
Annual Digest of SCORE data 2001/2002

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Introduction

This year's edition has taken a new format with this 4-page summary and the tables are on the accompanying CD-Rom. We hope that this new format of the SCORE annual digest will make accessing the information more convenient for you. We would welcome your comments and suggestions for further editions.

This is the tenth Annual Digest produced by the SCORE (Scottish Continuous REcording) System. The total number of new tenancies made by housing associations in Scotland and recorded SCORE between April 2001 and March 2002 was just over 17,700. In addition, SCORE recorded just fewer than 190 shared ownership sales.

Since the start of SCORE in April 1997, the Scottish Federation of Housing Associations has managed the project. Our thanks are due to Communities Scotland (formerly Scottish Homes) for the funding support, which enables the project to continue and flourish. Furthermore, we also wish to thank the Joint Centre for Scottish Housing Research, who collates and analyses the data on our behalf.

This year Communities Scotland has introduced new geographical areas. There are seven area teams: Aberdeen, Dundee, Edinburgh, Glasgow, Hamilton, Inverness and Paisley and three business units: North, East and West. In this transitional

year, the tables in this Digest is presented on the basis of the 7 Communities Scotland Area Teams, as well as the 12 sub-divisions of the 5 Scottish Homes Regions, but in future editions only the 7 Communities Scotland Area Teams will be analysed.

The Tenants (CD-ROM Tables 1.1-1.5)

At the aggregate level, the household composition has remained relatively constant since last year with just over one fifth of all letting were to lone parents and nearly another two-fifths were to single adult households.

The head of a household was just as likely to be in fulltime employment as to be unemployed - as each accounted for almost 30%. (Note: SCORE records fulltime as people who are employed for more than 16 hours per week.)

SCORE recorded approximately 426 lets to ethnic households across Scotland; this suggests that the proportional number of lets to ethnic households has not changed since last year.

The figures relating to the housing history of the new tenants continued to be the same as previous years. 70% of new tenants responded either living with immediate family, living with friends/relatives, renting from local authority or a tenant of this housing association to the previous living circumstance question.

The proportion of homeless households gaining a tenancy has remained fairly stable. However, the quantity of SCORE logs received has increased, thus the number of homeless households (statutorily or non-statutorily) being re-housed has increased for this year.

Buildings and Letting Types (CD-ROM Tables 1.6 1.7)

Approximately one fifth of the lets were new builds/first lets. The 2001/02 data shows that there was a higher number of houses/bungalows let and re-let than the previous year for the majority of the areas.

The proportional breakdown for design type remains unchanged from the previous two years with amenity and sheltered housing accounting for nearly one fifth and general needs accounting for the other four-fifths.

The national picture shows that over 90% of the tenancies were assured.

Rents, Income and Affordability (CD-ROM Tables 1.8-1.17; 4.1-4.4)

In 2001/02, the median net rent charged for all RSL lettings was £40.76, which is a 5% increase since 2000/01. Although, this increase is larger than the RPI + 1%, the reason for the 5% increase is likely to be caused by the 20% new build lettings - as new builds have a higher rent.

Fair rents have seen a larger percentage increase since last year than assured rents (6.5% and 4.6% respectively).

The median weekly household income has risen by 7.77% since the previous year, from £115.98 to £125.00. The median weekly income for single older person households is £98.17, which is an 8% increase from the 2000/01 data, and for older couple households it is £168.19.

Nearly 70% of all households qualified for full or partial housing benefit. Full housing benefit was received by around two-thirds of new tenants in Glasgow and Tayside.

Only, 5% of working households were eligible for full housing benefit and a further 14% were eligible for partial housing benefit. Thus, in accordance with the new affordability measures, this implies that the housing is affordable for 80% of the new tenants that were employed.

Regional Variations by Communities Scotland Areas (CD-ROM Tables 2.1-2.17) & ***Scottish Homes Areas*** (CD-ROM Tables 3.1-3.19)

While there was little change at the aggregate level, there were small changes at the regional level. It is noticeable that Ayrshire, Dumfries & Galloway and Borders have seen the largest increases in lets to lone parent families, 7% and 4% respectively. The biggest change to the number of lets to single person households since last year is Ayrshire, Dumfries & Galloway (a fall of 5%).

There were large regional variations for the economic status of the household. The West and East of Scotland areas recorded lower percentages of tenants in fulltime employment than the North of Scotland.

Almost 42% of the lets in the Forth Valley were to tenants who were fulltime workers in comparison to the 23% in Glasgow. With respect to Forth Valley, this is an 8% increase from the previous year.

Grampian and South Clyde have recorded greatest rise in the number of new builds first lets from 2000/01, an 11% and a 13% increase, respectively.

Glasgow City and Grampian have the largest proportion of co-operative tenancies, they accounted for almost 10% of tenancies in their respective areas.

Only 38% of Aberdeen's tenants qualified for full housing benefit, where as 63% of tenants qualified for it in Glasgow.

Shared Ownership Sales (CD-ROM Tables 5.1-6.5)

In 2001/02 there were only 190 shared ownership sales recorded by SCORE. This figure represents a significant decrease (42%) in sales over those reported for 2000/01.

Single adult households up the majority of household types who entered into shared ownership schemes.

Three-quarters of the new shared ownership tenants were working fulltime and only five percent were working part-time.

The largest uptake of the scheme came from those households who were previously renting privately or living with friends or family (each accounted for over 25%).

Over two-fifths of those entering into shared ownership came from people who were only on a housing association waiting list.

Two-thirds of the shared ownership properties had a market value of either £35,000 - £44,000 or £45,000 - £54,000.


SCORE

The SCORE system (Scottish Continuous Recording System) is designed to collect information from Registered Social Landlords (RSLs), about the new lets they are making in any given year. The data gathered concerns many different aspects of the lets being made. This includes: the demographic characteristics of the households being let to; the path by which a household has become a RSL tenant; the financial profile of the households being let to; the type and condition of the property being let; and the financial aspects of the let being made, including how affordable the let is.

SCORE has been in operation since October 1990. It is funded by Communities Scotland (formerly Scottish Homes), managed by Scottish Federation of Housing Associations (SFHA) and is administered by the Joint Centre for Scottish Housing Research (JCSHR), based at Dundee and St Andrews. For further information about SCORE contact Lesley McMahon at 01382 345235 or email: l.z.mcmahon@dundee.ac.uk.

CD Explanatory Notes

The SCORE Annual Digest 2001/2002 tables listed on the next page can be accessed from this CD-ROM. The tables are stored in a MS Excel file. Each table can be printed or saved to allow you to do more detailed analysis of the data.

The **Annual Digest 2001/2002.xls** file is on the CD. To run the file, either click on the CD drive icon in Windows Explorer or run the file from **Run...** option on the  menu, then click on **browse** then select the relevant drive for the CD.

Once the file has opened up, the first worksheet is the main menu, which is a table. If you want to find a table quickly, click on the relevant house icon to take to the desired table. However, you

can browse through the different tables by clicking on different worksheet tabs, which are along the bottom of the worksheets.

If your computer system does not have MS Excel installed, there is an MS Excel viewer on the CD-ROM, to install the viewer double click on the **xlViewer.exe** file that is on the CD-ROM and follow the simple instructions.

If you have any problems with the SCORE Annual Digest 2001/2002 or you unsure whether you can run the CD-ROM, please do not hesitate in contacting Lesley on 01382 345 235 or Stacy on 01382 345 326.

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