

SCORE

NEW HOUSING ASSOCIATION TENANTS IN SCOTLAND

The SCORE Annual Digest 1994-95

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Scottish COntinuous REcording System
SFHA
December 1995



Scottish Federation of
Housing Associations

Written and Published by:

Scottish Federation of Housing Associations
38 York Place
Edinburgh EH1 3HU

Data Collection and Preparation by:

Joint Centre for Scottish Housing Research
(University of St Andrews/University of Dundee)
University of St Andrews
Purdie Building, North Haugh
St Andrews
Fife KY16 9ST

Printed & Designed by:

Reprographic Services
University of St Andrews
Purdie Building, North Haugh
St Andrews
Fife KY16 9ST



Annual Digest 1994-95

About SCORE

SCORE (Scottish COntinuous REcording) is a system, run by the SFHA, which monitors new tenancies granted by registered housing associations and co-operatives in Scotland. It applies to all main areas of housing activity except those of supported accommodation and hostels where occupancy agreements rather than tenancy agreements are given, shared ownership and other ownership schemes. However, shared ownership will be monitored by SCORE from April 1996.

Nineteen quarterly reports analysing the results of this continuous recording process have been produced since the system was initiated in October 1990. In this, the third Annual Digest, nearly 9,700 housing association lets in the year April 1994 through March 1995 have been analysed to show who was housed by Scottish housing associations, what was built and how affordable rents were.

Feedback on this Annual Digest and on the SCORE system in general is always welcomed by the SFHA, and any comments should in the first instance be directed at David Bookbinder in the Edinburgh Office.

Please note that the full statistical tables on which the findings are based appear together in section 4 of this report.

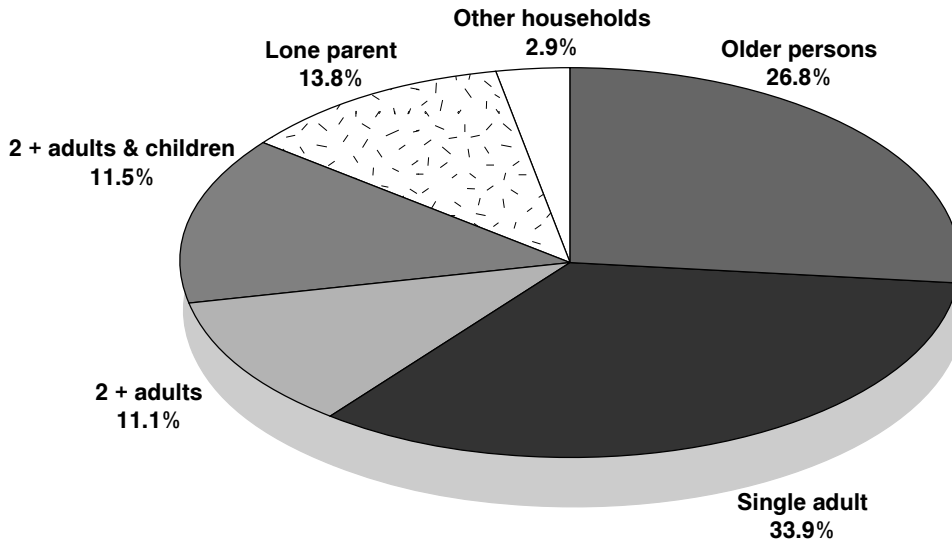
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1. The Tenants

1.1 Who was housed?

(see Table 1.1)*

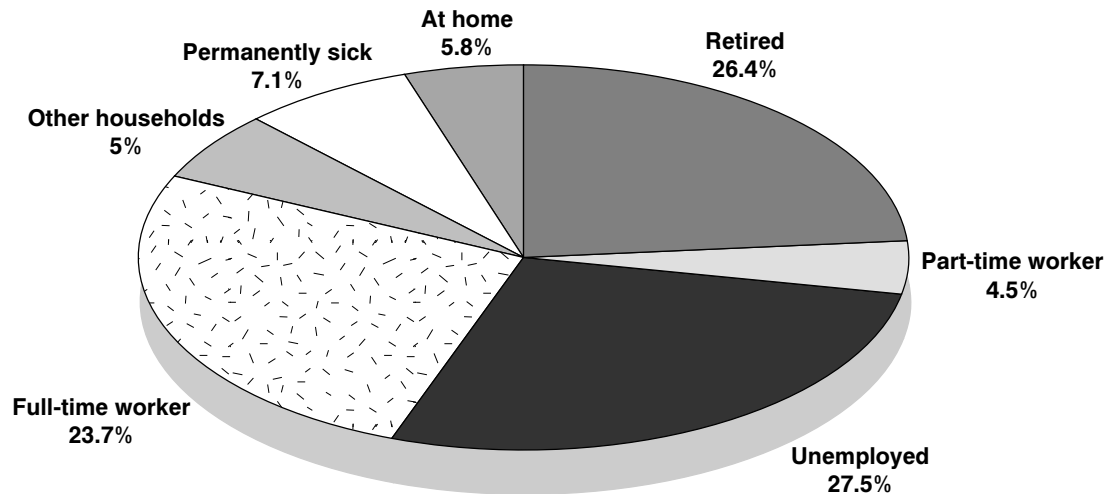


- The 1994-95 figures confirm the continuing fall in the proportion of older people being newly housed by housing associations: just under 27% of new tenants were older people in 1994-95 compared with 29% in 1993-94 and 30% in 1992-93.
- As with other household types, there were significant regional variations in the proportion of older people housed (see table 1.1), from 22% in Fife to 36% in Lanarkshire and Central.
- Whilst the proportion of single adults housed has not changed from 1993-94 (34%), there was a modest increase in the proportion of new lone parent households - 14% as against 13% in 1993-94. Regional variations for single adults ranged from 26% in Ayrshire Dumfries and Galloway to 51% in Grampian, with proportions of lone parents ranging from 7% in Grampian to 17% in North and South Clyde.

* See pages 13-19 for tables

1.2 **Who was working?**

(see Table 1.2)



- There was a slight decrease in the proportion of households in work - 28.2% as against 29.7% in 1993-94, and a corresponding increase in the proportion of unemployed households - 27.5% compared with 26.4% in 1993-94.
- Regionally, proportions of households in work varied from 21% in Fife and 24% in Glasgow to 37% in Tayside and 40% in Highlands and Islands.

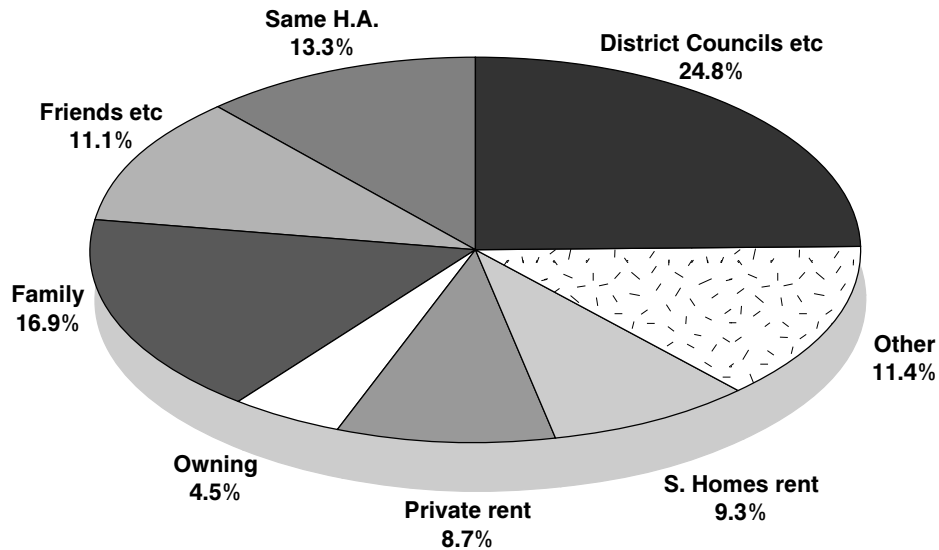
1.3 **People from ethnic minorities**

(see Tables 1.3a and 1.3b)

- SCORE's ethnic monitoring system was changed half way through 1994-95 to be consistent with Census classifications; direct comparisons with 1993-94 figures cannot therefore be made.
- In the first half of the year 98.1% of new tenants described themselves as "white" (as opposed to "black, mixed or other"), compared with 98.4% in 1993-94.
- In the second half of the year, using the fuller Census-type list, 97.4% of new tenants described themselves as "white" (see Table 1.3b).

1.4 Which tenure did tenants come from?

(see Table 1.4)



- The 1994-95 figures are skewed by a significant proportion of ex-Scottish Homes tenants whose stock was transferred to a housing association or co-operative (9% of new tenants). In future it is likely that stock transfers will be reflected in SCORE only on relet.
- 40% of single older people housed were ex-council tenants (compared with 50% in 1993-94) but a significant proportion of older people (12%) had been Scottish Homes tenants.
- 47% of single adults housed were previously living with family, friends or relatives, a similar figure to 1993-94.
- As in 1993-94, the great majority of ex-home-owners housed were older people.

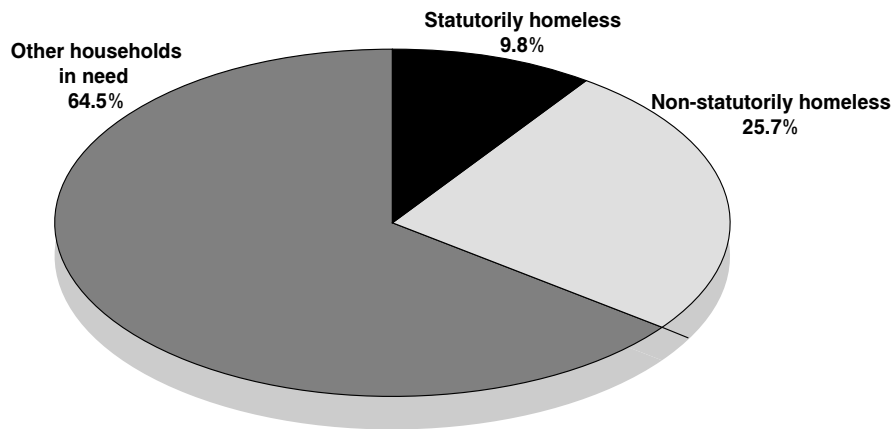
1.5 Why were tenants rehoused?

(see Table 1.5)

- Consistent with previous years, Table 1.5 shows that overcrowding, medical/health factors and the need to live independently were the main reasons given by associations for housing tenants.

1.6 | **How many tenants had been homeless?**

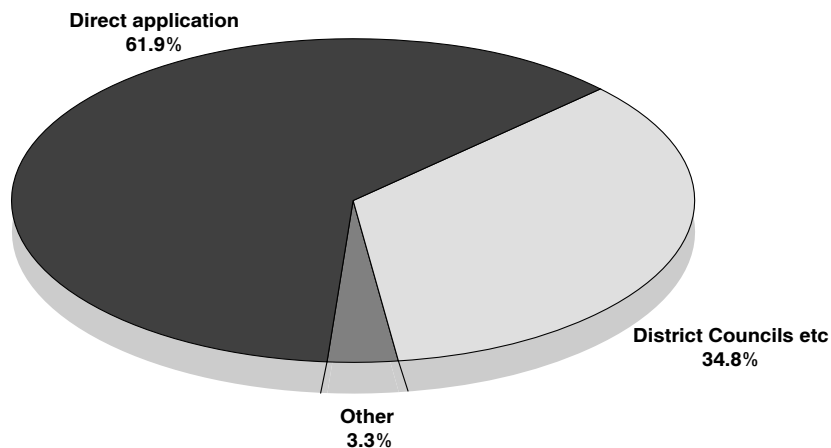
(see Table 1.6)



- 10% of new tenants had been statutorily homeless, compared with 11% last year.
- Just under 26% of tenants were previously living in bed and breakfast, tied housing, or with family, friends or relatives, compared with just under 28% last year.

1.7 | **Who referred tenants to associations?**

(see Table 1.7)

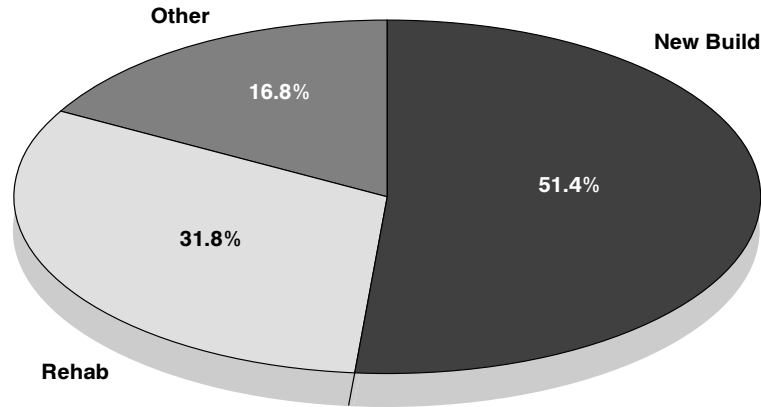


- Whilst Table 1.7 shows the full distribution of all lets, the above pie-chart looks at lets net of internal transfers, stock transfers, special referrals and mutual exchanges, as it is on this basis that most associations monitor the proportion of council nominees housed. From this Digest onwards, referral figures will be produced in this form as well as in full detail in the table.

2. The Buildings

2.1 Were lets in new build or rehab property?

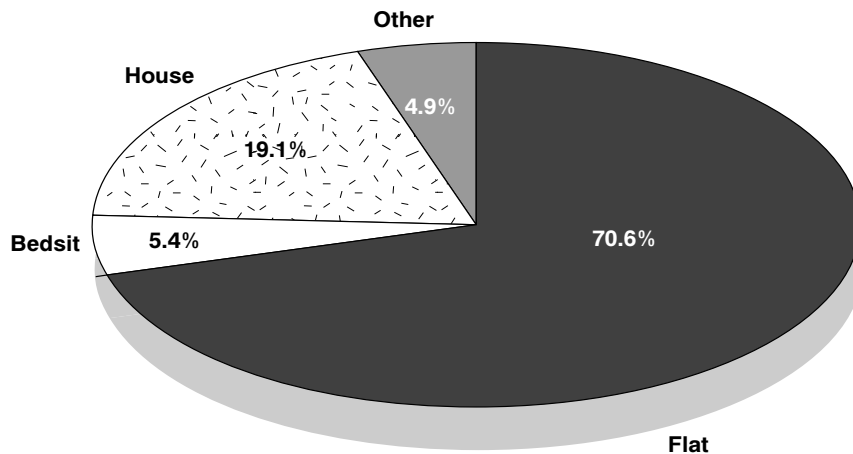
(See Table 2.1)



- Just over half the lets made were in property originally new build, and just under a third in rehab property. The figures are somewhat skewed by a particularly high stock transfer rate, reflected in the “other” category.
- In Glasgow and North and South Clyde there were more lets made in rehab than in new build property but in other areas the trend, as in 1993-94, was clearly towards new build lets.

2.2 Flat or house?

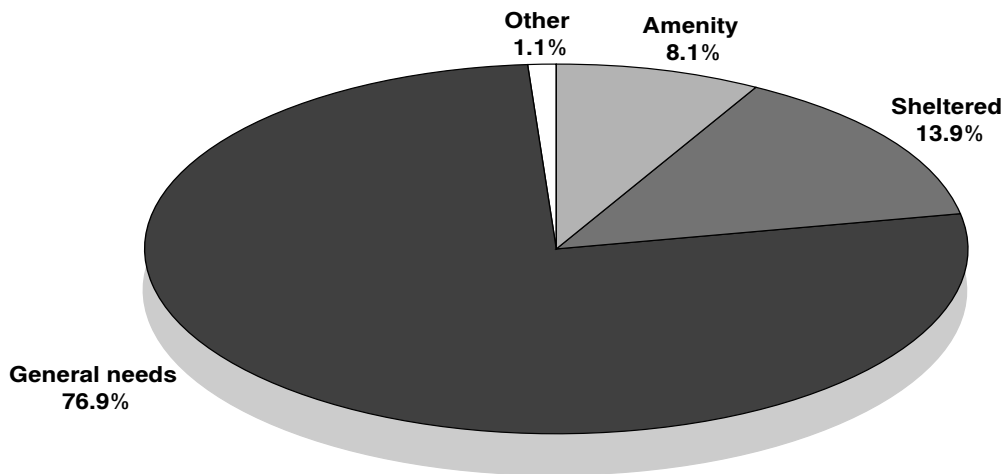
(see Table 2.2)



- The transfer of Scottish Homes stock to associations led to an increase in the proportion of houses let - 19% compared with 13% in 1993-94, with flats correspondingly down to 71% from 79%.

2.3 Sheltered and amenity housing lets

(see Table 2.3)



- 1994-95 saw a significant fall, from 20% to 14%, in lets made in sheltered housing, due principally to the decline of the new-build sheltered programme. Amenity housing lets remained at 8%.
- As last year, historical trends in the building programme have led to big regional differences, with only 10% of lets in Glasgow being in sheltered and amenity housing, compared with 32% in Ayrshire Dumfries and Galloway and in Edinburgh Lothian and Borders.

2.4 Tenancy type

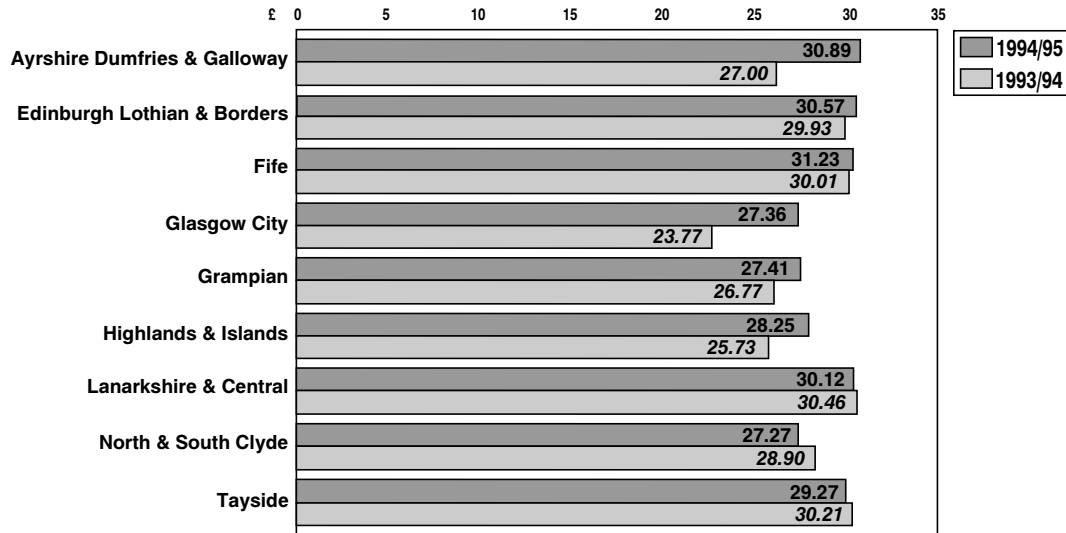
(see Table 2.4)

- 90% of lettings were assured tenancies, plus a further 5% short assured due mainly to a “trickle transfer” process in one area. This involved a housing association initially leasing properties from a public sector landlord prior to a proposed transfer of ownership.
- The proportion of fully mutual co-operative tenancies fell to 2% compared with 4% last year.

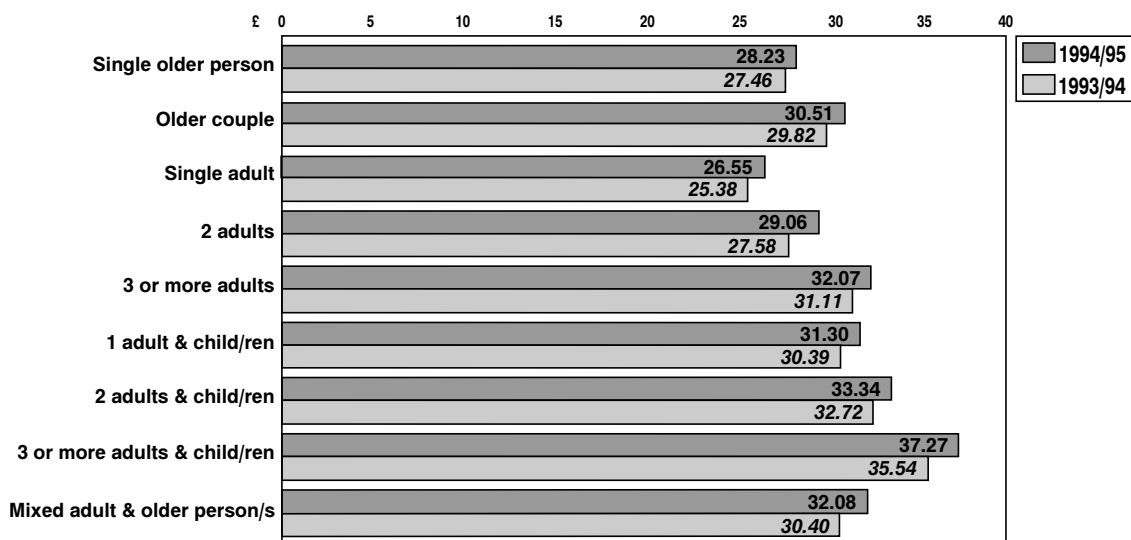
3. Rents, Income and Affordability

3.1 Rents by Scottish Homes Development Districts and household type

(see Table 3.1)



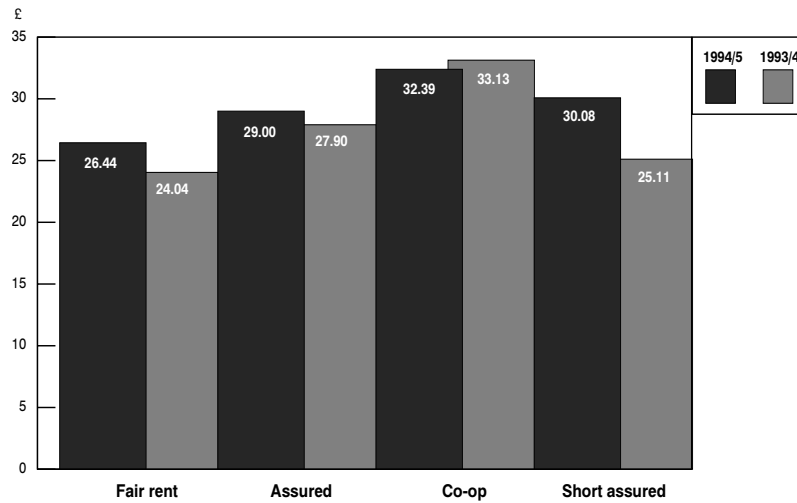
- Glasgow (15.1%) and Ayrshire Dumfries and Galloway (14.4%) saw the biggest percentage increase in rents, with three areas seeing overall falls (Lanarkshire and Central, North and South Clyde and Tayside).
- Rents overall went up by an average of 4.2% from £27.90 in 1993-94 to £29.06 in 1994-95.



- There was no obvious pattern in rent increases for different household types, and no clear sign of disproportionate rent increases for larger properties.

3.2 Rents by tenancy type

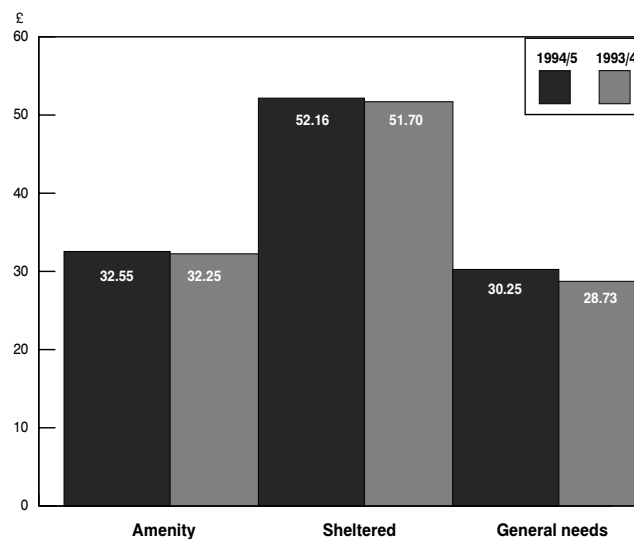
(see Table 3.2)



- The gap between fair rents and assured tenancy rents continued to close, with fair rents once again increasing by 10% as they did in 1993-94, compared to assured rents which went up by 3.9% this year.
- Fully mutual co-operative rents fell by 2.2%.
- There was a 20% increase in short assured tenancy rents but this figure should be treated with caution due to more than half these lets being attributable to a trickle transfer in one area (see section 2.4).

3.3 Housing costs in amenity and sheltered housing

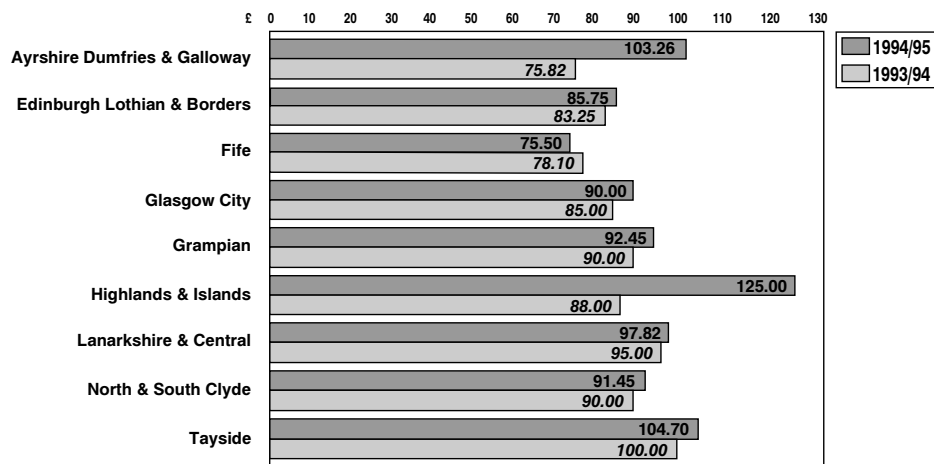
(see Table 3.3)



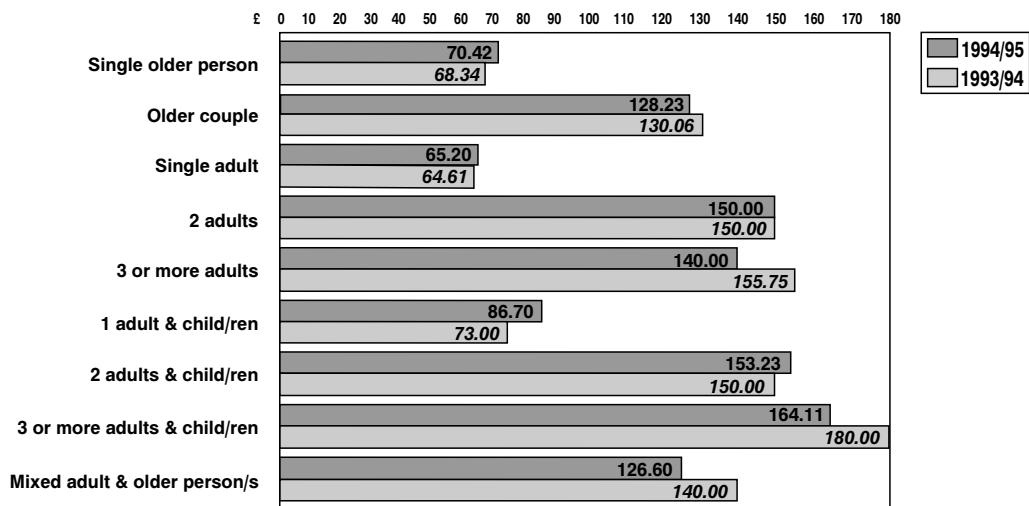
- The median rent plus service charge for sheltered housing was £52.16 compared with £32.55 for amenity housing and £30.25 for general needs. Overall housing costs varied only slightly from 1993-94 levels for sheltered and amenity housing. The cost of general needs housing, however, increased by 5%.

3.4 Income by Scottish Homes Development District and household type

(see Table 3.4)



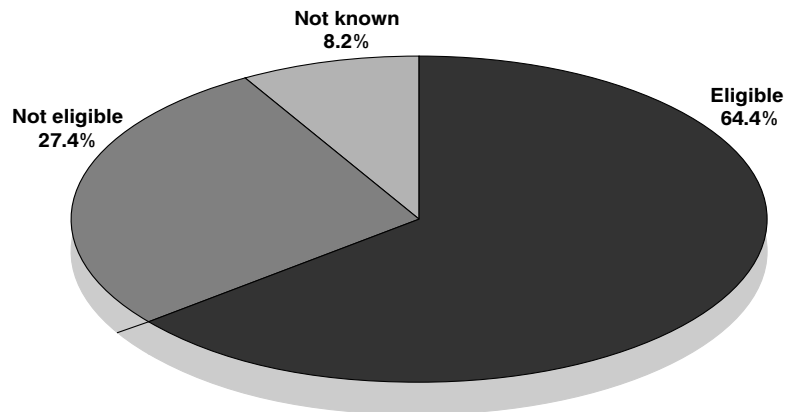
- Net weekly incomes overall went up by an average of 5.8% from £87.88 in 1993-94 to £92.98 this year; this compared with an overall average rent increase of 4.2%.
- Increases in median income were fairly similar for all Districts with the exception of Ayrshire Dumfries and Galloway (36% increase) and Highlands and Islands (42% increase), and Fife where median income fell 3%.



- Incomes of lone parents increased by nearly 19% from £73 to £86.70.
- Single adult incomes increased by only 1% to £65.20.
- Incomes of older couples, households of three or more adults (with or without children) and mixed adult/older person(s) all fell.

3.5 **Housing Benefit eligibility (all households)**

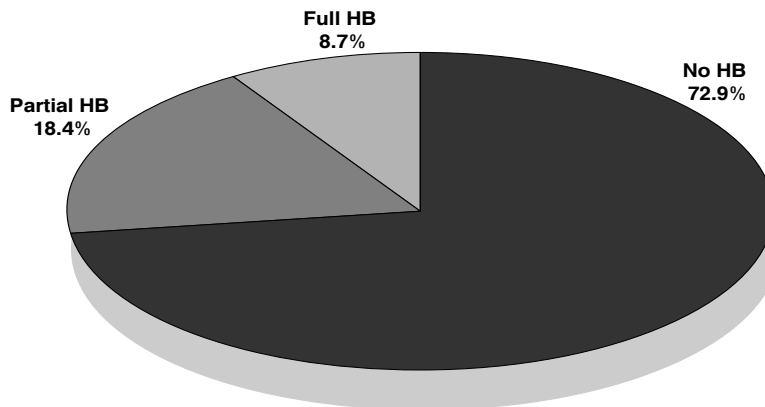
(see Table 3.5)



- 64% of new tenants were estimated to be eligible for Housing Benefit and 28% ineligible, compared with 63% and 32% in 1993-94.
- The areas with the lowest proportion of people eligible for Housing Benefit were Grampian and Highlands and Islands, with Edinburgh Lothian and Borders and Glasgow City housing the highest proportion.

3.6 **Housing Benefit eligibility (working households)**

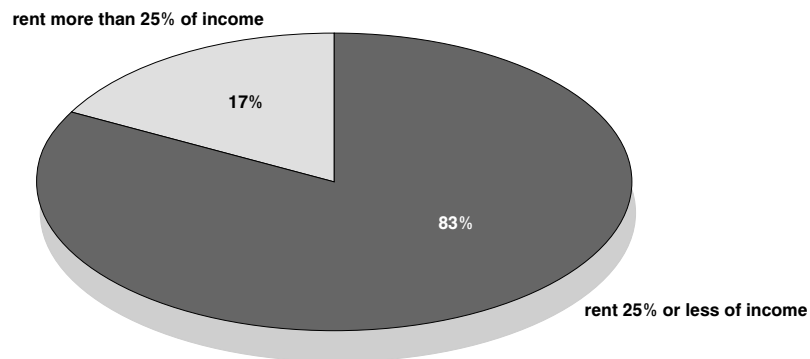
(see Table 3.6)



- There was no significant change in the proportion of working households estimated to be eligible for Housing Benefit, with 73% not being eligible, 18% eligible for partial Housing Benefit and 8% full Housing Benefit. The 73% ineligible figure compares with 74% last year.
- As in two previous years, 85% of single adults in work were ineligible for Housing Benefit.
- 77% of lone parents in work were eligible for full or partial Housing Benefit, a similar figure to 1993-94.
- 68% of working households of two adults and children were ineligible for Housing Benefit, against a similar figure in 1993-94.

3.7 | **Affordability - the 25% test**

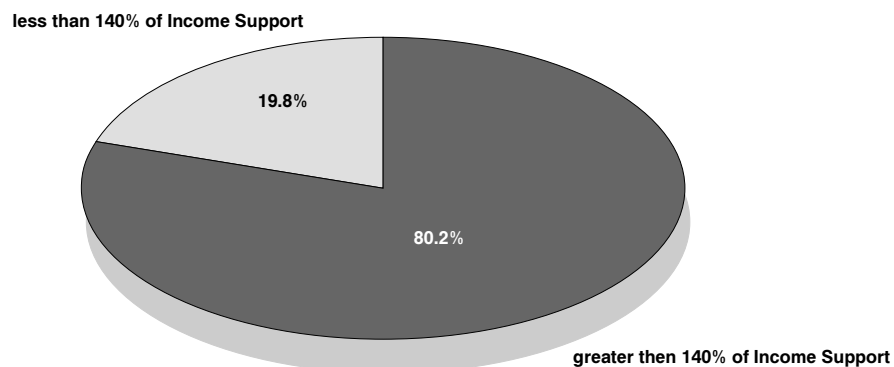
(see Table 3.7)



- 17% of new tenants in work were spending more than 25% of their income on rent, compared with 19% last year.
- 27% of single adults in work failed the test, the same proportion as last year.
- 19% of lone parents failed the test, an improvement on last year's figure of 24%.

3.8 | **Affordability - money left after paying the rent**

(see Table 3.8)



- 20% of rents for working tenants failed this test, ie they had insufficient money left after paying the rent; this compared favourably with the 1993-94 figure of 24%.
- Rents most likely to fail this test were those for households with children, with 38% of rents for households of two adults and children, and 36% of rents for lone parents, failing the test. However, both these figures represented improvements on the 42% and 58% figures in 1993-94.

3.9 Affordability - combining the two tests

(see Table 3.8)

All working households

Rent as a Proportion of Income	Income remaining after paying the rent		TOTAL (percentage and number)
	less than 140% of Income Support	more than 140% of Income Support	
25% or less	10.8% 217	72.0% 1445	82.8% 1662
More Than 25%	9.0% 180	8.3% 166	17.2% 346
TOTAL (percentage and number)	19.8% 397	80.2% 1611	100.0% 2008

- 28% of rents (ie 100% minus 72%) failed at least one of the two affordability tests, signifying an improvement on last year's figure of 32.4%.
- 9% of rents failed both tests, compared with nearly 11% last year.

Working households not on Housing Benefit*

Rent as a Proportion of Income	Income remaining after paying the rent		TOTAL (percentage and number)
	less than 140% of Income Support	more than 140% of Income Support	
25% or less	2.8% 42	89.1% 1337	91.9% 1379
More Than 25%	0.4% 6	7.7% 116	8.1% 122
TOTAL (percentage and number)	3.2% 48	96.8% 1453	100.0% 1501

* 73% of working households were not in receipt of any Housing Benefit.

- For this group, nearly 11% of rents failed at least one of the tests, but less than 1% of rents failed both tests.
- For working households in receipt of Housing Benefit (table not shown) 82% of rents failed at least one test, and 34% failed both.

4. Tables

TABLE 1.1 Household Type by Scottish Homes District

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Single older person	26%	23%	17%	17%	23%	25%	28%	19%	16%	21%
Older couple	9%	7%	5%	6%	6%	3%	8%	4%	7%	6%
Single adult	26%	35%	40%	31%	51%	29%	29%	37%	37%	34%
2 adults	10%	7%	11%	10%	7%	10%	11%	9%	8%	9%
3 or more adults	2%	1%	2%	3%	1%	1%	2%	2%	2%	2%
1 adult and child/ren	10%	13%	16%	16%	7%	13%	9%	17%	15%	14%
2 adults and child/ren	13%	10%	7%	11%	3%	13%	9%	10%	12%	10%
3 or more adults and child/ren	2%	1%	1%	2%	0%	2%	1%	1%	2%	1%
Mixed adult & older person/s	3%	2%	2%	3%	2%	3%	3%	2%	2%	3%
Other households	0%	0%	0%	1%		0%	0%	0%	0%	0%
Total Households	100% 712	100% 1777	100% 418	100% 2907	100% 519	100% 332	100% 782	100% 975	100% 1059	100% 9481

TABLE 1.2 Economic Status of Household

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Work full-time	27%	21%	17%	20%	29%	36%	24%	28%	29%	24%
Work part-time	2%	5%	4%	4%	5%	4%	4%	4%	8%	4%
Unemployed	22%	25%	39%	34%	22%	13%	23%	29%	21%	28%
Retired	35%	30%	20%	23%	29%	28%	36%	24%	21%	26%
At home	4%	7%	5%	5%	6%	11%	4%	5%	6%	6%
Permanently sick	6%	9%	12%	8%	4%	4%	7%	7%	5%	7%
Other households	3%	4%	3%	6%	6%	4%	2%	3%	10%	5%
Total Households	100% 721	100% 1787	100% 422	100% 3008	100% 523	100% 337	100% 786	100% 980	100% 1106	100% 9670

TABLE 1.3A Ethnic Status (to end September 1994)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Black	.7%	.8%	.5%	2.4%			.3%	.5%		.9%
Mixed	.3%	.2%		.3%	.8%	.6%	.3%	.5%		.3%
White	99.0%	98.4%	99.5%	96.6%	99.2%	99.4%	99.4%	99.0%	97.3%	98.1%
Other		.6%		.7%					2.7%	.6%
Total Households	100.0% 294	100.0% 872	100.0% 221	100.0% 1162	100.0% 249	100.0% 164	100.0% 317	100.0% 625	100.0% 548	100.0% 4452

TABLE 1.3B Ethnic Status (from October 1994 to end March 1995)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Black Caribbean				.2%					.2%	.1%
Black African		.5%		.1%			.2%		.2%	.1%
Black - Other		.7%								.1%
Indian		.1%		.3%						.1%
Pakistani		2.2%	.5%	1.1%		2.2%	.4%	.9%	3.4%	1.3%
Bangladeshi		.2%							.2%	.1%
Chinese	.3%			.1%						.1%
White	99.0%	95.0%	99.0%	97.7%	98.9%	95.7%	99.1%	98.8%	95.8%	97.4%
Combination	.3%	.2%	.5%	.3%	.7%	2.2%		.3%	.2%	.3%
Other	.5%	1.1%		.2%	.4%		.2%			.4%
Total Households	100.0% 388	100.0% 874	100.0% 196	100.0% 1719	100.0% 271	100.0% 139	100.0% 451	100.0% 340	100.0% 495	100.0% 4873

TABLE 1.4 Previous Tenure by Household Type

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other house- holds	TOTAL
DC, NT, IC *	40%	43%	10%	20%	35%	23%	31%	38%	38%	44%	25%
Same Housing Association	13%	9%	10%	15%	17%	17%	22%	20%	12%	14%	13%
Other Housing Association	3%	2%	1%	1%	1%	2%	2%	2%	0%		2%
Renting privately	8%	8%	9%	11%	5%	8%	11%	10%	5%		9%
Renting from Scottish Homes	12%	19%	4%	7%	21%	7%	8%	12%	30%	33%	9%
Renting with job	1%	2%	1%	1%	2%	0%	1%		1%	3%	1%
Owning/buying	11%	12%	2%	2%	5%	1%	3%	7%	5%	3%	4%
Immediate family	6%	3%	26%	24%	8%	3%	13%	4%	3%	3%	17%
Friends/ relatives	2%	1%	21%	13%	3%	12%	5%	2%	2%		11%
Bed & Breakfast	1%		6%	2%	1%	4%	2%	2%	1%		3%
Institution	0%		1%	0%							0%
Hostel/Supported accommodation	1%	0%	7%	1%	1%	1%	0%		0%		3%
Other	2%	1%	3%	2%	2%	2%	1%	2%	2%		2%
Total Households	100% 1942	100% 593	100% 3204	100% 870	100% 175	100% 1311	100% 965	100% 125	100% 240	100% 36	100% 9461

* District Council, New Town or Islands Council

TABLE 1.5 Reasons for Re-housing

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other households	TOTAL
Overcrowding	1%	1%	17%	21%	12%	28%	33%	28%	3%	20%	15%
Medical/Health	25%	31%	9%	11%	22%	7%	11%	14%	27%	18%	15%
Live independently	5%	3%	17%	11%	2%	10%	5%	3%	1%		10%
Family/Friends	12%	10%	8%	8%	4%	7%	4%	2%	8%	6%	8%
Temporary accommodation	2%	1%	15%	11%	6%	7%	7%	3%	2%		8%
Stock transfer	8%	13%	5%	7%	19%	8%	9%	13%	26%	24%	8%
Need sheltered housing	25%	20%	0%	0%		0%		1%	4%		8%
Poor housing	5%	4%	6%	8%	5%	6%	9%	11%	4%	10%	6%
Under-occupation	6%	9%	3%	4%	7%	1%	1%		8%		4%
Relationship breakdown	1%	0%	5%	2%	1%	8%	1%	1%	1%		4%
Other	10%	8%	16%	18%	22%	16%	20%	25%	15%	22%	15%
Total Reasons	100% 3615	100% 1023	100% 4993	100% 1341	100% 245	100% 2042	100% 1444	100% 180	100% 326	100% 50	100% 15259

TABLE 1.6 Homelessness

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other households	TOTAL
Statutorily homeless	3%	2%	15%	10%	5%	15%	8%	6%	5%		10%
Non-statutorily homeless	8%	5%	44%	34%	11%	28%	17%	5%	5%	6%	26%
Other households in need	89%	94%	41%	56%	84%	57%	75%	90%	91%	94%	64%
Total Households	100% 1937	100% 591	100% 3142	100% 863	100% 175	100% 1301	100% 958	100% 125	100% 239	100% 35	100% 9366

TABLE 1.7 Source of Referral

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other households	TOTAL
DC, NT, IC *	26%	30%	22%	23%	30%	24%	28%	27%	27%	17%	25%
Statutory agency	1%	0%	3%	1%	1%	0%	1%		1%		1%
Voluntary agency	1%	0%	2%	1%		0%	0%		0%		1%
Direct application	44%	38%	52%	46%	23%	42%	35%	38%	21%	31%	44%
Mobility scheme	1%	1%	0%	0%		1%	0%		1%		0%
Within Housing Association	9%	6%	9%	12%	12%	13%	17%	13%	10%	11%	11%
Other Housing Association	0%	0%	0%	1%		0%	1%				0%
Mutual exchange	2%	2%	2%	3%	5%	5%	4%	3%	2%	6%	3%
Stock transfer	14%	21%	6%	10%	23%	11%	11%	14%	34%	33%	11%
Other	3%	2%	3%	3%	6%	3%	4%	4%	4%	3%	3%
Total Households	100% 1939	100% 593	100% 3203	100% 872	100% 175	100% 1312	100% 967	100% 125	100% 239	100% 36	100% 9461

* District Council, New Town or Islands Council

TABLE 2.1

Building Type by Scottish Homes District

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
New build	64%	71%	79%	22%	75%	80%	62%	35%	67%	51%
Rehab	17%	26%	19%	46%	22%	2%	23%	40%	31%	32%
Other	19%	3%	2%	32%	2%	18%	15%	25%	2%	17%
Total Households	100% 720	100% 1771	100% 422	100% 3006	100% 523	100% 337	100% 786	100% 977	100% 1106	100% 9648

TABLE 2.2

Dwelling Type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Flat	46%	75%	67%	76%	76%	39%	71%	75%	69%	71%
Maisonette	0%	0%	1%	2%	0%	0%	1%	6%	1%	1%
Bedsit	1%	7%	5%	3%	11%	8%	7%	6%	7%	5%
House	48%	17%	27%	13%	11%	50%	18%	12%	20%	19%
Multi-storey		0%		7%					0%	2%
Other	5%	1%	1%	0%	3%	3%	3%	0%	2%	1%
Total Households	100% 721	100% 1763	100% 422	100% 3008	100% 523	100% 337	100% 780	100% 977	100% 1106	100% 9637

TABLE 2.3

Scheme Type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Amenity	17%	12%	14%	3%	8%	12%	6%	8%	8%	8%
Sheltered	15%	20%	11%	7%	20%	15%	20%	15%	15%	14%
Extra care	0%	0%	0%	0%	1%		1%			0%
General needs	68%	67%	71%	89%	66%	72%	73%	76%	75%	77%
Supported accommodation		0%	4%	0%	4%	0%		0%	2%	1%
Total Households	100% 721	100% 1688	100% 422	100% 3008	100% 523	100% 337	100% 786	100% 978	100% 1106	100% 9569

TABLE 2.4

Tenancy Type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Fair Rent	2%	3%	2%	6%	3%	3%	1%	4%	4%	4%
Assured	64%	92%	98%	90%	92%	95%	93%	94%	90%	90%
Co-op	0%	3%		3%		0%		0%	5%	2%
Short assured	34%	1%	0%	2%	5%	1%	6%	2%	1%	5%
Total Tenancies	100% 720	100% 1773	100% 422	100% 3009	100% 523	100% 337	100% 786	100% 978	100% 1104	100% 9652

TABLE 3.1

Basic Median Rent by Household Type (£)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Single older person	30.51 188	28.60 414	30.00 71	27.81 494	26.31 121	28.25 84	28.91 221	27.27 183	27.33 168	28.23 1944
Older couple	30.51 61	31.01 121	33.00 20	32.08 181	27.96 32	32.15 9	31.77 60	29.13 40	28.83 69	30.51 593
Single adult	27.94 184	28.45 611	30.30 166	23.25 907	25.53 264	23.92 97	23.99 227	25.92 359	26.83 387	26.55 3202
2 adults	30.08 70	30.02 128	31.23 46	26.44 305	30.83 34	27.65 34	29.75 89	28.41 83	29.60 83	29.06 872
3 or more adults	33.65 13	33.91 20	40.16 8	29.54 76	29.79 4	33.33 2	37.85 15	29.62 21	35.66 16	32.07 175
1 adult and child/ren	31.73 73	35.54 239	34.50 65	27.83 463	32.77 37	29.84 43	35.25 70	29.55 164	34.19 159	31.30 1313
2 adults and child/ren	34.02 89	36.46 177	36.59 28	29.47 320	34.38 17	30.51 43	35.26 71	31.57 94	36.47 128	33.34 967
3 or more adults and child/ren	36.95 12	39.31 21	40.56 3	32.04 45	37.00 1	32.55 8	38.07 5	26.34 8	39.11 22	37.27 125
Mixed adult & older person/s	31.62 21	33.08 31	32.86 10	32.08 101	30.65 9	32.15 11	35.01 22	29.62 18	32.89 17	32.08 240
Other households	36.71 1	35.37 8	31.18 1	32.08 15	.	38.28 1	24.29 1	36.07 4	37.79 5	33.66 36
Total Households	30.89 712	30.57 1770	31.23 418	27.36 2907	27.41 519	28.25 332	30.12 781	27.27 974	29.27 1054	29.06 9467

TABLE 3.2

Basic Median Rent by Tenancy Type (£)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Fair Rent	29.21 11	29.84 55	30.30 7	24.23 175	24.27 14	30.77 11	23.95 9	26.31 35	27.33 46	26.44 363
Assured	30.51 464	30.46 1630	31.23 413	27.63 2698	27.61 483	28.25 320	30.42 727	27.19 918	29.00 986	29.00 8639
Co-op	36.44 2	36.30 55	.	32.39 84	.	24.69 1	.	36.50 2	33.38 52	32.39 196
Short assured	31.22 243	32.31 25	73.31 2	22.19 51	23.83 26	30.51 5	22.46 49	29.51 22	36.35 14	30.08 437
Total Households	30.89 720	30.57 1765	31.23 422	27.49 3008	27.41 523	28.25 337	30.11 785	27.27 977	29.27 1098	29.04 9635

TABLE 3.3

Median Total Housing Costs by Scheme Type (£)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Amenity	30.51 121	36.00 209	33.74 58	29.40 94	31.97 44	31.73 40	33.00 47	31.95 80	31.61 85	32.55 778
Sheltered	56.48 111	52.48 334	54.53 46	55.31 210	50.54 105	51.11 52	51.95 161	53.78 150	45.49 163	52.16 1332
Extra care	28.04 1	86.84 3	79.88 1	36.69 1	46.50 7	.	140.71 4	.	.	48.29 17
General needs	31.39 488	34.19 1132	33.22 301	27.83 2688	29.13 347	29.66 244	31.62 573	27.40 746	31.70 832	30.25 7351
Supported accommodation	.	38.75 7	53.49 16	48.46 15	43.38 20	25.64 1	.	101.54 1	90.00 20	53.87 80
Total Households	32.37 721	36.51 1685	34.03 422	28.25 3008	31.80 523	31.04 337	33.08 785	29.62 977	33.46 1100	31.79 9558

N.B. All figures beneath rental amounts denote number of households

TABLE 3.4 Median Weekly Income* by Household Type (£)

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Single older person	72.99 121	70.40 323	70.40 55	70.40 394	78.64 97	68.42 36	74.90 168	70.70 136	70.40 132	70.42 1462
Older couple	130.48 48	123.00 85	119.59 14	122.49 136	145.00 23	. 1	131.73 45	130.00 35	130.00 55	128.23 442
Single adult	72.38 150	65.15 522	55.00 147	62.35 786	84.00 181	137.00 81	72.00 144	70.00 310	69.88 340	65.20 2661
2 adults	189.00 53	140.00 105	96.00 33	140.50 232	245.00 30	234.00 27	170.00 63	125.00 67	140.00 61	150.00 671
3 or more adults	190.30 11	140.24 13	. 2	117.04 60	. 4	. 1	115.40 9	135.00 14	213.50 12	140.00 126
1 adult and child/ren	86.00 59	86.03 214	89.20 47	86.70 407	84.03 32	94.45 35	80.20 51	83.33 142	99.98 140	86.70 1127
2 adults and child/ren	154.03 68	158.80 147	131.23 22	135.45 272	193.00 14	180.00 33	170.20 49	160.20 63	164.31 116	153.23 784
3 or more adults and child/ren	197.20 10	165.00 17	. 2	172.68 40	. 1	160.10 6	. 4	137.43 8	187.42 20	164.11 108
Mixed adult & older person/s	134.15 10	192.46 21	159.00 5	110.66 72	191.90 5	82.50 6	99.09 18	151.23 14	135.98 14	126.60 165
Other households	. 1	146.55 8	. 1	122.29 10	. .	. 1	. 0	. 2	108.45 5	122.29 28
Total Households	103.26 531	85.75 1455	75.50 328	90.00 2409	92.45 387	125.00 227	97.82 551	91.45 791	104.70 895	92.28 7574

* Where there are less than 5 households, data is suppressed

TABLE 3.5 Housing Benefit Eligibility by Scottish Homes District

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	TOTAL
Yes	56%	69%	68%	69%	49%	45%	66%	63%	58%	64%
No	32%	25%	20%	23%	42%	40%	27%	31%	35%	28%
Not known	11%	6%	12%	8%	9%	15%	6%	6%	7%	8%
Total Households	100% 716	100% 1786	100% 422	100% 3000	100% 523	100% 336	100% 779	100% 975	100% 1084	100% 9621

TABLE 3.6 Housing Benefit Qualification by Household Type *

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other house- holds	TOTAL
No HB	72%	79%	85%	89%	66%	23%	68%	51%	77%	38%	73%
Partial HB	24%	21%	12%	7%	6%	51%	25%	14%	14%		18%
Full HB	4%		3%	4%	28%	26%	7%	35%	9%	63%	9%
Total Households	100% 25	100% 14	100% 921	100% 359	100% 53	100% 251	100% 374	100% 43	100% 22	100% 8	100% 2070

* Working Households

TABLE 3.7

Rent Ratio by Household Type *

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other house- holds	TOTAL
25% or less	81.0%	100.0%	73.0%	93.5%	80.4%	81.2%	96.2%	95.2%	95.0%	87.5%	83.0%
	17	13	669	333	41	203	358	40	19	7	1700
Over 25%	19.0%		27.0%	6.5%	19.6%	18.8%	3.8%	4.8%	5.0%	12.5%	17.0%
	4		247	23	10	47	14	2	1	1	349
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	21	13	916	356	51	250	372	42	20	8	2049

*Working Households : Estimated Housing Benefit included where applicable

TABLE 3.8

Income Ratio by Household Type *

	Single older person	Older couple	Single adult	2 adults	3 or more adults	1 adult and child/ren	2 adults and child/ren	3 or more adults and child/ren	Mixed adult & older person/s	Other house- holds	TOTAL
Less than 140% Income Support	33.3%	30.8%	10.7%	11.5%	15.8%	35.6%	38.0%	28.6%	21.1%	66.7%	19.8%
	7	4	98	41	6	89	137	8	4	4	398
More than 140% Income Support	66.7%	69.2%	89.3%	88.5%	84.2%	64.4%	62.0%	71.4%	78.9%	33.3%	80.2%
	14	9	818	315	32	161	224	20	15	2	1610
Total Households	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	21	13	916	356	38	250	361	28	19	6	2008

* Working Households : Estimated Housing Benefit included where applicable

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Pat Boyle at SFHA on 0131 556 5777

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Based at the Department of Geography

University of St. Andrews

Purdie Building, North Haugh

St. Andrews, Fife, KY16 9ST

Tel: 01334 463918

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University of St. Andrews

Purdie Building, North Haugh

St. Andrews, Fife, KY16 9ST

Tel: 01334 463020

Scottish Federation of Housing Associations

38 York Place

Edinburgh, EH1 3HU

Tel: 0131 556 5777

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