



Annual Digest of SCORE data 2003/2004

Contents:

Introduction	Page 1
Overview	Pages1-2
Regional Variations: Summary	Page 2
Affordability: Summary	Page 2
Homelessness Tables: Summary	Page 3
List of Tables in Excel File	Page 4

Introduction

This is the fourteenth Annual Digest produced by the SCORE (Scottish COntinuous REcording) System. SCORE is designed to collect information from Housing Associations and Co-operatives, about the new lets made in any given year. It is funded and managed by Communities Scotland and is administered by the Joint Centre for Scottish Housing Research (JCSHR), based at Dundee and St Andrews. The data gathered relates to many different aspects of the lets being made. This includes: the demographic characteristics of the households; the path by which a household has become a housing association tenant; the financial profile of the households; details of the properties being let; and the median rent levels of the properties being let, including how affordable the let is. The total number of new tenancies made by housing associations and co-operatives in Scotland and recorded SCORE between April 2003 and March 2004 was 16,379.

This financial year, 2003/04, is the first full year that has recorded the changes which arose from the new Housing (Scotland) Act 2001. These changes include the new tenancies statuses: Scottish Secure Tenancies, and Short Scottish Secure Tenancies, and the statutory referral of a homeless household (under section 5 of the Housing (Scotland) Act 2001) to the housing association for the household to be housed from a local authority. This is also the first year that Occupancy Agreements have been recorded within the SCORE system; however, only specific occupancy agreements are recorded for guidance on these conditions see the SCORE guidance manual, which can be download from <http://www.scoreonline.org.uk/manual.html>

Overview (Tables 1.1-1.21)

Although the total number of SCORE logs received has decreased in comparison to 2002/2003, the general distribution across the variables has remained relatively static. Tables 1.1 and 1.2 illustrate this point; however, there is an exception in the latter

table, those households whose economic status is described as long-term sick. There was been a 2% increase in this group relative to last year.

Housing associations and co-operatives across Scotland have re-housed 2% more statutory homeless than the previous year, while the proportion of non-statutory homeless has remained the same, see table 1.6 for further details. The highest proportion of statutorily homeless by household type is single parents, 17%, followed closely by single adults, 16%, table 1.7 describes the homeless status by household type. However, with respect to the logs received, there has been a proportional decrease in the number of council nominees, which have been re-housed in 2003/2004; there has been a 3% drop, see table 1.8 for tenants' other sources of referral to housing associations and co-operatives.

Table 1.9 highlights that there has been a slight decline, 2%, in first let new build properties, in comparison with the previous financial year, but interestingly, there has been a marginal increase in unimproved properties being let.

The nominal un-weighted median weekly rents have generally increase across the country with Edinburgh having the largest increase with respect to last year's figure, and Eilean Siar actually decreasing, see tables 1.11 and 1.12.

The nominal un-weighted median income, as described in table 1.18, the Shetland Islands appear to be the most affluent, although there has been a decrease since last year, and Eilean Siar's median income is £105.10, which is significantly lower than the national median of £142.05.

Regarding affordability, there has been a marginal increase in the number of households failing the affordability criteria, which is households whose economic status is employed full-time and qualify for housing benefit.

Regional Variations by Communities Scotland Areas (Tables 2.1-2.17) & Council Areas (Tables 3.1-3.17)

Generally, the largest group housed across the country is single adults, and again this year housing associations and co-operatives in Aberdeen have housed a larger proportion in comparison to the other council areas with 59% of all lets. The council area with the largest growth in lettings to this group is Moray, which has seen an 8% increase since last year, see table 2.1 and 3.1 for further information.

The spread of economic status and ethnic origin for the new households has remained constant when compared with previous years. These figures are displayed in tables 2.2 & 3.2, and 2.3 & 3.3 respectively.

Housing associations and co-operatives in West Lothian re-housed the highest proportion of former council tenants, in comparison to the other council areas. Also, in tables 2.4 and 3.4, it is shown that the highest proportions of new tenants who were previously living with friends or relatives are in Falkirk and North Ayrshire, furthermore, the ordering has not changed from the previous year.

The reasons for re-housing are displayed in table 3.5, the key reason to highlight is the section 5 referral. This is the statutory referral of a homeless household (under section 5 of the Housing (Scotland) Act 2001) to the housing association for the household to be housed from a local

authority. The two council areas with the highest proportion of Section 5 referral are Dumfries and Galloway, and Glasgow City, in both of these areas in 2003, the local authorities transferred all of their housing stock to a new housing association: Dumfries and Galloway Housing Partnership and Glasgow Housing Association. Thus, this can explain why this reason is higher in these areas.

The proportion of the first let new build properties varies widely across the country, with these properties only counting for 7% in Aberdeen, but 41% in Stirling, see table 2.8 and 3.8.

Affordability (Tables 4.1-4.3)

At the national level, approximately 17% of full-time working households fail the affordability criteria, which is households whose economic status is employed full-time, employed 16 hours or more per week, and qualify for housing benefit, see table

4.3. Almost 34% of single parent households failed using this measure.

Homelessness (Tables 5.1-5.4)

Housing associations and co-operatives in the Fife area re-housed the most statutory homeless in an urban area, but in the cities, the associations in Glasgow re-housed the most in Scotland with 398 lets to statutorily homeless households, see tables 5.1 and 5.2.

For a significant number of statutory homeless households, the source of referral to the housing associations was via a council nomination. But for non-statutory homeless, the majority contacted the housing association or co-operative directly, as described in table 5.4.

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SCORE Annual Digest 2003/2004

SCORE Annual Digest 2003/2004: Contents of excel file

		Overview	By CS Area	By Council Area
The Tenants	Who was housed?	1.1	2.1	3.1
	Who was working?	1.2	2.2	3.2
	What ethnic groups were housed?	1.3	2.3	3.3
	What were the tenants' previous living	1.4	2.4	3.4
Buildings and Letting Types	Why were tenants re-housed?	1.5	2.5	3.5
	How many tenants had been homeless?	1.6 & 1.7	2.6	3.6
	Who nominated/referred the tenants?	1.8	2.7	3.7
	What types of lets were made?	1.9	2.8	3.8
	What types of dwelling were let?		2.9	3.9
	What type of design were the dwellings?	1.10	2.10	3.10
Rents, Income And Affordability	What types of tenancies were let?		2.11	3.11
	Rents by area and household type	1.11 - 1.13	2.12	3.12
	Rents by tenancy type	1.16	2.13	3.13
	Housing costs by design type	1.14	2.14	3.14
	Income by area and household type	1.17 - 1.19	2.15	3.15
	Housing Benefit eligibility (all households)	1.20	2.16	3.16
	AFFORDABILITY MEASURE: Housing Benefit eligibility (fulltime working households)	1.21	2.17	3.17
	Affordability	4.1 - 4.3		
Homeless Strategy Tables		By Council		
	Statutory homeless	5.1		
	Statutory homeless by household composition	5.2		
	Statutory homeless by previous tenure	5.3		
	Statutory homeless by source of referral	5.4		
Local Housing Strategy Tables	Household composition	6.1		
	Dwelling type by household composition	6.2		
	Net weekly rent by dwelling type by household composition	6.3		
	Net weekly rents for general needs by first and re-let by number of bedroom	6.4		
	Summarised reasons for re-housing	6.5		

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