



**NEW HOUSING ASSOCIATION TENANTS
IN SCOTLAND**

The SCORE Annual Digest 1995-96

A
N
N
U
A
L

D
I
G
E
S
T



This is a reconstruction of the original digest
generated from original data by:

Centre for Housing Research
St Andrews

September 2009

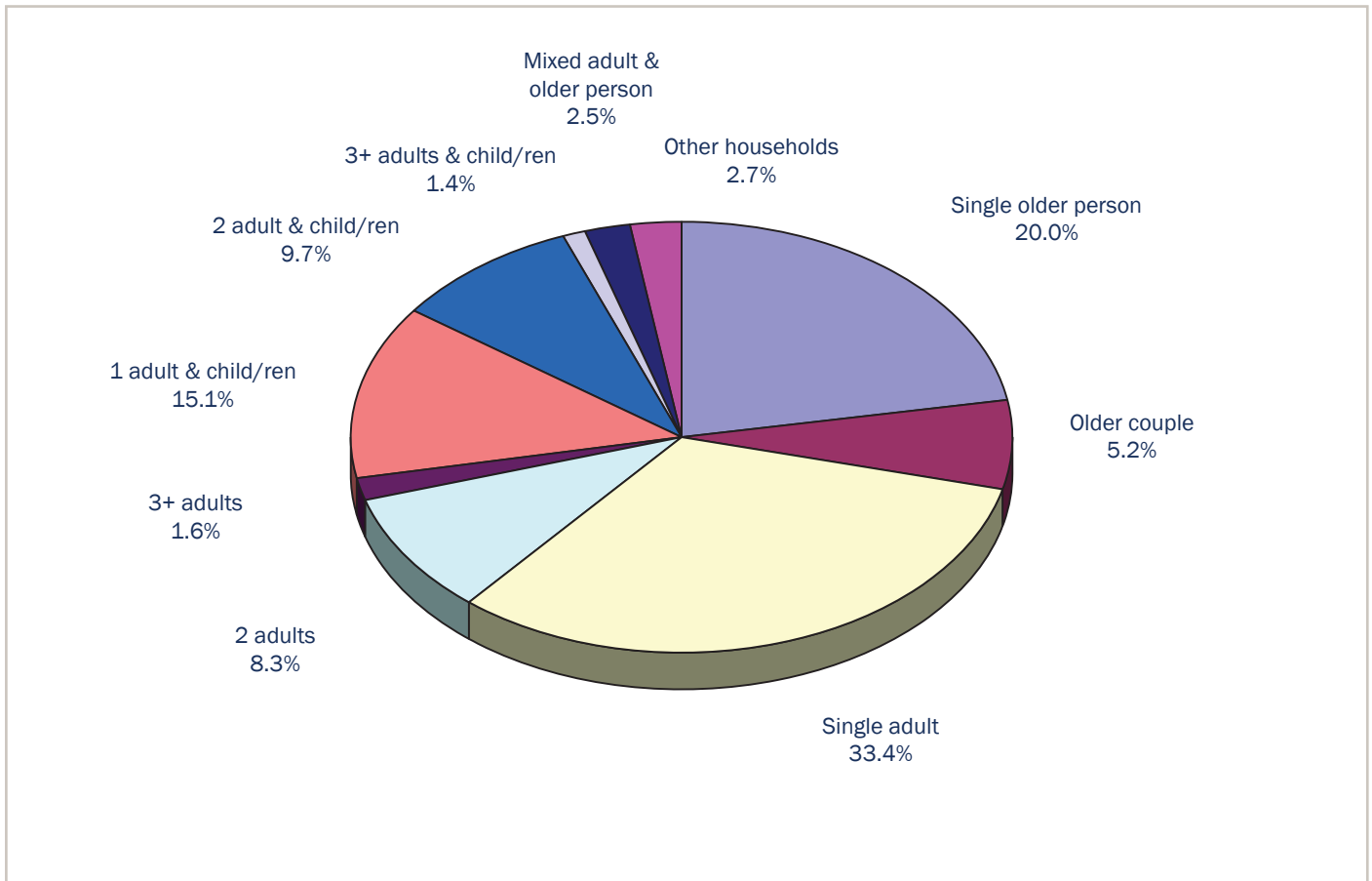


The Scottish Government
Riaghaltas na h-Alba

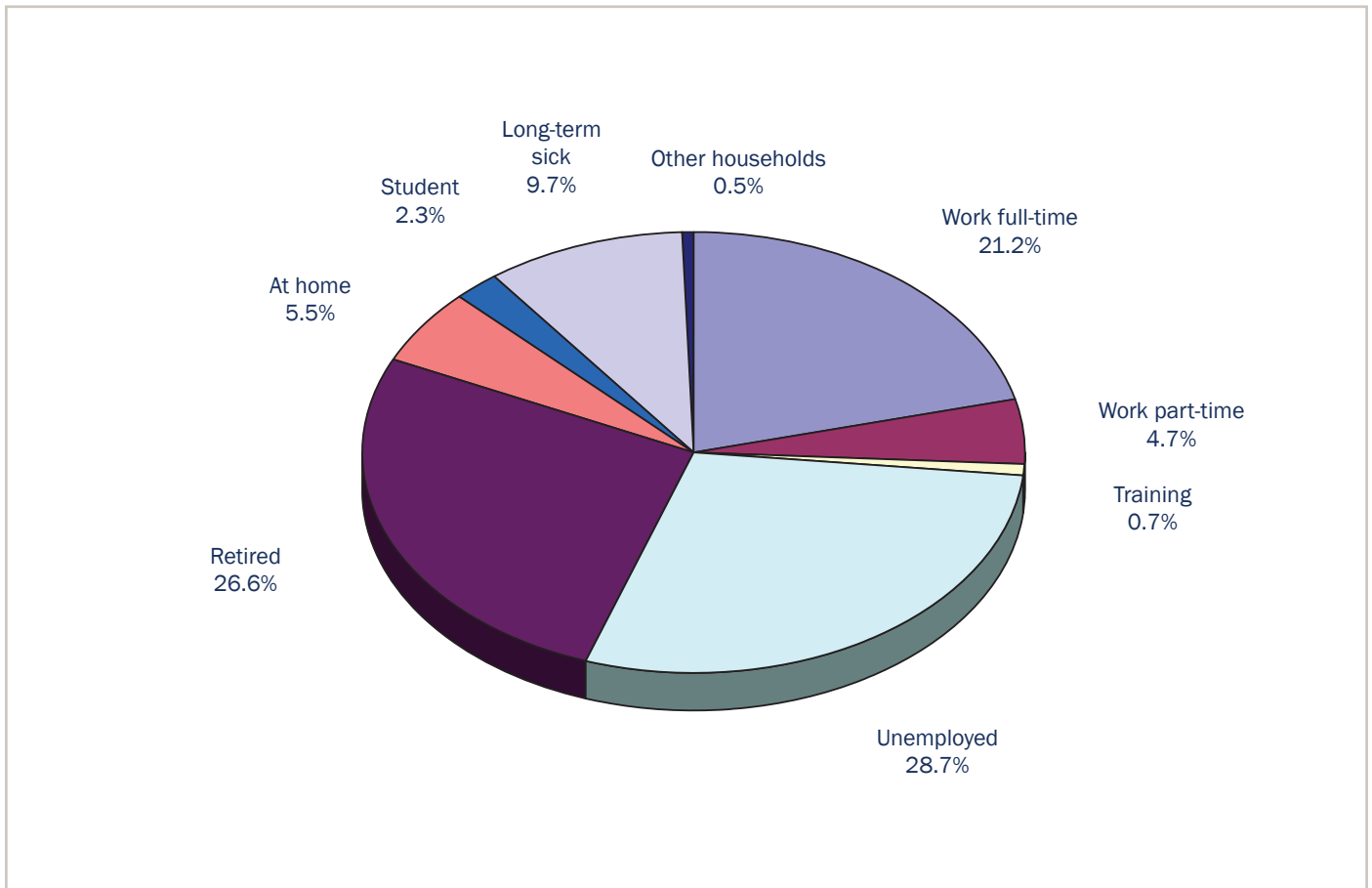
The Tenants

1.1 Who was housed?

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Single older person	17.5%	24.0%	12.4%	14.9%	25.5%	22.6%	23.7%	26.0%	18.8%	20.0%
Older couple	4.9%	7.3%	4.6%	3.8%	4.1%	4.8%	6.5%	5.8%	4.4%	5.2%
Single adult	28.7%	32.7%	39.5%	32.5%	46.7%	28.7%	32.1%	26.7%	40.0%	33.4%
2 adults	11.8%	6.6%	8.0%	9.2%	6.2%	12.0%	8.2%	7.6%	7.1%	8.3%
3+ adults	2.4%	1.8%	1.6%	1.5%	0.5%	1.1%	1.4%	1.8%	1.5%	1.6%
1 adult & child/ren	14.2%	12.4%	17.6%	19.3%	11.6%	9.7%	13.4%	16.2%	12.5%	15.1%
2 adults & child/ren	13.1%	8.2%	11.1%	10.4%	3.8%	14.9%	10.3%	9.4%	8.7%	9.7%
3+ adults & child/ren	1.8%	0.9%	0.8%	2.3%	0.2%	1.4%	1.2%	1.6%	0.6%	1.4%
Mixed adult & older person/s	3.4%	2.7%	2.0%	3.0%	1.3%	0.7%	1.7%	2.6%	1.5%	2.5%
Other households	2.1%	3.3%	2.3%	3.1%	0.1%	4.1%	1.5%	2.4%	4.8%	2.7%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	991	2460	612	3465	821	442	1149	990	849	11779



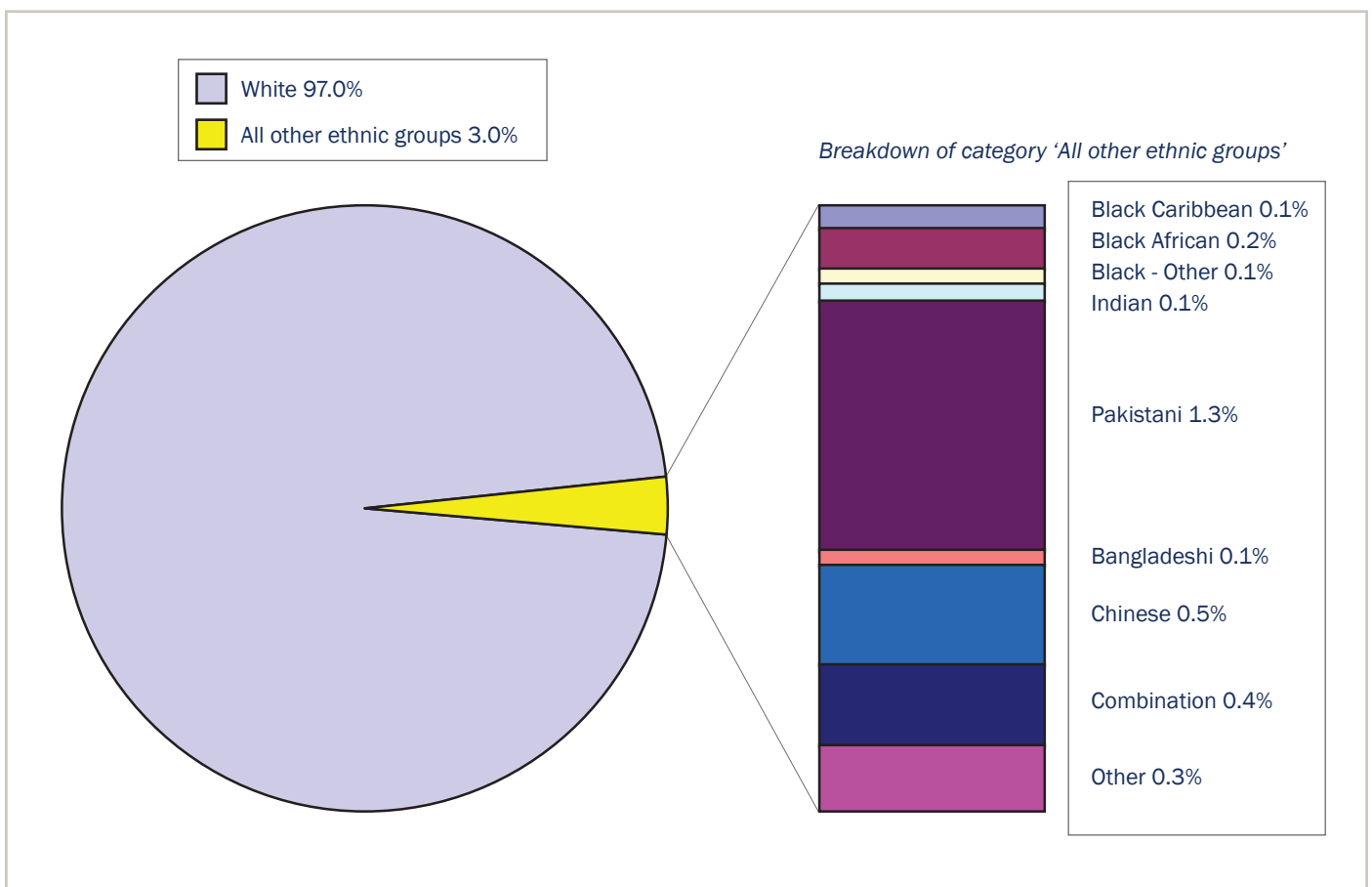
1.2 Who was working?



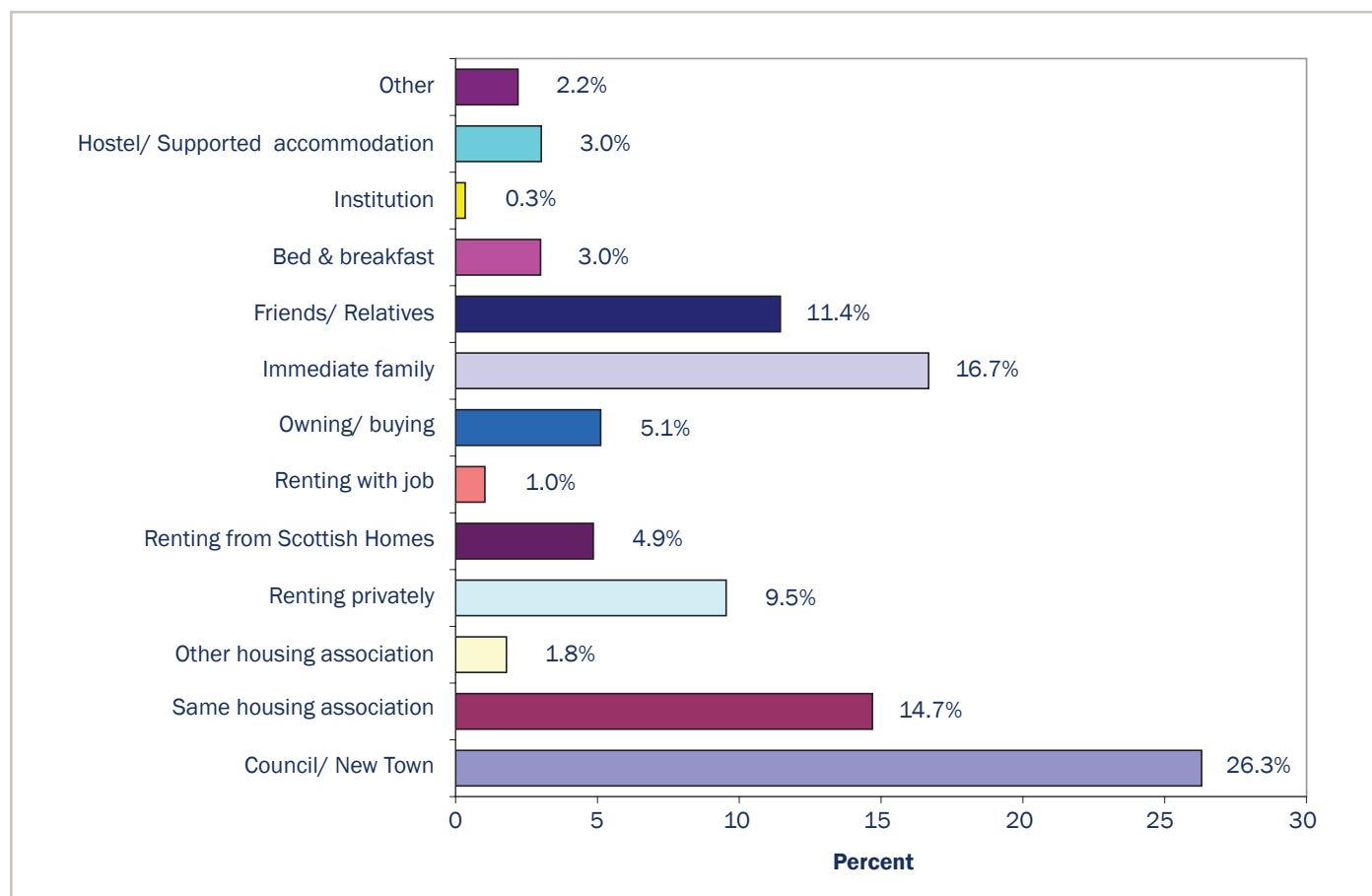
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Work full-time	28.1%	17.7%	19.7%	17.4%	26.8%	30.3%	25.3%	19.1%	27.4%	21.2%
Work part-time	4.1%	5.4%	4.2%	4.1%	4.5%	6.3%	4.4%	5.4%	5.9%	4.7%
Training	0.6%	0.8%	1.0%	0.4%	0.9%	1.2%	0.6%	0.6%	0.6%	0.7%
Unemployed	29.0%	22.9%	41.5%	37.0%	20.2%	18.6%	22.8%	25.3%	28.0%	28.7%
Retired	26.2%	33.1%	16.7%	20.3%	29.5%	27.3%	31.4%	32.6%	24.8%	26.6%
At home	2.5%	6.3%	4.3%	6.8%	7.4%	7.7%	4.1%	4.2%	1.7%	5.5%
Student	1.1%	3.1%	2.8%	2.0%	2.3%	1.4%	1.5%	1.2%	4.7%	2.3%
Long-term sick	7.9%	10.1%	9.8%	11.6%	6.3%	7.0%	9.7%	11.2%	6.0%	9.7%
Other over 16	0.5%	0.6%		0.4%	2.1%	0.2%	0.2%	0.3%	0.7%	0.5%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	935	2411	600	3384	821	429	1140	971	810	11501

1.3 People from ethnic minorities

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Black Caribbean		0.0%		0.3%	0.1%	0.2%			0.3%	0.1%
Black African	0.1%	0.5%	0.2%	0.2%			0.2%		0.1%	0.2%
Black - Other		0.2%		0.2%						0.1%
Indian		0.1%		0.2%					0.1%	0.1%
Pakistani	0.3%	1.0%	2.8%	1.8%	0.2%		0.9%	2.6%	0.4%	1.3%
Bangladeshi		0.1%		0.2%						0.1%
Chinese		1.4%	0.2%	0.4%	0.6%				0.3%	0.5%
White	99.2%	95.7%	96.5%	95.7%	98.8%	99.5%	98.4%	96.9%	98.6%	97.0%
Combination	0.3%	0.3%	0.3%	0.6%	0.1%		0.5%	0.5%	0.3%	0.4%
Other		0.7%		0.5%	0.1%	0.2%				0.3%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	905	2360	603	3310	809	407	1135	966	760	11255



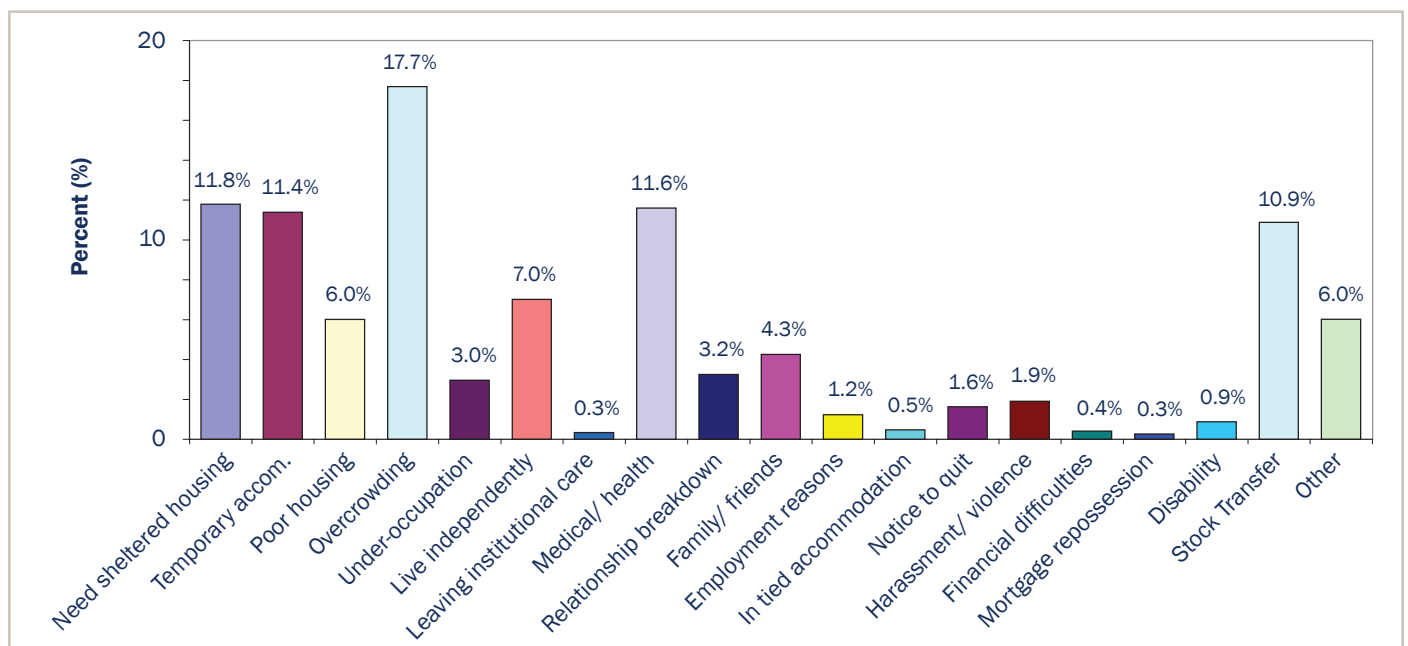
1.4 Which tenure did tenants come from?



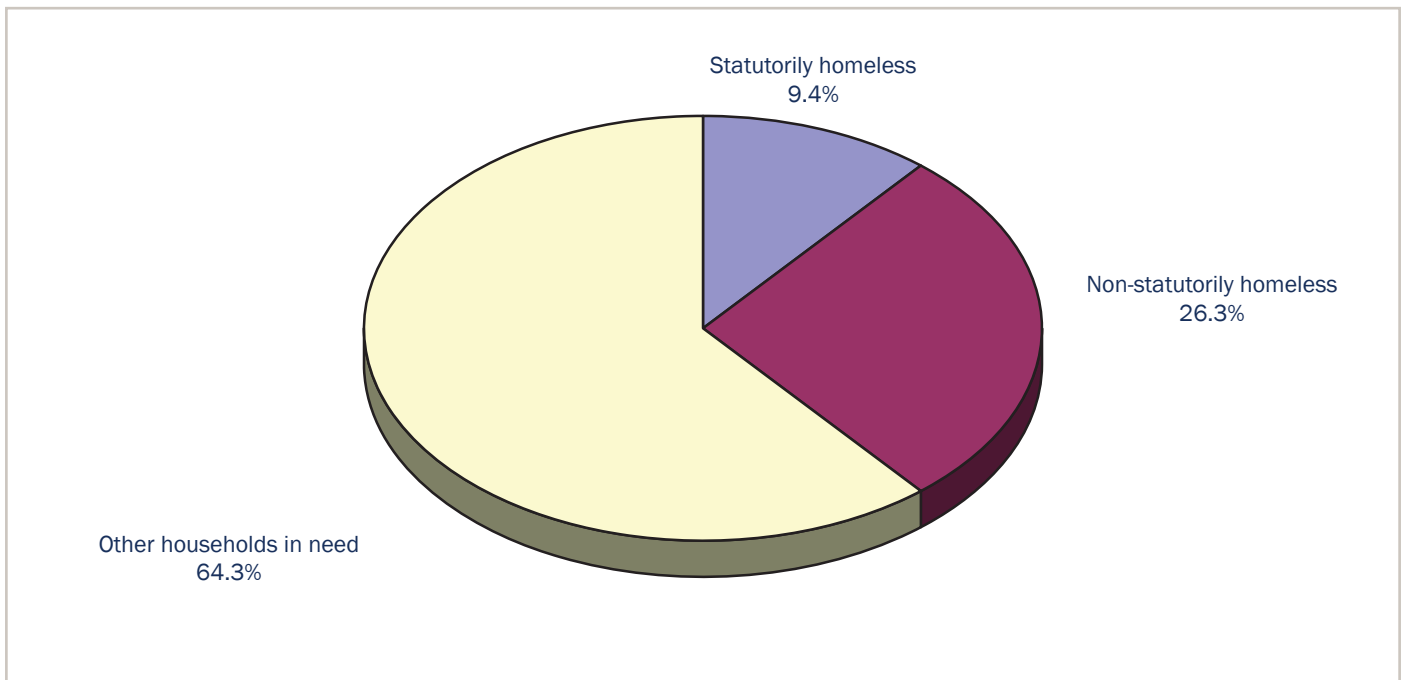
	Single older person	Older couple	Single adult	2 adults	3+ adults	1 adult & child/ren	2 adults & child/ren	3+ adults & child/ren	Mixed adult & older person/s	Other households	Total
Council/ New Town	39.1%	41.0%	11.3%	21.2%	50.5%	27.9%	34.1%	52.7%	38.3%	30.9%	26.3%
Tenant of this HA	16.0%	11.5%	11.1%	14.7%	13.4%	15.7%	21.5%	21.2%	21.0%	19.4%	14.7%
Tenant of other HA	2.8%	3.3%	1.1%	1.7%	2.2%	1.6%	1.8%	0.6%	1.7%	1.2%	1.8%
Renting privately	8.7%	8.2%	10.4%	13.9%	6.5%	7.6%	10.9%	5.5%	6.9%	3.6%	9.5%
Renting from Scottish Homes	9.5%	9.5%	1.7%	3.4%	7.5%	2.6%	3.0%	7.3%	12.8%	21.8%	4.9%
Renting with job	0.9%	1.6%	0.9%	1.8%	2.7%	0.5%	0.5%	1.8%	4.5%	0.6%	1.0%
Owning/ buying	11.5%	16.4%	1.6%	3.6%	5.9%	1.9%	4.3%	4.8%	6.2%	3.6%	5.1%
Immediate family	5.5%	4.4%	24.6%	22.7%	4.3%	23.3%	13.0%	2.4%	3.1%	4.2%	16.7%
Friends/ Relatives	2.0%	1.6%	20.9%	12.2%	3.8%	12.2%	7.8%	2.4%	2.4%	4.2%	11.4%
Bed & Breakfast	1.0%	0.2%	5.3%	1.7%	1.6%	3.8%	2.1%	0.6%	0.3%	1.2%	3.0%
Institution	0.5%		0.6%		0.5%	0.1%	0.1%				0.3%
Hostel/ Supported Accommodation	0.7%	0.2%	7.3%	0.9%	0.5%	1.3%	0.1%		0.7%	5.5%	3.0%
Other	2.0%	2.1%	3.1%	2.0%	0.5%	1.6%	0.8%	0.6%	2.1%	3.6%	2.2%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2347	610	3912	977	186	1774	1129	165	290	165	11555

1.5 Why were the tenants rehoused?

	Single older person	Older couple	Single adult	2 adults	3+ adults	1 adult & child/ren	2 adults & child/ren	3+ adults & child/ren	Mixed adult & older person/s	Other households	Total
Need Sheltered Housing	44.2%	39.9%	1.1%	0.8%		0.1%	0.3%		5.5%	6.5%	11.8%
Temporary Accommodation	3.1%	3.3%	20.1%	10.1%	5.9%	11.2%	8.9%	6.0%	2.4%	6.5%	11.4%
Poor Housing	3.6%	1.6%	5.7%	7.2%	12.2%	7.5%	9.7%	6.0%	9.3%	3.0%	6.0%
Overcrowding	1.2%	0.7%	18.2%	22.8%	10.6%	32.5%	36.2%	21.1%	7.2%	10.1%	17.7%
Under-occupation	4.6%	3.4%	2.6%	4.1%	8.0%	1.1%	0.9%	0.6%	7.9%	2.4%	3.0%
Live Independently	1.7%	1.1%	14.1%	10.2%		4.3%	2.2%	0.6%	1.0%	3.0%	7.0%
Leaving Institutional Care	0.1%	0.2%	0.8%		0.5%	0.1%					0.3%
Medical/Health	18.3%	27.1%	7.8%	12.3%	13.8%	5.5%	8.1%	7.2%	23.1%	16.1%	11.6%
Relationship Breakdown	0.7%	0.2%	5.0%	1.3%	2.7%	7.0%	1.1%	2.4%	0.3%	1.8%	3.2%
Family/Friends	3.3%	3.1%	5.2%	4.7%	3.7%	4.8%	3.5%	1.8%	1.7%	3.6%	4.3%
Employment Reasons	0.1%	0.3%	2.0%	1.4%	2.7%	0.3%	2.3%	1.8%	1.7%	0.6%	1.2%
In Tied Accommodation	0.4%	1.1%	0.3%	0.9%	0.5%	0.1%	0.4%	0.6%	3.1%		0.5%
Notice to Quit	0.6%	0.7%	1.9%	3.0%	1.1%	2.0%	2.2%	1.8%	1.4%		1.6%
Harrasment/ Violence	0.7%	0.2%	1.8%	1.1%	2.7%	4.8%	1.9%	3.6%	0.7%	1.2%	1.9%
Financial Difficulties	0.2%	0.5%	0.4%	1.1%		0.3%	0.6%	0.6%	0.7%		0.4%
Mortgage Repossession		0.2%	0.3%	0.3%	1.1%	0.1%	0.6%	0.6%	0.3%	0.6%	0.3%
Disability	0.4%	1.3%	0.7%	1.9%	3.2%	0.4%	1.1%	2.4%	3.1%	0.6%	0.9%
Stock Transfer	11.4%	12.1%	5.8%	11.5%	22.3%	12.0%	14.4%	32.5%	19.0%	30.4%	10.9%
Other	5.4%	3.1%	6.1%	5.1%	9.0%	6.0%	5.6%	10.2%	11.4%	13.7%	6.0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2353	612	3928	980	188	1778	1138	166	290	168	11601



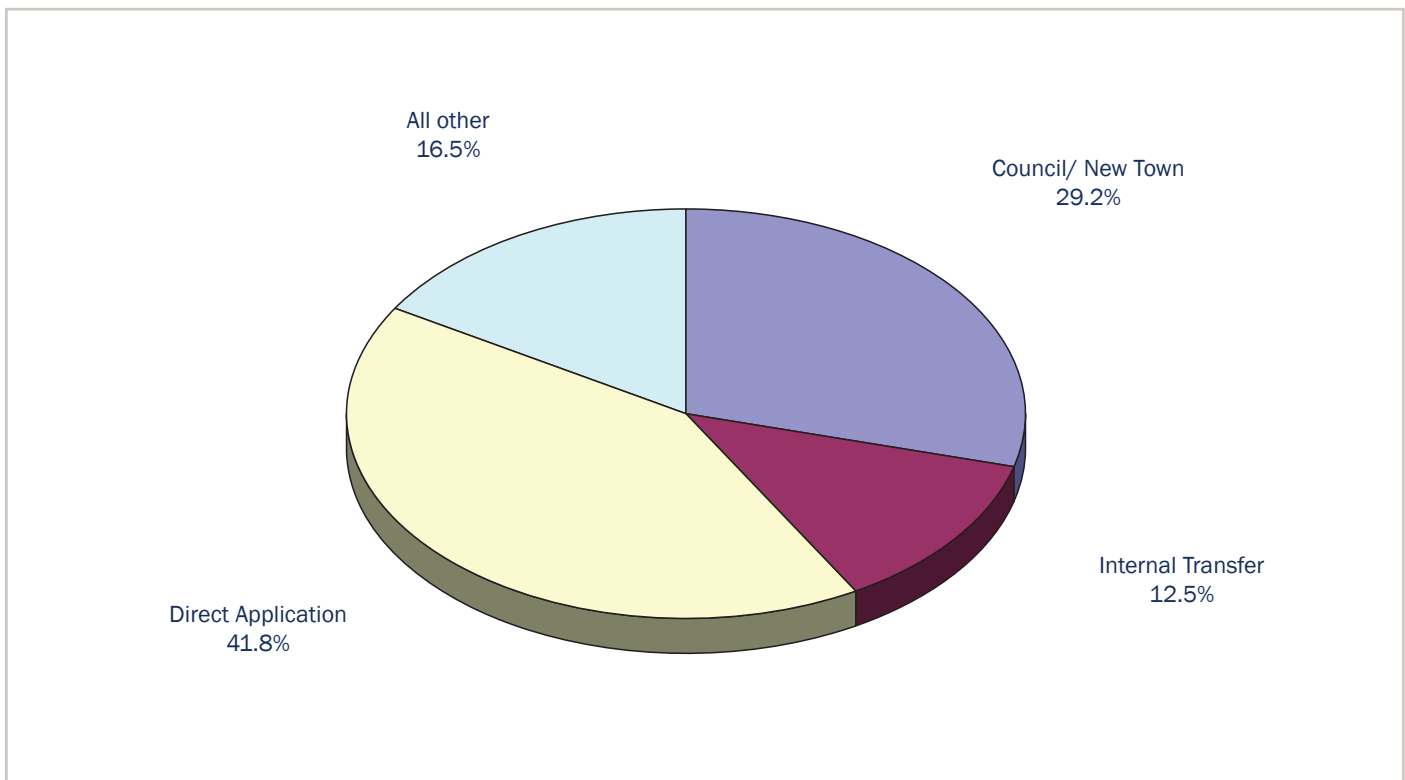
1.6 How many tenants had been homeless?



	Single older person	Older couple	Single adult	2 adults	3+ adults	1 adult & child/ren	2 adults & child/ren	3+ adults & child/ren	Mixed adult & older person/s	Other households	Total
Statorily homeless	3.0%	1.6%	13.8%	7.6%	3.7%	14.7%	8.9%	1.8%	4.5%	8.8%	9.4%
Non-statutorily homeless	8.0%	6.9%	43.1%	33.3%	9.6%	29.5%	18.1%	6.6%	9.0%	7.5%	26.3%
Other households in need	89.0%	91.5%	43.1%	59.1%	86.6%	55.9%	72.9%	91.6%	86.5%	83.6%	64.3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2352	613	3917	978	187	1774	1130	167	288	159	11565

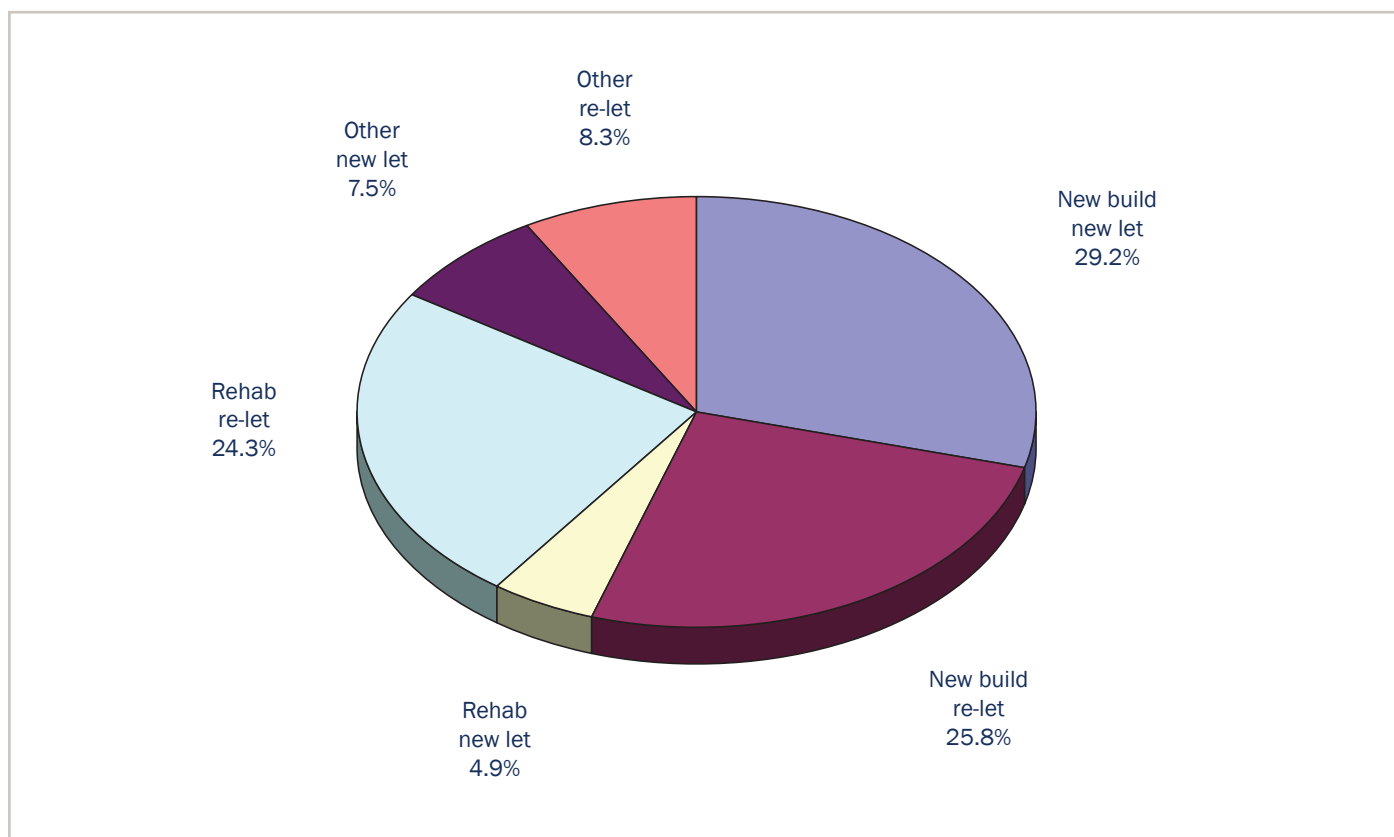
1.7 Nominations and other referrals

	Single older person	Older couple	Single adult	2 adults	3+ adults	1 adult & child/ren	2 adults & child/ren	3+ adults & child/ren	Mixed adult & older person/s	Other households	Total
Council/ New Town	28.2%	31.4%	26.6%	31.7%	42.6%	31.4%	31.7%	29.3%	33.3%	17.6%	29.2%
Statutory Agency	1.4%	0.8%	2.8%	1.0%	1.6%	0.6%	0.3%	0.6%	1.0%		1.5%
Voluntary Agency	0.2%		2.2%	0.7%	1.6%	0.5%	0.3%		0.7%	6.5%	1.1%
Direct Application	42.8%	44.8%	49.1%	41.6%	20.7%	38.4%	32.4%	15.6%	26.8%	21.2%	41.8%
Mobility Scheme	0.5%	1.5%	0.5%	0.8%		0.2%	1.0%	0.6%			0.5%
Internal Transfer	13.4%	10.5%	10.0%	12.7%	10.1%	12.9%	17.8%	18.0%	16.5%	16.5%	12.5%
Other Housing Assoc.	0.2%		0.4%	0.5%		0.3%	0.6%				0.3%
Mutual Exchange	1.0%	0.5%	2.3%	3.0%	5.9%	4.6%	4.8%	3.6%	2.4%	3.5%	2.7%
Stock Transfer	10.0%	10.5%	4.2%	6.3%	14.4%	9.7%	9.2%	26.3%	14.8%	28.2%	8.3%
Other	2.3%	0.2%	1.9%	1.6%	3.2%	1.3%	1.9%	6.0%	4.5%	6.5%	2.0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2352	612	3929	981	188	1777	1138	167	291	170	11605



Properties and Lets

2.1 Were lets in new build or rehab property?



	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
New build										
New let	44.8%	31.2%	53.4%	15.9%	36.1%	17.7%	42.6%	26.4%	27.0%	29.2%
Re-let	18.2%	35.8%	31.8%	8.6%	37.9%	59.4%	30.2%	22.0%	40.6%	25.8%
Rehab										
New let	3.6%	7.5%	5.6%	5.0%	0.4%	0.2%	0.3%	13.8%	0.5%	4.9%
Re-let	10.9%	17.1%	8.5%	39.6%	19.0%	9.3%	14.8%	28.9%	29.6%	24.3%
Other										
New let	13.6%	0.2%		18.2%	0.4%	0.5%	9.3%	0.3%	0.1%	7.5%
Re-let	8.9%	8.0%	0.8%	12.8%	6.3%	12.9%	2.9%	8.6%	2.2%	8.3%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	991	2438	611	3465	821	441	1149	990	849	11755

2.2 Flat or House?

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Flat	41.3%	71.0%	62.9%	79.9%	77.0%	44.8%	67.5%	75.6%	70.8%	70.1%
Maisonette	0.8%	0.1%	1.1%	1.4%	0.1%	0.5%	0.5%	4.2%	0.9%	1.1%
Bedsit	1.6%	6.2%	1.6%	3.9%	6.5%	6.8%	6.4%	5.1%	13.5%	5.4%
House	55.9%	22.8%	33.8%	9.1%	16.2%	47.7%	24.6%	15.1%	14.7%	21.5%
Multi-storey			0.2%	5.6%						1.7%
Other	0.4%		0.3%	0.0%	0.2%	0.2%	1.0%	0.1%		0.2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	991	2449	612	3465	821	442	1149	990	849	11768

2.3 Sheltered or amenity housing lets

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Amenity	10.1%	11.7%	11.6%	2.8%	14.1%	8.6%	11.4%	13.4%	4.8%	8.6%
Sheltered	9.4%	20.0%	12.4%	10.8%	16.3%	19.0%	18.2%	19.2%	20.6%	15.5%
Extra care		0.4%		0.2%	2.4%		0.3%		1.4%	0.5%
General needs	78.9%	65.8%	74.3%	85.8%	58.3%	72.3%	69.6%	66.4%	72.8%	73.9%
Supported	1.6%	2.1%	1.6%	0.4%	8.8%		0.4%	1.0%	0.4%	1.5%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	991	2437	612	3465	821	441	1149	990	849	11755

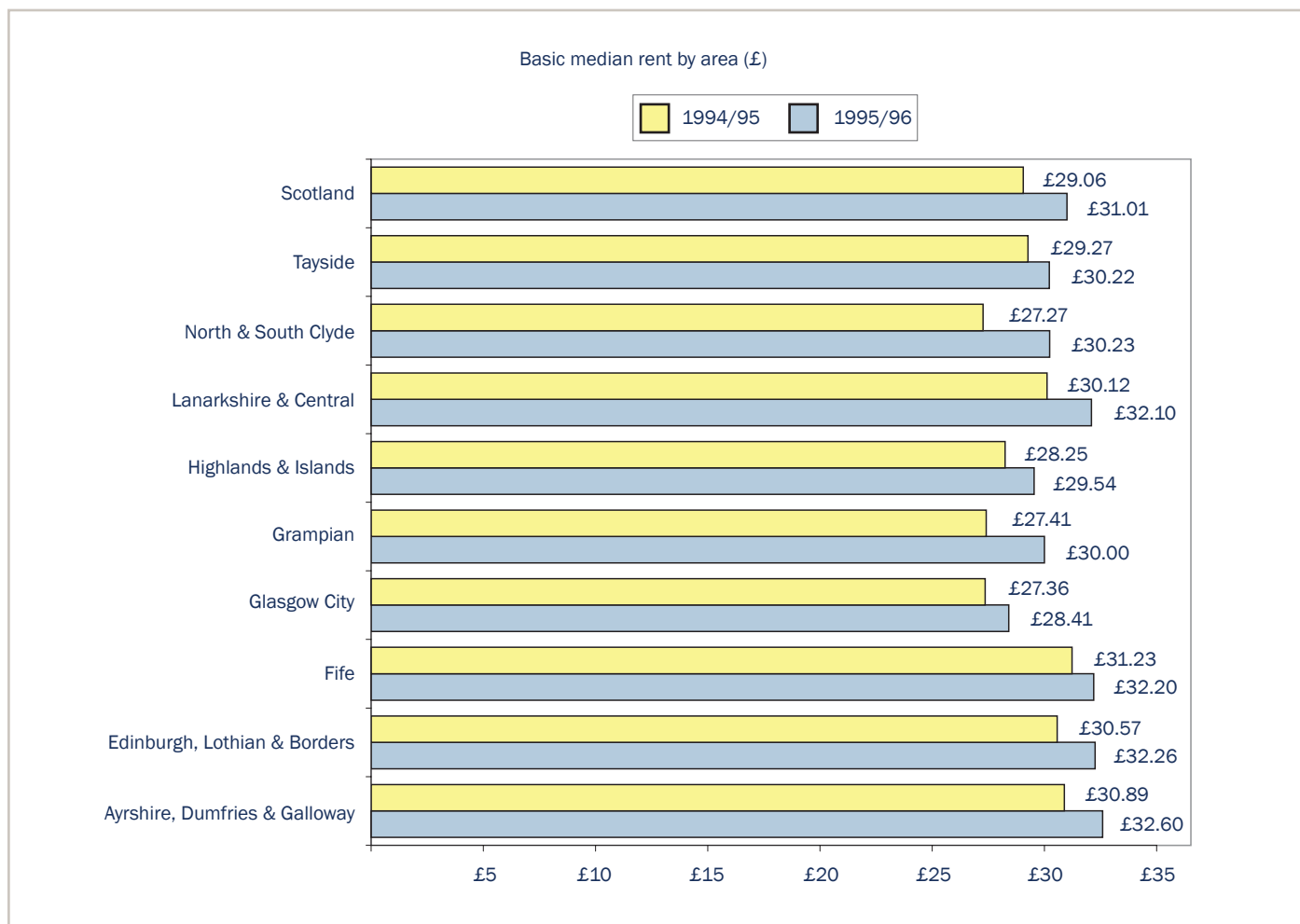
2.4 Tenancy type

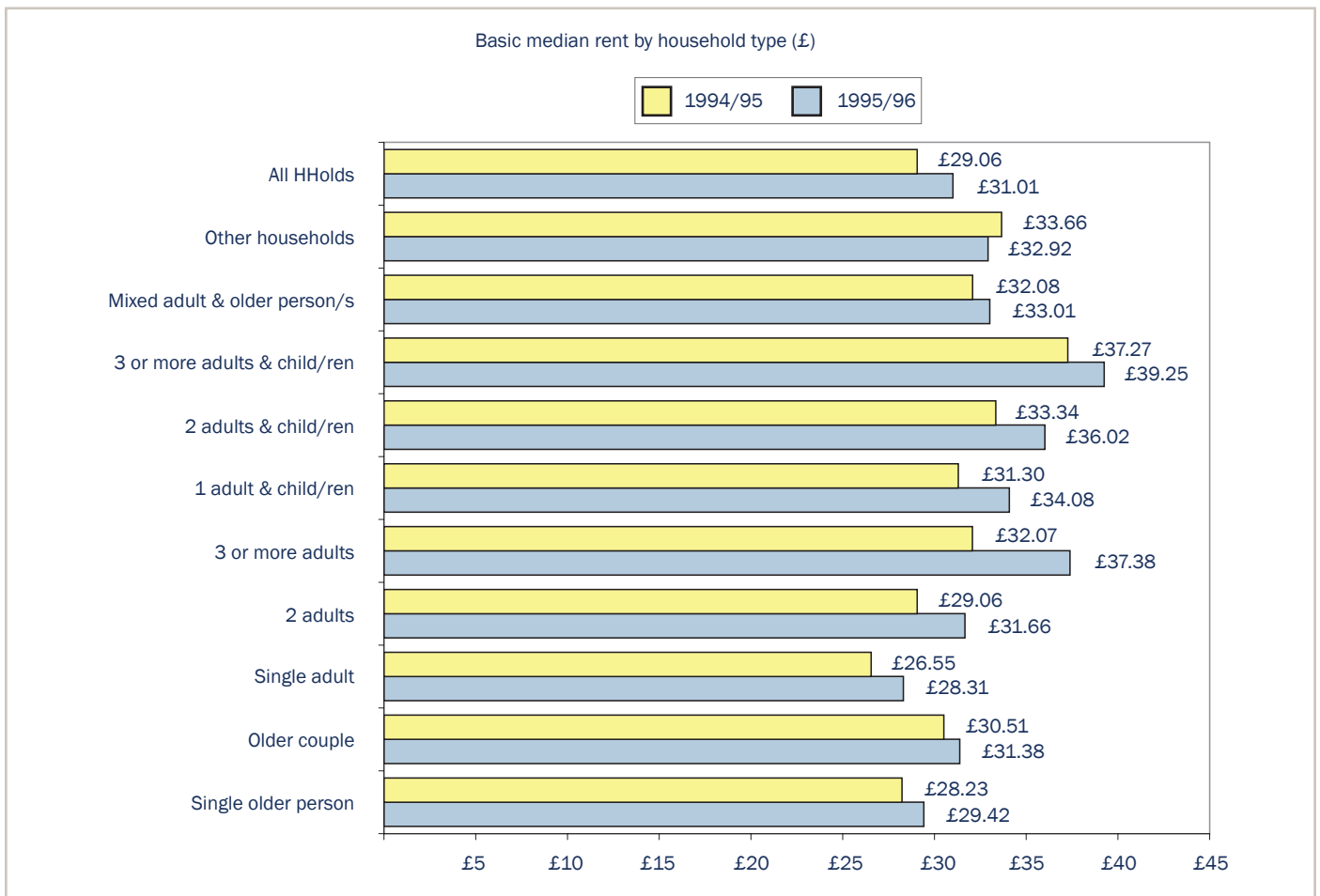
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Fair Rent	1.1%	2.6%	0.7%	6.9%	1.5%	2.3%	2.3%	3.7%	3.9%	3.7%
Assured	63.4%	94.4%	99.2%	88.8%	88.3%	95.9%	91.6%	94.6%	95.1%	89.8%
Co-op		1.7%		2.6%		0.7%		0.1%	0.1%	1.2%
Short Assured	35.5%	1.3%	0.2%	1.7%	10.2%	1.1%	6.1%	1.5%	0.9%	5.3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	991	2460	612	3457	821	442	1149	990	849	11771

Rents, Income and Affordability

3.1 Median rents by Scottish Homes district and household type

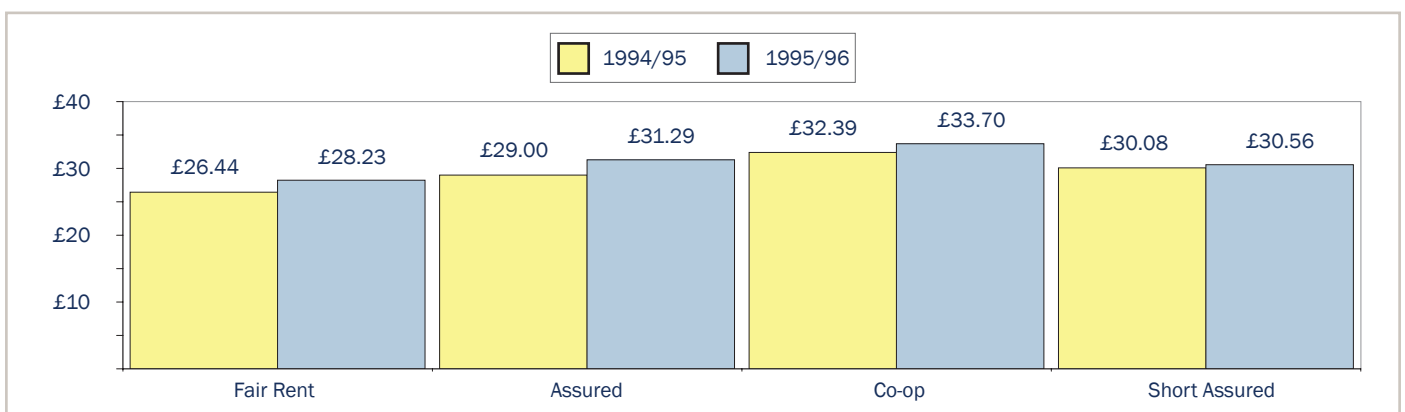
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Single older person	£30.02	£30.51	£31.67	£27.81	£29.54	£28.62	£30.47	£28.57	£27.66	£29.42
Older couple	£32.60	£32.36	£34.12	£29.42	£29.54	£30.00	£34.09	£31.21	£30.65	£31.38
Single adult	£31.21	£29.45	£32.14	£24.98	£27.61	£25.83	£29.42	£28.02	£27.21	£28.31
2 adults	£32.65	£33.52	£32.16	£28.29	£30.82	£34.62	£32.43	£31.29	£31.56	£31.66
3+ adults	£38.02	£39.00	£38.40	£35.52	£33.97	£31.53	£38.18	£35.17	£40.22	£37.38
1 adult & child/ren	£33.75	£38.05	£36.96	£29.81	£36.26	£31.70	£36.48	£33.06	£36.66	£34.08
2 adults & child/ren	£36.52	£39.31	£39.79	£31.92	£37.46	£37.97	£37.37	£34.47	£40.22	£36.02
3+ adults & child/ren	£38.08	£44.16	£45.12	£38.65	£39.56	£32.64	£39.60	£35.94	£51.21	£39.25
Mixed adult & older person/s	£34.38	£37.15	£35.28	£30.36	£31.11	£32.94	£35.33	£33.92	£35.31	£33.01
Other households	£35.08	£39.96	£34.33	£30.66	£29.40	£31.79	£38.04	£31.73	£28.41	£32.92
	£32.60	£32.26	£32.20	£28.41	£30.00	£29.54	£32.10	£30.23	£30.22	£31.01
	991	2460	612	3465	821	442	1149	990	849	11779





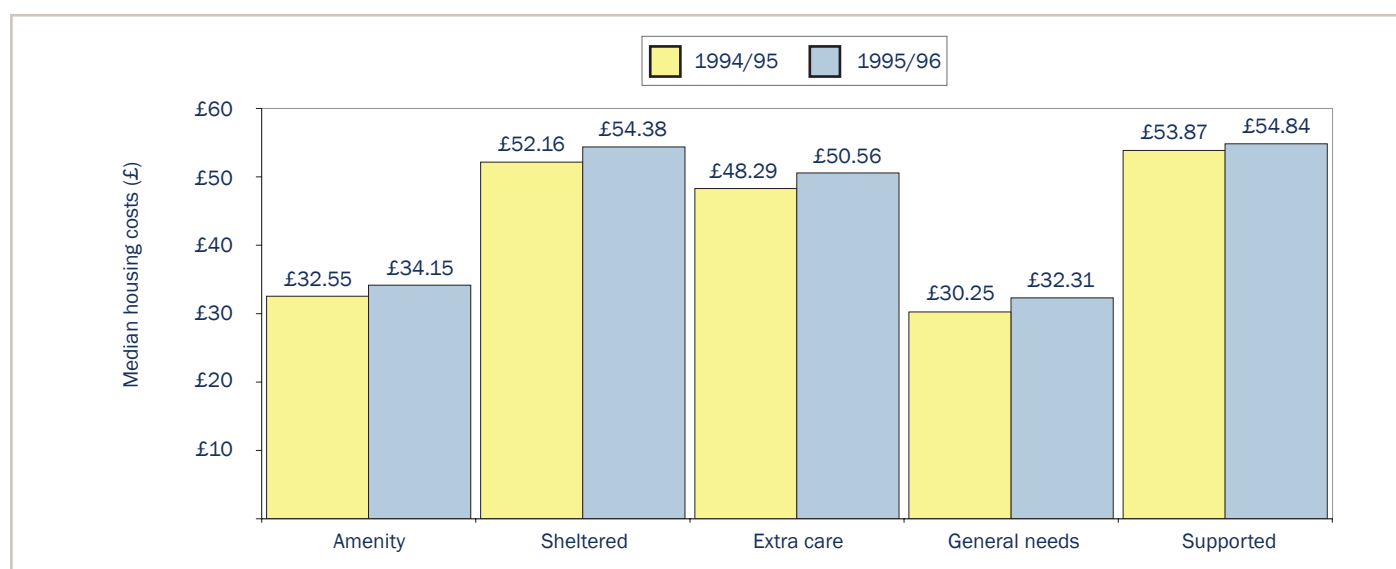
3.2 Median rents by tenancy type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Fair Rent	£29.71	£31.41	£28.18	£27.27	£27.48	£25.81	£26.52	£29.35	£29.61	£28.23
Assured	£32.78	£33.28	£34.17	£29.06	£30.11	£30.31	£32.67	£30.89	£30.90	£31.29
Co-op	.	£30.42	.	£35.15	.	£31.65	.	£37.00	£38.24	£33.70
Short Assured	£33.61	£32.08	£32.16	£24.73	£25.21	£26.61	£25.33	£34.15	£29.53	£30.56
Total	£33.04	£33.17	£34.13	£29.02	£29.57	£30.17	£32.09	£30.89	£30.85	£31.16
	991	2460	612	3457	821	442	1149	990	849	11771



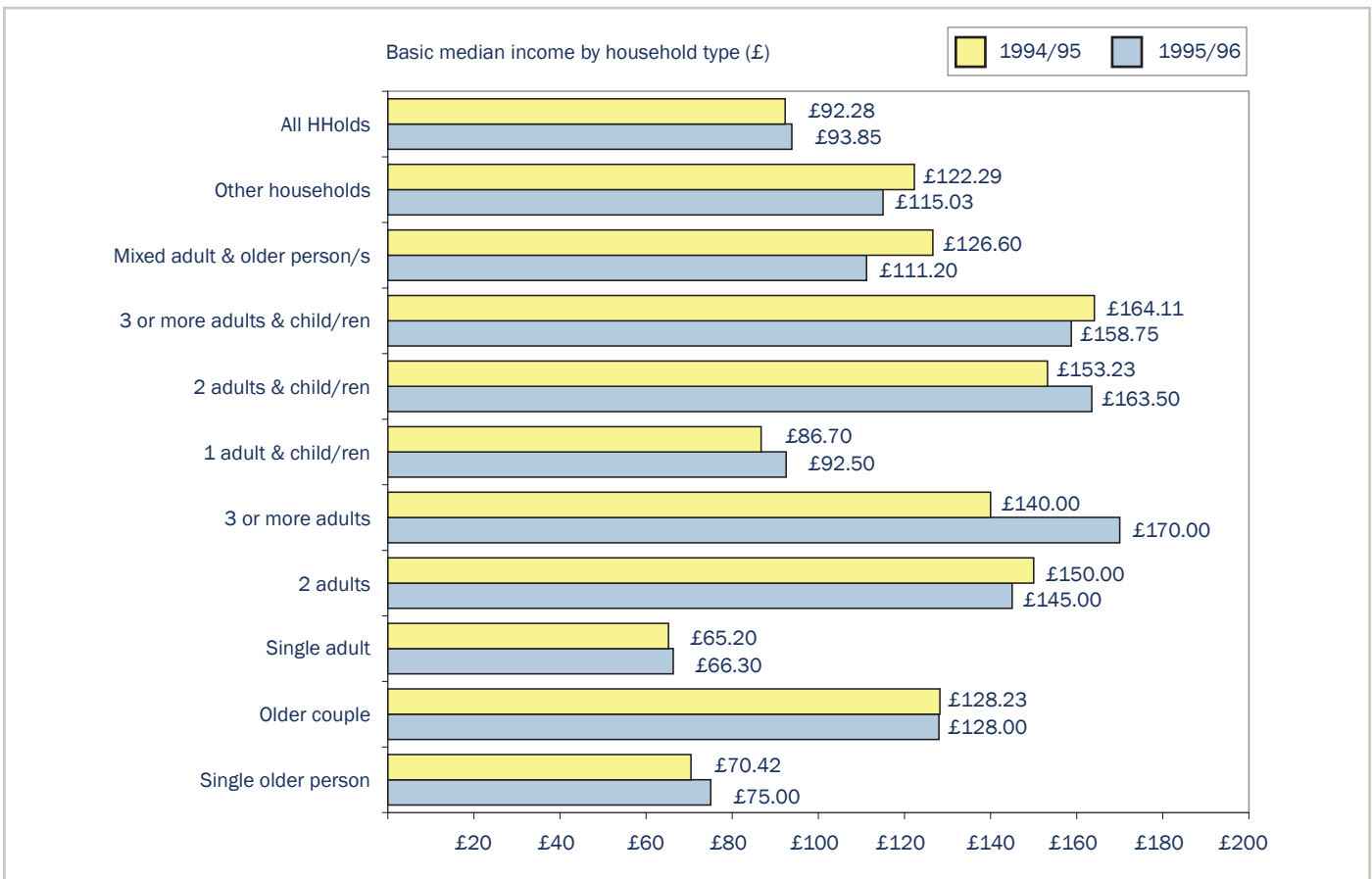
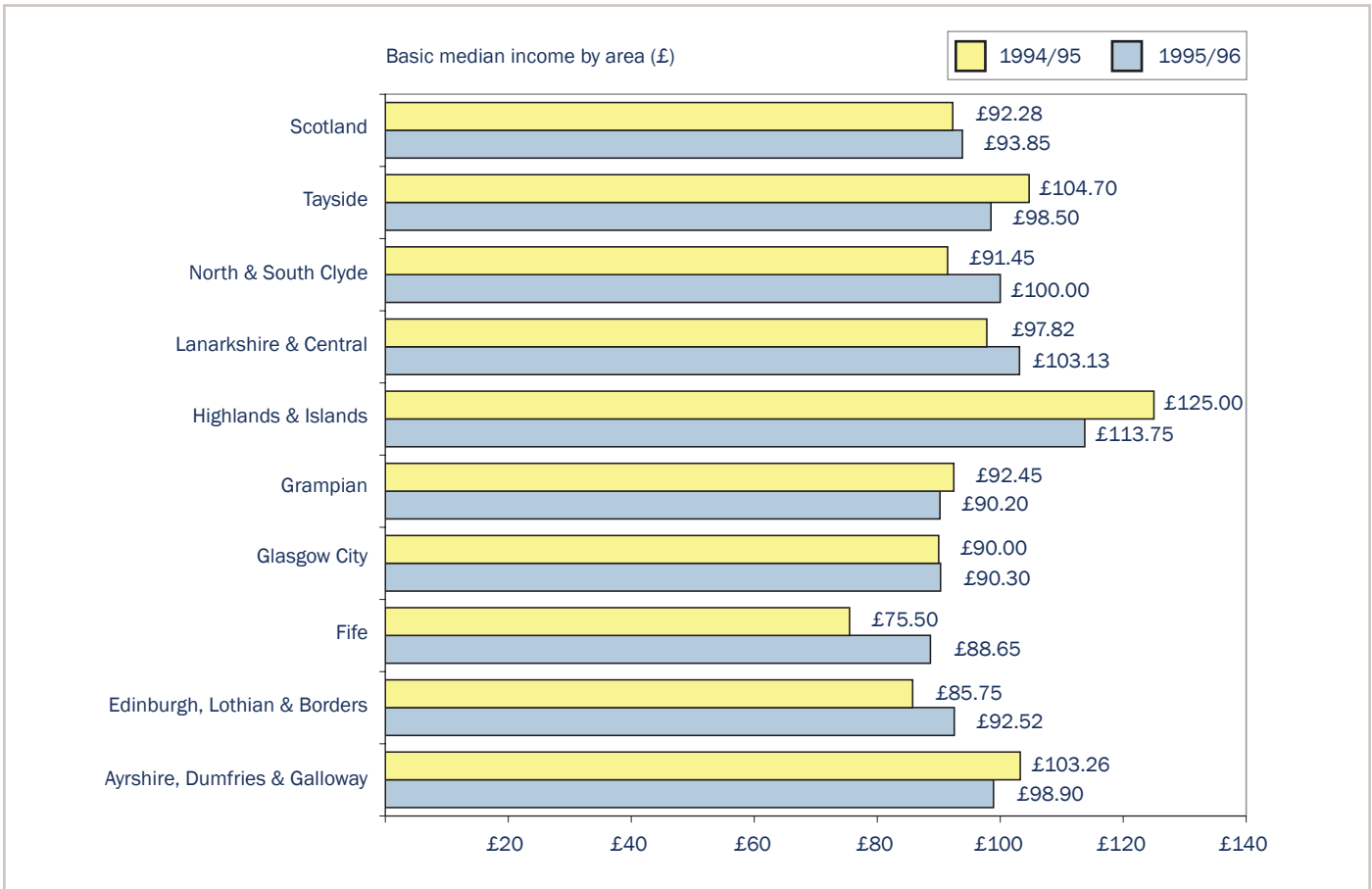
3.3 Median housing costs in amenity and sheltered housing

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Amenity	£32.60	£34.88	£36.34	£32.76	£35.82	£26.61	£37.71	£31.38	£34.15	£34.15
Sheltered	£59.30	£55.49	£51.99	£53.04	£53.08	£53.07	£54.21	£55.33	£50.48	£54.38
Extra care	.	£89.17	.	£41.08	£48.25	.	£144.11	.	£121.54	£50.56
General needs	£33.49	£35.75	£34.66	£29.13	£32.86	£32.58	£34.23	£31.64	£33.16	£32.31
Supported	£39.92	£38.39	£55.67	£23.82	£61.42	.	£40.68	£182.88	£9.30	£54.84
Total	£34.04	£38.18	£35.86	£30.03	£36.98	£34.98	£35.77	£33.02	£35.59	£34.12
	991	2437	612	3465	821	441	1149	990	849	11755



3.4 Median income by Scottish Homes district and household type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Single older person	£75.12	£74.02	£74.09	£77.72	£74.54	£74.75	£77.45	£75.41	£71.65	£75.00
Older couple	£129.39	£129.55	£132.11	£126.16	£112.25	£128.00	£130.07	£136.37	£129.37	£128.00
Single adult	£68.06	£66.00	£55.00	£65.25	£71.25	£92.00	£71.25	£70.63	£82.92	£66.30
2 adults	£153.00	£141.80	£147.50	£119.43	£202.50	£230.00	£174.60	£128.25	£197.50	£145.00
3+ adults	£202.00	£181.40	£199.68	£137.50	£340.00	£183.47	£240.00	£160.60	£280.40	£170.00
1 adult & child/ren	£85.33	£93.85	£87.95	£90.28	£86.53	£92.33	£107.43	£93.80	£101.30	£92.50
2 adults & child/ren	£157.60	£173.00	£159.25	£141.28	£193.85	£177.05	£190.40	£175.23	£173.45	£163.50
3+ adults & child/ren	£226.55	£183.63	£330.20	£145.26	£370.60	£162.75	£187.40	£144.20	£117.50	£158.75
Mixed adult & older person/s	£108.95	£108.95	£180.00	£109.00	£150.81	.	£108.95	£131.93	£90.55	£111.20
Other households	£106.70	£112.50	£141.00	£115.03	.	.	£134.95	£119.27	£71.00	£115.03
Total	£98.90	£92.52	£88.65	£90.30	£90.20	£113.75	£103.13	£100.00	£98.50	£93.85
	991	2460	612	3465	821	442	1149	990	849	11779



3.5 - 3.7 HB eligibility and affordability

Housing Benefit figures and affordability could not be recalculated as the original methods of calculation could not be replicated.

SCORE

What is SCORE?

SCORE (Scottish Continuous Recording) is a system funded by The Scottish Government and run by the Centre for Housing Research in St Andrews (since October 2007), which monitors new tenancies granted by registered housing associations and co-operatives in Scotland.

The SCORE Team at St Andrews

- Nathalie Ferguson Data Quality Assessor
- Morgan Faichney IT Manager
- Norman Stewart Project Manager

The SCORE log and all other SCORE resources are available for download from the SCORE website www.scoreonline.org.uk

The SCORE data used in this report was prepared by:

Norman Stewart
Project Manager
SCORE Office
Centre for Housing Research
University of St Andrews
The Observatory
Buchanan Gardens
St Andrews
Fife
KY16 9LZ

