SCORE

SCORE
Scottish Continuous Recording System

Mid-Year Report 2011/2012

Introduction

Welcome to the SCORE Mid-Year Report produced by the SCORE team in St Andrews.

This interim report is for 2011/12 and covers all SCORE returns from participating organisations (90.1% coverage) for lettings during the six-month period between 1st April 2011 and 30th September 2011.

The Mid-Year Report contains tables and charts on the same topics as are found in the Annual Digest and the Annual Summary reports. This will allow you to track trends in lettings information on a six-monthly basis, using this report in conjunction with the other publications. Due to the rounding up of decimal places, the sum total of quoted % figures may not equal exactly 100%.

Please be aware that this report is based on an interim dataset and as such, the data can be subject to amendment by data submitters before the end of the 2011/12 year. Because of this, the averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

All 2010/11 figures used for comparison, are taken from the Annual Digest for that year, except where stated. The analysis is for all logs submitted to SCORE for the period, unless otherwise stated.

Contents

Main Findings

There were 12,049 lets recorded in SCORE for the period 1st April 2011 to 30th September 2011.

The average weekly rent, for general needs lettings only, was £63.20 compared to £60.89 for mid-year 10/11 - a rise of 3.8% (section 3.1).

73.4% of all lettings throughout this six month period were in properties which are flats (section 2.2).

For the whole of Scotland, the average days vacant figure for the interim period April - September 2011 was 19 days (section 2.5), 2 days fewer than recorded in full year 10/11.

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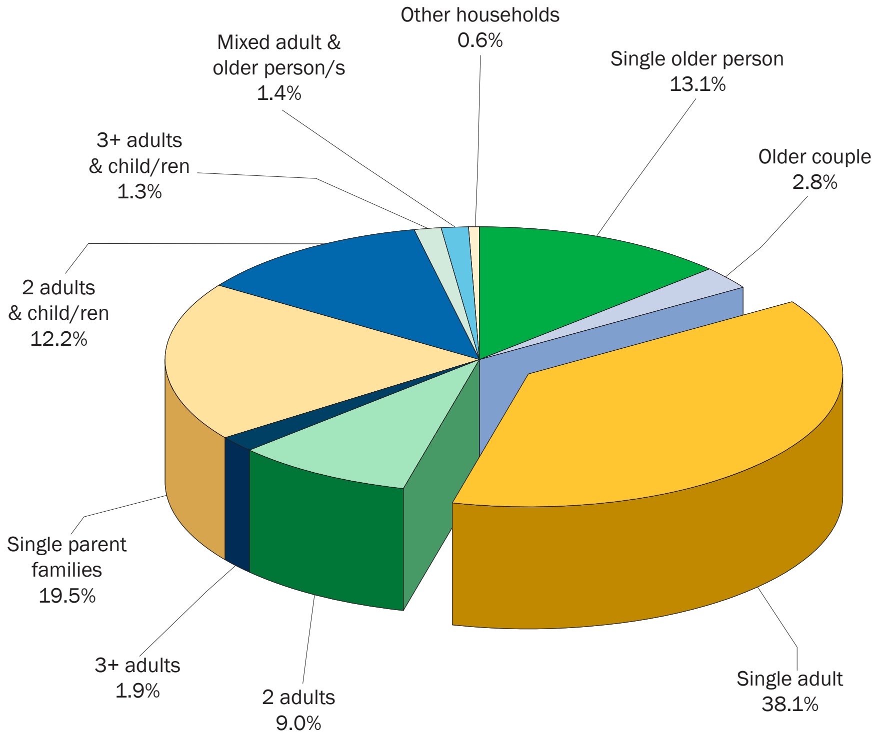
The Tenants

1.1 Household Type

At 38.1% *Single Adult* is the most prevalent household type, almost double the percentage of the next highest category.

The next largest group housed is *Single parent families* (19.5%), this figure has increased by 0.5% from the 10/11 full year figure. The other category which contains a single adult in the household is *Single older person* (13.1%). These three catogories added together, show that 70.7% of the total SCORE lets were for households containing a single person/parent.

Of the remaining household types, *2 adults & child/ren* is the most common (12.2%) and *Other households* is the least at 0.6%.



Source: Derived from Question 1

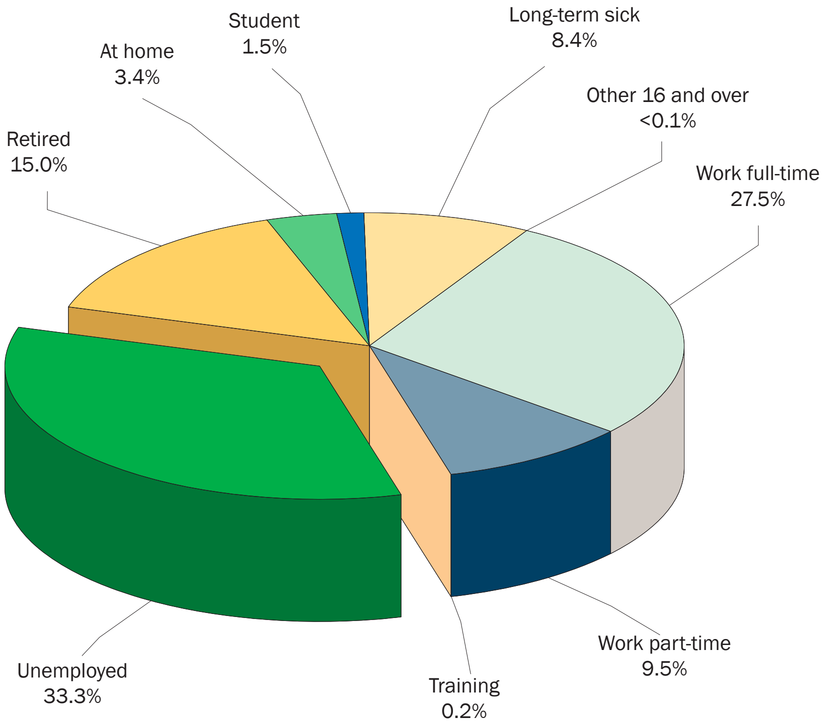
1.2 Economic Status of Household

There were a greater number of households recorded for this six month period as being in either full-time or part-time work (37.0%) than there were *Unemployed* (33.3%).

Work part-time (9.5%) has shown the largest increase on the full year 10/11, up 0.8% followed by *Work full-time* (27.5%) having risen by 0.4%

Other 16 and over is the least used category - less than 0.1% of households indicated this as their economic status, a 0.9% decrease from full year 10/11. *Training* is the next smallest category at 0.2%

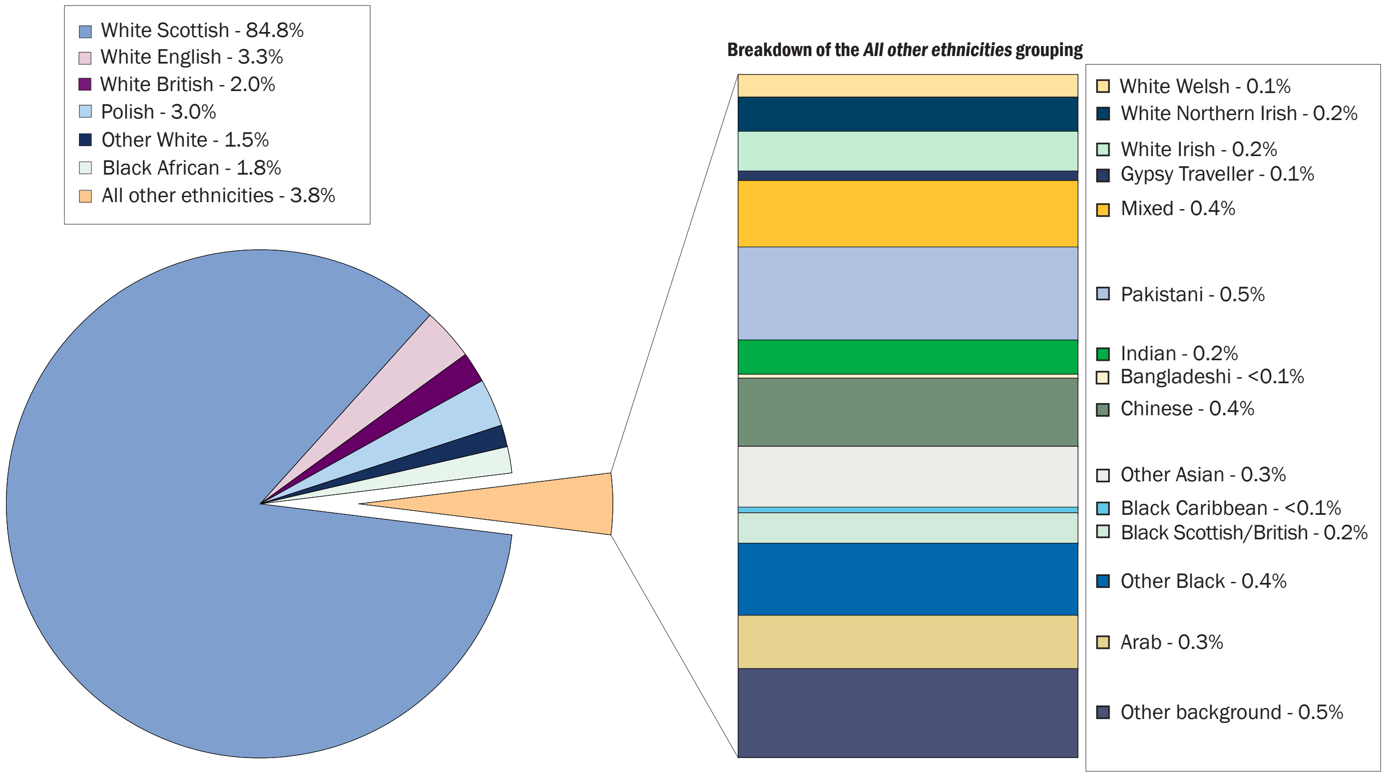
Of the smaller categories, the one showing the most significant change is *Retired* at 15.0%, falling 0.6% on the full year 10/11 figure.



Source: Derived from Question 1, Person 1 and Person 2 economic status

Averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

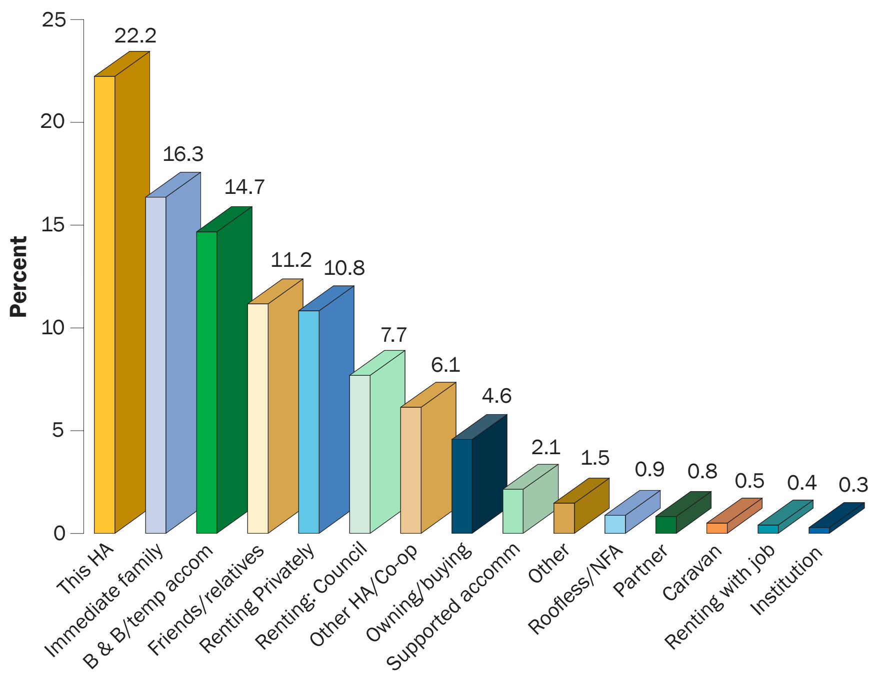
1.3 Ethnic Origin of Tenant



Source: Question 2

The vast majority of tenants were *White Scottish* (84.8% - a 0.6% increase on the full year 10/11 percentage), followed by *White English* (3.3%) and *Polish* (3.0%), both increasing by 0.1%. The *All other ethnicities* category comprising of 15 ethnic groups that individually contributed <1.0%, accounted for a total 3.8% of the overall figure.

1.4 Previous Living Circumstances of Household



Source: Question 4

42.2% of households were recorded as being in temporary accommodation as their previous living circumstances - *Immediate family* (16.3%), *B&B/temp accommodation* (14.7%) and *Friends/relatives* (11.2%). This is greater than the 36.0% figure of households having transferred from accommodation from either the same housing association (*This HA*, 22.2%), another housing association (*Other HA/Co-op*, 6.1%) or a local authority letting (*Renting: Council*, 7.7%).

Renting Privately (10.8%), is the category that has risen the most from the full year 10/11 figure, up 0.8%.

The category showing the greatest decrease on the full year 10/11 figure is *Owning/buying*, down 0.5% and the least used category was *Institution* at 0.3%.

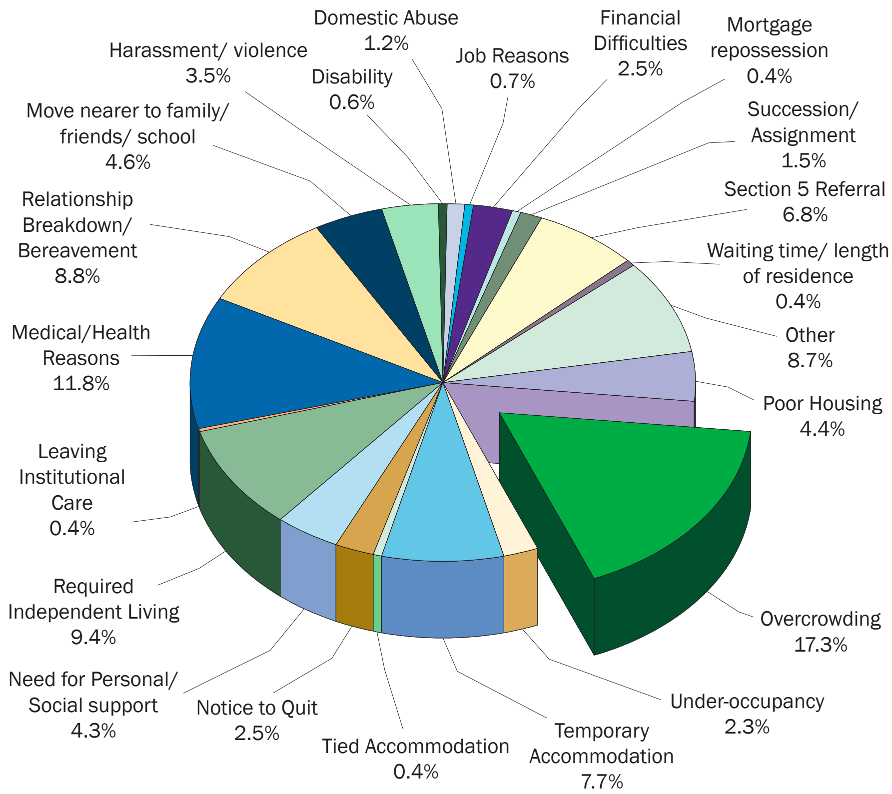
1.5 Main Reasons for Rehousing

Overcrowding is the most commonly cited option and was given by 17.3% of households as the main immediate reason they required rehousing. It has risen 0.7% on the full year 10/11 figure.

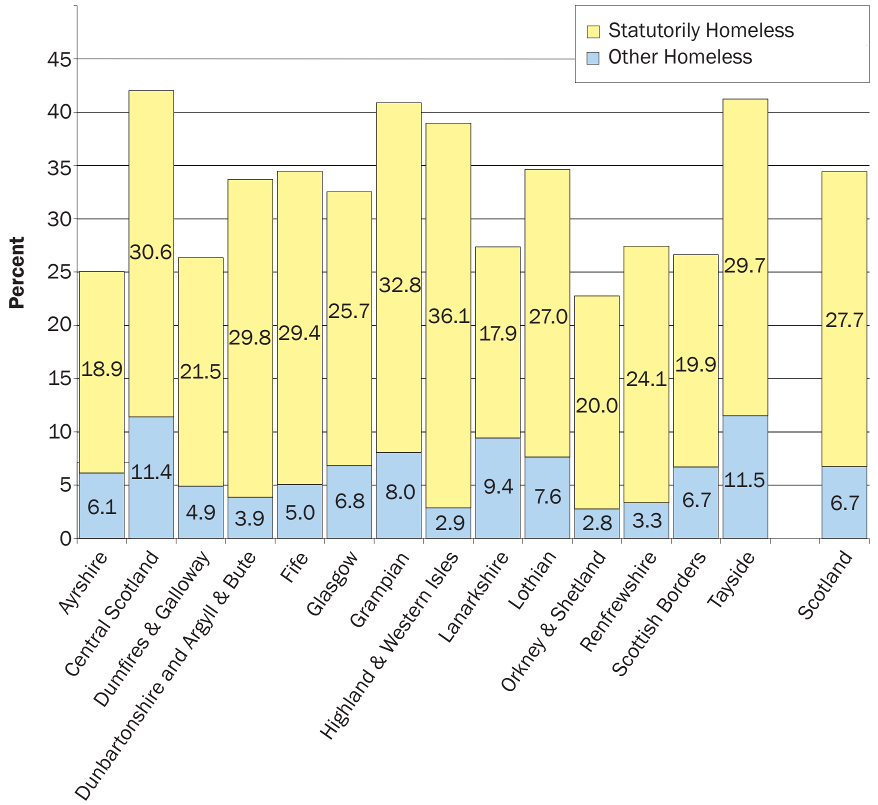
The *Move nearer to family/friends/school* (4.6%) category had the greatest increase from their full year 10/11 figure with a 0.8% rise.

Medical/Health Reasons (11.8%)*, Required Independent Living* (9.4%), *Relationship Breakdown/Bereavement* (8.8%), Other (8.7%) and *Temporary Accommodation* (7.7%) remain as the the next highest reasons for rehousing.

Section 5 Referral (6.8%) and *Need for Personal/Social Support* (4.3%) recorded the greatest drop from full year 10/11, both falling by 0.5%.



Source: Question 7



Source: Question 3

1.6 Statutorily Homeless Households Housed

The overall percentage of households in Scotland who indicated they were *Statutorily Homeless* immediately prior to taking up their tenancy has remained the same for this period as for the full year 10/11 figure (27.7%). The *Other Homeless* figure (6.7%) is also the same as was recorded for full year 10/11.

Highland & Western Isles recorded the highest *Statutorily Homeless* figure (36.1%) for the April to September 2011 period although the figure has decreased by 8.7% from that recorded for full year 10/11.

Other regions showing significant changes in Statutorily Homeless figures for this period are Fife (29.4%) and Tayside (29.7%) with a 9.6% and 6.1% rise respectively and *Dumfries & Galloway* (21.5%) with a 10.1% drop.

Averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

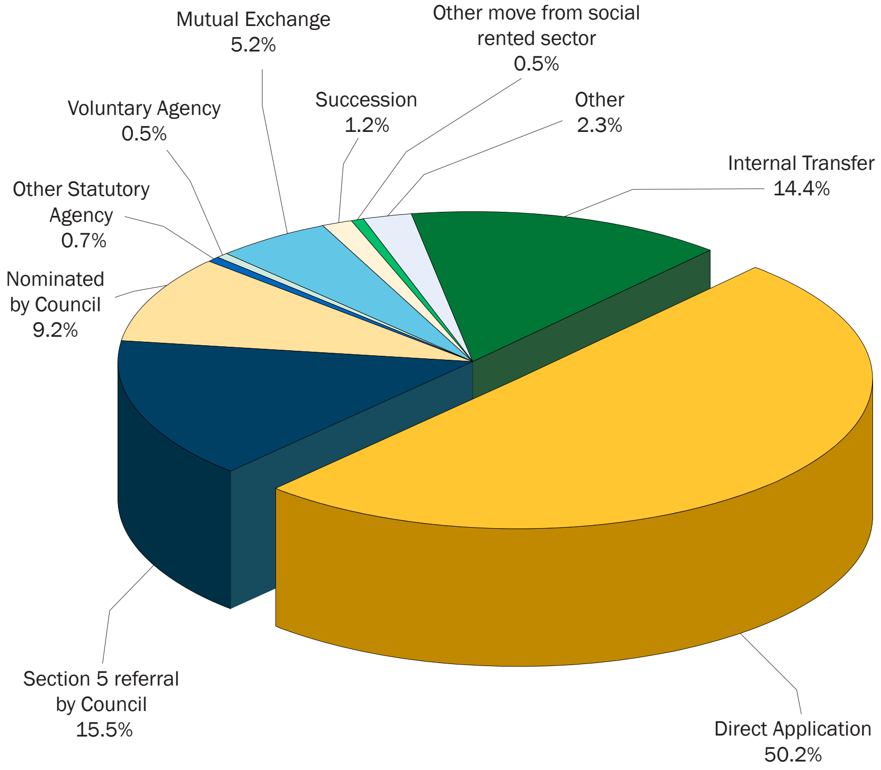
1.7 Source of Referral

Over half of all applicants (50.2%) made a *Direct Application* to be housed by the housing organisation - 1.1% higher than full year 10/11.

Almost a quarter were either *Nominated by Council* (9.2%) or were *Section 5 Referral by Council* (15.5%) - these being the main referral sources for statutorily homeless households.

14.4% of households indicated *Internal Transfer* as their source of referral, a 0.3% increase on the full year 10/11 figure.

Of the remaining categories *Mutual Exchange* was the most prevalent being used by 5.2% of respondents - *Nominated under Mobility scheme* was the least used category, indicated by 0.2% of households. As this category was not visibly evident on the chart, the label was omited for clarity.



Source: Question 6

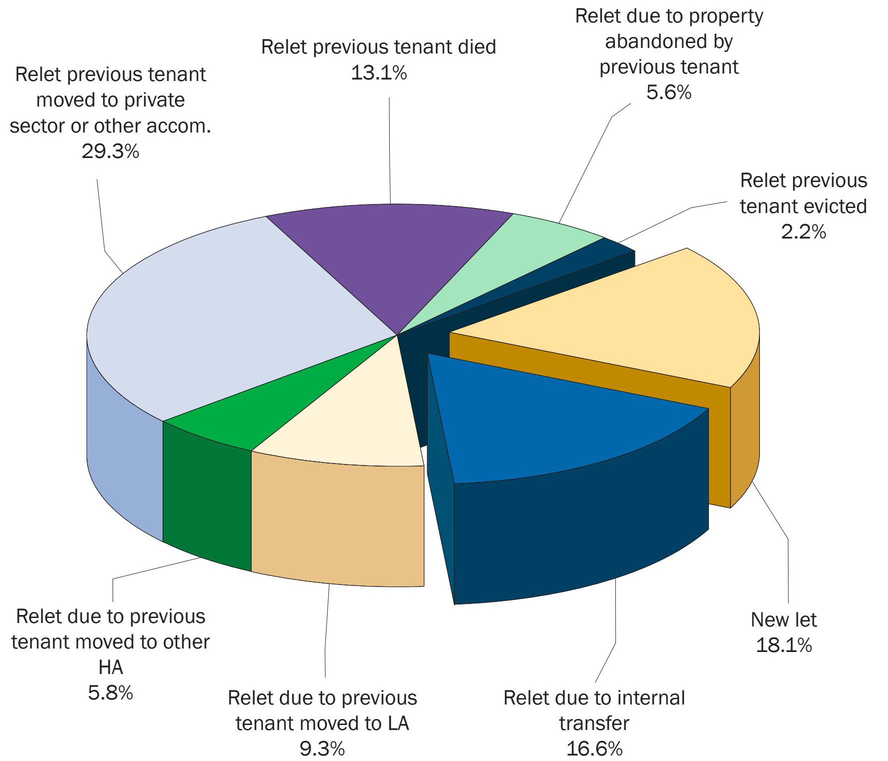
Building and Lettings Types

2.1 Reason for Vacancy

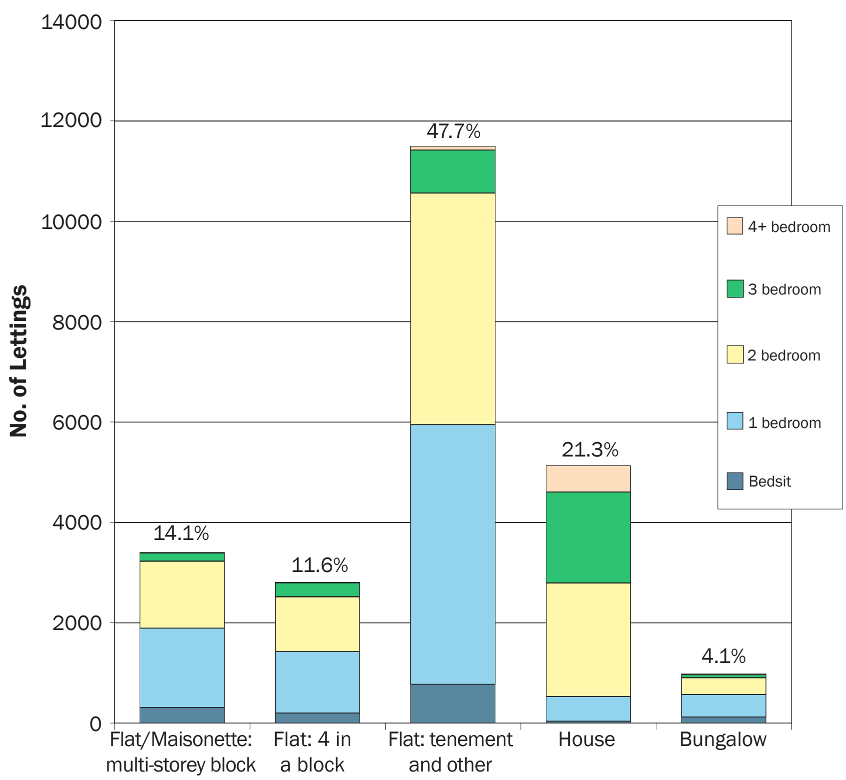
There was a higher proportion (31.7%) of lets created from transfers within social housing (*Internal Transfer* - 16.6%, *Previous tenant moved to LA* - 9.3%, *Previous tenant moved to other HA* - 5.8%) than for the category indicatiing that the *Previous tenant moved to private sector or other accommodation* (29.3%).

The percentage of *New Let* properties (new properties and/or properties being let for the first time) decreased by 3.2% to 18.1% compared to full year 10/11. In terms of actual number of lets, there were 2,185 *New Lets* recorded for this period which is 442 fewer than the number recorded in the 10/11 year's complete dataset for the April to September period.

Relets accounted for a total of 65.3% of reasons for vacancy (not including *Internal Transfer*), an increase of 2.0% from the full year 10/11 percentage.



Source: Question 13a



Source: Derived from Questions 12a & 12b

2.2 Dwelling Type

Flat: tenement and other accounted for the dwelling type of 47.7% of lettings made for the April to September 2011 period - next is *House* 21.3%, followed by *Flat/maisonette: multi-storey block* 14.1%, *Flat: 4 in a block* 11.6% and *Bungalow* 4.1%. *Other* dwelling types account for only 1.2% of all lettings and hence were omitted from the chart for the purpose of clarity.

One bedroom (37.6%) and two bedroom (40.1%) properties account for over three quarters of all properties let.

Bedsit properties account for 6.5% of lettings, with a further 13.2% being 3 bedroom and only 2.6% being 4 or more bedrooms.

Flatted properties account for 73.4% of all lettings throughout this period - just under half of which are one bedroom flats (33.1% of total lettings).

Averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

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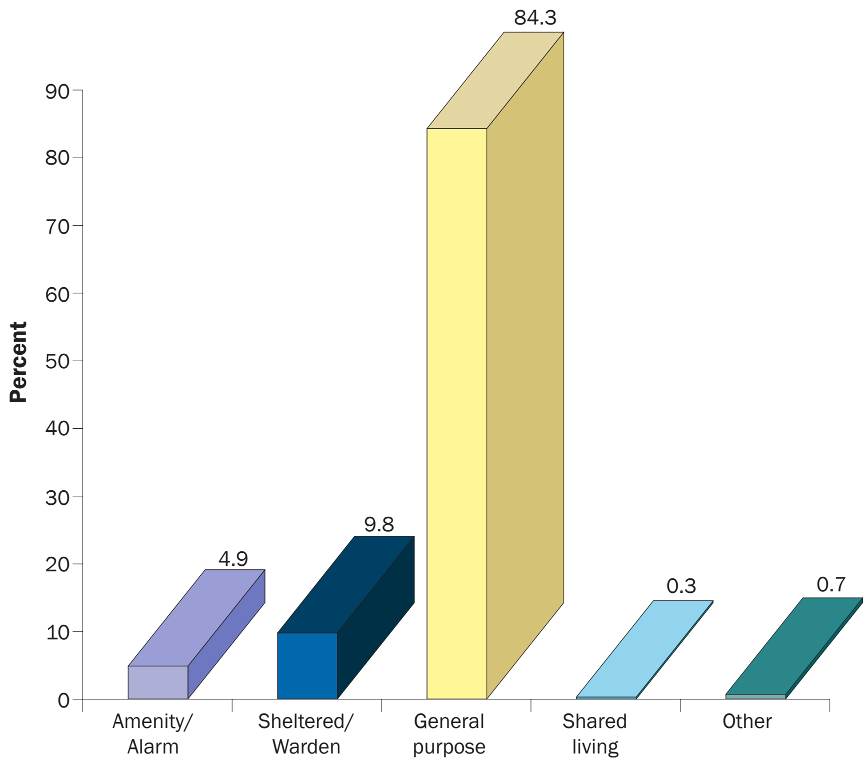
2.3 Design Type

The majority of properties let during this 11/12 interim period are of design type *General purpose* (84.3% general needs properties), up 0.1% on full year 10/11.

Housing of a design type specifically designated for older people accounts for 14.7% of lettings, 0.5% lower than those recorded for the April to September period in the full 10/11 year's dataset (15.2%). Of the housing for older people, 4.9% are *Amenity/Alarm* properties with a further 9.8% being *Sheltered/Warden* properties.

Properties specifically designed for *Shared living* account for the lowest proportion of lettings at 0.3%.

0.7% of lettings were in a property whose design type did not fit into any of the provided categories, and hence were coded *Other*.



Source: Question 12e

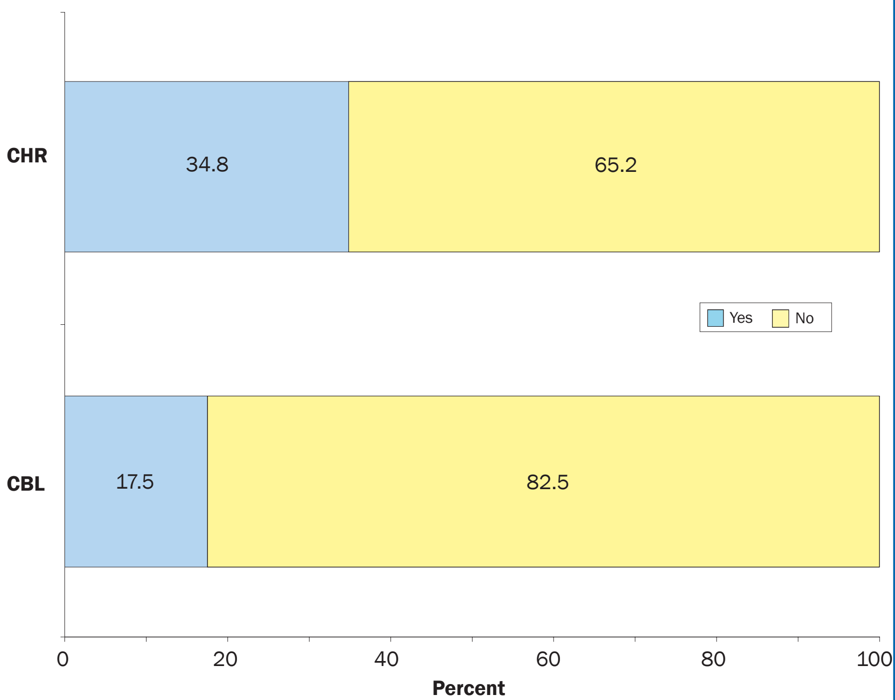
2.4 CHR and CBL lettings

A *Common Housing Register* is a route of access to a range of allocation systems.

Choice Based Lettings is a type of allocation system.

Those using a *Common Housing Register (CHR)* - where LAs and other housing organisations share a single waiting list (but do not necessarily prioritise applicants in the same way) - has increased by 0.7% from the full year 10/11 percentage, to 34.8%.

Those using a *Choice Based Lettings (CBL)* allocation system - which allows households to actively apply for properties that match their assessed requirements - has fallen by 1.9% to 17.5% for the April to September 2011 period.



Source: Question 13c

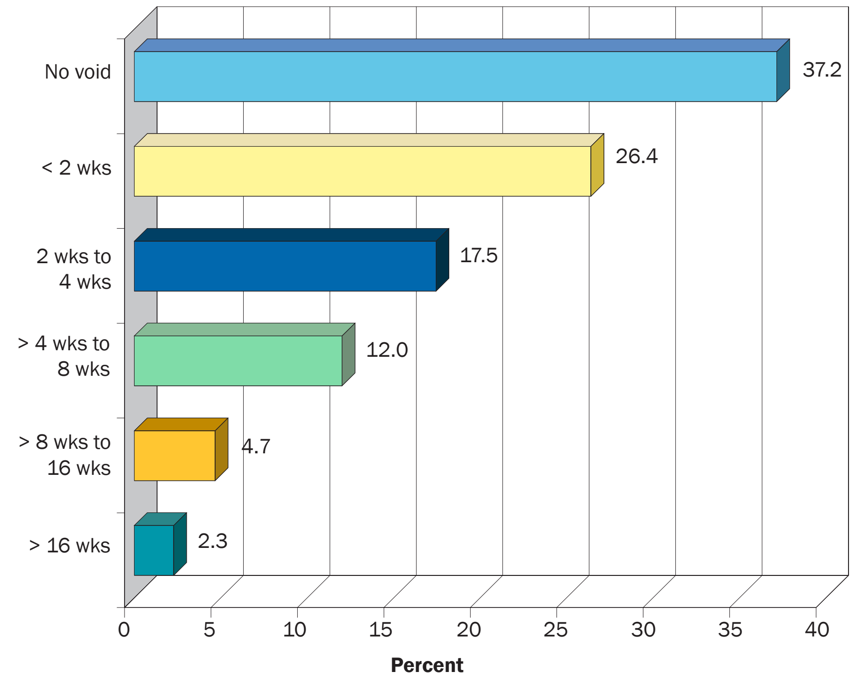
2.5 Void Length

The percentage of properties with *No Void* period between lettings decreased by 0.2% compared to the full year 10/11 figure, at 37.2%

Properties with a void period of *< 2 wks* was the range showing the greatest increase for this April to September 2011 period, up 2.5% to 26.4%.

The overall percentage of properties which have been void for more than two weeks dropped by 2.2% from full year 10/11 to 36.5%. Of these void periods, *>8 wks to 16 wks* (4.7%) decreased the most, by 1.3%

The average days vacant for all of Scotland was 19 days, 2 days fewer than full year 10/11.



Source: Question 14

Rents, Income & Affordability

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3.1 Average Weekly Rent by Area - General Needs lets only

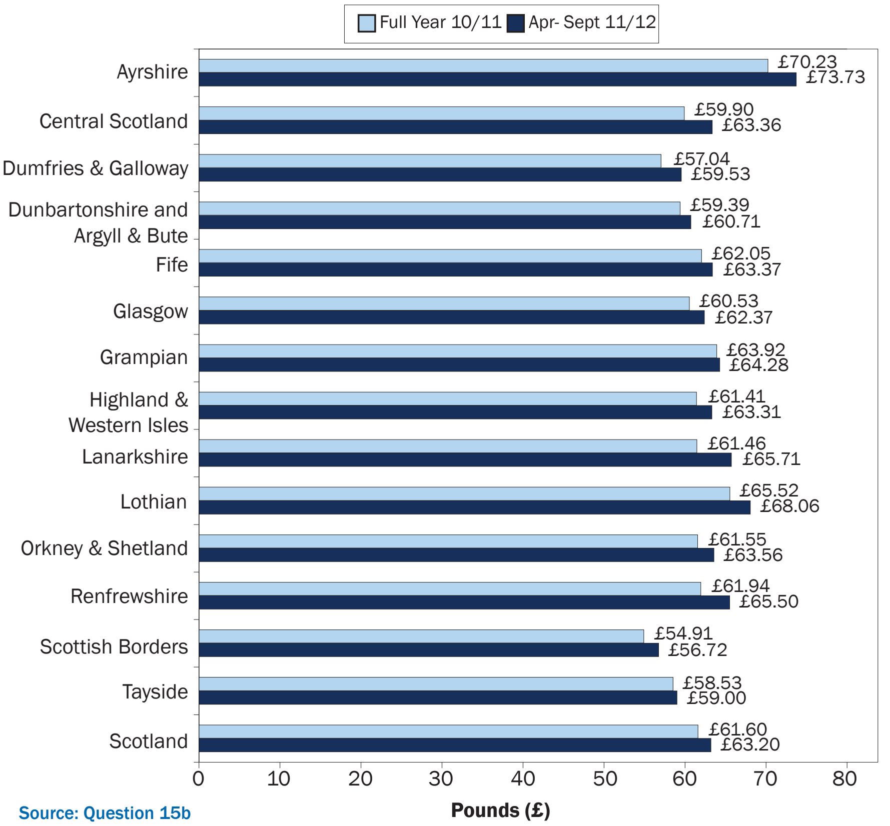
The average weekly rent figures for this chart are for general needs lettings only (84.3% of overall lets) - supported lets have been excluded as there is uneven distribution of supported units throughout the country. This could lead to misleadingly high figures for areas with a high concentration of supported lettings when compared to areas with little or no supported housing.

The average weekly rent increased in all areas for this period compared to full year 10/11. For the whole of Scotland the percentage increase was 2.6%.

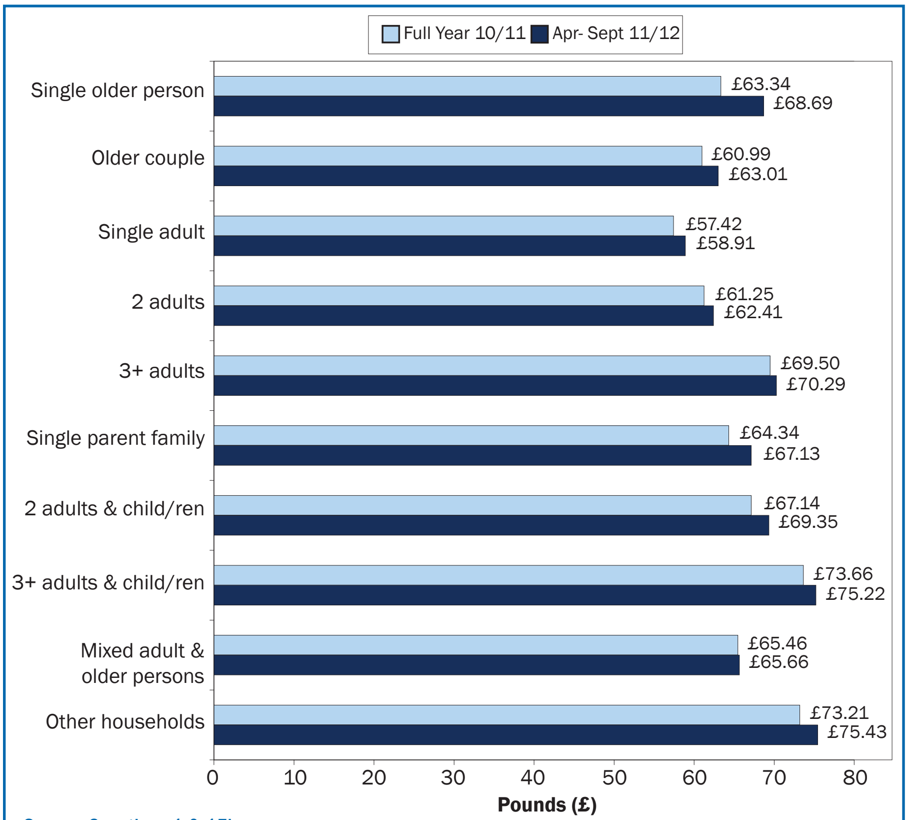
Ayrshire is the area with the highest average weekly rent figure with £73.73 and the highest percentage rise was *Lanarkshire*, rising 6.9% to £65.72.

The lowest average weekly rent was in the *Scottish Borders* region - £56.72.

* The geographical areas used within this report can be found in the Appendix on p14.



Source: Question 15b



Source: Questions 1 & 15b

3.2 Average Weekly Rent by Household Type - All Lets

Weekly rent for all household types has increased compared to those recorded in full year 10/11. The household type with the highest average weekly rent increase was *Single older person* with an 8.5% rise.

The category with the smallest rise was *Mixed adult & older person/s* (£65.66) with a 0.3% increase.

Consistent with previous years, *Single adult* was the category with the lowest average rent figure of £58.91.

The *Other households* category is defined as either - *Single parent family* with *Older Person/s* living with them, *2 adults & child/ren* with *Older person/s* living with them, or *Older person/s* with *child/ren.* This household type recorded the highest rent figure for this period (£75.45) but it should be noted that it accounts for only 0.7% of the April to September lettings.

3.3 Average Weekly Rent by Tenancy Type

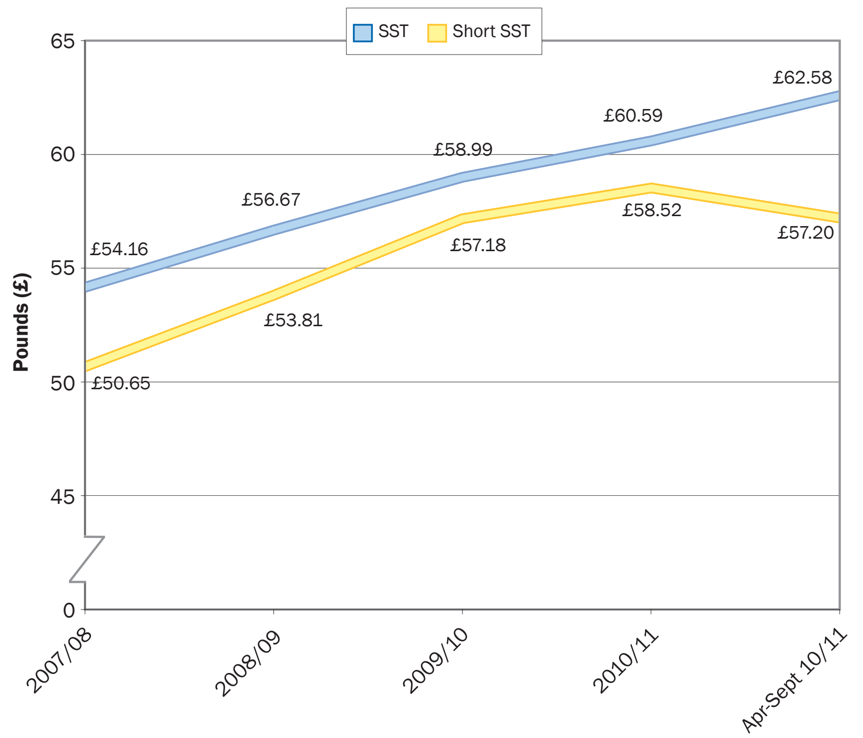
SST (Scottish Secure Tenancies) accounted for the vast majority of lettings recorded in SCORE, 97.4% for April to September 2011, remaining consistent with previous years.

Short SST, (Short Scottish Secure Tenancies), accounted for only 1.4% of lettings - the remaining 1.1% of lets were *Occupancy agreements*.

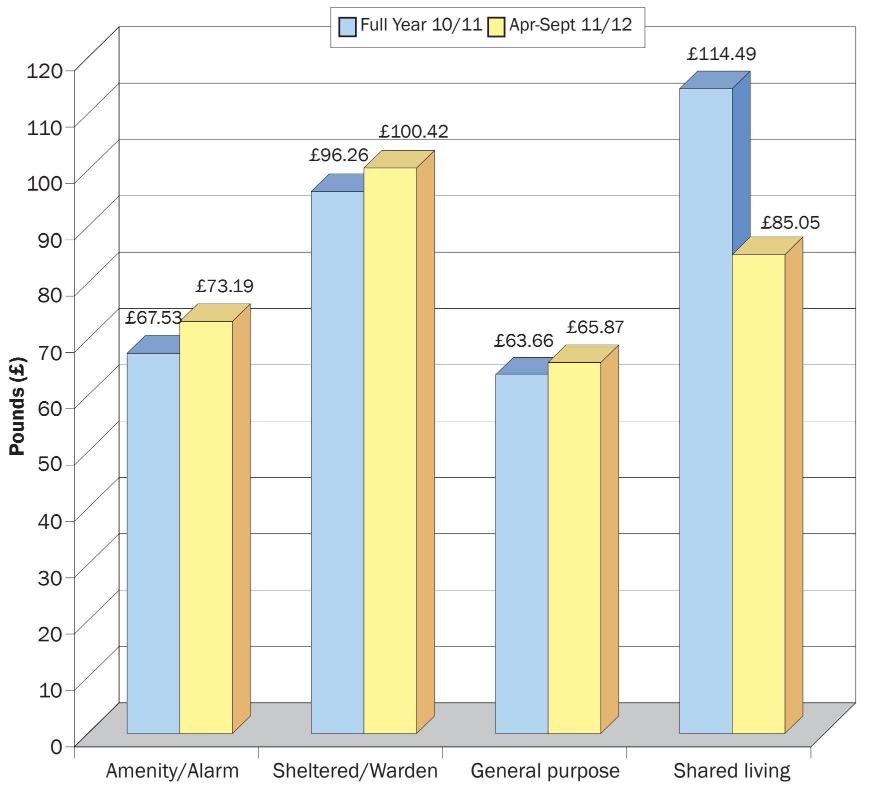
For *SST* lettings the rise in average weekly rent from full year 10/11 was 3.3%, while for *Short SST* lettings there was a fall of 2.3%.

The overall percentage increase in average weekly rent since 07/08 is 15.5% for *SST* and 12.9% for *Short SST.*

Visit www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/management/tenantrights for full definitions of *SST* and *Short SST* tenancies.



Source: Question 15b & Type of Tenancy question



Source: Questions 15e & 12e

3.4 Average Weekly Rent & Charges by Design Type

The lowest average rent & charges figure was for design type *General Purpose* at £65.87 weekly. Properties of design type *General Purpose* (or General Needs) account for the vast majority of lettings recorded in SCORE, 84.3% in 10/11.

The next most commonly recorded design type (9.8%), *Sheltered/Warden* showed a 4.3% increase in average weekly rent to £100.42 and is the highest figure for the April to September 2011 period.

The average weekly rent & charges for the design type *Shared Living* recorded the only drop from the full year 10/11 figure, falling 25.7% to £85.05 (*Shared Living* properties accounted for only 0.3% of lettings in this dataset).

The design type *Amenity/Alarm* (4.9%) showed an 8.4% increase for this period.

Averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

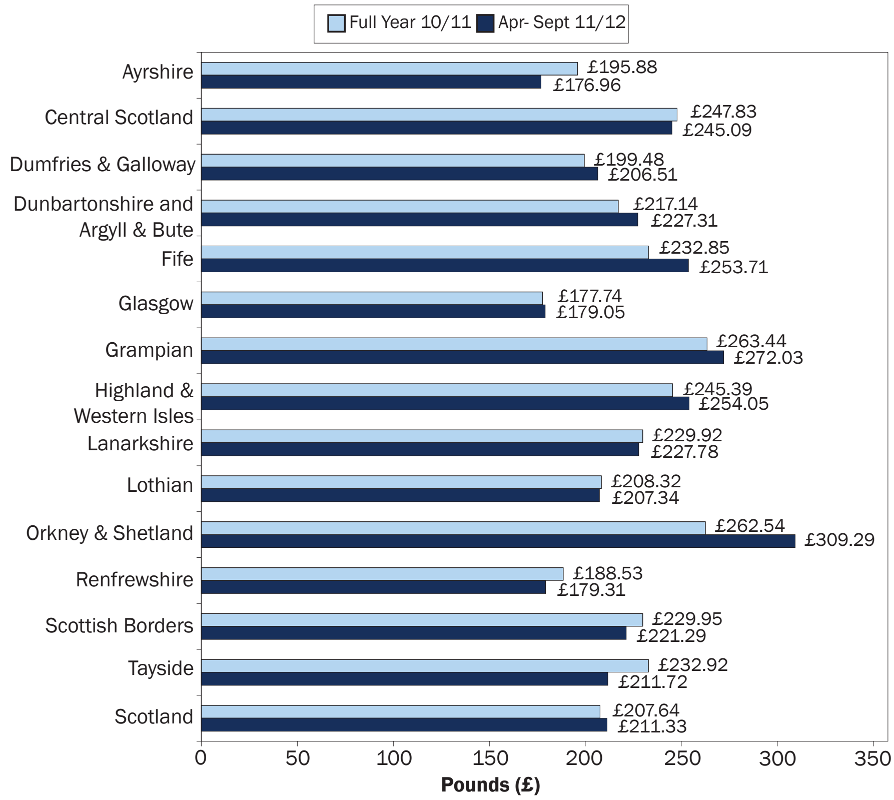
3.5 Average Weekly Household Income by Area

The average weekly income for all of Scotland for this mid-year period was £211.33.

This period reported an increase in the average weekly income in eight of the fifteen regional areas and a 1.8% increase overall for Scotland.

The largest increase compared to the full year 10/11 figures is also this period's overall highest average weekly household income and was in the *Orkney and Shetland* regional area where the average weekly household income increased by £46.75 (17.8%) to £309.29.

The lowest weekly average was recorded for *Ayrshire* at £176.96, also the region with the largest decrease in the average weekly rent figure (9.66%) from full year 10/11.



Source: Question 8

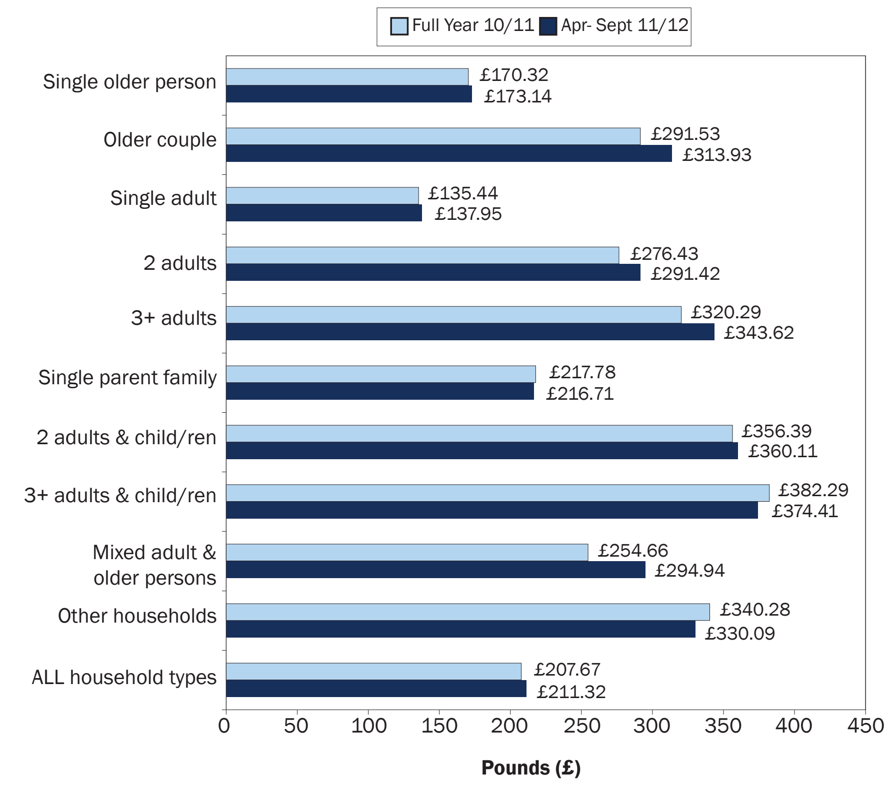
3.6 Average Weekly Household Income by Household Type

There was a 1.8% monetary increase in average weekly household income for ALL household types, £207.67 in full year 10/11 rising by £3.65 to £211.32 this April to September 2011 period.

The highest average weekly household income was for household type *3+ adults & child/ren* at £374.41. The lowest was for *Single adult* households at £137.95, recording a small (1.9%) increase on full year 10/11.

Mixed adult & older person/s was the category that had the highest percentage increase, recording a 15.8% rise to £294.94.

Of the ten household types, three recorded a fall from the full year 10/11 figures. *Other households* dropped 3.0%, *3+ adults & child/ren* 2.1% and *1 adult & child/ren* 0.5%.



Source: Questions 1 & 8

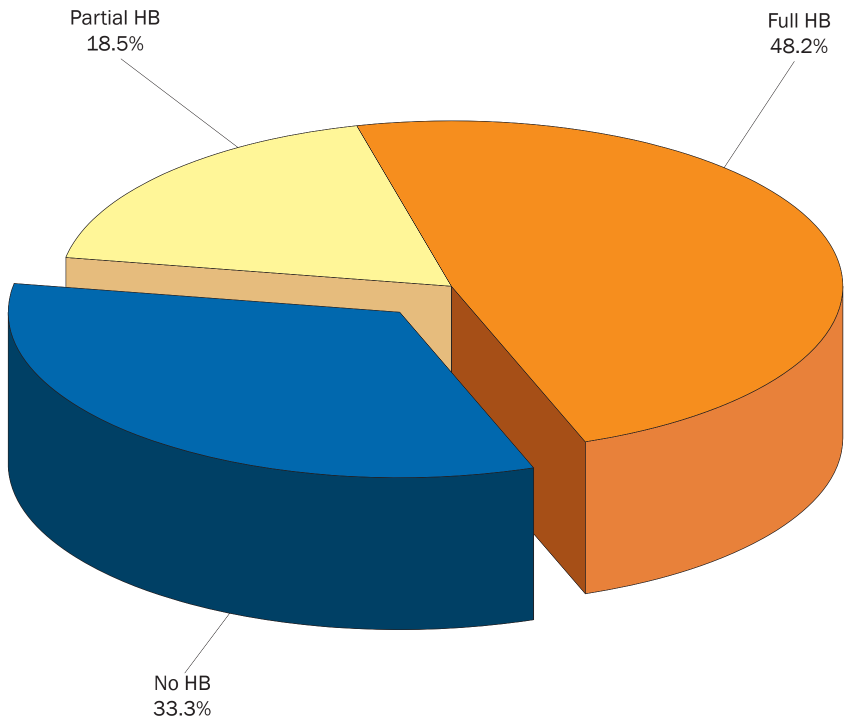
3.7 Housing Benefit Eligibility All Households

Just under half of all households (48.2%) were eligible for *Full Housing Benefit* - this is a 0.8% increase when compared to the full year 10/11 figures.

The percentage of households who were eligible for *Partial Housing Benefit* has fallen by 0.8% from the full year 10/11 figure to 18.5% for this period.

With 33.3%, the percentage of households eligible for *No Housing Benefit* shows a rise of 0.1% from the full year 10/11 figure.

The overall Housing Benefit eligibility percentage (Full and Partial) remained at 66.7% for this mid-year period as the two categories rose and fell by the same amount.



Source: Derived from Questions 1, 8, 9, 10, 11 & 15

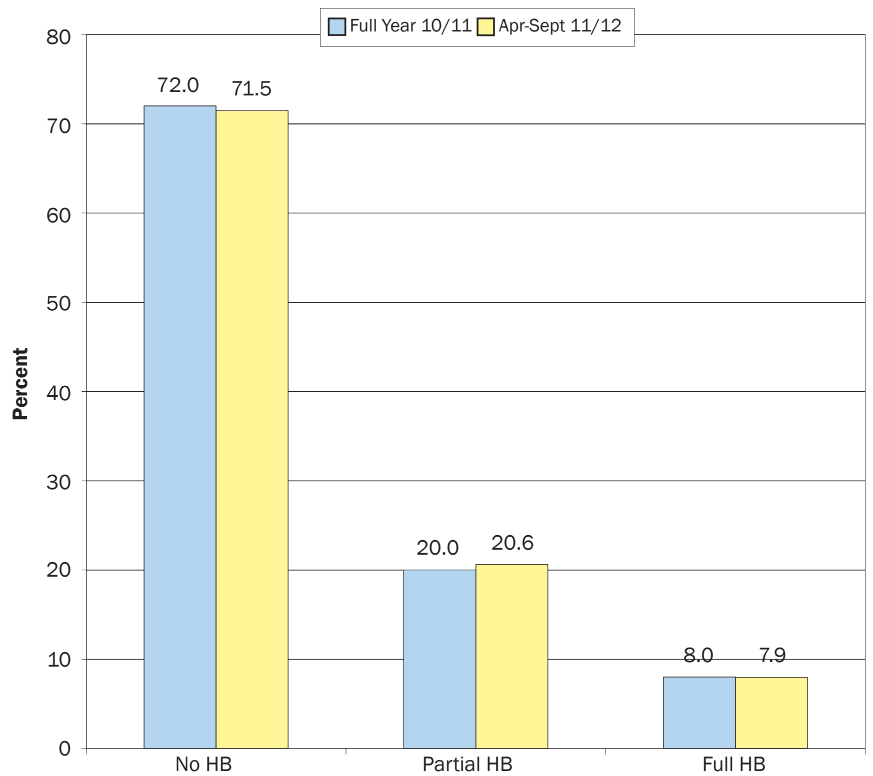
3.8 Housing Benefit Eligibility All Working Households

The percentage of working households who were not eligible for housing benefit (*No HB*) has shown a small change on the full year 10/11 figure, falling by 0.5% to 71.5%.

At 20.6%, the percentage of working households who were eligible for *Partial HB* has risen by 0.6% for this period. The percentage eligible for *Full HB*, has fallen by 0.1% to 7.9%.

Housing Benefit eligibility (Full and Partial) for all working households rose 0.5% from the last full year's figures, with the overall percentage at 28.5%.

The measure of *affordability for all working households* mirrors the results given in this section, as the affordability calculation is derived directly from HB eligibility i.e. for *all working households* the affordability pass rate was 71.5%.



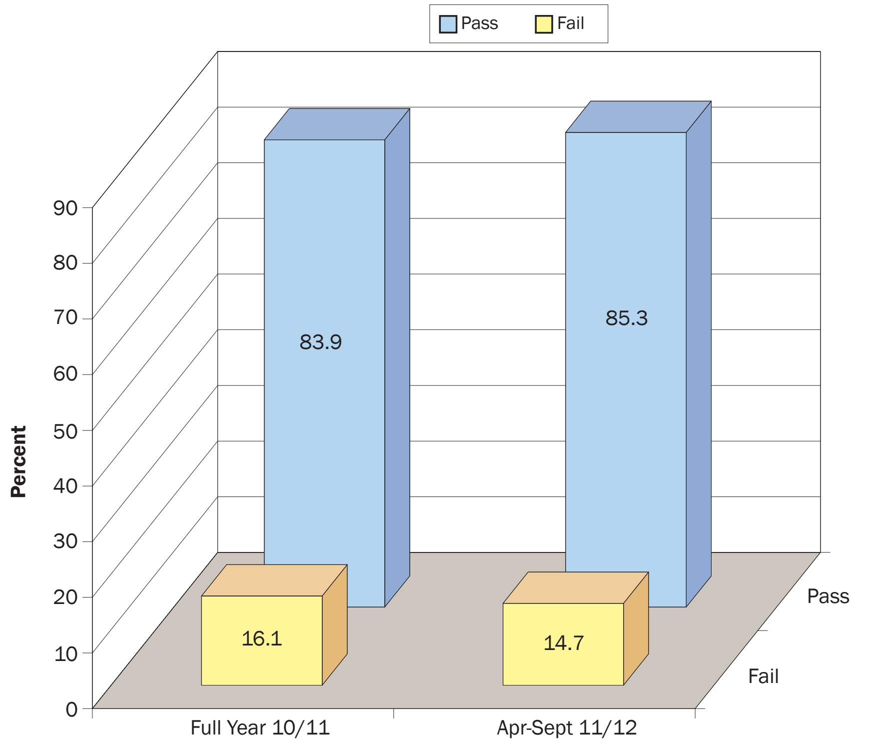
Source: Derived from Questions 1, 8, 9, 10, 11 & 15

Averages and totals from the six month, April to September interim dataset may be subject to revision when the collection year is complete.

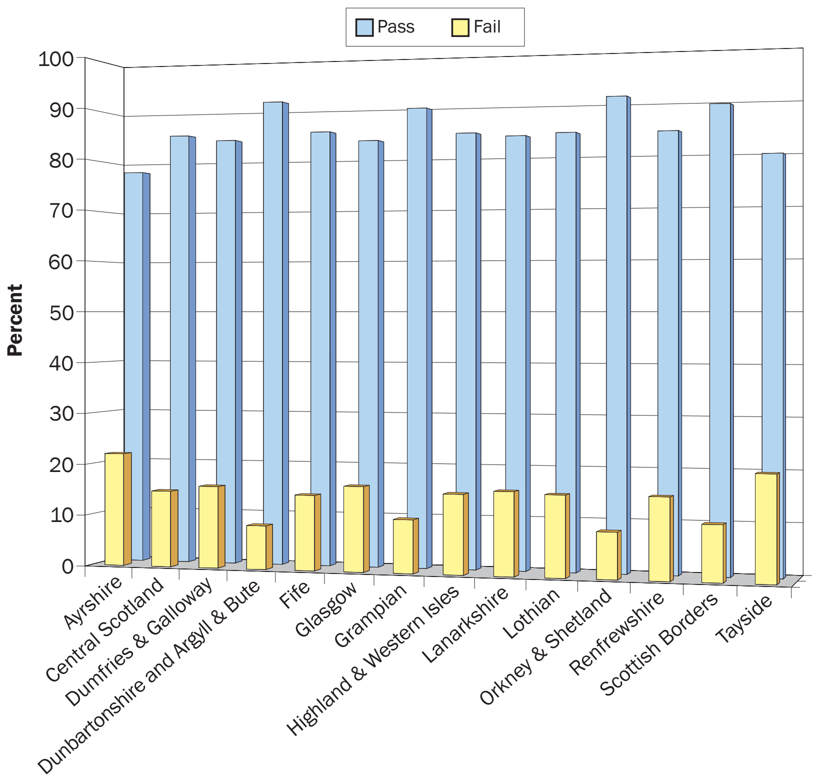
3.9 Affordability Measure Full-time Working Households

The affordability calculation used by SCORE is as defined by the Scottish Federation of Housing Associations (SFHA) - that a member of the household working 35 hours per week or more should have an income which allows the rent to be paid without reliance on Housing Benefit i.e. if you are in full-time employment you should not need Housing Benefit to be able to afford your rent.

For full-time working households, the affordability pass rate has risen by 1.4% from full year 10/11 figures, to 85.3% for the April to September 2011 period.



Source: Derived from Questions 1, 8, 9, 10, 11 & 15



Source: Derived from Questions 1, 8, 9, 10, 11 & 15

3.10 Affordability Measure Full-time Working Households by Regional Area

The *Dunbartonshire and Argyll & Bute* regional area recorded the highest percentage affordability pass rate for full-time working households, at 91.5% - a 1.1% increase. This is closely followed by *Orkney & Shetland* and *Grampian* with 91.1% and 89.7% respectively.

The lowest pass rate for this April to September 2011 period was 78.0% in the *Ayrshire* regional area.

Affordability pass rates were above the national pass percentage of 85.3% in five of the fourteen areas.

The overall percentage spread for affordability pass rates across all areas was 13.5%, with only the *Ayrshire* and *Tayside* regions below 80%.

Scottish Continuous Recording System

4.0 Appendix

The councils which constitute the geographical areas used throughout this report are as follows:

1 Ayrshire
East Ayrshire
North Ayrshire
South Ayrshire

2 Central Scotland
Clackmannanshire
Falkirk
Stirling

3 Dumfries & Galloway
Dumfries & Galloway

4 Dunbartonshire and Argyll & Bute
Argyll & Bute
West Dunbartonshire
East Dunbartonshire

5 Fife
Fife

6 Glasgow
Glasgow

7 Grampian
Aberdeen
Aberdeenshire
Moray

8 Highland & Western Isles
Highland
Comhairle nan Eilean Siar

9 Lanarkshire
North Lanarkshire
South Lanarkshire

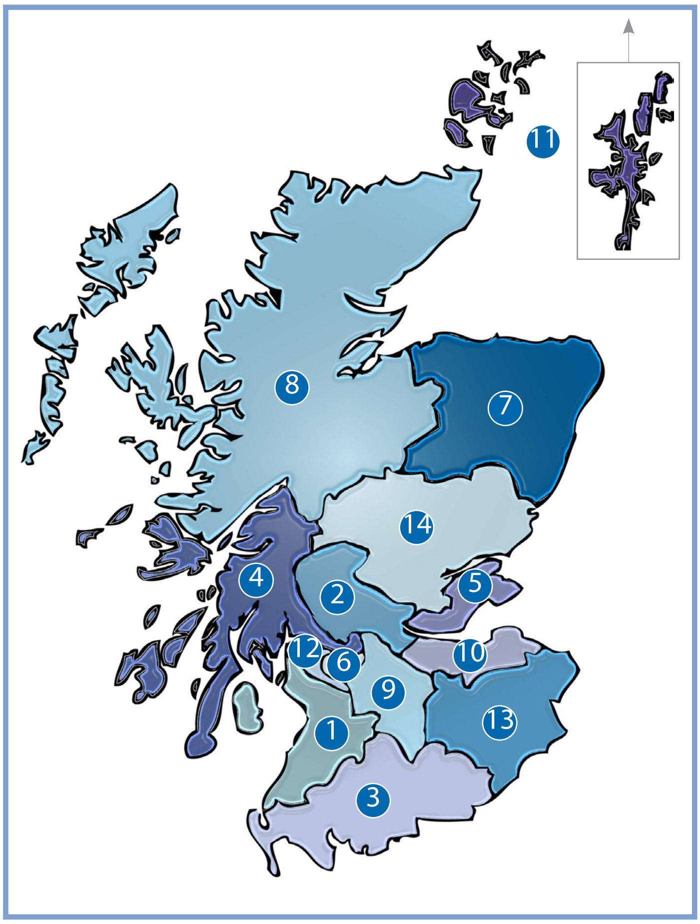
10 Lothian
Edinburgh
East Lothian
Midlothian
West Lothian

11 Orkney & Shetland
Orkney Islands
Shetland Islands

12 Renfrewshire
Inverclyde
East Renfrewshire
Renfrewshire

13 Scottish Borders
Borders

14 Tayside
Angus
Dundee
Perth & Kinross



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, which monitors new tenancies granted by registered housing associations and co-operatives in Scotland.

The project is being extended into the local authority sector over the next few years.

The SCORE Team at St Andrews

- Keith Maynard — Data Officer
- Yvonne Walden — 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 compiled and analysed by:

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ST ANDREWS Centre for Housing Research

The Scottish Government
Riaghaltas na h-Alba