

# SCORE

## Annual Summary Report 2010/2011

### Introduction

Welcome to the SCORE annual summary report produced by the SCORE team in St Andrews.

This report is for 2010/11 and covers all SCORE returns from participating organisations for lettings between 1st April 2010 and 31st March 2011.

The annual summary report contains tables and charts on the same topics as are found in the Annual Digest and the mid-year 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%.

All 2009/10 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.

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### Main Findings

There were 24,981 lets recorded in SCORE for the period 1st April 2010 to 31st March 2011. This represents 90.1% of the total number of all lets in Scotland for this period as recorded in the APSR (27,728).

The average weekly rent, for general needs lettings only, was £61.60 compared to £59.36 for 09/10 - a rise of 3.8% (section 3.1). This increase is in line with the rise in both inflation and household incomes of RSL tenants.

73.6% of all lettings throughout the year were in properties which are flats (section 2.2).

For the whole of Scotland, the average days vacant figure for 10/11 was 21 days (section 2.5).



# The Tenants

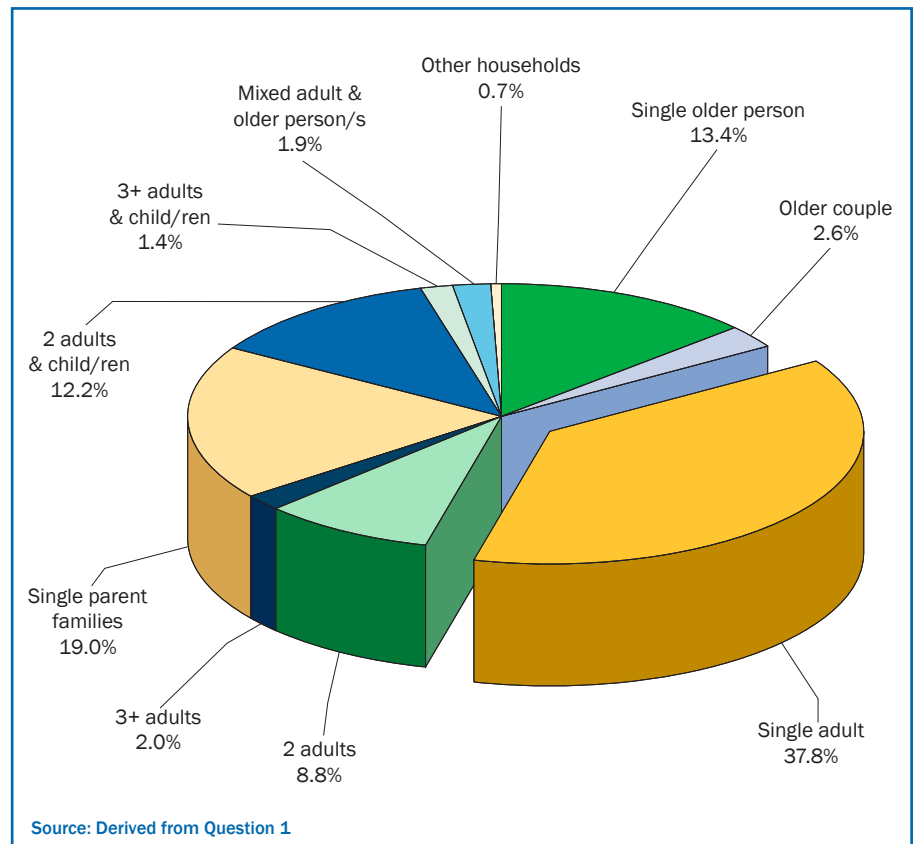
## 1.1 Household Type

At 37.8% *Single Adult* is the most prevalent household type, almost double the percentage of the next highest category.

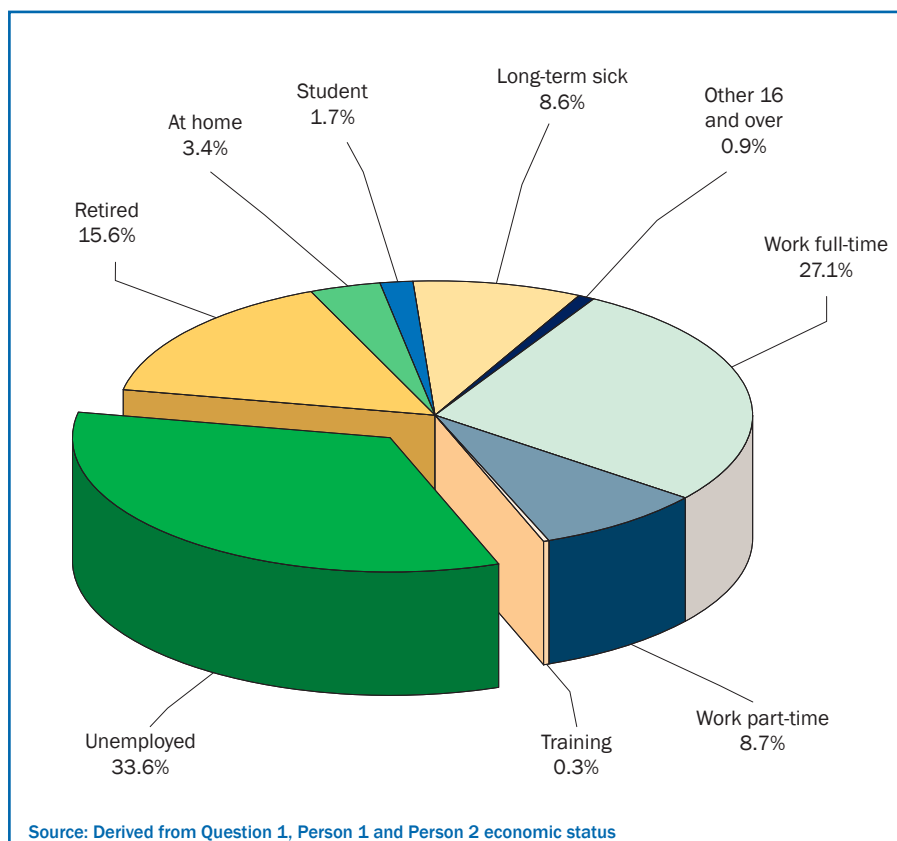
The next largest group housed is *Single parent families* (19.0%), this figure has decreased by 0.8% in 10/11. The other category which contains a single adult in the household is *Single older person* (13.4%). These three categories added together, show that 70.2% of the total SCORE lets were for households containing a single person/parent.

*2 adults & child/ren* (12.2%), households with *2 adults* (8.8%) and *Older couples* (2.6%) together account for just under a quarter (23.6%) of lettings.

The remaining household types account for only 6.0% of all households - the largest of these is the category *3+ adults* with 2.0% - the lowest is *Other households* at 0.7%.



## 1.2 Economic Status of Household



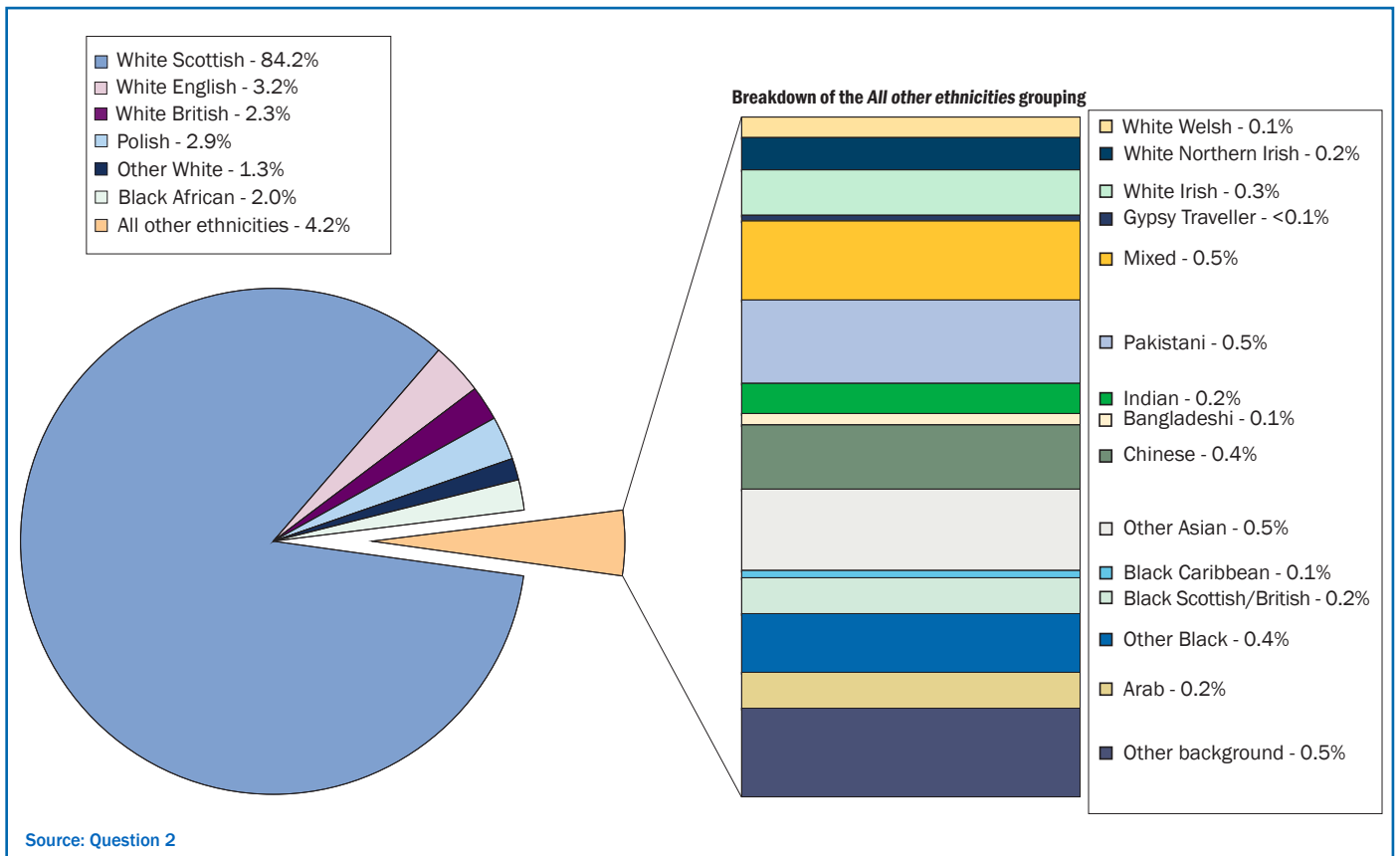
The *Work full-time* category was reclassified for 10/11, whereby a 35+ hour working week rather than a 16+ hour week used previously, is required to qualify as full-time work. This may have contributed to the 3.7% decrease in the *Work full-time* figure (27.1%) coupled with a 4.4% increase in the *Work part-time* category (8.7%).

*Unemployed* is the most commonly indicated household economic status at 33.6% - a decrease of 0.7% on the figure for 09/10.

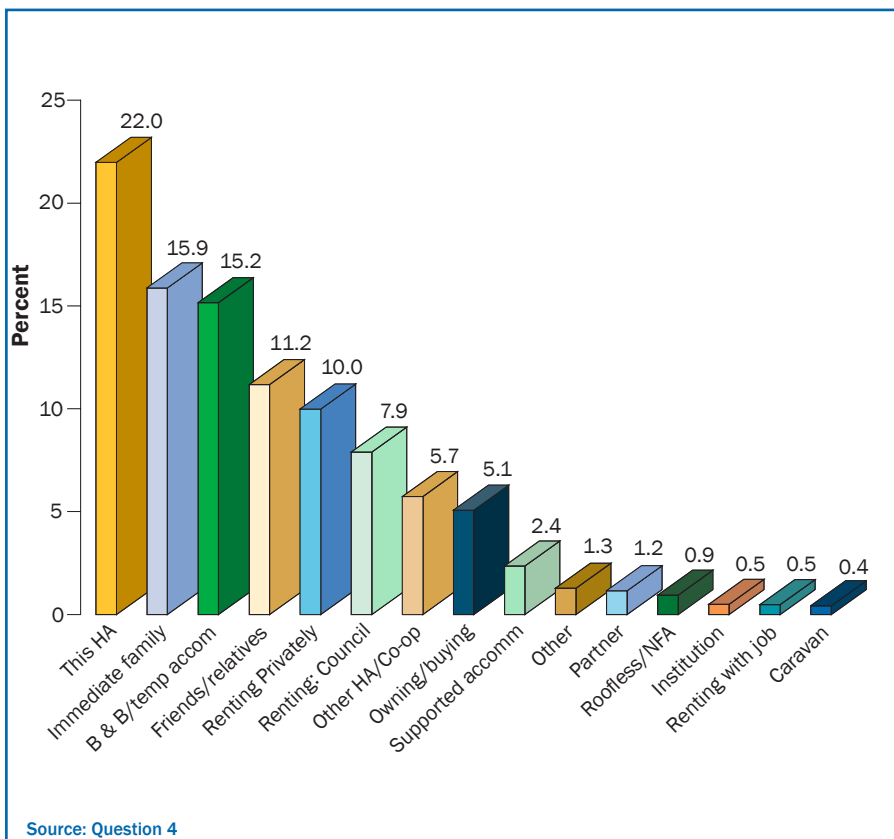
*Training* is again the least used category - only 0.3% of households indicated this as their economic status - followed by *Other 16 & over* at 0.9%.

Of the smaller categories, the one showing the most significant change is *Retired* at 15.6%, rising 0.4% on the 09/10 figure.

### 1.3 Ethnic Origin of Tenant



The vast majority of tenants were *White Scottish* (84.2% - a 2.0% decrease on the 09/10 percentage of 86.2%), followed by *White English* (3.2%) and *Polish* (2.9%), increasing 0.7% and 0.5% respectively on the 09/10 figure. The *All other ethnicities* category comprising of 15 ethnic groups that individually contributed <1.0%, accounted for a total 4.2% of the overall figure.



### 1.4 Previous Living Circumstances of Household

Over one fifth of households (22.0%) listed their previous living circumstance as with *This HA* immediately prior to the letting - a 0.8% increase on 09/10.

15.9% of respondents were living with *Immediate family* - while 11.2% were living with *Friends/relatives* immediately prior to the letting.

*B & B/temp accommodation* has decreased 0.4% to 15.2%, and the other of the five largest categories, *Renting Privately* (10.0%), has also dropped by 0.1%.

The least used category was *Caravan* at 0.4% followed by *Renting with job* and *Institution*, both at 0.5%.

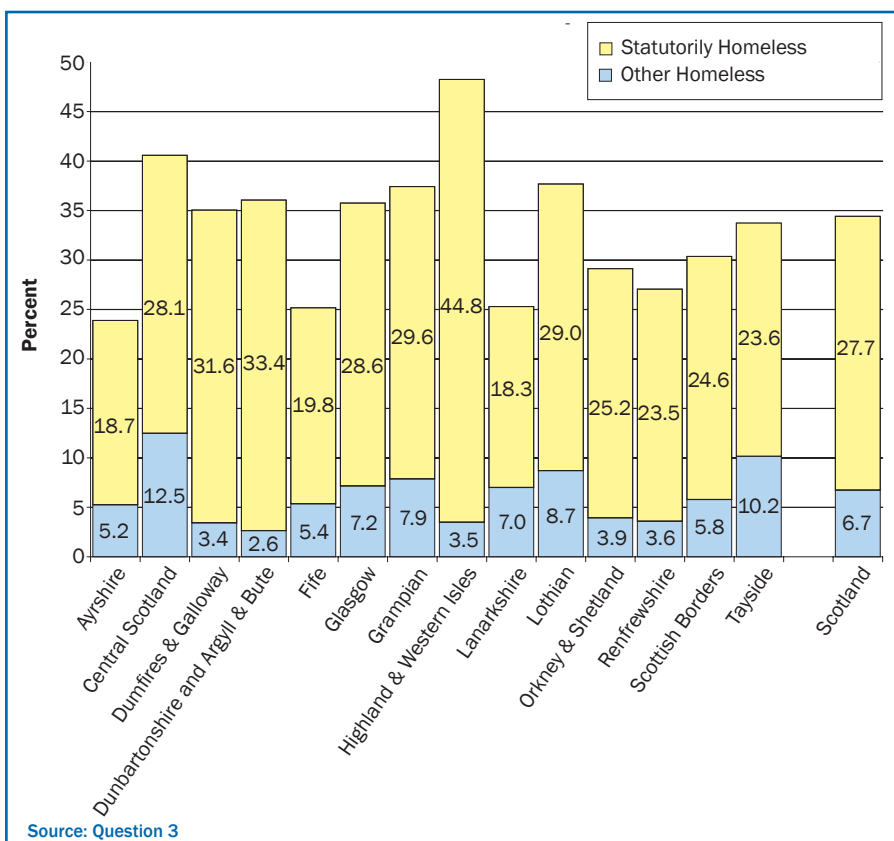
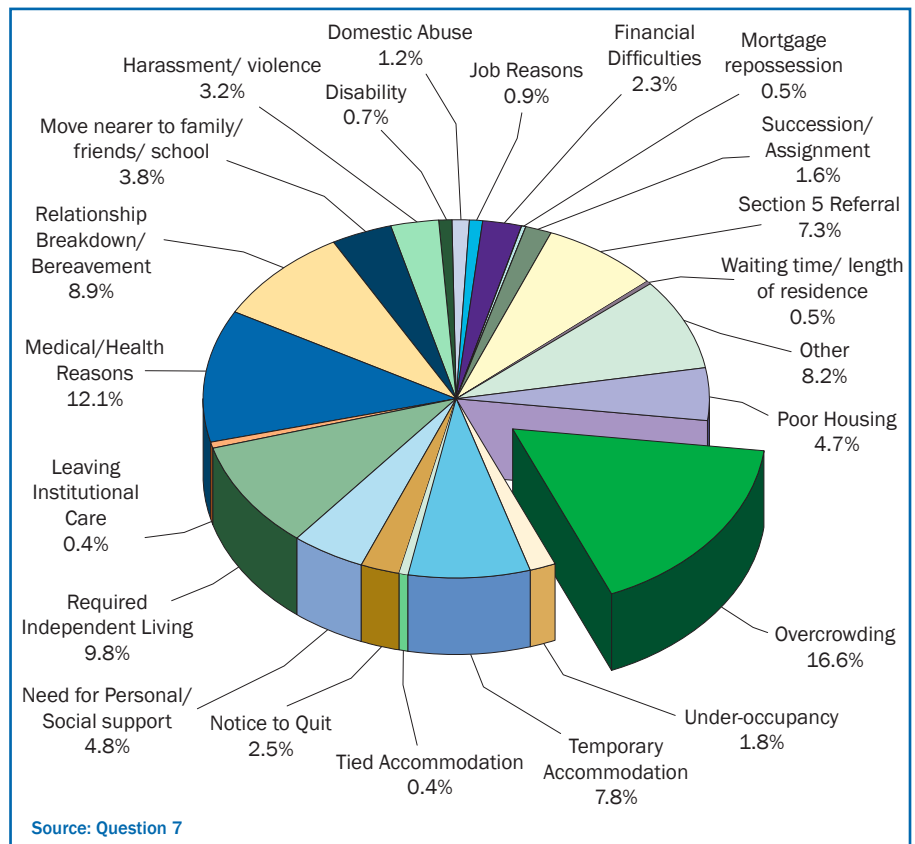
## 1.5 Main Reasons for Rehousing

*Overcrowding* is the most commonly cited option and was given by 16.6% of households as the main immediate reason they required rehousing. It is also the category that has recorded the greatest change on the 09/10 figure, down 1.7%.

The *Other* (8.2%) and *Section 5 Referral* (7.3%) categories show the greatest increase from their 09/10 figures, both with a 1.0% rise.

Slight rises were also recorded in the other larger contributing categories; *Medical/Health Reasons* (12.1%), *Required Independent Living* (9.8%) and *Relationship Breakdown/Bereavement* (8.9%) up 0.6%, 0.3% and 0.1% respectively.

*Tied Accommodation* and *Leaving Institutional Care* accounted for 0.4% making them the lowest.



## 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 fallen slightly by 0.7% from the 09/10 figure, to 27.7% for 10/11. The *Other Homeless* figure (6.7%) has fallen more significantly by 6.1%.

The reported figures between regions have shown significant changes from those in 09/10. *Dumfries and Galloway*, who had the highest figures in both categories in 09/10, recorded the largest changes in both for the 10/11 year. Their *Statutory Homeless* figure (31.6%) is down by 11.6% and *Other Homeless* (3.4%) down 23.9%.

*Highland & Western Isles* recorded the highest *Statutorily Homeless* figure (44.8%) and *Lanarkshire* the lowest (18.3%) in 10/11.

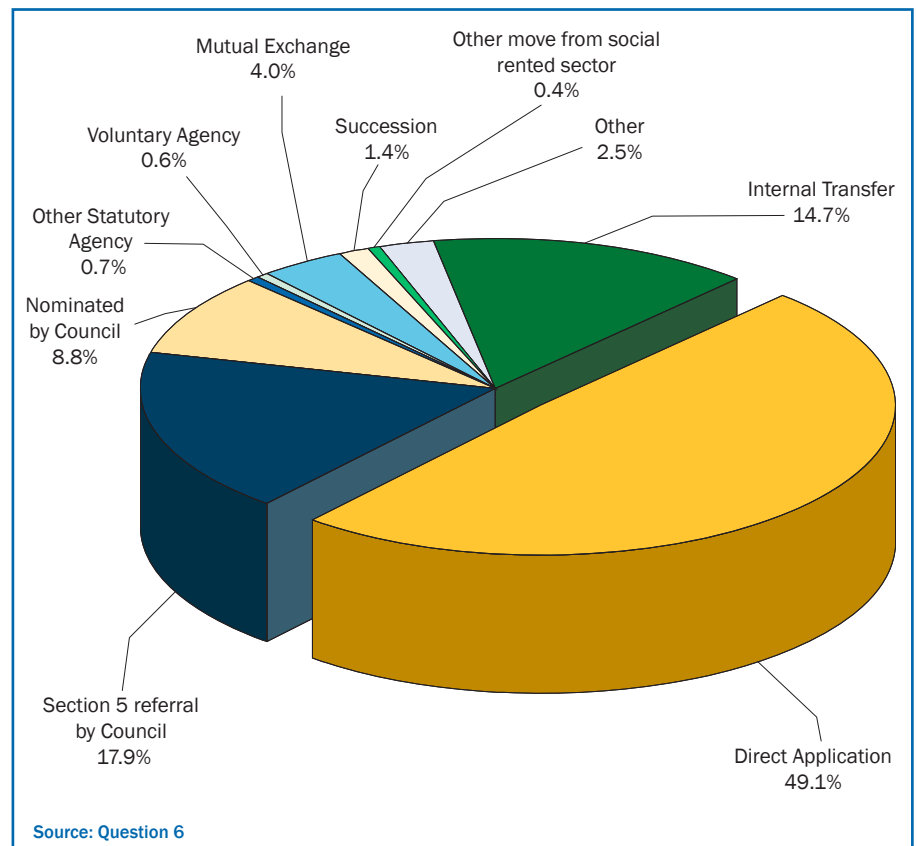
## 1.7 Source of Referral

Almost half of all applicants (49.1%) made a *Direct Application* to be housed by the housing organisation - 0.3% lower than last year.

Over a quarter were either *Nominated by Council* (8.8%) or were *Section 5 Referral by Council* (17.9%) - these being the main referral sources for statutorily homeless households.

14.7% of households indicated *Internal Transfer* as their source of referral, a 0.8% increase on the 09/10 figure.

Of the remaining categories *Mutual Exchange* was the most prevalent being used by 4.0% of respondents - those nominated under *Mobility scheme* was the least used category, indicated by less than 0.1% of households. As this category was not visibly evident on the chart, the label was omitted for clarity.



# Building and Lettings Types

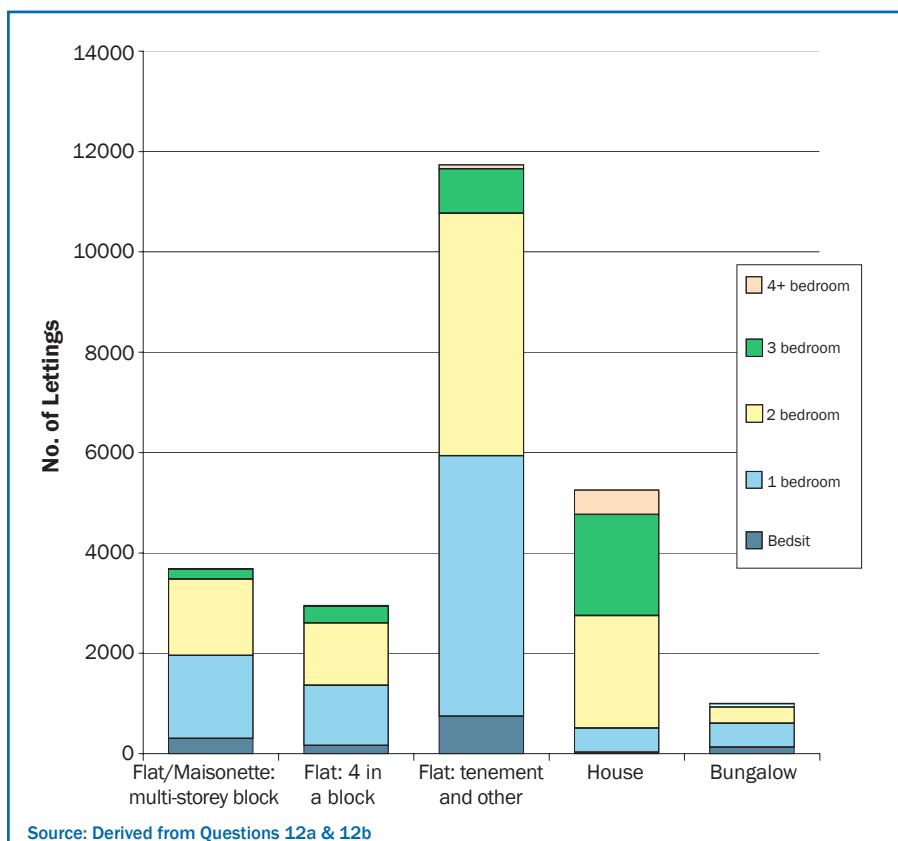
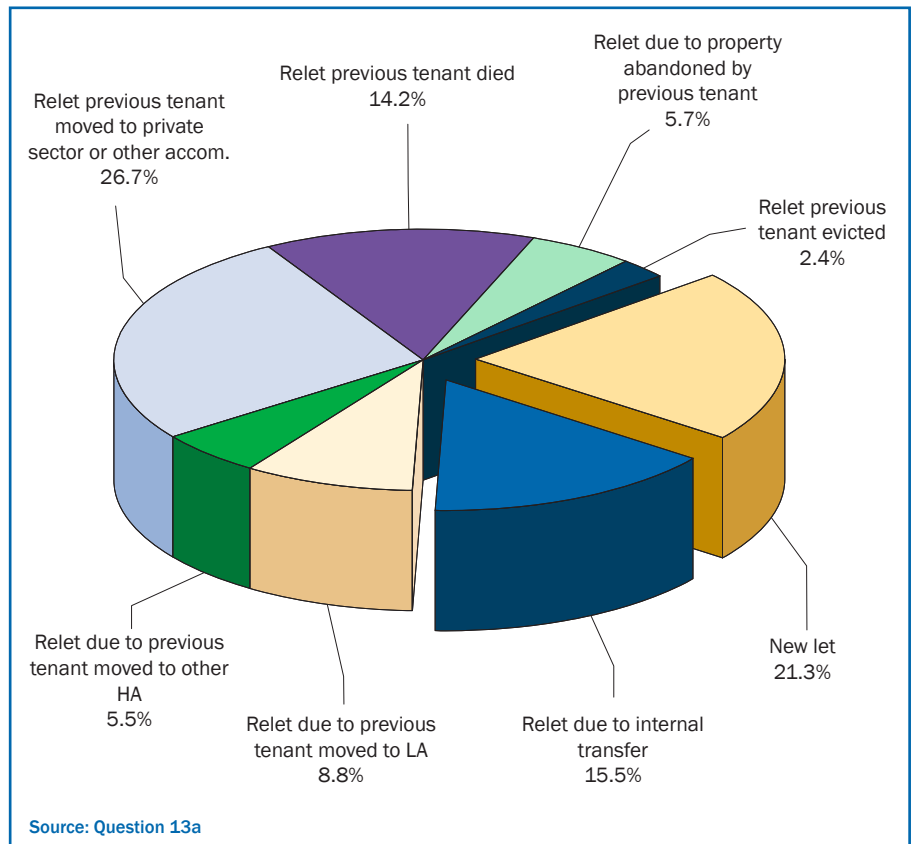
## 2.1 Reason for Vacancy

The most used relet category is *Relet previous tenant moved to private sector or other accommodation* at 26.7%, with the lowest percentage of 2.4% being for *Relet previous tenant evicted*.

The percentage of *New Let* properties (new properties and/or properties being let for the first time) decreased slightly, by 0.6% to 21.3% compared to 09/10. In terms of actual number of lets, there were 773 fewer *New Lets* recorded than last year at 5,320 lettings.

*Internal Transfer* of the previous tenant led to the relet of 15.5% of properties, a decrease of 0.2% from last year.

*Relets* accounted for a total of 63.3% of reasons for vacancy (not including *Internal Transfer*), an increase of 1.6% from the 09/10 percentage.



## 2.2 Dwelling Type

*Flat: tenement and other* accounted for the dwelling type of 47.0% of lettings made this year - next is *House* 21.0%, followed by *Flat/maisonette: multi-storey block* 14.8%, *Flat: 4 in a block* 11.8% and *Bungalow* 4.0%. *Other* dwelling types account for only 1.4% of all lettings and hence were omitted from the chart for the purpose of clarity.

One bedroom (36.6%) and two bedroom (40.9%) properties account for over three quarters of all properties let.

Bedsit properties account for 6.0% of lettings, with a further 14.0% being 3 bedroom and only 2.4% being 4 or more bedrooms.

Flatted properties account for 73.6% of all lettings throughout the year - just under half of which are one bedroom flats (32.2% of total lettings).

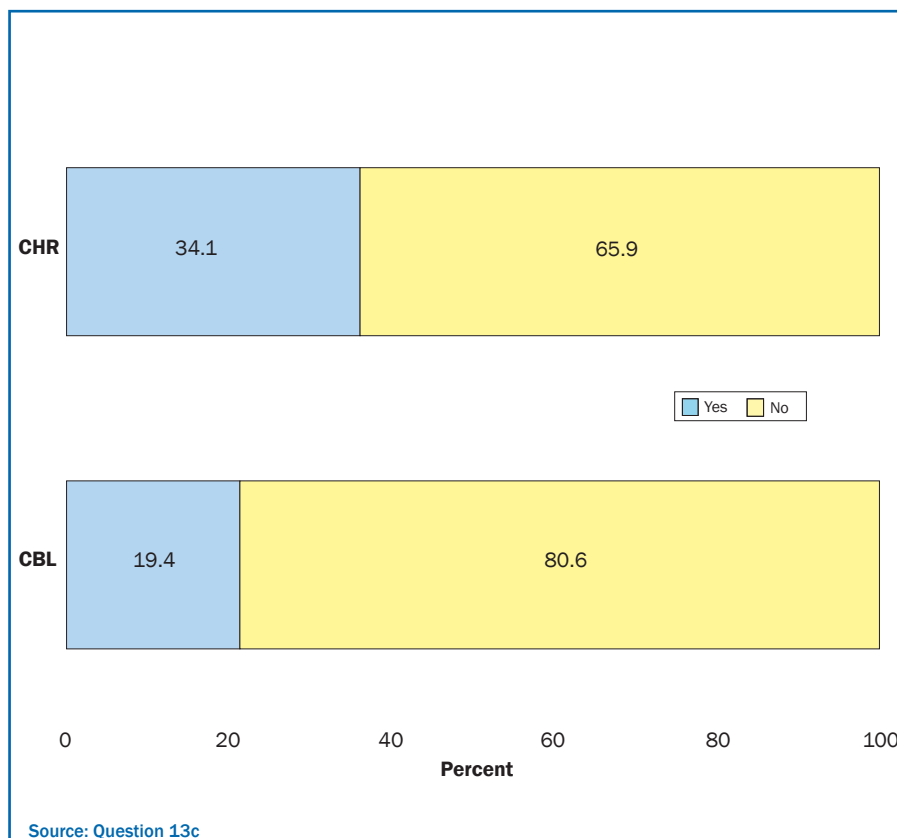
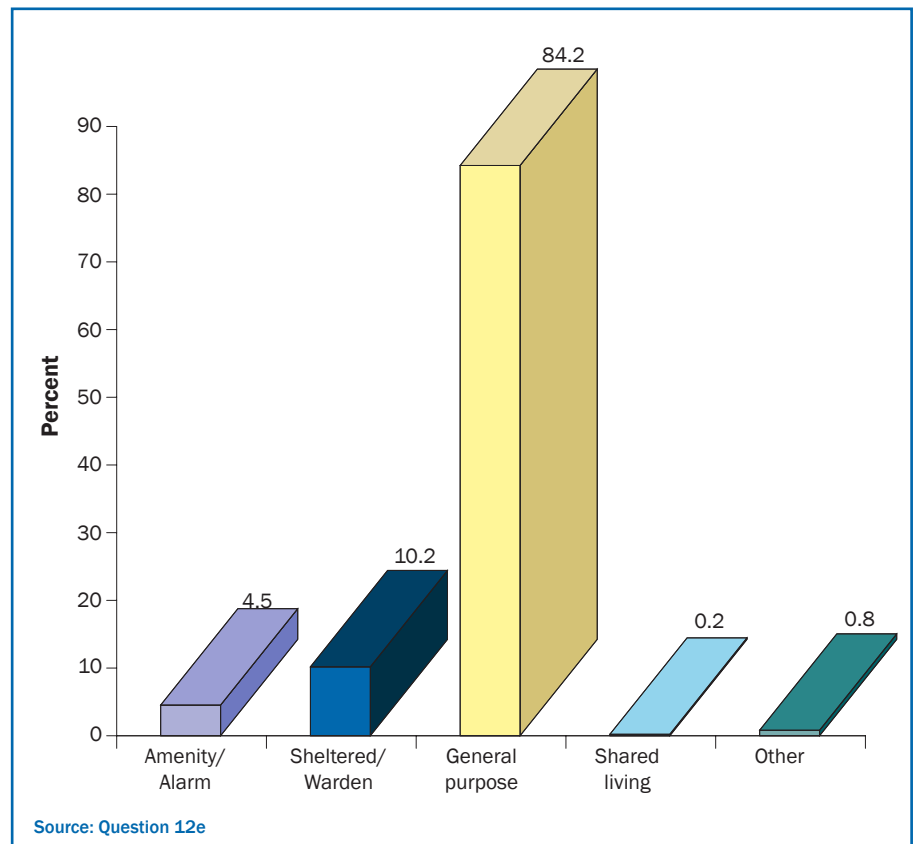
## 2.3 Design Type

The majority of properties let during 10/11 are of design type *General purpose* (84.2% general needs properties), down 0.2% on last year.

Housing of a design type specifically designated for older people accounts for 14.7% of lettings. Of the housing for older people, 4.5% are *Amenity/Alarm* properties with a further 10.2% being *Sheltered/Warden* properties.

Properties specifically designed for *Shared living* account for the lowest proportion of lettings at 0.2%.

0.8% of lettings were in a property whose design type did not fit into any of the provided categories, and hence were coded *Other*.



## 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 3.0% from the 09/10 percentage, to 34.1%.

Those using a *Choice Based Lettings (CBL)* allocation system - which allows households to actively apply for properties that match their assessed requirements - has also risen slightly, by 0.1% to 19.4% this year.

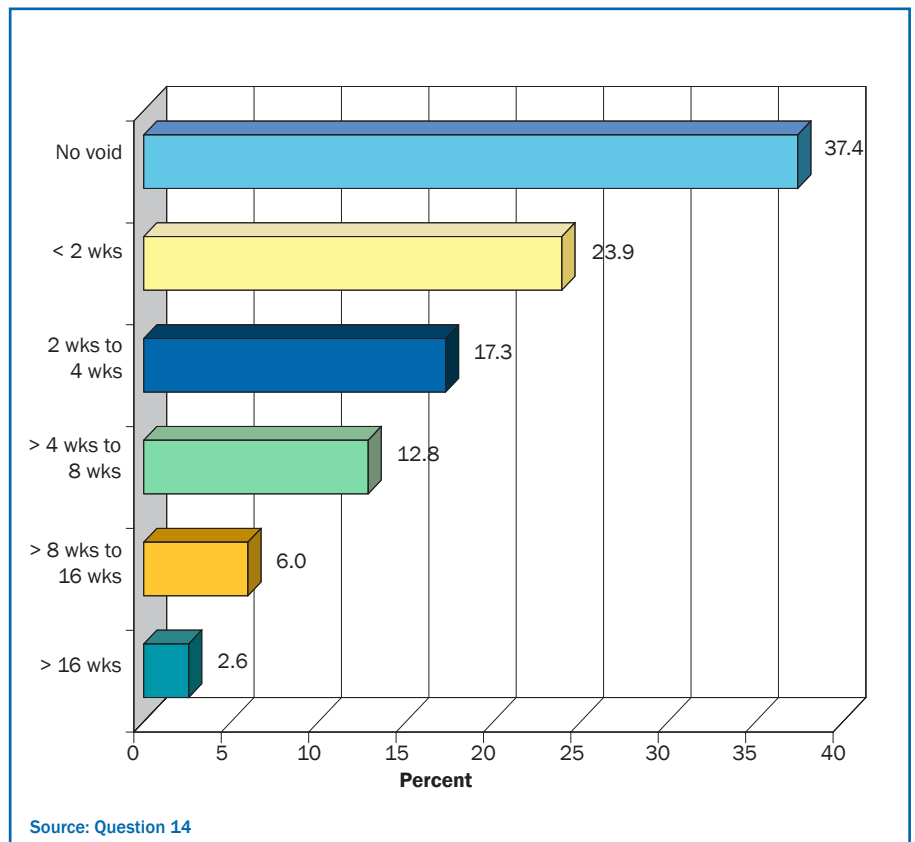
## 2.5 Void Length

The percentage of properties with *No Void* period between lettings increased by 1.1% from 09/10 to 37.4% this year. Properties with a void period of < 2 wks saw an increase of 0.4% from 09/10 to 23.9% for this year.

The percentage of void periods greater than four weeks fell in each of the three categories compared to the 09/10 year. > 4wks to 8 wks (12.8%) fell 0.9%, > 8 wks to 16 wks (6.0%) fell 0.1% and > 16 wks (2.6%) fell 0.4%.

Lettings for properties that were void for 2 wks to 4 wks remained the same as last year at 17.3%.

The overall percentage of properties which had been void for more than two weeks dropped by 1.2% from 09/10 to 38.7%.



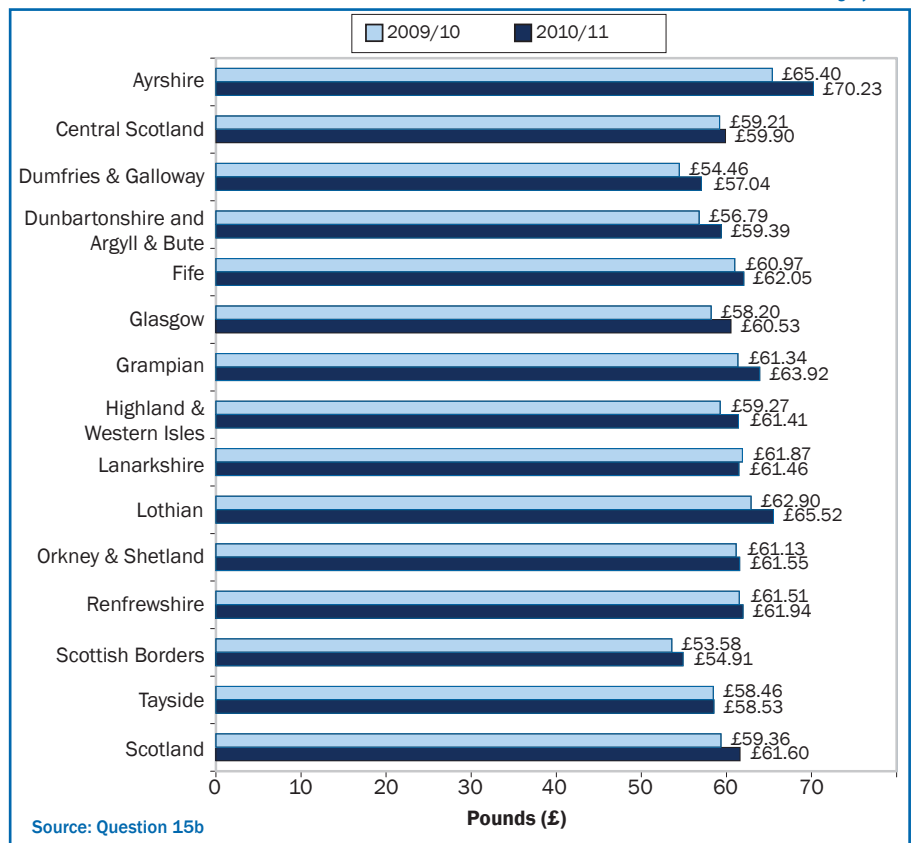
# Rents, Income & Affordability

## 3.1 Average Weekly Rent by Area - General Needs lets only

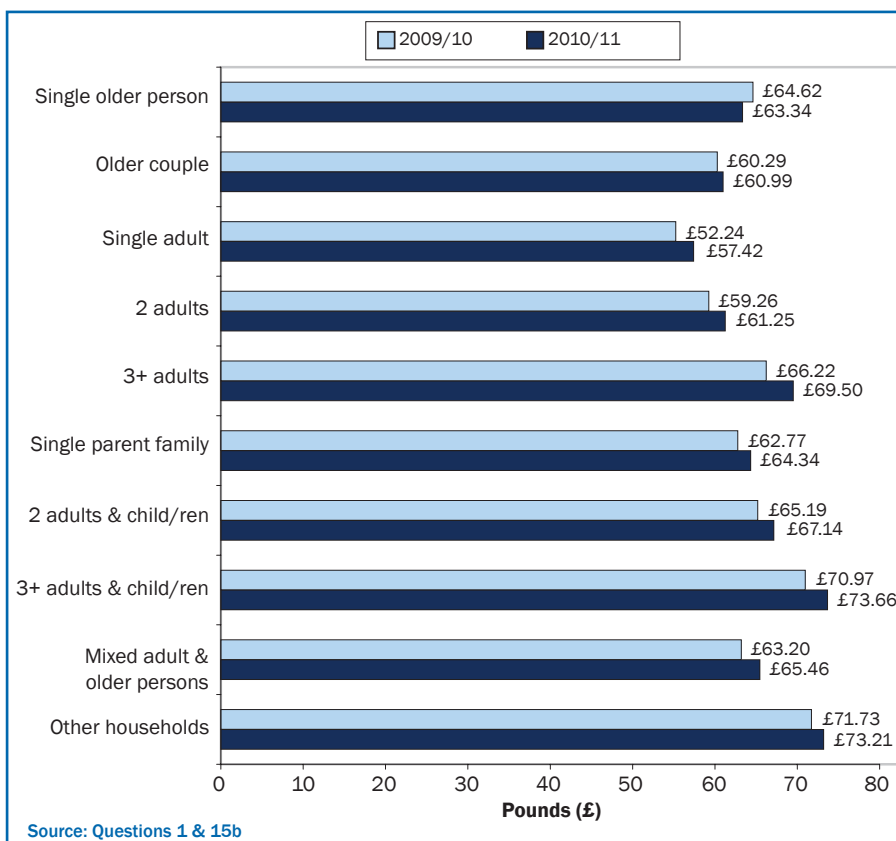
The average weekly rent figures for this chart are for general needs lettings only (84.2% of overall lets) - supported lets have been excluded as there is uneven distribution of supported units throughout the country. This could lead to misleadingly high figures for areas with a high concentration of supported lettings when compared to areas with little or no supported housing.

The average weekly rent increased in all areas apart from *Lanarkshire* where it fell by 0.7% to £61.46. For the whole of *Scotland* the percentage increase from 09/10 was 3.8%.

Ayrshire is the area with the highest average weekly rent figure for the second year running with £70.23. This is also the area with highest percentage increase on last year's average rent figures - 7.4%.



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



## 3.2 Average Weekly Rent by Household Type - All Lets

Weekly rent for all household types has increased at a similar rate to the figures reported in the 09/10 year with the exception of *Single older person* which fell by 2.0%.

The household type with the highest average weekly rent increase was *Single adult* with a 9.9% rise. This category however remains with the lowest average rent figure of £57.42.

The highest average weekly rent figure for the 10/11 year was for the 3+ adults & child/ren category at £73.66.

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 accounts for only 0.7% of this year's lettings.

### 3.3 Average Weekly Rent by Tenancy Type

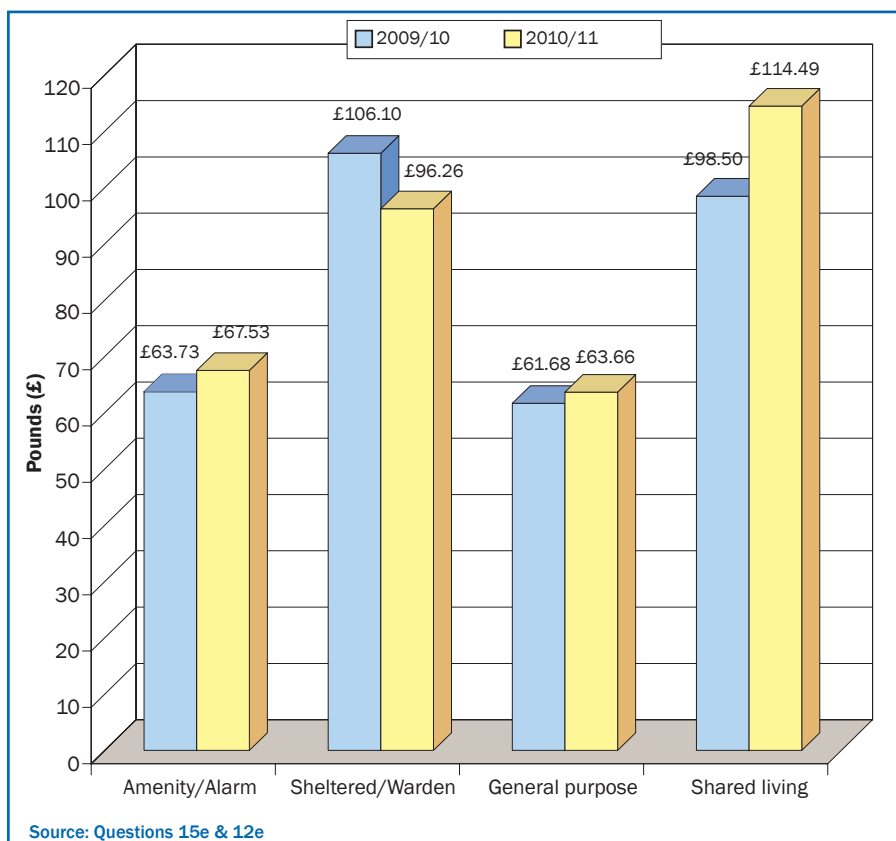
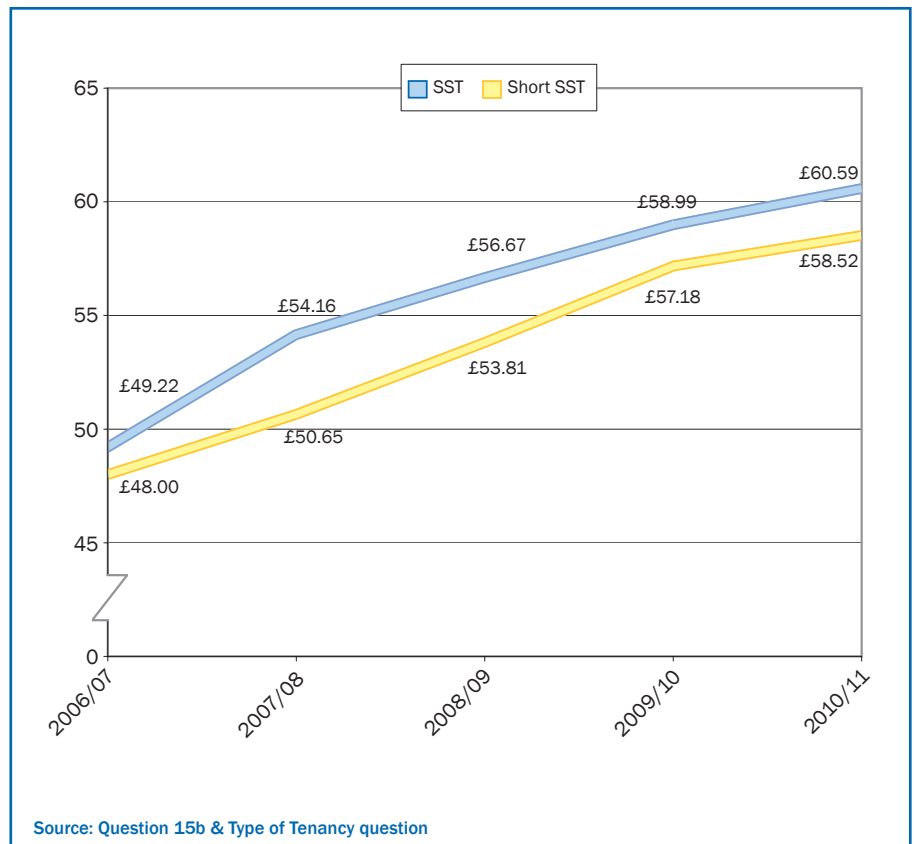
SST (Scottish Secure Tenancies) account for the vast majority of lettings recorded in SCORE, 97.8% for 10/11, remaining consistent with previous years.

Short SST, (Short Scottish Secure Tenancies), account for only 1.3% of lettings in 10/11 - the remaining 0.8% of lets were *Occupancy agreements*.

For SST lettings the rise in average weekly rent from 09/10 was 2.7%, while for Short SST lettings the rise was 2.3%.

The overall percentage increase in average weekly rent since 06/07 is 23.1% for SST and 21.9% for Short SST. Both have risen by approximately £10-£12 since 06/07.

Visit [www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/management/tenantrights](http://www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/management/tenantrights) for full definitions of SST and Short SST tenancies.



### 3.4 Average Weekly Rent & Charges by Design Type

The lowest average rent & charges figure was for design type *General Purpose* at £63.66 weekly. Properties of design type *General Purpose* (or *General Needs*) account for the vast majority of lettings recorded in SCORE, 84.2% in 10/11.

The next most commonly recorded design type (10.2%), *Sheltered/Warden* showed the the only decrease in average weekly rent at £96.26, a drop of £9.84 from last year.

The average weekly rent & charges for the design type *Shared Living* recorded the largest rise from the 09/10 figure, rising 16.2% to £114.49 (*Shared Living* properties accounted for 0.3% of lettings in 09/10 and approximately 0.2% of lettings in the 10/11 dataset).

The design type *Amenity/Alarm* (4.5%) showed a 5.9% increase in 10/11.

### 3.5 Average Weekly Household Income by Area

The average weekly income for all of Scotland was £207.64.

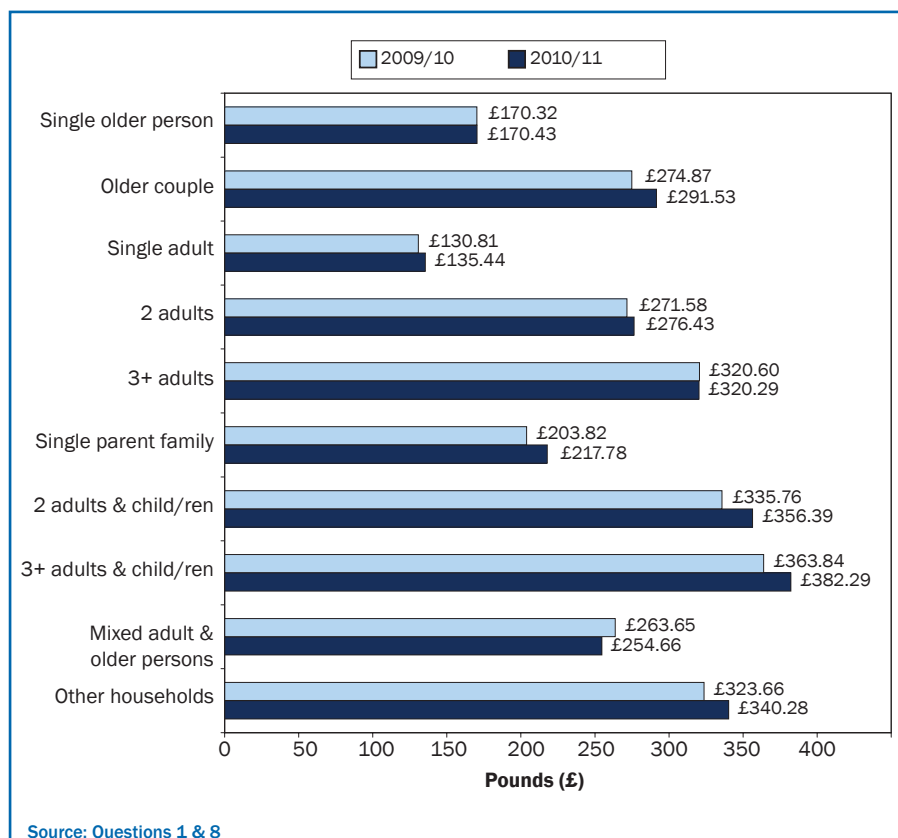
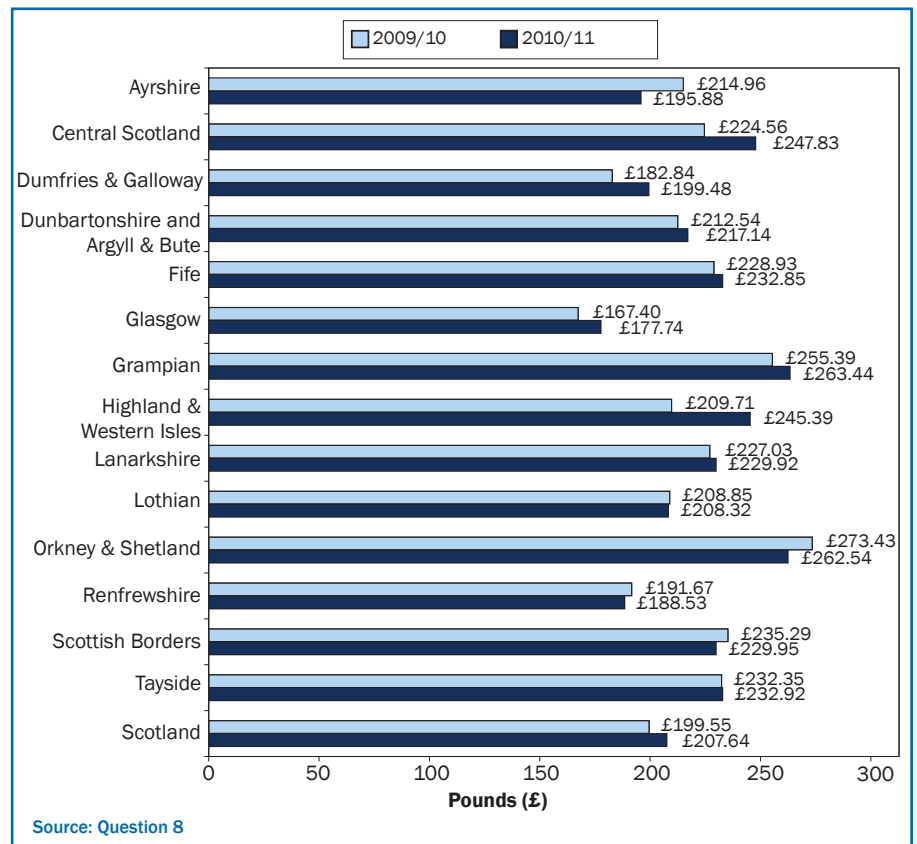
There was a fall in the average weekly income in five regional areas in 10/11.

The *Grampian* region had the overall highest average weekly household income for 10/11 (£263.44).

The largest monetary increase was in the *Highland & Western Isles* regional area where the average weekly household income increased by £35.68 to £245.39.

The largest decrease was in the *Ayrshire* regional area where average weekly household income decreased by £19.08 (8.9%) to £195.88.

The lowest weekly average was recorded for *Glasgow* at £177.74, although this is a 6.2% monetary increase on the 09/10 average.



### 3.6 Average Weekly Household Income by Household Type

There was a 4.1% monetary increase in average weekly household income for ALL household types, £199.58 in 09/10 rising by £8.09 to £207.67 this year.

The highest average weekly household income was for household type *3+ adults & child/ren* at £382.29 - the lowest was for *Single adult* households at £135.44.

*Older couple* and *2 adults & child/ren* were the categories that had the highest percentage increase, both recording a 6.1% rise.

There were two household types that saw a fall in average weekly household income - *Mixed adult & older persons* fell by £8.99 (3.4%) and *3+ adults* fell by £0.31 (0.1%). These household types account for a relatively small proportion of the total lettings recorded in SCORE for 10/11, 1.9% and 2.0% respectively.

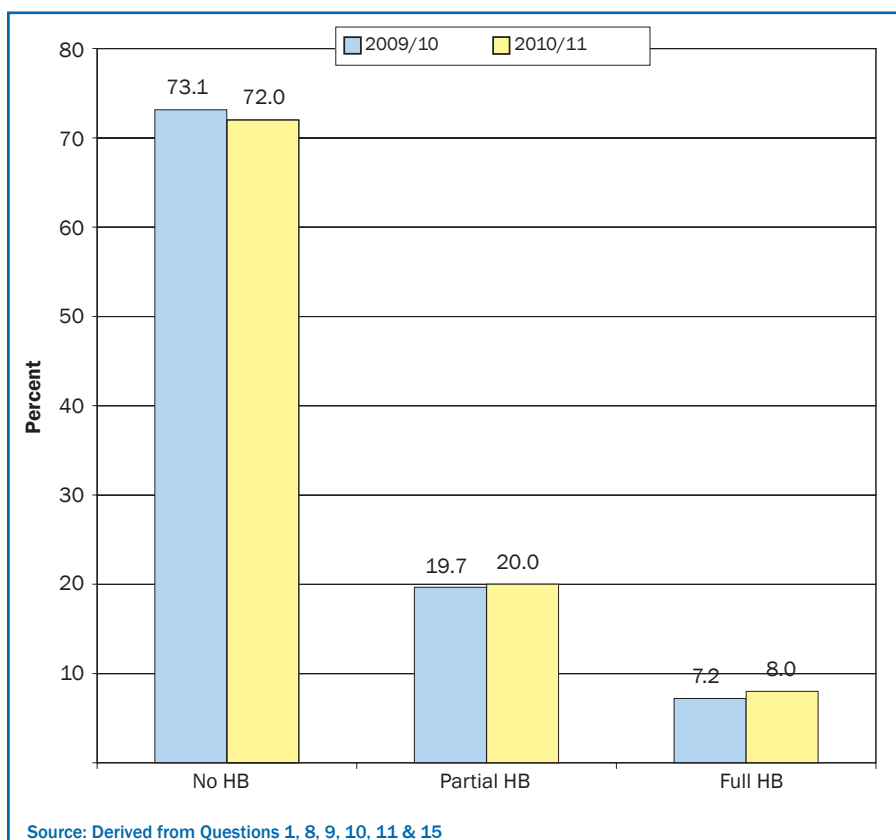
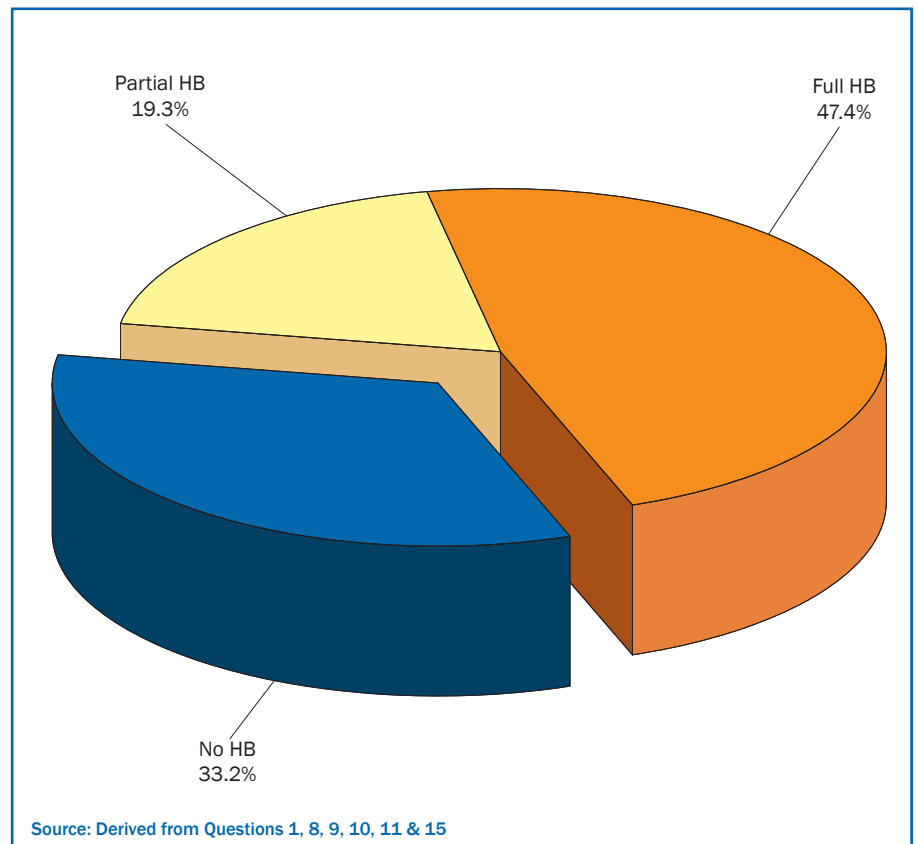
### 3.7 Housing Benefit Eligibility All Households

Just under half of all households (47.4%) were eligible for *Full Housing Benefit* - this is a 1.8% decrease when compared to 09/10 figures.

The percentage of households who were eligible for *Partial Housing Benefit* has risen by 0.7% from the 09/10 figure to 19.3% for this year.

With 33.2%, the percentage of households eligible for *No Housing Benefit* shows a rise of 1.0% from the 09/10 figure.

The overall Housing Benefit eligibility percentage (Full and Partial) fell by 1.1% to 66.7% for 09/10.



### 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 09/10 figure, falling by 0.9% to 72.0%.

At 20.0%, the percentage of working households who were eligible for *Partial HB* has risen by 0.3% from last year. The percentage eligible for *Full HB*, has also risen by 0.8% to 8.0%.

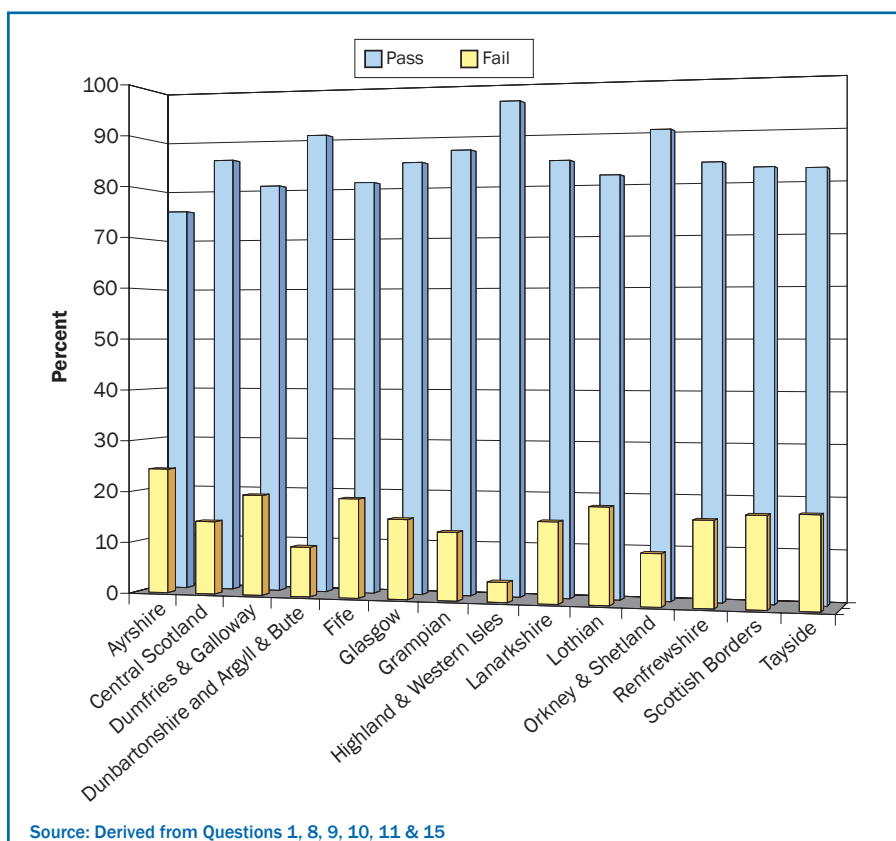
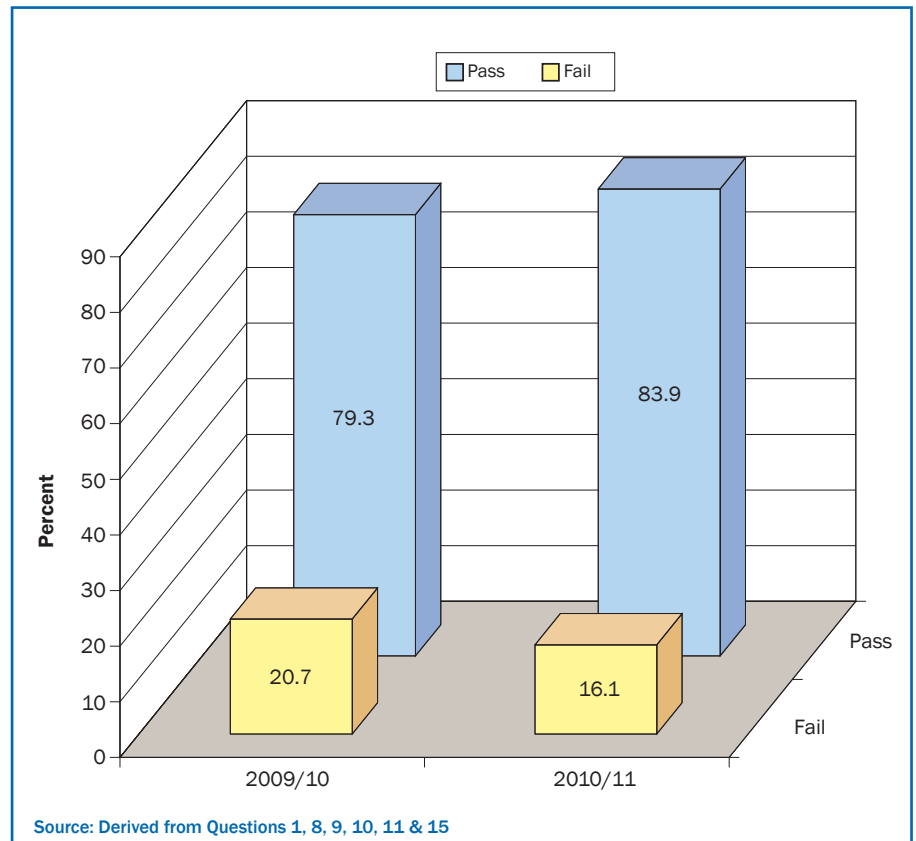
Housing Benefit eligibility (Full and Partial) for all working households rose 1.1% from last years figures, with the overall percentage at 28.0%.

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 72.0%.

### 3.9 Affordability Measure Full-time Working Households

Due to the reclassification of full-time working households (see Section 1.2, p2), it is difficult to draw a direct comparison between this year's figure and previous years. This may have contributed to the 4.6% increase seen in the affordability pass rate for full-time working households to 89.3%.

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.



### 3.10 Affordability Measure Full-time Working Households by Regional Area

The *Highland & Western Isles* regional area recorded the highest percentage affordability pass rate for full-time working households in 10/11, at 96.2% - a 16.2% increase. This is closely followed by *Dunbartonshire and Argyll & Bute* and *Orkney & Shetland* with 90.4% and 90.0% respectively.

The lowest pass rate for 10/11 was 75.6% in the *Ayrshire* regional area.

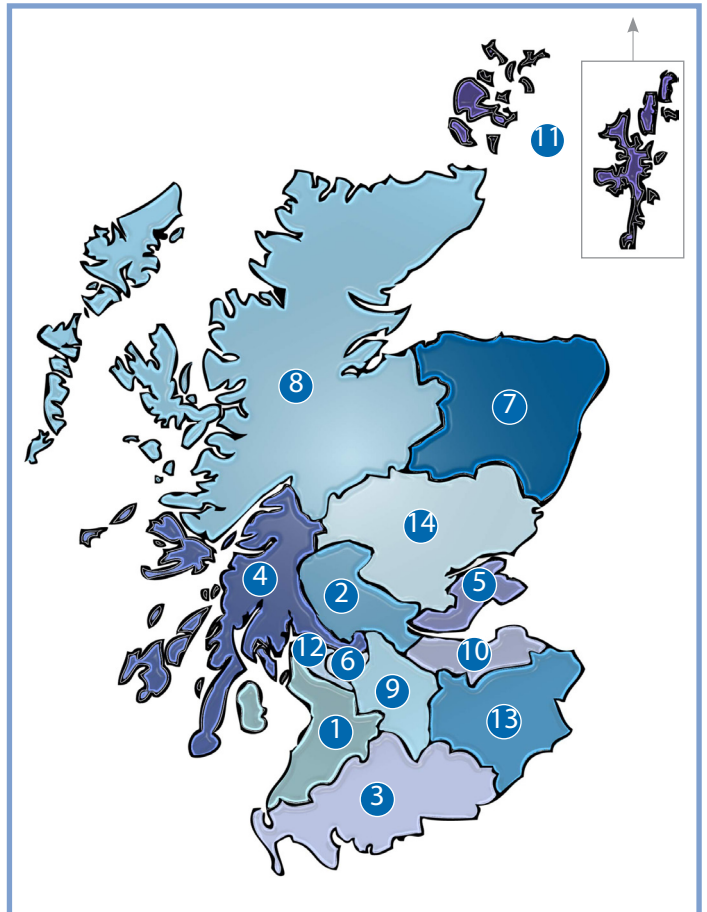
Affordability pass rates were above the national pass percentage of 83.9% in seven of the fourteen areas.

The overall percentage spread for affordability pass rates across all areas was 20.6%, with only the *Ayrshire* region below 80%.

## 4.0 Appendix

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

- |  |  |
|--|--|
| <p><b>1 Ayrshire</b><br/>East Ayrshire<br/>North Ayrshire<br/>South Ayrshire</p> <p><b>2 Central Scotland</b><br/>Clackmannanshire<br/>Falkirk<br/>Stirling</p> <p><b>3 Dumfries &amp; Galloway</b><br/>Dumfries &amp; Galloway</p> <p><b>4 Dunbartonshire and Argyll &amp; Bute</b><br/>Argyll &amp; Bute<br/>West Dunbartonshire<br/>East Dunbartonshire</p> <p><b>5 Fife</b><br/>Fife</p> <p><b>6 Glasgow</b><br/>Glasgow</p> <p><b>7 Grampian</b><br/>Aberdeen<br/>Aberdeenshire<br/>Moray</p> | <p><b>8 Highland &amp; Western Isles</b><br/>Highland<br/>Comhairle nan Eilean Siar</p> <p><b>9 Lanarkshire</b><br/>North Lanarkshire<br/>South Lanarkshire</p> <p><b>10 Lothian</b><br/>Edinburgh<br/>East Lothian<br/>Midlothian<br/>West Lothian</p> <p><b>11 Orkney &amp; Shetland</b><br/>Orkney Islands<br/>Shetland Islands</p> <p><b>12 Renfrewshire</b><br/>Inverclyde<br/>East Renfrewshire<br/>Renfrewshire</p> <p><b>13 Scottish Borders</b><br/>Borders</p> <p><b>14 Tayside</b><br/>Angus<br/>Dundee<br/>Perth &amp; Kinross</p> |
|--|--|







# 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](http://www.scoreonline.org.uk)

The SCORE data used in this report was compiled and analysed by:

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