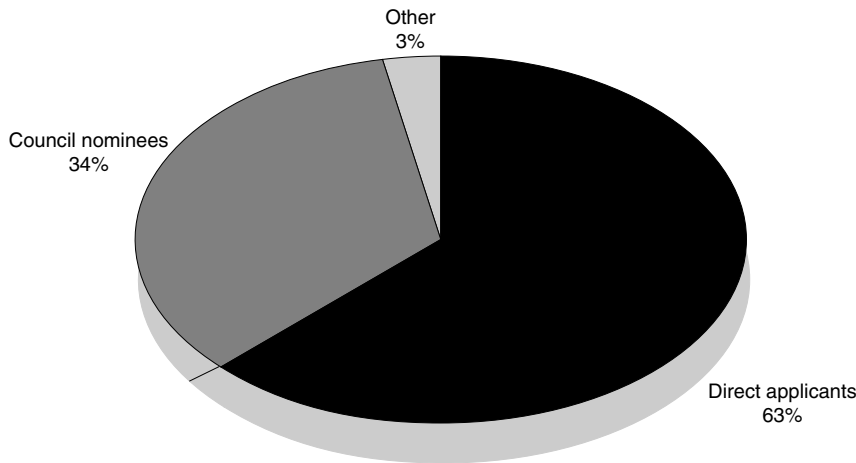
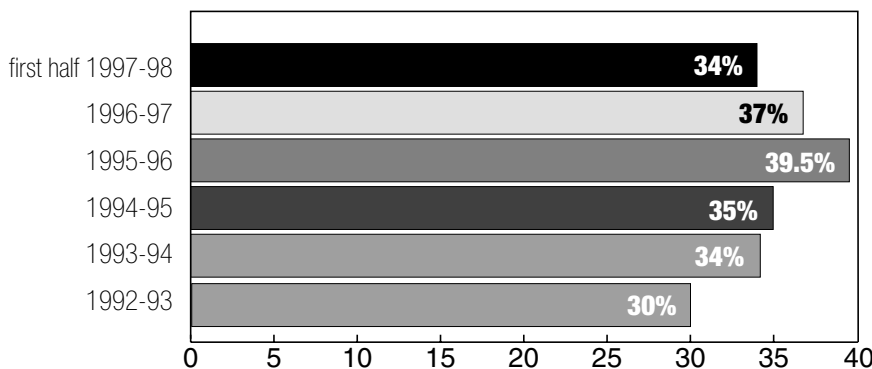


**Main findings for
April-September 1997**

Lets to Council Nominees Falling



The proportion of housing association lets going to council nominees is falling at a time when the opposite would have been expected. Excluding transfers and special lets, only a third of lets between April and September 1997 went to nominees, compared with 37% in 1996-97 and nearly 40% in 1995-96.



- This shows that what was until 1995-96 an upward trend now appears to be reversing. Whereas in 1996-97 local government reorganisation may have delayed the negotiation of nomination arrangements in some areas, this was not expected to continue through to 1997-98, so no obvious explanation can be offered for the decline.

Regional information on nominations can be found on page 4 of this report.



Rents :

The median rent was £33.46, a 3.9% increase on the 1996-97 figure of £32.21.

Incomes:

The median income figure was £100.65, a 3.7% increase on the 1996-97 figure of £97.10.

Affordability :

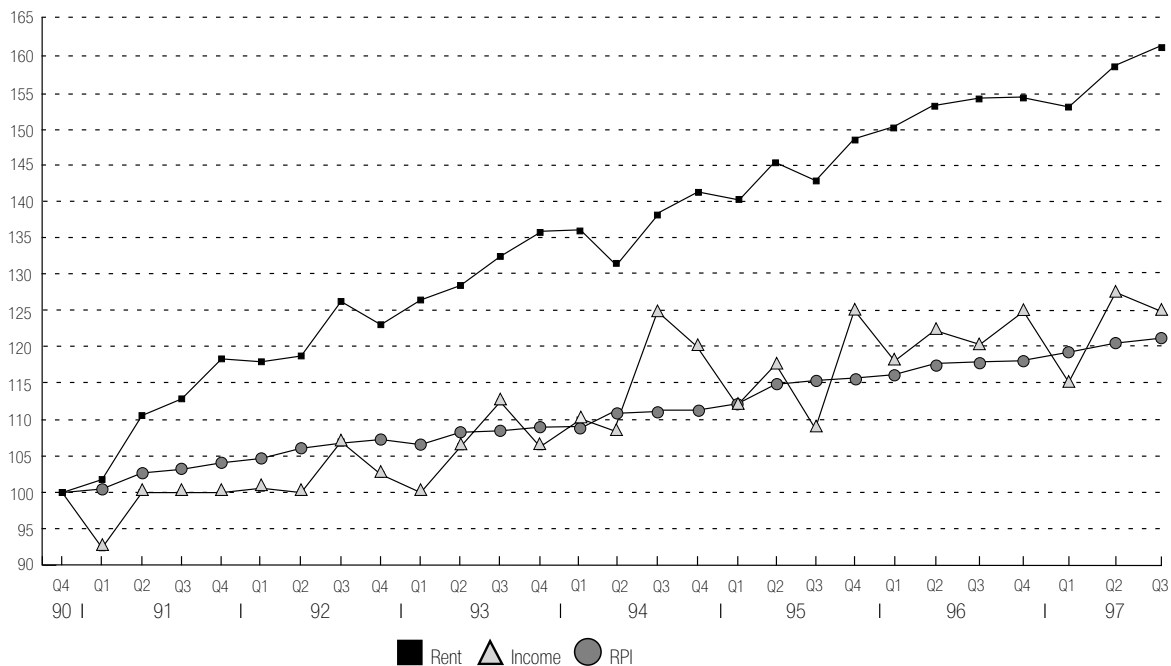
33.6% of rents failed one or both of the SFHA's affordability tests, a significant increase on the 31.7% figure for 1996-97, but below the figures of 34%-35% occurring in the last two quarters of 1996-97.

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Index of rent and income

(indexed to 4th quarter 1990)



Affordability test (all working households)

(April - September 1997)

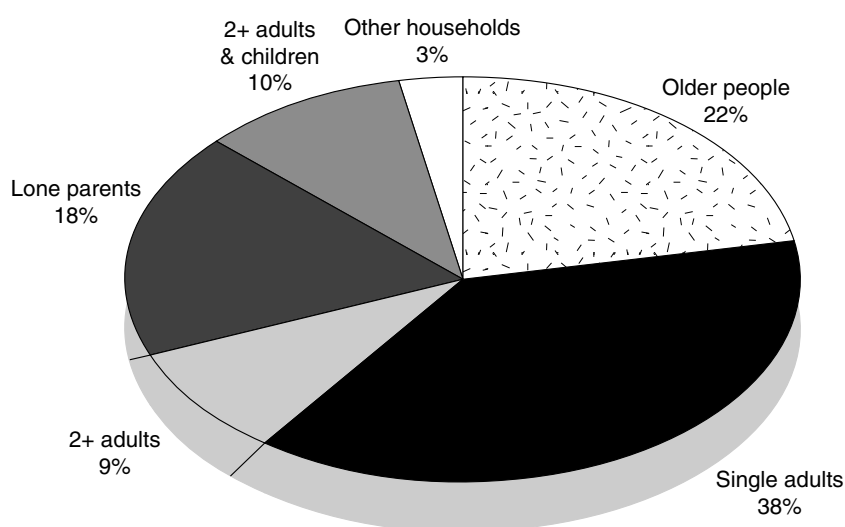
Rent as a proportion of income	Income remaining after paying the rent		TOTAL (percentage and number of tenants)
	less than 140% of Income Support	more than 140% of Income Support	
25% or less	10.2%	66.4%	76.7% 898
more than 25%	11.6%	11.7%	23.3% 273
TOTAL (percentage and number of tenants)	21.9% 256	78.1% 915	100.0% 1171

- This shows that 33.6% of rents (100% minus 66.4%) this half year failed one or both of the SFHA's affordability tests, as against 31.7% in 1996-97. This appears to confirm a permanent move away from a failure rate of around 30% in the early and mid-1990s, though the 33.6% figure is a little lower than the 34% - 35% figures for the last two quarters of 1996-97.

The figures in this report are based on around 6,000 lets made by Scottish housing associations in the first six months of the year 1997-98, ie April-September 1997.

Scottish Homes was reorganised in April 1997. These SCORE figures are therefore based on new regional offices and sub-divisions of these offices. Unfortunately this makes comparisons with previous SCORE data difficult, other than on a national basis.

Who was housed?



- The proportion of single adults housed by housing associations continues to rise - 38%, as against 36% in 1996-97 and 34% in 1995-96.
- Likewise the proportion of lone parents housed is still increasing, at 18% as against 17% in 1996-97 and around 14% through the early 1990s.
- Older people, on the other hand, continue to be housed less frequently, with the figure now at 22% of lets, as against 24% in 1996-97, 26% in 1995-96 and 30% in the early 1990s.

Homelessness

- Consistent with previous letting patterns, just over 40% of lets went to people who previously had no home of their own. Over three-quarters of these households were not statutorily homeless.

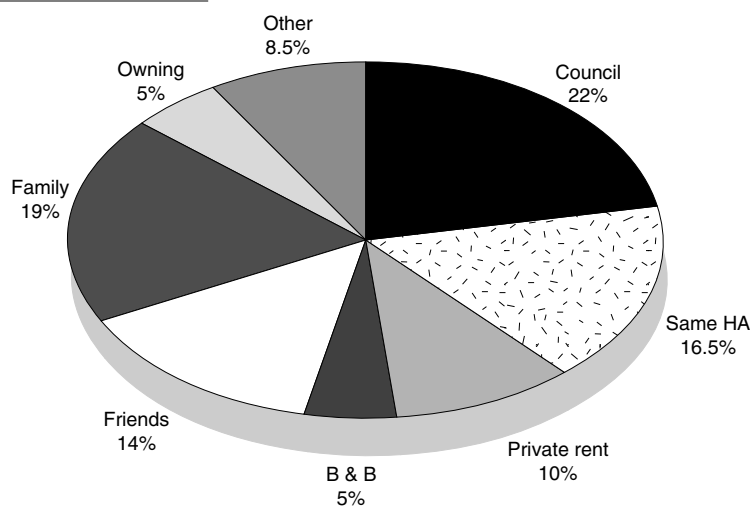
Nominations by area

	Council Nominees	Direct Applicants	Other*	TOTAL
Ayrshire Dumfries & Galloway	57.7%	40.8%	1.6%	100.0%
Borders	17.1%	80.1%	2.7%	100.0%
Edinburgh & Lothians	42.9%	54.9%	2.2%	100.0%
Fife	47.0%	49.3%	3.7%	100.0%
Forth Valley	17.5%	81.1%	1.5%	100.0%
Glasgow City	30.0%	63.7%	6.2%	100.0%
Grampian	33.8%	65.2%	9.0%	100.0%
Highlands & Islands	17.6%	81.1%	1.4%	100.0%
Lanarkshire	36.9%	60.1%	3.0%	100.0%
North Clyde	35.3%	64.2%	0.6%	100.0%
South Clyde	26.3%	71.5%	2.2%	100.0%
Tayside	22.3%	75.7%	2.0%	100.0%
Total Households	33.8%	63.3%	3.0%	100.0%
	1611	3018	142	4771

* excluding Internal Transfers etc.

- Lets to council nominees were well above average in Ayrshire Dumfries & Galloway, Edinburgh & Lothians and Fife, and well below average in the Borders, Forth Valley, Highlands & Islands, South Clyde and Tayside.

Previous Tenure



- Consistent with the downward trend in lets to council nominees, the proportion of lets to council tenants remains at 22%, as in 1996-97, as against 26% in 1995-96.

Relets in Unimproved Property

In April 1997 SCORE for the first time began recording whether a let was in unimproved property. One reason for this was a fear that the shrinking development programme could lead to a growing proportion of lets in property awaiting major improvement. The following table shows the distribution of relets in the first half of 1997-98.

[“New build” denotes property originally newly built by the association. “Rehab” denotes property rehabilitated by the association, and “Other” usually denotes lets in property previously acquired in a stock transfer but not in need of major improvement.]

	New build	Rehab	Unimproved	Other	Total
Ayrshire Dumfries & Galloway	43.6%	41.6%	2.1%	12.8%	100.0%
					243
Borders	46.2%	4.6%	2.3%	46.8%	100.0%
					173
Edinburgh & Lothians	46.6%	28.3%	12.4%	12.6%	100.0%
					950
Fife	38.9%	8.7%	0.3%	52.1%	100.0%
					288
Forth Valley	66.0%	32.4%	1.1%	0.5%	100.0%
					188
Glasgow City	16.4%	61.4%	16.2%	6.0%	100.0%
					1137
Grampian	66.9%	24.7%	7.8%	0.7%	100.0%
					296
Highlands & Islands	72.4%	12.8%	11.7%	3.1%	100.0%
					196
Lanarkshire	35.2%	33.1%	27.6%	4.1%	100.0%
					293
North Clyde	40.1%	53.3%	5.4%	1.2%	100.0%
					167
South Clyde	36.6%	40.3%	8.6%	14.4%	100.0%
					243
Tayside	54.4%	44.3%	1.1%	0.3%	100.0%
					377
Total Households	40.8%	37.6%	10.4%	11.2%	100.0%
	1856	1711	475	509	4551

- Just over 10% of relets were in unimproved property, with Lanarkshire (27%) and Glasgow (16%) being significantly above average. In several areas there were very few relets in unimproved property, including Ayrshire Dumfries & Galloway, Borders, Fife, Forth Valley and Tayside.

Rent

- The median weekly rent figure for the first half of 1997-98 was £33.46, a 3.9% increase on the 1996-97 median of £32.21.

Income

- The median weekly income figure for the first half of 1997-98 was £100.65, 3.7% higher than the 1996-97 figure of £97.10.

Rent & Income

	No of Lets	Rent (£)	Income (£)
Ayrshire Dumfries & Galloway	366	35.43	105
Borders	183	31.92	118
Edinburgh & Lothians	1243	35.95	91
Fife	349	34.27	108
Forth Valley	226	31.15	109
Glasgow City	1383	30.02	88
Grampian	424	32.59	113
Highlands & Islands	271	34.89	128
Lanarkshire	327	33.79	108
North Clyde	230	33.70	109
South Clyde	479	36.10	107
Tayside	450	32.13	110
Scotland	5931	33.46	101

- These figures should be treated with some caution as stark rent figures do not take account of differences in letting patterns and type of stock in different areas.
- It is noticeable that the lowest incomes are in Glasgow and Edinburgh (although their respective rent figures differ markedly) and the highest incomes are in the Borders and Highlands & Islands.

Rent by tenancy type (£)

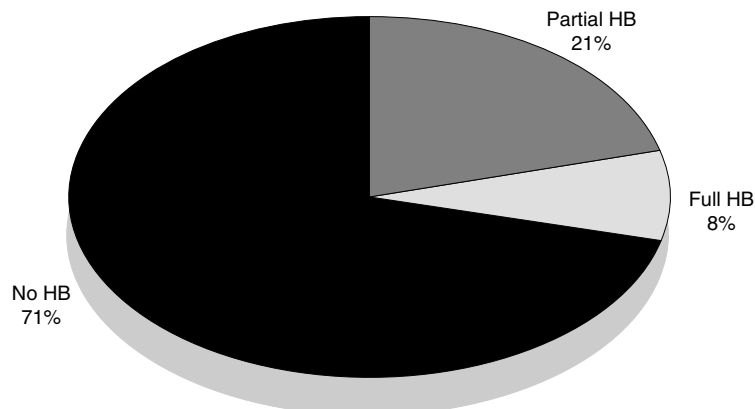
Fair Rent	30.72
Assured	33.55
Co-op	35.16
Short Assured	28.80
Total	33.46

- This shows that the difference between fair and assured rents is only 9%, as in 1996-97.

Rent by number of bedrooms (£)

	Number of Bedrooms				Rent for 3 or less bedrooms
	0	1	2	3	
Ayrshire Dumfries & Galloway	26.63	33.78	37.81	42.90	35.05 361
Borders	29.89	30.78	32.77	33.80	31.92 104
Edinburgh & Lothians	30.45	34.79	39.25	41.35	36.04 1155
Fife	27.81	33.81	34.59	39.39	34.27 340
Forth Valley	25.55	30.92	37.31	33.39	31.15 226
Glasgow City	25.46	28.05	30.97	37.08	29.82 1393
Grampian	25.01	32.25	39.49	38.08	32.59 414
Highlands & Islands	27.07	33.78	39.54	39.12	35.08 264
Lanarkshire	24.37	31.63	36.00	42.69	33.79 331
North Clyde	30.46	31.47	36.21	40.57	33.62 243
South Clyde	32.77	33.74	38.59	43.66	35.51 452
Tayside	26.10	31.19	36.19	43.05	32.13 403
Scotland	26.79 329	32.15 3010	35.48 1805	40.84 702	33.46 5846

Housing Benefit Eligibility (working households)



- A possible upward trend in estimated Housing Benefit eligibility for working households may be developing, with 29% of households reliant on benefit as against 26% in 1996-97. Any upward trend would be of concern, as Scottish associations have so far been able to avoid the excessive benefit dependency rates evident amongst working households in England.

Housing Benefit Eligibility (all households)

	No HB	Partial HB	Full HB	TOTAL
Ayrshire Dumfries & Galloway	20.3%	18.5%	61.2%	100.0%
Borders	33.3%	24.8%	41.9%	100.0%
Edinburgh & Lothians	25.2%	16.4%	58.4%	100.0%
Fife	23.3%	12.0%	64.7%	100.0%
Forth Valley	43.9%	18.2%	38.0%	100.0%
Glasgow City	18.6%	10.1%	71.3%	100.0%
Grampian	51.3%	11.3%	37.5%	100.0%
Highlands & Islands	44.1%	12.4%	43.5%	100.0%
Lanarkshire	29.8%	13.1%	57.1%	100.0%
North Clyde	30.9%	12.5%	56.6%	100.0%
South Clyde	25.6%	11.2%	63.2%	100.0%
Tayside	35.7%	19.8%	44.6%	100.0%
Scotland	27.9%	13.9%	58.1%	100.0%
	1196	597	2491	4284

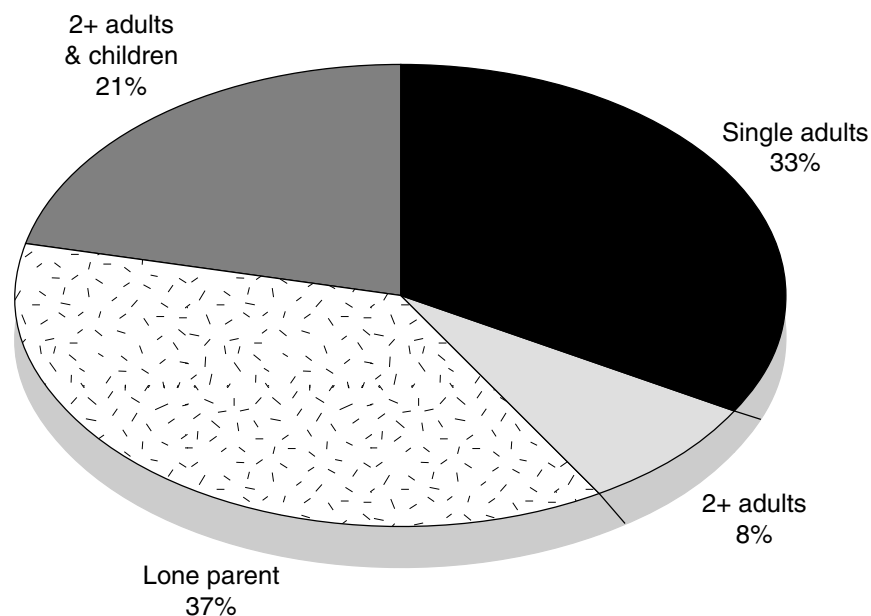
- Amongst all households, 72% were estimated to be eligible for full or partial Housing Benefit, as against 70% in 1996-97.
- There were significant regional variations, notably Ayrshire Dumfries & Galloway (80%) and Glasgow (81%), which were well above average, and Forth Valley (56%), Grampian (49%) and Highlands & Islands (56%), which were well below average.

Affordability for working households not on Housing Benefit

Rent as a proportion of income	Income remaining after paying the rent		TOTAL (percentage and number of tenants)
	less than 140% of Income Support	more than 140% of Income Support	
25% or less	3.2%	83.8%	87.1% 726
more than 25%	0.4%	12.6%	12.9% 108
TOTAL (percentage and number of tenants)	3.6% 30	96.4% 804	100.0% 834

16.2% of rents (100% minus 83.8%) for working households not receiving Housing Benefit failed one or both of the SFHA's affordability tests, slightly higher than the 15.1% figure in 1996-97. Again it was the "25% of income" test which was more likely to be failed.

Which working households receive Housing Benefit?

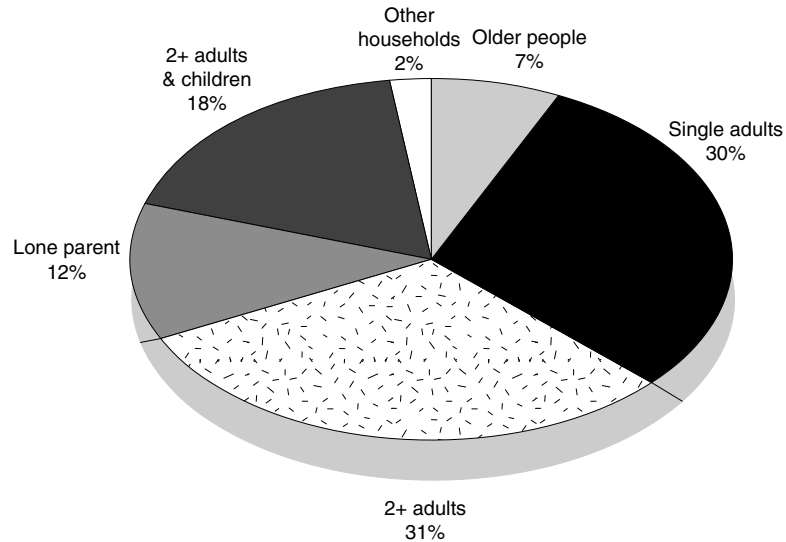


- Over a third of working households in receipt of Housing Benefit are lone parents; most are likely to be in part-time and/or very low paid work.
- Two-thirds of working people on benefit fail the "residual income" test, ie after allowing for payment of rent the income left over is less than 140% of their Income Support level. This test is failed most commonly by households with children.

Shared Ownership Sales

The following information is based on 220 shared ownership sales made by Scottish housing associations between April and September 1997. Around 75% were new sales and 25% resales.

Who bought into shared ownership?

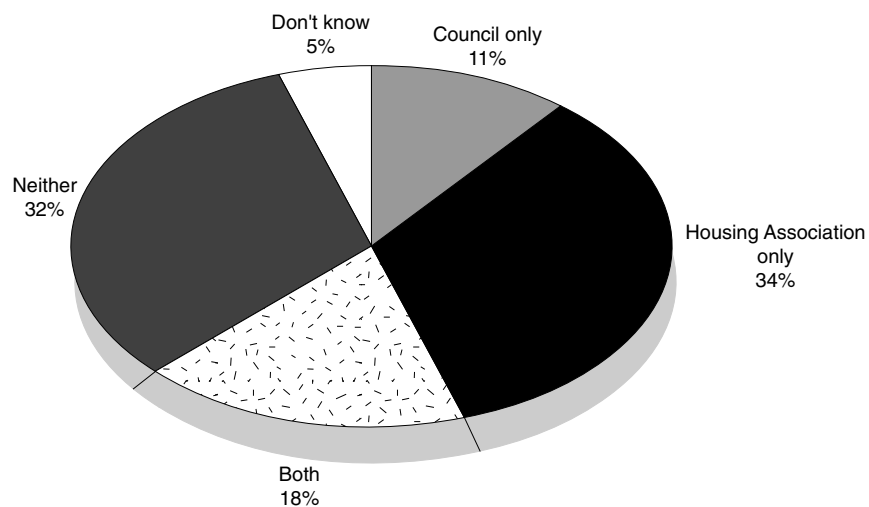


- As in 1996-97, 61% of sales were to households comprising one or two adults without children, but 30% of buyers did have children, as against only 25% in 1996-97.

Previous tenure

- Similar to trends in 1996-97, 38% of buyers were previously staying with family or friends, and 19% renting privately.
- Only 12% were formerly council tenants, compared with 18% in 1996-97, but 20% were already home owners, as against 14% in 1996-97.

Were buyers previously on a waiting list?



- Similar to 1996-97, 63% of buyers were previously on a housing association or council waiting list or both.

How did buyers hear about shared ownership?

- 42% heard about shared ownership through housing association staff or leaflets, as against 48% in 1996-97.
- 18% heard through a newspaper (28% in 1996-97), 23% through family and friends and 8% from seeing a sign board.

Tranche purchased

- As many as 36% of buyers bought a 50% tranche, as against 30% in 1996-97, and 7% bought a 75% tranche, compared with 3% in 1996-97. The proportion of buyers of a 25% tranche was down from 67% to 54%.

Lenders

Dunfermline Building Society	28%
Nationwide Building Society	25%
Abbey National	12%
Halifax	8%
Clydesdale	1%
Not recorded	9%
No mortgage	17%

Incomes of purchasers

- The median weekly income of purchasers was £230, similar to the £225 figure for 1996-97.

Rent

- The median weekly rent for purchasers of a 25% tranche was £23.32, compared with £22.94 in 1996-97, and for 50% purchasers £16.36, as against £16.89 in 1996-97.

SCORE

What is Score?

SCORE (Scottish Continuous REcording) is a system, run by SFHA, which monitors new tenancies granted by a registered housing association or co-operative in Scotland. It applies to all main areas of housing association activity except: supported accommodation and hostels where occupancy agreements rather than tenancy agreements are given. Shared ownership sales have been monitored since April 1996.

Each year SFHA members and SCORE subscribers receive an Annual Digest, a mid-year report (for lets from April - September) and a special feature report sent out around May.

The SCORE Log is a double-sided A4 document which records information under 17 separate headings. A full manual giving complete instructions is available (free to SFHA members, £5 to others).

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SCORE is funded by Scottish Homes

Subscriptions,

Details can be obtained from Pat
Boyle at SFHA on 0131 556 5777

ISSN: 0969-1731
Printed & Designed by Reprographic Services
University of St. Andrews
Purdie Building
North Haugh
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Tel: 01334 463020