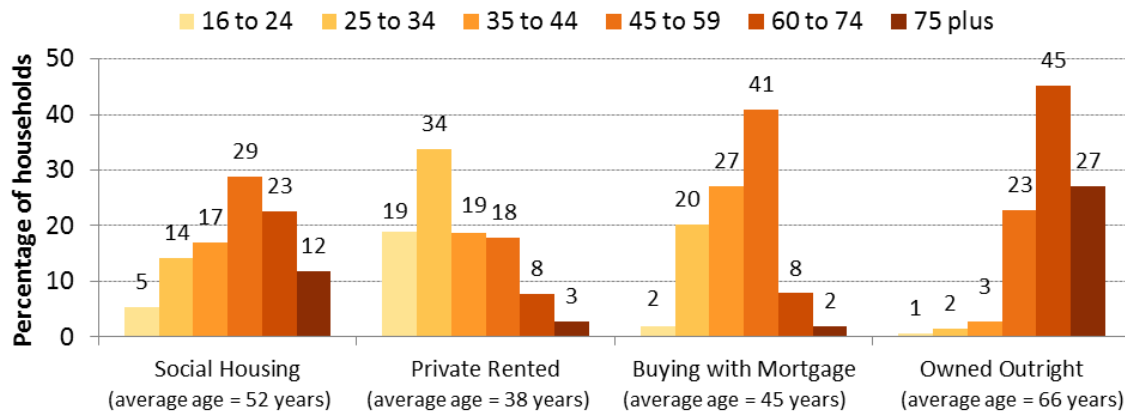
Chart 3.7: Age of social rented households (by highest income householder), 2013 to 2016, by local authority



Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.8 below shows how the age profile of social renters compared to other tenures in 2016. Private rented households were more likely to contain a highest income householder aged 16 to 24 years (19%) or 25 to 34 years (34%) compared to other tenures. Households buying with a mortgage were more likely to contain a highest income householder aged 35 to 44 years (27%) or 45 to 59 years (41%) than other tenures; and households owned outright were more likely to contain a highest income householder aged 60 to 74 years (45%) or 75 years and over (27%).

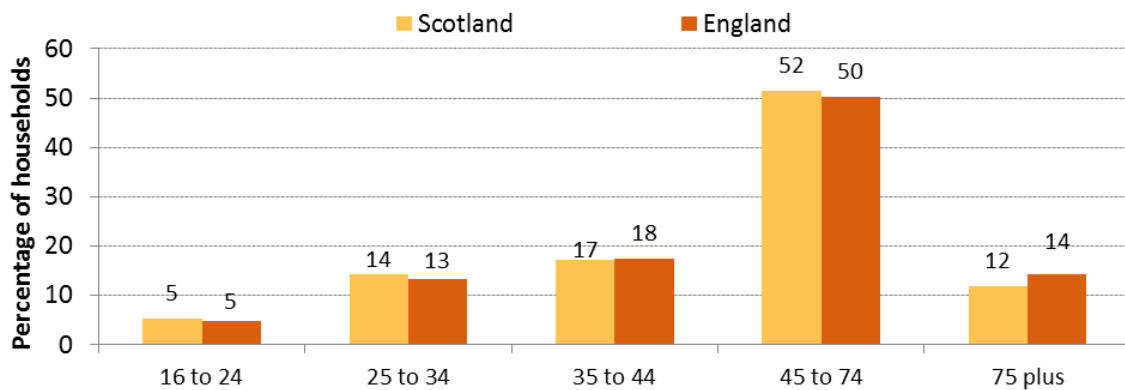
Chart 3.8: Age of households (by highest income householder), 2016, by tenure



Source: Scottish Government, Scottish Household Survey data

The age profile of social renters in Scotland in 2016 appears to be broadly similar to the age profile of social renters in England, as measured by the MHCLG English Housing Survey for 2015/16 (see Chart 3.9 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.

Chart 3.9: Age of social renters in latest year (by highest income/household reference person), Scotland (2016) and England (2015/16)



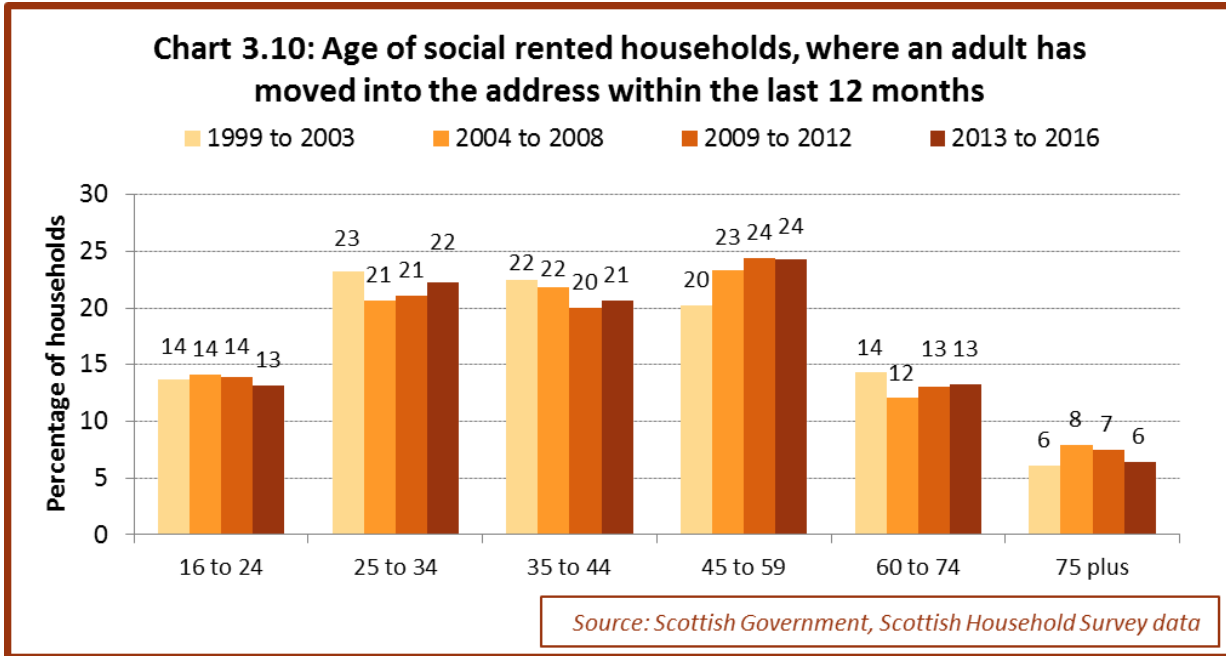
Sources: Scottish Government, Scottish Household Survey data
Ministry of Housing, Communities and Local Government, English Housing Survey Social Rented Report 2015/16

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 (2013 to 2016), 13% of social rented households with an adult moving into that address in the last 12 months were in the 16 to 24

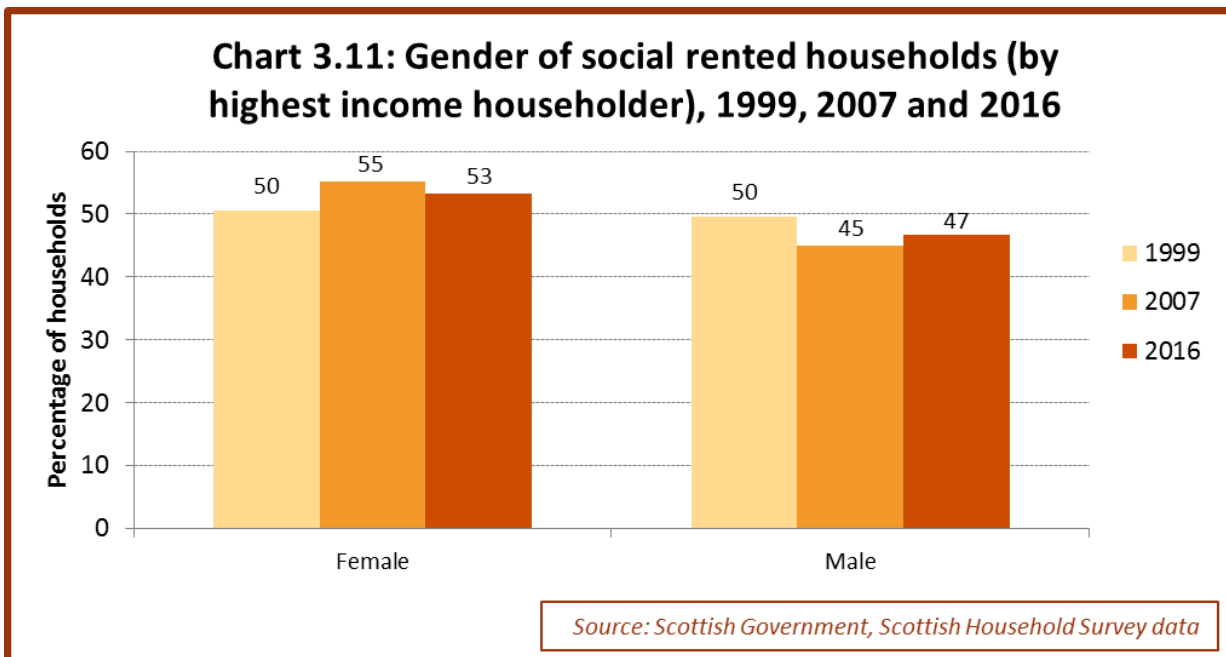
age group and 22% were in the 25 to 34 age group, which compares to 5% and 14% of all social rented households, respectively.

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

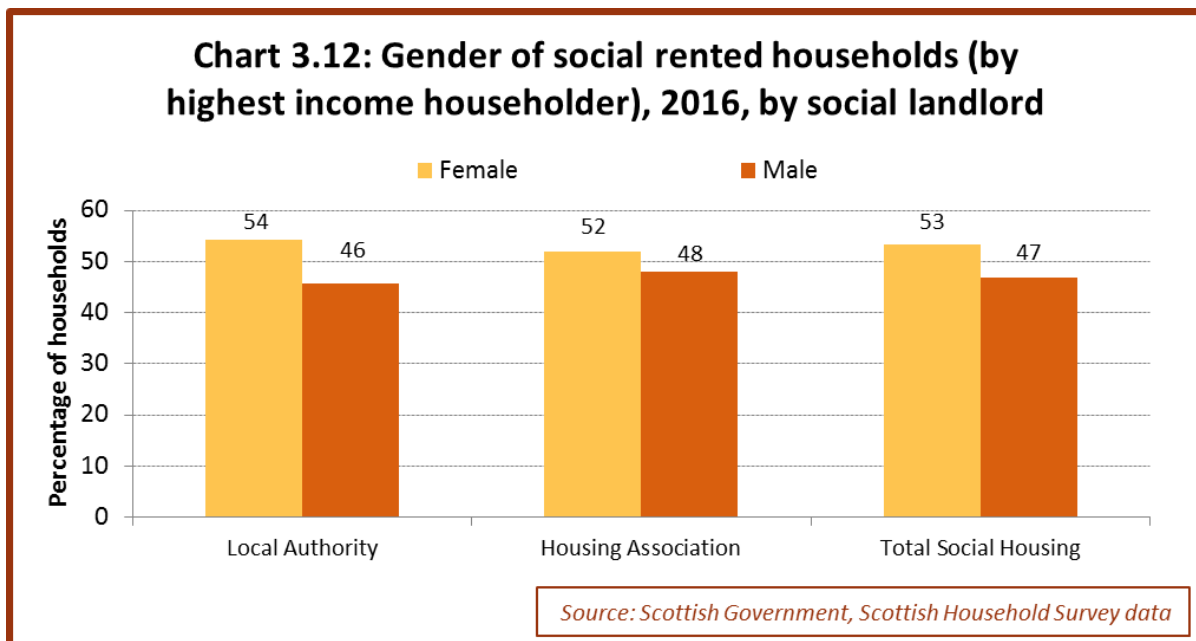


3.3 Gender

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 53% in 2016.

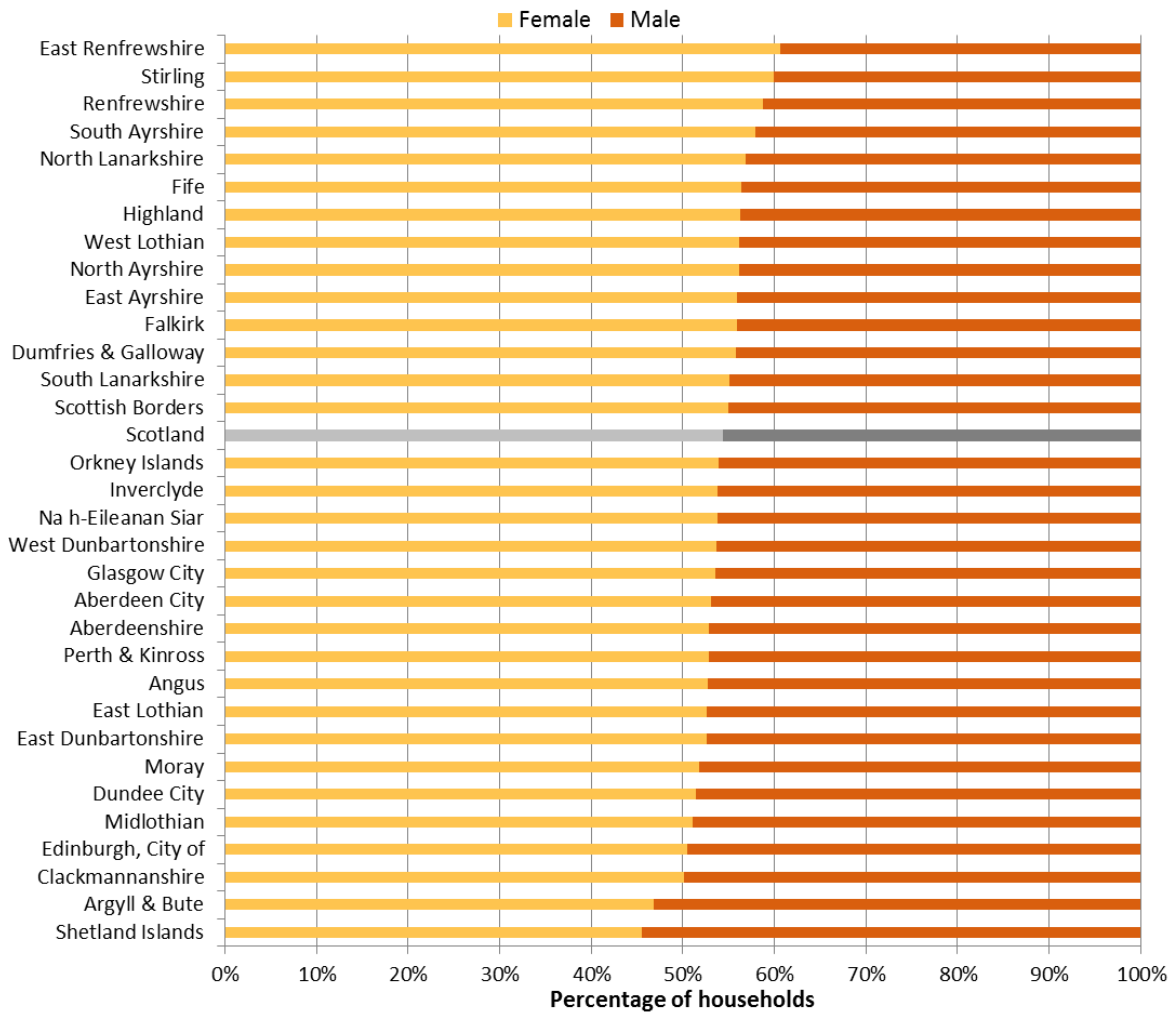


Local authority and housing association households had similar proportions of female highest income householder in 2016 (54% and 52% respectively).



A local authority breakdown based on responses to the Scottish Household Survey between 2013 and 2016 is provided in Chart 3.13 below. The percentage of social rented households with a female highest income householder ranged from 45% in Shetland to 61% in East Renfrewshire.

Chart 3.13: Gender of social rented households (by highest income householder), 2013 to 2016, by local authority

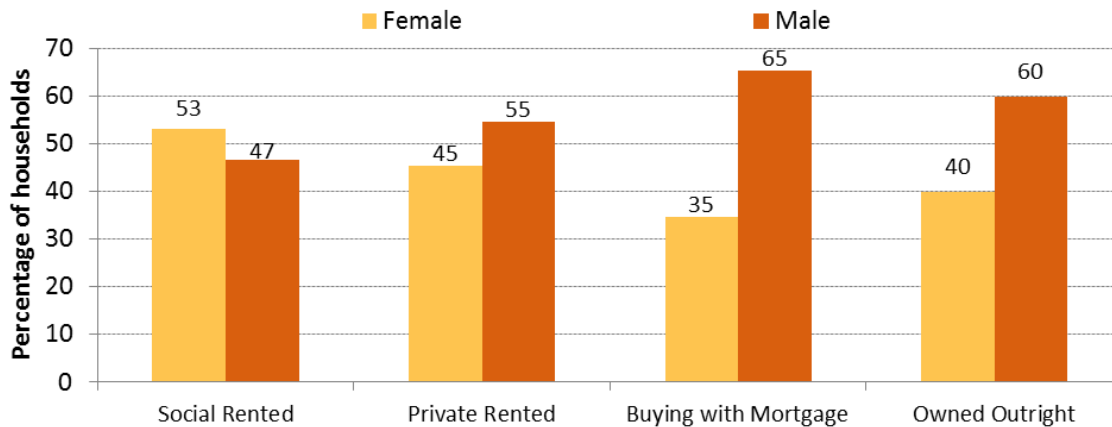


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Social rented households in Scotland in 2016 had a higher proportion of female highest income householders (53%) than private rented households (45%), households with the property bought with a mortgage (35%) and households where the property was owned outright (40%).

Chart 3.14: Gender of households (by highest income householder), 2016, by tenure

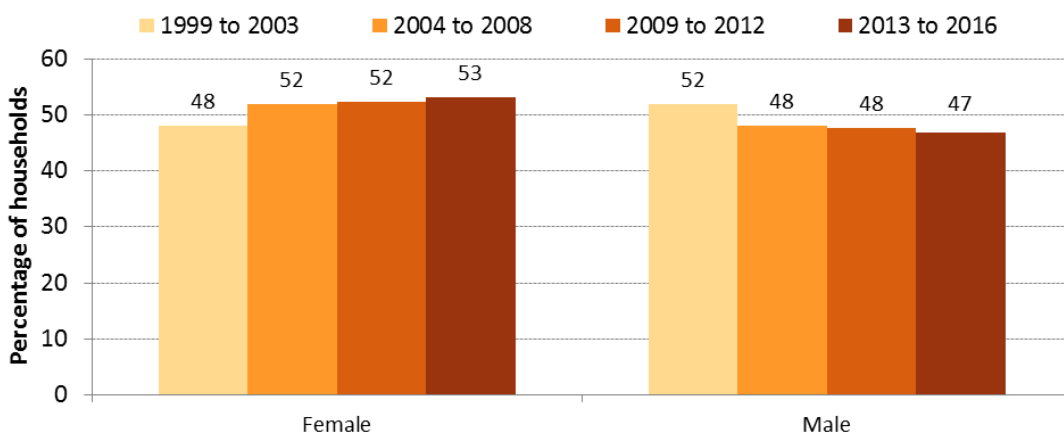


Source: Scottish Government, Scottish Household Survey data

Results from the MHCLG English Housing Survey for 2015/16 indicate that England had a slightly higher percentage of females within social rented households, with 56% of social rented households having a female household reference person compared to 53% female highest income householders in Scotland in 2016. Note however that there may be some differences between the how the highest income/household reference people have been identified within families in the two 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 2013 to 2016 (53%), which broadly follows the same increase seen in all social rented households (50% in 1999 to 53% in 2016).

Chart 3.15: Gender of social rented households, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

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 2016 were employed full time (24%) and retired from work (23%).

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 2016. The percentage of adults in social rented housing who were retired from work fell from 29% in 1999 to 23% in 2016.

In 2016, 13% of adults in social rented housing were permanently sick or disabled and 9% were unemployed and seeking work.

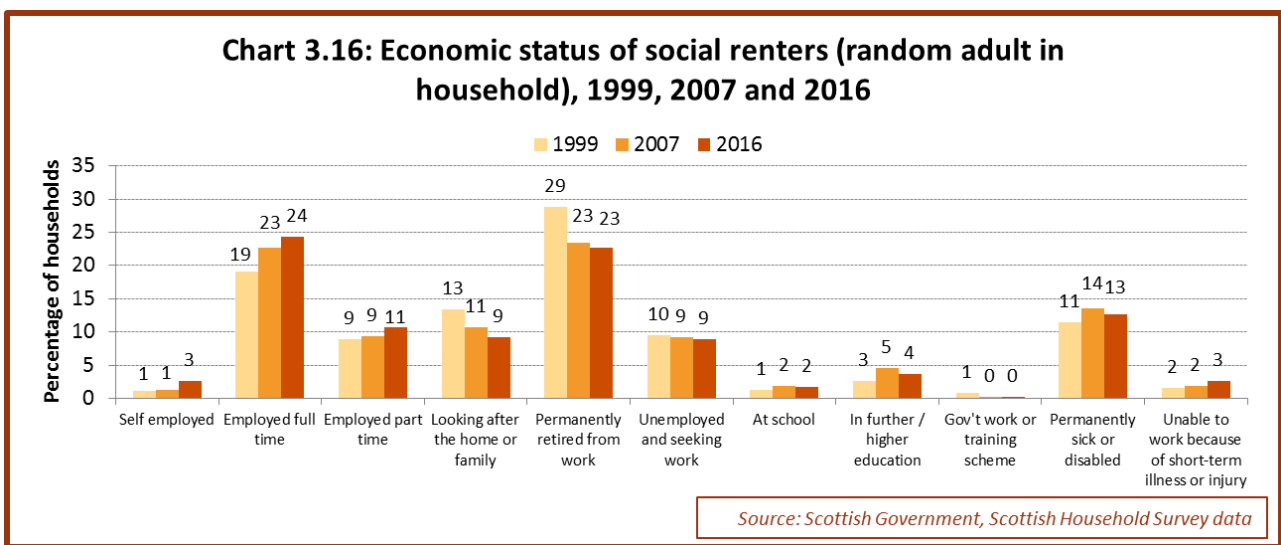


Chart 3.17 below shows that the economic status of adults was similar across local authority and housing association properties in 2016.

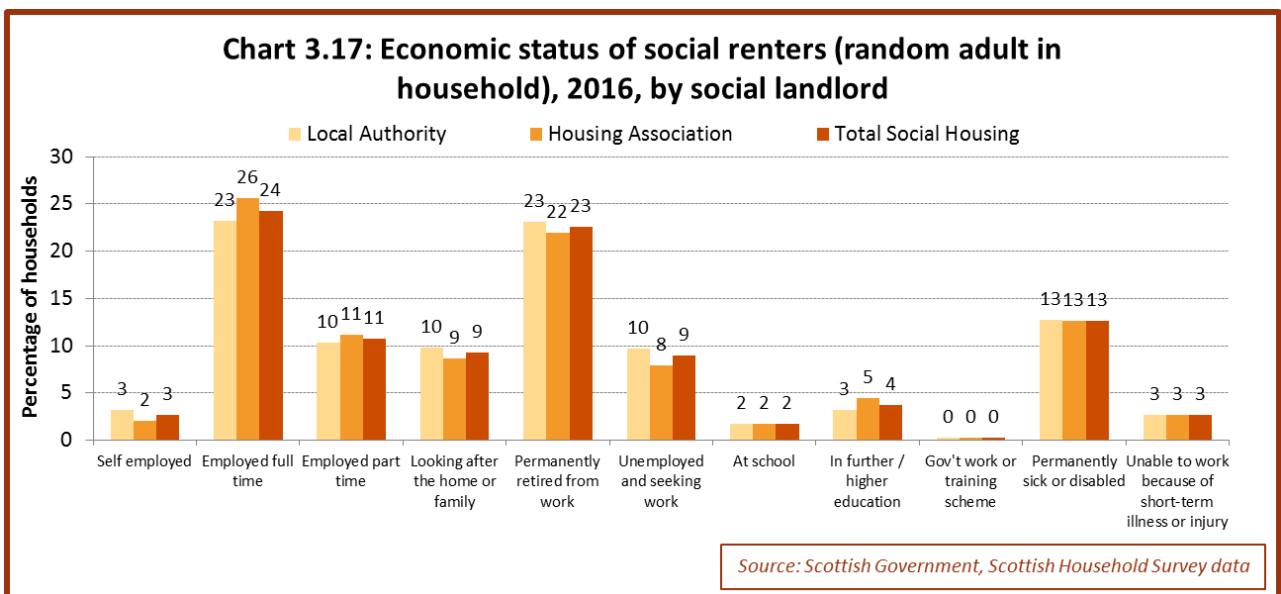


Table 3.2 below shows the economic status of adults in social housing between 2013 and 2016 for each local authority. The percentage of social renting adults who were employed ranged from 27% in Renfrewshire and 30% in Glasgow City and Inverclyde, up to 51% in Aberdeen City, 55% in Moray and 59% in the Shetland Islands. The percentage of adults unable to work because of illness or injury ranged from 6% in East Ayrshire and 7% in Aberdeen City and the Shetland Islands, up to 20% in East Renfrewshire and Glasgow..

Table 3.2: Proportion of social rented households by economic status, 2013 to 2016, by local authority

	Employed	Looking after the home or family	Permanently retired from work	Unemployed and seeking work	In education	Unable to work because of illness or injury	Other	All	Base
Scotland	37	9	23	10	6	15	0	100	9,070
Aberdeen City	51	8	21	8	4	7	0	100	300
Aberdeenshire	45	9	27	6	5	9	0	100	190
Angus	36	7	28	11	8	9	0	100	200
Argyll & Bute	38	7	22	9	6	19	0	100	210
Clackmannanshire	35	8	25	13	6	13	0	100	300
Dumfries & Galloway	40	6	24	11	3	16	0	100	180
Dundee City	36	8	24	14	4	14	0	100	300
East Ayrshire	35	14	23	12	9	6	0	100	260
East Dunbartonshire	38	3	28	11	7	14	0	100	120
East Lothian	48	8	24	8	4	8	0	100	210
East Renfrewshire	37	8	22	12	2	20	0	100	100
Edinburgh, City of	39	11	23	9	5	14	0	100	410
Falkirk	31	10	22	12	9	15	0	100	280
Fife	31	11	23	16	6	13	0	100	440
Glasgow City	30	9	20	12	7	20	1	100	1,260
Highland	40	8	21	10	3	17	0	100	240
Inverclyde	30	9	25	10	10	16	0	100	290
Midlothian	43	10	25	8	1	12	2	100	230
Moray	55	5	18	3	7	12	0	100	200
Na h-Eileanan Siar	49	6	22	7	8	8	0	100	180
North Ayrshire	39	9	22	4	8	19	0	100	270
North Lanarkshire	42	9	22	10	6	11	0	100	460
Orkney Islands	50	8	27	3	3	9	0	100	160
Perth & Kinross	40	7	27	11	1	15	0	100	170
Renfrewshire	27	10	24	14	7	18	0	100	290
Scottish Borders	44	5	23	8	8	12	0	100	210
Shetland Islands	59	8	17	5	4	7	0	100	230
South Ayrshire	37	10	22	8	6	17	0	100	200
South Lanarkshire	32	10	25	8	9	17	0	100	360
Stirling	40	10	29	7	4	10	0	100	200
West Dunbartonshire	33	8	20	12	7	19	0	100	410
West Lothian	40	14	19	9	5	13	0	100	220

Source: Scottish Government, Scottish Household Survey

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

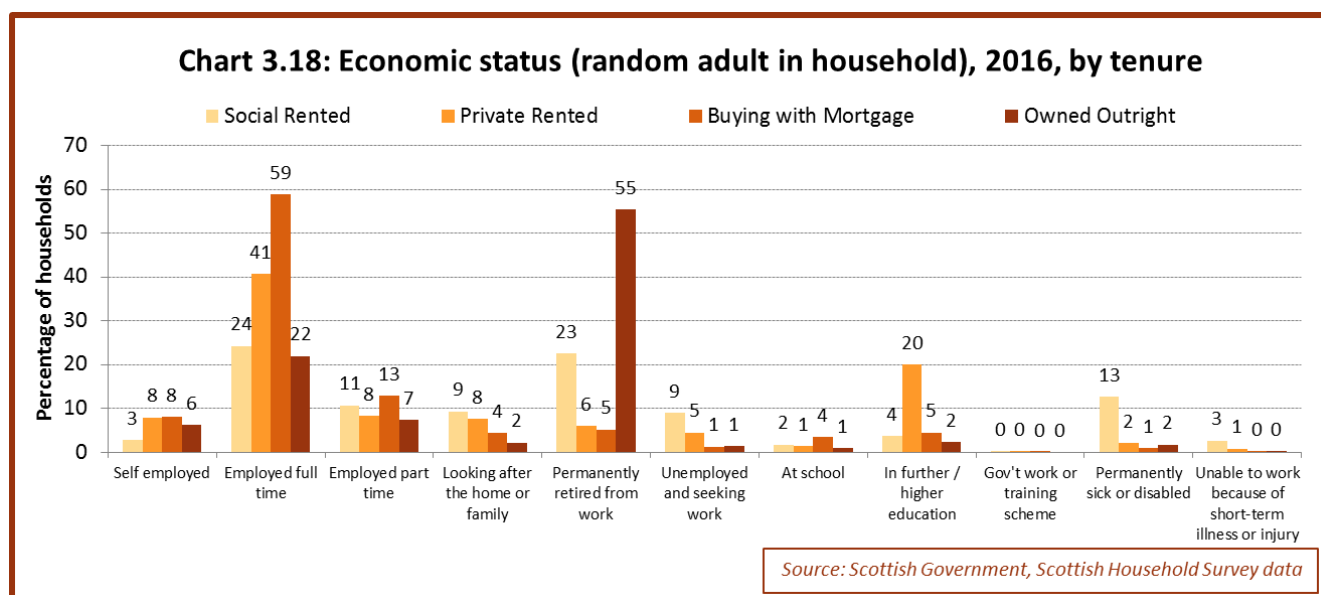
Chart 3.18 below shows the economic status of adults in social housing compared to other tenures for the year 2016. It can be seen that 59% of adults in households buying with a mortgage were employed full time, compared to 41% of adults renting

privately, 24% of adults in social rented households and 22% of adults in owned outright households.

Social rented households were more likely to have an adult permanently sick or disabled (13%) in 2016 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 (9%) or be unemployed and seeking work (9%) compared with households buying their property with a mortgage (4% and 1% 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 (20%) compared to other tenures. Whilst households owned outright were more likely to have an adult permanently retired from work (55%).



When looking solely at social rented households in which an adult had moved into the property within the last 12 months in 2013 to 2016 (which includes new-lets as well as changes to existing household compositions), 19% of adults were unemployed, a figure higher than the equivalent proportion of adults unemployed across all social rented households in 2016 (9%), which suggests that newly formed social households are more likely to contain unemployed adults than compared with more established social rented households. 10% of adults in social rented households in which an adult had moved into the property within the last 12 months in 2013 to 2016 were retired from work, a lower figure than the 23% of adults retired across all social rented households in 2016, which suggests that newly formed social households are less likely to contain retired adults than compared with more established social rented households.

Chart 3.19: Economic status of social renters (random adult in household), 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 in Scotland 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 and Wales.

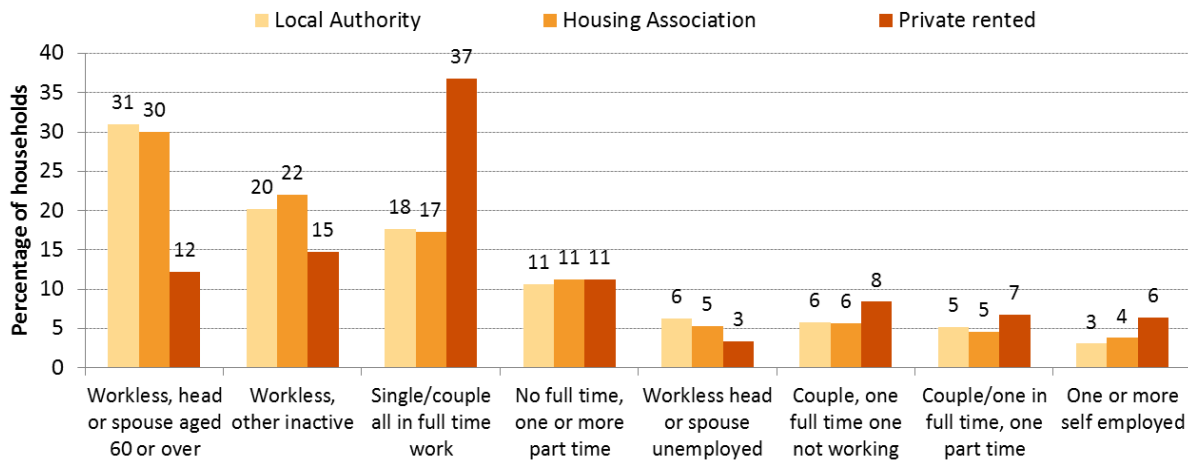
Chart 3.20 below shows the economic status profile for households in local authority, housing association and private rented sector households over the period 2013/14 to 2015/16. The “workless, other inactive” category includes the long-term sick, disabled, and non-working single parents⁹.

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 2013/14 to 2015/16 were “workless, head of spouse aged 60 or over” (31%) and “workless, other inactive” (21%). Over a third (37%) 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 18% of households in social rented accommodation.

⁹ 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).

Chart 3.20: Economic status of rented households in Scotland, 2013/14 to 2015/16



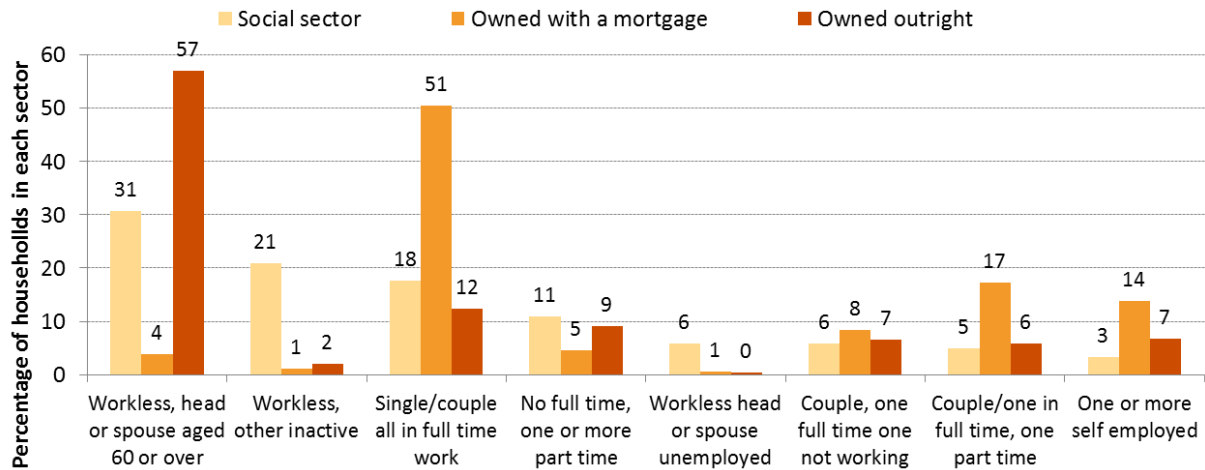
Source: Family Resources Survey

Chart 3.21 below shows the economic status profile of households in the social sector in Scotland in 2013/14 to 2015/16 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 almost a third (31%) of social rented households being in this category. This compares to 57% 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](#)).

The “workless, other inactive” group accounted for over a fifth (21%) of social sector households, compared to 2% of households that were owned outright and 1% that were owned with a mortgage.

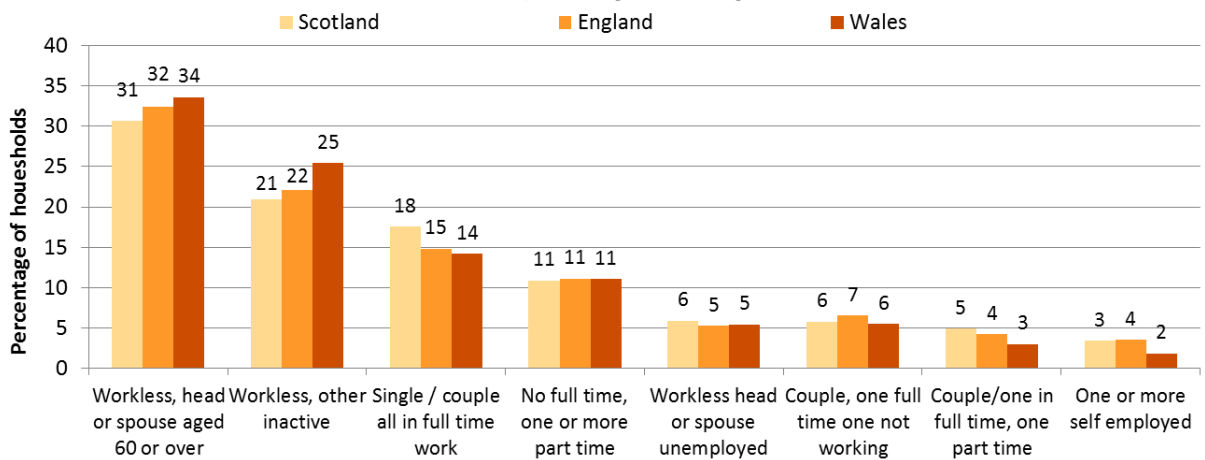
Chart 3.21: Economic status of households in Scotland, 2013/14 to 2015/16, by tenure



Source: Family Resources Survey

The percentage of social rented households in each economic category, for the other GB countries is shown in Chart 3.22. Proportions were broadly similar for each country across each category.

Chart 3.22: Economic status of social rented households, 2013/14 to 2015/16, by country



Source: Family Resources Survey

Table 3.3: Proportion of households by economic status, 2013/14 to 2015/16, by tenure and country

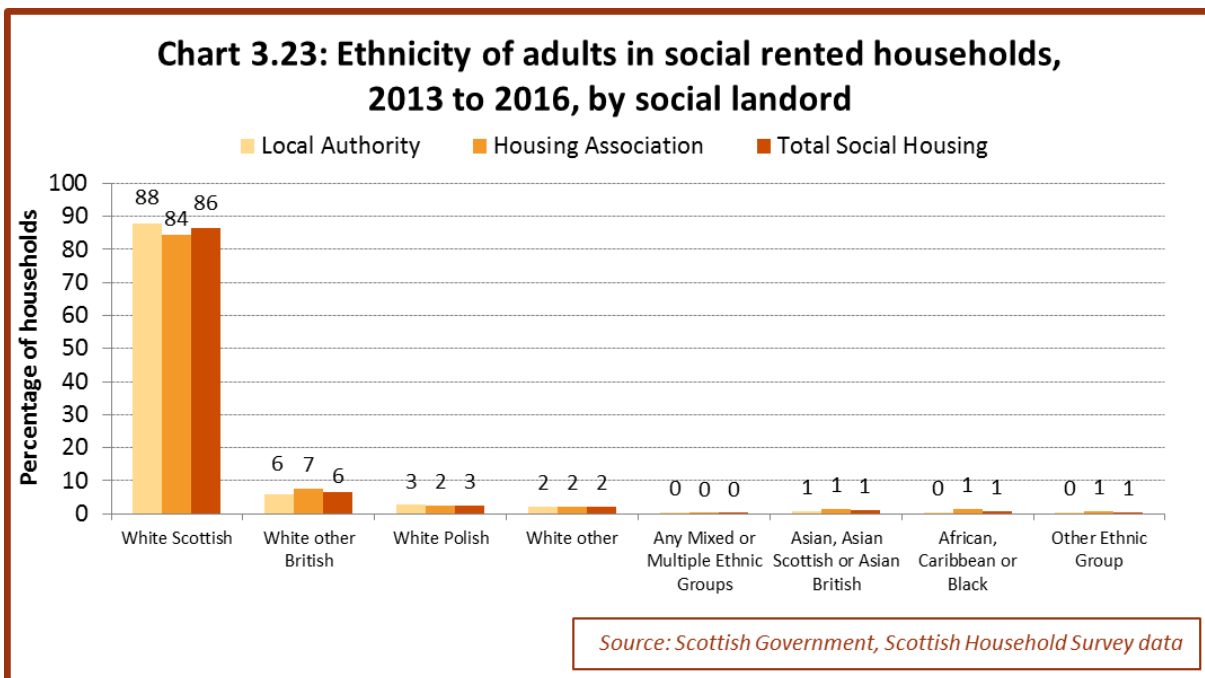
		Workless, head or spouse aged 60 or over	Workless, other inactive	Single / couple all in full time work	No full time, one or more part time	Workless head or spouse unemployed	Couple, one full time one not working	Couple/one in full time, one part time	One or more self employed	All	Base
Social Rented Housing	Scotland	31	21	18	11	6	6	5	3	100	2,044
	England	32	22	15	11	5	4	7	4	100	7,615
	Wales	34	25	14	11	5	3	6	2	100	437
Private Rented Sector	Scotland	12	15	36	13	3	7	7	7	100	1,187
	England	7	12	38	11	3	8	10	11	100	6,985
	Wales	14	19	27	11	5	7	10	7	100	356
Owned with Mortgage	Scotland	4	1	51	5	1	8	17	14	100	2,283
	England	3	1	46	5	0	19	11	14	100	12,240
	Wales	3	2	51	5	0	18	8	13	100	676
Owned Outright	Scotland	57	2	12	9	0	7	6	7	100	2,970
	England	58	2	11	11	0	6	6	6	100	14,767
	Wales	57	3	14	8	1	4	5	9	100	1,049

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 2016, 86% of adults in social rented households stated they were ‘White Scottish’, 6% of adults stated they were ‘White Other British’, 3% 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 (88%) compared with housing association rented households (84%).

Chart 3.4 below shows the ethnicity of adults in social rented housing between 2013 and 2016 in each local authority. The proportion of social renting adults

identifying as 'White Scottish' ranged from 75% in Aberdeen City, 76% in the Shetland Islands and 77% in Edinburgh, up to 94% in South Ayrshire and West Dunbartonshire and 97% in Inverclyde. Authorities with the highest proportions of social renting adults identifying as 'White Other British' were Na h-Eileanan Siar (18%), the Orkney Islands (20%) and the Shetland Islands (20%). Authorities with the highest proportions of adults identifying as 'White Other' (i.e. White but not Scottish or British) included City of Edinburgh (11%) and Aberdeen City (15%), whilst authorities with the highest proportions of adults identifying as other ethnic groups included Aberdeen City (5%), City of Edinburgh (5%) and Glasgow City (7%).

Table 3.4: Percentage of adults in social rented housing by ethnicity, 2013 to 2016, by local authority

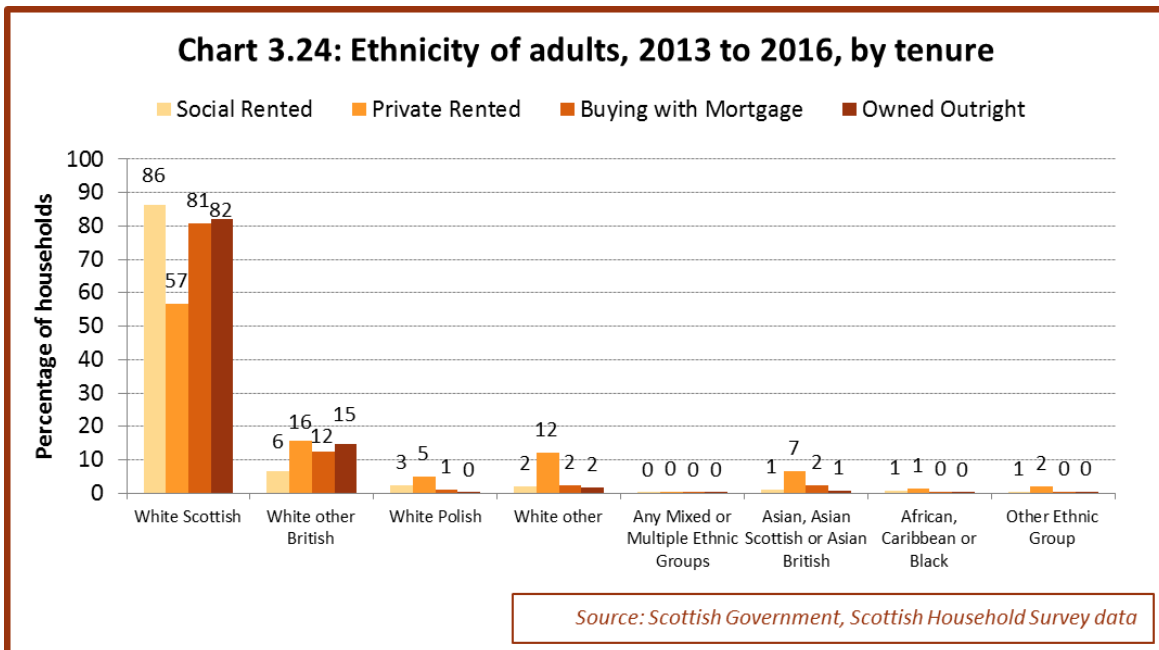
	White Scottish	White other British	White other	Other Ethnic Group	All	Base
Scotland	86	6	5	3	100	9070
Aberdeen City	75	6	15	5	100	300
Aberdeenshire	83	7	8	1	100	190
Angus	88	4	8	0	100	200
Argyll & Bute	84	13	3	0	100	210
Clackmannanshire	90	7	2	1	100	300
Dumfries & Galloway	88	12	0	0	100	180
Dundee City	87	6	5	2	100	300
East Ayrshire	88	8	1	3	100	260
East Dunbartonshire	93	7	0	0	100	120
East Lothian	93	5	1	0	100	210
East Renfrewshire	90	7	2	1	100	100
Edinburgh, City of	77	6	11	5	100	410
Falkirk	89	5	4	2	100	280
Fife	90	5	3	1	100	440
Glasgow City	81	6	6	7	100	1260
Highland	86	10	3	1	100	240
Inverclyde	97	2	1	0	100	290
Midlothian	92	3	3	2	100	230
Moray	80	15	4	1	100	200
Na h-Eileanan Siar	78	18	4	0	100	180
North Ayrshire	90	8	1	1	100	270
North Lanarkshire	90	6	2	2	100	460
Orkney Islands	79	20	1	0	100	160
Perth & Kinross	88	8	4	0	100	170
Renfrewshire	91	4	5	0	100	290
Scottish Borders	79	13	7	1	100	210
Shetland Islands	76	20	2	2	100	230
South Ayrshire	94	3	2	0	100	200
South Lanarkshire	92	5	2	1	100	360
Stirling	92	4	4	0	100	200
West Dunbartonshire	94	3	2	1	100	410
West Lothian	91	5	4	0	100	220

Source: Scottish Government, Scottish Household Survey

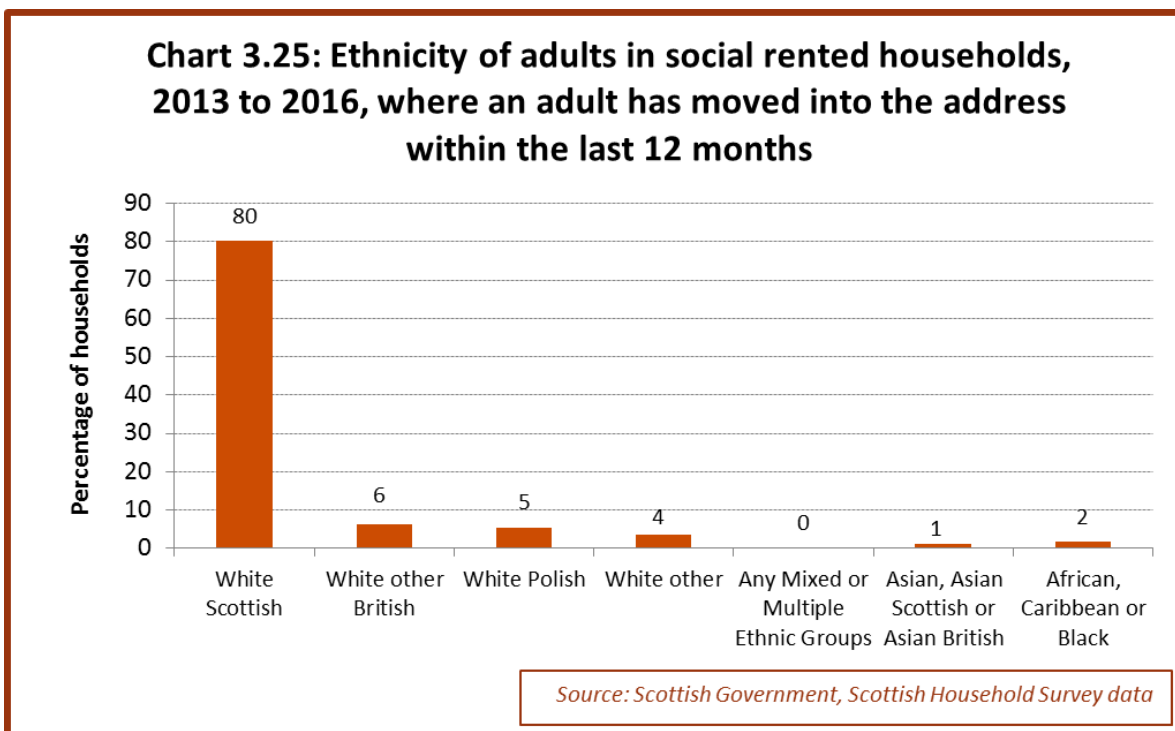
Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.24 below shows how the ethnicity of adults in social rented households in 2013 to 2016 compared to other tenures. Social rented households had the highest proportion of ‘White Scottish’ adults at 86%, a higher percentage figure to the equivalent figures for adults privately renting (57%), buying with a mortgage (81%) and adults in households owned outright (82%). Social rented households had the

lowest proportion of 'White Other British' adults (6%), compared to private rented (16%), buying with a mortgage (12%) or owned outright tenures (15%).



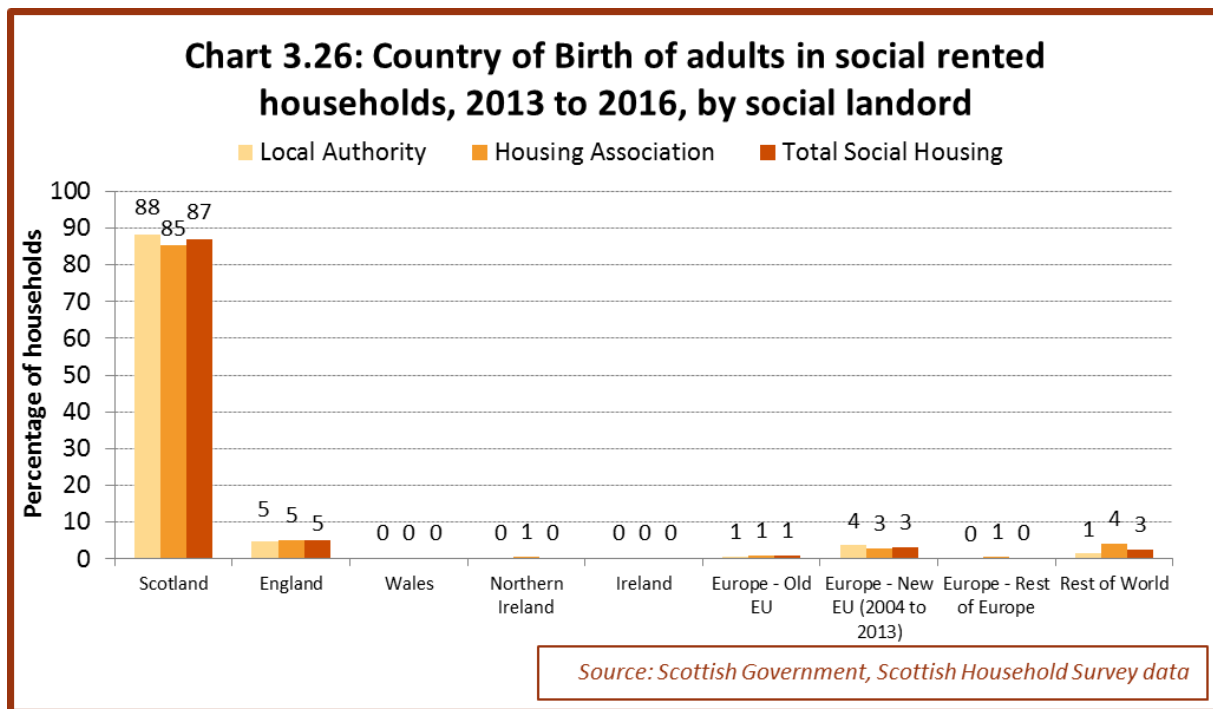
When looking solely at social rented households in which an adult had moved into the property within the last 12 months between 2013 and 2016 (which includes new-lets as well as changes to existing household compositions), 80% of adults stated that they were 'White Scottish'. This was lower than the equivalent figure for all social rented households (86%), and suggests that newly formed social rented households are more likely to contain adults who are not 'White Scottish' compared with more established social rented households.



3.7 Country of birth¹⁰

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 2016, 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).



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 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%).

Table 3.5 below shows the country of birth of adults in social rented housing between 2013 and 2016 in each local authority. The percentage of adults who were born in Scotland ranged from 73% in Aberdeen City to 99% in East Dunbartonshire. This compared to 87% across Scotland as a whole.

¹⁰ 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.

Table 3.5: Percentage of adults in social rented housing by country of birth, 2013 to 2016, by local authority

	Scotland	Rest of UK	Rest of EU	Rest of World	All	Base
Scotland	87	6	4	3	100	9070
Aberdeen City	73	7	14	6	100	300
Aberdeenshire	81	8	6	4	100	190
Angus	87	5	6	3	100	200
Argyll & Bute	84	12	2	1	100	210
Clackmannanshire	91	6	2	1	100	300
Dumfries & Galloway	90	9	0	1	100	180
Dundee City	89	4	4	3	100	300
East Ayrshire	92	5	2	1	100	260
East Dunbartonshire	99	1	0	0	100	120
East Lothian	92	6	1	1	100	210
East Renfrewshire	96	1	2	1	100	100
Edinburgh, City of	75	6	11	7	100	410
Falkirk	89	5	4	1	100	280
Fife	88	8	3	1	100	440
Glasgow City	84	3	6	7	100	1260
Highland	83	13	3	2	100	240
Inverclyde	96	3	0	1	100	290
Midlothian	94	3	2	0	100	230
Moray	78	16	5	0	100	200
Na h-Eileanan Siar	76	20	4	1	100	180
North Ayrshire	96	2	0	1	100	270
North Lanarkshire	94	3	2	1	100	460
Orkney Islands	81	16	1	3	100	160
Perth & Kinross	86	9	4	0	100	170
Renfrewshire	91	5	4	0	100	290
Scottish Borders	75	16	7	2	100	210
Shetland Islands	79	16	3	3	100	230
South Ayrshire	95	4	1	0	100	200
South Lanarkshire	92	4	2	2	100	360
Stirling	90	6	4	0	100	200
West Dunbartonshire	92	4	3	1	100	410
West Lothian	91	3	5	1	100	220

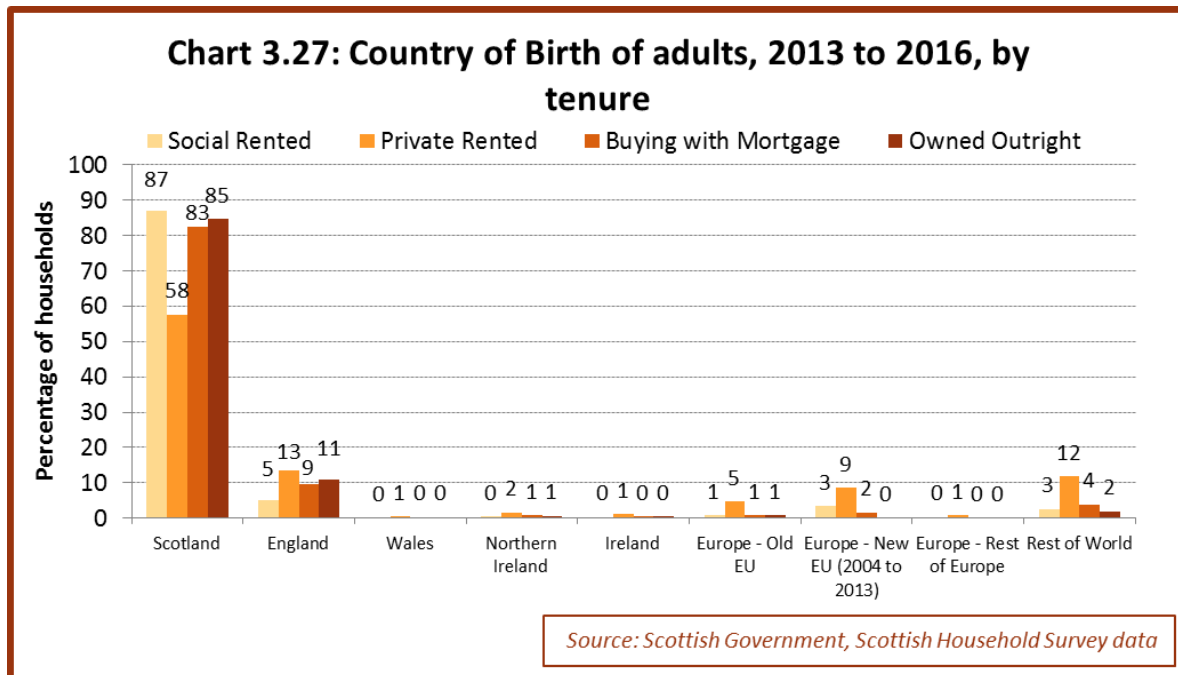
Source: Scottish Government, Scottish Household Survey

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.27 below shows how the country of birth of adults in social rented households in 2013 to 2016 compares to other tenures. Social rented households had 87% of adults born in Scotland, a higher percentage to adults in households privately renting (58%), buying with a mortgage (83%) and owned outright (85%).

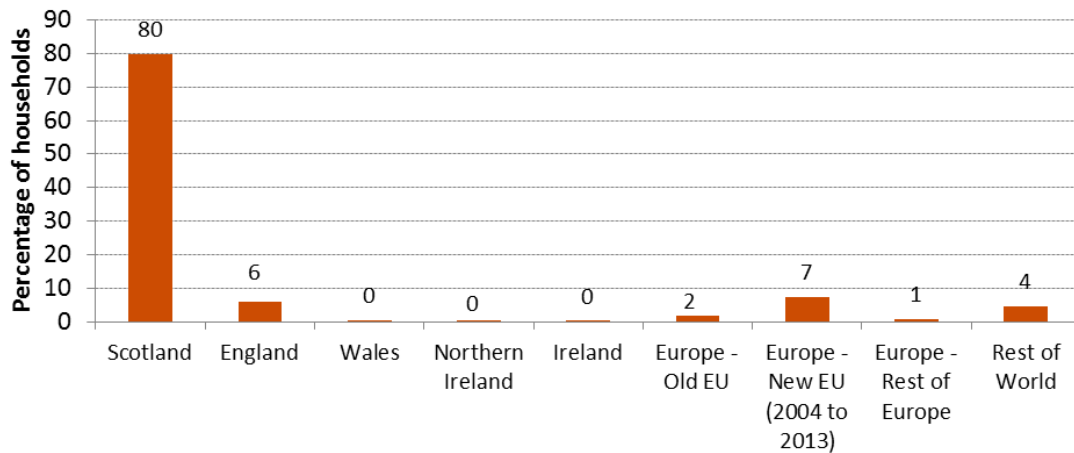
Social rented households also had a lower proportion of adults born in England (5%) when compared to households renting privately (13%), buying with a mortgage (9%) and owned outright (11%).

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, 12% 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 2016 (which includes new-lets as well as changes to existing household compositions), 80% of adults were born in Scotland and 7% 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 suggest that newly formed social households are more likely to contain adults born in the New EU than established social households.

Chart 3.28: Country of birth of social rented households, 2013 to 2016, where an adult has moved into the address within the last 12 months

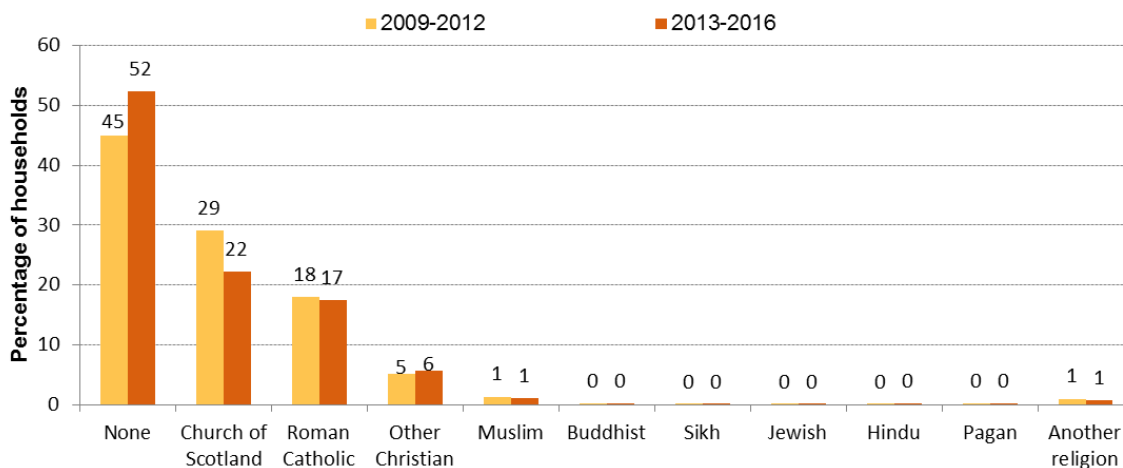


Source: Scottish Government, Scottish Household Survey data

3.8 Religion

The Scottish Household Survey asks a random adult in each household about their religion. This question has been asked in its current form since 2009.

Chart 3.29: Religion of social rented households (random adult in household), 2009 to 2012 and 2013 to 2016



Source: Scottish Government, Scottish Household Survey data

In the period from 2013 to 2016, 52% of adults in social rented housing said they had no religion, which is an increase on the 45% between 2009 and 2012. Most of the other religion categories stayed at similar levels between the two time periods, other than Church of Scotland which decreased from 29% to 22%.

Chart 3.30 below shows how religion varies between local authority and housing association households. Most religions show similar percentages between the two types of social landlords, however there are more adults with no religion in local authority housing (55% compared to 49% in housing association housing), and more adults with a Roman Catholic religion (21%) in housing association housing than local authority housing (15%).

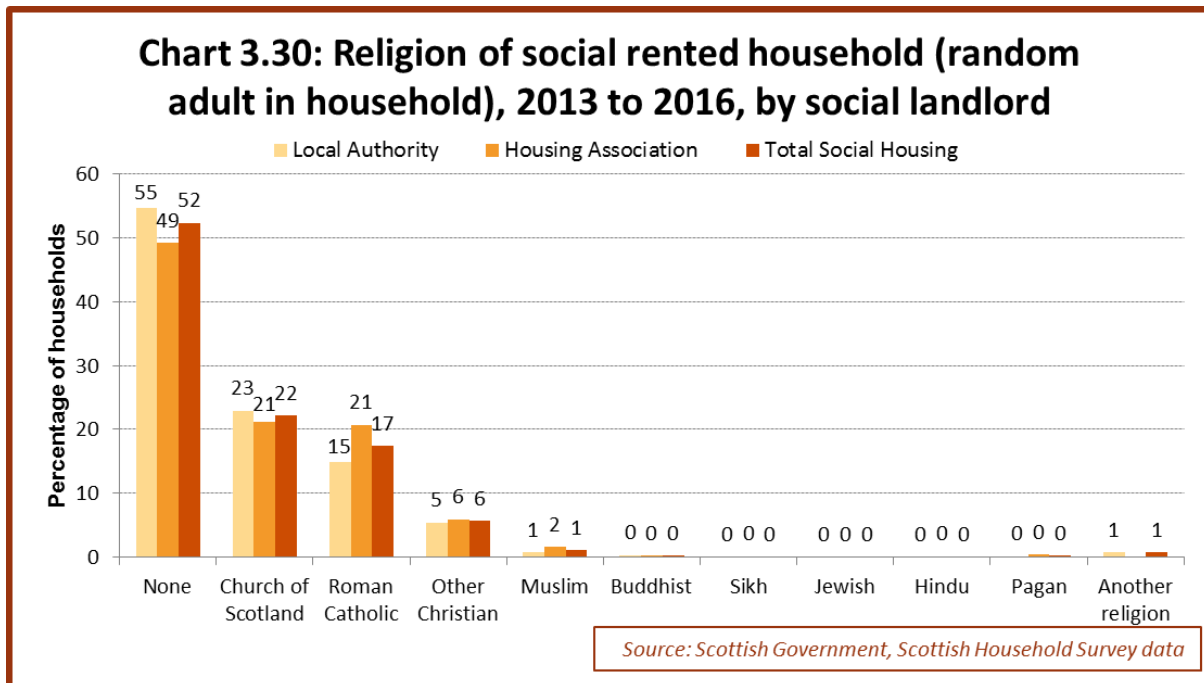


Table 3.6 below shows the religion of adults in social rented households by local authority. The percentage who said they had no religion varies from 29% in Inverclyde to 76% in the Orkney Islands, which compares to the Scotland figure of 52%. Glasgow and surrounding areas had the highest proportions of adults with a Roman Catholic religion, including Inverclyde (41%), Glasgow City (31%), and West Dunbartonshire, East Renfrewshire and North Lanarkshire (all 30%). Na h-Eileanan Siar had the highest proportion of social renter adults with a 'Other Christian' religion (23%).

Table 3.6: Percentage of adults in social rented housing by religion, 2013 to 2016, by local authority

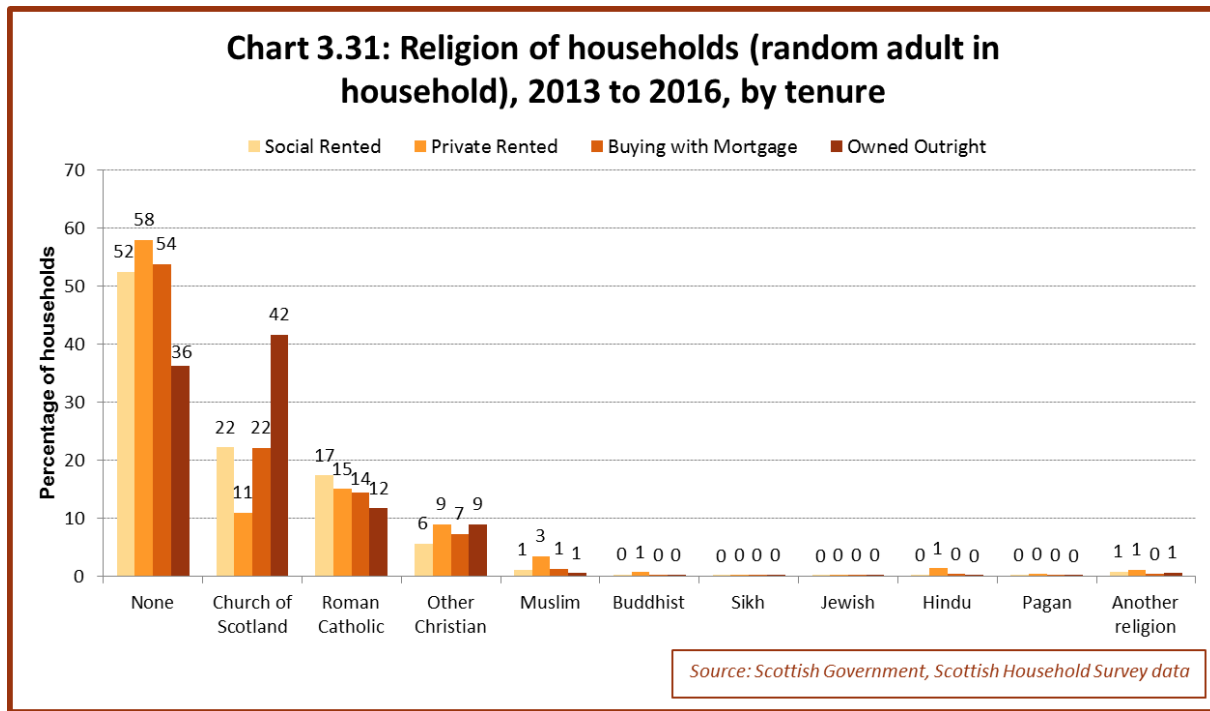
	None	Church of Scotland	Roman Catholic	Other Christian	Other	All	Base
Scotland	52	22	17	6	2	100	9070
Aberdeen City	58	14	14	10	3	100	300
Aberdeenshire	63	19	4	12	2	100	190
Angus	65	21	6	7	1	100	200
Argyll & Bute	51	26	17	6	0	100	210
Clackmannanshire	64	19	10	5	1	100	300
Dumfries & Galloway	65	28	2	4	1	100	180
Dundee City	64	11	18	5	2	100	300
East Ayrshire	66	21	10	2	1	100	260
East Dunbartonshire	43	30	23	2	1	100	120
East Lothian	67	18	6	7	1	100	210
East Renfrewshire	41	19	30	5	5	100	100
Edinburgh, City of	55	17	14	10	4	100	410
Falkirk	56	24	13	5	2	100	280
Fife	71	16	8	4	1	100	440
Glasgow City	37	21	31	5	5	100	1260
Highland	64	20	6	9	2	100	240
Inverclyde	29	27	41	3	1	100	290
Midlothian	58	26	11	4	0	100	230
Moray	69	15	5	9	2	100	200
Na h-Eileanan Siar	36	23	15	23	3	100	180
North Ayrshire	55	28	13	3	1	100	270
North Lanarkshire	33	32	30	3	2	100	460
Orkney Islands	76	15	1	5	3	100	160
Perth & Kinross	57	24	7	9	3	100	170
Renfrewshire	53	18	25	4	1	100	290
Scottish Borders	52	29	10	7	2	100	210
Shetland Islands	61	18	5	12	4	100	230
South Ayrshire	66	27	4	2	1	100	200
South Lanarkshire	42	33	17	7	1	100	360
Stirling	57	21	16	5	0	100	200
West Dunbartonshire	42	23	30	3	2	100	410
West Lothian	59	26	9	3	3	100	220

Source: Scottish Government, Scottish Household Survey

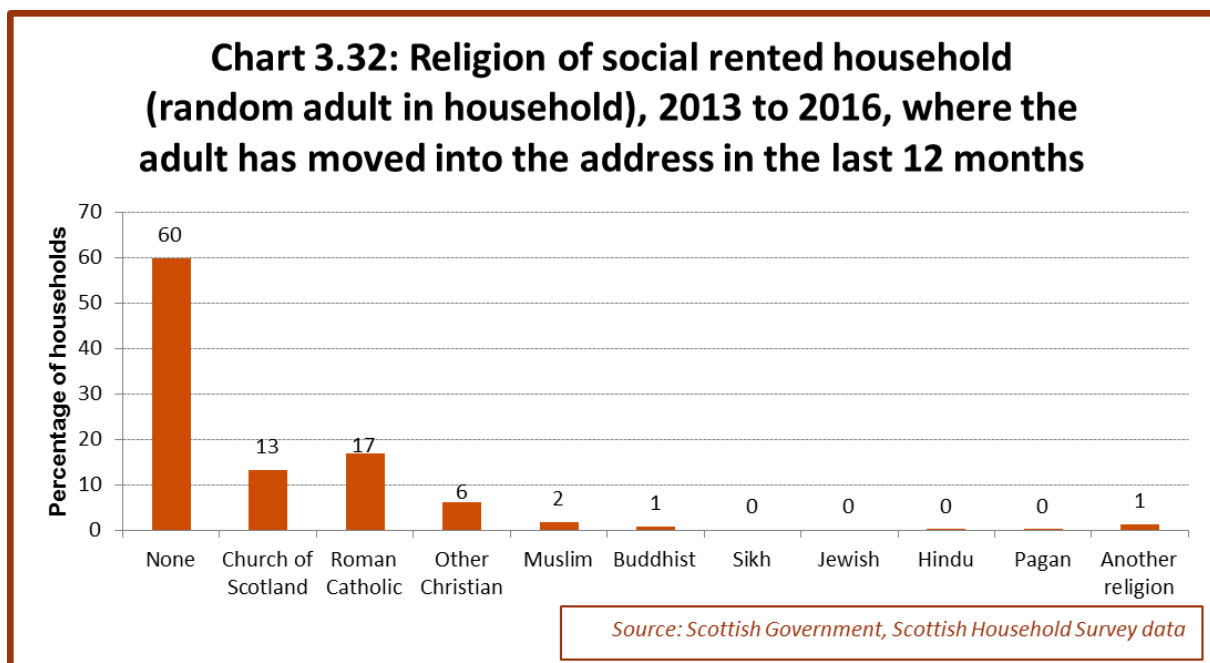
Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Households owned outright have a much higher proportion of households who are Church of Scotland Christian (42%, compared to 22% in social rented and buying with a mortgage and 11% in private rented households). This may have some

relation to the age of households because, as seen in [Section 3.2](#), households which own outright are older on average.



When looking solely at social rented households in which an adult has moved into the property within the last 12 months between 2013 and 2016 (which includes new-lets as well as changes to existing household compositions), 60% of adults reported having no religion and 13% were Church of Scotland Christians. These figures differ to the equivalent proportions for all social rented households in the same time period (52% and 22%, respectively), and suggest that newly formed social households are more likely to contain adults who have no religion than established social households.

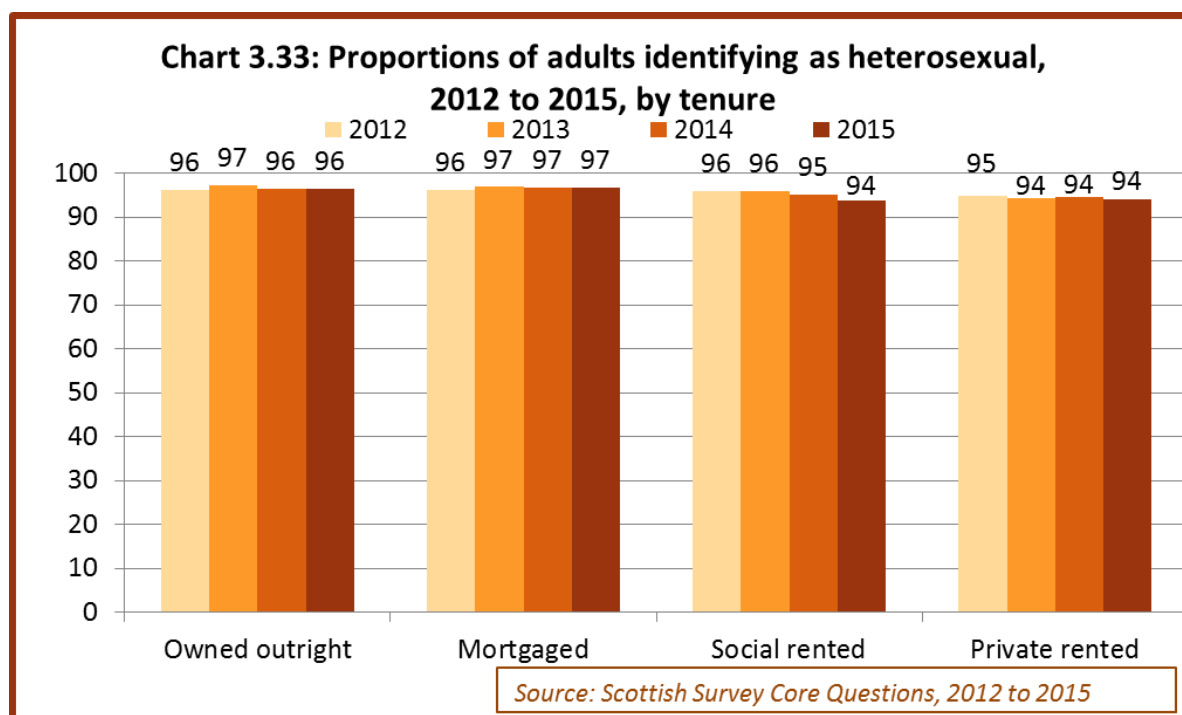


3.9 Sexual Orientation

The Scottish Survey Core Questions (SSCQ)¹¹ uses pooled survey responses from identical questions in the Scottish Household Survey, the Scottish Crime and Justice Survey, and the Scottish Health Survey. The pooling of datasets results in a combined dataset with a sample size of over 20,000 respondents, which allows for more powerful and detailed statistical analysis than is possible with individual survey datasets. The SSCQ has included a question on self-reported sexual orientation each year between 2012 and 2015.

When looking at these findings, it is important to consider that figures could under-report the proportion of lesbian, gay, bisexual or other (LGBO) people, for example because of uncertainty about one’s sexual orientation, or reluctance to be open about sexual orientation with an interviewer. More information about issues to consider when looking at the data is contained in the “Summary of the Evidence Base on Sexual Orientation”.¹²

Chart 3.33 below shows the percentages of adults that identified as heterosexual for each tenure and each year between 2012 and 2015, whilst Table 3.7 also includes the percentages that identified as LGBO. In 2015, 94% of adults in social rented households identified as heterosexual, which was lower than the percentage seen in 2012 (96%). Conversely, the percentage identifying as LGBO in 2015 (3%) was higher than in 2012 (2%). However, these differences are only marginally statistically significant. For owned outright, mortgaged, and private rented properties, figures have been similar across each of the years, i.e. any small changes seen between 2012 and 2015 are not statistically significant.



¹¹ SSCQ 2015 is published here: <http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ>

¹² “Sexual Orientation in Scotland 2017 – A summary of the Evidence base”: <http://www.gov.scot/Publications/2017/01/4911>

Table 3.7 below shows that in 2015, the percentage of adults identifying as LGBO in the social sector (3%) was similar to the percentage in the private rented sector (3%), but higher than in households that were owned outright (1%) or owned with a mortgage (1%). However these differences are only marginally statistically significant.

Conversely, the percentage reporting as heterosexual in the social rented sector (94%) was similar to the percentage seen in the private rented sector (94%), but lower than the percentages seen in households that were owned outright (96%) or owned with a mortgage (97%), although again these differences are only marginally statistically significant.

It is likely that some of the differences across tenures may be linked to age, as evidence shows that people owning their home outright are more likely to be older than people living in social rented households and other tenures ([Chart 3.8](#)) in this publication), and that older people are more likely to identify as heterosexual¹³, than younger people.

Table 3.7: Proportions of adults by sexual orientation and tenure, 2012 to 2015

	2012			2013			2014			2015		
	Hetero- sexual	LGBO	Base	Hetero- sexual	LGBO	Base	Hetero- sexual	LGBO	Base	Hetero- sexual	LGBO	Base
Owned outright	96	1	7,027	97	1	6,894	96	1	6,991	96	1	7,181
Mortgaged	96	1	6,354	97	1	6,445	97	2	5,883	97	1	5,816
Social rented	96	2	4,514	96	2	4,889	95	2	4,643	94	3	4,573
Private rented	95	3	2,446	94	3	2,558	94	3	2,570	94	3	2,555

Source: Scottish Survey Core Questions, 2012 to 2015

Note: Row totals do not add up to 100% because 'Refused' and 'Don't know' responses are excluded.

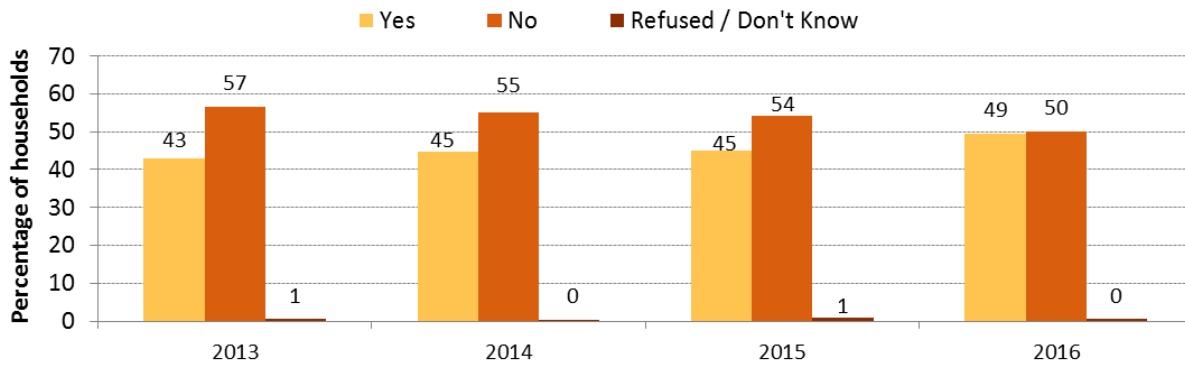
3.10 Disability

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 2016, 49% of adults in social rented housing stated that they had a disability on this basis, which is more than in the previous three years, though only slightly more than in 2015.

¹³ "Sexual Orientation in Scotland 2017 – A summary of the Evidence base", Section 3. Demographics: <http://www.gov.scot/Publications/2017/01/4911/3>

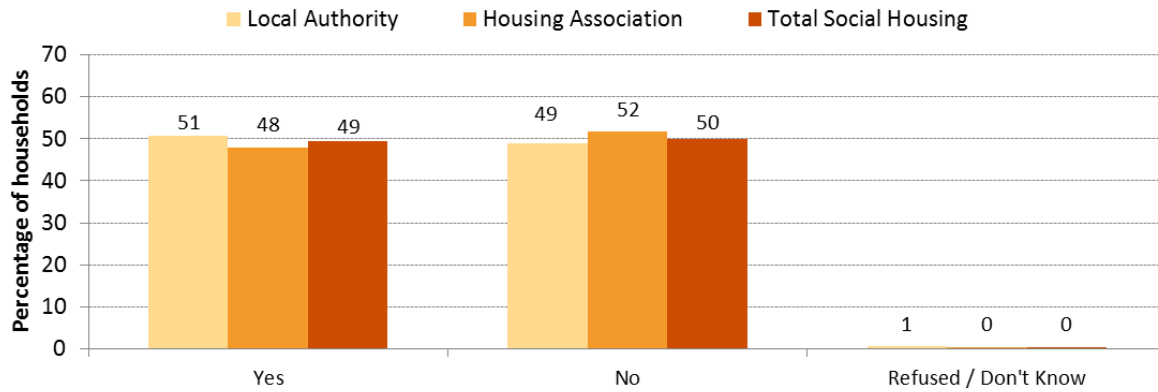
Chart 3.34: Disability of adults in social rented households, 2013 to 2016 (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

There were a similar percentage of housing association respondents indicating a disability in 2016, with 51% of adults in local authority properties reporting a disability compared with 48% of adults living in housing association properties.

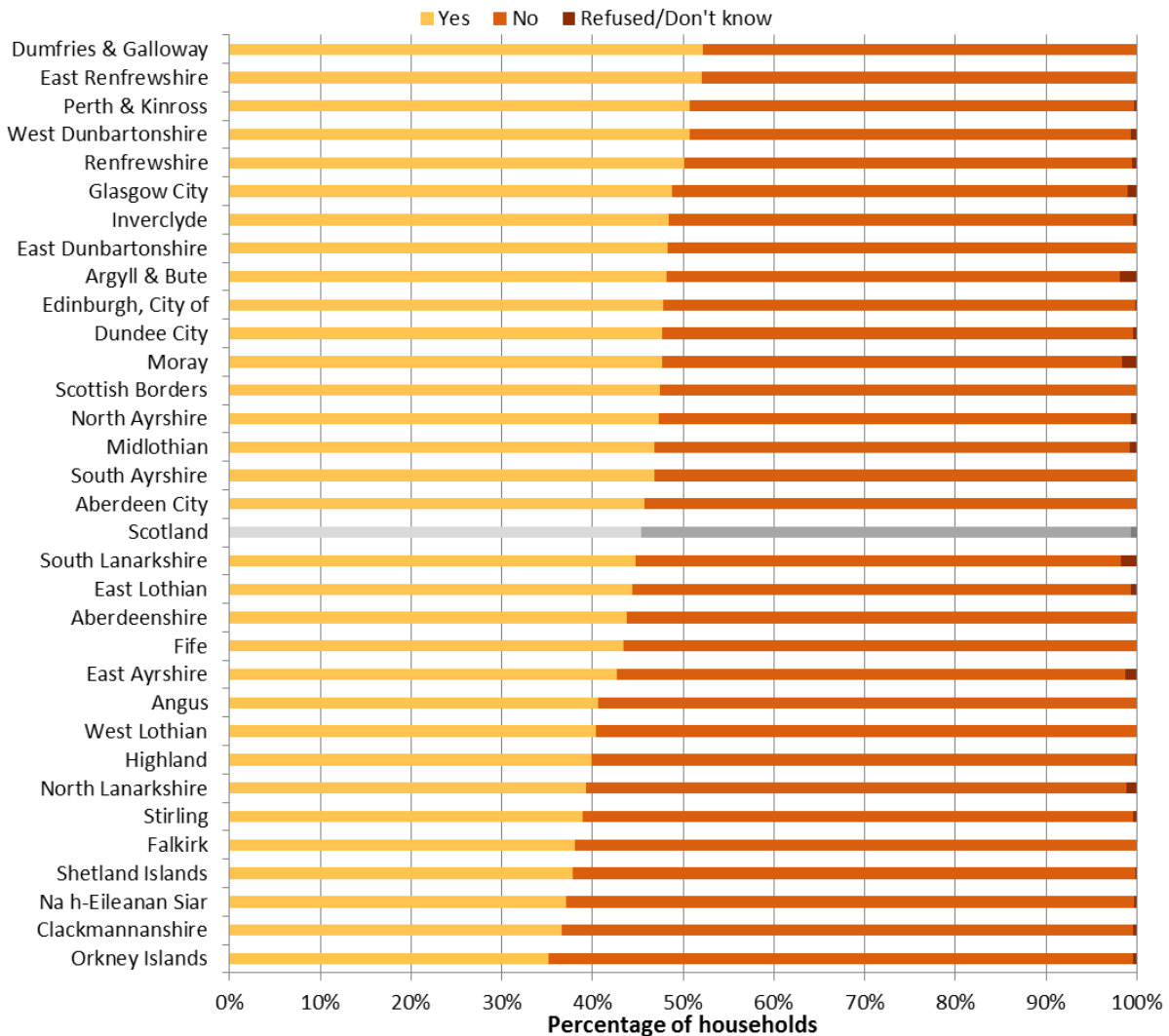
Chart 3.35: Disability of adults in social rented households, 2016, by social landlord (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

The proportion of adults in social rented households who reported having a disability between 2013 and 2016 differs between local authorities, from 35% in Orkney up to 52% in Dumfries and Galloway. This compares to 45% for adults in social rented households in Scotland as a whole.

Chart 3.36: Disability of adults in social rented households, 2013 to 2016, by local authority (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)

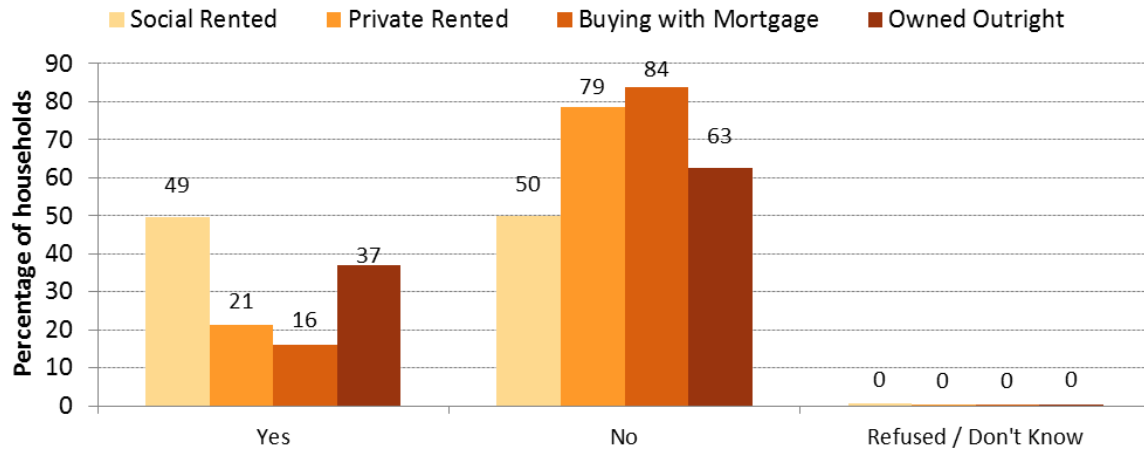


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

In 2016, 49% of adults in social rented housing reported having a disability, a figure much higher than the proportion of adults with a disability in private rented accommodation (21%) and adults buying with a mortgage (16%), and also higher than the equivalent figure for adults living in owned outright properties (37%).

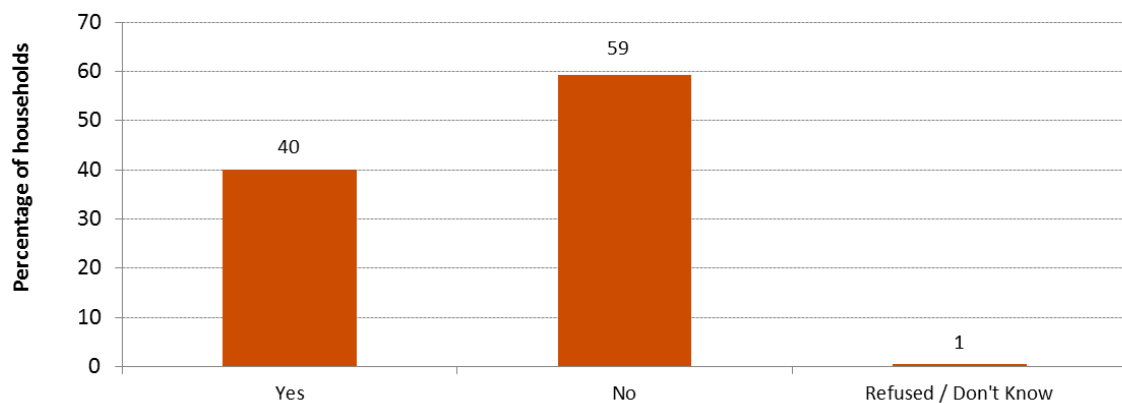
Chart 3.37: Disability of adults, 2016, by tenure (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



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 (which includes new-lets as well as changes to existing household compositions), there was a lower proportion of adults recording a disability (40%) than compared with the entire social rented sector (49%). 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 some extent with disability and health.

Chart 3.38: Disability of social rented households, 2013 to 2016, where an adult has moved into the address within the last 12 months (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

3.11 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) Bill¹⁴, 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 of overcrowding, when allocating or managing their housing. This means that the bedroom standard does not necessarily reflect the policies that are applied in practice by social landlords. 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.

Note that the bedroom standard does not take account of rooms with a floor area of less than 50 square feet, or rooms that are not normally used as a bedroom. This means that households living in dwellings with these characteristics would be considered overcrowded under the bedroom standard.

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 3.39 below shows the profile of overcrowding and under-occupancy by tenure for the year 2016.

There was some evidence that the percentage of local authority households that were overcrowded (1%) was lower than the equivalent percentage in the private rented sector (7%), and also lower than the percentage for housing associations (6%), but similar to the percentages for households for owned with a mortgage

¹⁴ <http://www.publications.parliament.uk/pa/cm200203/cmbills/046/2003046.pdf>

(2%), or owned outright (1%). The figure of 1% overcrowding for local authority households was a decrease of 4% from 2015, however this was only marginally significant.

Almost half of local authority (48%) and over a third of housing association (40%) households in Scotland were under-occupied, meaning that they had at least 1 more room than the minimum requirement under the bedroom standard, however there was insufficient evidence to say whether this reflects a genuine difference. Across the whole social sector, 45% of households were under-occupied, which was similar to the equivalent proportion for the private rented sector (51%), but lower than for households bought with a mortgage (76%), and households that were owned outright (89%).

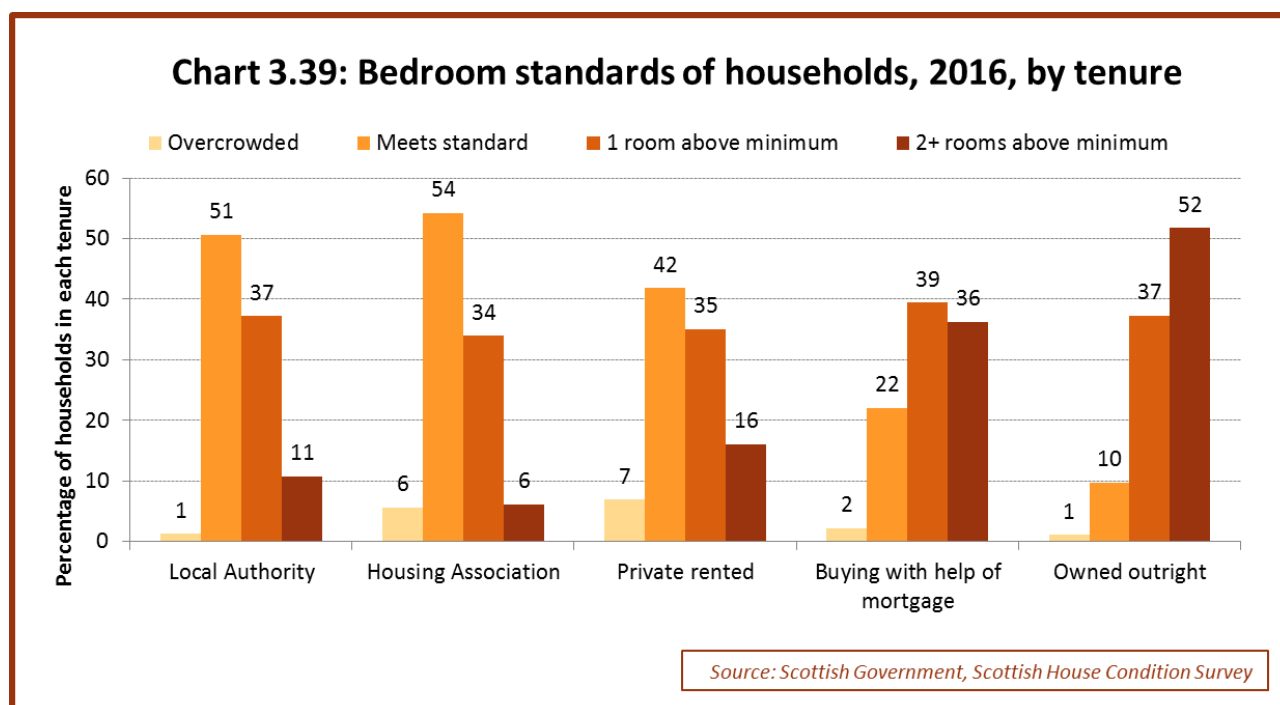


Table 3.8 below shows that the percentage of households that were overcrowded for new social tenants (i.e. where one of the residents had moved into the house in the past year), along with the private sector and owner occupiers. Samples over the 5 year period from 2012 to 2016 have been used for the 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 8% of social sector households where an adult had moved in the past year were overcrowded, compared with 4% of households where an adult had not moved to the address in the past year; this difference is only marginally significant.

Table 3.8: Percentage of households overcrowded under bedroom standards definition, 2012 to 2016,

	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	3,379	8	541	4	2,838
Private rent	5	1,518	7	637	4	881
Owner Occupier	2	8,694	3	828	2	7,866

Source: Scottish House Condition Survey

Chart 3.40 below shows that overcrowding in social rented housing sector was more common amongst large family¹⁵ households (31% overcrowded) than other household types.

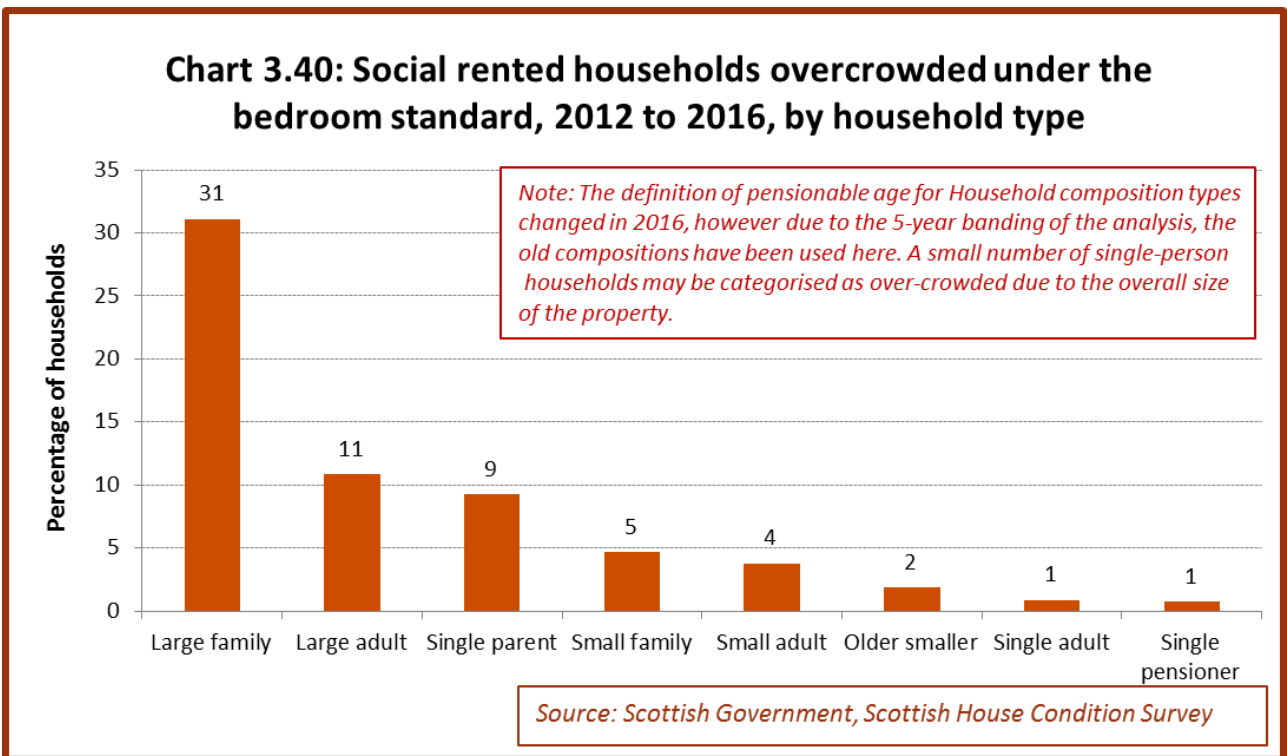
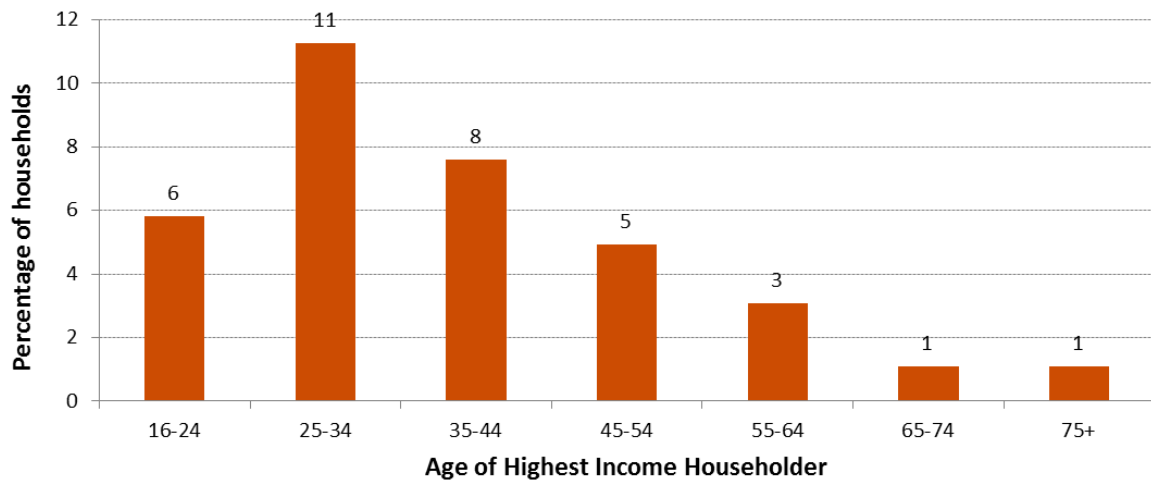


Chart 3.41 below shows that, in the social sector, the proportion of overcrowded households was higher when the highest income householder was aged 25-34 (11%) than if they were 45-54 (5%), 55-64 (3%), 65-74 (1%), or 75+ (1%). There was insufficient evidence to say whether proportion seen for the 25-34 (11%) group was higher than 16-24 (6%) or 35-44 (8%) years.

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

¹⁵ 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 3.41: Social rented households overcrowded under the bedroom standard, 2012 to 2016, by age



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 2016/17. In 2016/17 there were a total of 52,924 social rented housing lets, a decrease of 1,108 lets, or 2%, on the 54,032 lets in 2015/16. This was due to drops in both local authority lets (down by 470, or 2%) and housing association lets (down by 638, or 2%).

Lets have fallen by 8% between 2013/14 to 2016/17, with local authority lets falling by 10% and housing association lets dropping by 6%.

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 3,652 social sector mutual exchanges in 2016/17 (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, and similar percentages were seen in 2016/17. This is despite local authorities having 53% of all social rented housing stock as at March 2016.

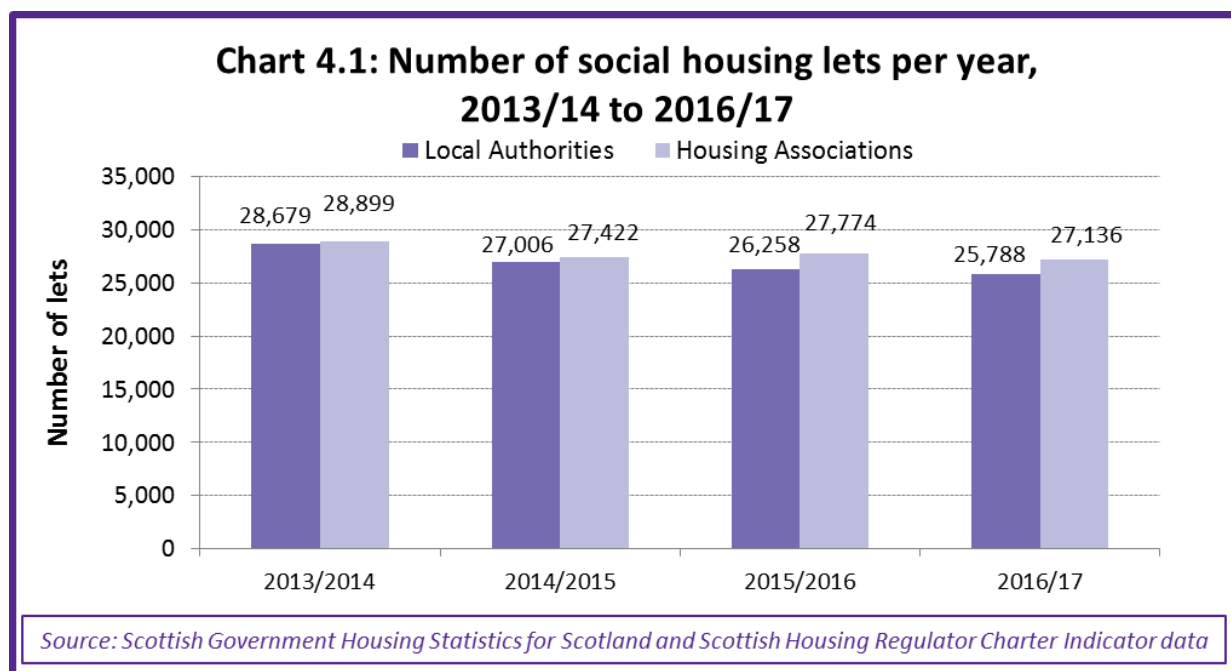


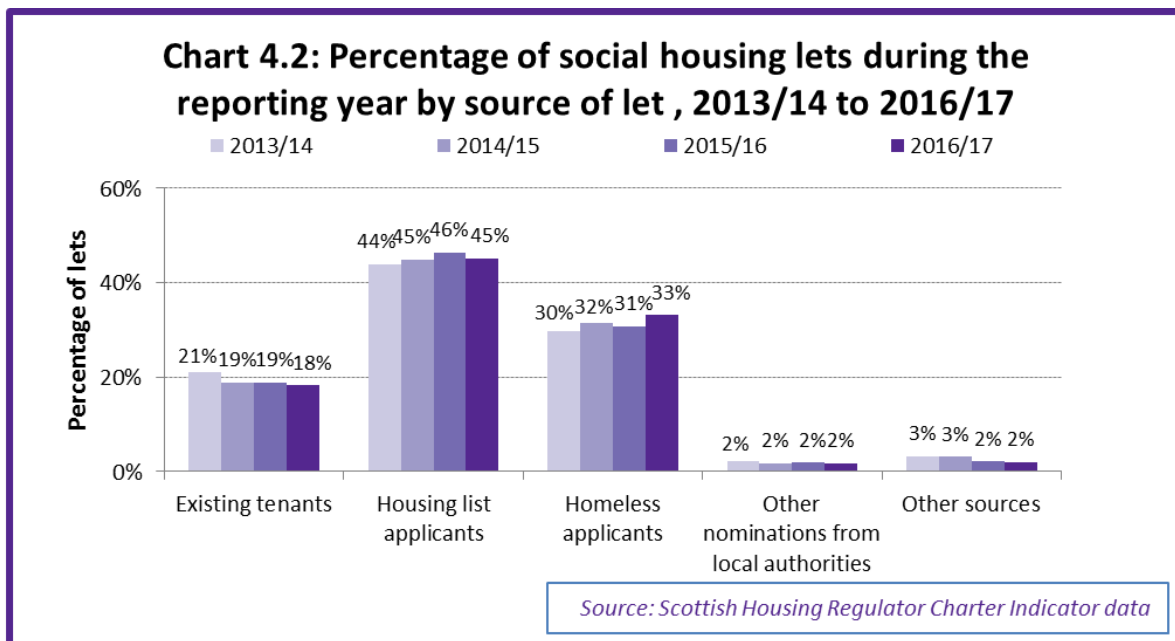
Table 4.1: Number of social rented housing lets each year, 2013/14 to 2016/17

	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	27,774	54,032	49%	51%
2016/2017	25,788	27,136	52,924	49%	51%
Change 2015/16 to 2016/17	-470	-638	-1,108		
Change 2015/16 to 2016/17(%)	-2%	-2%	-2%		
Change 2013/14 to 2016/17	-2,891	-1,763	-4,654		
Change 2013/14 to 2016/17 (%)	-10%	-6%	-8%		

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

4.2 Lets by source category

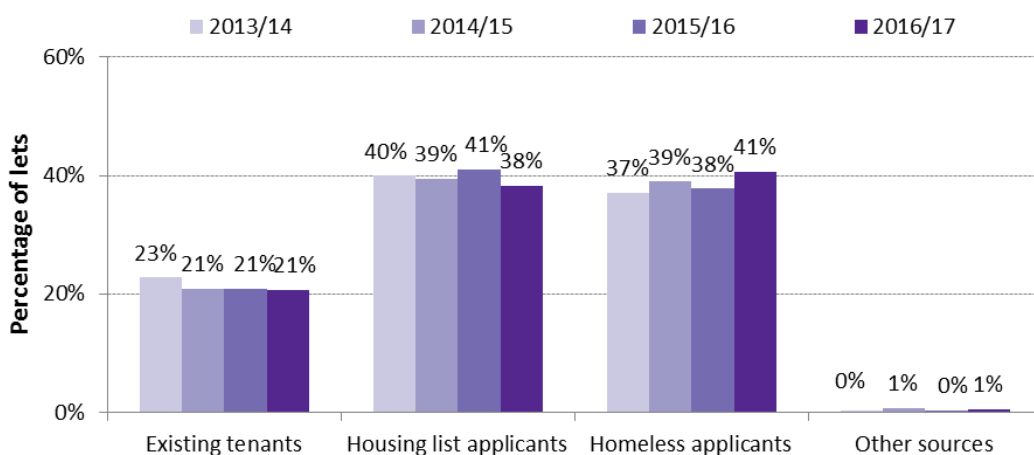
The proportion of social housing lets to housing list applicants (note that this figure excludes existing tenants who were on a housing list) has remained fairly constant over the last four years from 2013/14 to 2016/17, with 45% of all social housing lets during 2016/17 being to this type of applicant, similar to the figure of 44% seen in 2013/14. The proportion of lets to existing tenants has fallen from 21% in 2013/14 to 18% in 2016/17. Whilst the percentage of lets to homeless applicants has increased from 30% in 2013/14 to 33% in 2016/17.



There are some differences in the proportion of lets by source category between local authorities and housing associations. In 2016/17, 38% of lets by local authorities were to housing list applicants (where applicants were not already existing tenants), 41% were to homeless applicants and 21% were to existing tenants. This compares to 52% of lets by housing associations being to housing list applicants, 16% being to existing tenants and 26% being as a result of homeless applicants.

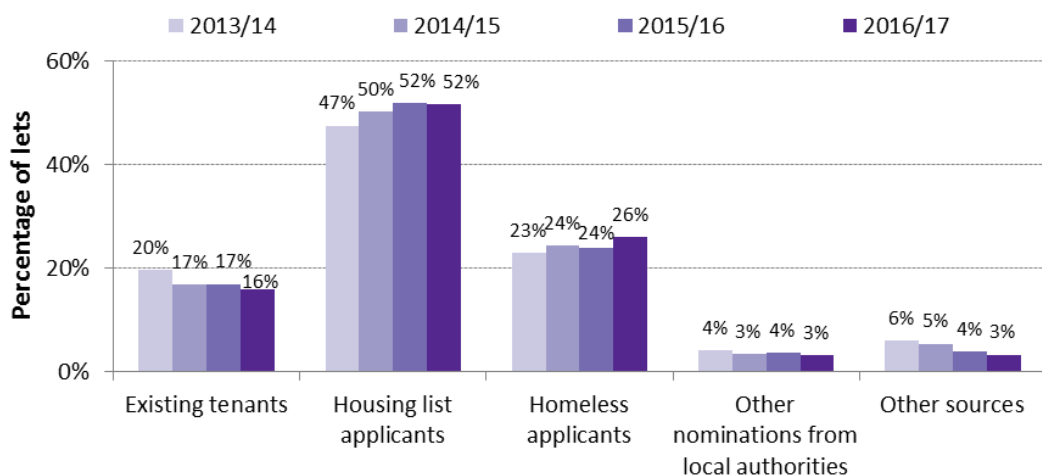
Homeless applicants apply to a local authority to be assessed and if they are assessed as statutorily homeless or potentially homeless then the local authority has a legal duty to provide permanent housing. They may then be nominated to a housing association to be housed. If the housing association is 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 4.3: Percentage of local authority lets during the reporting year by source of let, 2013/14 to 2016/17



Source: Scottish Housing Regulator Charter Indicator data

Chart 4.4: Percentage of housing association lets during the reporting year by source of let, 2013/14 to 2016/17



Source: Scottish Housing Regulator Charter Indicator data

It should be noted that behind these Scotland level figures, source of lets are likely to vary widely by provider and across regions of the country, and there will be a range of factors affecting the source of lets, including the different range of client

groups that each landlord is supporting. Information on the number of different types of lets by each landlord is published by the Scottish Housing Regulator as part of the range of financial and performance information collected from social landlords to help monitor performance against the standards and outcomes of the Scottish Social Housing Charter¹⁶.

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 2016/17, the total number of new intake lets by local authorities was 20,392, equating to around three-quarters of all local authority lets. In the same year there were 22,798 new intake lets by housing associations, equating to around 8 in 10 of all housing association lets.

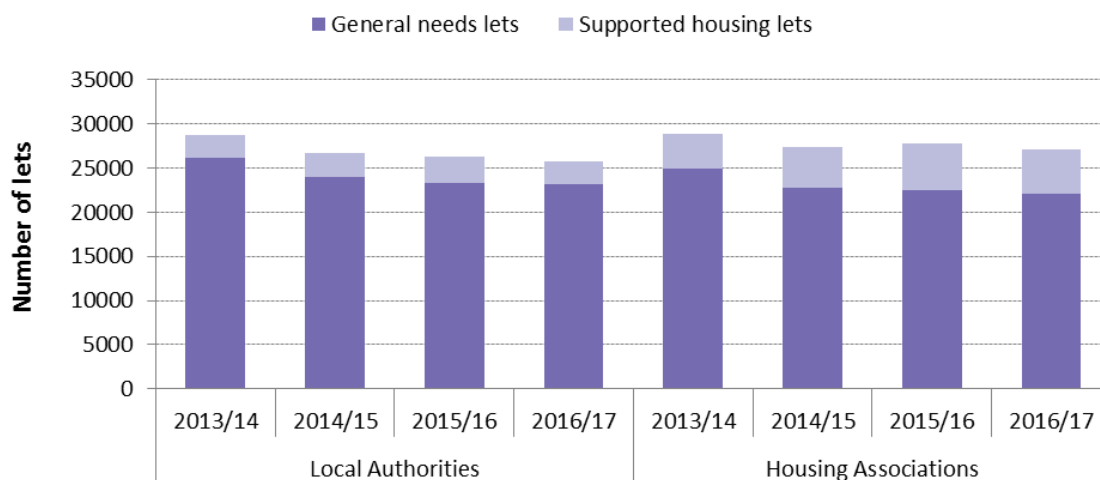
4.3 General needs and supported housing lets

The majority of social rented housing lets in the last four years have been for general needs housing. In 2016/17, 86% of all lets were general needs lets. Split by provider, 90% of local authority lets and 82% of housing association lets were general needs lets. The proportions of general needs lets decreased slightly over the four years from 2013/14 to 2016/17 for both local authority lets and housing association lets (from 91% to 90% and from 86% to 82%, respectively), with the proportions of supported housing lets increasing over the same period (from 9% to 10% for local authority lets and from 14% to 18% for housing association lets). The most recent year has seen a slight increase in the proportion of general needs lets, from 89% in 2015/16 to 90% in 2016/17 for local authorities, and 81% in 2015/16 to 82% in 2016/17 for housing associations.

In 2016/17, 10% of local authority lets and 18% 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.

¹⁶ Information and datasets on the Scottish Social Housing Charter are available from: <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

Chart 4.5: Number of lets during reporting year, by general needs and supported housing, 2013/14 to 2016/17



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

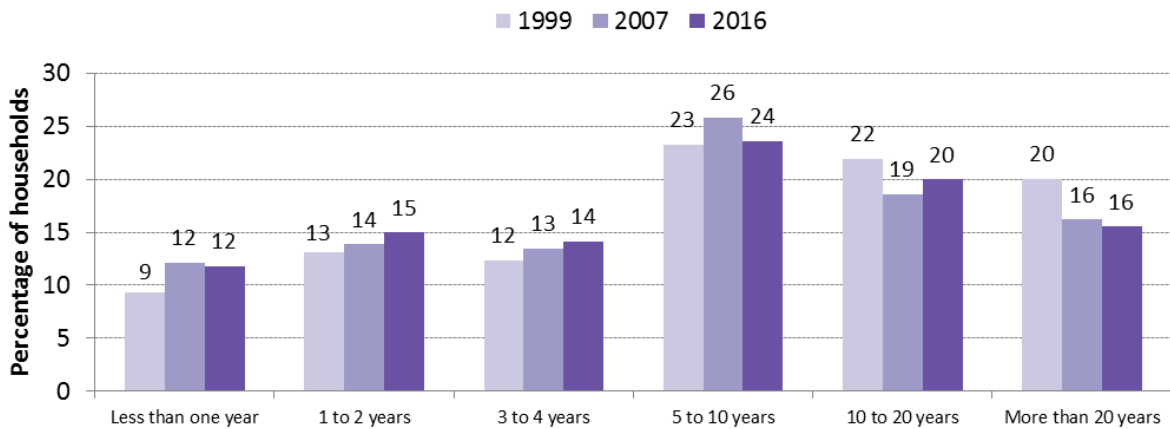
It should be noted that behind these Scotland level figures provision of supported housing is likely to vary widely by provider and across regions of the country, and there will be a range of factors affecting the provision and use of supported housing, including the different range of client groups that each landlord is supporting. Information on the number of different types of lets by each landlord is published by the Scottish Housing Regulator as part of the range of financial and performance information collected from social landlords to help monitor performance against the standards and outcomes of the Scottish Social Housing Charter¹⁷.

4.4 Length of time at current address

Social rented households in Scotland in 2016 had been at their current address for an average of 11 years, a shorter average time than in 1999 (12 years). In 2016, 12% of social renters had been at their address for less than one year, a slight increase compared to 9% in 1999. In 2016, 16% of social renters had been at their current address for over 20 years, a drop from 20% in 1999.

¹⁷ Information and datasets on the Scottish Social Housing Charter are available from: <https://www.scotishhousingregulator.gov.uk/find-and-compare-landlords>

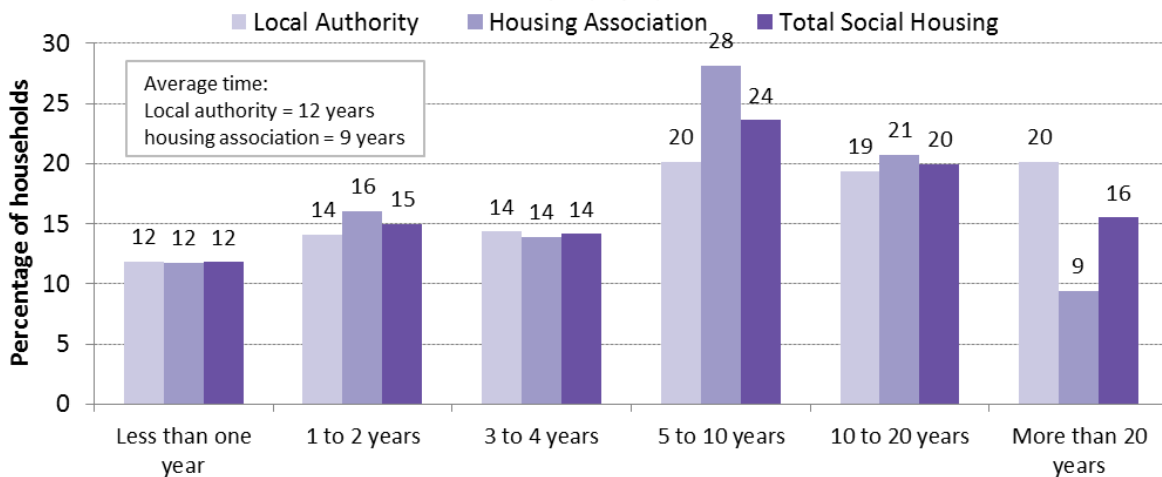
Chart 4.6: Length of time at current address of social renters (random adult in household), 1999, 2007 and 2016



Source: Scottish Government, Scottish Household Survey data

Housing association households in 2016 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 9% of housing association households had been resident at their address for over 20 years, compared with 20% of local authority households.

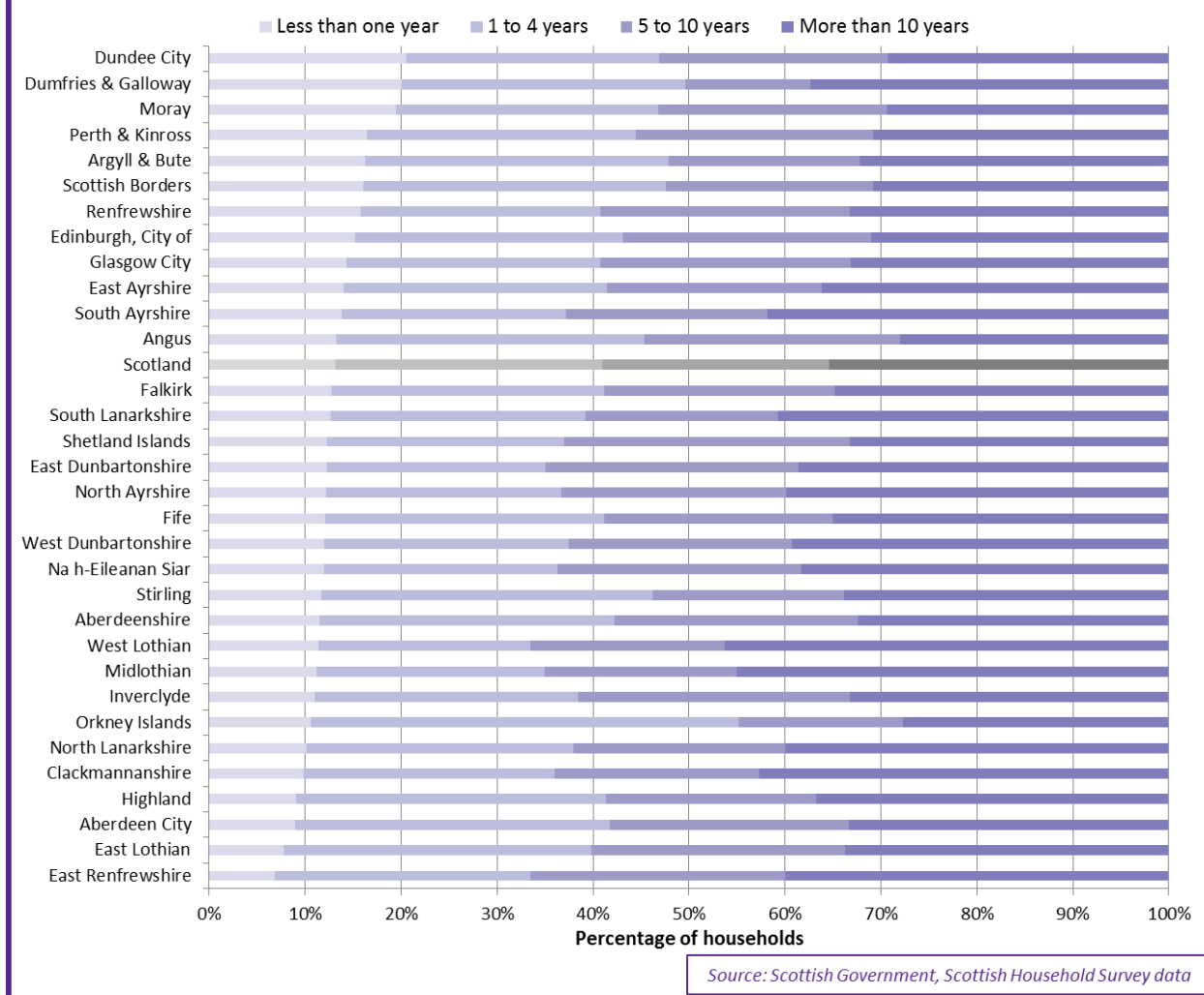
Chart 4.7: Length of time at current address of social renters (random adult in household) 2016, by social landlord



Source: Scottish Government, Scottish Household Survey data

Chart 4.8 below shows the average length of time at their current address of social renters between 2013 and 2016. The percentage who had been at their current address for less than one year ranged from 7% in East Renfrewshire to 21% in Dundee City. The percentage of adults who had been at their address for more than 10 years ranged from 28% in Orkney Islands and Angus to 47% in West Lothian.

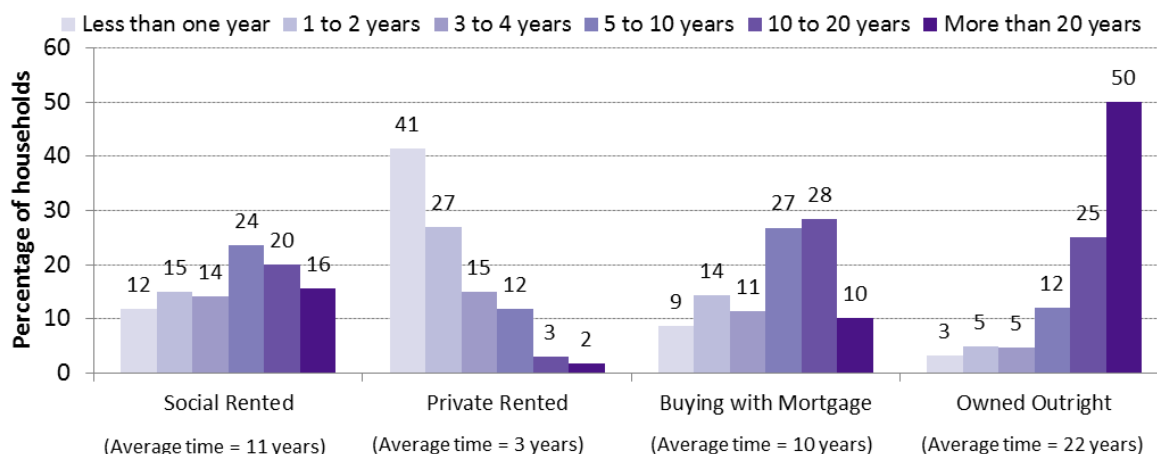
Chart 4.8: Length of time at current address of social renters (random adult in household), 2013 to 2016, by local authority



Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Households in other tenures showed different patterns of length of tenure in 2016. Private rented households had on average been at their address for only 3 years, with 41% 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 10 years, with 28% 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.

**Chart 4.9: Length of time at current address
(random adult in household) 2016, by tenure**



Source: Scottish Government, Scottish Household Survey data

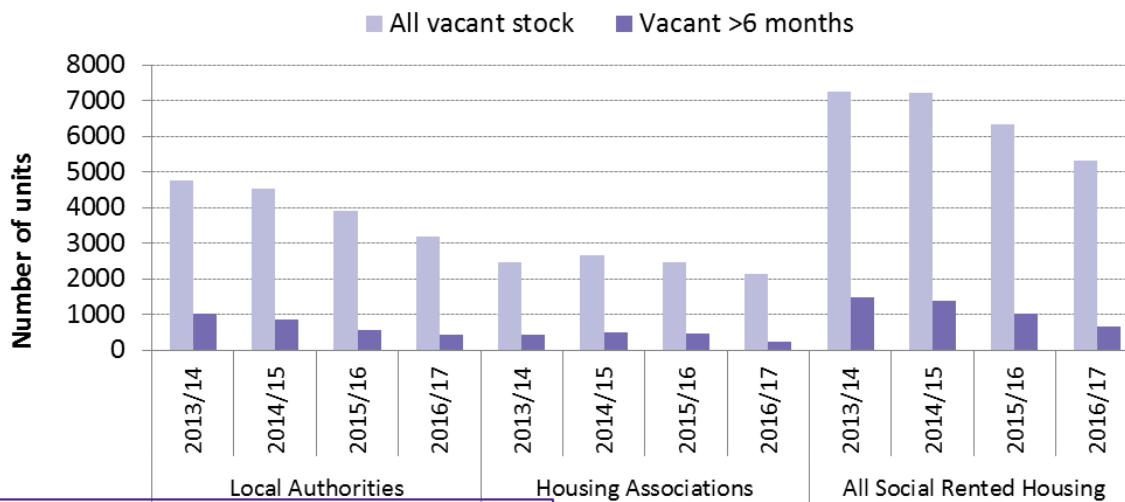
4.5 Vacant normal letting stock

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 4.10 and Table 4.2 below show the number of normal letting stock vacant properties in Scotland as at the end of March each year from 2013/14 to 2016/17, split by local authorities and housing associations. There were 5,331 normal letting stock vacant properties at the end of 2016/17, a drop of 1,017 properties, or 16%, on the 6,348 vacant properties as at end of 2015/16. The 5,331 vacant properties represents 0.9% of all lettable stock, a slight drop from 1.1% 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 2016/17, 12% had been vacant for more than 6 months, a total of 664 properties which is a drop of 370 or 36% on the previous year. Normal letting stock vacant for more than 6 months equates to 0.1% of total lettable stock.

Chart 4.10: 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 4.2: 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	2016/17	2013/14	2014/15	2015/16	2016/17	2013/14	2014/15	2015/16	2016/17
All vacant stock	4,767	4,547	3,895	3,193	2,470	2,676	2,453	2,138	7,237	7,223	6,348	5,331
Vacant >6 months	1,025	869	574	421	449	503	460	243	1,474	1,372	1,034	664
Total lettable stock	311,149	310,888	309,676	307,376	271,194	271,194	273,961	275,035	276,565	582,082	583,637	582,411
All vacant stock (%)	1.5%	1.5%	1.3%	1.0%	0.9%	1.0%	0.9%	0.8%	2.6%	1.2%	1.1%	0.9%
Vacant >6 months (%)	0.3%	0.3%	0.2%	0.1%	0.2%	0.2%	0.2%	0.1%	0.5%	0.2%	0.2%	0.1%

Source: Scottish Housing Regulator Charter Indicator data

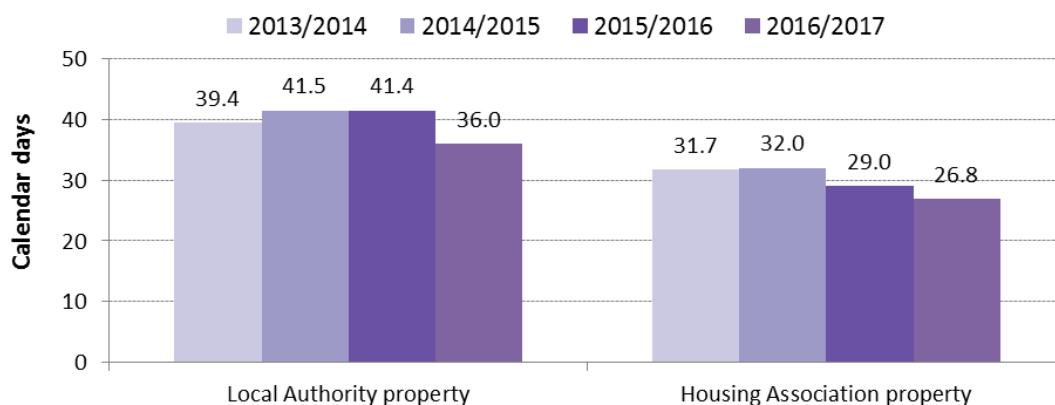
4.6 Length of time properties are empty before being let

Chart 4.11 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 36.0 calendar days before being re-let in 2016/17, which lower than the figure for 2015/16 (41.4 days), 2014/15 (41.5 days), and 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 26.8 calendar days before being re-let in 2016/17, a figure lower than in 2015/16 (29.0 days), 2014/15 (32.0 days) and 2013/14 (31.7 days).

Chart 4.11: 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 2016 (which includes new-lets as well as changes to existing household compositions), it can be seen that nearly half of adults (49%) had a previous address which was also social rented, 19% had a previous address that was rented privately and 16% had a previous address that was their parental/family home.

Table 4.3: Adults who have moved address in the last 12 months, 2016 - 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	3	2	3	5	5	47
Buying with help of loan/mortgage	9	4	7	7	38	20
Private Rented	16	23	19	55	21	13
Local Authority	38	13	27	2	4	8
Housing Association	7	41	22	2	3	2
Other	6	6	6	3	4	4
In parental/family home	20	11	16	26	26	6
All	100	100	100	100	100	100
Base	250	190	440	590	530	310

Source: Scottish Household Survey data

Applying these figures to the estimated 110,000 adults who moved into social housing in 2016 produces the estimated numbers of adults moving into social housing by previous tenure in the table below. For example, it is estimated that 50,000 adults moved into a social rented household from another social rented address, 20,000 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 4.4: Estimated number of adults who moved into social housing in 2016, by previous tenure

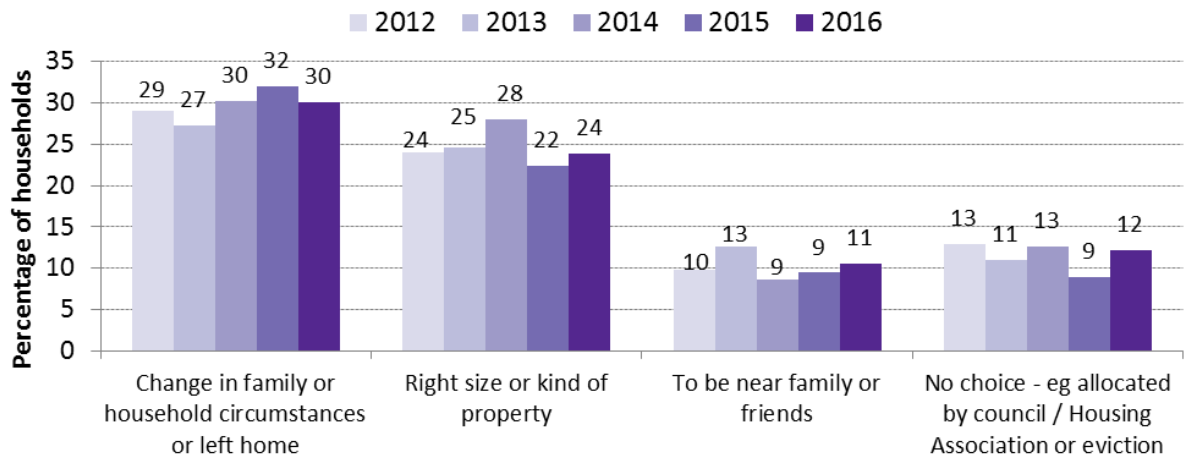
Estimated number of adults in social housing 2016 (millions)	0.92
Percentage of adults in social housing in 2016 who moved into their property in the last 12 months	11.81%
Estimated number of adults in 2016 who moved into their social rented property in the last 12 months	110,000
Estimated number of adults moving into social housing by previous tenure, 2016: (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	20,000
Other	10,000
In parental/family home	20,000
<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 2016 by 30% 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 2016. Social rented households in 2016 also said that they had moved to their local area for the right size or kind of property (24%), to be near family or friends (11%), and because they had no choice for example being allocated by social housing providers or due to eviction (12%).

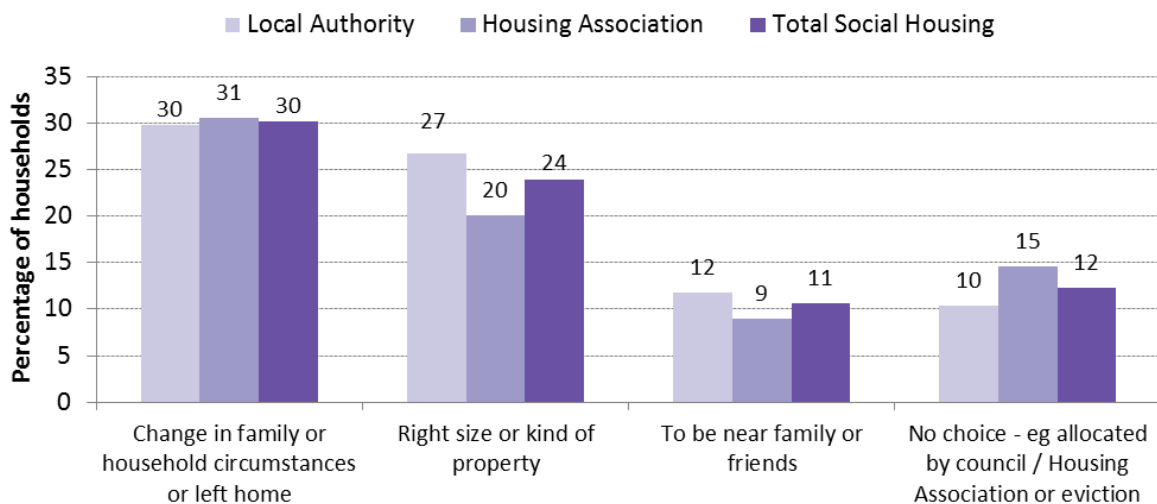
Chart 4.12: Main reasons for moving to area - social rented households, 2012 to 2016



Source: Scottish Government, Scottish Household Survey data

Local authority households in 2016 were slightly more likely to have stated that they had moved to their area for the right size or kind of property (27%) than housing association households (20%).

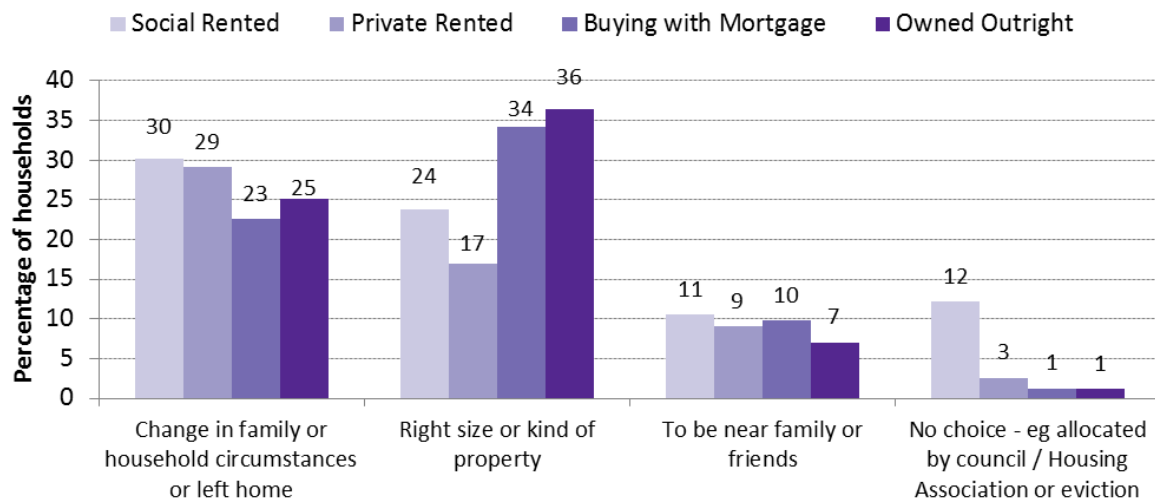
Chart 4.13: Main reason for moving to area - social rented households, 2016, by landlord



Source: Scottish Government, Scottish Household Survey data

Households buying with mortgage (34%) and owned outright (36%) were more likely to have stated that they moved to their area for the right size or kind of property than social rented households (24%) or private rented households (17%).

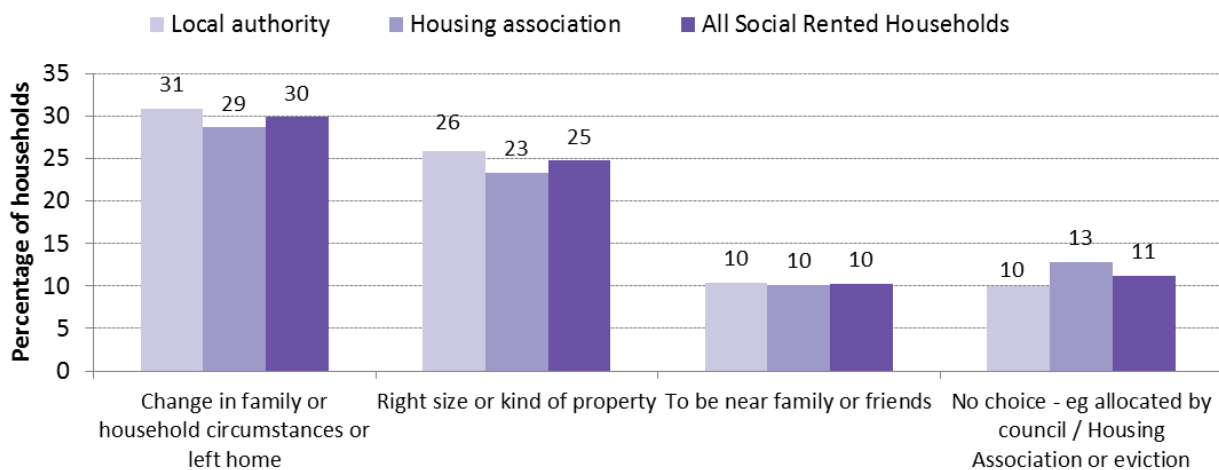
Chart 4.14: Main reason for moving to area, 2016, by tenure



Source: Scottish Government, Scottish Household Survey data

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 4.15: Social rented households - main reason for moving to area - where an adult has moved into the address within the last 12 months, 2013 to 2016



Source: Scottish Government, Scottish Household Survey data

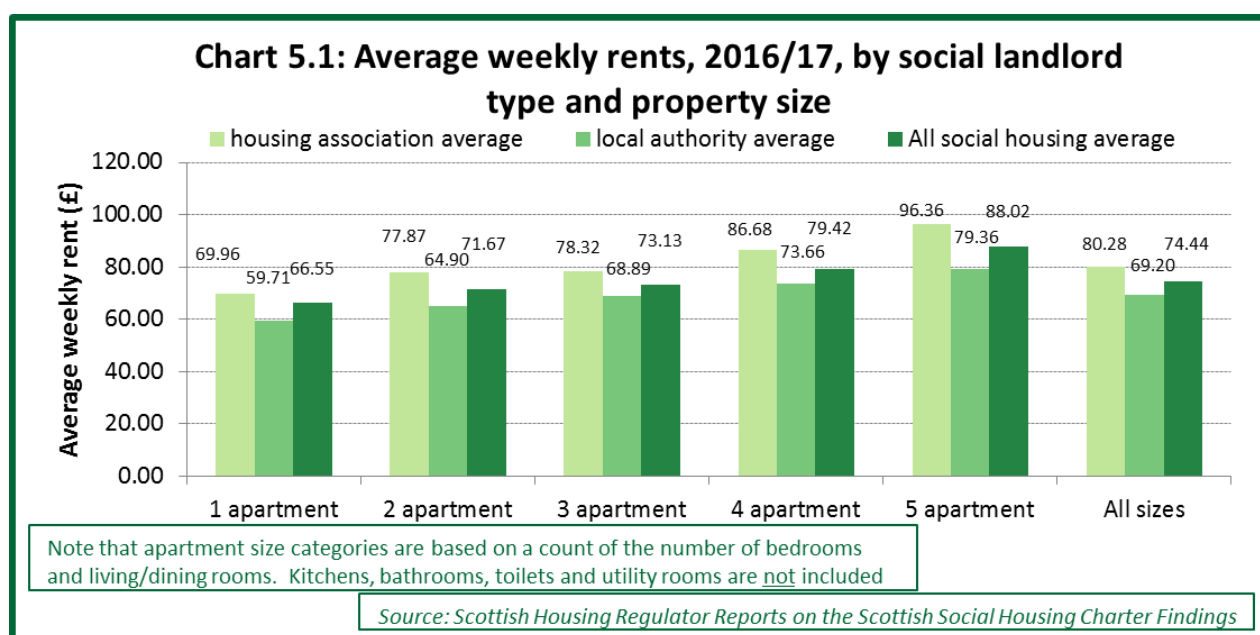
Section 5 – Housing Costs and Income

5.1 Rent levels in social housing

Data from the Scottish Housing Regulator, as published in their Charter Indicators and Data by Outcomes and Standards¹⁸, shows that the average rent for a social sector property in Scotland in 2016/17 was £74.44, with housing association properties averaging £80.28 per week, 16% higher than the average rent of £69.20 for a local authority property.

Average housing association rents were higher than local authority rents for each property size category in 2016/17, with average housing association rents ranging from £69.96 per week for a 1 apartment property to £96.36 per week for a 5 apartment property. Local authority average weekly rents ranged from £59.71 for a 1 apartment property to £79.36 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 £74.44 for a social sector property in Scotland in 2016/17 was an increase of 2.1% on the previous year.

Over the four financial years from 2013/14 to 2016/17, average weekly social sector rents have increased by 4.5% from £67.96 in 2013/14 to £70.99 in 2014/15, after which there was an annual increase of 2.7% to £72.90 in 2015/16, following which there has been a 2.1% annual increase to £74.44 in 2016/17.

¹⁸ <https://www.scottishhousingregulator.gov.uk/publications/charter-indicators-and-data-outcomes-and-standards>

This is a cumulative increase of 9.5% between 2013/14 and 2016/17, which equates to a real terms increase of 5.0% (i.e. an increase of 5.0% over and above the level of CPI inflation over these years).

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

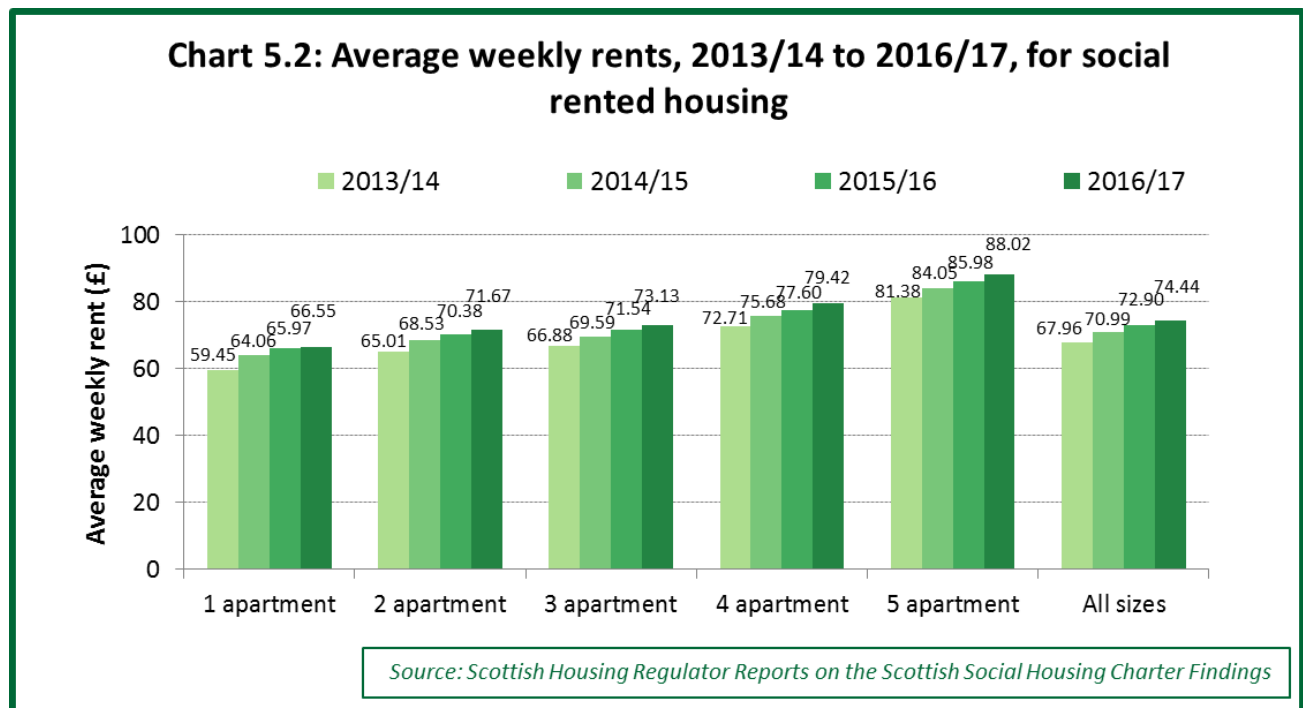


Table 5.1: Average weekly rents 2013/14 to 2016/17, by social landlord type and property size

	2013/14			2014/15			2015/16			2016/17		
	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	housing association average	local authority average	All social housing average
1 apartment			£59.45	£67.32	£57.82	£64.06	£69.27	£59.34	£65.97	£69.96	£59.71	£66.55
2 apartment			£65.01	£74.72	£61.81	£68.53	£76.52	£63.68	£70.38	£77.87	£64.90	£71.67
3 apartment			£66.87	£74.98	£65.33	£69.59	£76.91	£67.23	£71.54	£78.32	£68.89	£73.13
4 apartment		Split not available	£72.71	£82.98	£70.08	£75.68	£85.12	£71.75	£77.60	£86.68	£73.66	£79.42
5 apartment			£81.83	£92.13	£75.57	£84.05	£94.59	£77.10	£85.98	£96.36	£79.36	£88.02
All sizes			£67.96	£76.92	£65.78	£70.99	£78.86	£67.60	£72.90	£80.28	£69.20	£74.44

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 over the 3-year period from 2014/15 to 2016/17, by social rent provider and country. Average social rents in England were £97.84 per week for Private Registered Providers of social housing stock as at 31 March 2016, and £87.36 per week for local authority stock in 2016/17. Average social rents in Scotland in 2016/17 were therefore around 18% lower for housing association stock and 21% lower for local authority stock when compared with figures for England.

Table 5.2: Average weekly social rents, 2014/15 to 2016/17, by social rent provider and country

	2014/15	2015/16	2016/17
<u>Housing Association Properties</u>			
Scotland	£76.92	£78.86	£80.28
England (Private Registered Providers of social housing stock)	£92.30	£95.89	£97.84
Wales	£79.16	£82.05	£83.93
Northern Ireland (rent gross of service charges)	£97.99	£101.71	n/a
<u>Local Authority Properties</u>			
Scotland	£65.78	£67.60	£69.20
England	£85.89	£87.93	£87.36
Wales	£75.19	£78.44	£81.15
Northern Ireland (Northern Ireland Housing Executive)	£63.46	£66.60	£66.61
<i>Sources:</i>			
<i>Scottish Housing Regulator Reports on the Scottish Social Housing Charter Findings</i>			
<i>MHCLG 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 2016/17</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, 31st March 2015 for 2015/16, and 31st March 2016 for 2016/17.			

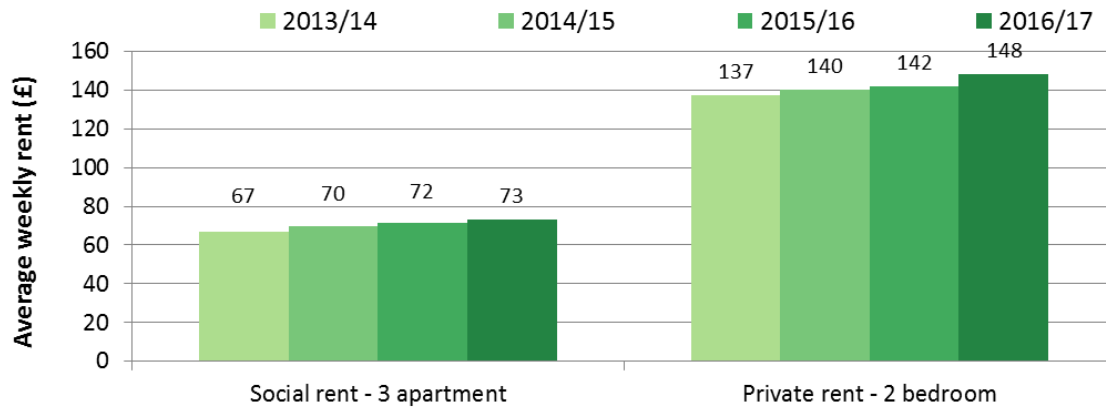
Average social rents in Wales were £83.93 per week for housing associations in 2016/17 and £81.15 per week for local authority stock in 2016/17. Average social rents in Scotland in 2016/17 were therefore around 4% lower for housing association stock and 15% lower for local authority stock when compared with the equivalent figures for Wales.

Average social rents in Northern Ireland were £101.71 per week for housing associations in 2015/16 (latest figure available), whilst local authority Northern Ireland Housing Executive rents averaged £66.61 per week in 2016/17. Average local authority rents in Scotland were therefore around 4% 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 2015/16 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 rents¹⁹ 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 2016/17.

¹⁹ Statistics on private rents are sourced from the Market Evidence Database, which is largely based on advertised rent levels for new tenancies, not rents for existing tenants. More information in [Annex A](#).

Chart 5.3: Average weekly rents Scotland, 2013/14 to 2016/17, by sector (private sector rent years to end September)

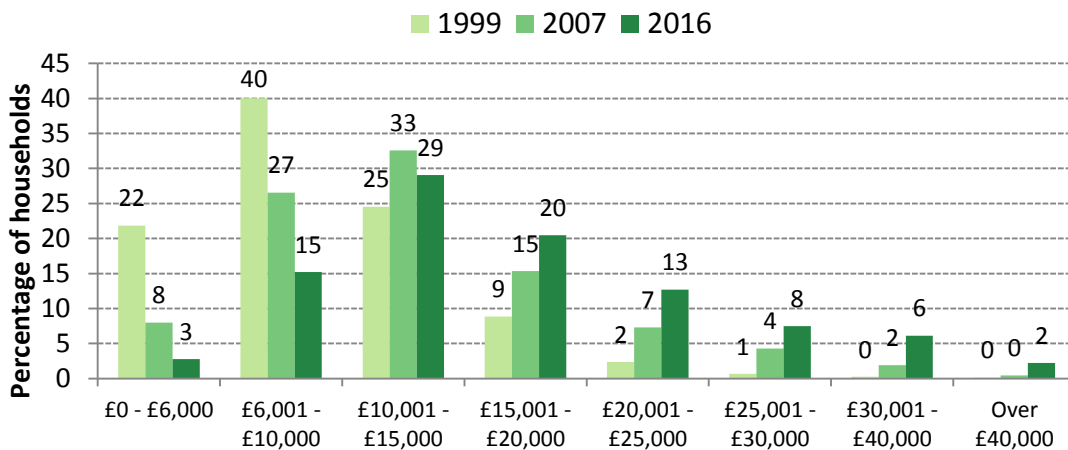


Sources: Scottish Housing Regulator Reports on the Scottish Social Housing Charter Findings
Scottish Government Private Sector Rent Statistics Scotland 2010 to 2017

5.2 Household income – banded net income

The Scottish Household Survey collects information on the annual net income of households. In 2016, 29% of social rented households had a net household income of between £10k and £15k, whilst 20% had income of between £15k and £20k.

Chart 5.4: Net income of social rented households, 1999, 2007 and 2016



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

Source: Scottish Household Survey

The distribution of income levels appears to have shifted upwards from 1999 to 2016. For example, in 1999 22% of social rented households had a net income of £6k or less, and this has dropped to 3% of households in 2016. Correspondingly only 3% of social rented households had a net income of more than £20k in 1999, and this has increased to 29% of households in 2016. Some of these changes may be due to general inflation levels across the time period 1999 to 2016.

There was little difference in net household income between local authority and housing association households in 2016, as shown in Chart 5.5 below.

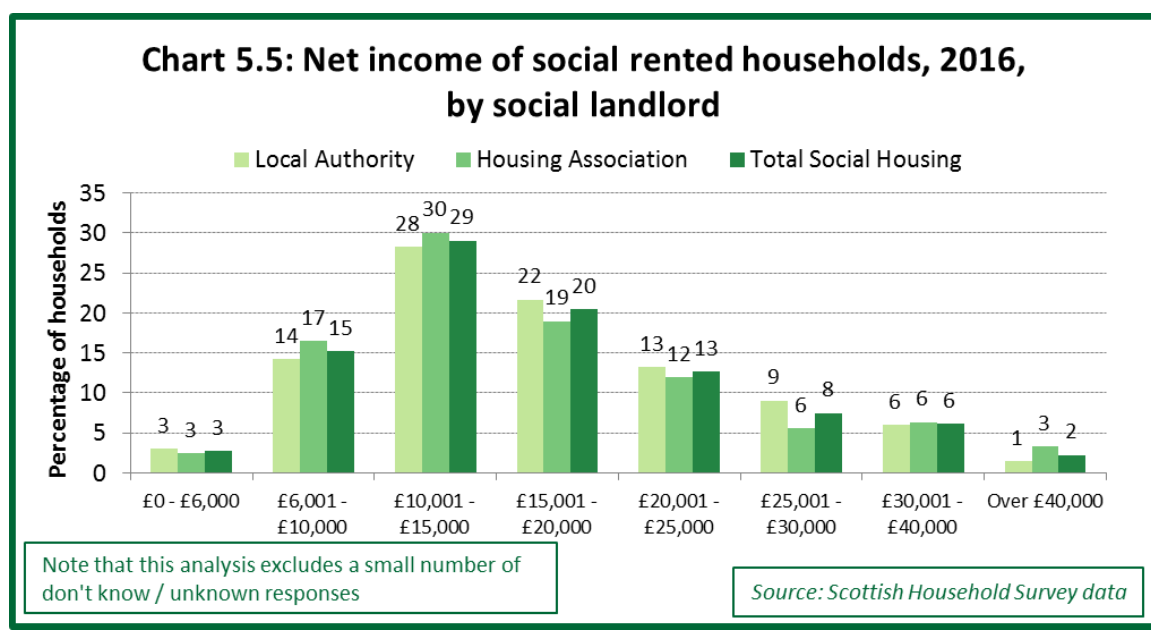
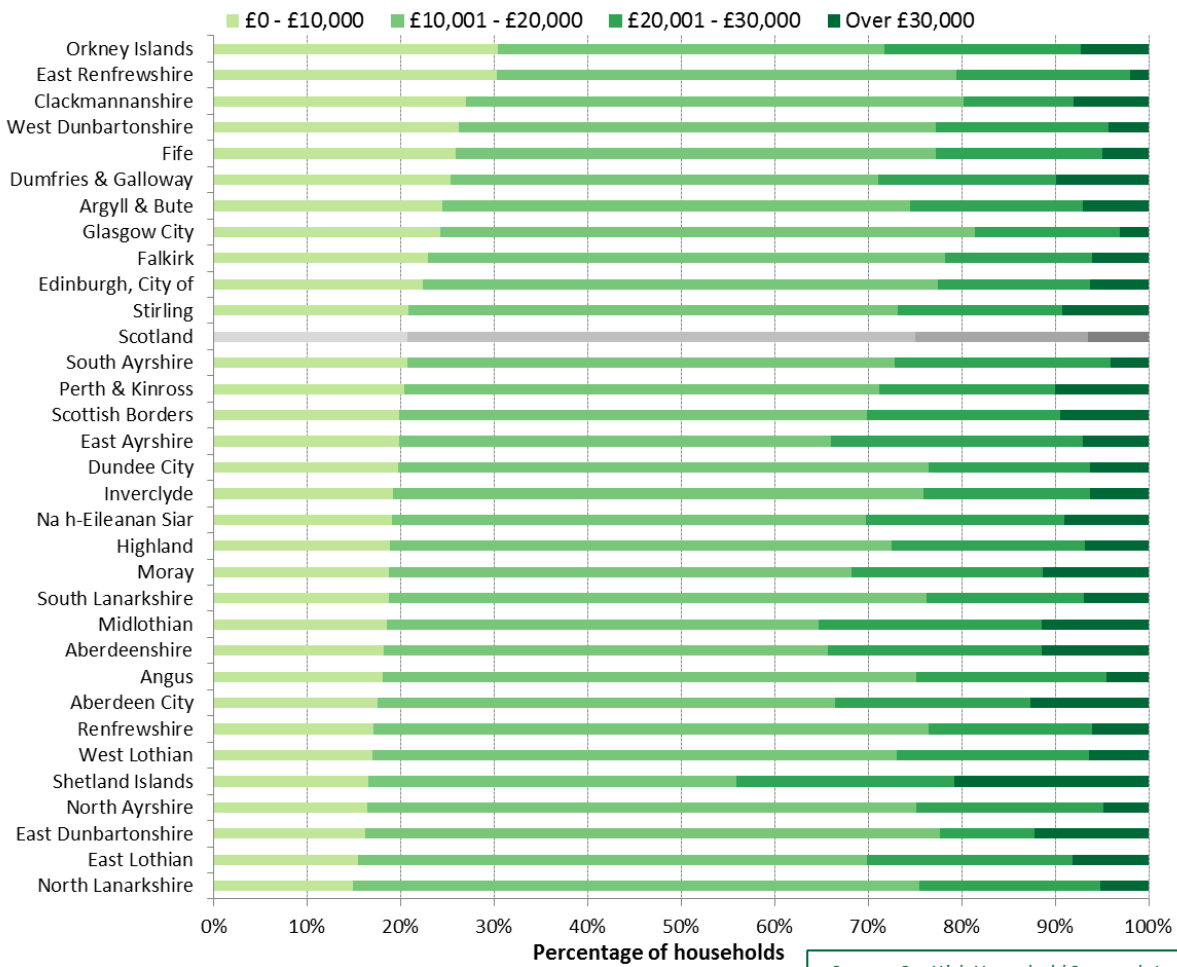


Chart 5.6 below shows the net annual income of social rented households between 2013 and 2016 for each local authority. Orkney had the highest proportion earning less than £10,000 a year (30%) whereas Shetland had the highest proportion earning over £30,000 a year (21%).

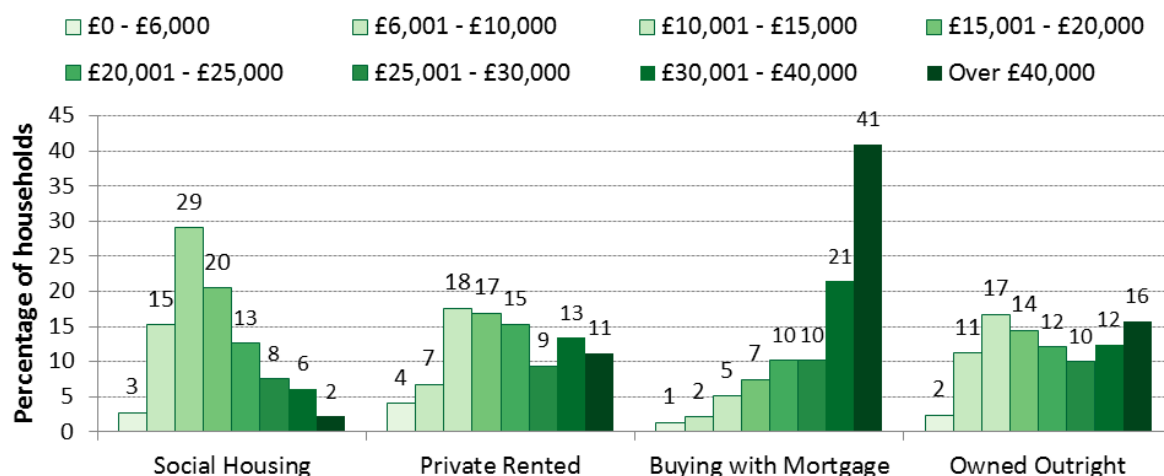
Chart 5.6: Net annual income of social rented households, 2013 to 2016, by local authority



Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were differences in net income levels in 2016 between different tenures. In 2016, 68% of social rented households had a net income of £20k or less, which compares to 45% of private rented households, 45% of households owned outright and 16% of households buying with a mortgage.

Chart 5.7: Net income of households, 2016, by tenure



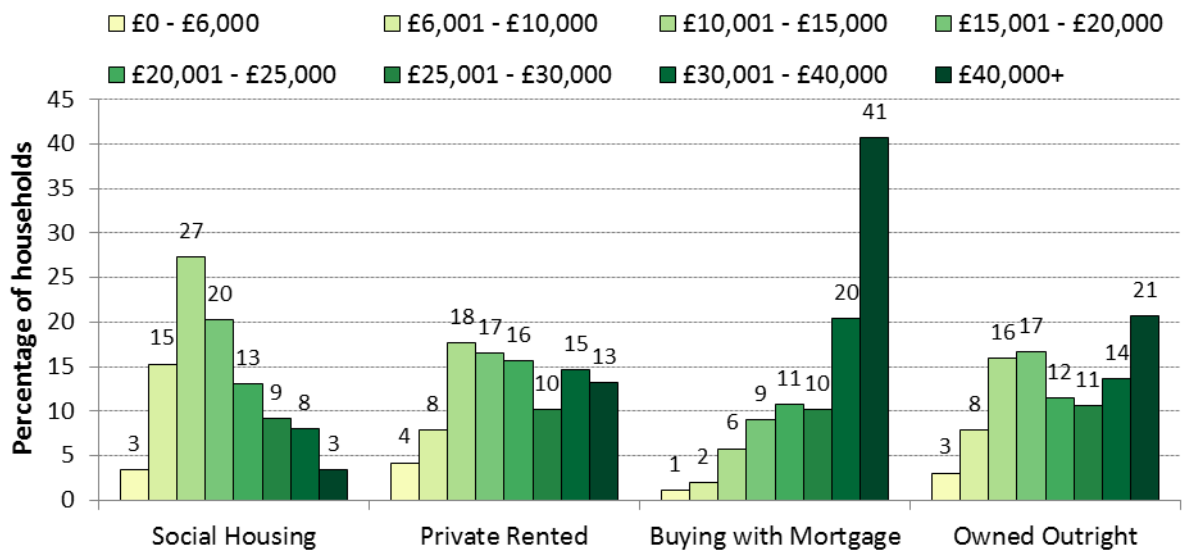
Note that this analysis excludes a small number of don't know / unknown responses

Source: Scottish Household Survey data

Information about household income is also collected through the Family Resources Survey²⁰. Chart 5.8 below shows the net household income profiles of households by tenure over the 3-year period from 2013/14 to 2015/16, based on the Family Resources Survey. The data shows similarly shaped income distributions to the Scottish Household Survey based analysis in Chart 5.7 above.

²⁰ For consistency with other analysis based on the Family Resources Survey, income values for the analysis of banded incomes (charts 5.8 and 5.9 and Table 5.3) have been adjusted for inflation over the three-year period from 2013/14 to 2015/16. This adjustment was not carried out for the Scottish Household Survey banded income analysis.

Chart 5.8: Net income of households, by tenure, 2013/14 to 2015/16



Source: Family Resources Survey

Chart 5.9 below shows the distribution of net household income for social rented households, by country, and Table 5.3 shows the percentages for all tenures. For social rented households, the distributions of incomes in Scotland were broadly similar to the other countries in GB, however there were some differences, for example, the percentage of social households earning less than £15k was higher in Scotland (46%) than in England (39%). There were also some differences in the private rented sector; Table 5.3 below shows that 19% of households in England were in the top income bracket, which was higher than the equivalent percentages for Scotland (13%), or Wales (12%).

Chart 5.9: Net income of social rented households, 2013/14 to 2015/16, by country

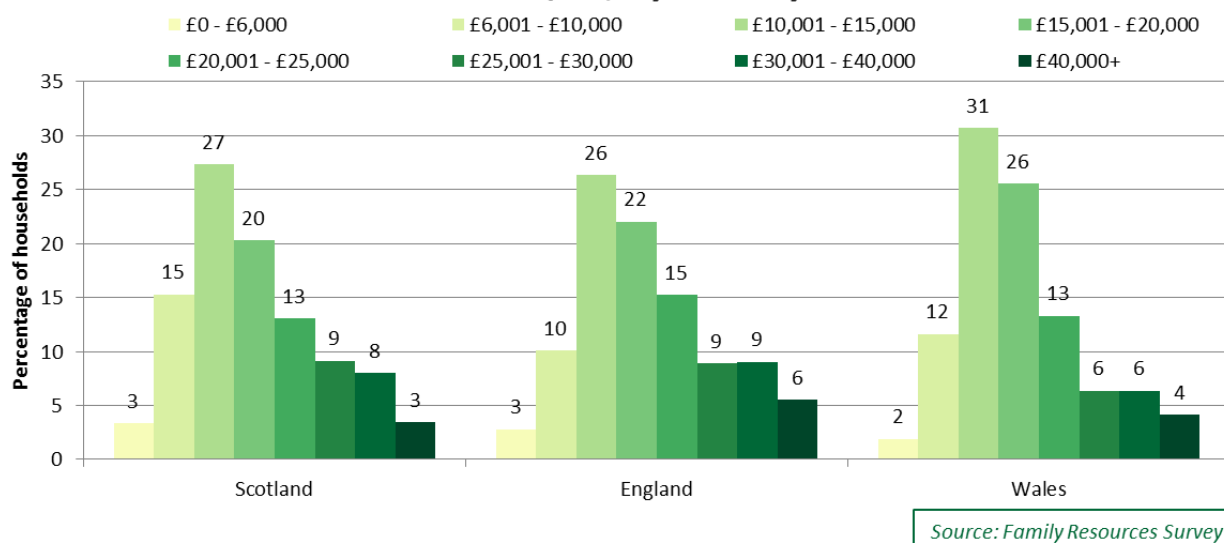


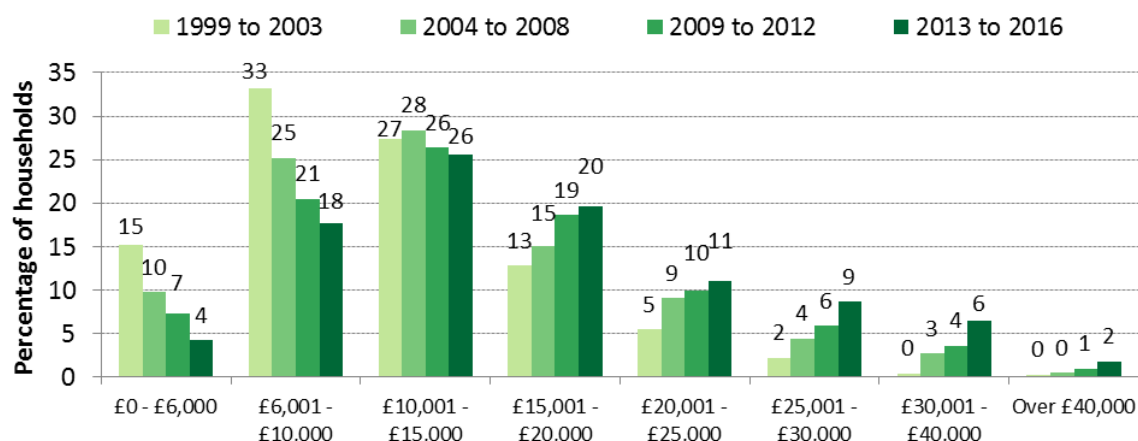
Table 5.3: Net annual income of households, by country and tenure, 2013/14 to 2015/16

		£0 - £6,000	£6,001 - £10,000	£10,001 - £15,000	£15,001 - £20,000	£20,001 - £25,000	£25,001 - £30,000	£30,001 - £40,000	£40,000+	All	Base
Scotland	Social Housing	3	15	27	20	13	9	8	3	100	2,044
	Private Rented Sector	4	8	18	17	16	10	15	13	100	1,187
	Buying with Mortgage	1	2	6	9	11	10	20	41	100	2,283
	Owned Outright	3	8	16	17	12	11	14	21	100	2,970
England	Social Housing	3	10	26	22	15	9	9	6	100	7,615
	Private Rented Sector	3	6	13	16	15	13	17	19	100	6,985
	Buying with Mortgage	1	2	4	7	9	11	22	44	100	12,240
	Owned Outright	3	9	16	15	13	10	14	20	100	14,767
Wales	Social Housing	2	12	31	26	13	6	6	4	100	437
	Private Rented Sector	4	12	20	16	16	8	10	12	100	356
	Buying with Mortgage	1	2	8	9	10	12	23	35	100	676
	Owned Outright	4	11	17	16	12	13	10	17	100	1,049

Source: Family Resources Survey 2013/14 to 2015/16

Based on the Scottish Household Survey data, 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), 28% had a net income of over £20k, a figure similar to the equivalent percentage of 29% for all social households in 2016.

Chart 5.10: 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 highest²¹. 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.

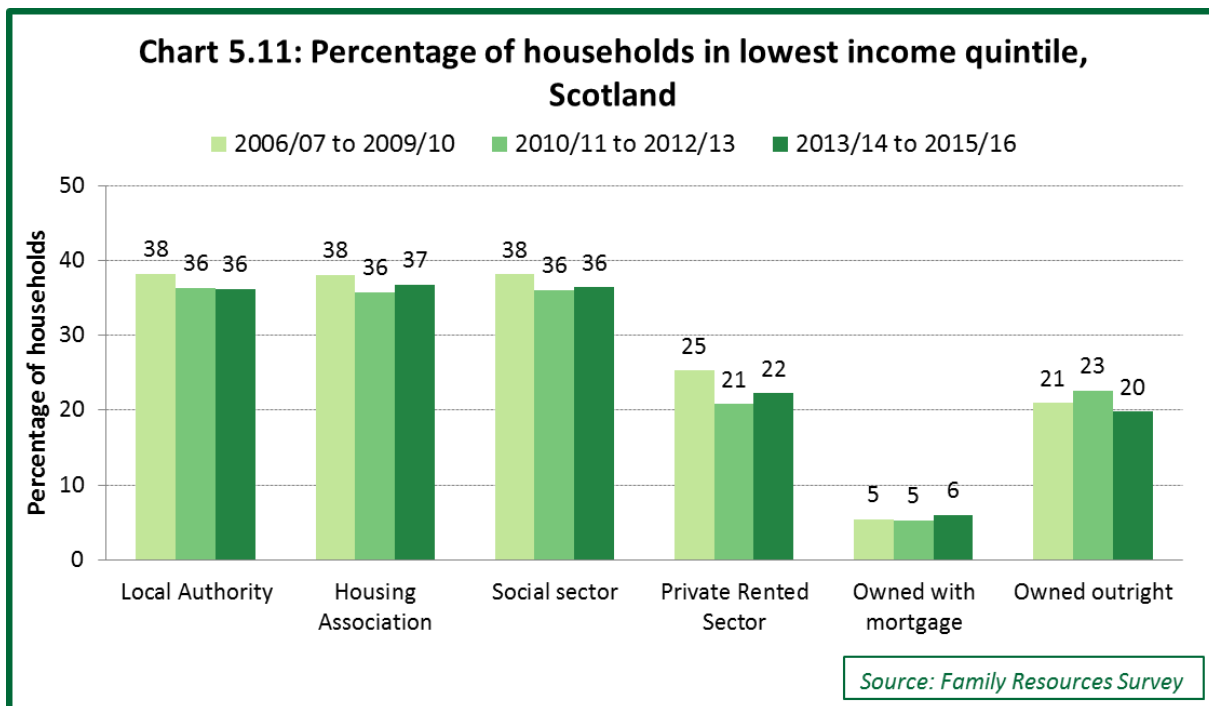
Chart 5.11 below shows that a greater percentage of social rented households are in the lowest income quintile. In 2013/14 to 2015/16, 36% of social rented households were in the lowest income quintile group in Scotland, which broke down to 36% for local authorities and 37% for housing associations, and which was higher than the equivalent percentages for other tenures (22% 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

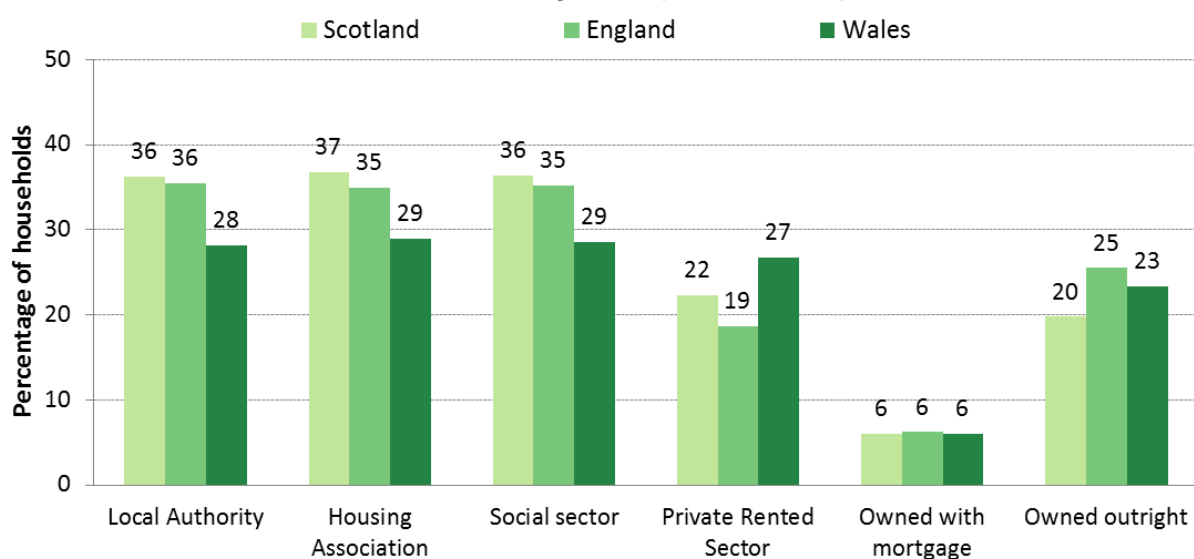
²¹ Unequivalised income does not take account of the number of people living in the household. Equivalised income values are adjusted depending on the number of people in the house to reflect the notion that larger households need more money. Results published here may differ from other sources which use equivalised net income to calculate income quintiles or deciles.

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.



The chart below provides a comparison of Scotland with other countries in the UK for the period 2013/14 to 2015/16. There was little difference between countries. For local authority housing, Scotland (36%) and England (36%) showed similar proportions of households in the lowest income quintile, which was higher than the percentage in Wales (28%). In the housing association sector, the percentages ranged from 29% in Wales to 35% in England and 37% in Scotland. In the private rented sector, 22% of households in Scotland were in the lowest income quintile, higher than the 19% in England (there was insufficient evidence to say whether the difference between Scotland and Wales reflects a genuine difference).

Chart 5.12: Percentage of households in lowest income quintile in each country, 2013/14 to 2015/16



Source: Family Resources Survey

5.4 Housing costs as a proportion of income

Table 5.4 and Chart 5.13 below show the median ratio of housing costs as a proportion of net household income from 2006/07 to 2015/16 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 Framework²², 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, pooled samples across 3 or 4 years of data have been used to improve statistical reliability. Across the 3-year period from 2013/14 to 2015/16, local authority households in Scotland spent on average 23% 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 2013/14 to 2015/16 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

²² 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>

private rented sector having higher average rental costs but also having higher average income levels to those in social housing.

Table 5.4: Median ratio of housing costs to net unequivalised by tenure, Scotland only

	2006/07 to 2009/10		2010/11 to 2012/13		2013/14 to 2015/16	
	Ratio	Base	Ratio	Base	Ratio	Base
Local Authority	22%	2,581	22%	1,492	23%	1,229
Housing Associations	25%	1,689	24%	1,044	25%	815
Social sector	23%	4,270	23%	2,536	24%	2,044
Private rented	26%	1,543	27%	1,274	25%	1,187
Owned with mortgage	12%	5,679	9%	3,159	9%	2,283
Owned outright	3%	5,022	3%	3,410	3%	2,970

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. Broadly, the patterns of change over time are unclear, however there has been a decrease in the median ratio of housing costs to income in for households owned with a mortgage, from 12% in 2006/07 to 2009/10 to 9% in 2013/14 to 2015/16.

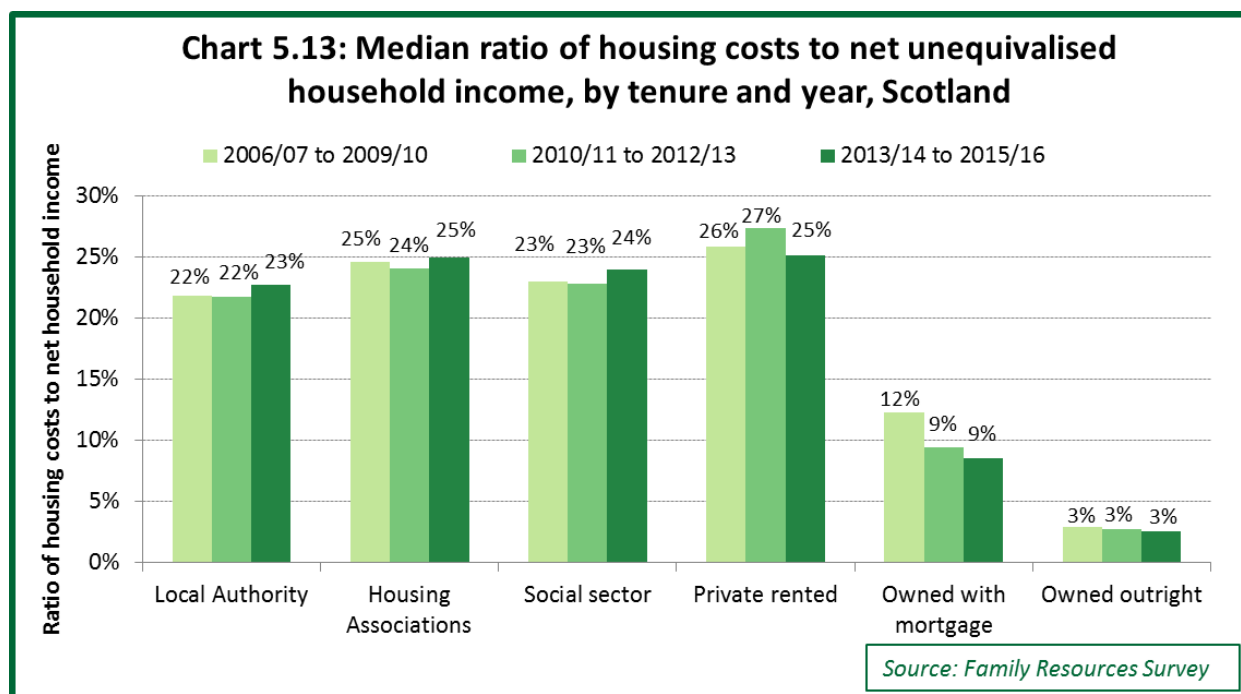


Chart 5.14 below illustrates how the average ratios of housing costs to income have differed for each GB country over the 3-year period from 2013/14 to 2015/16. Social rented households in Scotland were on average paying less on housing costs as a proportion of income (24%) than households in England (30%) and a similar ratio to Wales (28%).

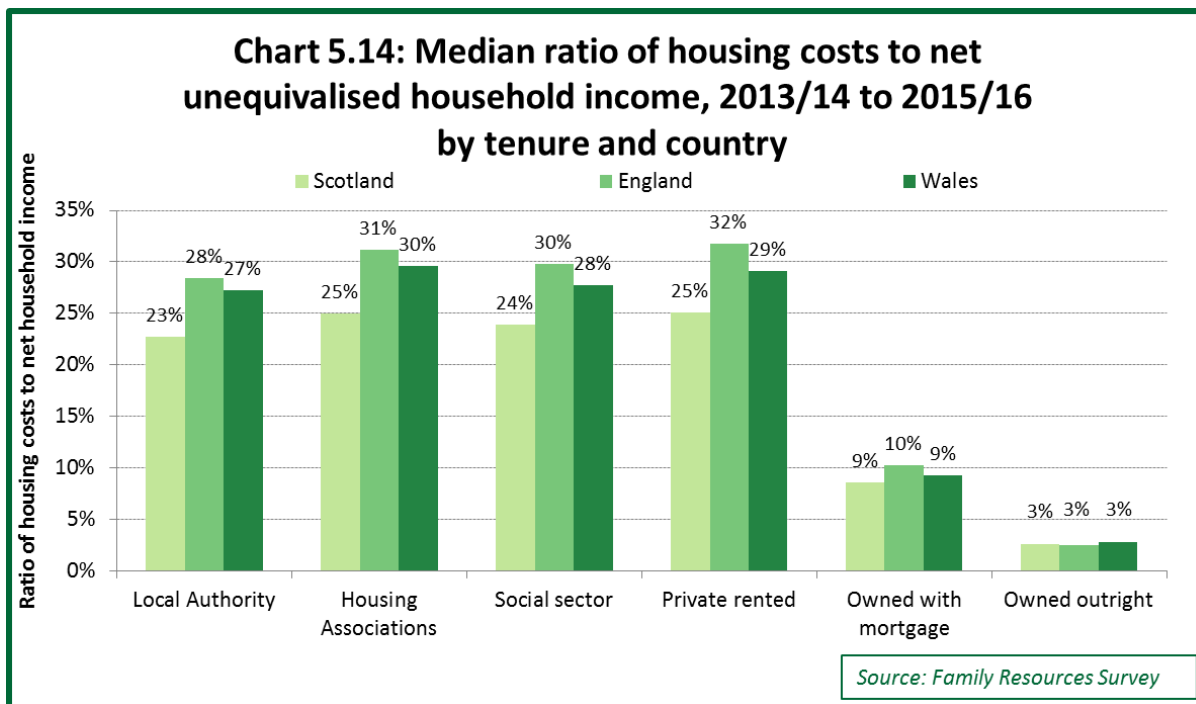


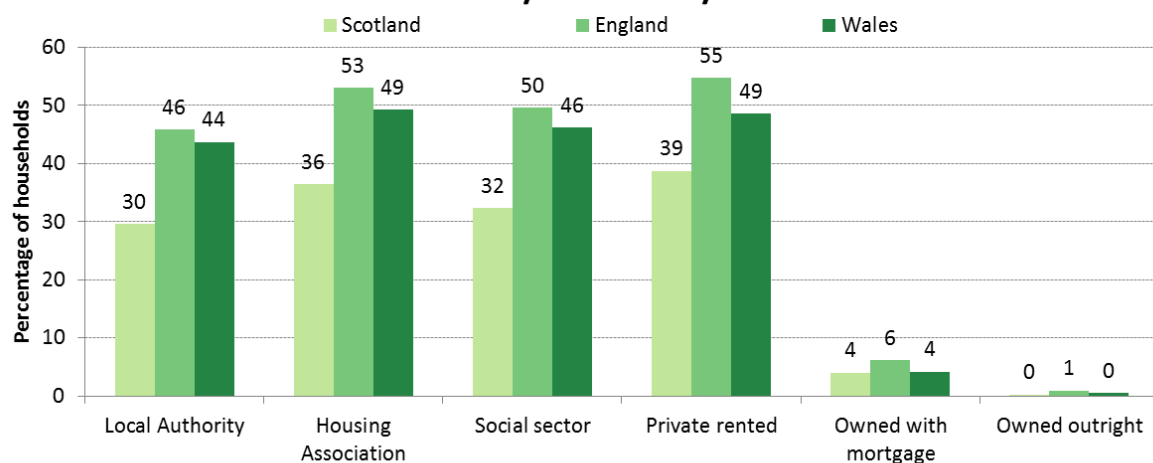
Table 5.5: Median ratio housing costs to net unequivalised, 2013/14 to 2015/16, by tenure and country

	Scotland		England		Wales	
	Ratio	Base	Ratio	Base	Ratio	Base
Local Authority	23%	1,229	28%	3,581	27%	229
Housing Associations	25%	815	31%	4,034	30%	208
Social sector	24%	2,044	30%	7,615	28%	437
Private rented	25%	1,187	32%	6,985	29%	356
Owned with mortgage	9%	2,283	10%	12,240	9%	676
Owned outright	3%	2,970	3%	14,767	3%	1,049

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 5.15 below which covers the 3 year period from 2013/14 to 2015/16. In the social sector, 32% of households in Scotland were spending more than 30% of their net income on housing costs, lower than the 50% seen in England and 46% 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, 39% of households in Scotland were spending more than 30% of their net income on housing costs, similar to the 49% in Wales, but lower than the 55% seen in England.

Chart 5.15: Percentage of households spending more than 30% of net household income on housing costs, 2013/14 to 2015/16



Source: Family Resources Survey

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-related 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. By March 2016, Universal Credit Live Service had been introduced to nearly all areas of Scotland for single jobseekers and East Lothian became the first area in Scotland to receive Universal Credit Full Service for all claimants. In addition, from 2015 a Universal Credit pilot expanded beyond the existing single claimant group for claimants in Inverness. At March 2016 there were 6,160 Universal Credit awards with housing elements paid to claimants in the Social Rented sector, and 2,902 to claimants in the private rented sector.

Chart 5.16 below shows the percentage of households receiving Housing Benefit from 2011 to 2016 for each tenure, for Scotland, England and Wales, based on data from Department of Work and Pensions (DWP), StatXplore and Ministry of Housing, Communities and Local Government (MHCLG) stock by tenure figures.

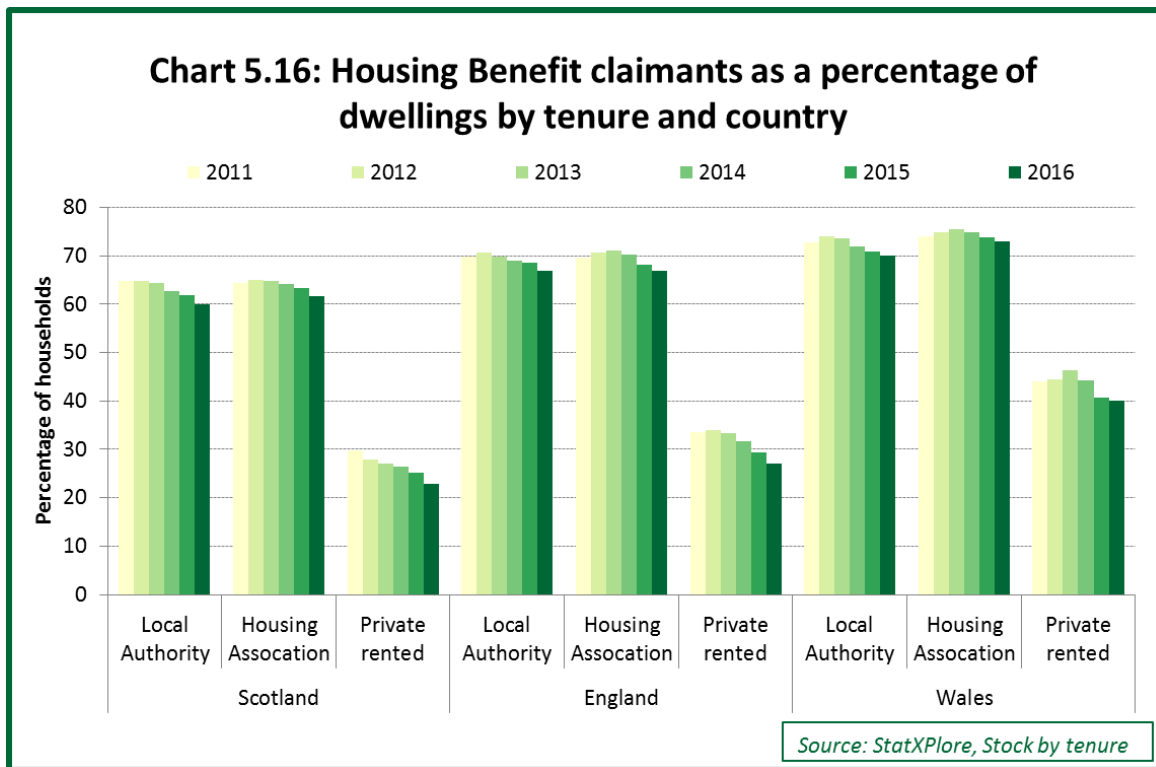


Table 5.6 shows that in Scotland, the percentage of households receiving Housing Benefit has decreased across all of the rented housing sectors between 2011 and 2016, now standing at 60% of local authority households, 62% of housing association households, and 23% of private rented sector households.

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 2016, 60% of local authority households in Scotland received Housing Benefit, compared to 67% in England and 70% in Wales.

In March 2016, there were also some households in receipt of the housing element of Universal Credit. The figures in Tables 5.6, 5.7 and 5.8 show that these households equated to 1% of social sector and 1% of private sector households in Scotland, England and Wales.

Table 5.6: Number of households and percentage of households in receipt of housing support by tenure at end March each year, Scotland

		2011	2012	2013	2014	2015	2016
Local Authority	Number of households	320,000	319,000	318,000	318,000	317,000	317,000
	Received Housing Benefit	207,121	206,938	205,019	199,597	196,183	190,119
	% receiving HB	65%	65%	64%	63%	62%	60%
Housing Association	Number of households	275,000	277,000	277,000	277,000	278,000	278,000
	Received Housing Benefit	177,289	179,884	179,743	177,854	175,939	171,560
	% receiving HB	64%	65%	65%	64%	63%	62%
Social Sector	Number of households	595,000	596,000	595,000	595,000	595,000	595,000
	Received Housing Benefit	384,410	386,822	384,762	377,451	372,122	361,679
	Received Universal credit housing element						6,160
	% receiving Housing Benefit	65%	65%	65%	63%	63%	61%
	% receiving UC Housing Element						1%
Private rented	Number of households	303,505	347,324	368,468	374,748	381,929	394,022
	Received Housing Benefit	90,267	96,723	99,633	98,707	96,187	90,047
	Received Universal Credit Housing Element						2,902
	% receiving Housing Benefit	30%	28%	27%	26%	25%	23%
	% receiving UC Housing Element						1%

Note: Universal Credit claimant statistics for for March 2015 are not available, however there would have been a small number of claimants at that point in time.

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

Table 5.7: Number of households and percentage of households in receipt of housing support by tenure at end March each year, England

		2011	2012	2013	2014	2015	2016
Local Authority	Number of households	1,726,000	1,693,000	1,682,000	1,669,000	1,643,000	1,612,000
	Received Housing Benefit	1,203,705	1,196,152	1,175,645	1,150,260	1,125,040	1,078,936
	% receiving HB	70%	71%	70%	69%	68%	67%
Housing Association	Number of households	2,255,000	2,304,000	2,331,000	2,343,000	2,387,000	2,430,000
	Received Housing Benefit	1,568,111	1,626,130	1,656,817	1,644,308	1,627,277	1,626,244
	% receiving HB	70%	71%	71%	70%	68%	67%
Social Sector	Number of households	3,981,000	3,997,000	4,013,000	4,012,000	4,030,000	4,042,000
	Received Housing Benefit	2,771,816	2,822,282	2,832,462	2,794,568	2,752,317	2,705,180
	Received Universal credit housing element						32,742
	% receiving Housing Benefit	70%	71%	71%	70%	68%	67%
	% receiving UC Housing Element						1%
Private rented	Number of households	4,105,000	4,286,000	4,465,000	4,623,000	4,773,000	4,847,000
	Received Housing Benefit	1,376,314	1,455,055	1,485,416	1,466,129	1,395,103	1,314,170
	Received Universal Credit Housing Element						35,885
	% receiving Housing Benefit	34%	34%	33%	32%	29%	27%
	% receiving UC Housing Element						1%

Note: Universal Credit claimant statistics for for March 2015 are not available, however there would have been a small number of claimants at that point in time.

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

Table 5.8: Number of households and percentage of households in receipt of housing support by tenure at end March each year, Wales

		2011	2012	2013	2014	2015	2016
Local Authority	Number of households	89,000	88,000	88,000	88,000	88,000	87,000
	Received Housing Benefit	64,837	65,134	64,709	63,266	62,319	60,948
	% receiving HB	73%	74%	74%	72%	71%	70%
Housing Association	Number of households	134,000	135,000	135,000	135,000	136,000	137,000
	Received Housing Benefit	99,286	101,146	101,782	100,931	100,382	99,883
	% receiving HB	74%	75%	75%	75%	74%	73%
Social Sector	Number of households	223,000	223,000	223,000	223,000	224,000	224,000
	Received Housing Benefit	164,123	166,280	166,491	164,197	162,701	160,831
	Received Universal credit housing element						1,226
	% receiving Housing Benefit	74%	75%	75%	74%	73%	72%
	% receiving UC Housing Element						1%
Private rented	Number of households	180,000	189,000	188,000	196,000	208,000	202,000
	Received Housing Benefit	79,123	84,203	87,289	86,684	84,627	80,805
	Received Universal Credit Housing Element						1,739
	% receiving Housing Benefit	44%	45%	46%	44%	41%	40%
	% receiving UC Housing Element						1%

Note: Universal Credit claimant statistics for for March 2015 are not available, however there would have been a small number of claimants at that point in time.

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

Chart 5.17 shows the median percentage of housing costs covered by Housing Benefit, as measured by the Family Resources Survey over the period from 2013/14 to 2015/16. 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.

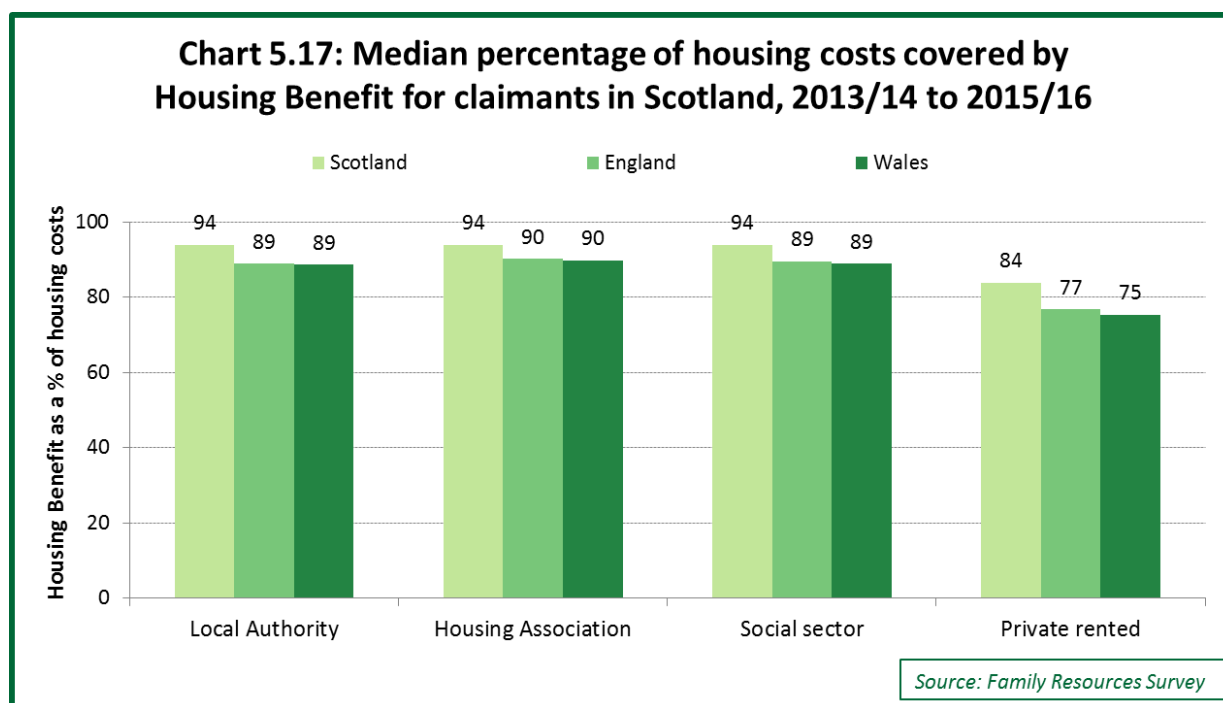
Percentages of housing costs covered by Housing Benefit can be lower than claimant rates for a number of reasons:

- 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 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 that 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 ratio) value of housing costs covered by Housing Benefit was 94% (see Chart 5.17 below). This means that when looking at the ratio of Housing Benefit to housing costs for each household and then ordering these from low to high, the median (middle) value of all these ratios was 94%. The figure was the same (94%) for housing association households. For private rented households the equivalent figure was 84%.

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 (89%) The figure for Wales was also 89% however due to sample sizes there is insufficient evidence to say whether or not this is significantly different to Scotland's figure.

Housing costs can include more than just rent, and therefore for many households Housing Benefit is likely to make up a higher proportion of rent than compared to total housing costs. When looking at the ratio of Housing Benefit to rental costs for each social rented household and then ordering these from low to high, the median (middle) value of all these ratios is estimated to be 100% (i.e. more than half of social rented households are receiving Housing Benefit that covers their rent by 100%). An estimated 65% of social rented households are estimated to have their rent fully covered by Housing Benefit.



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 2016/17, the UK Government made £15.2 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'.

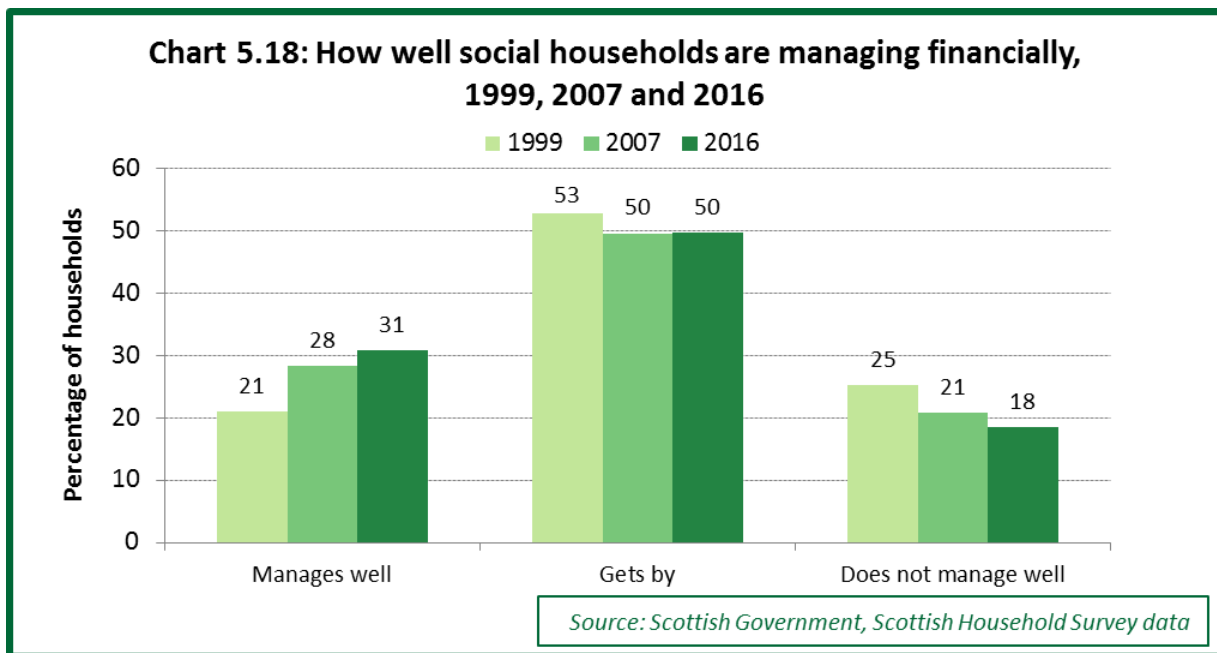
During 2016/17, almost 113,000 DHP awards were granted, with an average award value of £460. This figure is likely to include a sizeable number of cases affected by the Removal of the Spare Room Subsidy, where local authorities continued to

make up their shortfall in weekly rent through the use of DHPs. The total value of awards spent across Scotland in 2016/17 was £51.9 million.

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

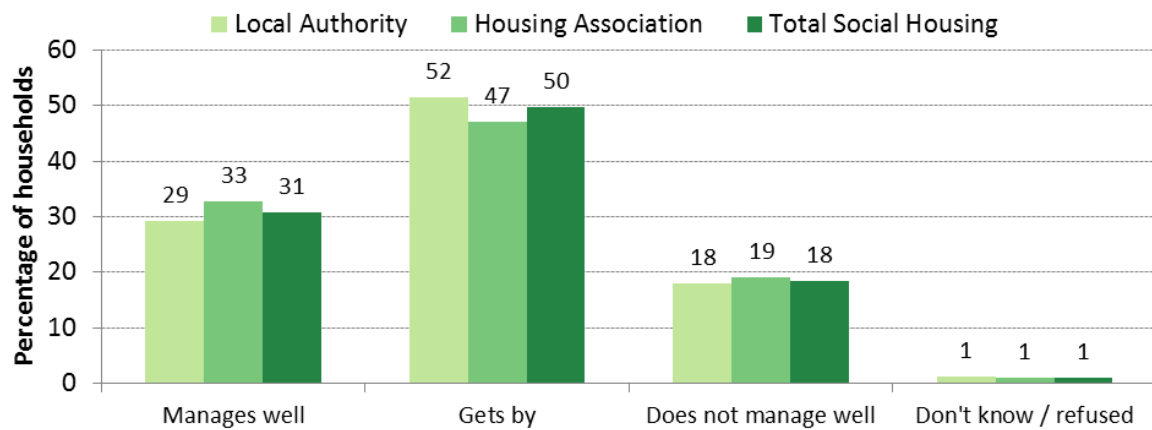
5.6 How well households are managing financially

The Scottish Household Survey asks respondents how well their household is managing financially. In the latest year (2016), 31% 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 2016, with similar percentages being reported for each category.

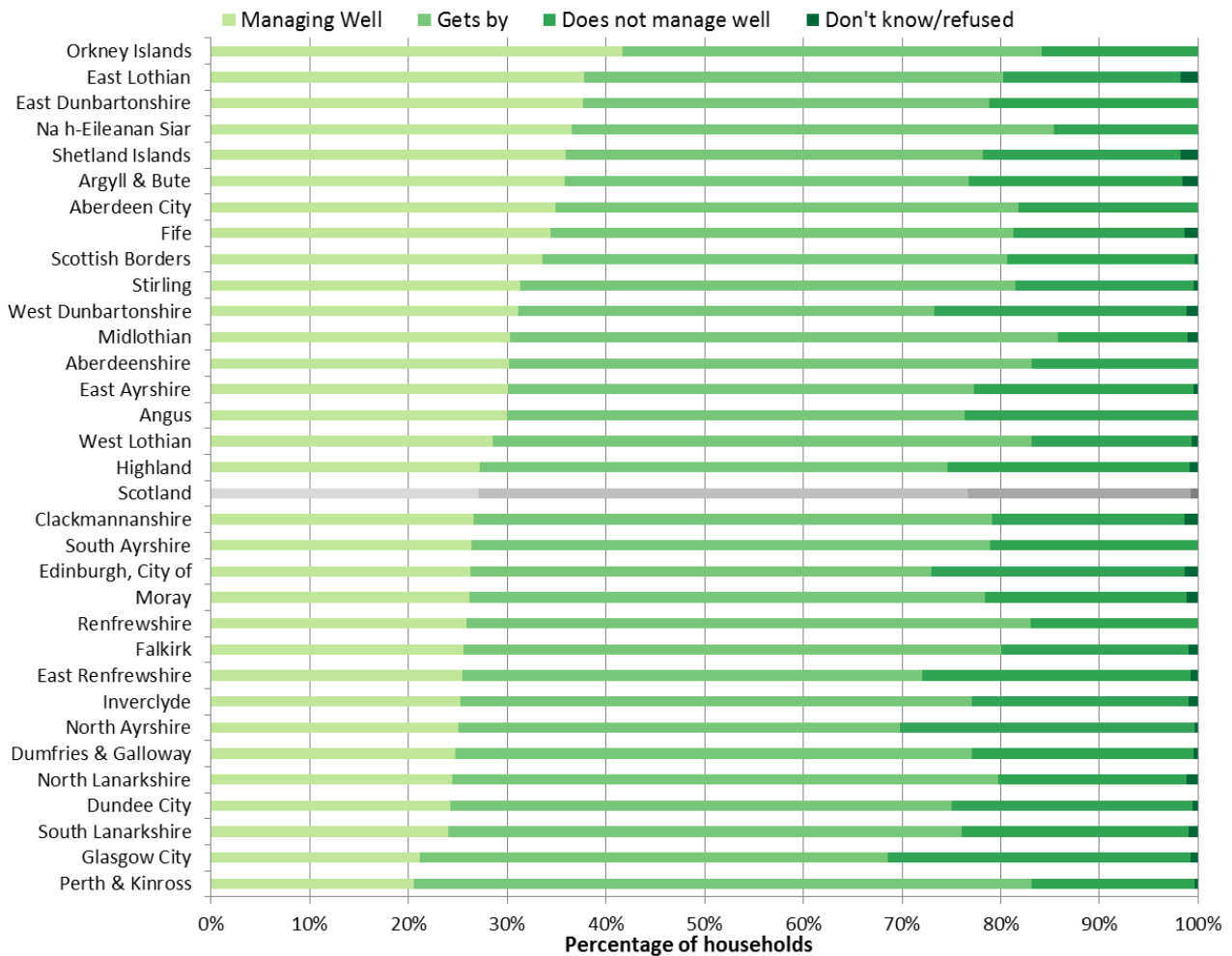
Chart 5.19: How well social households are managing financially, 2016, by social landlord



Source: Scottish Government, Scottish Household Survey data

Chart 5.20 below shows how well social rented households are managing financially between 2013 and 2016 for each local authority. Orkney had the highest proportion reporting they are managing well (42%) whereas Perth & Kinross and Glasgow had the lowest proportions reporting they were managing well financially (both 21%).

Chart 5.20: How well social households are managing financially, 2013 to 2016, by local authority

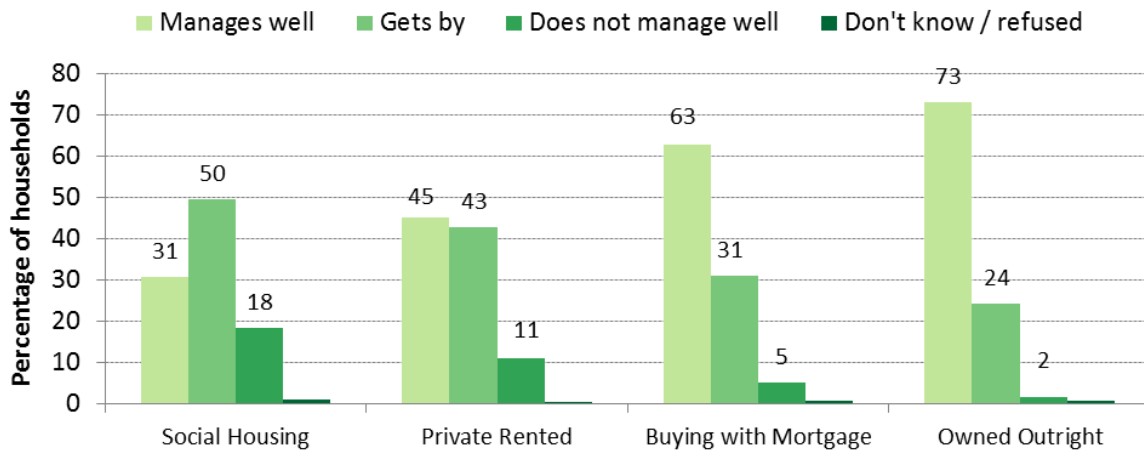


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2016 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 100 in East Renfrewshire up to 1,260 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 5.21 below shows how social households compare to other tenures for how well they are managing financially in 2016. Social households are less likely to be managing well (31%) compared with private rented households (45%), households buying with a mortgage (63%) and households who own outright (73%). Correspondingly social households are more likely to not be managing well (18%) compared with other tenures (11% for private rented households, 5% for households buying with a mortgage and 2% for households who own outright).

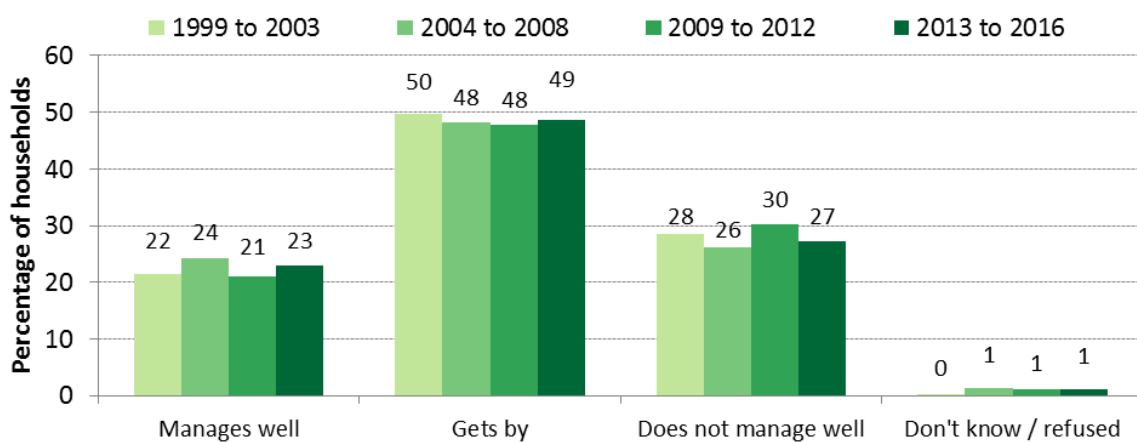
Chart 5.21: How well households are managing financially, 2016, by tenure



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), 23% stated they managed well in 2013 to 2016, a figure lower than the equivalent percentage (31%) for all social households in 2016. Whilst 27% stated they did not manage well in 2013 to 2016, a figure higher than the equivalent percentage (18%) for all social households in 2016. This suggests that newly formed social rented households are less likely to be managing well financially than more established social rented households.

Chart 5.22: 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

Section 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: Sample sizes for Scottish Household Survey by tenure and year

	Local Authority	Housing Association	Social Sector	Private rented	Buying with help 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
2016	1,360	1,020	2,380	1,390	2,920	3,650

Key links:

Housing information is presented annually in the Housing Chapter of the Annual Report, the most recent being “Scotland’s People Annual Report: Results from the 2016 Scottish Household Survey”, published in September 2017, available here: <http://www.gov.scot/Publications/2017/09/9979>.

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

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 country, tenure and year

		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Scotland	Local Authority	710	670	620	590	560	460	470	440	410	380
	Housing Association	450	430	430	380	400	350	290	260	270	280
	Social Sector	1,160	1,100	1,050	970	970	810	760	710	680	660
	Private Rented	330	380	380	450	480	400	390	410	410	370
	Owned with mortgage	1,500	1,460	1,400	1,310	1,280	970	920	830	790	660
	Owned outright	1,140	1,300	1,270	1,310	1,370	1,060	980	1,020	960	990
England	LA	1,970	1,890	1,840	1,750	1,620	1,420	1,280	1,240	1,180	1,170
	HA	1,590	1,590	1,700	1,650	1,590	1,310	1,440	1,330	1,320	1,380
	Social Sector	3,570	3,490	3,530	3,400	3,210	2,720	2,720	2,570	2,500	2,550
	PRS	2,010	2,090	2,230	2,570	2,650	2,210	2,100	2,250	2,330	2,410
	Owned with mortgage	6,590	6,000	5,890	5,680	5,700	4,630	4,400	4,300	4,050	3,890
	Owned outright	6,120	5,930	5,970	6,050	6,390	4,910	4,960	5,030	4,940	4,800
Wales	LA	150	140	140	110	140	90	110	80	70	80
	HA	70	70	70	90	90	70	50	70	60	90
	Social Sector	220	210	210	200	230	160	170	150	130	160
	PRS	90	110	120	140	140	120	120	130	120	110
	Owned with mortgage	410	320	350	360	350	260	230	250	220	210
	Owned outright	450	420	450	430	450	360	340	350	350	360

Significance testing has been carried out on Family Resources Survey based percentages in this publication; these are a standard statistical method for estimating the degree of uncertainty around sample-based percentages. However, Family Resources Survey is a complex survey, and a recommended approach for

significance testing may involve bootstrapping. For the purposes of this publication, a pragmatic approach has been used to estimate the margin of error of survey results, which has been based on a standard 95% confidence interval with a design factor of 1.3.

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:

Statistical information (including Charter datasets):

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

2016/17 National report:

<https://www.scottishhousingregulator.gov.uk/publications/national-report-scottish-social-housing-charter-headline-findings-201617>

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/2017/09/4158>

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

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 tenure and survey year

	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
2016	420	300	710	350	800	990
5-year grouped sample	1,990	1,420	3,380	1,560	4,100	4,600

Key links:

Scottish House Condition Survey 2016 key findings:

<http://www.gov.scot/Publications/2017/12/5401>

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 Regeneration 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 2017

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 rental information contained in the market evidence database is largely based on advertised rents, therefore it is important to note that the statistics presented in this publication do not represent rent increases for existing tenants.

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
2017	2,381	6,868	12,817	4,942	1,561

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>

Ministry of Housing, Communities and Local Government English Housing Survey 2015

The English Housing Survey is a continuous national survey commissioned by the Ministry of Housing, Communities and Local Government (MHCLG). 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 MHCLG'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 2015 to 2016: Social rented sector report:
<https://www.gov.uk/government/statistics/english-housing-survey-2015-to-2016-headline-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 2016-2017

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 2016-2017 statistics publication:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/654616/SDR_Statistical_Release_2017_Full_v1.0.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>

Scottish Survey Core Questions

Core questions are those that are included across a number of Scottish Government surveys, as a result of harmonised question design across three major Scottish Government surveys. The Core questions cover a range of topics, and the pooled sample allows for the production of reliable results.

More information is available here:

<http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ>

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e-mail: statistics.enquiries@gov.scot

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, 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.

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