



**NEW HOUSING ASSOCIATION TENANTS
IN SCOTLAND**

The SCORE Annual Digest 1997-98

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This is a reconstruction of the original digest
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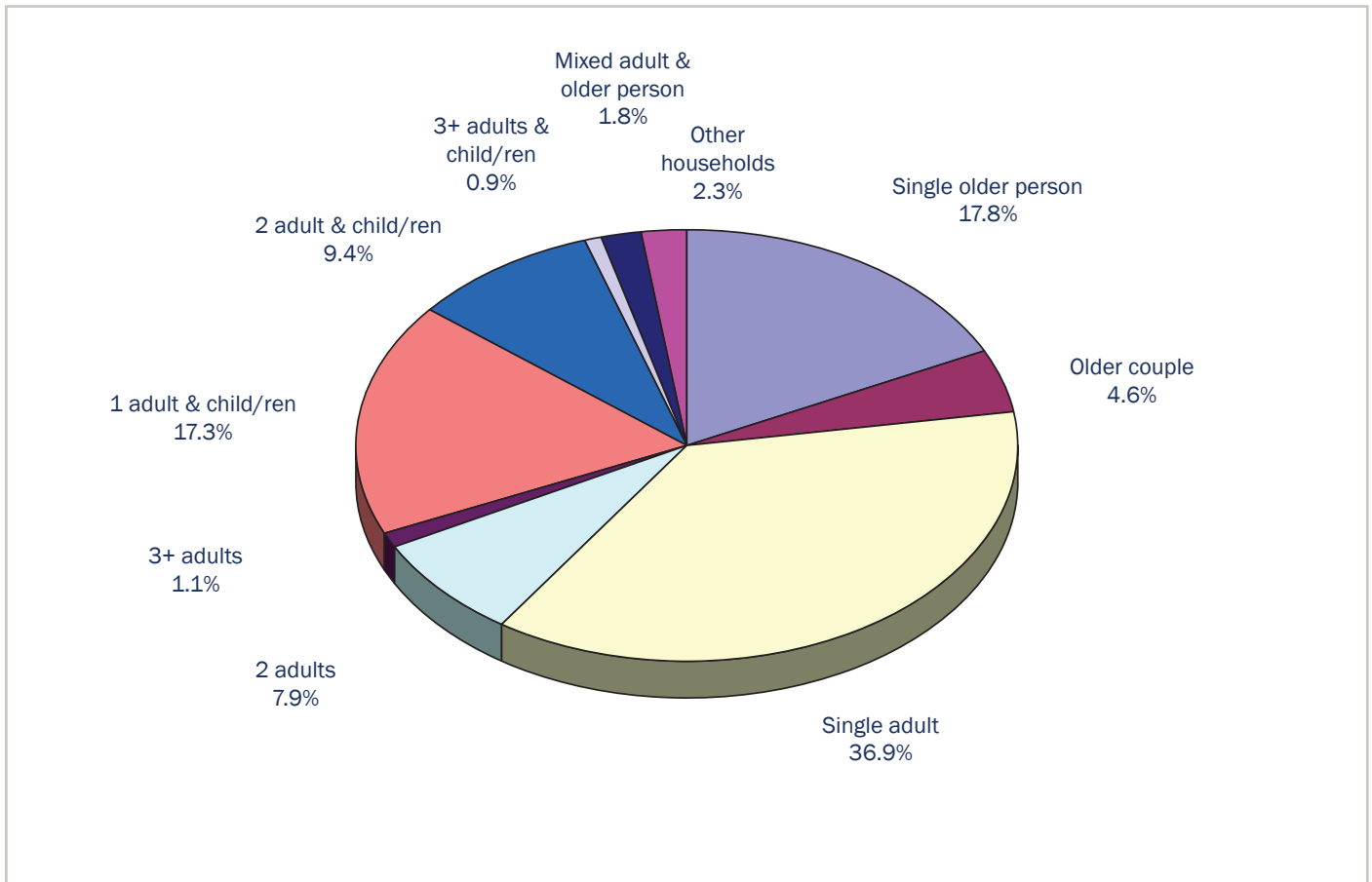
Centre for Housing Research
St Andrews

September 2009

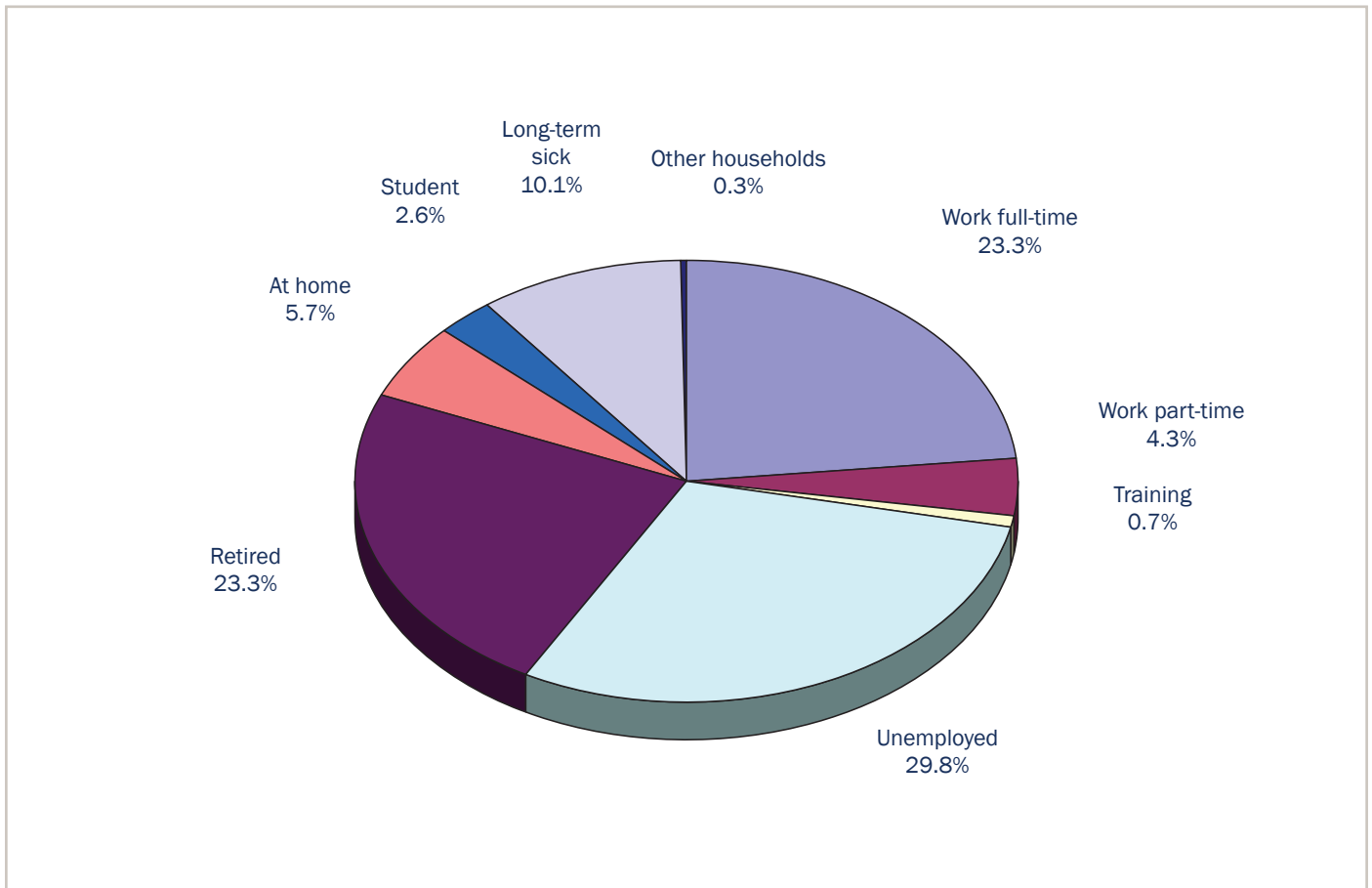
The Tenants

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	22.2%	21.5%	17.4%	10.5%	17.8%	16.6%	21.7%	16.5%	20.4%	17.8%
Older couple	5.7%	5.8%	3.2%	3.1%	5.4%	3.8%	5.5%	3.8%	5.3%	4.6%
Single adult	30.9%	36.4%	31.4%	41.0%	52.7%	34.9%	35.3%	32.1%	34.4%	36.9%
2 adults	7.5%	6.8%	8.8%	7.6%	4.7%	10.1%	10.6%	8.7%	8.8%	7.9%
3+ adults	1.6%	1.1%	0.7%	1.1%	0.3%	1.6%	2.0%	1.3%	0.5%	1.1%
1 adult & child/ren	18.5%	16.3%	20.3%	21.9%	11.9%	13.2%	14.2%	17.3%	15.4%	17.3%
2 adults & child/ren	10.2%	8.9%	13.2%	9.5%	5.1%	14.1%	6.5%	11.3%	8.4%	9.4%
3+ adults & child/ren	1.3%	0.7%	1.3%	1.0%	0.6%	1.4%	0.7%	0.8%	0.4%	0.9%
Mixed adult & older person/s	1.3%	1.5%	1.9%	2.3%	0.9%	1.6%	1.9%	2.1%	1.6%	1.8%
Other households	0.7%	1.0%	2.0%	2.0%	0.6%	2.5%	1.6%	6.3%	4.7%	2.3%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	825	3292	912	2860	858	553	1351	1536	1112	13299



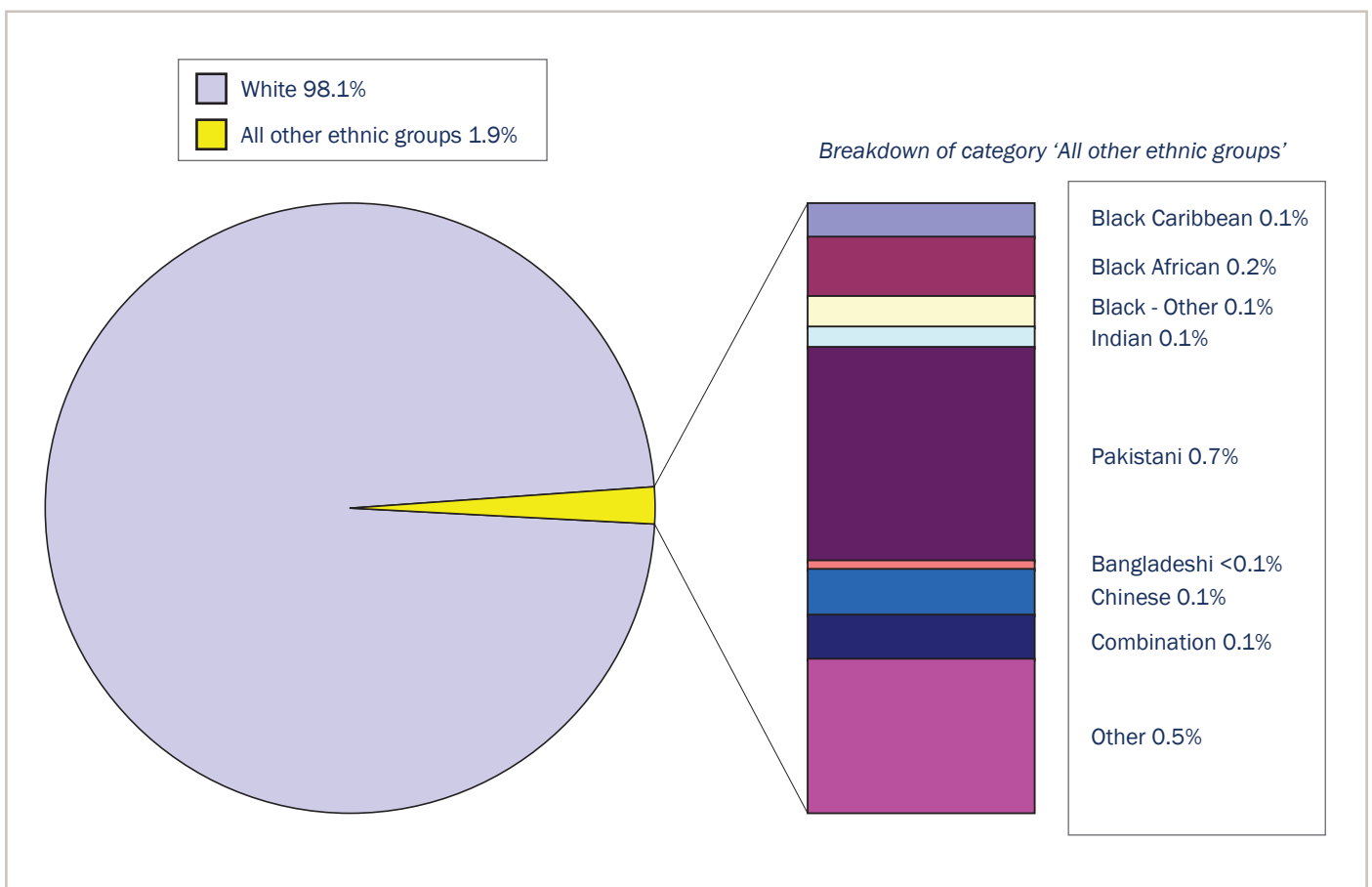
1.2 Who was working?



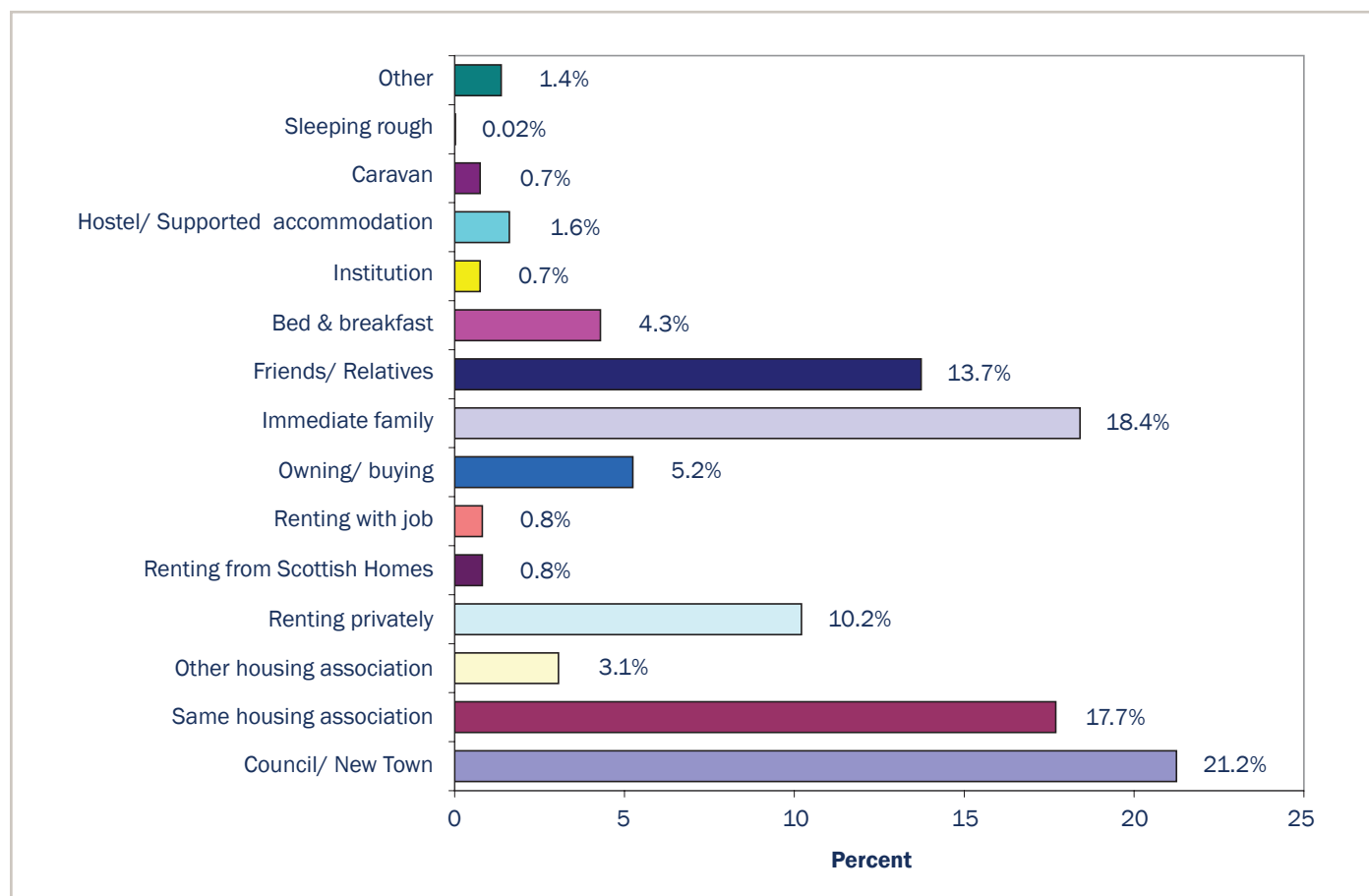
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Work full-time	21.2%	20.1%	23.9%	18.3%	32.3%	38.2%	23.0%	26.8%	28.1%	23.3%
Work part-time	1.9%	4.9%	4.3%	3.6%	6.2%	3.7%	4.3%	3.8%	5.8%	4.3%
Training	0.6%	0.5%	1.1%	0.5%	0.9%	1.5%	0.4%	1.0%	0.6%	0.7%
Unemployed	29.5%	25.5%	26.7%	44.6%	19.2%	16.3%	29.5%	29.3%	23.5%	29.8%
Retired	28.2%	27.1%	22.0%	14.5%	23.6%	21.3%	27.9%	23.1%	26.9%	23.3%
At home	7.8%	5.9%	11.4%	4.4%	5.1%	9.3%	3.9%	4.3%	4.5%	5.7%
Student	1.9%	3.8%	1.1%	2.3%	4.0%	1.5%	1.3%	2.0%	3.1%	2.6%
Long-term sick	8.1%	11.9%	9.3%	11.6%	8.2%	7.8%	9.5%	9.4%	6.9%	10.1%
Other 16 & over	0.9%	0.2%	0.1%	0.3%	0.5%	0.4%	0.1%	0.4%	0.4%	0.3%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	794	3273	900	2799	849	539	1339	1463	1080	13036

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		0.2%		0.2%		0.2%		0.1%	0.2%	0.1%
Black African		0.4%	0.2%	0.1%	0.5%			0.1%		0.2%
Black - Other		0.2%		0.0%				0.1%	0.1%	0.1%
Indian		0.0%		0.2%		0.2%			0.1%	0.1%
Pakistani		0.2%	1.3%	1.1%	0.7%	0.6%	0.4%	0.4%	1.4%	0.7%
Bangladeshi		0.0%		0.0%					0.1%	0.0%
Chinese		0.2%		0.3%	0.2%				0.1%	0.1%
White	98.0%	98.1%	98.4%	96.7%	98.2%	98.9%	99.6%	99.3%	98.0%	98.1%
Combination	0.1%	0.2%		0.3%	0.1%			0.1%		0.1%
Other	1.9%	0.4%		1.1%	0.2%	0.2%				0.5%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	799	3220	891	2758	842	525	1310	1428	1036	12809



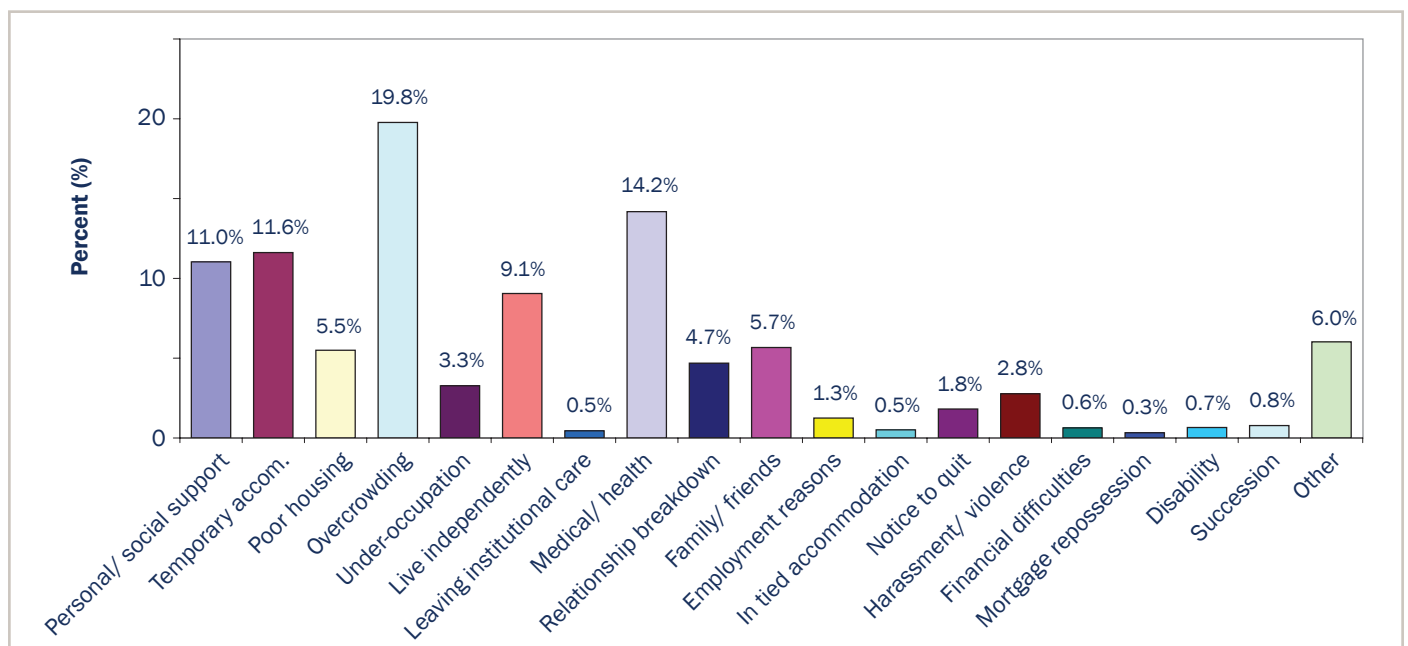
1.4 Which tenure did tenants come from?



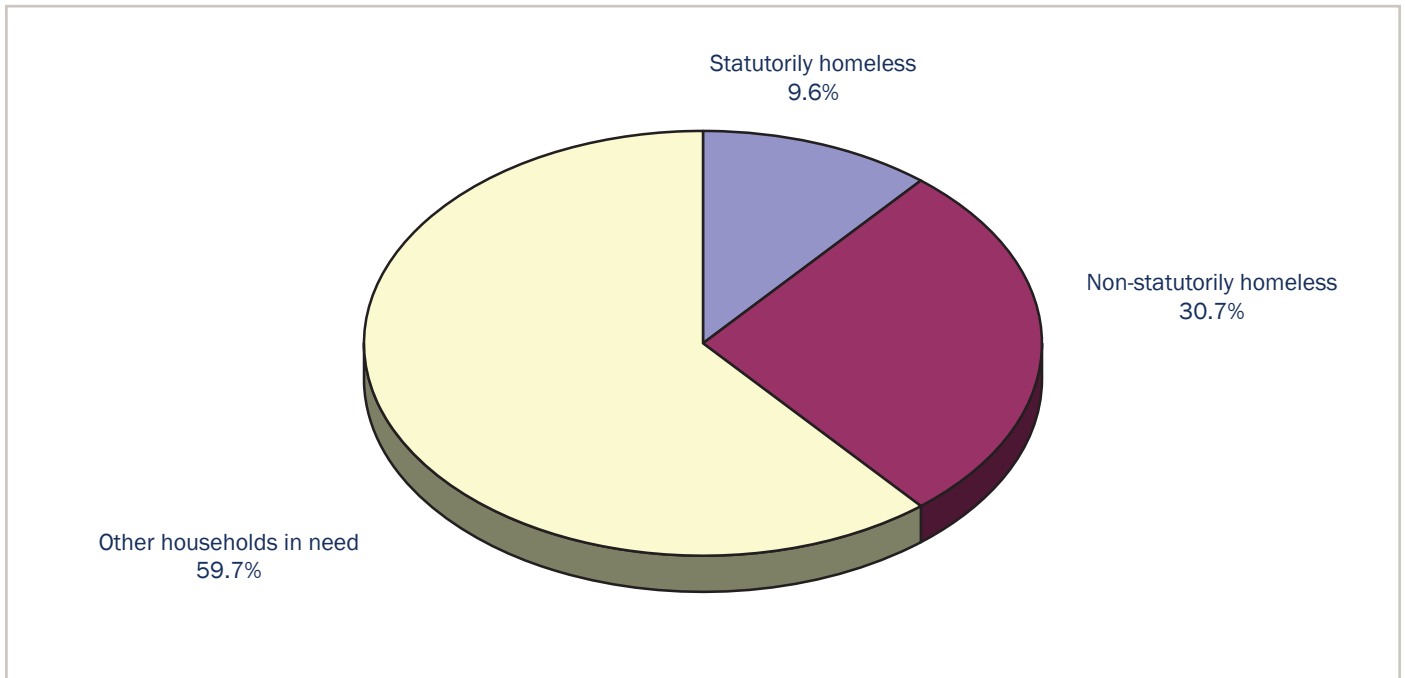
	Single older person	Older couple	Single adult	2 adults	3+ adults	1 adult & child/ren	2 adults & child/ren	3+ adults & child/ren	Mixed adult & older person/s	Other households	Total
Council:New Town	36.9%	39.5%	8.4%	15.1%	38.2%	23.1%	25.9%	37.1%	37.7%	38.3%	21.2%
Tenant of this HA	20.7%	19.0%	11.5%	17.3%	21.1%	19.8%	28.2%	33.6%	27.1%	21.7%	17.7%
Tenant of other HA	5.2%	3.8%	1.8%	2.9%	4.6%	2.7%	4.3%	0.9%	4.2%	1.1%	3.1%
Renting privately	9.1%	9.0%	9.9%	15.1%	13.8%	9.4%	12.1%	4.3%	9.7%	6.9%	10.2%
Renting from Scottish Homes	1.4%	1.8%	0.4%	0.8%	0.7%	0.7%	1.0%	1.7%	2.1%	0.6%	0.8%
Renting with job	0.7%	2.0%	0.6%	1.1%	2.0%	0.1%	1.4%	0.9%	4.7%		0.8%
Owning/ buying	11.6%	19.2%	2.0%	3.1%	5.9%	2.8%	4.5%	12.1%	6.8%	5.1%	5.2%
Immediate family	6.0%	2.1%	27.3%	25.3%	6.6%	20.9%	11.4%	5.2%	1.7%	10.3%	18.4%
Friends/ Relatives	3.9%	1.8%	23.1%	14.1%	4.6%	13.3%	6.4%	2.6%	3.0%	10.3%	13.7%
Bed & Breakfast	1.4%		7.1%	2.4%		4.6%	3.6%	0.9%		3.4%	4.3%
Institution	0.5%		1.6%	0.2%		0.3%			0.8%		0.7%
Hostel/ Supported Accommodation	0.5%		3.6%	0.3%		0.8%	0.1%			0.6%	1.6%
Caravan	0.6%	1.1%	0.9%	1.0%	2.0%	0.3%	0.7%		2.1%	0.6%	0.7%
Sleeping rough			<0.1%								<0.1%
Other	1.5%	0.7%	1.8%	1.2%	0.7%	1.4%	0.3%	0.9%		1.1%	1.4%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2350	610	4898	1051	152	2292	1243	116	236	175	13123

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
Personal/Social Support	36.6%	27.7%	4.5%	2.4%	3.3%	4.3%	2.7%	3.4%	7.6%	6.5%	11.0%
Temporary Accommodation	3.1%	1.3%	18.3%	9.3%	3.9%	12.6%	9.9%	7.8%	4.2%	7.1%	11.6%
Poor Housing	4.9%	4.7%	4.3%	7.0%	10.5%	5.7%	8.2%	7.8%	8.1%	7.7%	5.5%
Overcrowding	1.8%	0.7%	19.1%	23.3%	12.5%	32.3%	40.5%	37.1%	4.7%	32.7%	19.8%
Under-occupation	5.3%	5.4%	3.0%	4.3%	7.2%	1.4%	1.2%		5.9%	4.2%	3.3%
Live Independently	2.2%	2.8%	16.3%	13.6%	1.3%	5.7%	2.7%	0.9%	0.4%	3.6%	9.1%
Leaving Institutional Care	0.2%		1.0%	0.1%		0.1%	0.1%		0.4%		0.5%
Medical/Health	28.7%	45.0%	7.7%	12.5%	21.7%	5.5%	7.7%	12.1%	43.2%	17.9%	14.2%
Relationship Breakdown	1.8%		6.0%	2.5%	3.3%	9.5%	1.8%	0.9%	0.8%	2.4%	4.7%
Family/Friends	5.0%	3.6%	6.4%	6.5%	3.3%	6.3%	4.2%	4.3%	4.7%	3.6%	5.7%
Employment Reasons	0.0%		1.9%	2.5%	2.0%	0.3%	2.3%	0.9%	0.8%	1.2%	1.3%
In Tied Accommodation	0.7%	1.0%	0.4%	0.7%	1.3%	0.1%	0.3%	0.9%	4.2%	0.6%	0.5%
Notice to Quit	0.7%	0.8%	1.8%	2.8%	6.6%	1.9%	3.1%	0.9%	1.3%	1.8%	1.8%
Harrasment/ Violence	1.2%	1.3%	2.5%	1.9%	4.6%	5.3%	3.3%	3.4%	2.1%	3.6%	2.8%
Financial Difficulties	0.3%	0.2%	0.6%	1.1%	2.0%	0.5%	1.1%	2.6%	1.7%		0.6%
Mortgage Repossession			0.2%	0.8%	2.0%	0.1%	1.1%	1.7%	0.4%	0.6%	0.3%
Disability	0.9%	1.1%	0.4%	0.9%	1.3%	0.3%	1.0%	4.3%	0.8%	1.2%	0.7%
Succession	2.2%		0.5%	0.7%	2.6%	0.2%	0.4%		1.3%	0.6%	0.8%
Other	4.3%	4.4%	5.1%	7.3%	10.5%	7.8%	8.2%	11.2%	7.2%	4.8%	6.0%
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2356	613	4887	1045	152	2288	1241	116	236	168	13102



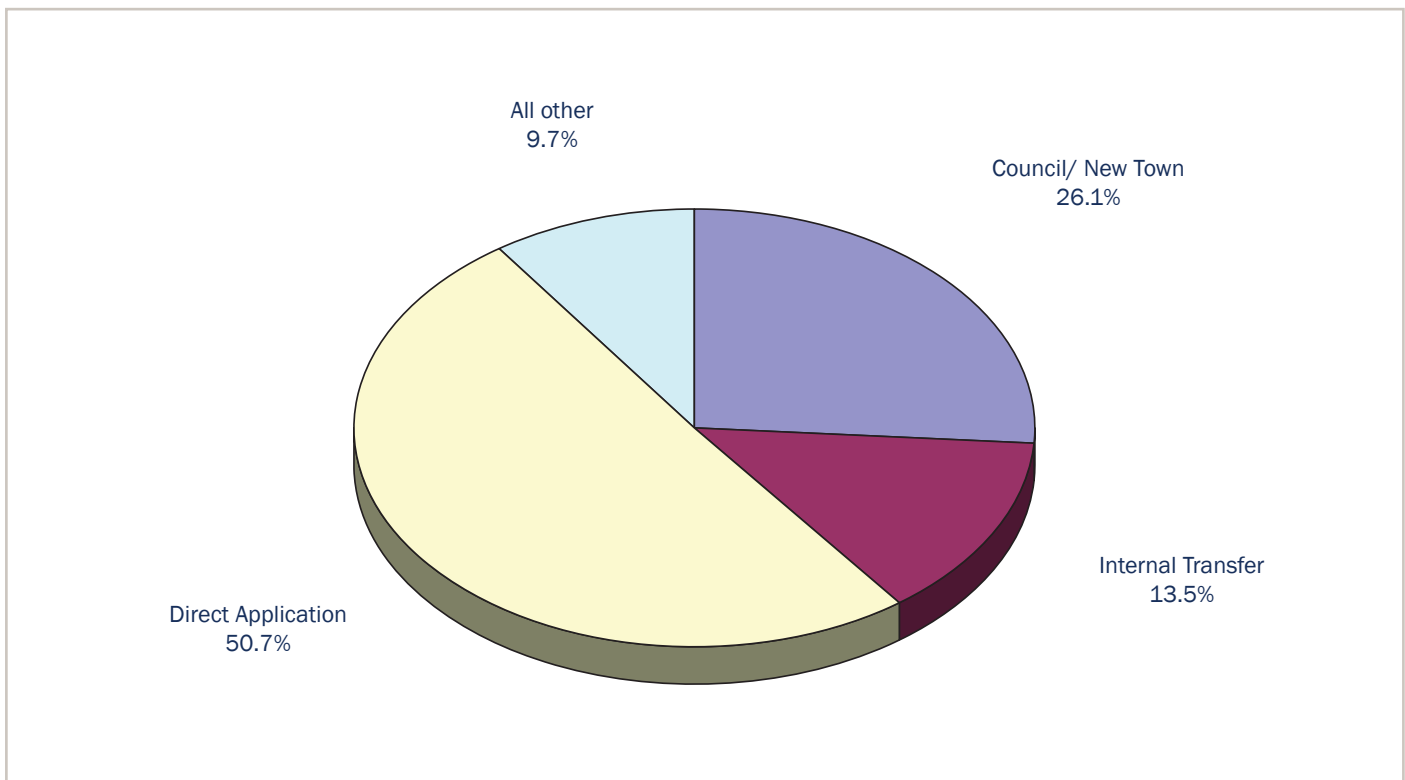
1.6 How many tenants had been homeless?



	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	3.2%	1.3%	13.3%	6.5%	4.6%	13.7%	8.7%	6.0%	1.3%	8.6%	9.6%
Non-statutorily homeless	10.1%	5.4%	48.7%	38.6%	11.2%	29.8%	17.3%	5.2%	8.4%	16.7%	30.7%
Other households in need	86.7%	93.3%	38.0%	54.9%	84.2%	56.5%	74.0%	88.8%	90.3%	74.7%	59.7%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2364	613	4899	1052	152	2299	1244	116	237	174	13150

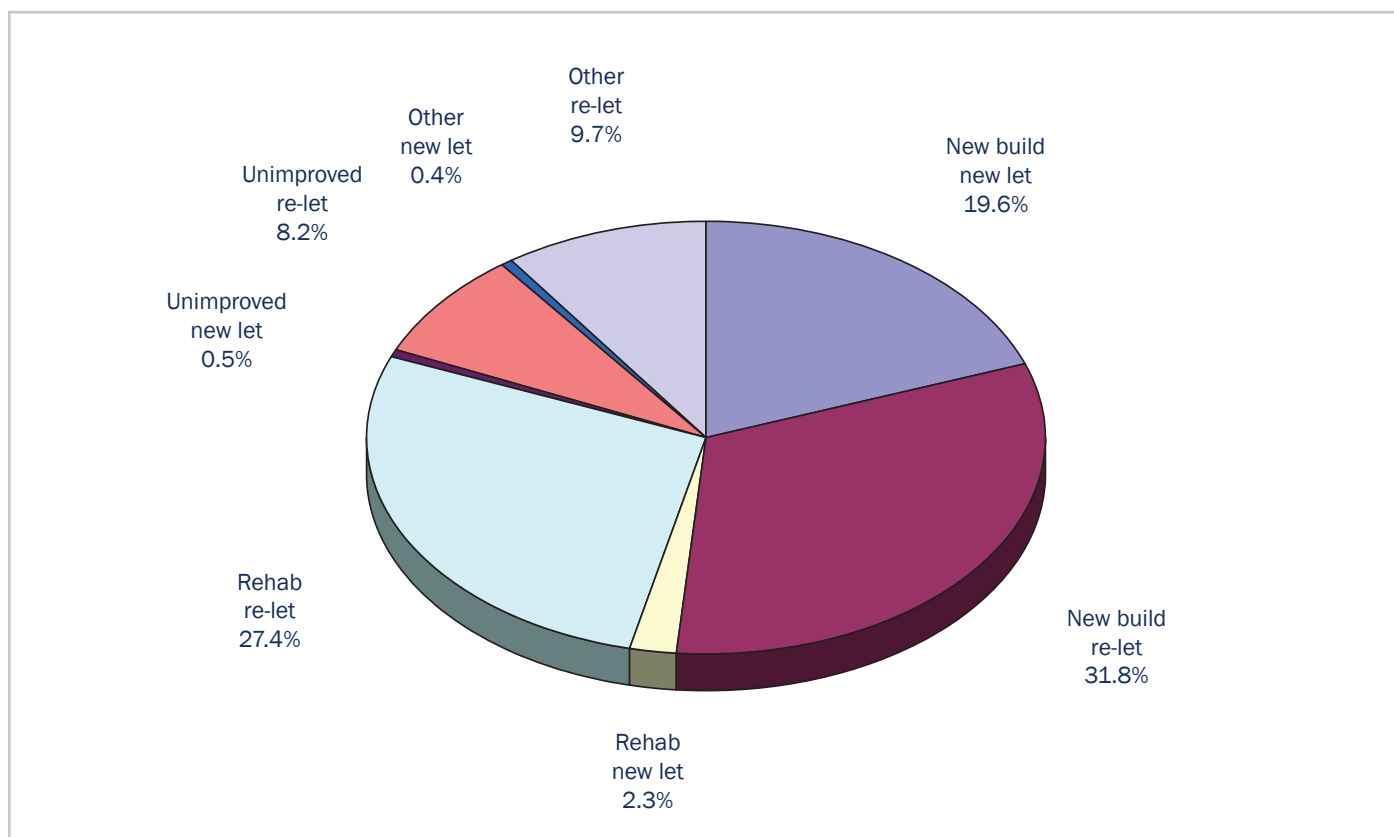
1.7 Nominations and other referrals

	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	25.7%	28.9%	21.6%	24.6%	36.2%	31.2%	32.2%	26.7%	28.8%	33.1%	26.1%
Statutory Agency	1.3%	0.5%	1.7%	0.5%	1.3%	0.3%	0.2%	0.9%	0.4%		1.0%
Voluntary Agency	0.3%	0.5%	2.6%	0.8%		0.4%	0.2%			1.1%	1.2%
Direct Application	50.3%	49.7%	59.1%	53.4%	33.6%	44.0%	35.8%	30.2%	41.5%	42.3%	50.7%
Mobility Scheme	0.7%	0.7%	0.4%	0.6%	2.0%	0.3%	0.6%		1.3%	0.6%	0.5%
Internal Transfer	16.2%	16.5%	9.6%	11.4%	11.8%	13.9%	20.7%	30.2%	18.2%	16.0%	13.5%
Other HA	0.2%	0.3%	0.5%	0.3%	1.3%	0.5%	0.4%				0.4%
Mutual Exchange	1.4%	1.6%	2.3%	5.0%	9.2%	7.3%	7.3%	7.8%	6.4%	4.6%	3.9%
Succession	2.8%		0.8%	1.0%	2.6%	0.3%	0.5%		1.3%	0.6%	1.0%
Other	1.1%	1.3%	1.5%	2.5%	2.0%	1.8%	2.1%	4.3%	2.1%	1.7%	1.7%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	2356	612	4900	1049	152	2295	1241	116	236	175	13132



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	22.1%	19.5%	20.3%	12.9%	22.6%	19.9%	19.3%	29.4%	18.7%	19.6%
Re-let	32.8%	38.1%	35.0%	13.3%	49.3%	54.4%	41.7%	20.8%	35.7%	31.8%
Rehab										
New let	2.2%	1.6%	0.9%	2.7%	1.5%	1.8%	1.1%	6.2%	1.3%	2.3%
Re-let	27.2%	17.7%	9.2%	50.5%	17.9%	8.3%	21.8%	29.0%	33.5%	27.4%
Unimproved										
New Let	0.1%	0.2%		1.2%	0.1%	2.4%	0.1%	0.9%		0.5%
Re-let	1.1%	9.3%	0.1%	13.6%	7.8%	9.0%	11.5%	7.2%	0.5%	8.2%
Other										
New let		0.2%		0.3%	0.1%	1.4%	2.1%	0.1%		0.4%
Re-let	14.5%	13.3%	34.5%	5.5%	0.6%	2.7%	2.4%	6.3%	10.3%	9.7%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	825	3292	912	2860	858	553	1351	1537	1112	13300

2.2 Flat or House?

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Flat	58.5%	66.9%	61.1%	87.1%	79.3%	42.7%	78.1%	72.4%	71.9%	72.3%
Maisonette	0.5%	1.1%	0.5%	1.3%	0.8%	0.5%	0.5%	2.3%	1.8%	1.2%
Bedsit	1.2%	5.8%	2.1%	3.7%	5.0%	5.2%	5.3%	5.1%	11.1%	5.0%
House	39.8%	26.1%	36.3%	7.8%	14.8%	51.5%	15.9%	19.9%	15.1%	21.4%
Other		0.1%		0.1%	0.1%		0.1%	0.3%	0.1%	0.1%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	825	3292	912	2860	858	553	1351	1538	1112	13301

2.3 Sheltered or amenity housing lets

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Amenity	16.1%	13.0%	13.9%	3.6%	8.9%	6.3%	9.0%	9.4%	4.1%	9.1%
Sheltered/ Warden	13.2%	17.0%	11.4%	7.1%	18.1%	15.9%	18.2%	13.8%	20.3%	14.3%
General purpose	69.5%	67.6%	72.7%	85.7%	69.2%	75.6%	71.2%	74.6%	71.8%	73.9%
Other	1.2%	2.4%	2.0%	3.5%	3.8%	2.2%	1.6%	2.2%	3.8%	2.6%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	825	3292	912	2860	858	553	1351	1538	1112	13301

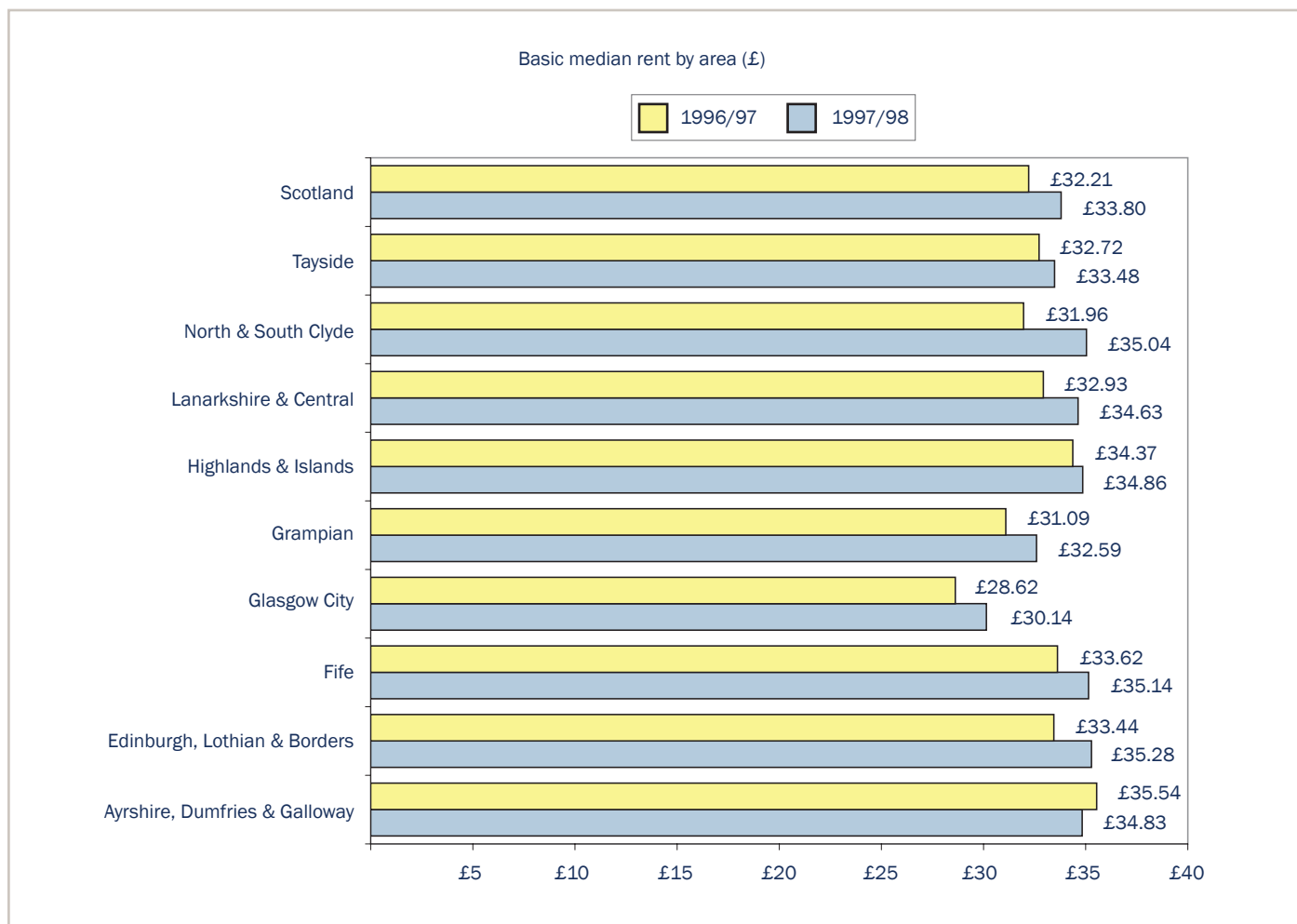
2.4 Tenancy type

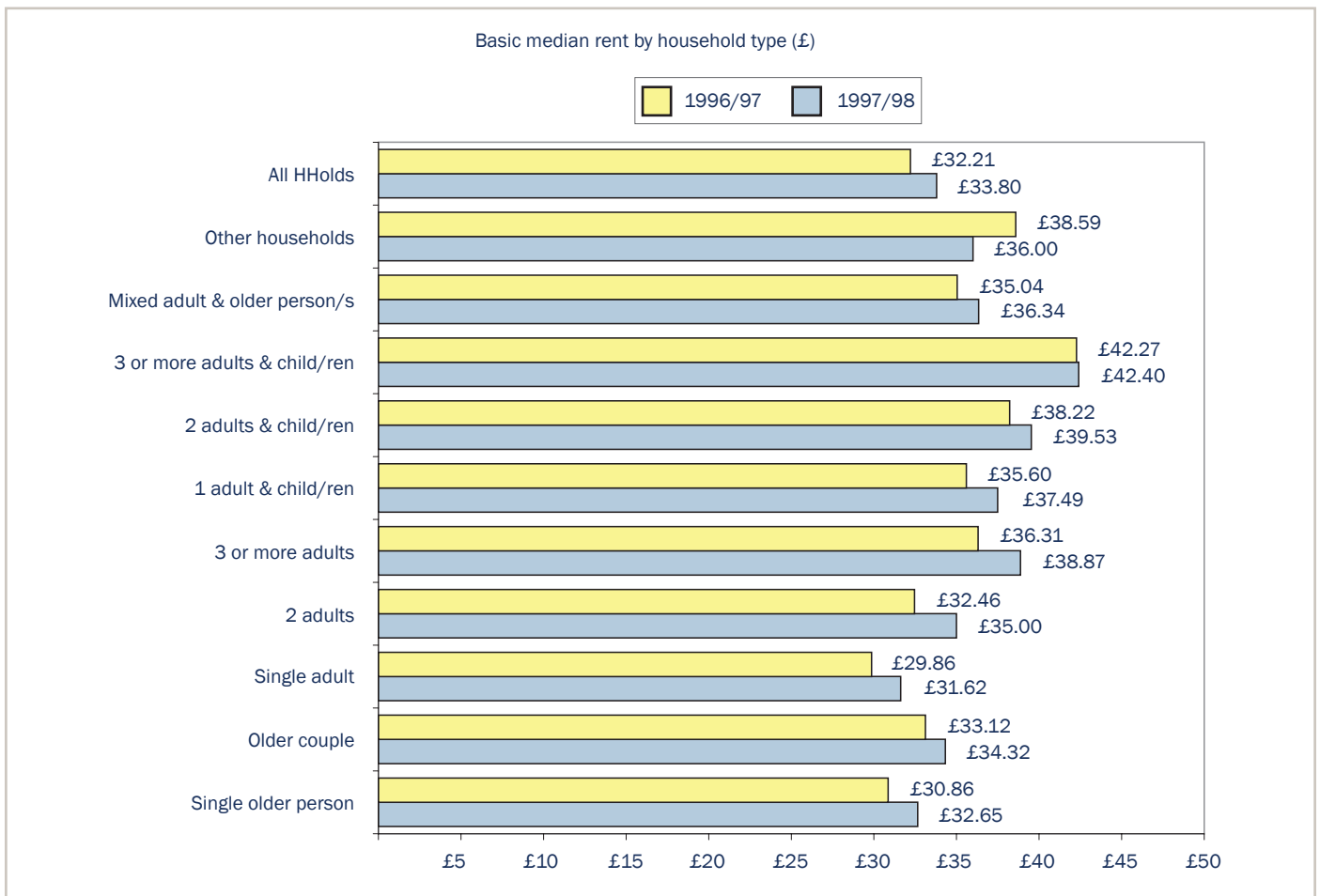
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Fair Rent	1.5%	4.0%	1.6%	4.5%	1.3%	2.0%	1.1%	2.1%	2.6%	2.9%
Assured	97.1%	93.0%	98.1%	88.8%	90.4%	97.3%	96.9%	95.4%	94.4%	93.5%
Co-op	0.1%	1.2%		3.0%	0.6%				1.8%	1.1%
Short Assured	1.3%	1.8%	0.2%	3.6%	7.7%	0.7%	2.0%	2.5%	1.2%	2.4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	825	3292	912	2860	858	553	1350	1538	1112	13300

Rents, Income and Affordability

3.1 Median rents by Scottish Homes district and household type

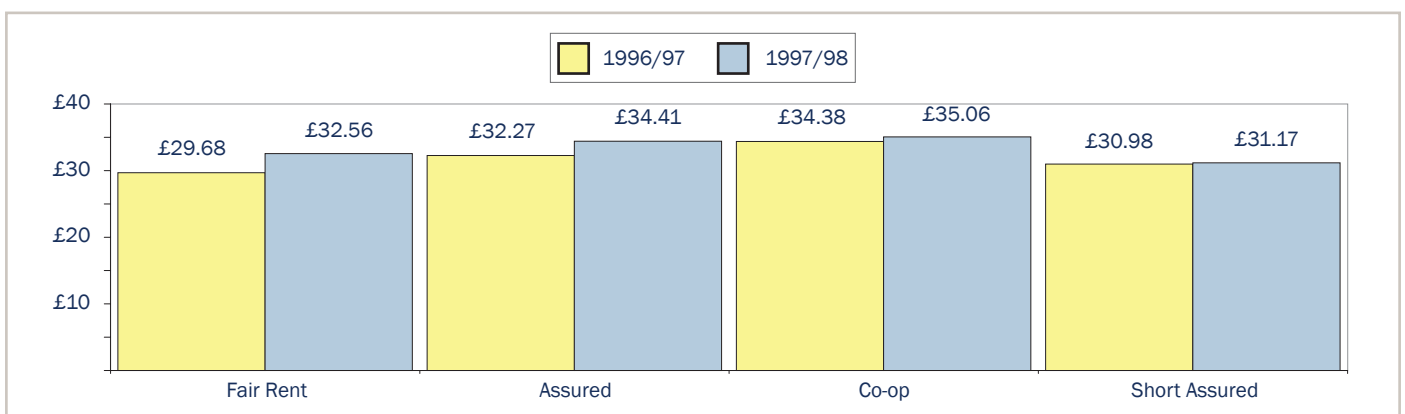
	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanarkshire & Central	North & South Clyde	Tayside	Total
Single older person	£33.78	£33.30	£32.25	£31.00	£30.69	£33.23	£33.53	£32.90	£30.31	£32.65
Older couple	£34.48	£35.08	£34.17	£32.34	£33.69	£31.80	£36.34	£34.41	£32.96	£34.32
Single adult	£32.99	£33.51	£34.17	£26.90	£30.33	£32.73	£32.75	£33.08	£30.91	£31.62
2 adults	£35.80	£36.94	£36.21	£31.28	£33.83	£36.33	£35.86	£36.10	£33.92	£35.00
3+ adults	£38.00	£41.28	£37.22	£35.16	£36.88	£38.61	£39.69	£39.67	£38.91	£38.87
1 adult & child/ren	£39.46	£40.91	£36.83	£32.00	£39.49	£40.38	£38.65	£39.21	£36.89	£37.49
2 adults & child/ren	£38.99	£41.61	£37.35	£35.14	£40.85	£40.79	£40.22	£41.21	£40.37	£39.53
3+ adults & child/ren	£39.18	£43.61	£42.93	£40.72	£40.86	£37.33	£46.09	£44.25	£50.80	£42.40
Mixed adult & older person/s	£37.62	£36.62	£37.74	£33.33	£35.42	£36.34	£34.80	£39.30	£37.31	£36.34
Other households	£31.22	£38.62	£35.60	£31.80	£35.54	£34.91	£36.81	£39.29	£34.94	£36.00
Total	£34.83	£35.28	£35.14	£30.14	£32.59	£34.86	£34.63	£35.04	£33.48	£33.80
	825	3292	912	2860	858	553	1351	1536	1112	13299





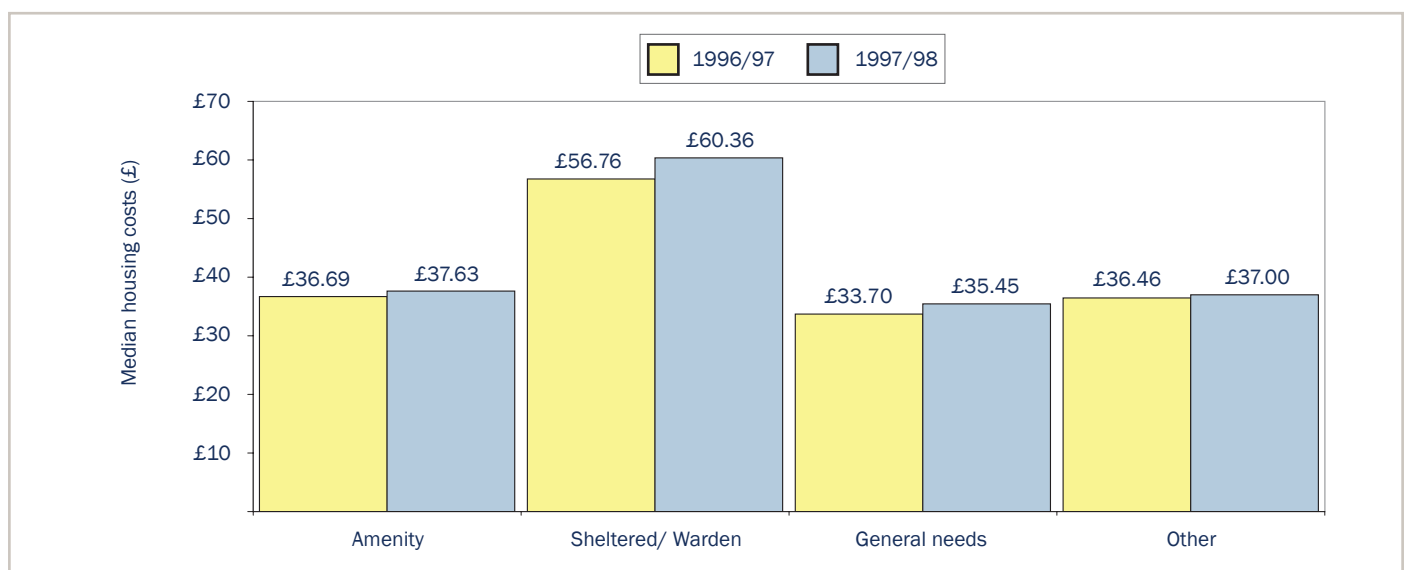
3.2 Median rents by tenancy type

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Fair Rent	£37.72	£32.80	£35.47	£31.50	£31.27	£34.93	£30.37	£32.04	£33.83	£32.56
Assured	£36.03	£36.39	£35.36	£30.82	£32.93	£35.24	£34.43	£36.00	£33.69	£34.41
Co-op	£38.40	£33.54	.	£35.43	£39.41	.	.	.	£35.18	£35.06
Short Assured	£33.73	£33.01	£31.11	£28.64	£28.07	£21.55	£31.58	£38.86	£35.56	£31.17
	£36.03	£36.15	£35.35	£30.91	£32.57	£35.13	£34.33	£35.99	£33.74	£34.28
	825	3292	912	2860	858	553	1350	1538	1112	13300



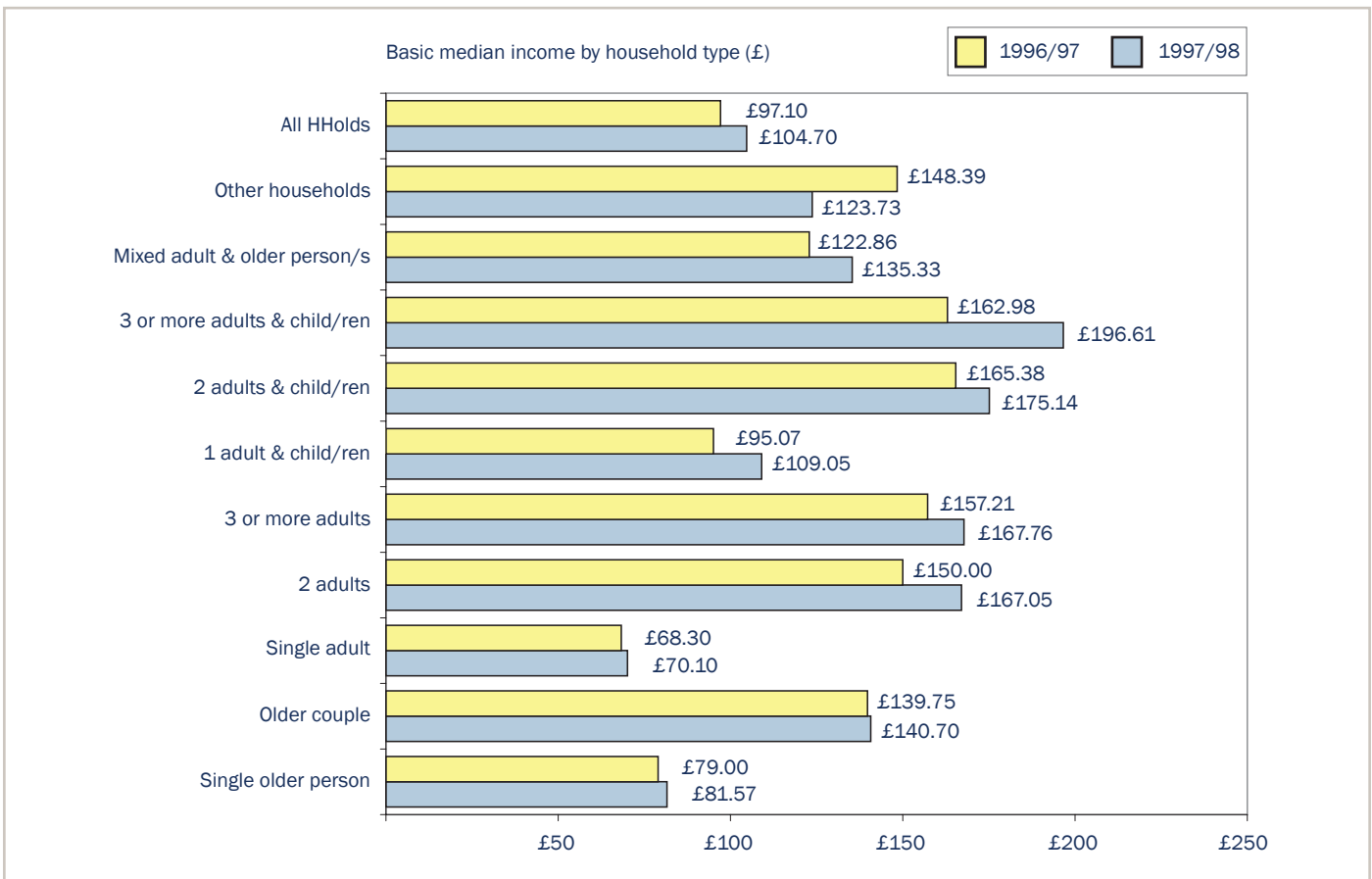
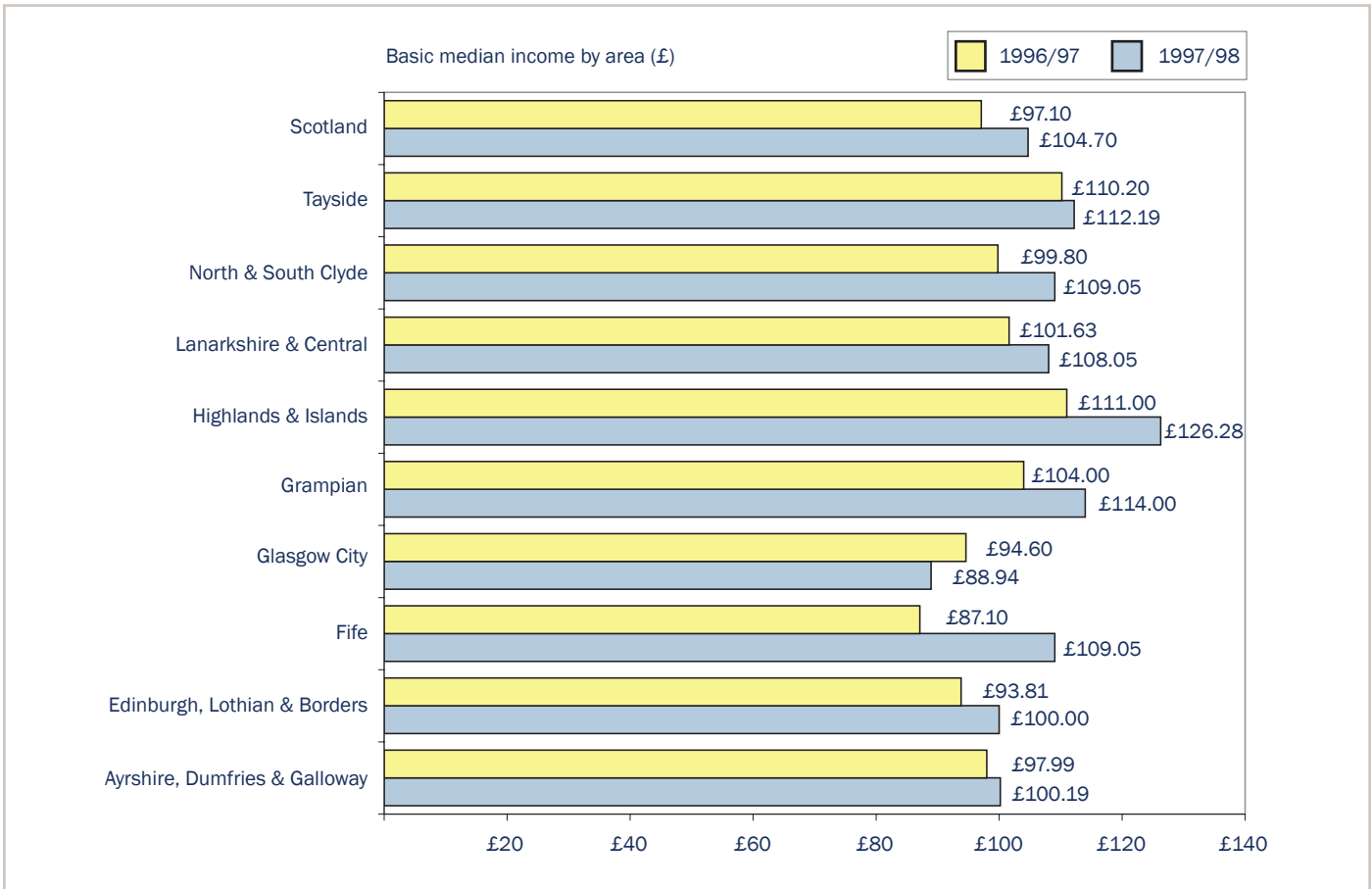
3.3 Median housing costs in amenity and sheltered housing

	Ayrshire Dumfries & Galloway	Edinburgh Lothian & Borders	Fife	Glasgow City	Grampian	Highlands & Islands	Lanark- shire & Central	North & South Clyde	Tayside	Total
Amenity	£38.60	£37.70	£38.88	£35.64	£36.65	£38.70	£36.70	£37.00	£36.68	£37.63
Sheltered/ Warden	£64.86	£60.63	£60.00	£61.31	£54.23	£57.82	£61.38	£63.32	£58.15	£60.36
General purpose	£37.17	£37.63	£36.73	£30.34	£35.28	£38.02	£35.87	£37.00	£36.13	£35.45
Other	£45.48	£43.56	£31.59	£32.39	£64.65	£38.96	£41.57	£38.24	£36.52	£37.00
Total	£38.99	£39.89	£37.78	£31.35	£38.48	£39.26	£37.49	£38.60	£37.69	£37.18
	825	3292	912	2860	858	553	1351	1538	1112	13301



3.4 Median income by Scottish Homes district and 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	£95.81	£81.45	£78.50	£78.00	£75.70	£95.27	£87.70	£80.70	£77.96	£81.57
Older couple	£126.16	£140.70	£155.00	£141.09	£144.74	£138.73	£127.17	£139.00	£144.00	£140.70
Single adult	£69.05	£70.10	£70.10	£62.60	£108.00	£107.13	£78.46	£70.75	£83.00	£70.10
2 adults	£129.65	£180.45	£145.55	£133.48	£237.38	£250.00	£162.50	£156.02	£220.00	£167.05
3+ adults	£120.40	£159.01	£262.35	£109.80	£426.00	£288.00	£167.76	£188.53	£198.00	£167.76
1 adult & child/ren	£109.05	£109.05	£109.05	£109.05	£116.20	£112.25	£109.05	£109.05	£109.05	£109.05
2 adults & child/ren	£158.98	£180.60	£174.75	£154.10	£226.58	£202.53	£180.40	£174.48	£199.55	£175.14
3+ adults & child/ren	£202.90	£154.23	£199.10	£164.75	£319.05	£256.92	£275.05	£209.30	£291.05	£196.61
Mixed adult & older person/s	£120.71	£167.39	£115.21	£114.00	£184.46	£115.46	£128.10	£117.95	£138.80	£135.33
Other households	.	£132.00	£149.16	£105.05	.	£197.53	£133.50	£107.17	£200.00	£123.73
Total	£100.19	£100.00	£109.05	£88.94	£114.00	£126.28	£108.05	£109.05	£112.19	£104.70
	825	3292	912	2860	858	553	1351	1536	1112	13299



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

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