

PEOPLE, COMMUNITIES AND PLACES

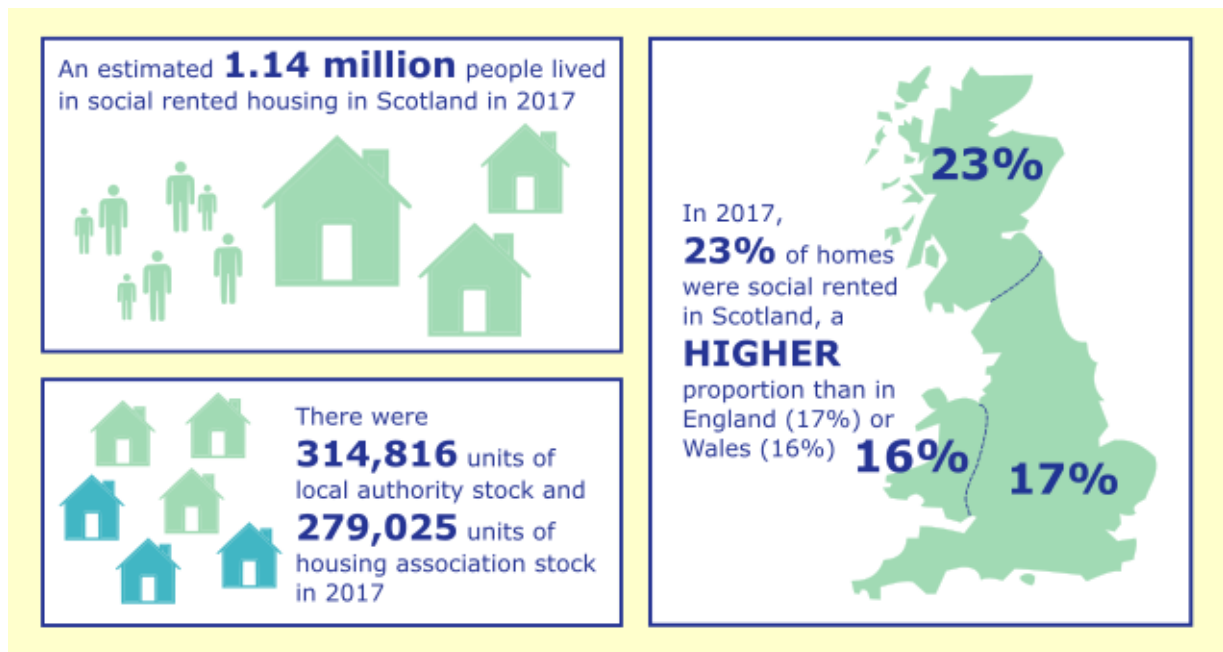
Social Tenants in Scotland, 2017

This is the third annual statistical compendium publication on Social Tenants in Scotland. It presents an overview of social tenants and social rented housing in Scotland for the year 2017, covering information on stock, households, housing flows, and rents and incomes. It includes trend data for earlier years and comparisons to other housing tenures and to other UK countries where possible.

It is based on analysis of a range of existing Official Statistics data sources such as the Scottish Household Survey, the Family Resources Survey, and Scottish Government Housing Statistics, along with figures, not Official Statistics, from the Scottish Housing Regulator Social Housing Charter Indicator Data.

Key Findings:

Number of Social Tenants and Social Housing Stock Provision:

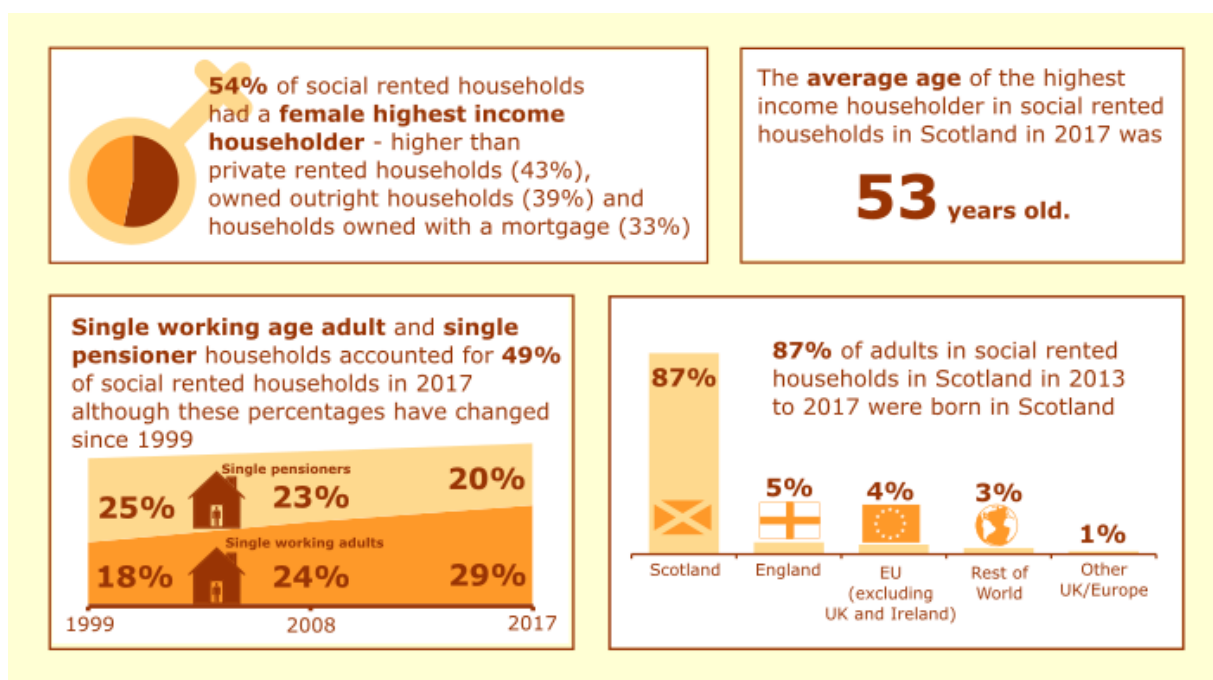


- There were an estimated **1.14 million people living in social rented housing in Scotland in 2017**, a similar figure to the estimated 1.17 million people in the previous year.
- Similar to the previous three years, social rented housing stock in 2016 was provided by **161 housing associations and 26 out of 32 local authorities**.

(With 6 authorities no longer managing housing stock due to previous stock transfers to housing associations).

- **Social rented housing stock in 2017 totalled 593,841 units** (314,816 local authority properties and 279,025, housing association properties), a slight decrease of 791 (0.1%) homes from 594,632 units in 2016.
- **Local authorities generally had a larger size of stock in 2017 compared to housing associations**, with almost two-thirds (65%) of the 26 local authorities having stock levels between 5,001 and 20,000 homes, whilst more than eight in ten (83%) housing associations had stock levels of 2,500 homes or less. There has been little change to this pattern since 2014.
- **69% of housing associations operated in a single local authority area in 2017**, 17% operated in 2 to 5 different local authority areas, whilst the remaining 14% operated across 6 or more local authority areas.
- At a Scotland level **53% of social rented housing stock in 2017 was owned by local authorities**, with **47% being owned by housing associations**.
- In 2017 **Scotland had a higher proportion of social renting stock (23%) compared to both England (17%) and Wales (16%)**.

Characteristics of Social Tenants:

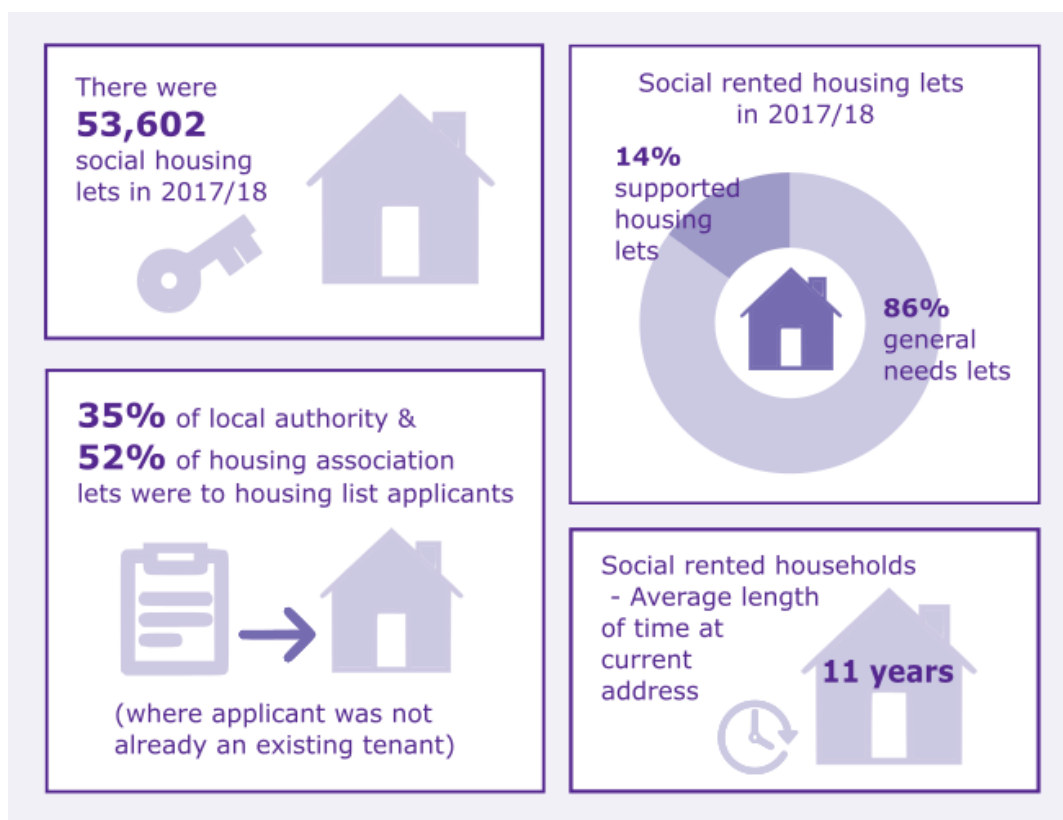


- **29% of social rented households in 2017 were single working age adults**, an increase from 18% in 1999. **20% of households were single pensioners**, a decrease from 25% in 1999.
- **The average age of the highest income householder in social rented housing in 2017 was 53 years**, the same value as the average age in 1999.
- **Social rented households in Scotland in 2017 had a higher proportion of female highest income householders (54%)** than private rented households

(43%), households with the property bought with a mortgage (33%) and households where the property was owned outright (39%).

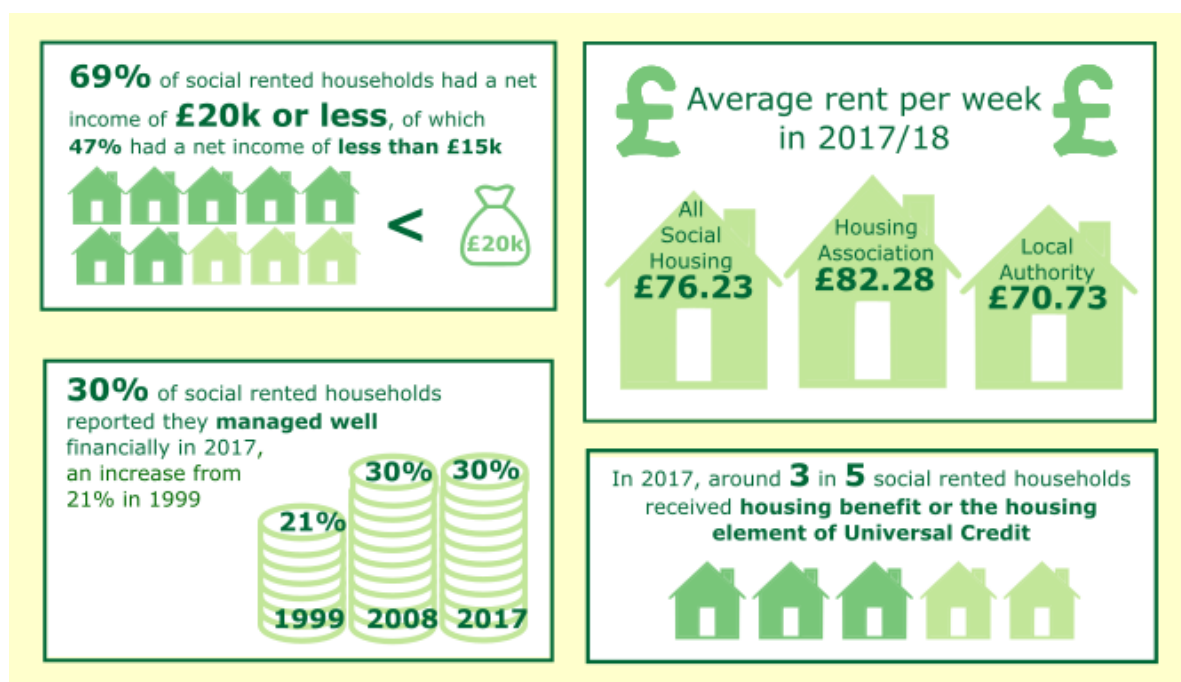
- **38% of adults in social rented households in 2017 were employed** (24% employed full time, 11% employed part time, and 2% self-employed). **25% of adults were retired from work, 12% were permanently sick or disabled, 9% were looking after the home or family, and 9% were unemployed and seeking work.**
- In the period 2013 to 2017, **86% of adults in social rented households stated they were 'White Scottish'**, a higher percentage than private rented households (57%).
- In the period 2013 to 2017, **87% of adults in social rented households were born in Scotland**, 5% were born in England, 4% were born in the EU (excluding UK and Ireland), and 3% were born in the rest of the world.
- In the period from 2013 to 2017, **53% of adults in social rented housing said they had no religion**, an increase on the 45% between 2009 and 2012. The percentage of adults with a Church of Scotland religion decreased over this time period from 29% to 22%, whilst the proportion with a Roman Catholic religion stayed similar from 18% to 17%.
- **3% of adults in social rented households identified as lesbian, gay, bisexual or other** in 2017, compared to 5% of adults in the private rented sector, 2% of adults in households owned with a mortgage, and 1% of adults in households that were owned outright.

Housing Flows:



- In 2017/18 there were a **total of 53,602 social rented housing lets**, an increase of 678 lets, or 1%, on the 52,924 lets in 2016/17, although the number of lets has fallen by 7% over the period from 2013/14 to 2017/18.
- In 2017/18 **48% of lets were by local authorities, and 52% were by housing associations**. This compares to local authorities having 53% of all social rented housing stock as at March 2017.
- **35% of lets by local authorities in 2017/18 were to housing list applicants**, compared to **52% of lets by housing associations**. (Where applicants were not already existing tenants).
- In 2017/18 **90% of local authority lets and 82% of housing association lets were general needs lets**.
- **Adults in social rented households in Scotland in 2017 had been at their current address for an average of 11 years**, a slightly shorter average time than in 1999 (12 years).
- Local authority properties were **on average empty for 34.3 calendar days** before being re-let in 2017/18. Housing association properties were **on average empty for 27.2 calendar days**.
- **For social rented households in Scotland in which an adult had moved into the address within the last 12 months in 2016, almost half of adults (45%) had a previous address which was also social rented**. 22% had a previous address that was rented privately and 21% had a previous address that was their parental/family home.

Housing Costs and Income:



- The **average weekly rent for a social sector property in Scotland in 2017/18 was £76.23**, an increase of 2.4% on the previous year. Housing association rents averaged £82.28 per week, 16% higher than local authority rents of £70.73.

- In 2017/18, the **£70.73 average weekly local authority rent in Scotland was around 18% lower than in England (£86.71), and around 16% lower than in Wales (£84.65)**. The **£82.28 average weekly housing association rent in Scotland was around 14% lower than in England (£95.59), and around 6% lower than in Wales (£87.10)**.
- **69% of social rented households in 2017 had a net income of £20k or less**, which compares to 46% of private rented households, 46% of households owned outright and 14% of households buying with a mortgage.
- **Across the period 2015/16 to 2017/18, social rented households in Scotland spent an average of 24% of their net income on housing costs**. This figure compares to equivalent figures of 27% for private rented households, 8% for households owning their property with a mortgage and 3% for households owning their property outright. (Note that housing costs include rent gross of Housing Benefit, as well as water rates and service charges where applicable. Net income relates to all household income after personal taxes and council tax have been netted off. See Section 5 for further details of how this percentage figure has been calculated).
- **34% of social rented households in Scotland spent more than 30% of their net income on housing costs in the period 2015/16 to 2017/18, lower than the equivalent figures of 49% for England and 48% for Wales**.
- **59% of social rented households received Housing Benefit in 2017, with a further 2% receiving the housing element of universal credit. This compares to 21% of private rented sector households receiving Housing Benefit, with a further 2% receiving the housing element of universal credit**.
- For households claiming Housing Benefit, **social rented households had on average 94% of the value of their housing costs covered by Housing Benefit (calculation based on a median ratio figure)**, which compares to **83% for private rented households**.
- In 2017, **30% of social rented households in Scotland stated that they managed well financially, an increase from 21% in 1999**.

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Section 1 - Background

This is an annual Official Statistics compendium publication that presents an overview of social tenants and social rented housing in Scotland in the calendar year 2017. Where source data is available on a financial year basis then figures are presented for the 2017/18 financial year, or 2016/17 where later years are not yet available. This publication includes trend data for earlier years and comparisons with other housing tenures and with other parts of the UK where possible.

The publication is based on analysis of a range of existing Official Statistics data sources such as the Scottish Household Survey, the Family Resources Survey and Scottish Government Housing Statistics collected from local authorities, along with figures, not Official Statistics, from the Scottish Housing Regulator Social Housing Charter Indicator Data, as well as various comparable data and reports for England, Wales and Northern Ireland where these are available.

Note that the Scottish Household Survey and Family Resources Survey are both sample surveys, and therefore some differences over time or between different groups of households may be due to sampling variation rather than being statistically significant differences. In some cases it has been necessary to combine several years of data in order to produce results to a level of precision useful for the analysis. Throughout this publication any differences highlighted in the text between particular sets of figures are based on statistically significant differences. Other differences seen in charts and tables, particularly small differences, should be treated with caution as these could reflect sampling variation rather than real differences. Further information on the samples sizes of these surveys per year is available in Annex A on Data Sources Used.

The main users of this publication are likely to include those involved in social housing policy and practice, researchers, tenants, social landlords, and other individuals with an interest in social tenants and social rented housing. The publication also helps to fill the gap in information available about social housing tenants following the cessation of the Scottish Government SCORE data collection and publication on housing association new lets, which ran up to and including the year 2014/15. Further information on the cessation of the previous Scottish Government SCORE data collection, including final results for 2014/15, is available at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/SCORE>.

The publication is not intended to cover the detail of new house building starts and completions or affordable housing supply – these figures are reported separately each quarter in Housing Statistics for Scotland Quarterly Updates at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS> and in the annual Affordable Housing Supply Programme (AHSP) Outturn Reports at <http://www.gov.scot/Topics/Built-Environment/Housing/investment/ahip>.

Other analytical reports on social housing that may be useful to refer to alongside this statistical publication include:

- Scottish Government Annual Housing Statistics Key Trends on provision and management of local authority housing¹
- Scottish Government Scottish Household Survey 2017 Annual Report Chapter on Housing².
- Scottish Government House Condition Survey Key Findings Report 2017³ contains a range of further information on the quality and energy efficiency of housing stock in Scotland, with local authority level reports also available⁴.
- The UK Collaborate Centre for Housing Evidence (CaCHE) Social Housing Policy Group Reports on Social Housing in Scotland⁵, Social Housing in Wales⁶, and Social Housing in Northern Ireland⁷.
- The UK Housing Review 2018⁸, edited by Heriot Watt University, along with the associated Autumn 2018 Briefing Paper⁹.

This publication has been developed taking into account views from stakeholders such as the feedback gained from attending two Scottish Federation of Housing Associations (SFHA) Management Forums in 2016. We are keen to receive any further feedback on this publication, particularly on any additions or improvements that could be made for future publications. Please get in touch with us at housingstatistics@gov.scot or contact us on 0131 244 7234.

Charts and Reference Tables are available as Excel downloads.

¹ <https://www2.gov.scot/Topics/Statistics/Browse/Housing-Regeneration>

² <https://www.gov.scot/publications/scotlands-people-annual-report-results-2017-scottish-household-survey/pages/4/>

³ <https://www.gov.scot/publications/scottish-house-condition-survey-2017-key-findings/>

⁴ <https://www2.gov.scot/Topics/Statistics/SHCS/keyanalyses>

⁵ <https://housingevidence.ac.uk/publications/social-housing-in-scotland/>

⁶ <https://housingevidence.ac.uk/publications/social-housing-in-wales/>

⁷ <https://housingevidence.ac.uk/publications/social-housing-in-northern-ireland-challenges-and-policy-options/>

⁸ <https://www.ukhousingreview.org.uk/ukhr18/acknowledgements.html>

⁹ http://www.cih.org/publication-free/display/vpathDCR/templatedata/cih/publication-free/data/UK_Housing_Review_2018_Autumn_briefing_paper

For the purposes of this statistical report the following definitions are used:

The term “**local authority housing**” refers to social rented housing provided by local authorities in Scotland. Out of the 32 local authorities, 26 own and manage council housing stock.

The term “**housing association housing**” refers to social rented housing provided by the 161 social landlords registered with the Scottish Housing Regulator that are not local authorities.

The term “**social rented housing**” refers to all social rented housing provided, i.e. a total of local authority housing plus housing association housing.

The term “**stock**” refers to all social housing stock that is owned by a social housing provider, i.e. it includes lettable plus unlettable stock, unless otherwise stated.

Section 2 – Number of Social Tenants and Social Housing Stock Provision

2.1 Number of people in social housing and stock levels

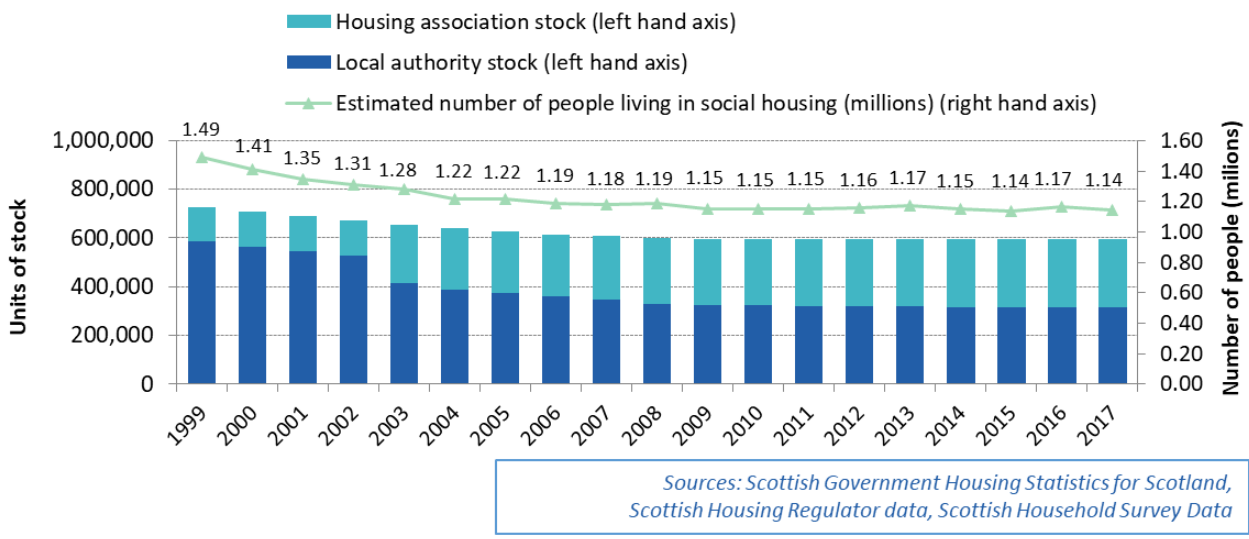
Similar to the previous three years, social rented housing in Scotland in 2017 was provided by 26 of the 32 local authorities who owned and ran local authority housing stock, along with 161 housing associations who owned and ran housing association stock. Of the 32 local authorities, 6 did not directly manage social housing stock due to previous stock transfers to housing associations across the years 2003 to 2007, however they still provided some housing services such as homelessness support.¹⁰

There were an estimated 1.14 million people living social rented housing in 2017, a similar figure to the estimated 1.17 million people in the previous year, but a decrease of around 18% from the estimated 1.49 million people in 1999.

Social housing stock totalled 593,841 units in 2017, a slight decrease of 791 (0.1%) homes from 594,632 units in 2016, and an 18% decrease on the 726,283 units in 1999. A total of 314,816 units (53%) of social rented housing stock in 2017 was owned by local authority providers, with 279,025 (47%) being owned by housing association providers.

¹⁰ Some stock transfer local authorities who had previously transferred all of their stock to a housing association retained a very small number of residential properties that were previously tied to council facilities (e.g. school janitor houses or houses at entrances to public parks). For the purposes of this publication, all stock transfer local authorities are reported as having zero stock.

Chart 2.1: Estimated number of people in social housing, and stock levels, 1999 to 2017



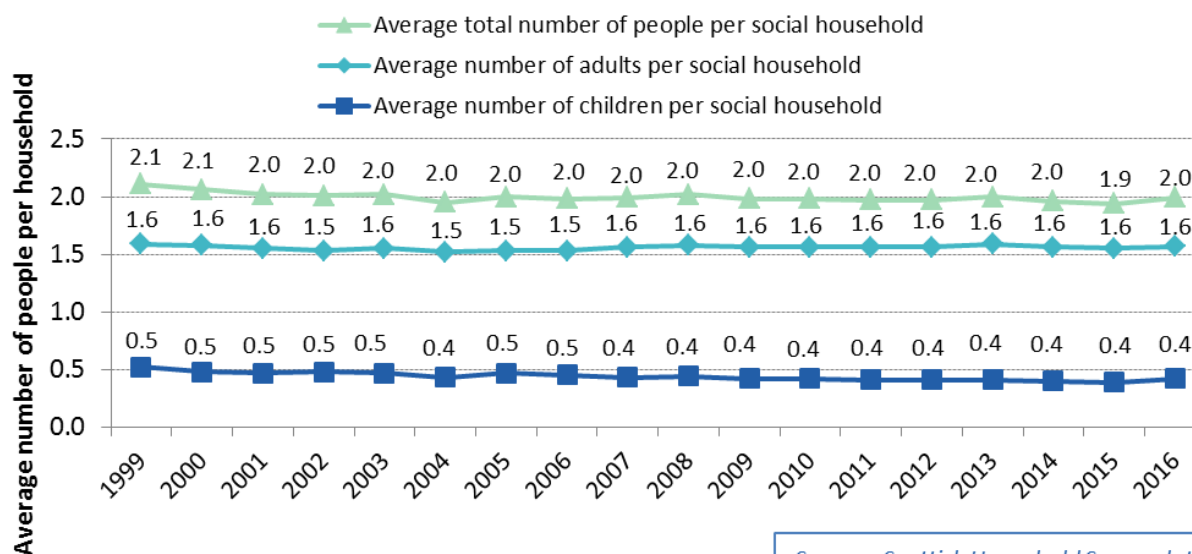
From 1999 to 2009 the number of people living in social housing in Scotland fell by an estimated 330,000 people (23%) from 1.49 million people to 1.15 million people. During this time period the amount of social housing stock dropped by 132,208 homes (18%) from 726,300 to 594,100. The percentage drop in the number of people was greater than the percentage drop in the stock because the average size of a social rented household decreased from 2.1 people in 1999 to 2.0 people in 2009.

Since 2009 social housing stock levels have remained broadly stable at between around 594,000 and 597,000 units per year between 2009 and 2017. Between 2009 and 2017, the number of people in social housing has been between around 1.14 million and 1.17 million each year. The estimated 1.14 million people living in social housing in 2017 is 18% lower than the estimated 1.49 million people living in social housing in 1999.

The drop in levels of social housing stock between 1999 and 2009 can be attributed to the number of sales (i.e. Right to Buy sales) and demolitions being higher than the number of units of new supply achieved through new build completions and other acquisitions of stock. Social housing stock levels have been broadly stable between 2009 and 2017, which suggests that the number of units demolished and sold under Right to Buy each year across this time period has largely been balanced out by new supply provision.

Stock transfers in 6 local authority areas between 2003 and 2007 saw dwellings being transferred from local authority control to housing associations. Glasgow, Dumfries and Galloway and Scottish Borders transferred their stock in 2003, followed by Argyll and Bute and Na h-Eileanan Siar in 2006, and Inverclyde in 2007.

Chart 2.2: Average number of people per household, social rented households



There were an average of 2.0 people per social rented household in 2017, an average of 1.6 adults and 0.4 children. These figures are similar to the previous year, but a decrease from the 2.1 people per social household in 1999. The drop from 1999 to 2017 has been due to a fall in the average number of children per household from 0.5 in 1999 to 0.4 in 2017.

Further detail on public sector stock figures is available from the ‘Housing Statistics for Scotland 2018: Key Trends Summary’¹¹ and associated web tables¹².

The introduction of Right to Buy legislation in 1979 had a substantial impact on the profile of Scottish housing, with nearly half a million social housing properties being sold from 1979 to 2016. The provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Act which received Royal Assent on 1 August 2014, and the scheme subsequently closed to all new applicants on 31 July 2016, with most of the final sales being completed by late 2017.

Further detail on Right to Buy sales statistics and other factors associated with social housing stock levels, such as new build housing by local authorities and housing associations, is published in Quarterly Housing Statistics updates, available from the Scottish Government Housing Statistics webpages¹³.

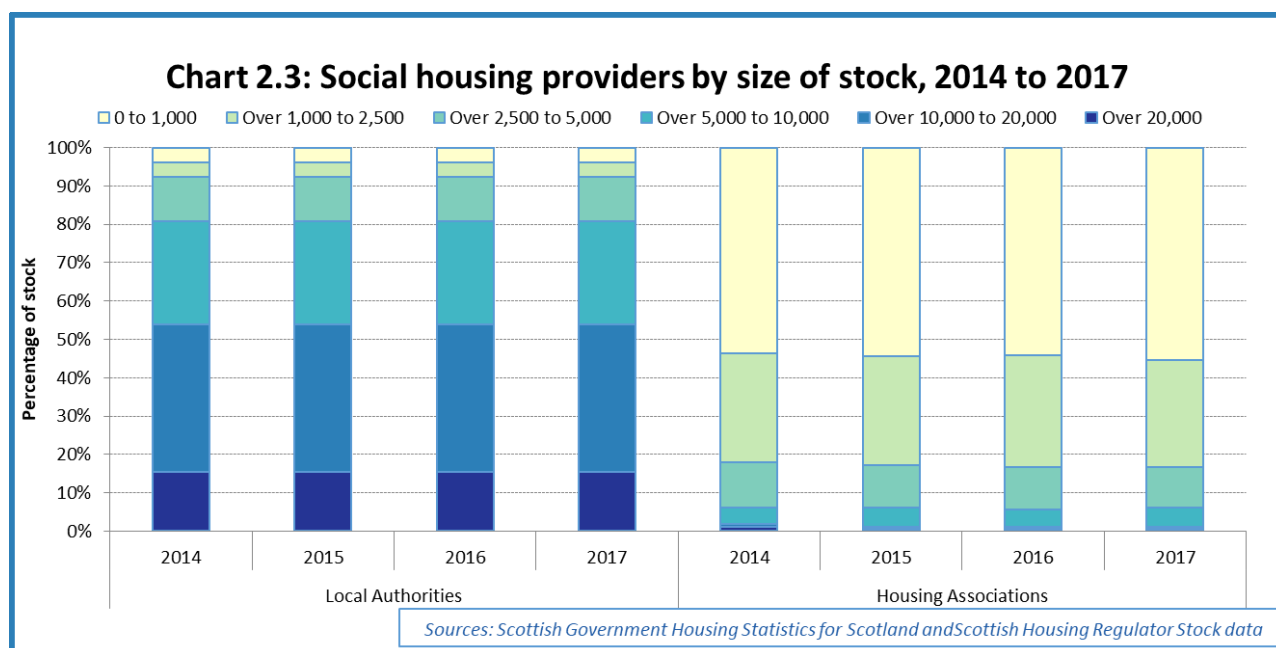
¹¹ <https://www.gov.scot/publications/housing-statistics-scotland-2018-key-trends-summary/>

¹² <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock>

¹³ <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration>

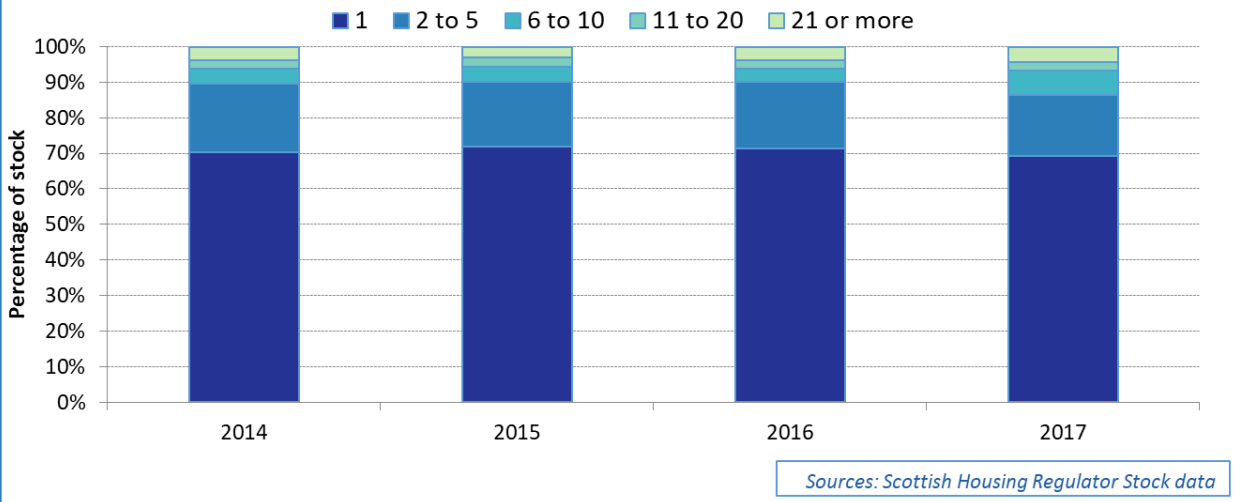
2.2 Local authorities and housing associations – stock levels and operating areas

Chart 2.3 shows the percentage of local authorities and housing associations by the size of their stock, for each year from 2014 to 2017 (March each year). It can be seen that local authorities generally have a larger size of stock, with almost two-thirds (65%) of the 26 local authorities having stock levels between 5,001 and 20,000 homes as at 2017, whilst more than eight in ten (83%) housing associations had stock levels of 2,500 homes or less. There has been little change to this pattern since 2014.



Whilst local authorities operate within each of their own specific areas, housing associations can operate across different local authority areas. Chart 2.4 below shows the percentage of housing associations by the number of different local authority areas that they operate in, for 2014 to 2017 (March for each year). In 2017, 69% of housing associations operated in a single local authority area; 17% operated in 2 to 5 different local authority areas, whilst the remaining 14% operated across 6 or more local authority areas, percentages which are broadly similar to those seen in the previous 3 years, although percentage operating in 6 to 10 local authority areas has increased from 4% in 2016 to 7% in 2017, whilst the percentage operating in 1 to 5 local authority areas has decreased from 90% to 86%.

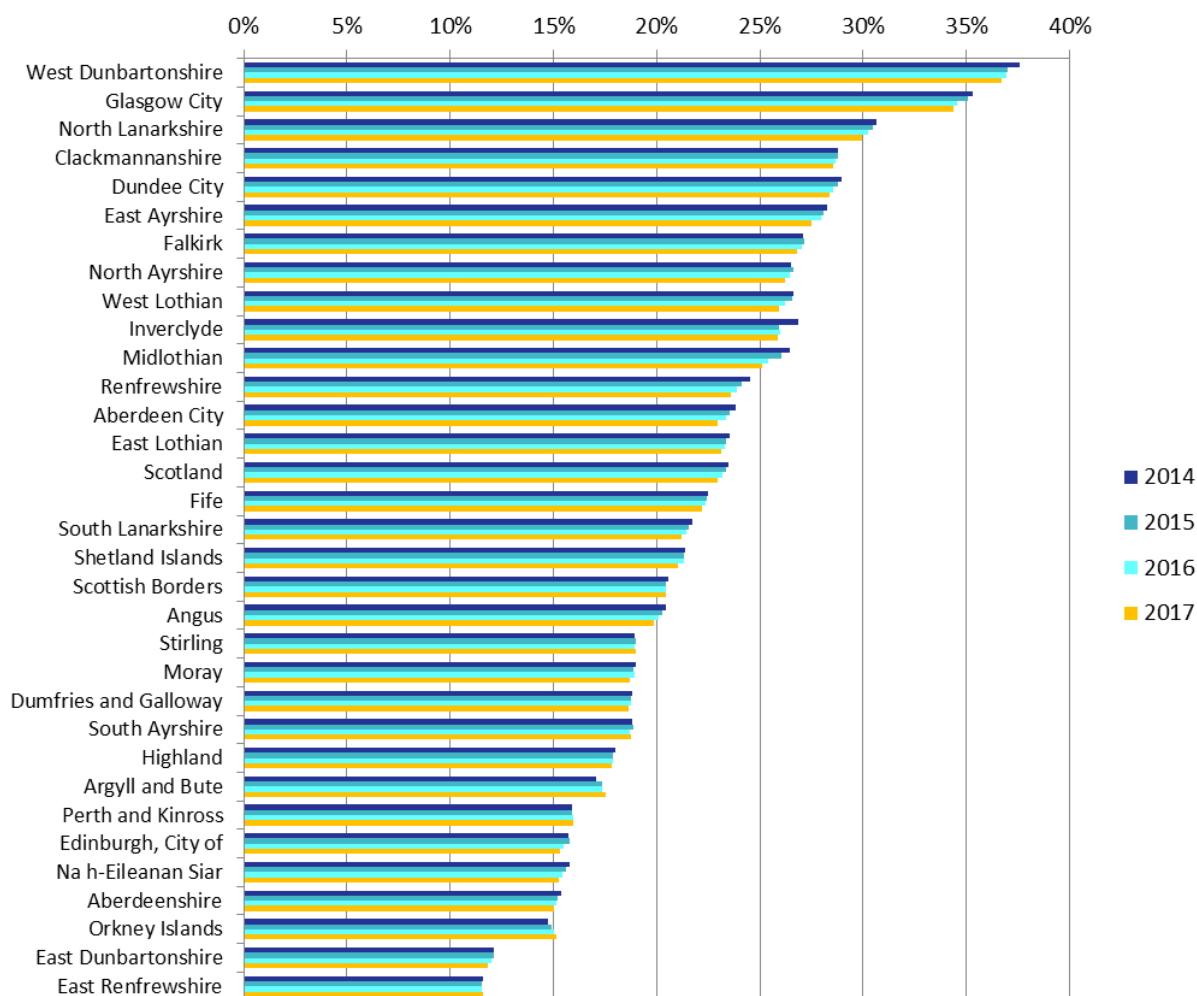
Chart 2.4: Housing Associations by number of local authority operating areas, 2014 to 2017



Total social rented housing stock as a percentage of all dwellings in 2017 varied from 12% in East Dunbartonshire and East Renfrewshire to 34% in Glasgow and 37% in West Dunbartonshire. Chart 2.4 below shows these proportions for each local authority for each of the years 2014 to 2017. The largest percentage point decreases in social housing stock proportions across the 4-year period have been seen in Midlothian (-1.3%), Glasgow City and Inverclyde (-1.0%), and West Dunbartonshire, and Renfrewshire (-0.9%).

The largest absolute drop in the number of social stock units across these four years was seen in Glasgow (a drop of 1,051 homes). Increases in the social sector dwellings as a proportion of all dwellings between 2014 and 2017 were seen in Stirling (+0.1%), Orkney (+0.4%) and Argyll & Bute (+0.5%).

Chart 2.5: Social housing stock as a proportion of all dwellings, by local authority area, 2014 to 2017



Sources: Scottish Government Housing Statistics for Scotland and Scottish Housing Regulator data

2.3 Stock across all tenures, Scotland, England and Wales

Chart 2.6 below shows stock across all tenures for Scotland from 2001 to 2017. In 2017 Scotland had a total of 2.59 million dwellings. Social rented housing stock totalled 594 thousand dwellings, 23% of the total. There were 1.60 million owner occupied dwellings (62% of the total) and 393 thousand private rented dwellings (15% of the total).

From 2016 to 2017, the total number of dwellings in Scotland has increased by 1% (19,000 homes), largely driven by an estimated increase of 1% (approximately 21,000 homes) in the number of owner occupier dwellings. The number of social rented properties has dropped slightly (a decrease of 0.1% or 791 homes), whilst the number of private rented dwellings was also estimated to drop slightly by 0.3% (approximately 1,000 homes).

Over the longer term period from 2001 to 2017, the total number of dwellings in Scotland has increased by 12% (273,000 homes). The number of social rented properties across this time period has fallen by 14% (98,000 homes), whilst the number of private rented dwellings has more than doubled (a 128% increase, or 220,000 homes), and the number of owner occupier dwellings has increased by 10% (151,000 homes).

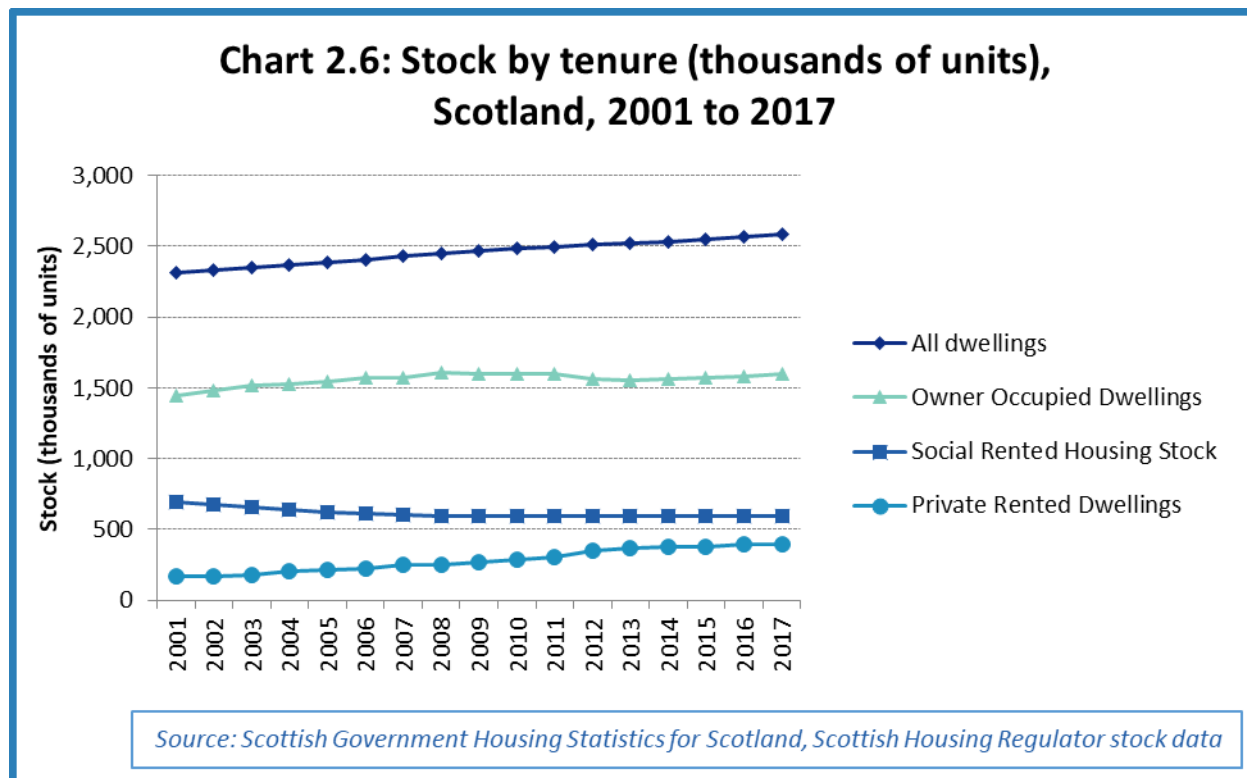
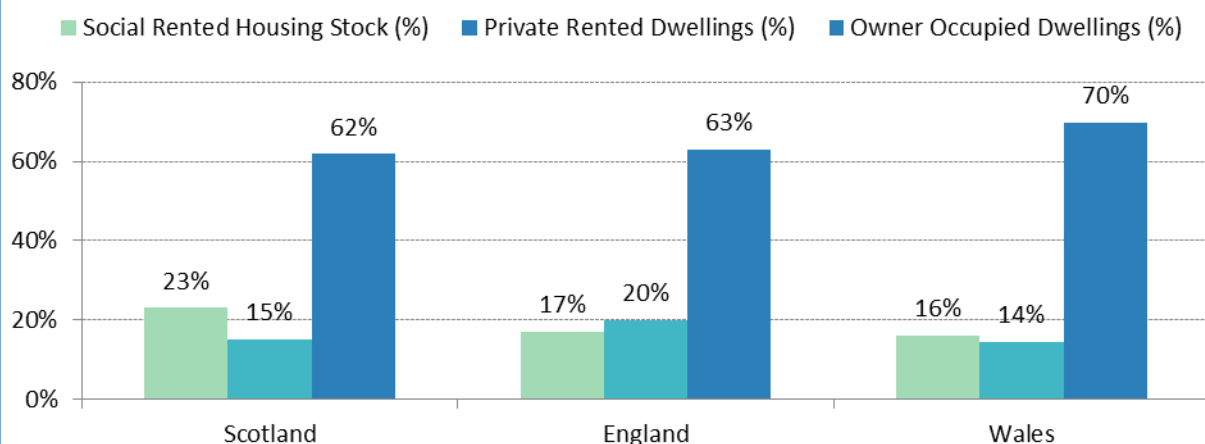


Chart 2.7 below shows stock by tenure as a percentage of all dwellings in 2017 for Scotland, England and Wales. It can be seen that Scotland had the highest proportion of social renting stock (23%) compared to both England (17%) and Wales (16%). England had the highest proportion of private rented dwellings (20%), compared to Scotland (15%) and Wales (14%), whilst Wales had the highest proportion of owner occupier dwellings (70%) compared to both Scotland (62%) and England (63%).

Chart 2.7: Stock by tenure as a percentage of all dwellings in 2017 - Scotland, England and Wales



Sources: Scottish Government Housing Statistics for Scotland, Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

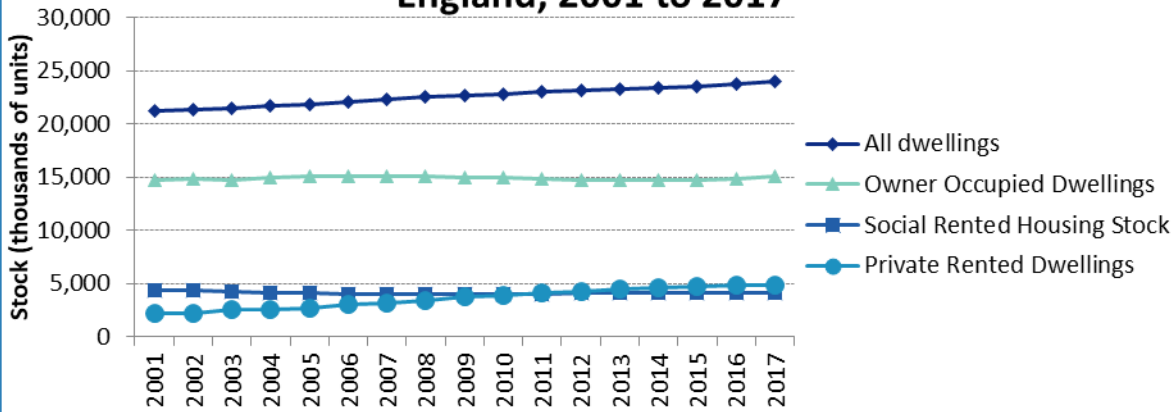
Charts 2.8 and 2.9 below provide further detail on changes to stock by tenure for England and Wales. From these, along with the equivalent figures for Scotland, it can be seen that there have been similar increases in the total number of dwellings over the 2001 to 2017 time period in Scotland, England and Wales (12%, 13%, and 11%, respectively).

Social rented stock fell by 14% in Scotland between 2001 and 2017, a higher proportion than the equivalent figures for England (a 5% drop) and Wales (a 7% drop).

Each country has seen the number of private rented dwellings more than doubling between 2001 and 2017, with increases being 128% in Scotland, 124% in England and 126% in Wales.

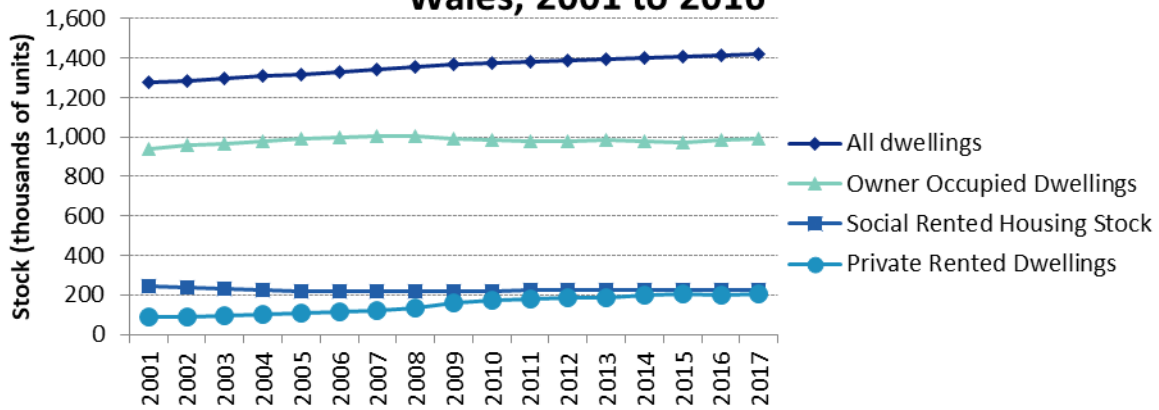
The number of owner occupier dwellings in Scotland in 2017 was 10% higher when compared to the numbers in 2001. Wales saw a 5% increase between these two years whilst England saw an increase of 2%.

**Chart 2.8: Stock by tenure (thousands of units),
England, 2001 to 2017**



Source: Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

**Chart 2.9: Stock by tenure (thousands of units),
Wales, 2001 to 2016**

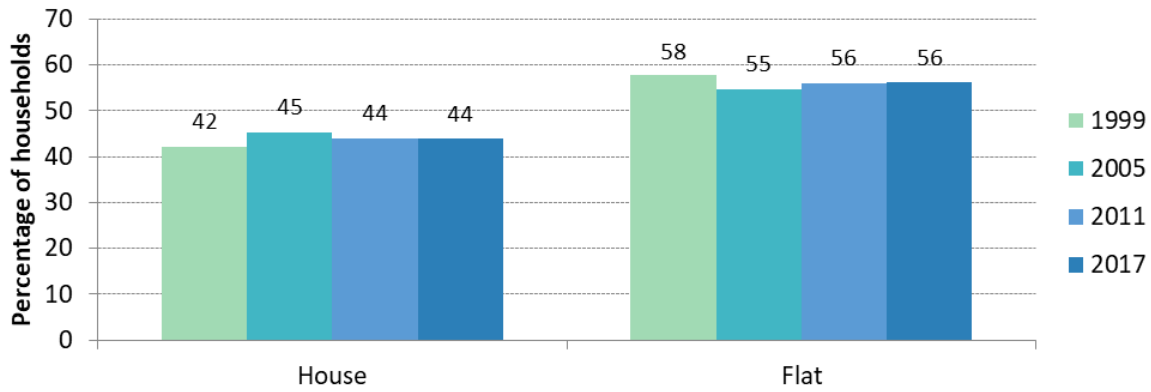


Source: Ministry of Housing, Communities and Local Government Live Tables on Housing Stock

2.4 Types of dwellings (houses/flats)

Based on households interviewed as part of the Scottish Household Survey, 44% of social rented households in Scotland in 2017 were living in a house, a similar level to the 42% figure in 1999. Correspondingly, 56% of households were living in a flat in 2016, a similar level to 58% in 1999.

Chart 2.10: Dwelling type of social rented households, 1999, 2005, 2011 and 2017

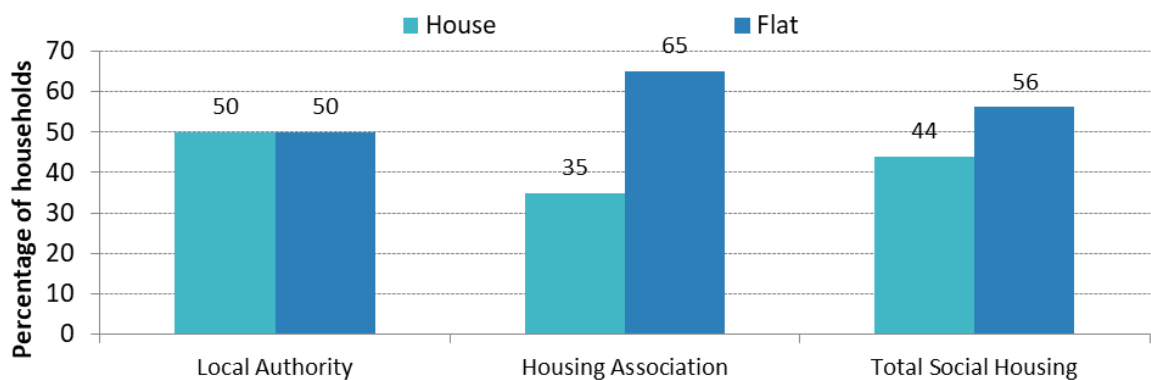


A small number of records relating to other types of dwellings have been excluded from this analysis

Source: Scottish Government, Scottish Household Survey data

There were some differences in dwelling types between social landlord providers in 2017, with half (50%) of local authority households living in houses and half (50%) living in flats, whilst only 35% of housing association households were living in a house and 65% living in a flat, however some of this difference may be due to the large proportion of flatted properties in Glasgow, a stock transfer authority in which all social stock is owned by housing associations.

Chart 2.11: Dwelling type of social rented households 2017, by social landlord



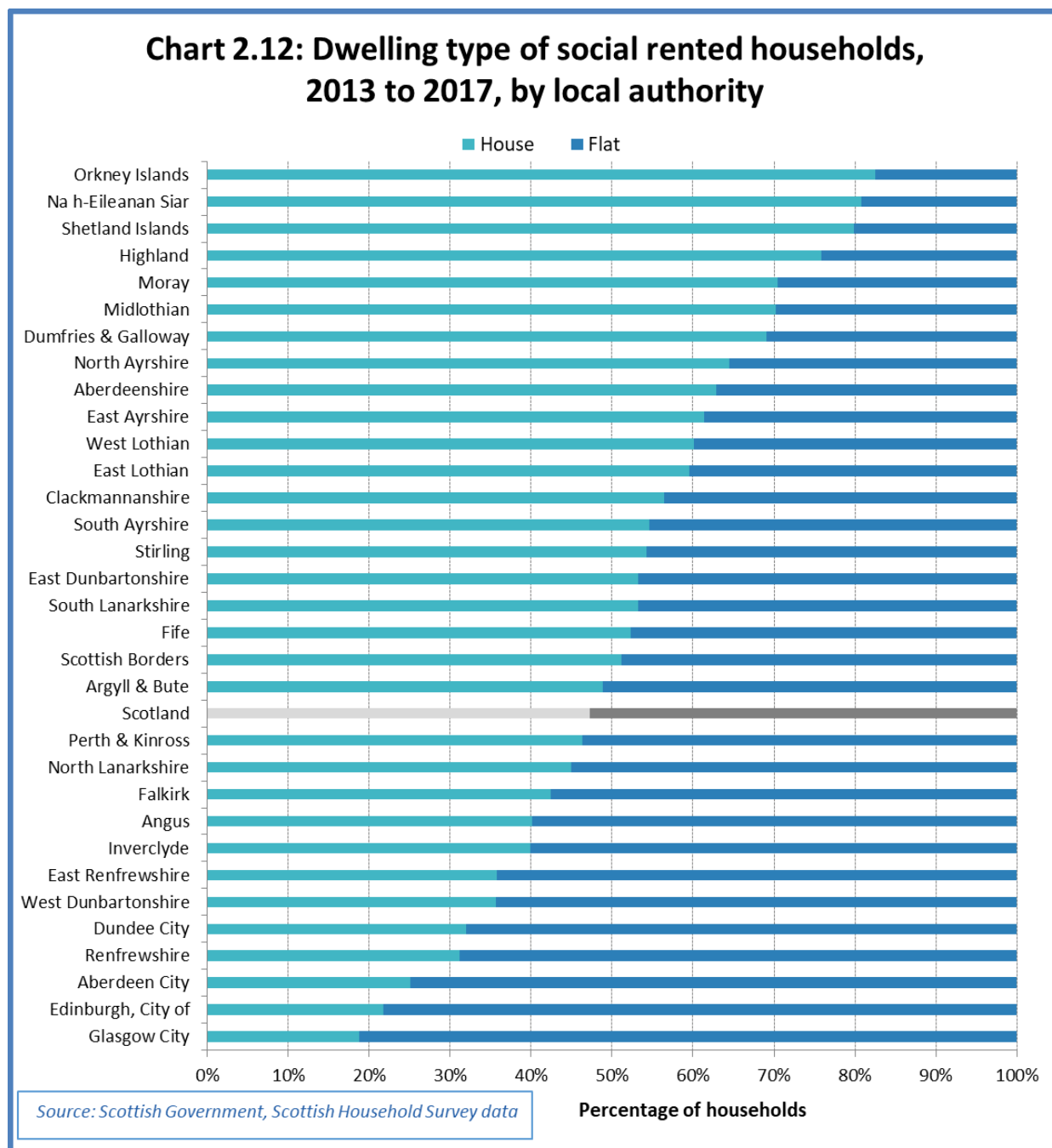
A small number of records relating to other types of dwellings have been excluded from this analysis

Source: Scottish Government, Scottish Household Survey data

Chart 2.12 presents estimates of dwelling types of social rented households by individual local authority areas. Data for the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority analysis to be produced. However, due to the range of sample sizes across the local authorities, there will be larger margins of error for some local authorities than

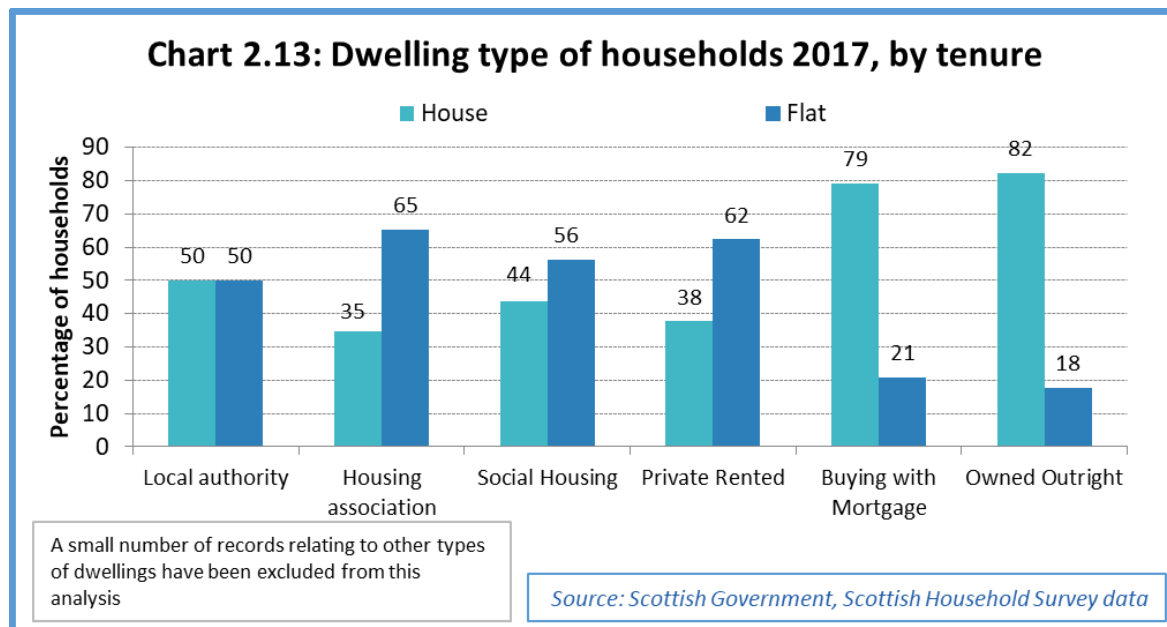
others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

As shown in Chart 2.12, city authorities tend to have more social housing flats than houses (Glasgow City 81%, City of Edinburgh 78%, Aberdeen City 75% and Dundee City 68%), whereas more rural authorities have fewer flats (Orkney Islands 17%, Na h-Eileanan Siar 19%, Shetland Islands 20% and Highlands 24%).

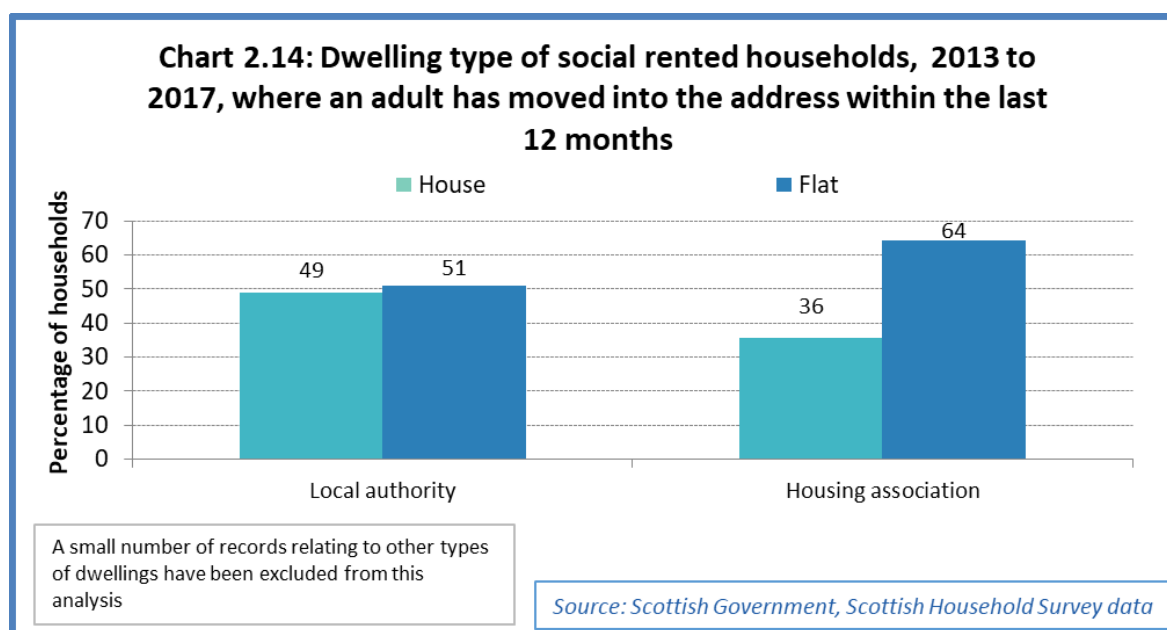


Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

In 2017, 38% of private rented households were living in houses, a similar proportion to housing association households (35%). Owner occupied households were much more likely to be living in houses, with 79% of households buying with a mortgage living in a house and 82% of households who own outright living in a house.



When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), 49% of local authority and 36% of housing association households were living in a house in 2013 to 2017, figures which are similar to those for all social households in 2016. This would suggest that newly formed social rented households are living in dwelling types (houses/flats) that are similar to more established social households.

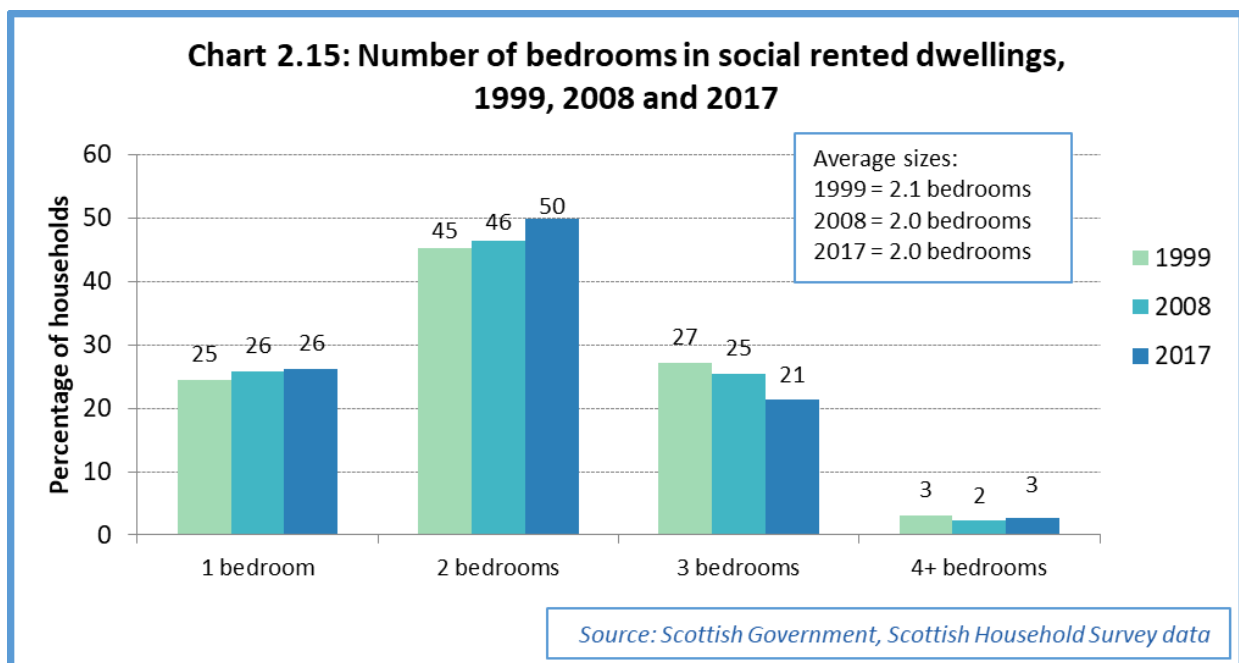


2.5 Number of bedrooms

Based on responses from households interviewed for the Scottish Household Survey, dwellings occupied by social rented households in 2017 contained an average of 2.0 bedrooms, compared to an average of 2.1 bedrooms per dwelling in 1999.

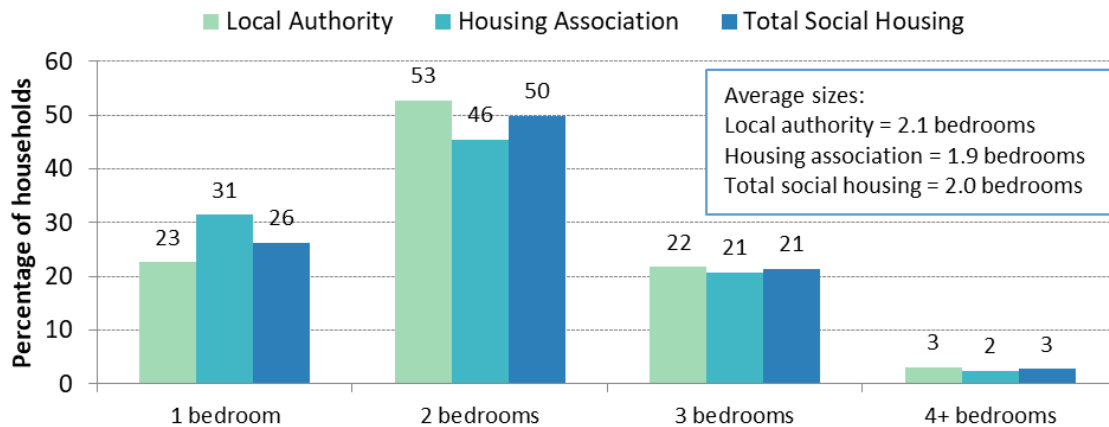
There has been an increase over time in the proportion of social rented dwellings that are 2 bedrooms, from 45% in 1999 to 50% in 2017. Correspondingly the proportion of dwellings that are 3 bedrooms has fallen from 27% in 1999 to 21% in 2017.

These trends over time are consistent with changes to the average number of people living in each social rented household, which has fallen from 2.1 people per household in 1999 to 2.0 people per household in 2017, largely due to a fall in the average number of children per household from 0.5 in 1999 to 0.4 in 2017.



In 2017, local authority dwellings on average contained 2.1 bedrooms, a higher value than housing association dwellings (1.9 bedrooms). Local authority dwellings are less likely to contain 1 bedroom (23%) compared to housing association dwellings (31%), and are more likely to contain 2 bedrooms (53%) compared to housing association dwellings (46%).

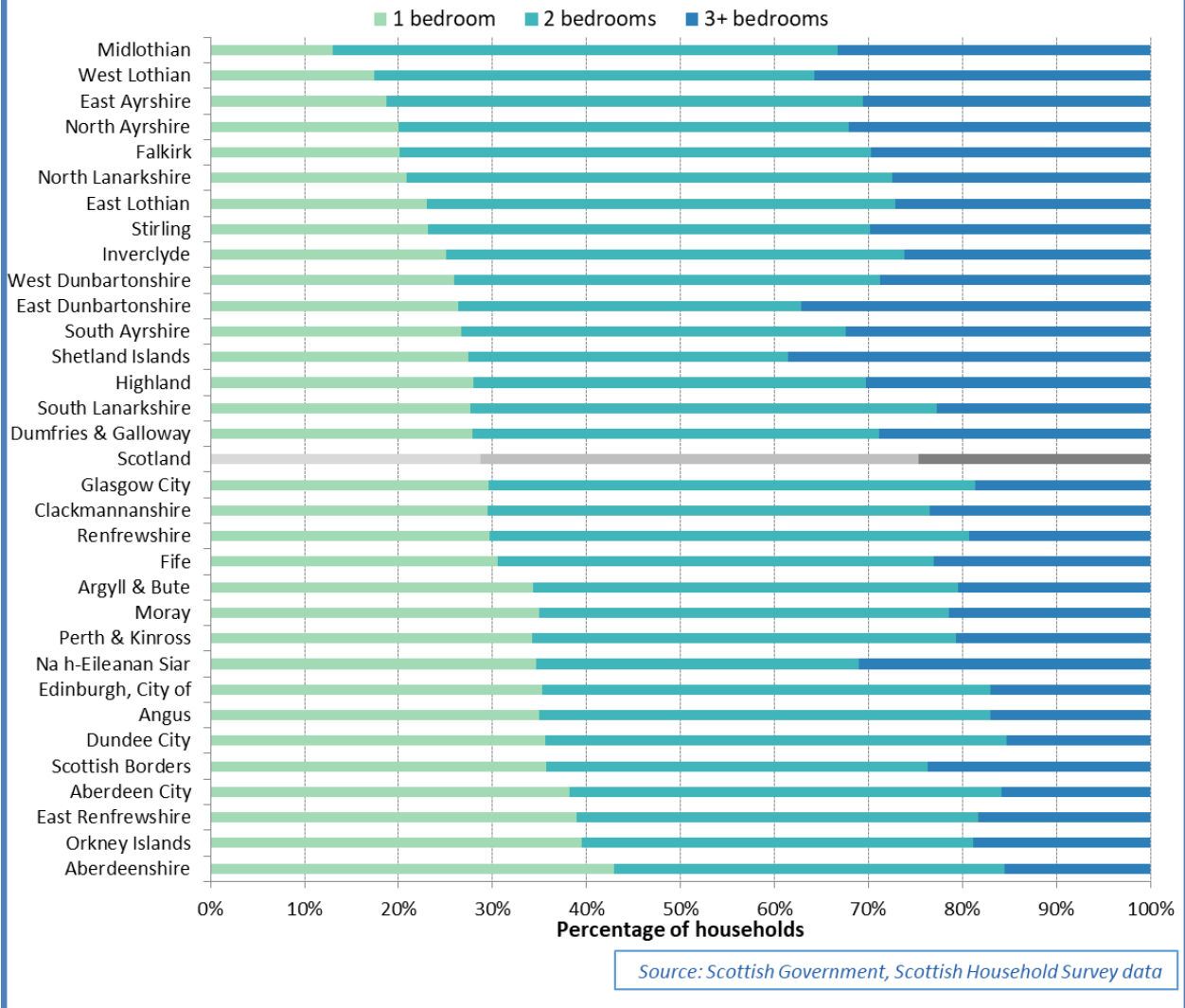
Chart 2.16: Number of bedrooms in social rented dwellings, 2017, by social landlord



Source: Scottish Government, Scottish Household Survey data

Chart 2.17 below shows that within the five years 2013 to 2017, the percentage of social rented properties with only one bedroom varied from 12% in Midlothian and 16% in West Lothian up to 38% in Aberdeen City, East Renfrewshire and Orkney Island, and 42% in Aberdeenshire. This compared to 28% across Scotland as a whole. The percentage of properties with three or more bedrooms varied from 15% in Aberdeenshire and Dundee City up to 36% in East Dunbartonshire and 37% in the Shetland Islands.

Chart 2.17: Number of bedrooms in social rented dwellings, 2013 to 2017, by local authority

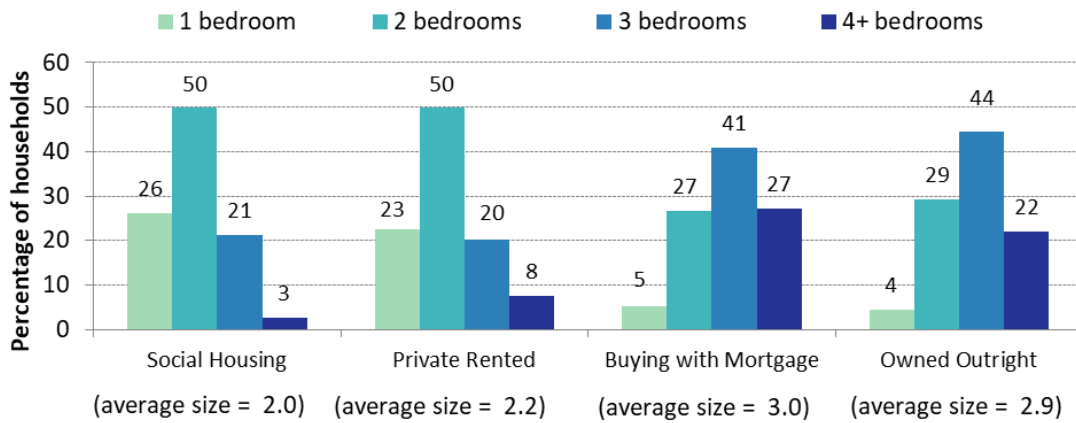


Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were some differences in the numbers of bedrooms in dwellings in 2017 by tenure (see Chart 2.18), with social rented dwellings having the smallest average size of 2.0 bedrooms. This compared to an average size of 2.2 bedrooms in private rented dwellings, 2.9 bedrooms in dwellings owned outright, and 3.0 bedrooms in dwellings being bought with a mortgage.

Dwellings being bought with a mortgage and owned outright were much more likely to have 4 or more bedrooms (27% and 22% respectively) than social or private rented dwellings (3% and 8% respectively).

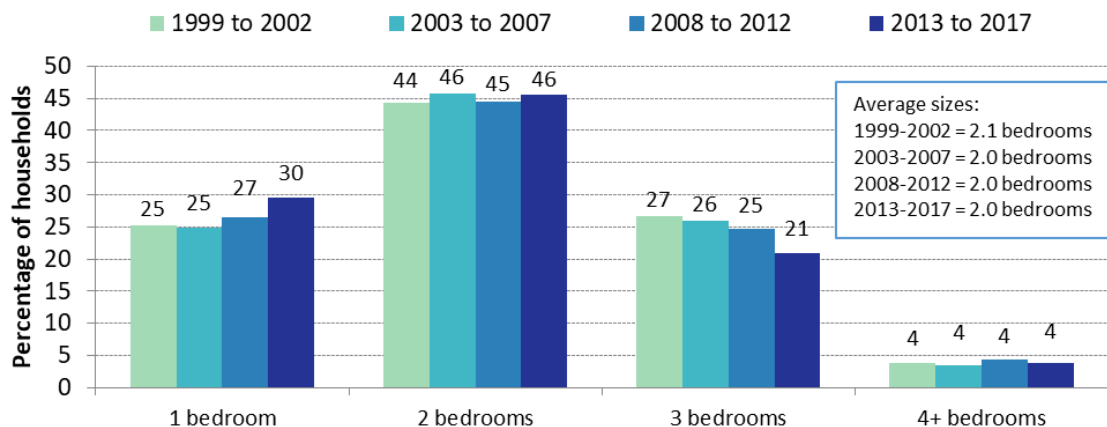
Chart 2.18: Number of bedrooms of dwellings, 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), the number of bedrooms in these dwellings have been similar to the figures for all social rented dwellings. Dwellings occupied by households where an adult had moved into the address within the last 12 months in 2013 to 2017 had on average 2.0 bedrooms. This is the same as the figure of 2.0 bedrooms of all social rented dwellings in 2017. This would suggest that newly formed social rented households are on average living in dwellings with a broadly similar number of bedrooms to more established social households. However dwellings occupied by households where an adult had moved into the address within the last 12 months in 2013 to 2017 are more likely to be 1 bedroom (31%) than compared to all social rented households in 2017 (26%), and are less likely to be 2 bedrooms (44%) than compared all social households (50%).

Chart 2.19: Number of bedrooms of social rented dwellings, where an adult has moved into the address within the last 12 months

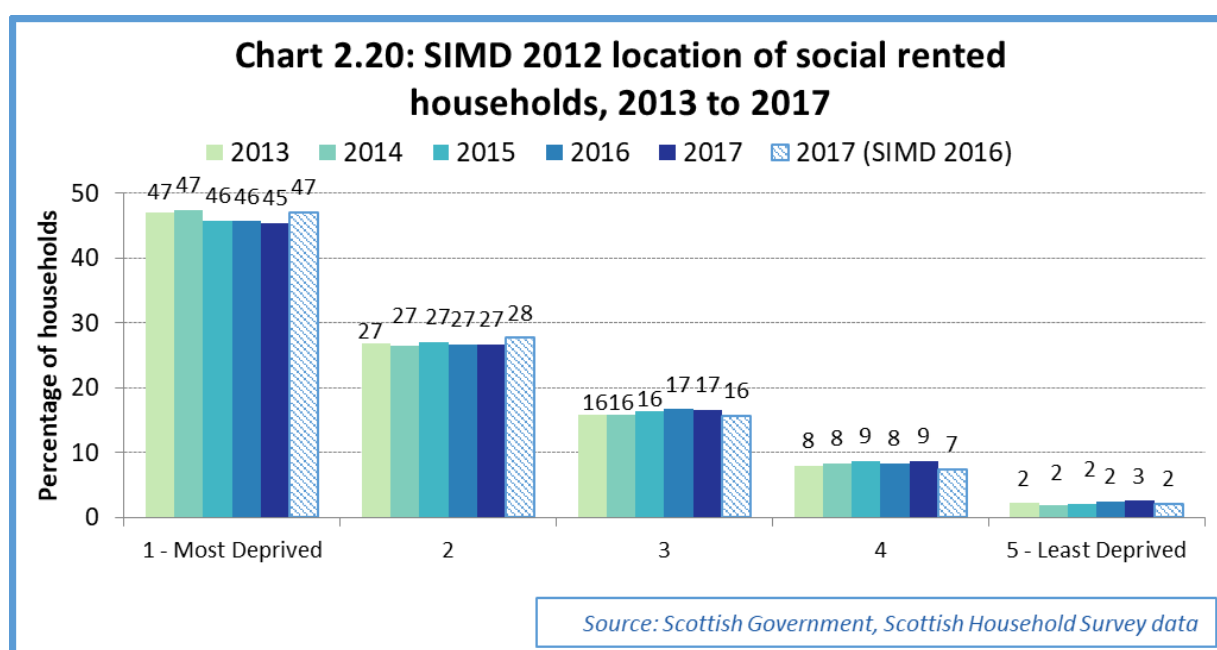


Source: Scottish Government, Scottish Household Survey data

2.6 Location of households in Areas of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD¹⁴) is a Scottish Government statistical tool for identifying places in Scotland suffering from deprivation. It incorporates several different aspects of deprivation, combining them into a single index. It divides Scotland into small areas and provides a relative ranking for each area from most deprived to least deprived.

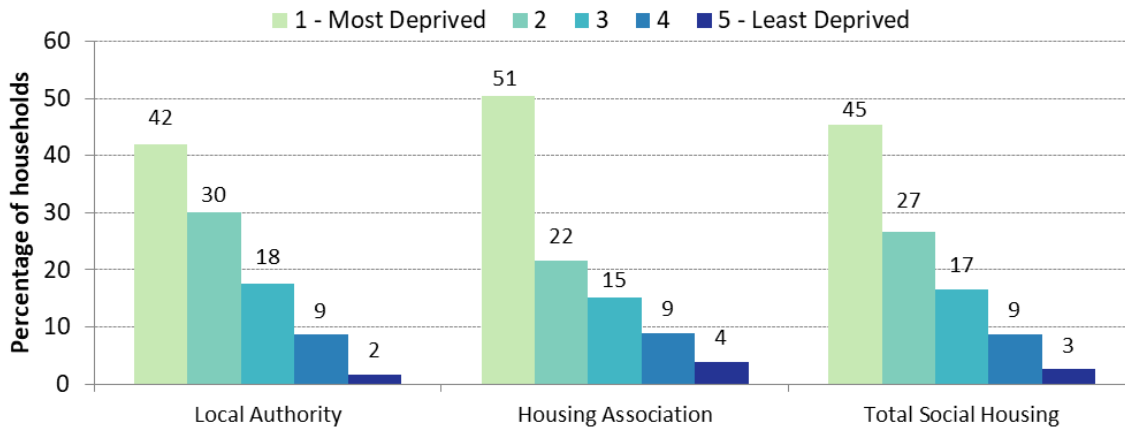
Based on the location of households interviewed for the Scottish Household Survey, 45% of social rented households in 2017 were living in dwellings in the 20% most deprived areas of Scotland (as defined by the SIMD 2012 measure), a similar proportion to the years 2013 to 2017. Only 2% were living in the 20% least deprived areas of the country. The SIMD 2012 measure has been used to enable comparisons to be made between these years. When using the most recent measure, SIMD 2016, 47% of social rented households in 2017 were living in dwellings in the 20% most deprived areas of Scotland.



There were some differences in deprivation locations between social landlord providers in 2017 (see Chart 2.21), with 51% of housing association households living in dwellings in the 20% most deprived areas, compared to 42% of local authority households. However some of this difference may be due to the number of households located in deprived areas within Glasgow, a stock transfer authority in which all social stock is owned by housing associations.

¹⁴ <http://www.gov.scot/Topics/Statistics/SIMD>

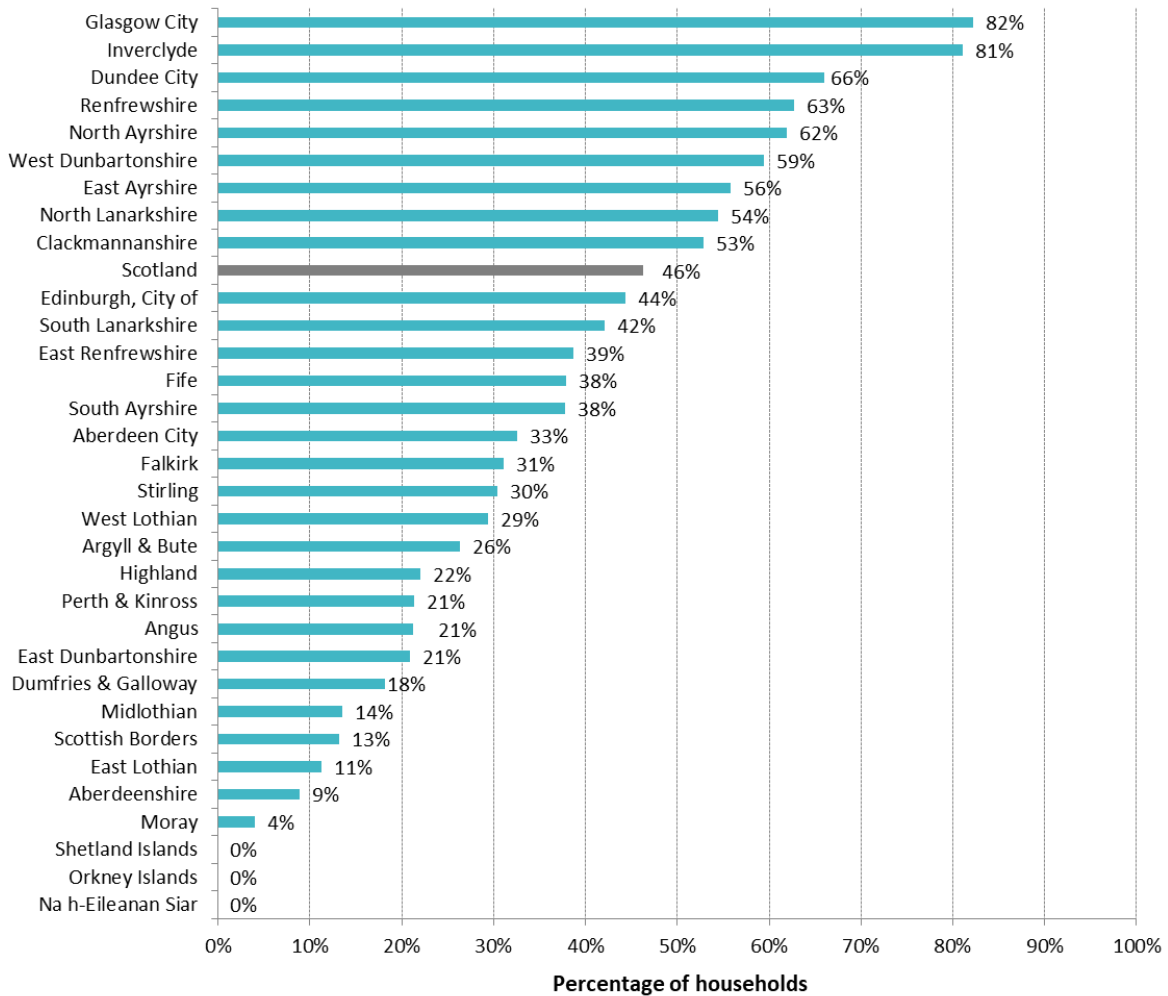
Chart 2.21: SIMD 2012 location of social rented households, 2017, by landord



Source: Scottish Government, Scottish Household Survey

Chart 2.22 below shows the percentage of social rented households in each local authority who live in one of the 20% most deprived areas of Scotland. In Glasgow and Inverclyde, 82% and 81% of social rented households, respectively, live in one of the 20% most deprived areas of the country. In the island local authorities (Shetland, Orkney and Na h-Eileanan Siar) 0% of social rented households lived in one of the 20% most deprived areas of Scotland, however these figures can be explained because none of the areas of these three local authorities have been classed as being in the most 20% deprived areas of Scotland. For SIMD 2012 as a whole, the percentage of datazones in the most 20% deprived areas of the country varies from 0% in Shetland, Orkney and Na h-Eileanan Siar, up to 45% in Inverclyde and 49% in Glasgow.

Chart 2.22: Social rented households living in the 20% most deprived areas of Scotland, 2013 to 2017, by local authority

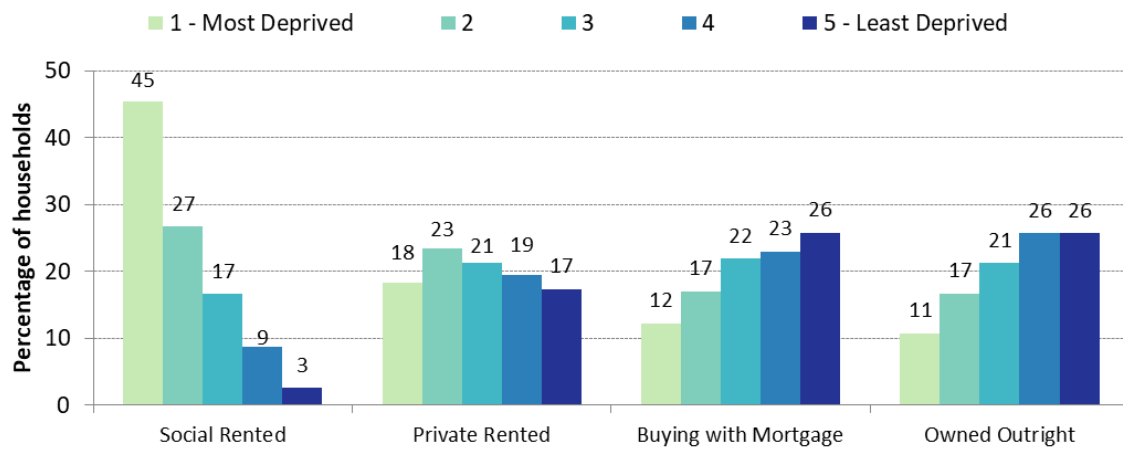


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were also differences in deprivation locations between social rented households and other tenures. In 2017, 45% of social rented households were living in the 20% most deprived areas, compared to 18% of private rented households, 12% of households buying with a mortgage and 11% of households owning outright. Only 3% of social rented households were living in the 20% least deprived areas, which compared to 17% for private rented households, 26% for households buying with a mortgage and 26% of households owning outright.

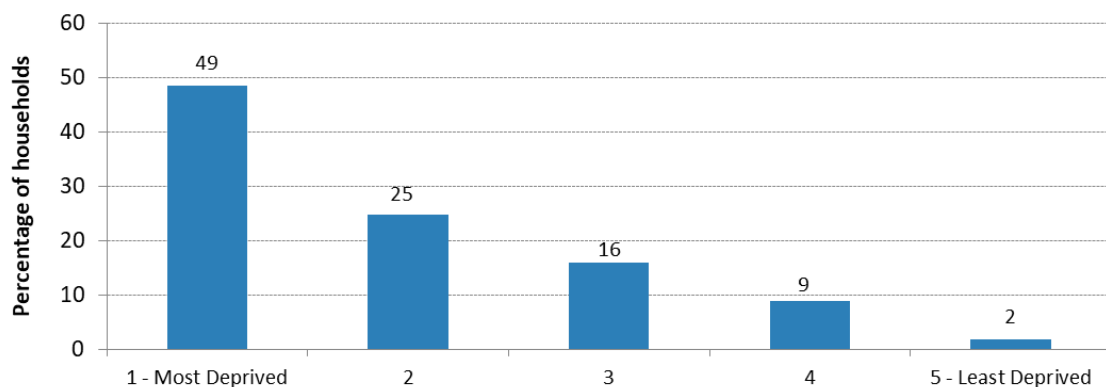
Chart 2.23: SIMD 2012 location of households, 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult had moved into the property within the last 12 months from 2013 to 2016 (which includes new-lets as well as changes to existing household compositions), 49% of social rented households were living in dwellings in the 20% most deprived areas, which is similar to the equivalent figure for all social households in 2017 (45%), with the difference between these figures not being statistically significant. This suggests that newly formed social rented households are equally likely to be living in dwellings located in the 20% most deprived areas of the country compared with more established social households.

Chart 2.24: SIMD location of social rented households, 2013 to 2017, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

2.7 Location of households in rural or urban areas

The Scottish Government Urban Rural Classification 2013/14¹⁵ provides a standard definition of urban and rural areas in Scotland.

Based on the location of households interviewed for the Scottish Household Survey in 2017, 25% of local authority households were living in dwellings in large urban areas, compared to 53% of housing association households. Also, 50% of local authority households were living in other (i.e. non-large) urban areas, compared with 29% of housing association households. These differences may be partly explained by stock transfers that have happened, for example all social rented housing in Glasgow is now provided by housing associations, properties which are mostly likely to fall within the large urban area category.

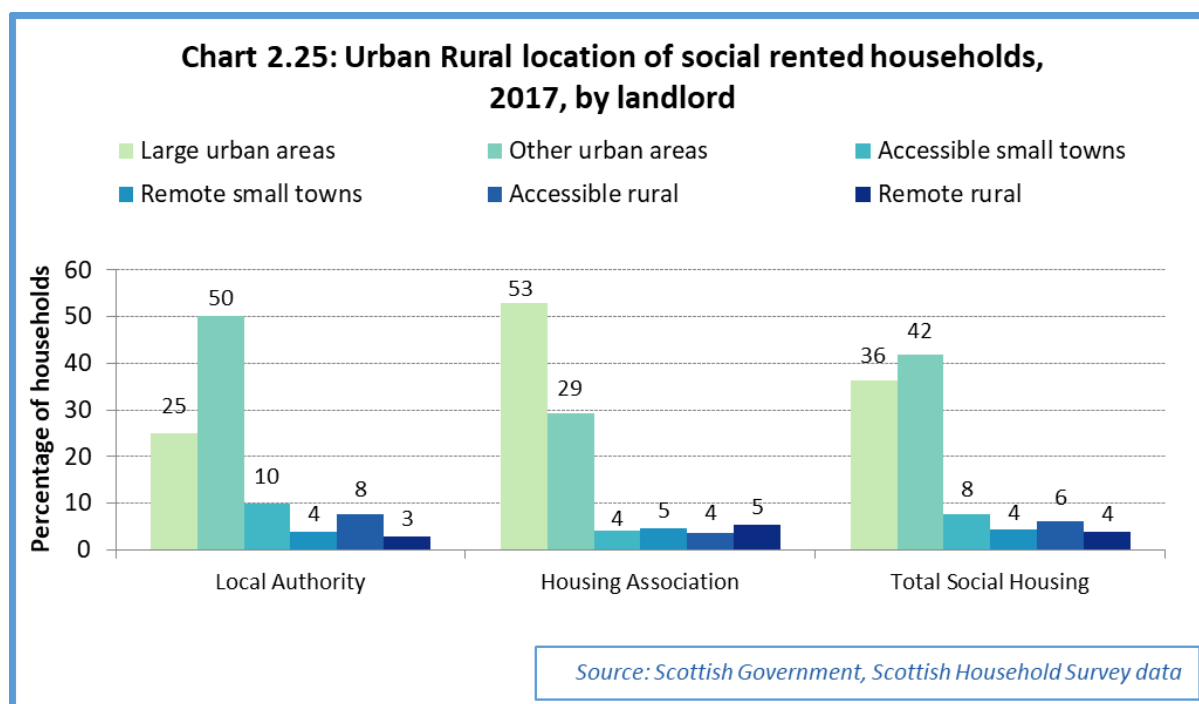
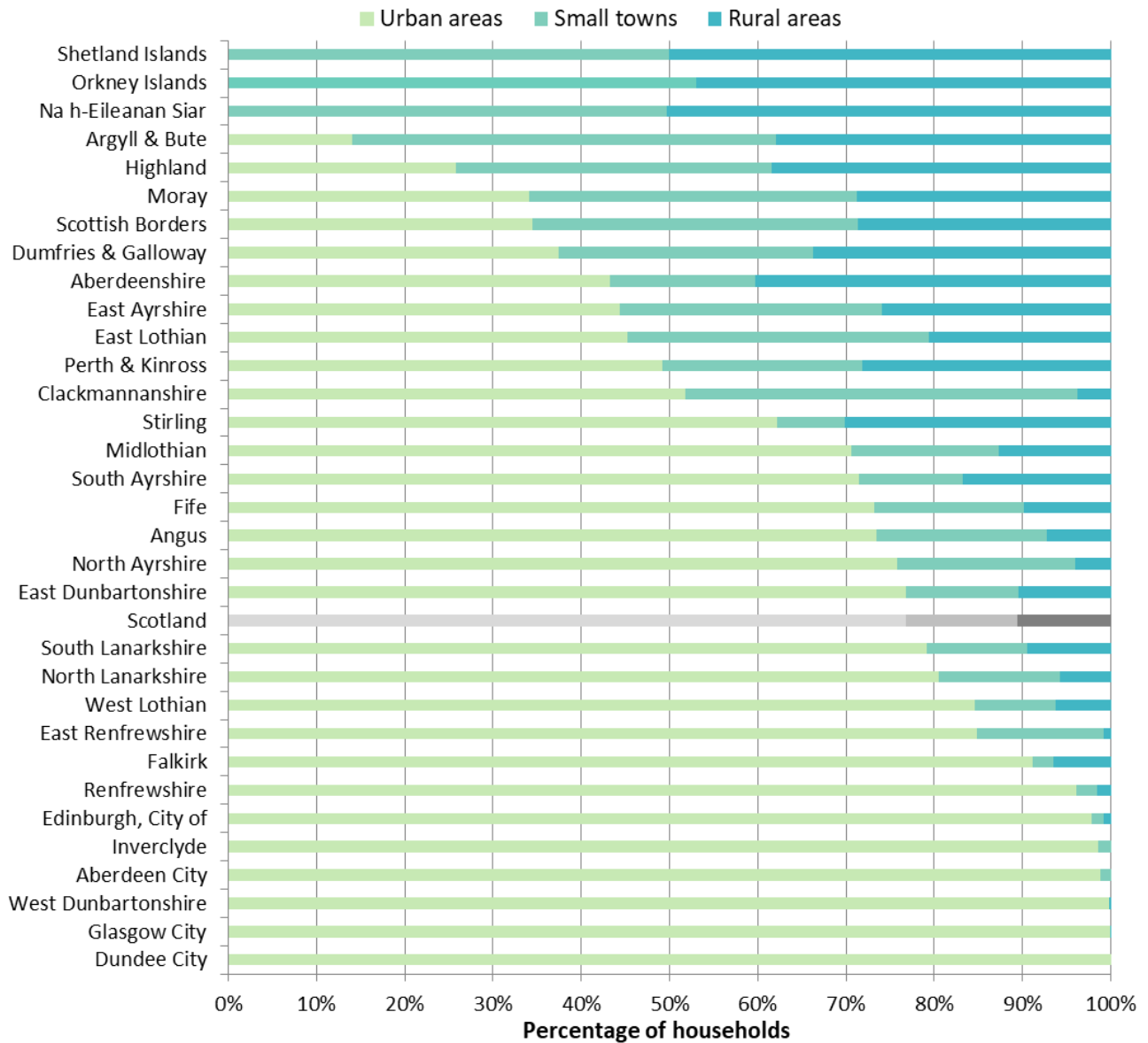


Chart 2.26 below shows the urban rural location of social rented households in each local authority. The six classifications have been combined to make three categories: urban areas (includes large and other urban areas), small towns (includes accessible and remote small towns), and rural areas (includes accessible and remote rural). Based on the location of households interviewed for the Scottish Household Survey between 2013 and 2017, around 100% of social rented households in Dundee City, Glasgow City and West Dunbartonshire lived in an urban area. Na h-Eileanan Siar, Orkney and Sheland all had 0% of social rented households living in urban areas, and around half of households living in small towns.

¹⁵ <http://www.gov.scot/Topics/Statistics/About/Methodology/UrbanRuralClassification>

Chart 2.26: Urban Rural location of social rented households, 2013 to 2017, by local authority

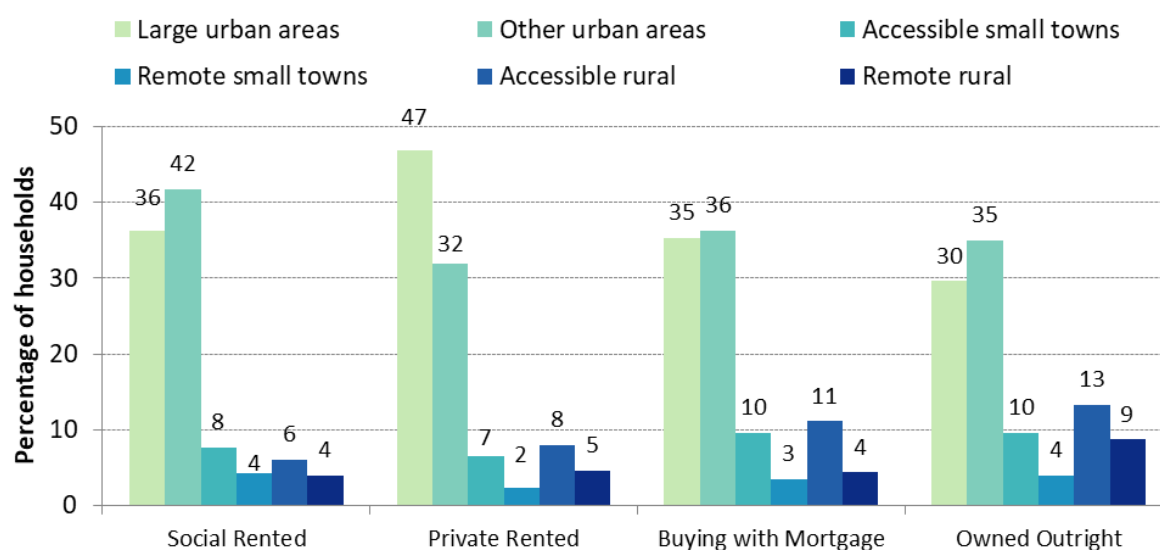


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

The urban rural location of households in 2017 also varied across other tenures, with social rented households being less likely to live in Accessible Rural areas (6%) compared with households buying with a mortgage (11%) or owning outright (13%), and also being less likely to live in Remote Rural areas (4%) compared to household owning outright (9%).

Chart 2.27: Urban Rural location of households, 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

2.8 Scottish Housing Quality Standard

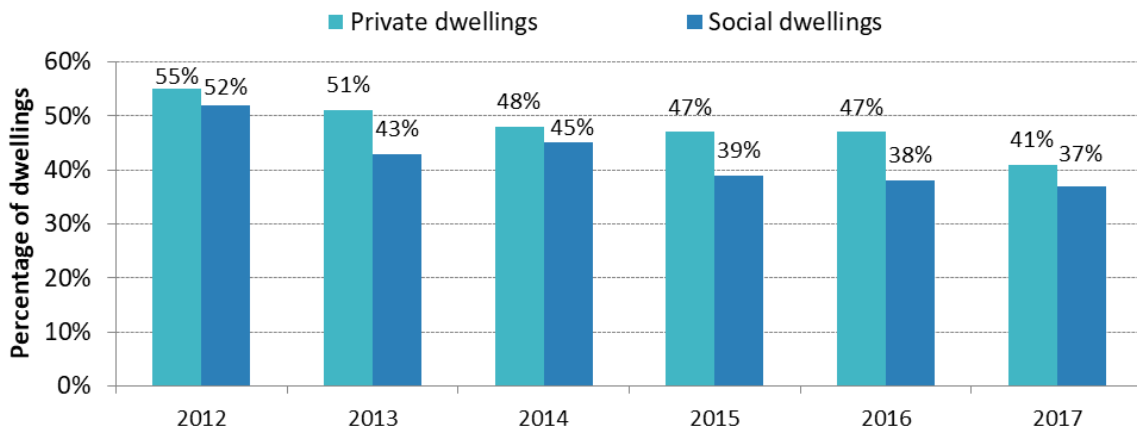
The Scottish House Condition Survey (SHCS) module of the Scottish Household Survey assesses properties under the Scottish Housing Quality Standard (SHQS), a common standard for assessing the condition of Scottish housing.

The SHQS target for social housing was incorporated into the Scottish Social Housing Charter and the independent Scottish Housing Regulator (SHR) is responsible for monitoring landlords' performance. Latest figures published by the SHR indicate that 94.2% of social homes met the SHQS in 2017/18¹⁶. This is higher than the compliance rate estimated through the SHCS. Although both sources have shown substantial improvements in quality standards over time, there are some differences in the methods and the timing for collecting the data that account for the difference in headline rates.

In 2017, SHCS results showed that 37% of social rented dwellings failed the SHQS, a decrease from 52% of dwellings in 2012. Local authority properties were more likely to fail the standard (42%) than housing association properties (30%).

¹⁶ <https://www.scottishhousingregulator.gov.uk/publications/charter-indicators-and-data-outcomes-and-standards>

Chart 2.28: Proportion of dwellings failing the Scottish Housing Quality Standard (SHQS), 2012 to 2017



Source: Scottish House Condition Survey Key Findings

A property failing SHQS can be due to more than one criteria. The most likely reason for social rented properties to fail the SHQS in 2017 was under the criteria of being sufficiently energy efficient (26%). 7% were assessed as failing due to not being healthy, safe or secure, and 7% failed due to lacking modern facilities or services.

The Scottish Government House Condition Survey Key Findings Report 2017¹⁷ contains a range of further information on the quality and energy efficiency of housing stock in Scotland, with local authority level reports also available¹⁸.

¹⁷ <https://www.gov.scot/publications/scottish-house-condition-survey-2017-key-findings/>

¹⁸ <https://www2.gov.scot/Topics/Statistics/SHCS/keyanalyses>

Section 3 – Characteristics of Social Tenants

3.1 Household composition

The Scottish Household Survey collects information on household compositions. Based on the categories defined in the survey, the most common types of social rented households in 2017 were single working age adult households (29%) and single pensioner households (20%), as shown in Chart 3.1 below.

Household types used in the Scottish Household Survey:

Single pensioner household consists of one adult of pensionable age (65+ for women, and 65+ for men) and no children

Single parent household consists of an adult and one or more children.

Single adult household consists of an adult of non-pensionable age and no children.

Older smaller household contains either (a) an adult of non-pensionable age and an adult of pensionable age and no children or (b) two adults of pensionable age and no children.

Large adult household has three or more adults and no children.

Small adult household contains two adults of non-pensionable age and no children.

Large family household consists of either (a) two adults and three or more children or (b) three or more adults and one or more children.

Small family households consist of two adults and one or two children.

Note that this definition changed slightly in 2015 compared to previous years, with the 65 years cut-off applied for pensioner age

However, there has been some change over time in these percentages, with the proportion of single working age adult households in social rented housing growing from 18% in 1999 to 29% in 2017. The proportion of single pensioner households has dropped over the same time period from 25% in 1999 to 20% in 2017. The percentage of older smaller households has also dropped from 12% in 1999 to 7% in 2017. (See Chart 3.1 below).

In 2017, 11% of social rented households were single parent families, 9% were small families and 5% were large families.

Households with a single adult member (single parent, single working age adult or single pensioner) accounted for 60% of all social rented households in 2017.

The household composition profile of social rented households across the period 1999 to 2008 may have been impacted on by the estimated drop of 120,000 social rented households over these years, largely as a result of Right to Buy sales.

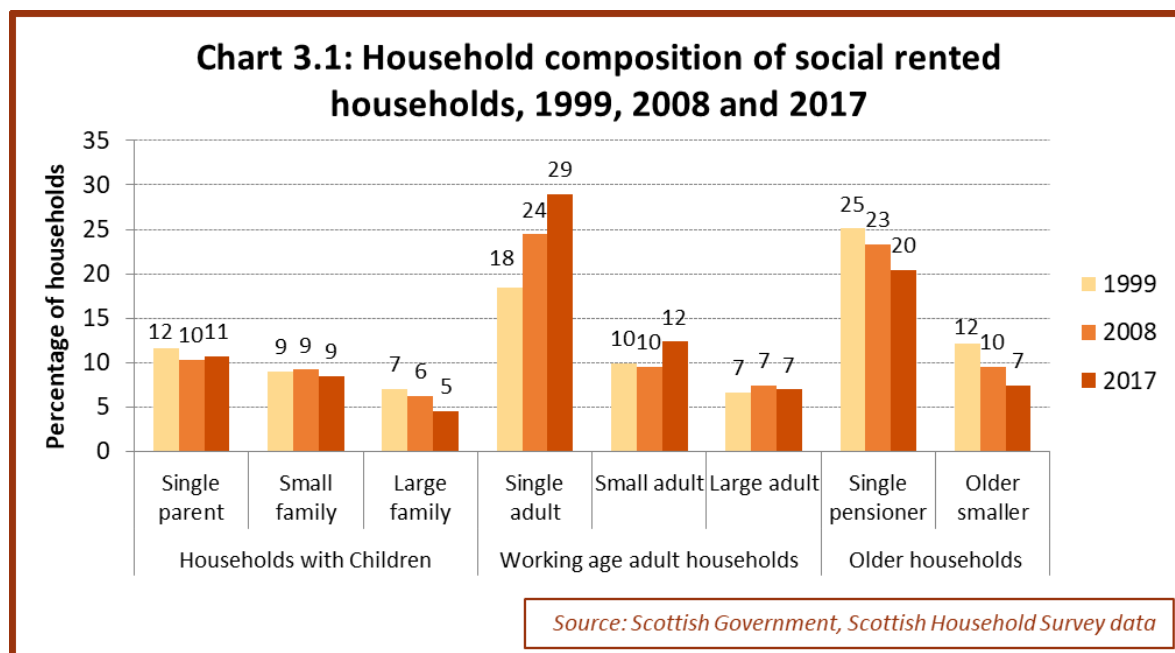
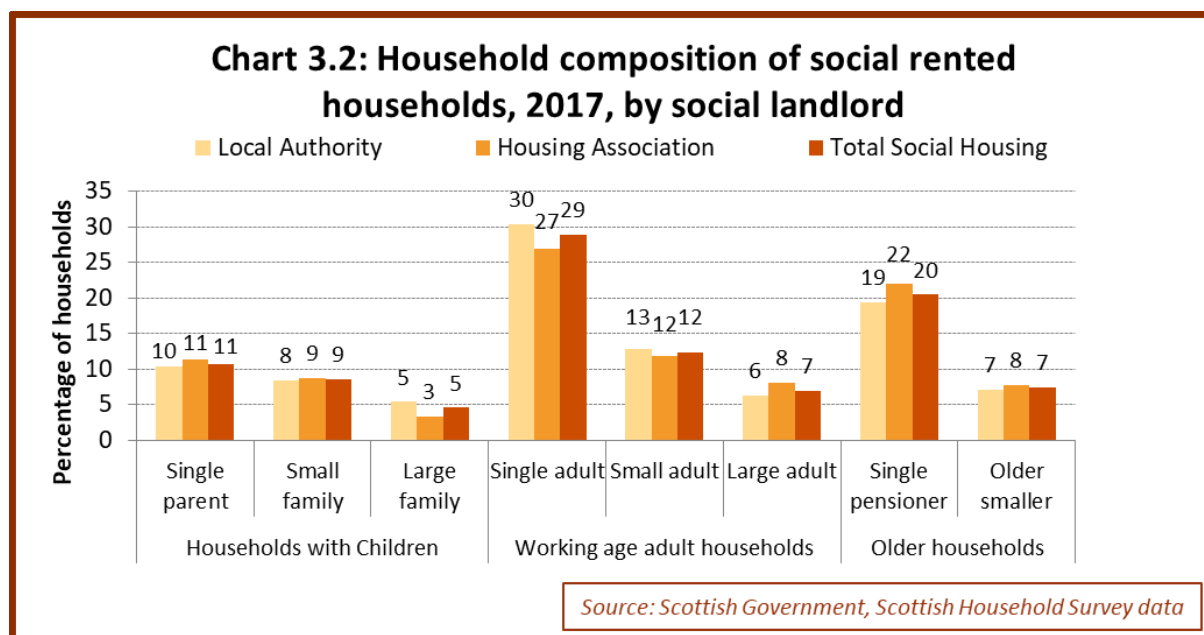
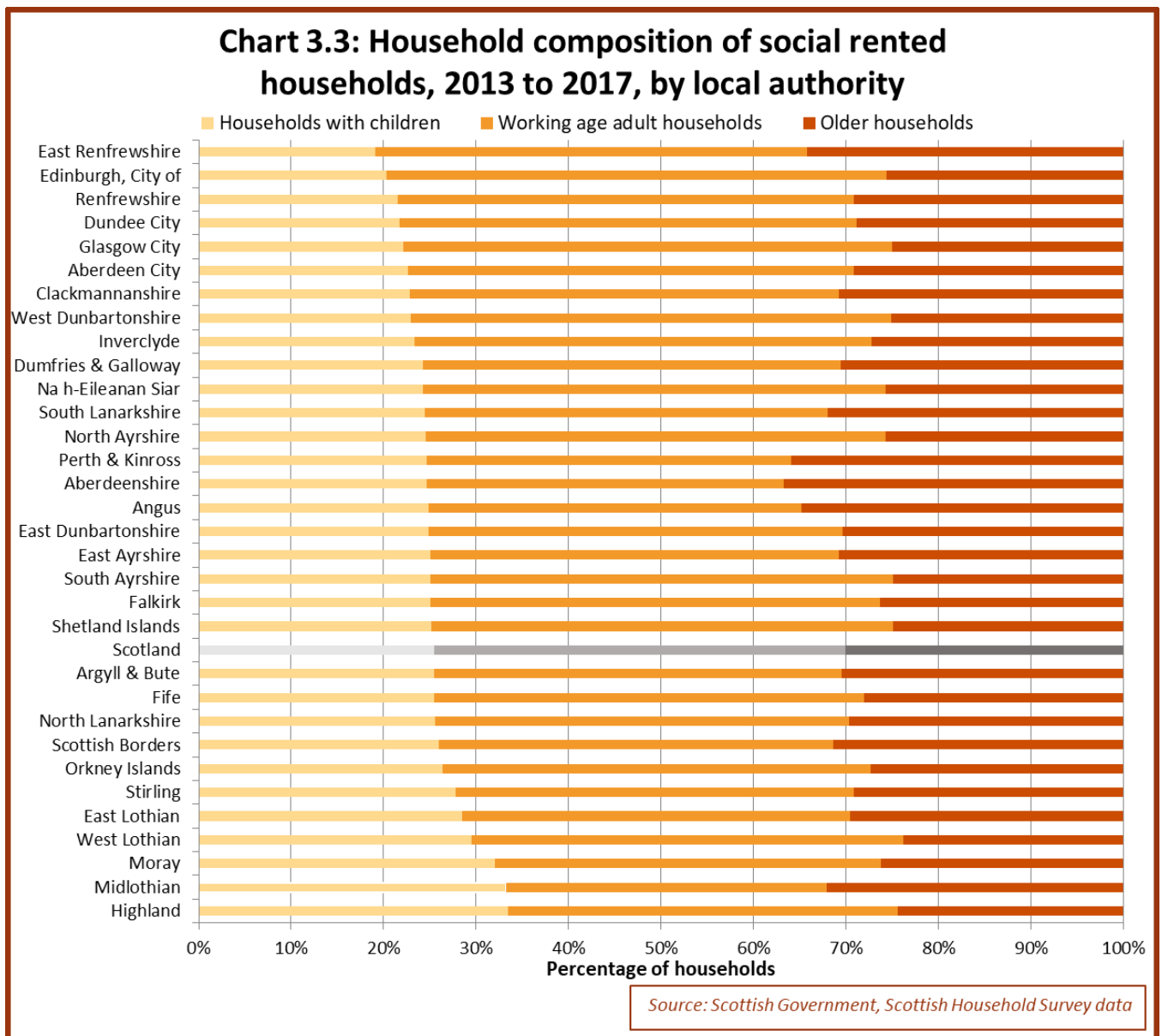


Chart 3.2 below shows that local authority and housing association households had similar profiles of household composition categories in 2017.



Based on responses from households interviewed for the Scottish Household Survey between 2013 and 2017, a breakdown of the household composition of social rented households by local authority is shown in Chart 3.3. The proportion of households with children ranged from 19% in East Renfrewshire to 33% in Highland and Midlothian. The proportion of social rented households with working age adults ranged from 35% in Midlothian to 54% in Edinburgh; and the proportion

of older households ranged from 24% in West Lothian and Highland to 36% in Perth & Kinross and 37% in Aberdeenshire. This compares to the Scotland average for social rented households of 25% households with children, 45% working age adults, and 30% older households.



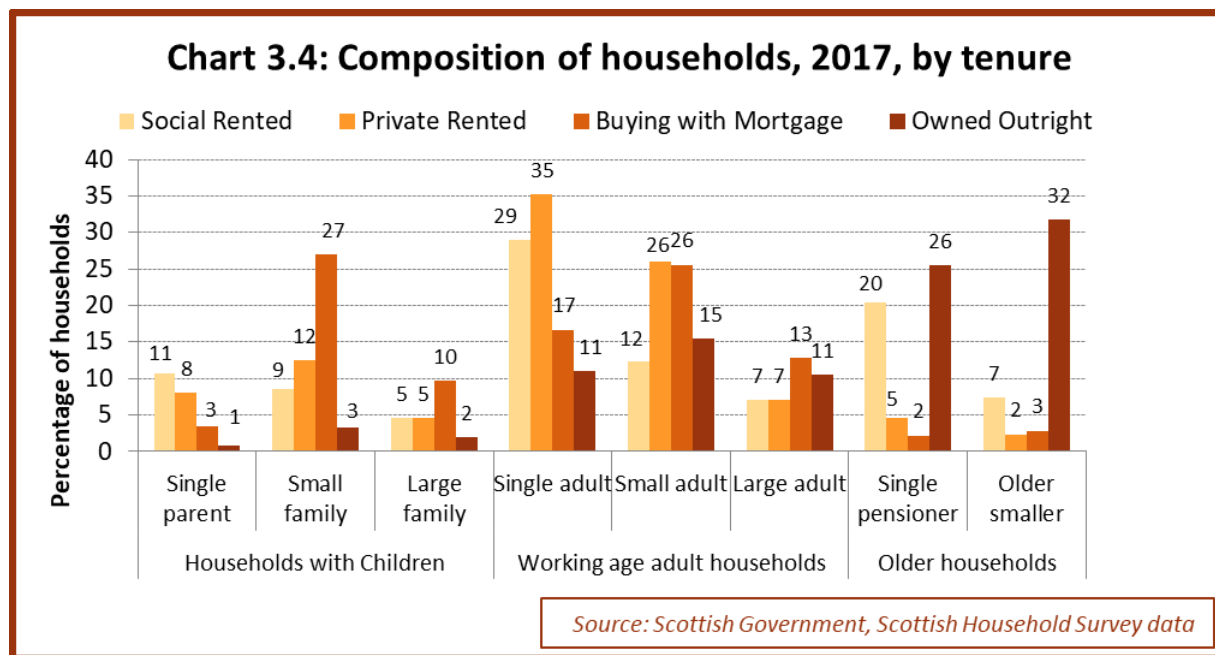
Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.4 shows how household compositions varied between different tenures in 2017. Social rented households in 2017 had a broadly similar percentage of single parent families (11%) to private rented households (8%). Likewise, social rented households also had a similar percentage of small and large family households (9% and 5%, respectively) to private rented households (12% and 5%, respectively).

However, social rented households had a lower proportion of single working age adult households (29%) compared with private rented households (35%) and had a lower percentage of small working age adult households (12%) compared with private rented households (26%).

Owned outright households were characterised by a large proportion (57%) of older households.

35% of households buying with a mortgage were households with children; a percentage higher than other tenures.



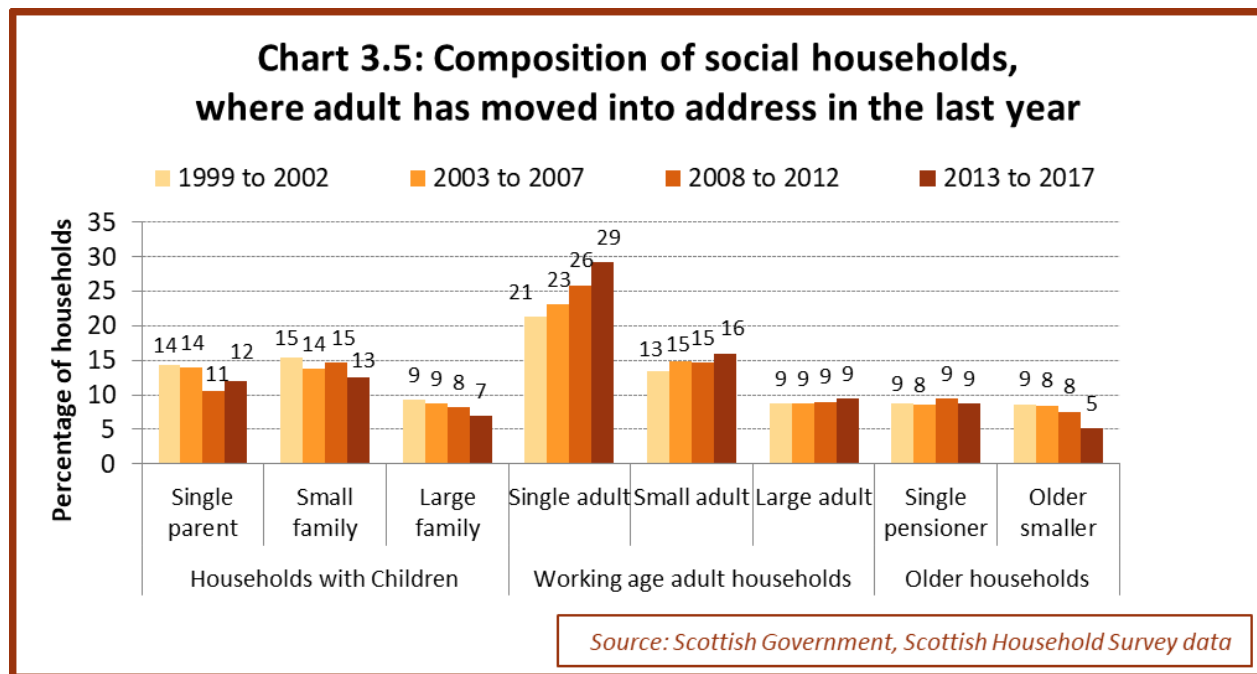
The Ministry of Housing, Communities and Local Government (MHCLG) English Housing Survey 2016 to 2017¹⁹ has collected information on household compositions in England. This has used slightly different household composition categories, so it is not possible to compare proportions for each household category. However from the MHCLG results it can be seen that 17% of social rented households in England in 2016/17 were single parents (categorised as “lone parent, dependent children”), a figure which was higher than the equivalent 11% figure for Scotland in 2017.

From the Scottish Household Survey it is possible to identify households in which an adult has moved into that address within the last 12 months. This can be used as an indicator of newly formed social households, although this will include changes to existing household compositions as well as new social housing lets.

For social rented households in which an adult had moved into the property within the last 12 months, the proportion that were single adult households has grown from 21% in 1999 to 2002 to 29% in 2013 to 2017. Of the social rented households

¹⁹ <https://www.gov.uk/government/statistics/english-housing-survey-2016-to-2017-social-rented-sector>

in 2013 to 2017 in which an adult had moved into the property within the last 12 months, only 9% were single pensioners. This compares to 20% of all social rented households being single pensioners, and indicates that newly formed social households are less likely to contain single pensioner households when compared with more established social rented households.



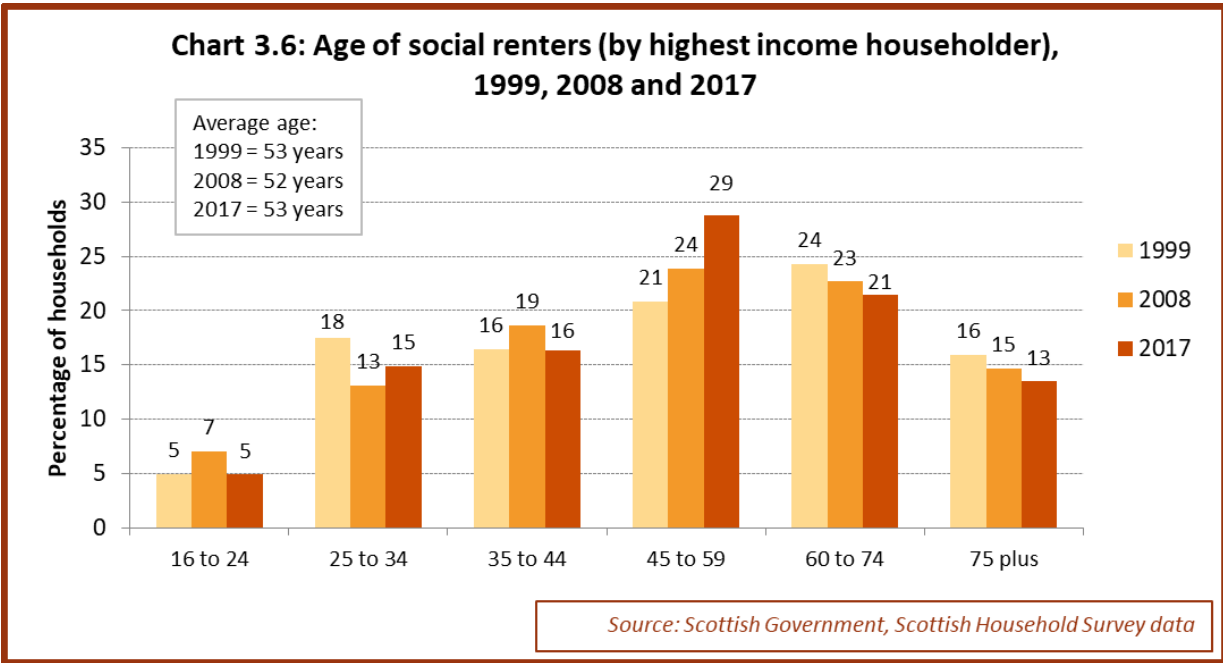
3.2 Age

Social rented households in Scotland in 2017 contained adults across a range of age categories (as measured by highest income householder), with 29% having a highest income householder aged 45 to 59 years, 21% having a highest income householder aged 60 to 74 years, 16% having a highest income householder aged 35 to 44 years, and 15% having a highest income householder aged 25 to 34.

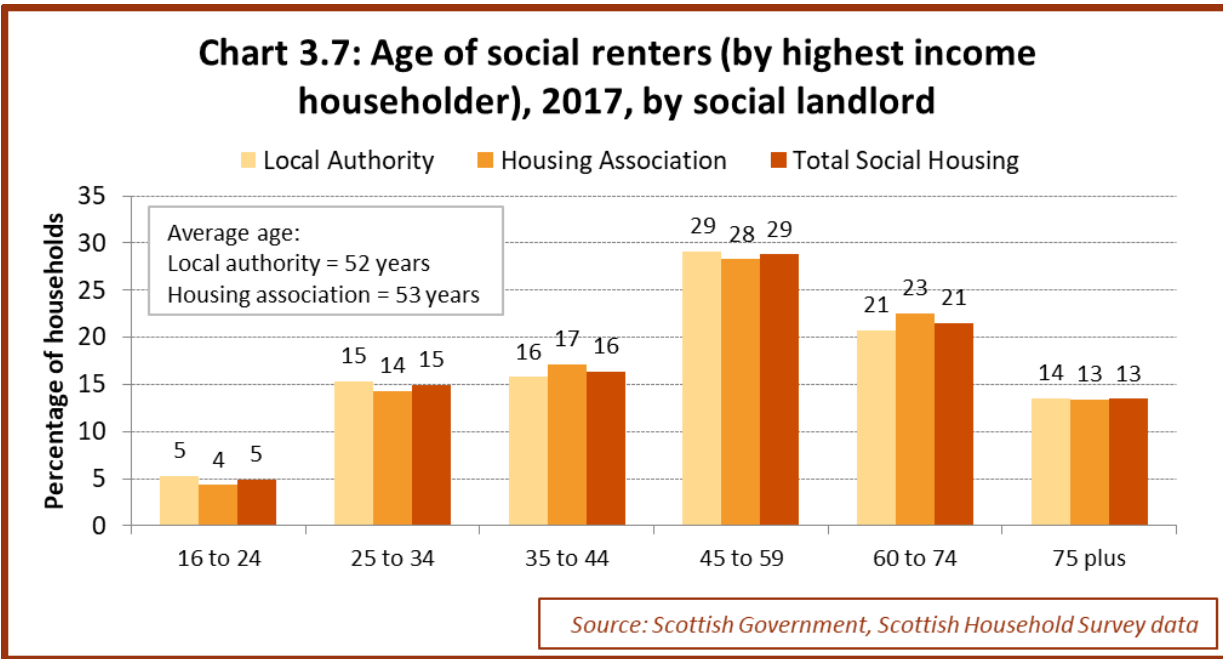
The proportion of households in social rented housing in Scotland containing a highest income householder in the age group 45 to 59 years has grown from 21% in 1999 to 29% in 2017. Correspondingly, there have been drops in the proportion containing householders aged 25 to 34 (from 18% to 15%), aged 60 to 74 (24% to 21%), and aged 75 plus (16% to 13%).

The average age of the highest income householder in social rented housing in 2017 was 53 years, the same as the average in 1999.

The age profile of social rented households across the period 1999 to 2008 may have been impacted on by the estimated drop of 120,000 social rented households over these years, largely as a result of Right to Buy sales.

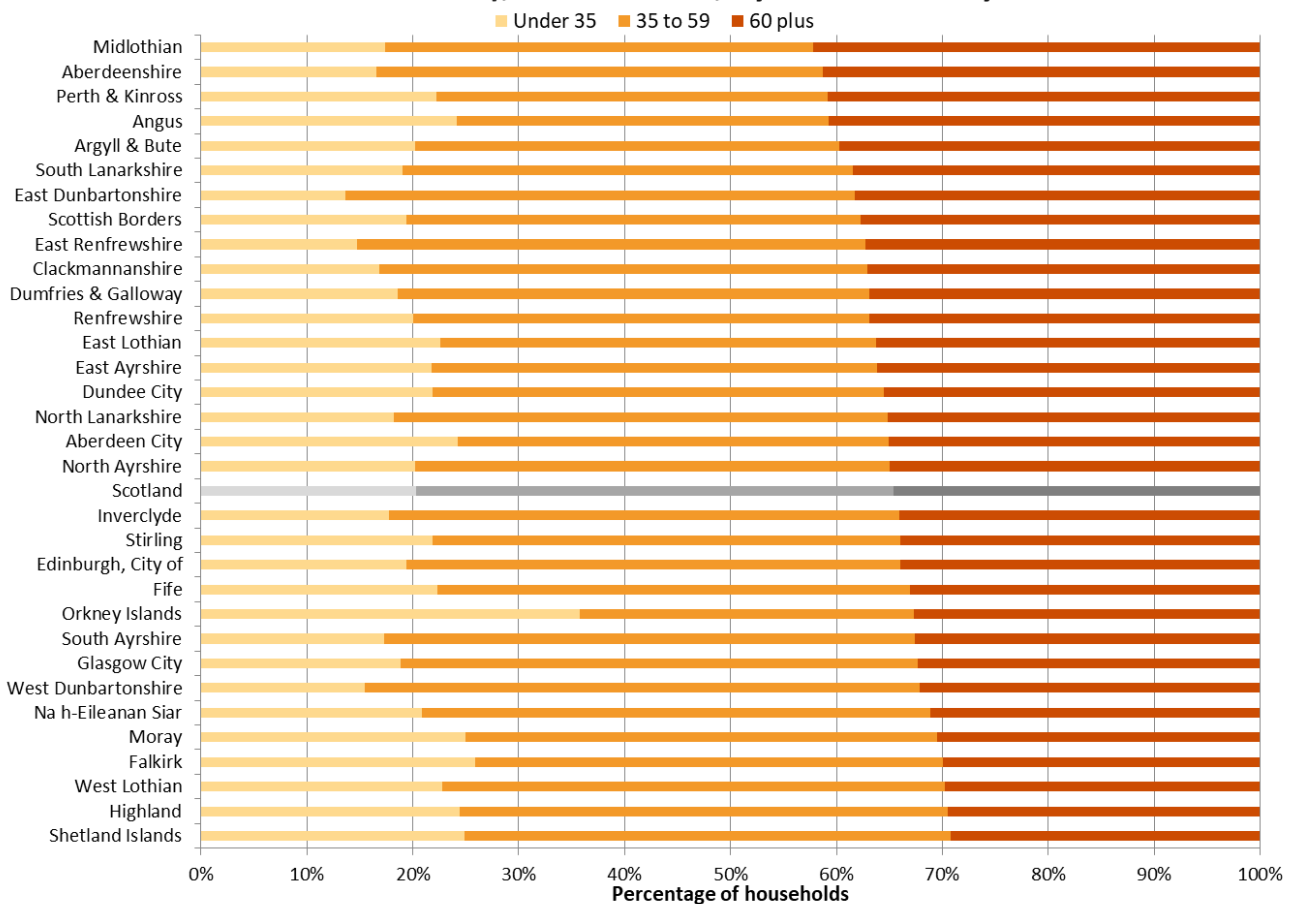


Local authority and housing association households in Scotland had a similar profile of households by age in 2017, with both having a similar average age of highest income householder (see Chart 3.7).



The age profiles of social rented households varied between local authorities, as shown in Chart 3.8 below. Orkney had the highest percentage of households with the highest income householder under the age of 35 (36%), compared to East Dunbartonshire with the lowest proportion (14%). Shetland and Highland had the lowest proportion of social rented households with the highest income householder aged 60 or over (29%) whereas Midlothian had the highest proportion (42%).

Chart 3.8: Age of social rented households (by highest income householder), 2013 to 2017, by local authority

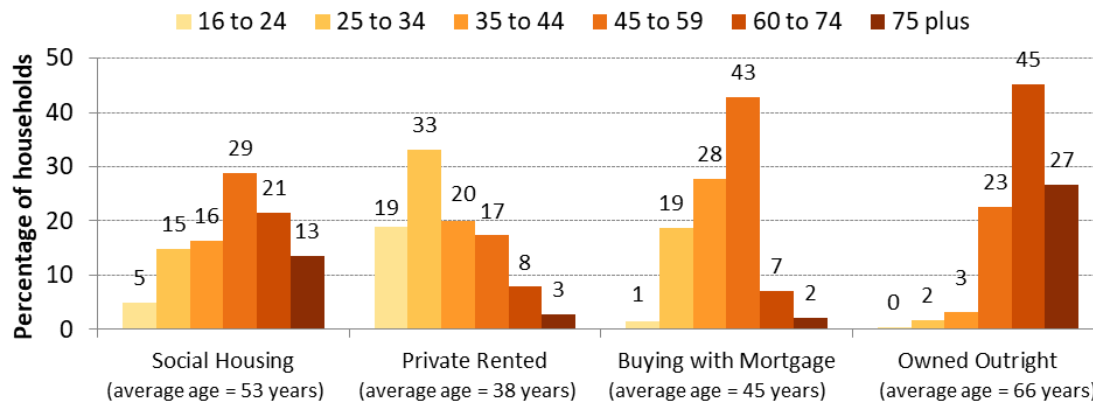


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.9 below shows how the age profile of social renters compared to other tenures in 2017. Private rented households were more likely to contain a highest income householder aged 16 to 24 years (19%) or 25 to 34 years (33%) compared to other tenures. Households buying with a mortgage were more likely to contain a highest income householder aged 35 to 44 years (28%) or 45 to 59 years (43%) than other tenures; and households owned outright were more likely to contain a highest income householder aged 60 to 74 years (45%) or 75 years and over (27%).

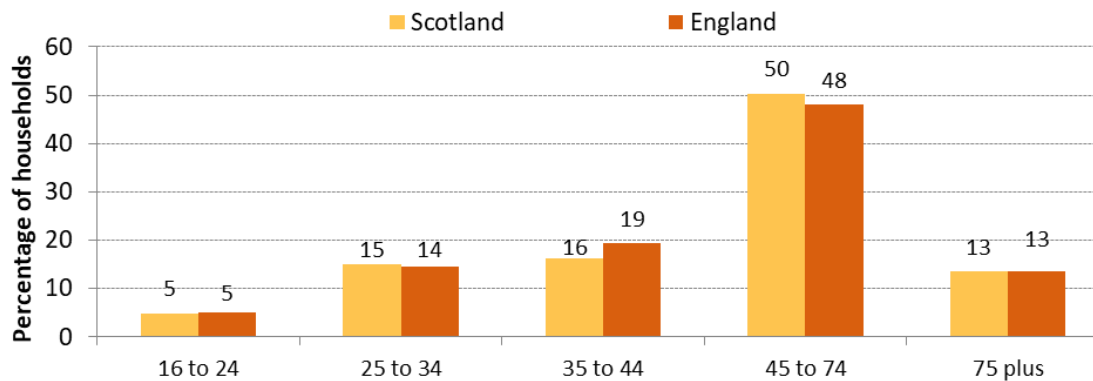
Chart 3.9: Age of households (by highest income householder), 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

The age profile of social renters in Scotland in 2017 appears to be broadly similar to the age profile of social renters in England, as measured by the MHCLG English Housing Survey for 2016/17 (see Chart 3.10 below). However note that there could be some differences between the two respective surveys in how the highest income/household reference people are identified within families, which may impact on the comparison.

Chart 3.10: Age of social renters in latest year (by highest income/household reference person), Scotland (2017) and England (2016/17)



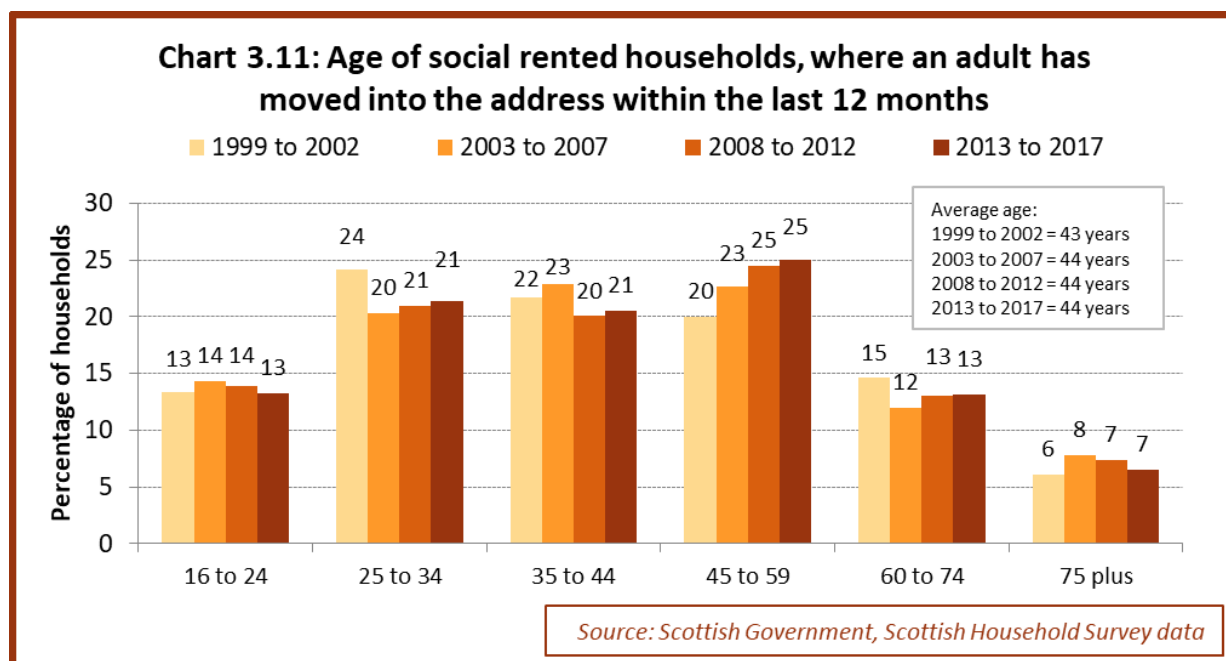
Sources: Scottish Government, Scottish Household Survey data
Ministry of Housing, Communities and Local Government, English Housing Survey Social Rented Report 2016/17

When looking solely at social rented households in which an adult has moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), there are higher proportions of younger aged households than compared to all social households.

For example in the latest period (2013 to 2017), 13% of social rented households with an adult moving into that address in the last 12 months were in the 16 to 24

age group and 21% were in the 25 to 34 age group, which compares to 5% and 15% of all social rented households, respectively.

This would suggest that newly formed social households are more likely to contain younger households than more established social rented households.

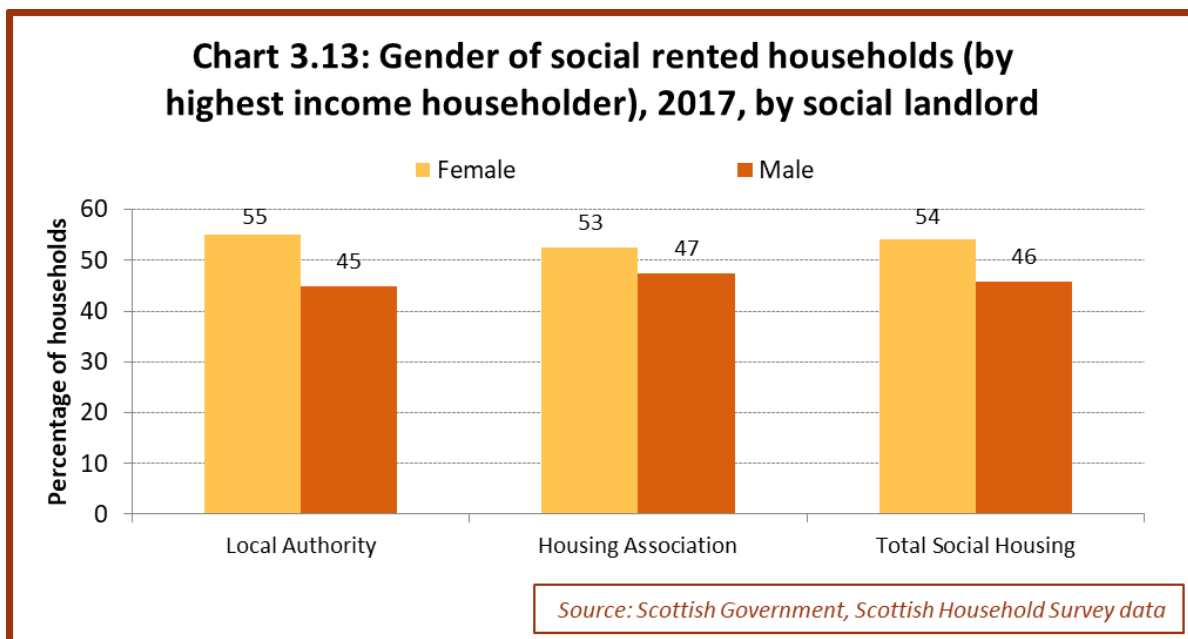


3.3 Gender

The proportion of social rented households with a female highest income householder increased from 50% in 1999 to 55% in 2008, and remained at a similar level of 54% in 2017.

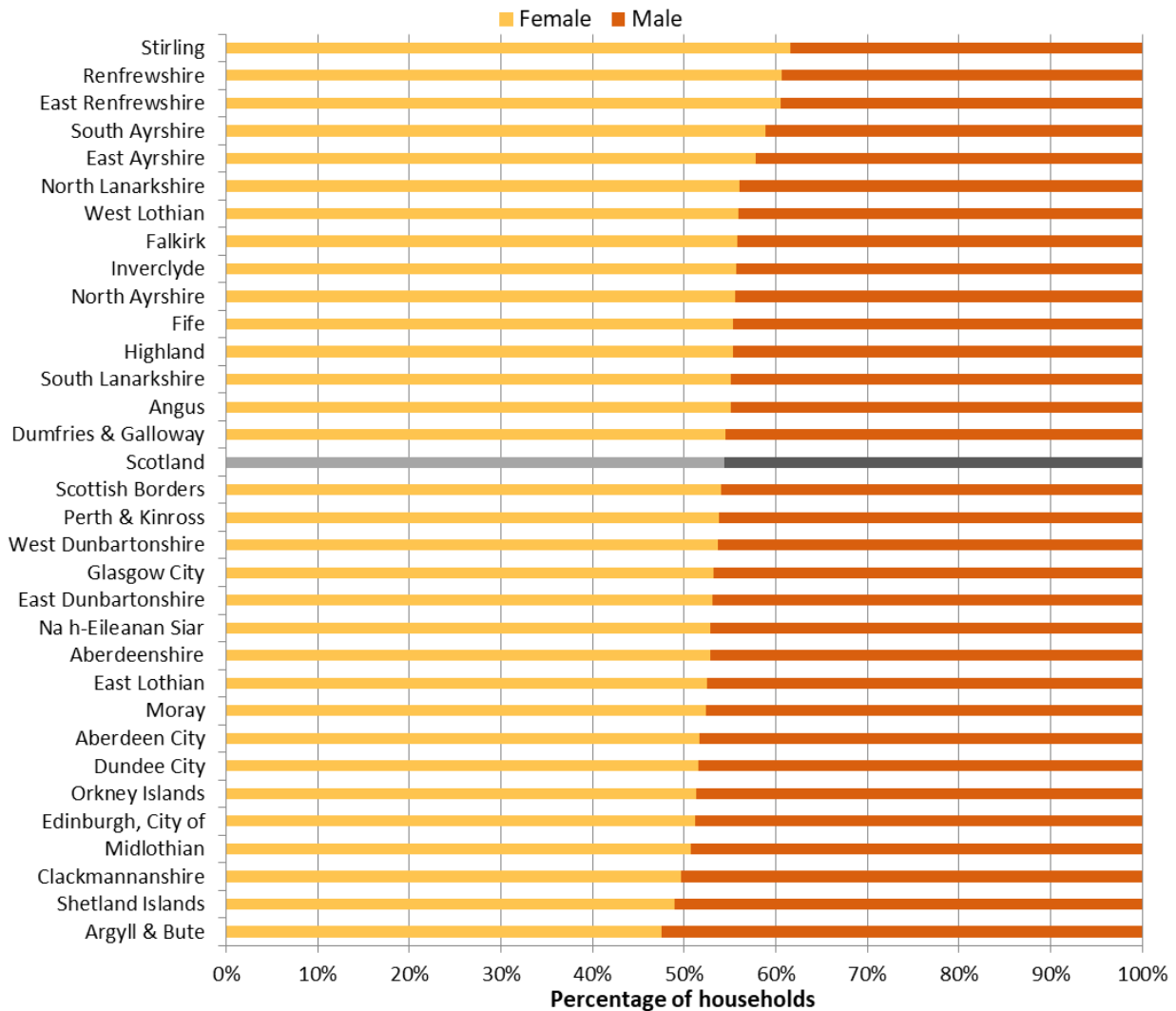


Local authority and housing association households had similar proportions of female highest income householder in 2017 (55% and 53% respectively).



A local authority breakdown based on responses to the Scottish Household Survey between 2013 and 2017 is provided in Chart 3.14 below. The percentage of social rented households with a female highest income householder ranged from 48% Argyll & Bute and 49% in Shetland to 61% in Renfrewshire and 62% in Stirling.

Chart 3.14: Gender of social rented households (by highest income householder), 2013 to 2017, by local authority

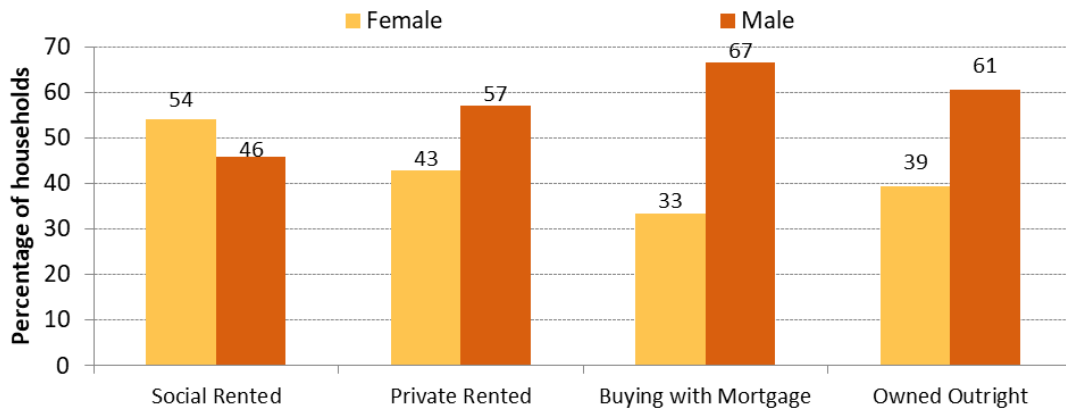


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Social rented households in Scotland in 2017 had a higher proportion of female highest income householders (54%) than private rented households (43%), households with the property bought with a mortgage (33%) and households where the property was owned outright (39%).

Chart 3.15: Gender of households (by highest income householder), 2017, by tenure

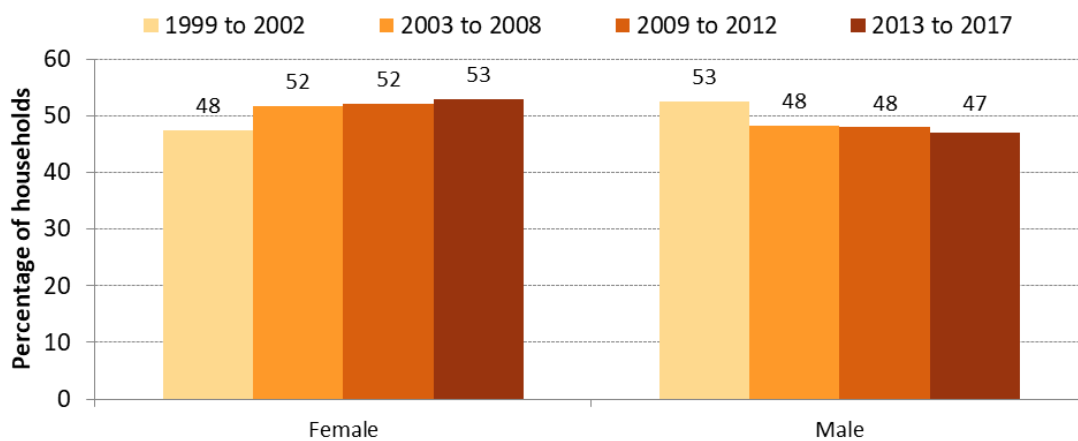


Source: Scottish Government, Scottish Household Survey data

Results from the MHCLG English Housing Survey for 2016/17 indicate that England had a slightly higher percentage of females within social rented households, with 58% of social rented households having a female household reference person compared to 54% female highest income householders in Scotland in 2017. Note however that there may be some differences between the how the highest income/household reference people have been identified within families in the two surveys, which may impact on any comparisons.

When looking solely at social rented households in Scotland in which an adult has moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), there has been an increasing proportion of female highest income householders moving into social rented housing addresses from 1999 to 2002 (48%) to 2013 to 2017 (53%), which broadly follows the same increase seen in all social rented households (50% in 1999 to 54% in 2017).

Chart 3.16: Gender of social rented households, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

3.4 Economic status of adults – Scottish Household Survey data

The Scottish Household survey collects information on the economic status of adults within households. Based on the categories defined by the survey, the most common types of economic status of adults within social rented housing in 2017 were employed full time (24%) and retired from work (25%).

However there has been some changes in these percentages over time, with the percentage of adults in social rented housing employed full time having increased from 19% in 1999 to 24% in 2017. The percentage of adults in social rented housing who were retired from work has fallen from 29% in 1999 to 25% in 2017.

In 2017, 12% of adults in social rented housing were permanently sick or disabled and 9% were unemployed and seeking work.

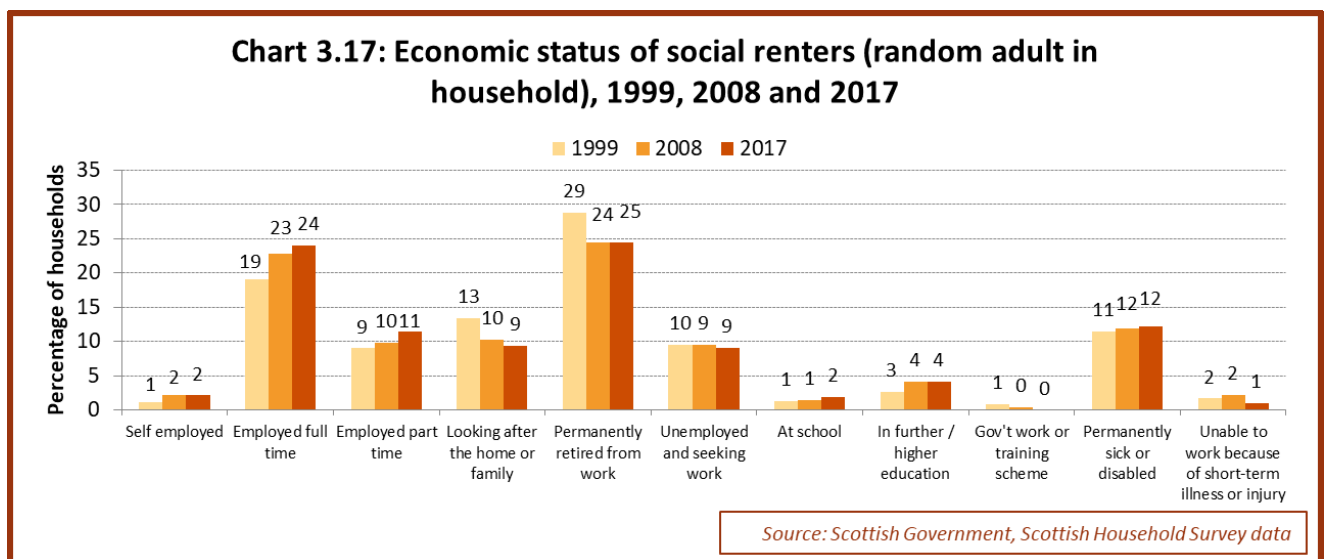


Chart 3.18 below shows that the economic status of adults was similar across local authority and housing association properties in 2017.

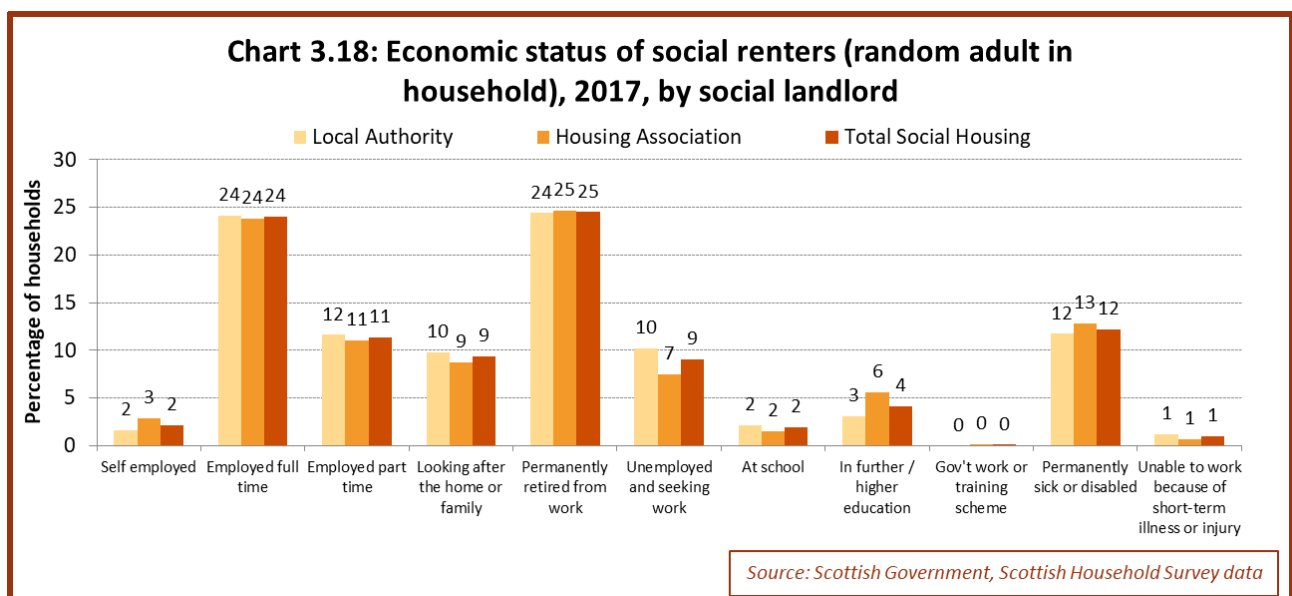
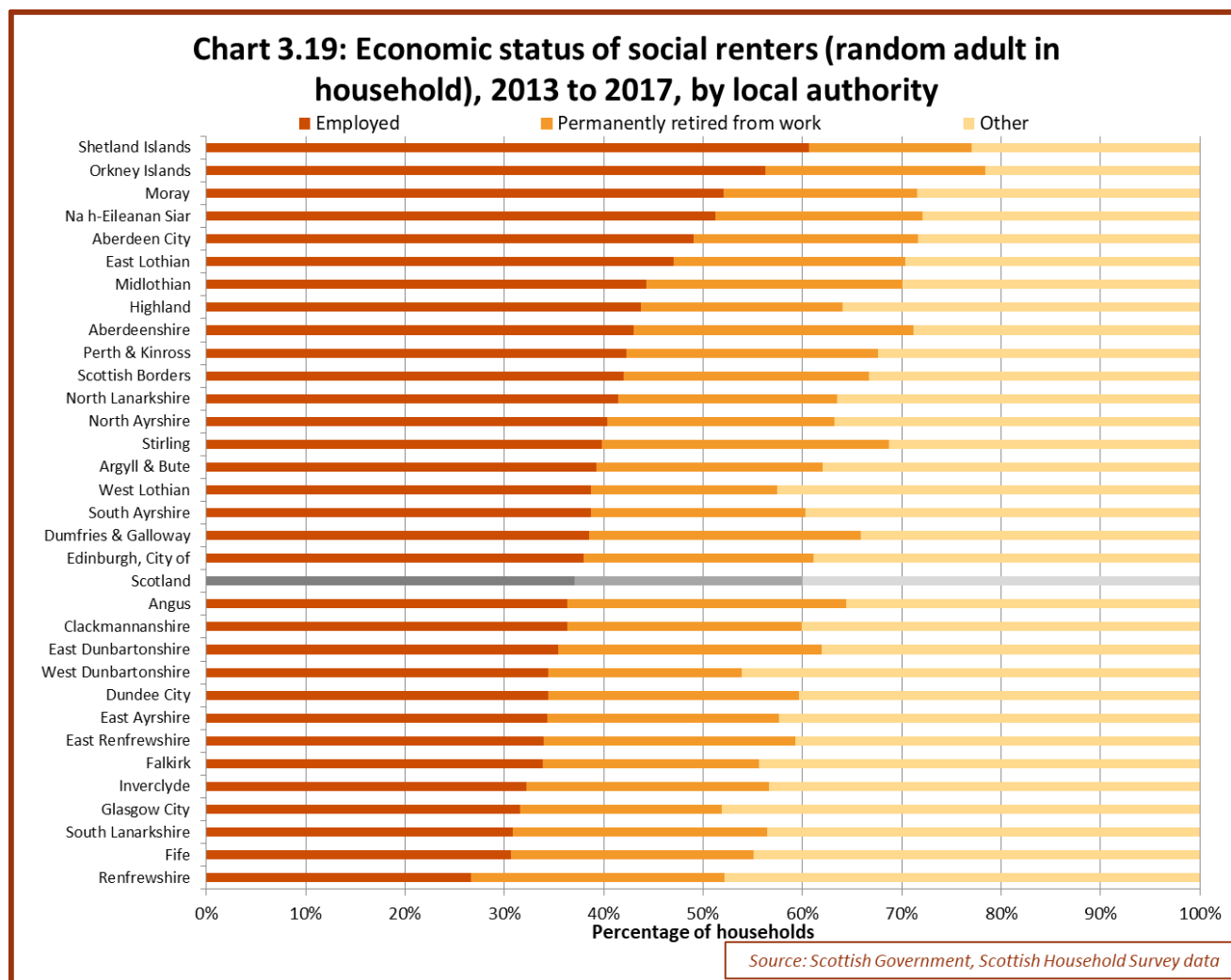


Chart 3.19 below shows the economic status of adults in social housing between 2013 and 2017 for each local authority. The percentage of social renting adults who were employed ranged from 27% in Renfrewshire and 31% in Fife and South Lanarkshire, up to 56% in the Orkney Islands and 61% in the Shetland Islands.



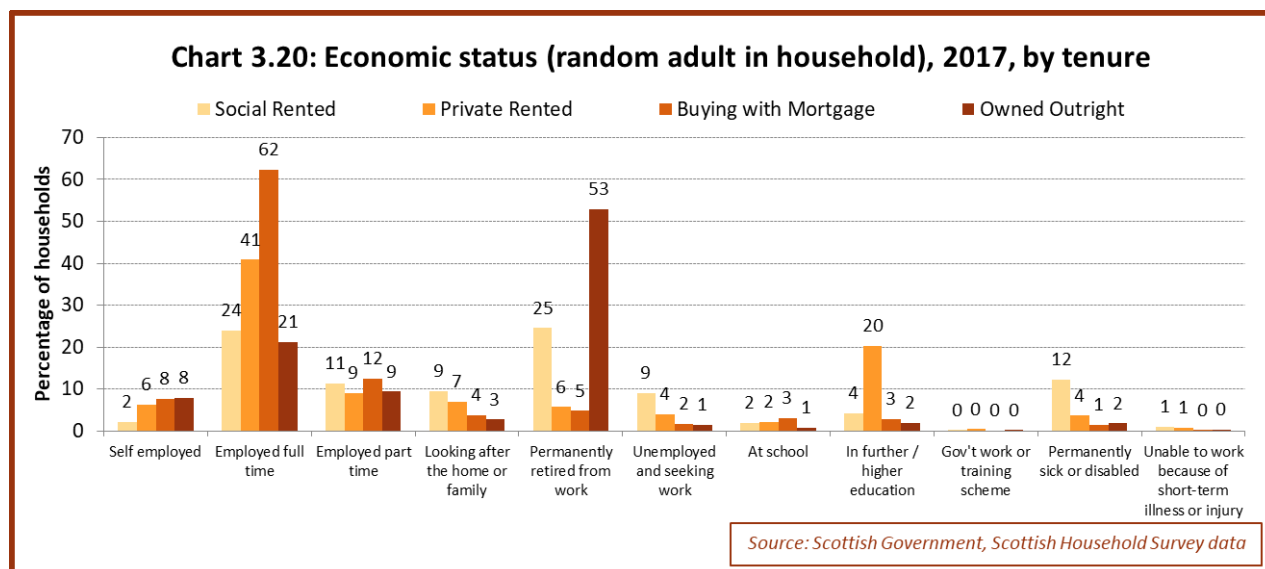
Note: survey data from the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.20 below shows the economic status of adults in social housing compared to other tenures for the year 2017. It can be seen that 62% of adults in households buying with a mortgage were employed full time, compared to 41% of adults renting privately, 24% of adults in social rented households and 21% of adults in owned outright households.

Social rented households were more likely to have an adult permanently sick or disabled (12%) in 2017 than all other tenures – private rented households (4%), households buying their property with a mortgage (1%), and households owning their property outright (2%).

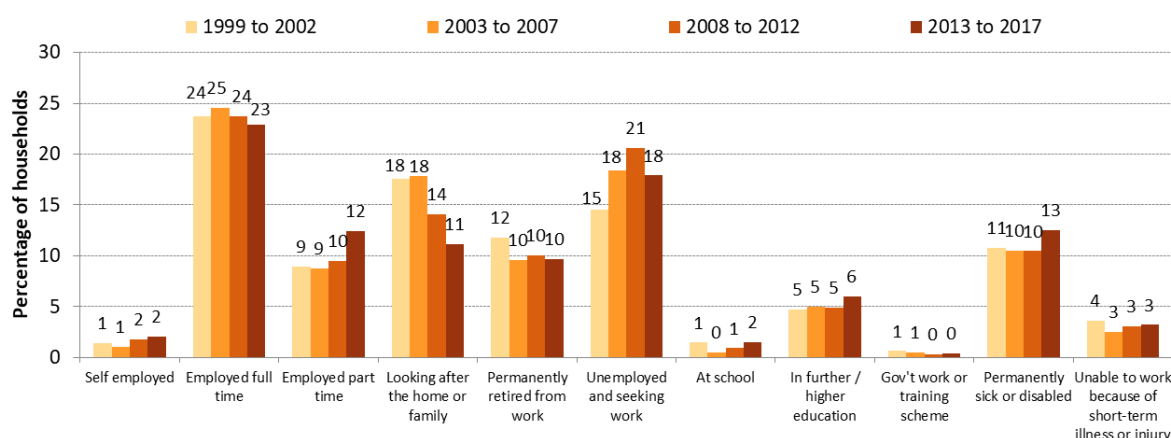
Social rented households were also more likely to have an adult looking after the home or family (9%) or be unemployed and seeking work (9%) compared with households buying their property with a mortgage (4% and 2% respectively), and households owning their property outright (3% and 1% respectively).

Private rented households were more likely to have an adult in further or higher education (20%) compared to other tenures. Whilst households owned outright were more likely to have an adult permanently retired from work (53%).



When looking solely at social rented households in which an adult had moved into the property within the last 12 months in 2013 to 2017 (which includes new-lets as well as changes to existing household compositions), 18% of adults were unemployed, a figure higher than the equivalent proportion of adults unemployed across all social rented households in 2017 (9%), which suggests that newly formed social households are more likely to contain unemployed adults than compared with more established social rented households. 10% of adults in social rented households in which an adult had moved into the property within the last 12 months in 2013 to 2017 were retired from work, a lower figure than the 25% of adults retired across all social rented households in 2017, which suggests that newly formed social households are less likely to contain retired adults than compared with more established social rented households.

Chart 3.21: Economic status of social renters (random adult in household), where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

3.5 Economic status of households – Family Resources Survey data

The Family Resources Survey provides a different way of looking at the economic status of households in Scotland based on a categorisation of the family unit into working or workless categories, and it also allows a comparison of figures to households in England and Wales.

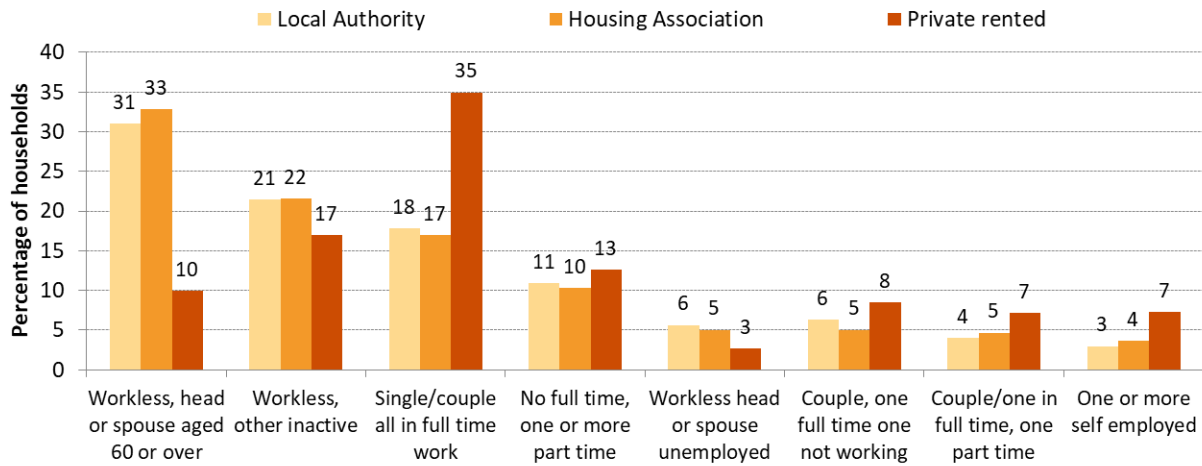
Chart 3.22 below shows the economic status profile for households in local authority, housing association and private rented sector households over the period 2015/16 to 2017/18. The “workless, other inactive” category includes the long-term sick, disabled, and non-working single parents²⁰.

It can be seen that the household economic status profile is broadly similar between local authority and housing association households.

The most common economic status categories for social rented households over the period 2015/16 to 2017/18 were “workless, head of spouse aged 60 or over” (32%) and “workless, other inactive” (21%). Over a third (35%) of households in the private rented sector contained adults who were all in full time work (either a single adult household or a couple household), compared to 17% of households in social rented accommodation.

²⁰ The 'Workless, other inactive' group consists of families in which all adults are economically inactive (i.e. where no adult is in work or unemployed). This includes working-age adults in receipt of sickness and disability benefits, who may have living standards lower than those implied by the results presented because of additional costs associated with their disability (for which no adjustment has been made here).

Chart 3.22: Economic status of rented households in Scotland, 2015/16 to 2017/18



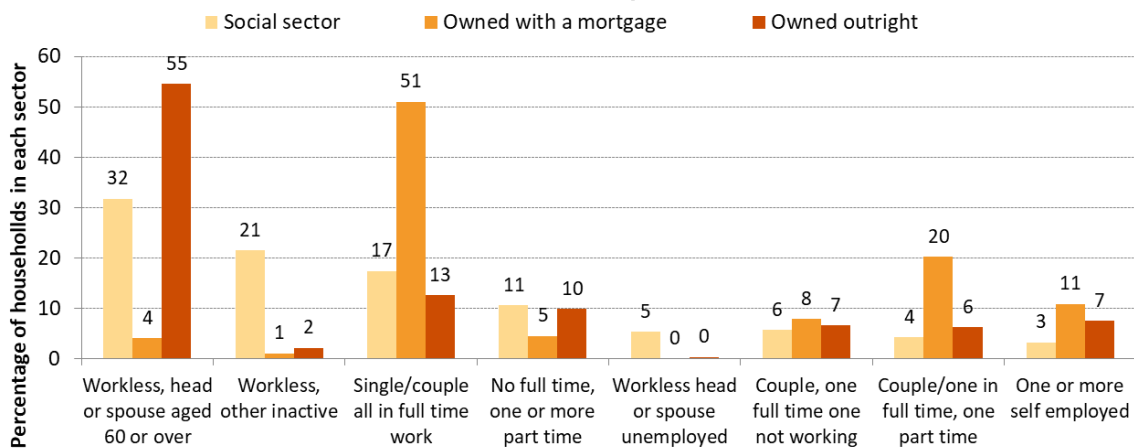
Source: Family Resources Survey

Chart 3.23 below shows the economic status profile of households in the social sector in Scotland in 2015/16 to 2017/18 compared to households that were owned with a mortgage or owned outright.

The main economic status within the social sector was “workless, with a head of house or spouse aged 60 or over”, with almost a third (32%) of social rented households being in this category. This compares to 55% of households that were owned outright being in this older-aged economic category. The chart also suggests that the social sector includes a broader range of economic statuses than households that are owned outright, reflecting the diverse age bands seen in the social sector (see [Section 3.2](#)).

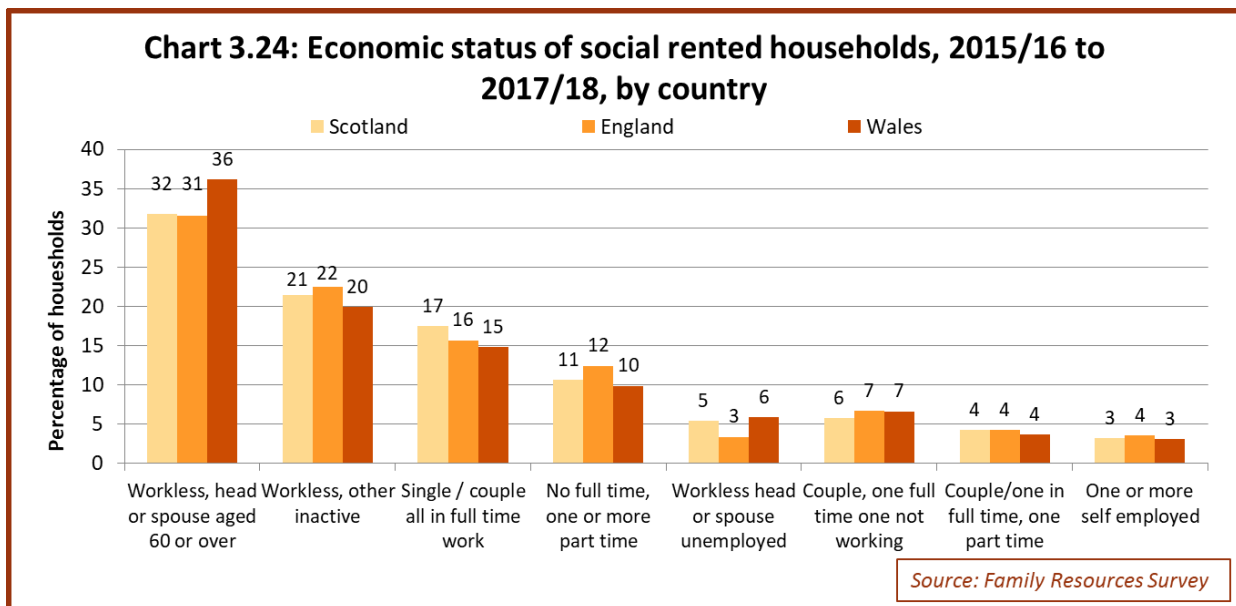
The “workless, other inactive” group accounted for over a fifth (21%) of social sector households, compared to 2% of households that were owned outright and 1% that were owned with a mortgage.

Chart 3.23: Economic status of households in Scotland, 2015/16 to 2017/18, by tenure



Source: Family Resources Survey

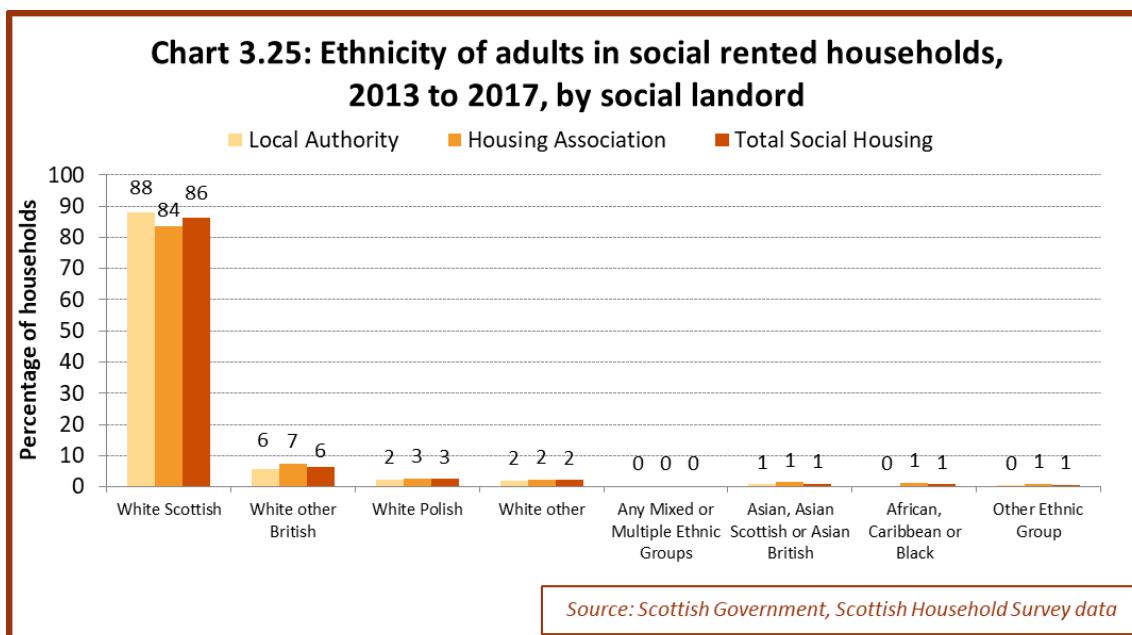
The percentage of social rented households in each economic category, for the other GB countries is shown in Chart 3.24. Proportions were broadly similar for each country across each category.



3.6 Ethnicity

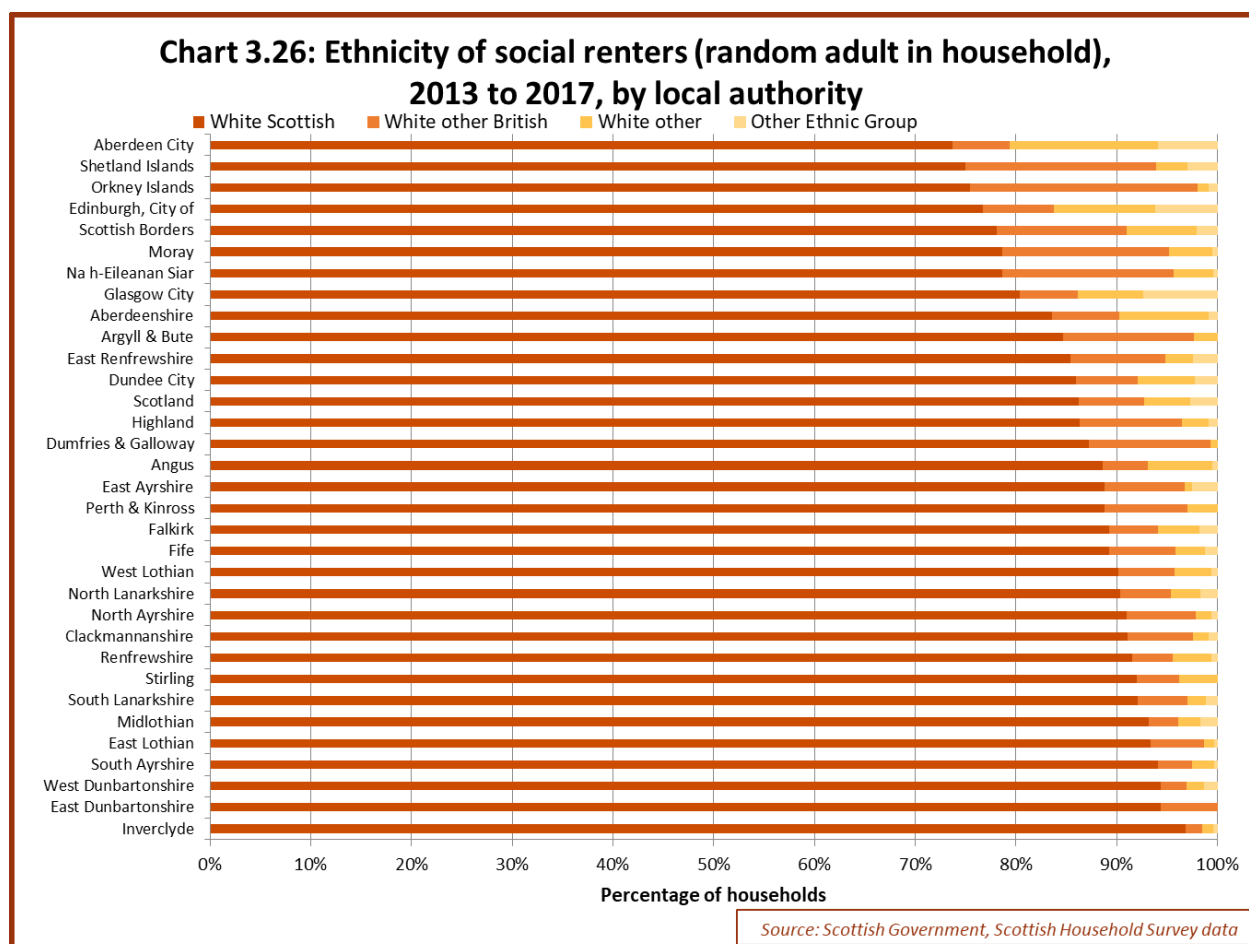
The Scottish Household Survey asks respondents about their ethnicity. This question has been asked in its current form since 2013.

In the period 2013 to 2017, 86% of adults in social rented households stated they were ‘White Scottish’, 6% of adults stated they were ‘White Other British’, 3% said they were ‘White Polish’, 2% stated they were ‘White Other’, 1% said they were ‘Asian, Asian Scottish or Asian British’, 1% said they were ‘African, Caribbean or Black’, and 1% said they were another ethnic group.



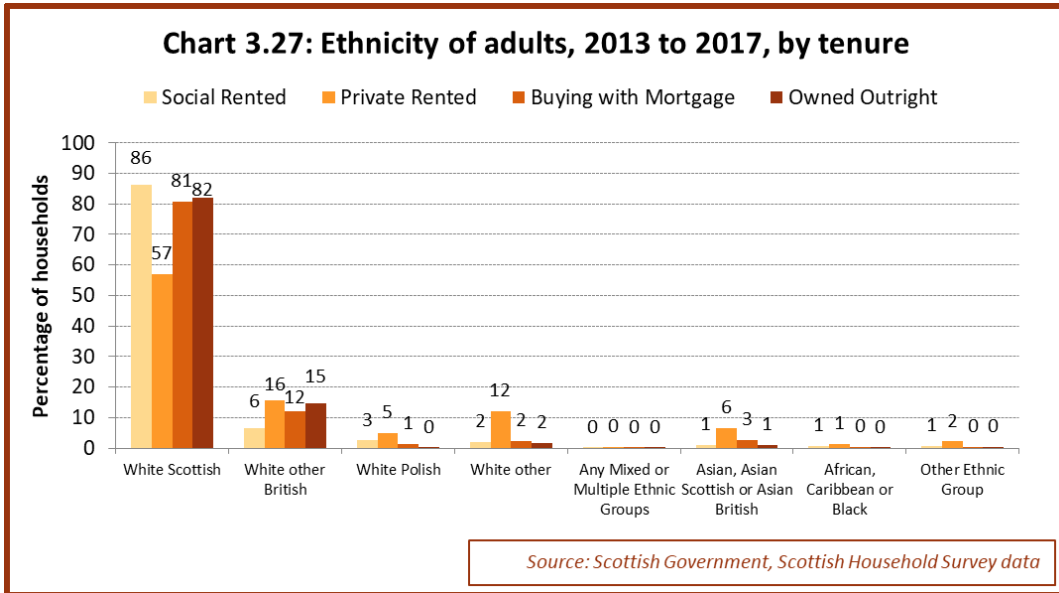
It can be seen that local authority rented households had a higher percentage of 'White Scottish' adults (88%) compared with housing association rented households (84%).

Chart 3.26 below shows the ethnicity of adults in social rented housing between 2013 and 2017 in each local authority. The proportion of social renting adults identifying as 'White Scottish' ranged from 74% in Aberdeen City, and 75% in the Shetland Islands and Orkney Islands, up to 94% in South Ayrshire, East Dunbartonshire and West Dunbartonshire and 97% in Inverclyde. Authorities with the highest proportions of social renting adults identifying as 'White Other British' were Na h-Eileanan Siar and Moray (17%), and the Orkney Islands (23%). Authorities with the highest proportions of adults identifying as 'White Other' (i.e. White but not Scottish or British) included City of Edinburgh (10%) and Aberdeen City (15%), whilst authorities with the highest proportions of adults identifying as other ethnic groups included Aberdeen City (6%), City of Edinburgh (6%) and Glasgow City (7%).

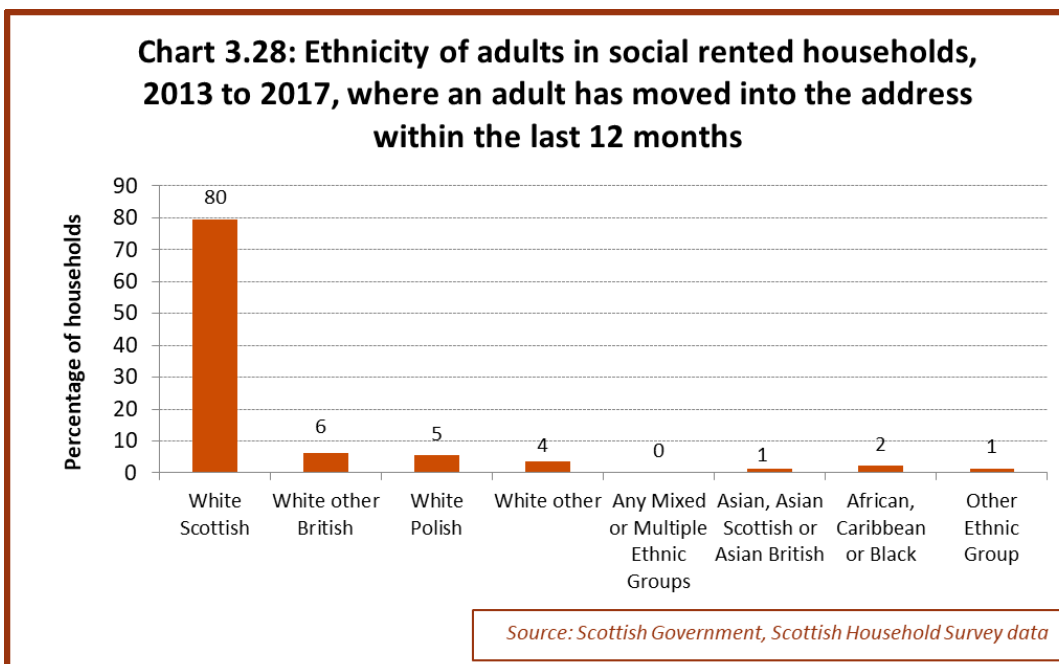


Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.27 below shows how the ethnicity of adults in social rented households in 2013 to 2017 compared to other tenures. Social rented households had the highest proportion of 'White Scottish' adults at 86%, a higher percentage figure to the equivalent figures for adults privately renting (57%), buying with a mortgage (81%) and adults in households owned outright (82%). Social rented households had the lowest proportion of 'White Other British' adults (6%), compared to private rented (16%), buying with a mortgage (12%) or owned outright tenures (15%).



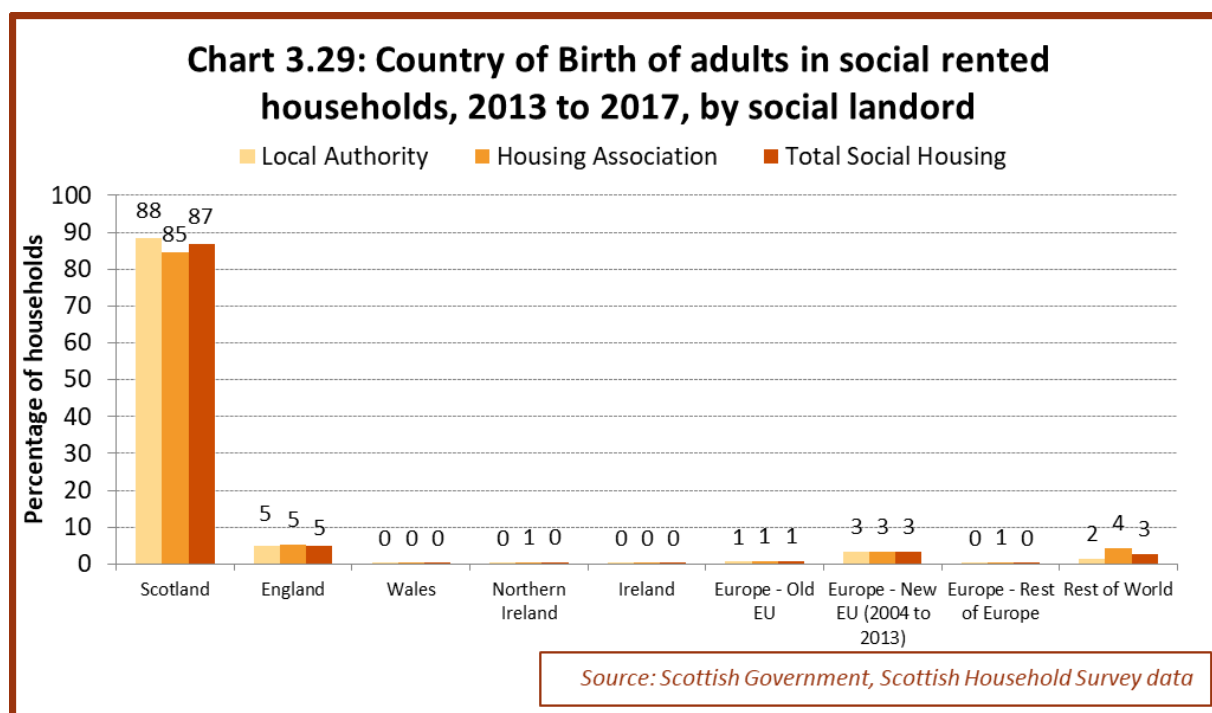
When looking solely at social rented households in which an adult had moved into the property within the last 12 months between 2013 and 2017 (which includes new-lets as well as changes to existing household compositions), 80% of adults stated that they were 'White Scottish'. This was lower than the equivalent figure for all social rented households (86%), and suggests that newly formed social rented households are more likely to contain adults who are not 'White Scottish' compared with more established social rented households.



3.7 Country of birth²¹

The Scottish Household Survey also asks respondents about their country of birth, and this question has been asked in its current form since 2013.

In the period from 2013 to 2017, 87% of adults in social rented households were born in Scotland, 5% of adults stated that they were born in England, 4% said they were born in the EU (excluding UK and Ireland), and 3% said they were born in the Rest of the World (i.e. outside Europe).

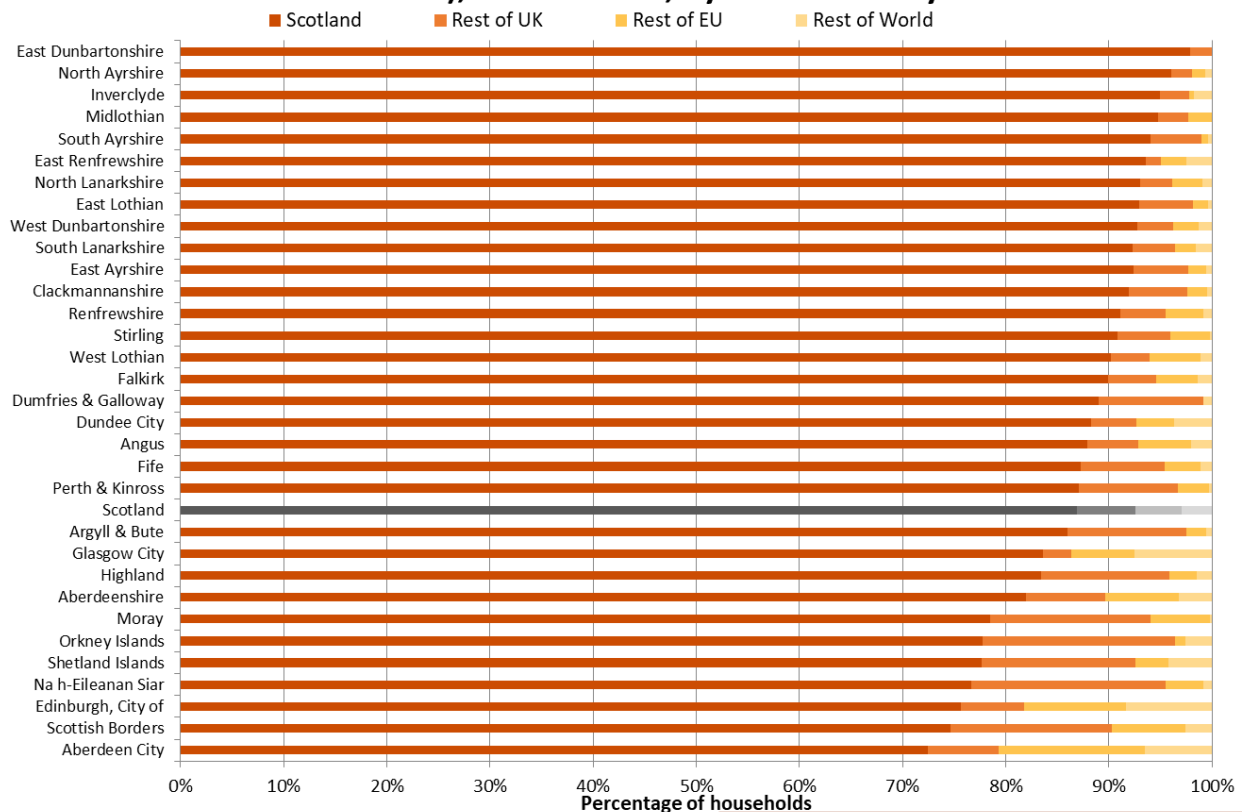


It can be seen that the percentages are similar between local authority and housing association households for each country of birth category, however housing association households had a slightly lower proportion of adults born in Scotland (85%) compared with local authority households (88%), and have a slightly higher percentage of adults born in the Rest of the World (i.e. outside Europe) (4%) than with local authority households (2%).

Chart 3.30 below shows the country of birth of adults in social rented housing between 2013 and 2017 in each local authority. The percentage of adults who were born in Scotland ranged from 72% in Aberdeen City to 98% in East Dunbartonshire. This compared to 87% across Scotland as a whole.

²¹ In this section, 'Europe Old EU' refers to the countries that joined the EU up to 1995, i.e. Belgium, Germany, France, Italy, Luxembourg, Netherlands, Denmark, Ireland, United Kingdom, Greece, Spain, Portugal, Austria, Finland, Sweden. 'Europe New EU (2004 to 2013)' refers to the countries that joined the EU between 2004 and 2013, i.e. Czech Republic, Estonia, Cyprus, Latvia, Lithuania, Hungary, Malta, Poland, Slovenia, Slovakia, Bulgaria, Romania, Croatia.

Chart 3.30: Country of Birth of social renters (random adult in household), 2013 to 2017, by local authority



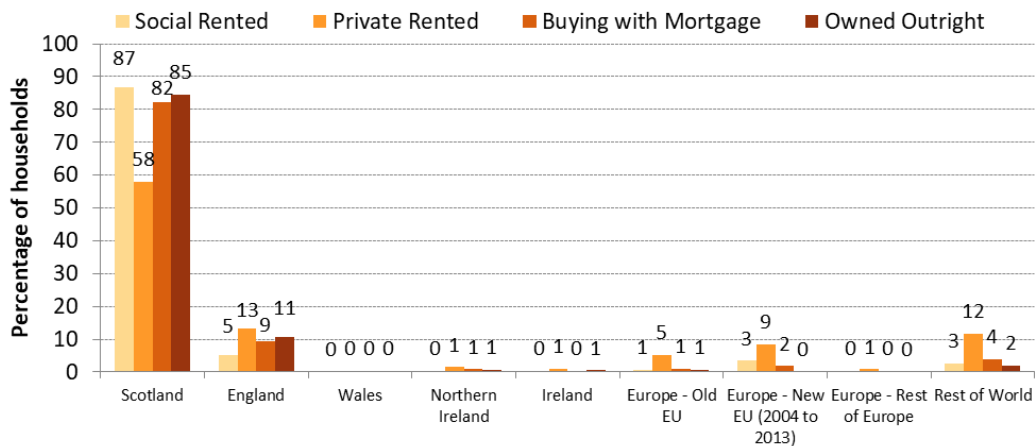
Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 3.31 below shows how the country of birth of adults in social rented households in 2013 to 2017 compares to other tenures. Social rented households had 87% of adults born in Scotland, a higher percentage to adults in households privately renting (58%), buying with a mortgage (82%) and owned outright (85%). Social rented households also had a lower proportion of adults born in England (5%) when compared to households renting privately (13%), buying with a mortgage (9%) and owned outright (11%).

Private rented households had a much smaller proportion of adults born in Scotland (58%) when compared to other tenure categories. Within private rented households, 13% of adults were born in England, 12% were born in the Rest of the World (i.e. outside Europe), 9% were born in the New EU (2004 to 2013), and 5% were born in the Old EU.

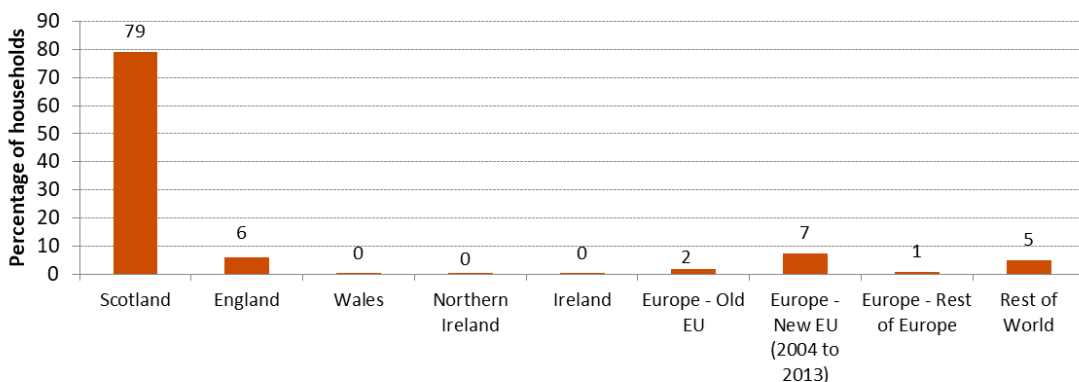
Chart 3.31: Country of Birth of adults, 2013 to 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult has moved into the property within the last 12 months between 2013 and 2017 (which includes new-lets as well as changes to existing household compositions), 79% of adults were born in Scotland and 7% of adults were born in the New EU (2004 to 2013). These figures differ to the equivalent proportions for all social rented households in the latest year (87% and 3% respectively), and suggest that newly formed social households are more likely to contain adults born in the New EU than established social households.

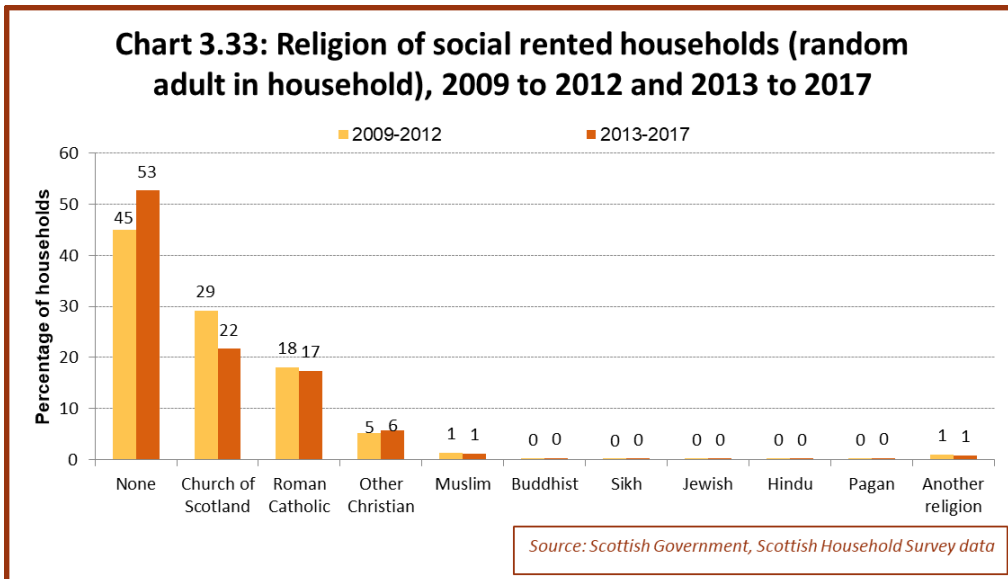
Chart 3.32: Country of birth of social rented households, 2013 to 2017, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

3.8 Religion

The Scottish Household Survey asks a random adult in each household about their religion. This question has been asked in its current form since 2009.



In the period from 2013 to 2017, 53% of adults in social rented housing said they had no religion, which is an increase on the 45% between 2009 and 2012. Most of the other religion categories stayed at similar levels between the two time periods, other than Church of Scotland which decreased from 29% to 22%.

Chart 3.34 below shows how religion varies between local authority and housing association households. Most religions show similar percentages between the two types of social landlords, however there are more adults with no religion in local authority housing (55% compared to 49% in housing association housing), and more adults with a Roman Catholic religion (20%) in housing association housing than local authority housing (15%).

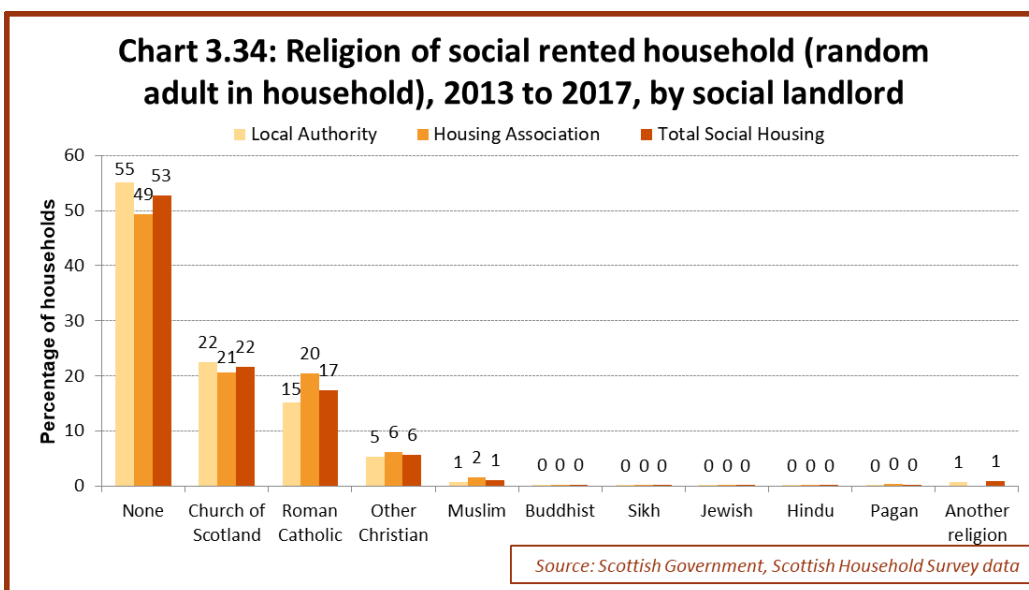
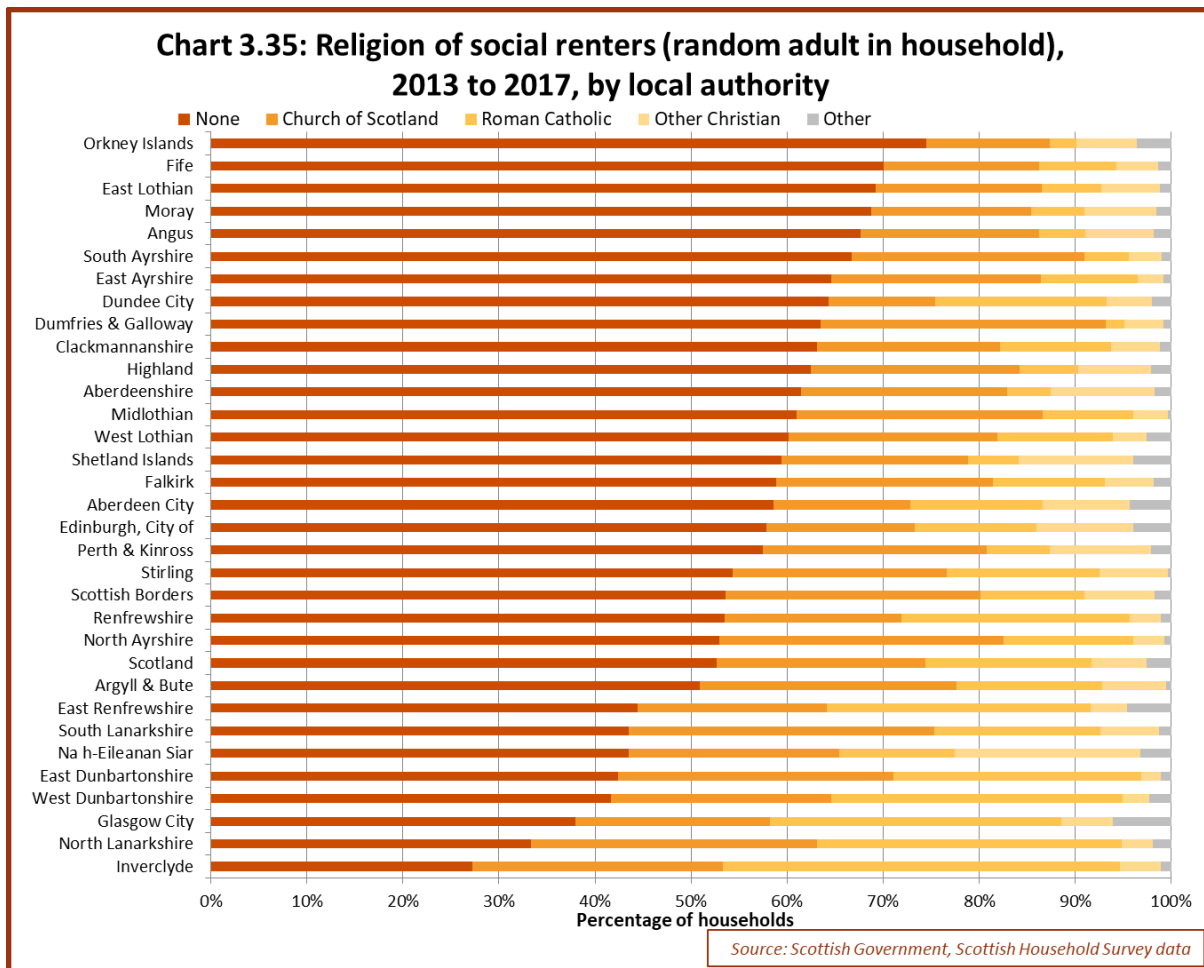


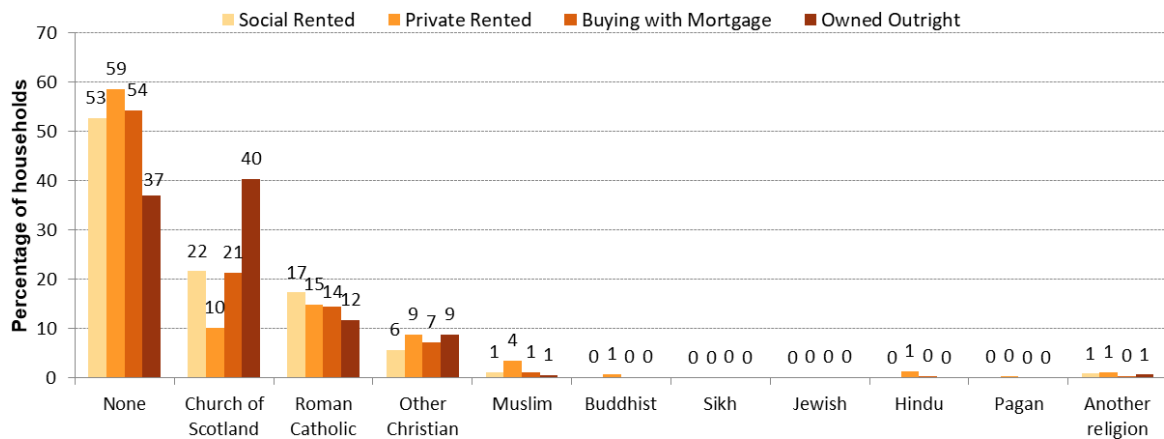
Chart 3.35 below shows the religion of adults in social rented households by local authority. The percentage who said they had no religion varies from 29% in Inverclyde to 76% in the Orkney Islands, which compares to the Scotland figure of 52%. Glasgow and surrounding areas had the highest proportions of adults with a Roman Catholic religion, including Inverclyde (41%), Glasgow City (31%), and West Dunbartonshire, East Renfrewshire and North Lanarkshire (all 30%). Na h-Eileanan Siar had the highest proportion of social renter adults with a 'Other Christian' religion (23%).



Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others, and as such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Households owned outright have a much higher proportion of households who are Church of Scotland Christian (40%, compared to 22% in social rented, 21% in buying with a mortgage and 11% in private rented households). This may have some relation to the age of households because, as seen in [Section 3.2](#), households which own outright are older on average.

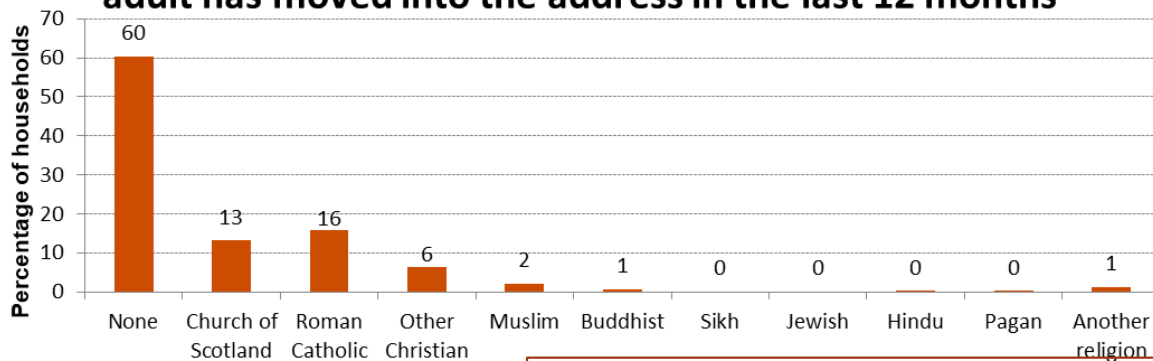
Chart 3.36: Religion of households (random adult in household), 2013 to 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult has moved into the property within the last 12 months between 2013 and 2017 (which includes new-lets as well as changes to existing household compositions), 60% of adults reported having no religion and 13% were Church of Scotland Christians. These figures differ to the equivalent proportions for all social rented households in the same time period (53% and 22%, respectively), and suggest that newly formed social households are more likely to contain adults who have no religion than established social households.

Chart 3.37: Religion of social rented household (random adult in household), 2013 to 2017, where the adult has moved into the address in the last 12 months



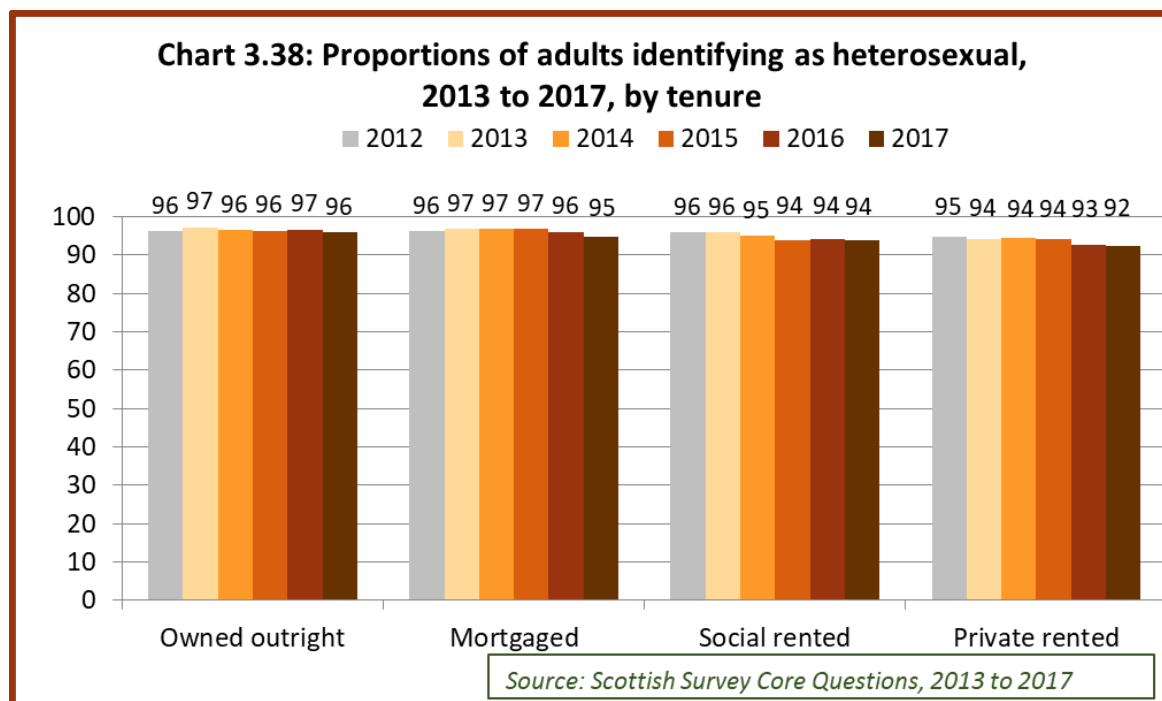
Source: Scottish Government, Scottish Household Survey data

3.9 Sexual Orientation

The Scottish Survey Core Questions (SSCQ)²² uses pooled survey responses from identical questions in the Scottish Household Survey, the Scottish Crime and Justice Survey, and the Scottish Health Survey. The pooling of datasets results in a combined dataset with a sample size of over 20,000 respondents, which allows for more powerful and detailed statistical analysis than is possible with individual survey datasets. The SSCQ has included a question on self-reported sexual orientation each year between 2012 and 2017.

When looking at these findings, it is important to consider that figures could under-report the proportion of lesbian, gay, bisexual or other (LGBO) people, for example because of uncertainty about one’s sexual orientation, or reluctance to be open about sexual orientation with an interviewer. More information about issues to consider when looking at the data is contained in the “Summary of the Evidence Base on Sexual Orientation”.²³

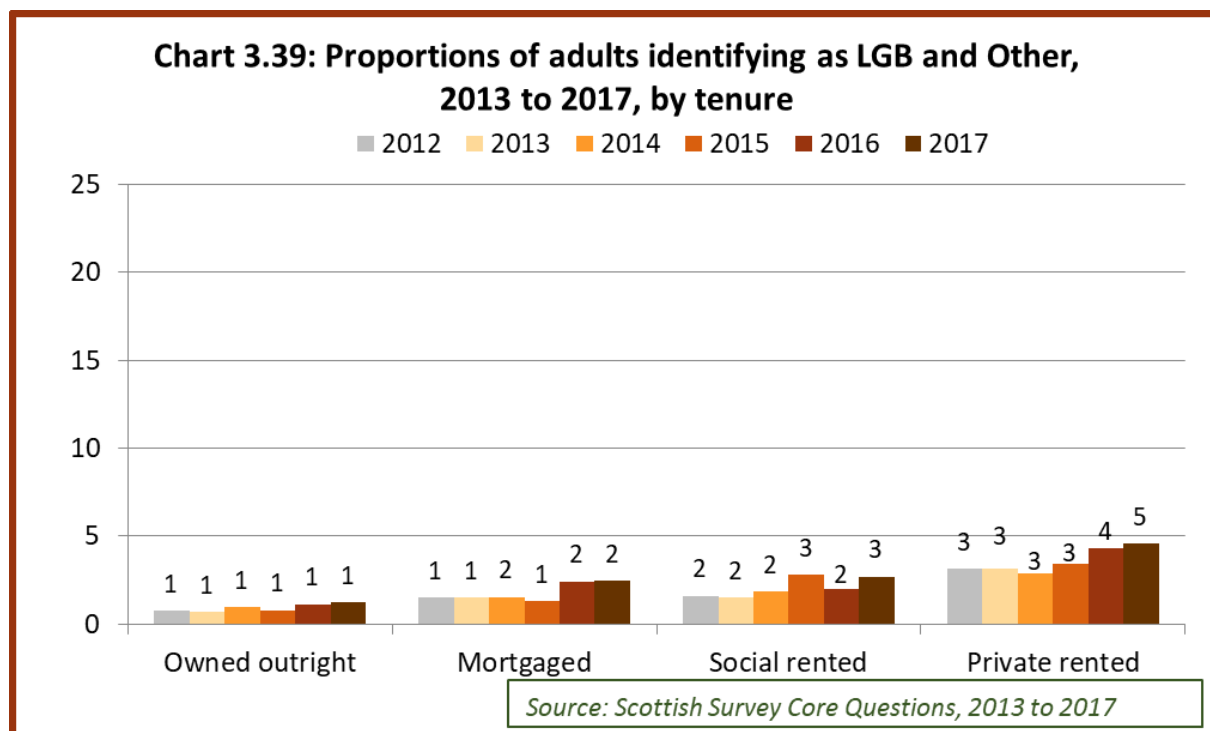
Chart 3.38 below shows the percentages of adults that identified as heterosexual for each tenure and each year between 2012 and 2017. In 2017, 94% of adults in social rented households identified as heterosexual, which was lower than the percentage seen in 2012 (96%). There has also been a drop in adults in private rented properties identifying as heterosexual, from 95% to 92%, however these differences are only marginally statistically significant. For owned outright and mortgaged properties, figures have been similar across each of the years, i.e. any small changes seen between 2012 and 2017 are not statistically significant.



²² SSCQ 2017 is published here: <http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ>

²³ “Sexual Orientation in Scotland 2017 – A summary of the Evidence base”: <http://www.gov.scot/Publications/2017/01/4911>

Chart 3.39 below shows the percentages of adults that identified as LGB and Other for each tenure and each year between 2012 and 2017. In 2017, 3% of adults in social rented households identified as LGB and Other, a slight increase on 2012 (2%). The percentage of private rented sector adults identifying as LGB and Other has also increased from 3% in 2012 to 5% in 2017, however these differences are only marginally statistically significant.



It is likely that some of the differences in sexual orientation across tenures may be linked to age, as evidence shows that people owning their home outright are more likely to be older than people living in social rented households and other tenures ([Chart 3.8](#)) in this publication), and that older people are more likely to identify as heterosexual²⁴, than younger people.

The figures presented across Chart 3.38 and Chart 3.39 do not add up to 100% because of some refused / not specified responses to this question.

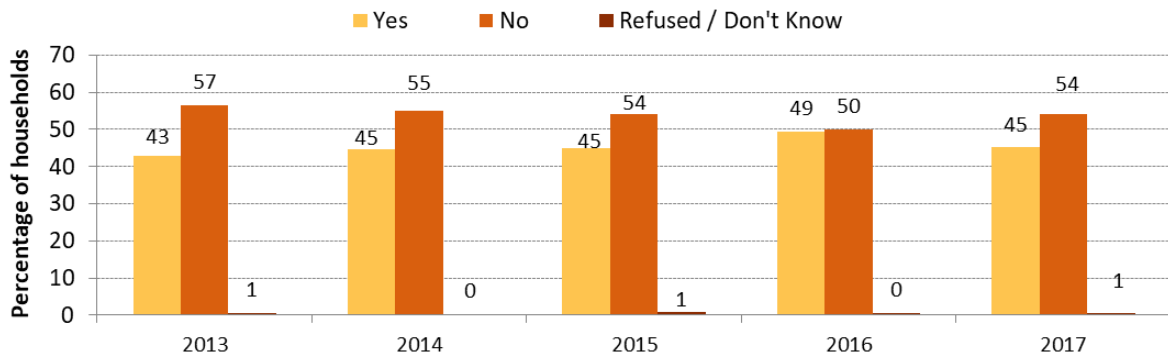
3.10 Disability

The Scottish Household Survey asks respondents about their disability in terms of whether they have a physical or mental health condition or illness lasting or expected to last 12 months or more. This question has been asked in its current form since 2013.

In 2017, 45% of adults in social rented housing stated that they had a disability on this basis, which is less than in the previous year (49%), though is at a similar rate to the percentages seen in years 2013 to 2017.

²⁴ "Sexual Orientation in Scotland 2017 – A summary of the Evidence base", Section 3. Demographics: <http://www.gov.scot/Publications/2017/01/4911/3>

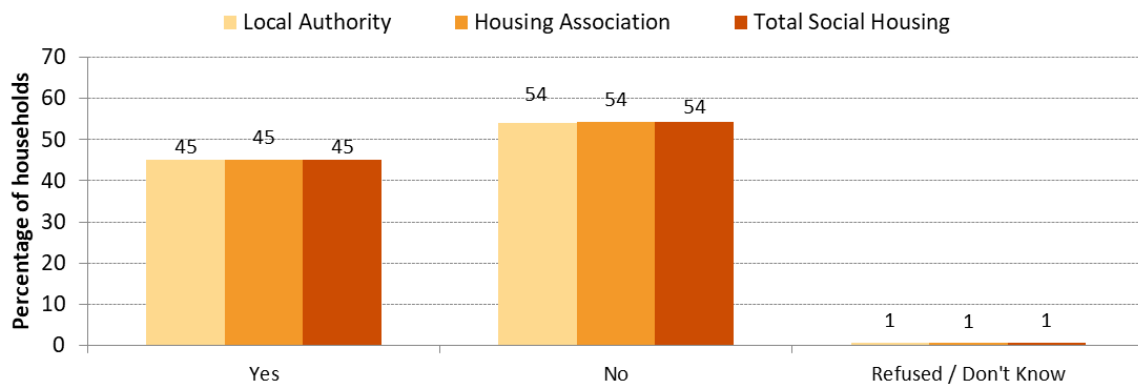
Chart 3.40: Disability of adults in social rented households, 2013 to 2017 (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

There were a similar percentage of housing association respondents indicating a disability in 2017, with 45% of adults in both local authority properties and housing association properties reporting a disability.

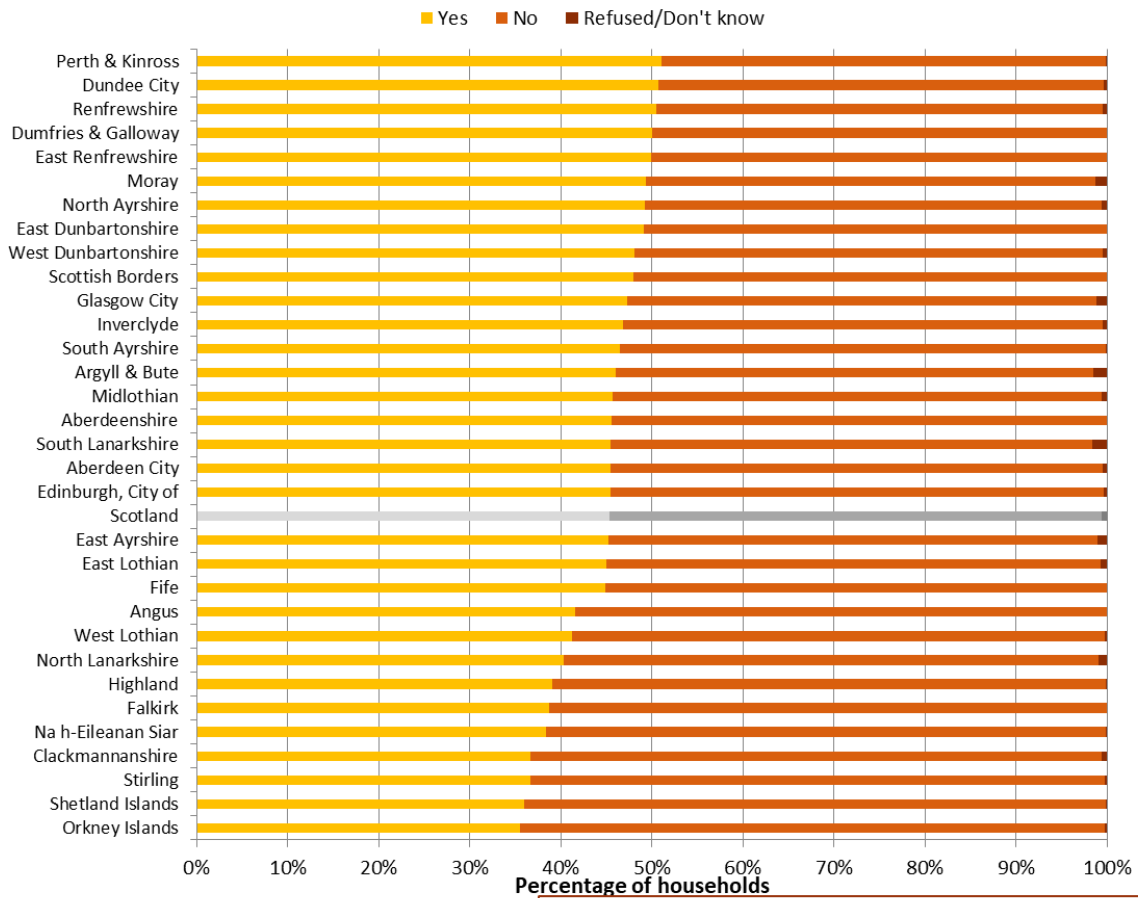
Chart 3.41: Disability of adults in social rented households, 2017, by social landlord (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

The proportion of adults in social rented households who reported having a disability between 2013 and 2017 differs between local authorities, from 36% in Orkney up to 51% in Dundee City and Perth and Kinross. This compares to 45% for adults in social rented households in Scotland as a whole.

Chart 3.42: Disability of adults in social rented households, 2013 to 2017, by local authority (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)

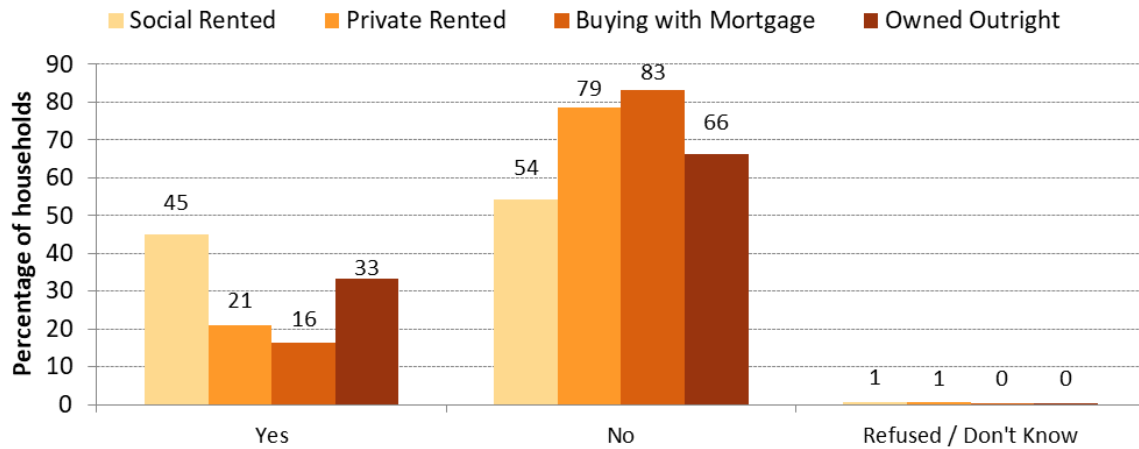


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

In 2017, 45% of adults in social rented housing reported having a disability, a figure much higher than the proportion of adults with a disability in private rented accommodation (21%) and adults buying with a mortgage (16%), and also higher than the equivalent figure for adults living in owned outright properties (33%).

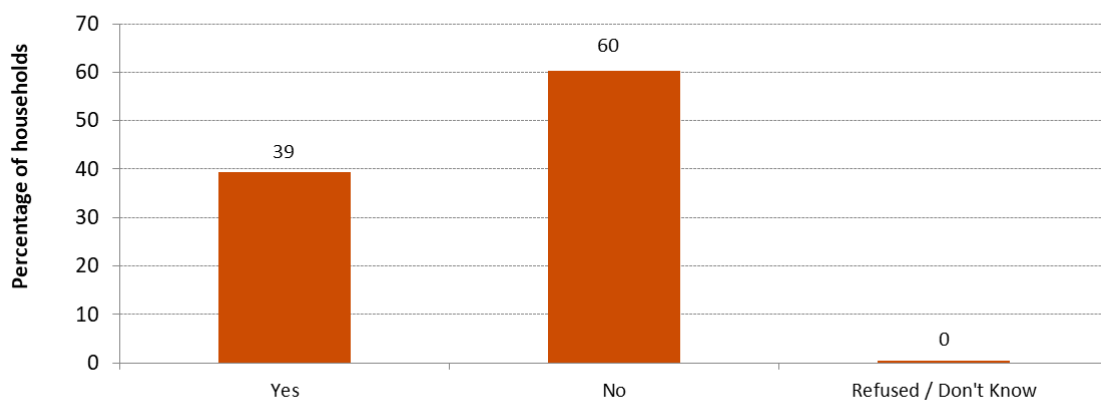
Chart 3.43: Disability of adults, 2017, by tenure (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

When looking solely at social rented households in which an adult had moved into the property within the last 12 months (which includes new-lets as well as changes to existing household compositions), there was a lower proportion of adults recording a disability (39%) than compared with the entire social rented sector (45%). This may possibly reflect a younger cohort of households entering social housing compared to established social rented households, given that age is likely to be correlated to some extent with disability and health.

Chart 3.44: Disability of social rented households, 2013 to 2017, where an adult has moved into the address within the last 12 months (defined as a physical or mental health condition or illness lasting or expected to last 12 months or more)



Source: Scottish Government, Scottish Household Survey data

3.11 Overcrowding and under-occupation

Information on whether households are overcrowded or under-occupied is reported through the Scottish House Condition Survey which is based on a module of the Scottish Household Survey.

The survey assesses a dwelling to be overcrowded or under-occupied by using the “bedroom standard” as defined in the Housing (Overcrowding) Bill²⁵, which takes into account the number of bedrooms available in the dwelling and the type of the household that occupies it. Some landlords in the social sector may use different definitions of overcrowding, when allocating or managing their housing. This means that the bedroom standard does not necessarily reflect the policies that are applied in practice by social landlords. The bedroom standard provides an objective and consistent measurement of overcrowding which may sometimes differ from subjective measures, for example people who live in houses that are classed as overcrowded may not necessarily perceive there to be a shortage of space. The bedroom standard is defined in the Housing (Overcrowding) Bill based on the number of bedrooms in a dwelling and the people in a household who can share a bedroom. Under the bedroom standard, each of the following groups or individuals requires a separate bedroom:

- Any couple;
- a person aged 21 years or more;
- two people of the same sex aged between 10 and 20;
- two children (whether of the same sex or not) under 10 years;
- two people of the same sex where one person is aged between 10 years and 20 years and the other is aged less than 10 years;
- any further person who cannot be paired appropriately.

Note that the bedroom standard does not take account of rooms with a floor area of less than 50 square feet, or rooms that are not normally used as a bedroom. This means that households living in dwellings with these characteristics would be considered overcrowded under the bedroom standard.

Requirements for bedrooms under the bedroom standard should not be confused with criteria for the removal of the spare room subsidy. Applying the rules of the spare room subsidy is not possible based on the information collected in the Scottish House Condition Survey Module.

Note that in the analysis for this section, rent-free households have been assigned to the private rented sector. This differs from Scottish House Condition Survey (SHCS) reporting, where these households are allocated to local authority and housing association categories in addition to the private rented sector. As such, some figures in Charts 3.45, 3.46, 3.47 and 3.48 may differ slightly from the published results of the SHCS.

²⁵ <http://www.publications.parliament.uk/pa/cm200203/cmbills/046/2003046.pdf>

Chart 3.45 below shows the profile of overcrowding and under-occupancy by tenure for the year 2017.

Around 5% of local authority households were overcrowded and 3% of housing association properties were overcrowded, which were broadly similar to the percentages for private rented households (5%), households owned with a mortgage (2%), and households owned outright (1%).

42% of local authority and 38% of housing association households in Scotland were under-occupied, meaning that they had at least 1 more room than the minimum requirement under the bedroom standard., lower than the equivalent proportions for the private rented sector (50%), households bought with a mortgage (73%), and households that were owned outright (88%).

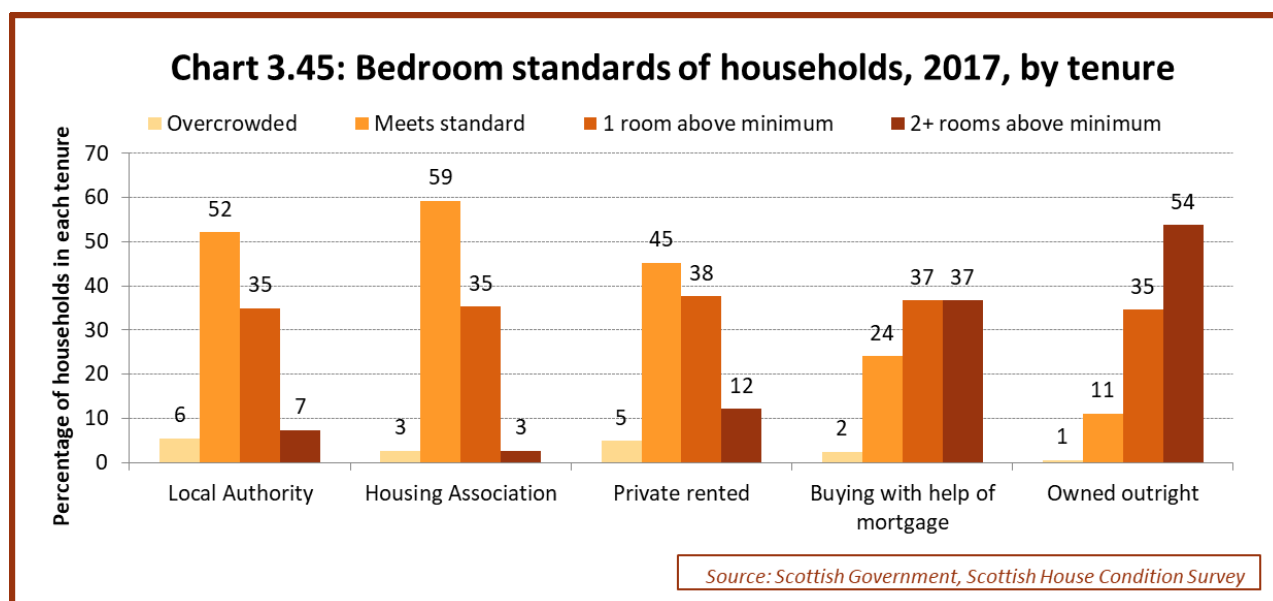


Chart 3.46 below shows the percentage of households that were overcrowded for new social tenants (i.e. where one of the residents had moved into the house in the past year), along with the private sector and owner occupiers. Samples over the 5 year period from 2013 to 2017 have been used for the purposes of statistical reliability. There is some evidence to suggest that new social sector households were more likely to be overcrowded than households where all adults had lived at the address for more than 1 year. An estimated 7% of social sector households where an adult had moved in the past year were overcrowded, compared with 4% of households where an adult had not moved to the address in the past year; however this difference is only marginally significant.

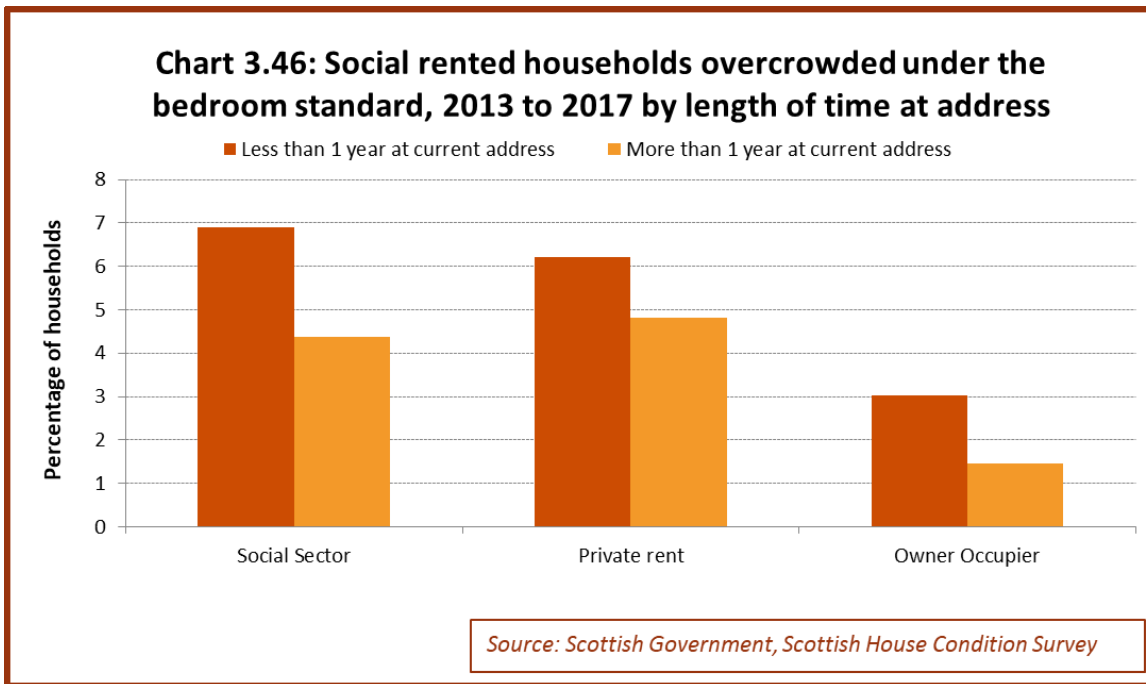
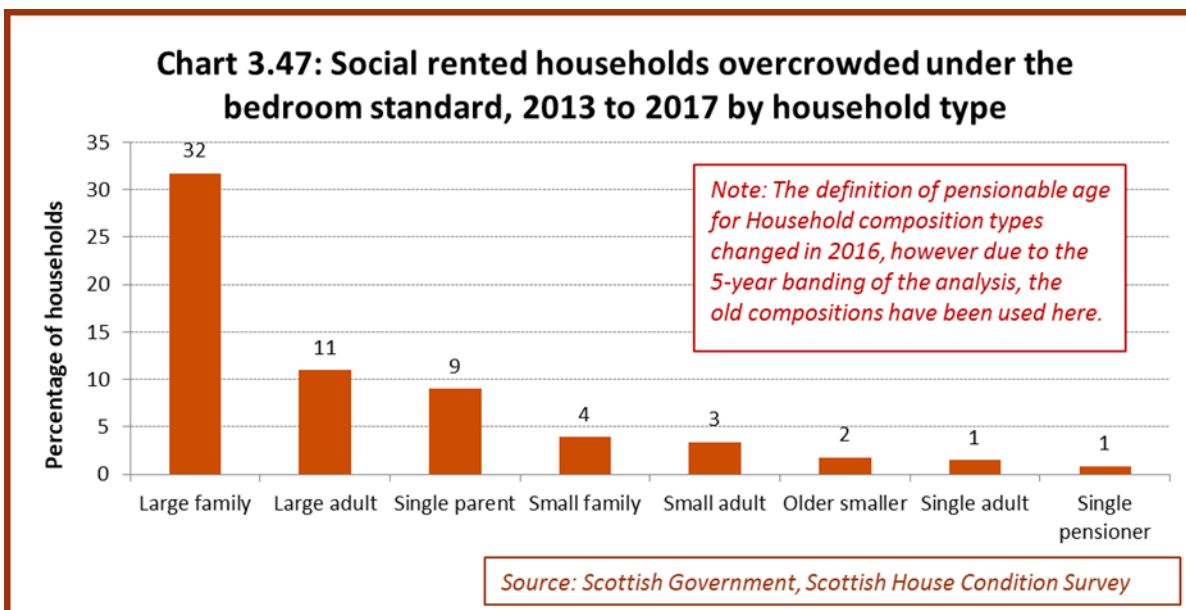


Chart 3.47 below shows that overcrowding in social rented housing sector was more common amongst large family²⁶ households (32% overcrowded) than other household types.

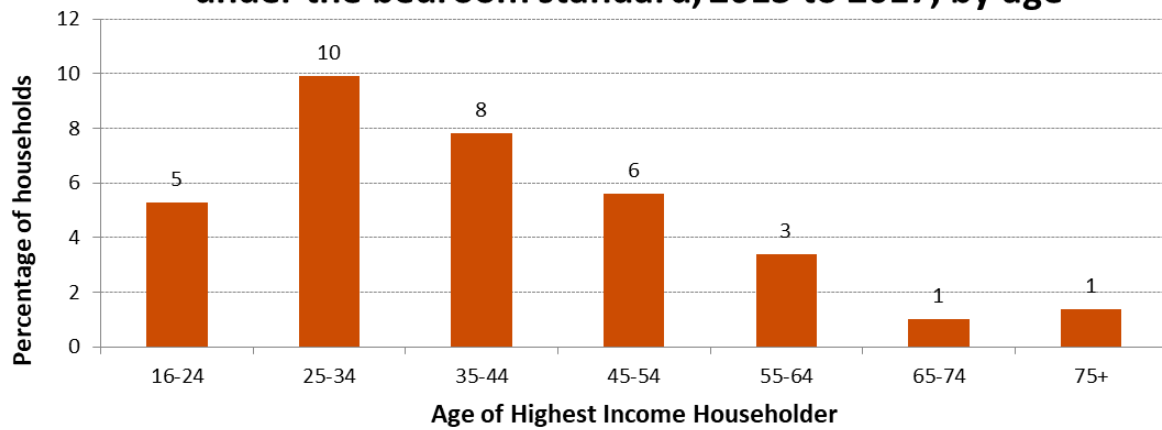


See the box in [Section 3.1](#) for an explanation of the different household type groups.

Chart 3.48 below shows that, in the social sector, the proportion of overcrowded households was higher when the highest income householder was aged 25-34 (10%) than if they were 55-64 (3%), 65-74 (1%), or 75+ (1%). There was insufficient evidence to say whether proportion differed to other age categories.

²⁶ A Large family household consists of either (a) two adults and three or more children or (b) three or more adults and one or more children.

Chart 3.48: Social rented households overcrowded under the bedroom standard, 2013 to 2017, by age



Source: Scottish Government, Scottish House Condition Survey

Section 4 – Housing Flows

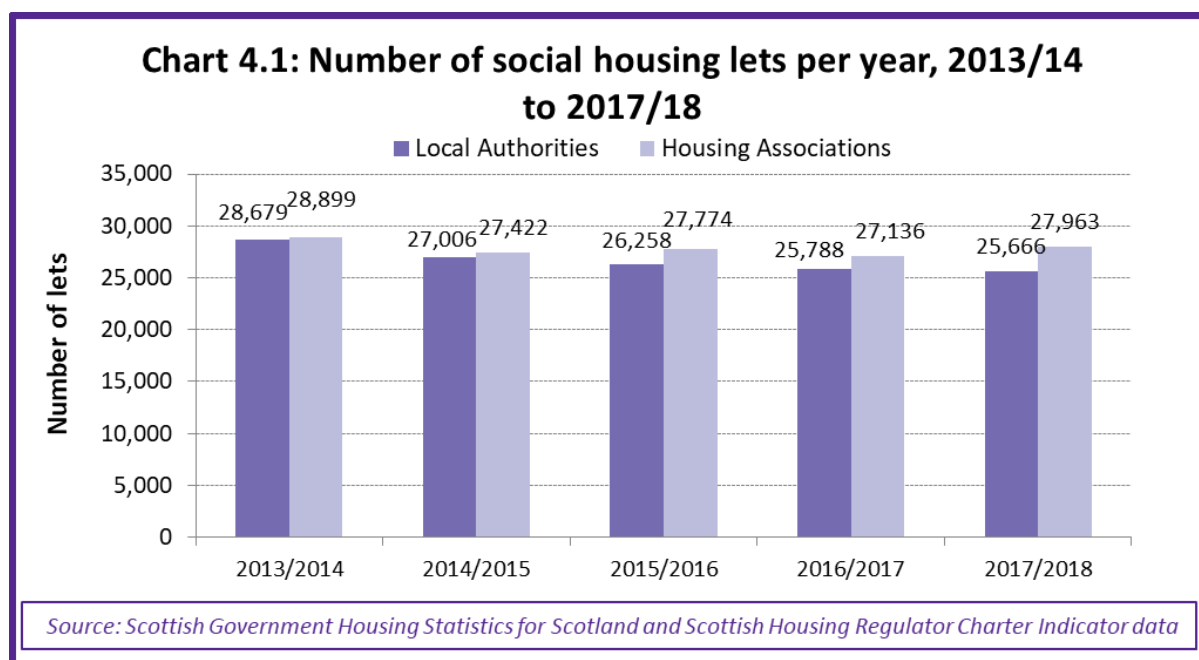
4.1 Social housing lets

Chart 4.1 below shows the number of social rented housing lets in Scotland each year from 2013/14 to 2017/18. In 2017/18 there were a total of 53,629 social rented housing lets, an increase of 678 lets, or 1%, on the 52,924 lets in 2016/17. This was due to an increase in housing association lets (up by 827, or 3%) whilst local authority lets dropped by 122, or 0.5%).

Lets have fallen by 7% between 2013/14 to 2017/18, with local authority lets falling by 11% and housing association lets dropping by 3%.

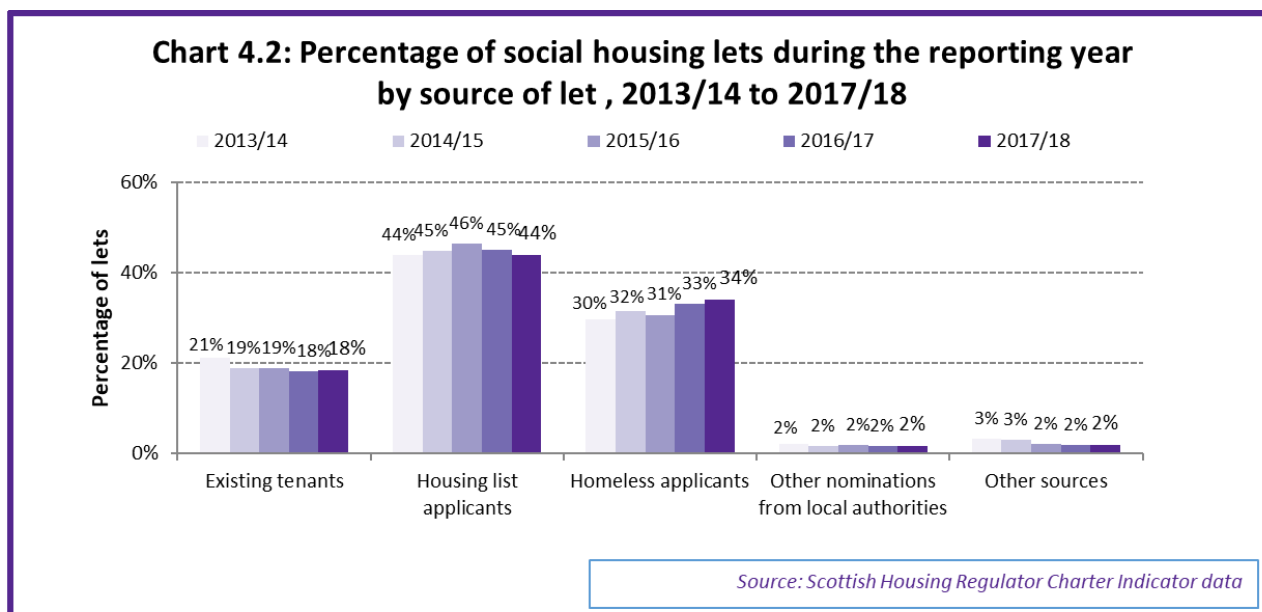
The number of lets figures presented exclude any mutual exchanges, which is when two tenants who both live in the social sector agree to exchange homes and tenancies. There were a total of 3,344 social sector mutual exchanges in 2017/18 (Scottish Housing Regulator Charter data), which equates to around 6% of all social housing lets in that year.

The percentage split of the number of lets by local authorities and housing associations has diverged slightly over the last five years. In both 2013/14 and 2014/15, 50% of lets were by local authorities and 50% by housing associations. This has changed to 48% of lets from local authorities and 52% from housing associations in 2017/18. This is despite local authorities having 53% of all social rented housing stock as at March 2017.



4.2 Lets by source category

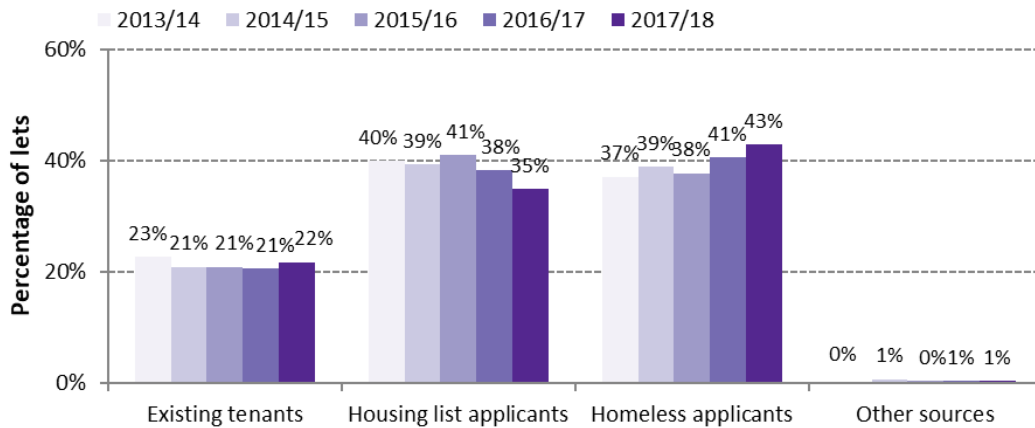
The proportion of social housing lets to housing list applicants (note that this figure excludes existing tenants who were on a housing list) has remained fairly constant over the last four years from 2013/14 to 2017/18, with 44% of all social housing lets during 2017/18 being to this type of applicant, similar to the figure of 44% seen in 2013/14. The proportion of lets to existing tenants has fallen from 21% in 2013/14 to 18% in 2017/18. Whilst the percentage of lets to homeless applicants has increased from 30% in 2013/14 to 34% in 2017/18.



There are some differences in the proportion of lets by source category between local authorities and housing associations. In 2017/18, 35% of lets by local authorities were to housing list applicants (where applicants were not already existing tenants), 43% were to homeless applicants and 22% were to existing tenants. This compares to 52% of lets by housing associations being to housing list applicants, 15% being to existing tenants and 26% being as a result of homeless applicants.

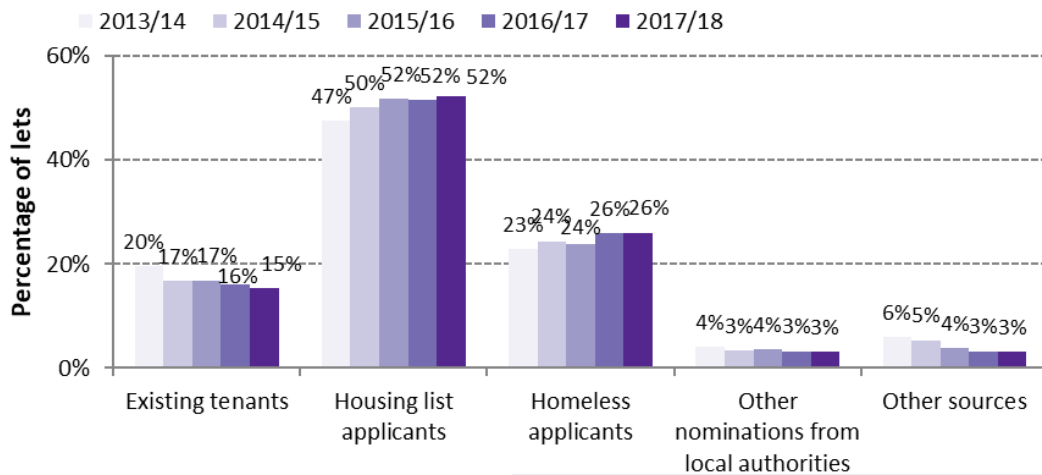
Homeless applicants apply to a local authority to be assessed and if they are assessed as statutorily homeless or potentially homeless then the local authority has a legal duty to provide permanent housing. They may then be nominated to a housing association to be housed. If the housing association is not able to provide permanent housing within six weeks it can decline the nomination. The percentage of accepted housing nominations for homeless applicants is shown in Chart 4.4 below in the category “homeless applicants”. Nominations to housing associations from local authorities for reasons other than homelessness are counted in the category “other nominations from local authorities”.

Chart 4.3: Percentage of local authority lets during the reporting year by source of let, 2013/14 to 2017/18



Source: Scottish Housing Regulator Charter Indicator data

Chart 4.4: Percentage of housing association lets during the reporting year by source of let, 2013/14 to 2017/18



Source: Scottish Housing Regulator Charter Indicator data

It should be noted that behind these Scotland level figures, source of lets are likely to vary widely by provider and across regions of the country, and there will be a range of factors affecting the source of lets, including the different range of client groups that each landlord is supporting. Information on the number of different types of lets by each landlord is published by the Scottish Housing Regulator as part of the range of financial and performance information collected from social landlords to help monitor performance against the standards and outcomes of the Scottish Social Housing Charter²⁷.

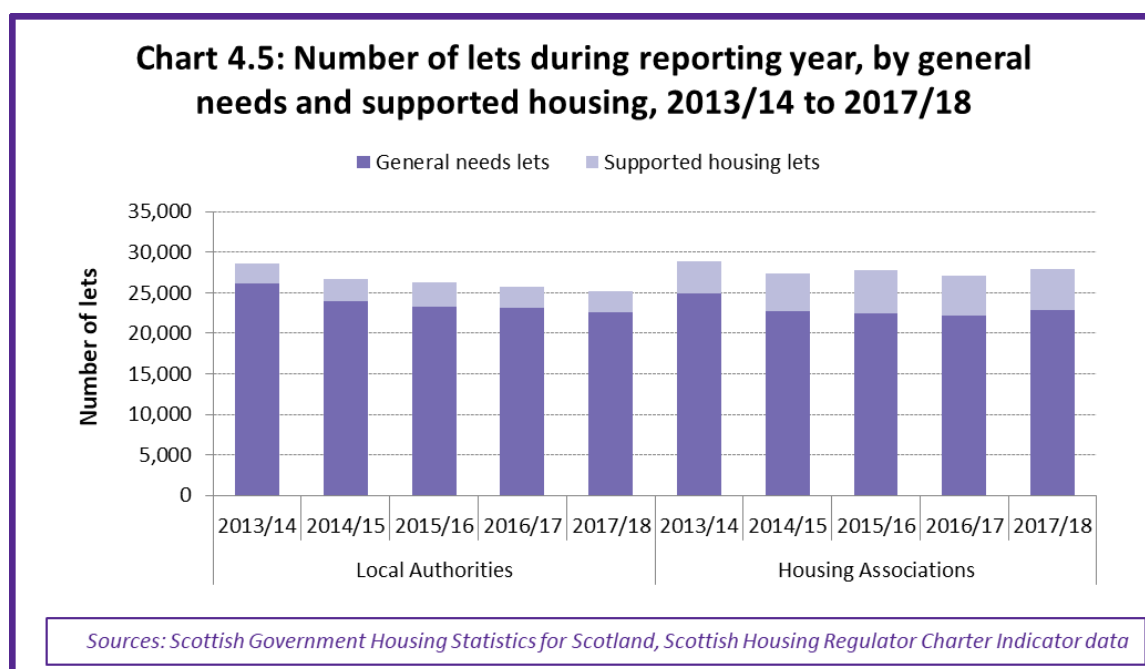
²⁷ Information and datasets on the Scottish Social Housing Charter are available from: <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

The level of new intake into social housing during a reporting year can be calculated by adding up the social rented housing lets from all sources but excluding those to existing tenants and mutual exchanges. In 2017/18, the total number of new intake lets by local authorities was 20,296, equating to 79% of all local authority lets. In the same year there were 23,652 new intake lets by housing associations, equating to 85% of all housing association lets.

4.3 General needs and supported housing lets

The majority of social rented housing lets in the last four years have been for general needs housing. In 2017/18, 86% of all lets were general needs lets. Split by provider, 90% of local authority lets and 82% of housing association lets were general needs lets. The proportions of general needs lets decreased slightly over the four years from 2013/14 to 2017/18 for both local authority lets and housing association lets (from 91% to 90% and from 86% to 82%, respectively), with the proportions of supported housing lets increasing over the same period (from 9% to 10% for local authority lets and from 14% to 18% for housing association lets).

In 2017/18, 10% of local authority lets and 18% of housing association lets were related to supported housing. The number of supported housing lets is based on the type of property that the let involves. It does not measure the number of people with supported housing needs. Supported housing includes sheltered or very sheltered housing, medium dependency housing, wheelchair housing, ambulant disabled and other specially adapted housing.

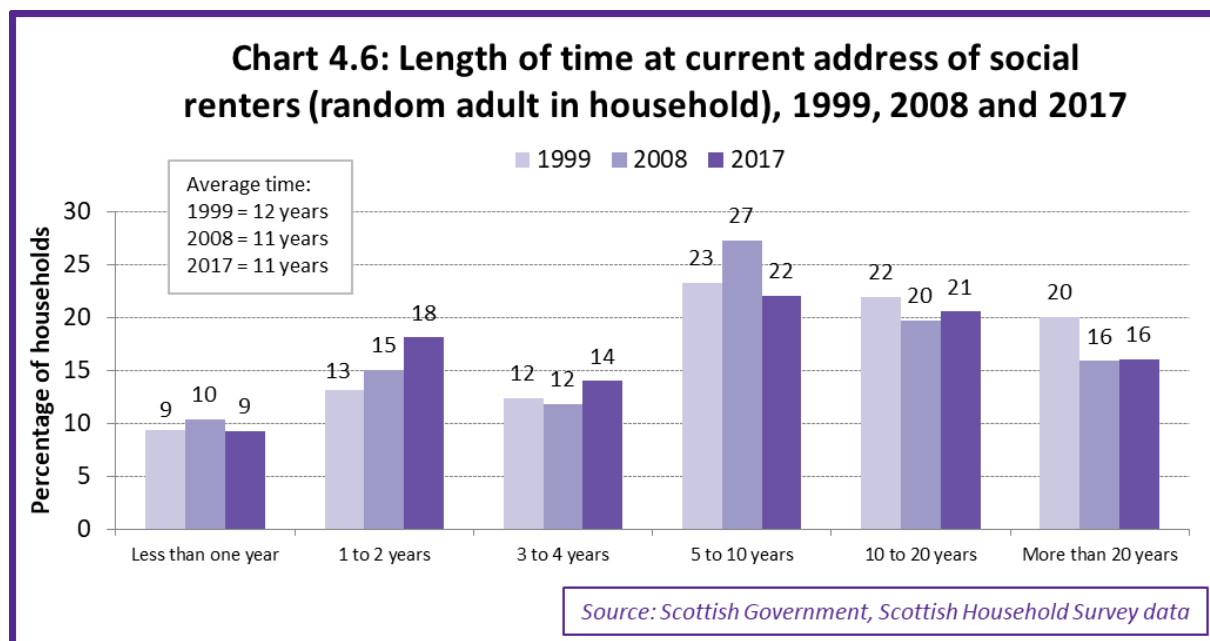


It should be noted that behind these Scotland level figures provision of supported housing is likely to vary widely by provider and across regions of the country, and there will be a range of factors affecting the provision and use of supported housing, including the different range of client groups that each landlord is supporting. Information on the number of different types of lets by each landlord is published by the Scottish Housing Regulator as part of the range of financial and performance information collected from social landlords to help monitor

performance against the standards and outcomes of the Scottish Social Housing Charter²⁸.

4.4 Length of time at current address

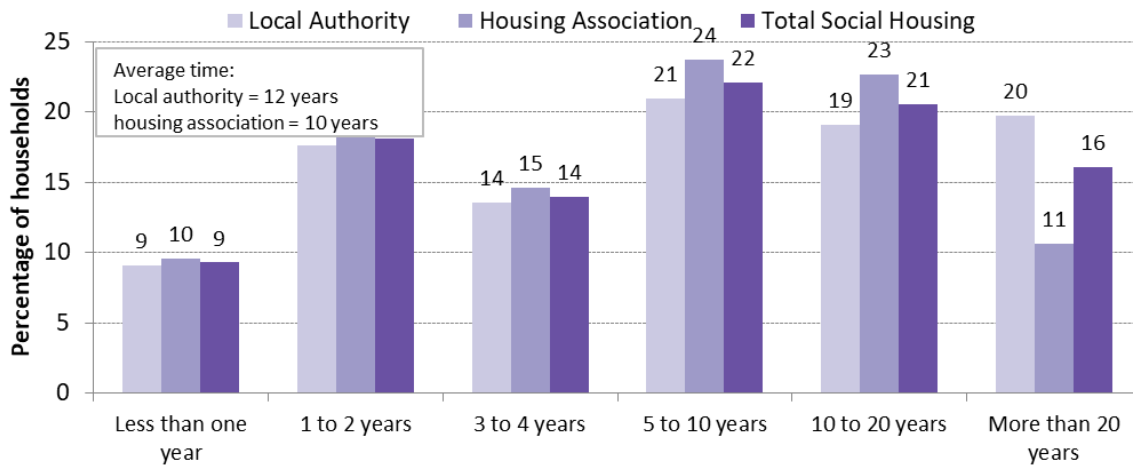
Social rented households in Scotland in 2017 had been at their current address for an average of 11 years, a slightly shorter average time than in 1999 (12 years). In 2017, 18% of social renters had been at their address for between one and two years, an increase compared to 13% in 1999. In 2017, 16% of social renters had been at their current address for over 20 years, a drop from 20% in 1999.



Housing association households in 2017 had been at their address for an average time of 10 years, less than the average time of 12 years for local authority households. Only 11% of housing association households had been resident at their address for over 20 years, compared with 20% of local authority households.

²⁸ Information and datasets on the Scottish Social Housing Charter are available from: <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

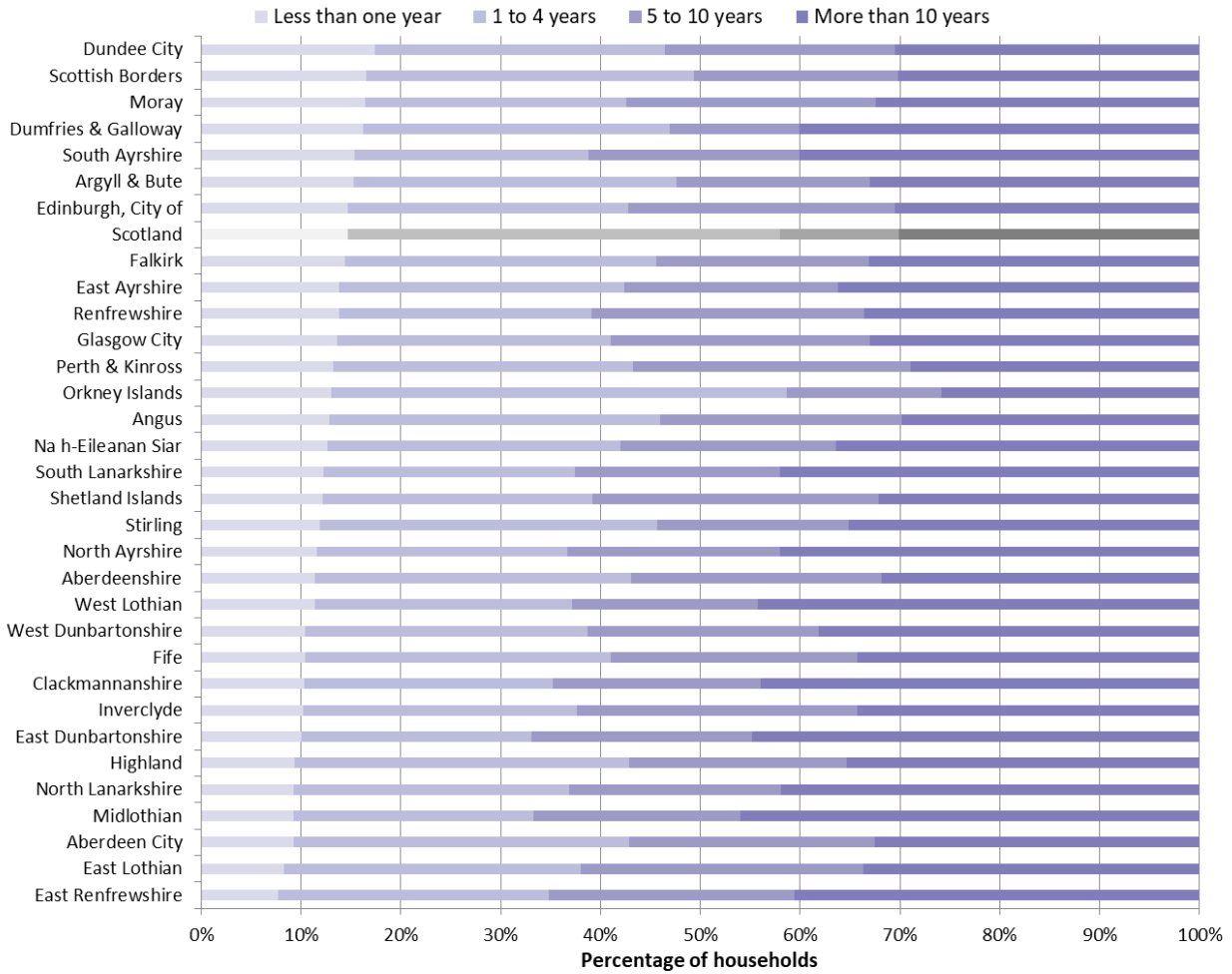
Chart 4.7: Length of time at current address of social renters (random adult in household) 2017, by social landlord



Source: Scottish Government, Scottish Household Survey data

Chart 4.8 below shows the average length of time at their current address of social renters between 2013 and 2017. The percentage who had been at their current address for less than one year ranged from 8% in East Renfrewshire to 17% in the Scottish Borders and Dundee City. The percentage of adults who had been at their address for more than 10 years ranged from 26% in Orkney Islands to 46% in Midlothian.

Chart 4.8: Length of time at current address of social renters (random adult in household), 2013 to 2017, by local authority

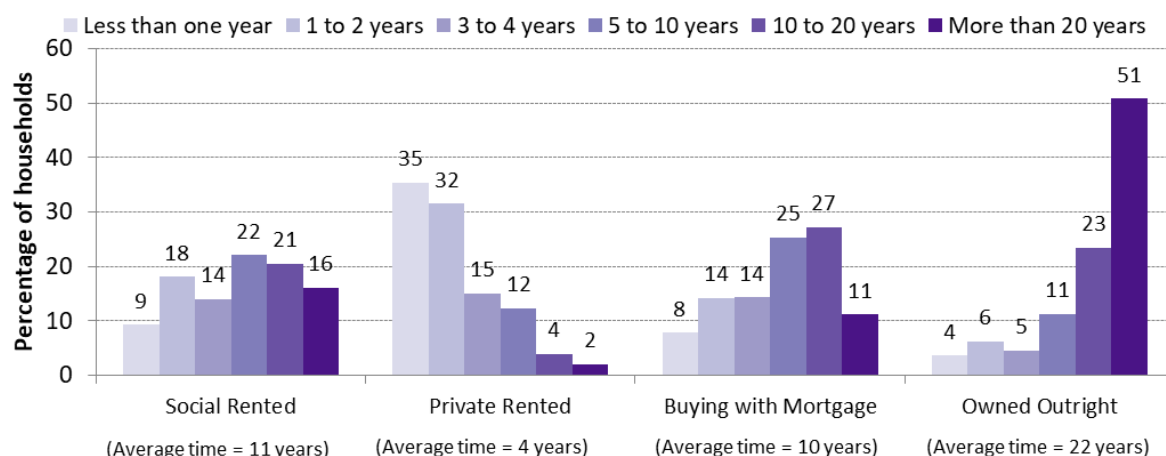


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the four years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,530 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Households in other tenures showed different patterns of length of tenure in 2017. Private rented households had on average been at their address for only 4 years, with 35% of households having been at their address for less than one year. Households who were buying with a mortgage had on average been at their address for 10 years, with 27% having been at their property for between 10 and 20 years. Households who owned outright had on average been living at their property for 22 years, with 51% having lived at their address for over 20 years.

**Chart 4.9: Length of time at current address
(random adult in household) 2017, by tenure**



Source: Scottish Government, Scottish Household Survey data

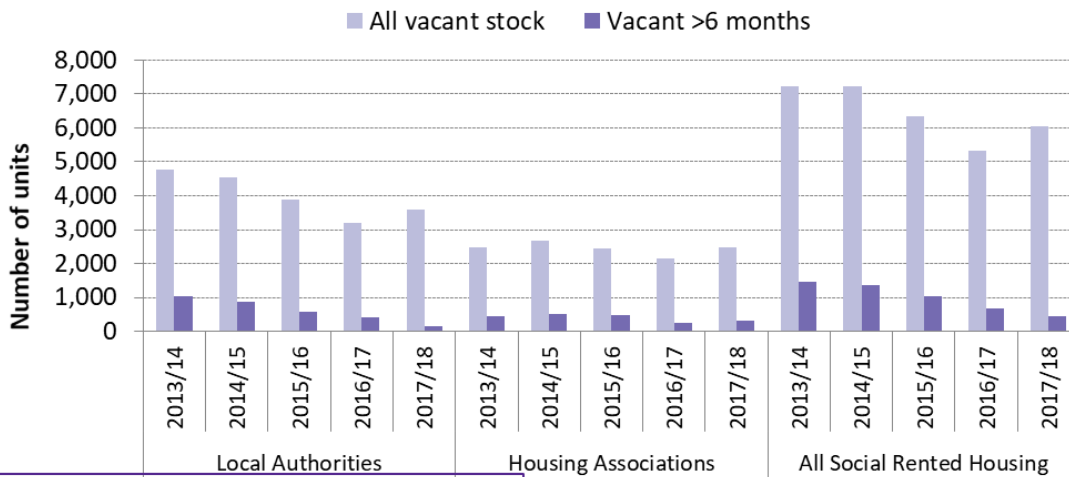
4.5 Vacant normal letting stock

The Scottish Housing Regulator collects Charter Indicator data on the amount of vacant normal letting stock (also referred to as “voids”). The vacant period commences on the first day that there is no rent debit and ends the day before a new rent debit is raised. Some empty properties are not included in the count of vacant dwellings, for example properties that are going to be demolished or are awaiting or undergoing a modernisation project.

Chart 4.10 below shows the number of normal letting stock vacant properties in Scotland as at the end of March each year from 2013/14 to 2017/18, split by local authorities and housing associations. There were 6,053 normal letting stock vacant properties at the end of 2017/18, an increase of 722 properties, or 16%, on the 5,331 vacant properties as at end of 2016/17. The 6,053 vacant properties represents 1.1% of all lettable stock, a slight increase from 0.9% in the previous year.

The amount of stock vacant for more than 6 months provides an indication of how many properties are vacant for more prolonged periods of time. Out of the vacant normal social housing letting stock at the end of 2017/18, 7% had been vacant for more than 6 months, a total of 458 properties which is a drop of 206 or 31% on the previous year. Normal letting stock vacant for more than 6 months equates to 0.1% of total lettable stock.

Chart 4.10: Vacant normal dwelling stock - number of units



Note that vacant normal dwelling stock is referred to as "void" stock in the Scottish Housing Regulator Charter Indicator Data

Source: Scottish Housing Regulator Charter Indicator data

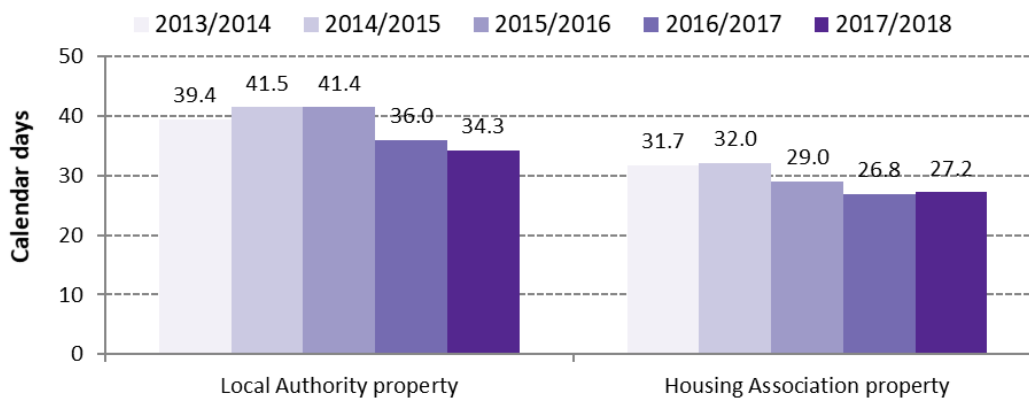
4.6 Length of time properties are empty before being let

Chart 4.11 below shows the average number of calendar days that a property was empty for before being re-let.

Local authority properties were on average empty for 34.3 calendar days before being re-let in 2017/18, which is lower than the figure for 2016/17 (36.0 days), as well as the averages for the earlier years 2013/14 to 2015/16.

Housing association properties were on average empty a shorter period of time than local authority dwellings. Housing association properties were on average empty for 27.2 calendar days before being re-let in 2017/18, a figure slightly higher than in 2016/17 (26.8 days), but lower than averages for the earlier years 2013/14 to 2015/16.

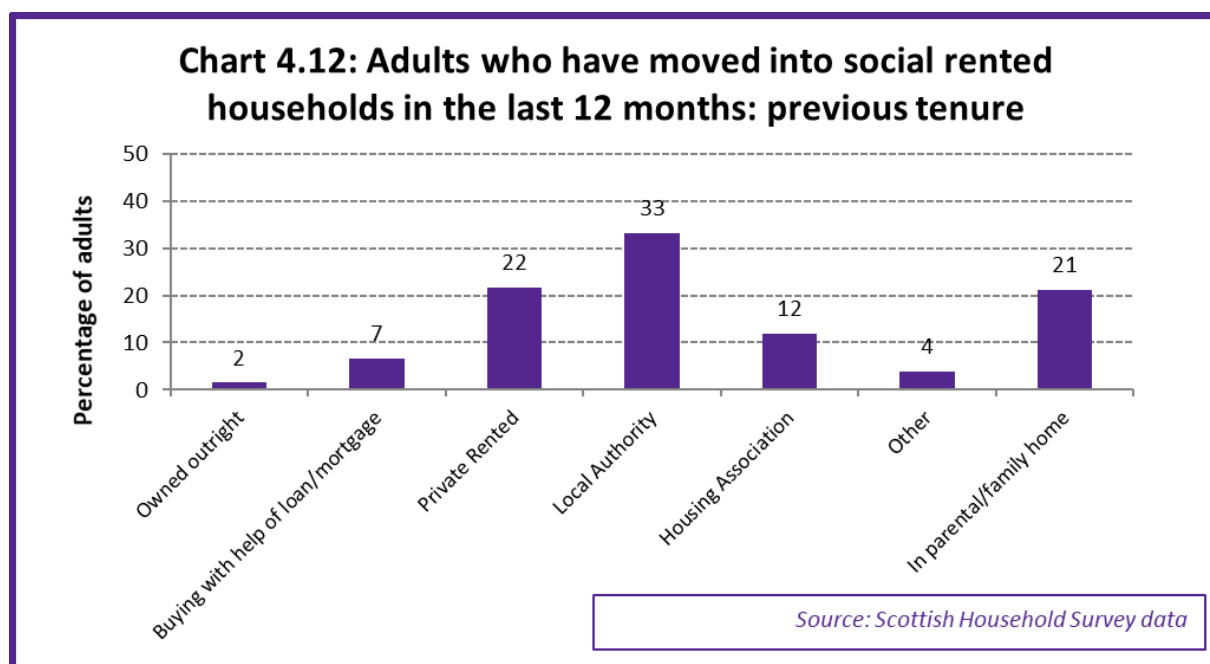
Chart 4.11: Average number of calendar days property was empty for before re-let



Source: Scottish Housing Regulator Charter Indicator data

4.7 Adults at social housing addresses for less than one year – Tenure of previous address

When looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months in 2017 (which includes new-lets as well as changes to existing household compositions), almost half of adults (45%) had a previous address which was also social rented, 22% had a previous address that was rented privately and 21% had a previous address that was their parental/family home.



Applying these figures to the estimated 80,000 adults who moved into social housing in 2017, it is estimated that 40,000 adults moved into a social rented household from another social rented address, 20,000 adults moved into social housing from their parental/family home, and 20,000 adults moved into social housing from a private rented property.

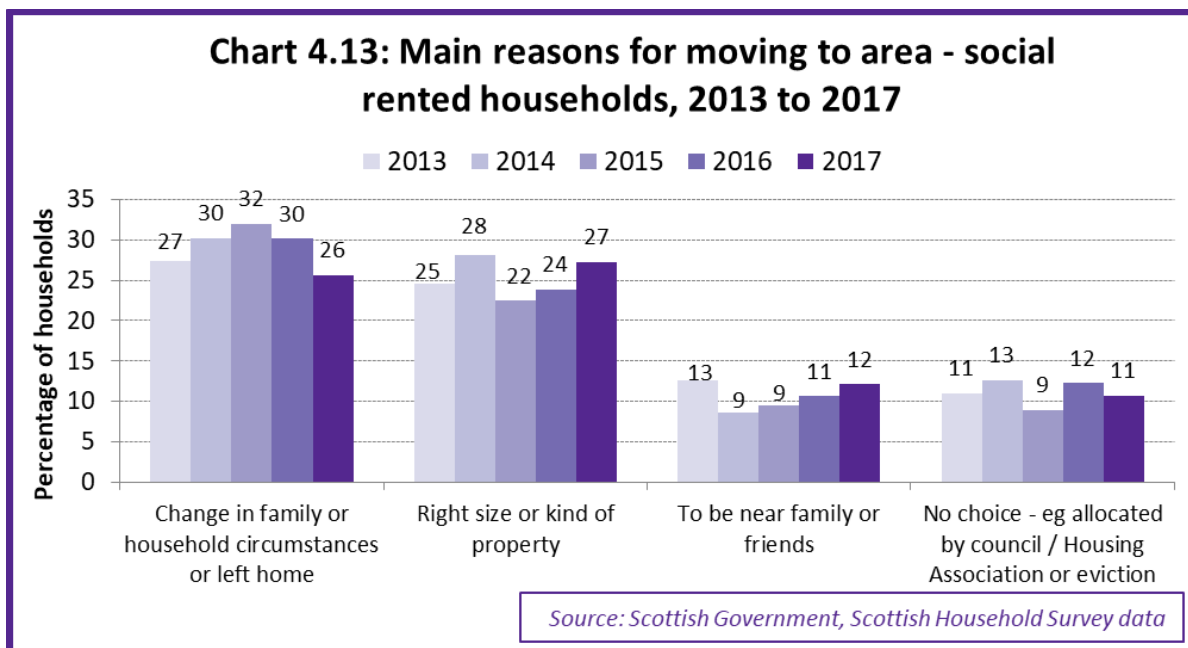
Note that these are broad estimates only, given the sample sizes used in the analysis, and therefore have been rounded to the nearest 10,000 to reflect this.

4.8 Reasons for moving to local area

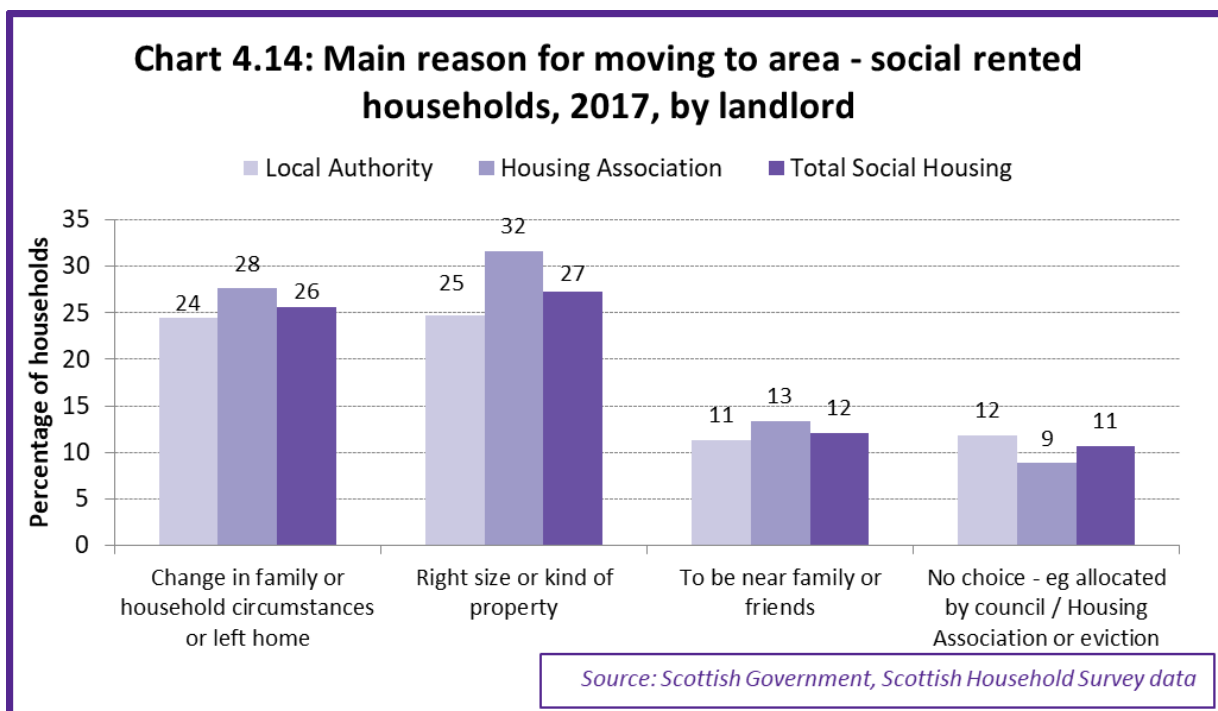
The Scottish Household Survey asks respondents to select their main reasons for moving to their local area from a given list of suggested answers. Note that this question is asked of respondents no matter how long they have been living at their address for. The following analysis covers the most common four reasons selected by social rented households.

The most common reason given in 2017 by 30% of social rented households was that that they had moved to their local area for the right size or kind of property (27%). Social rented households in 2017 also said they had moved to their local area because of a change in family or household circumstances or due to leaving

home (26%), to be near family or friends (12%), and because they had no choice for example being allocated by social housing providers or due to eviction (11%).

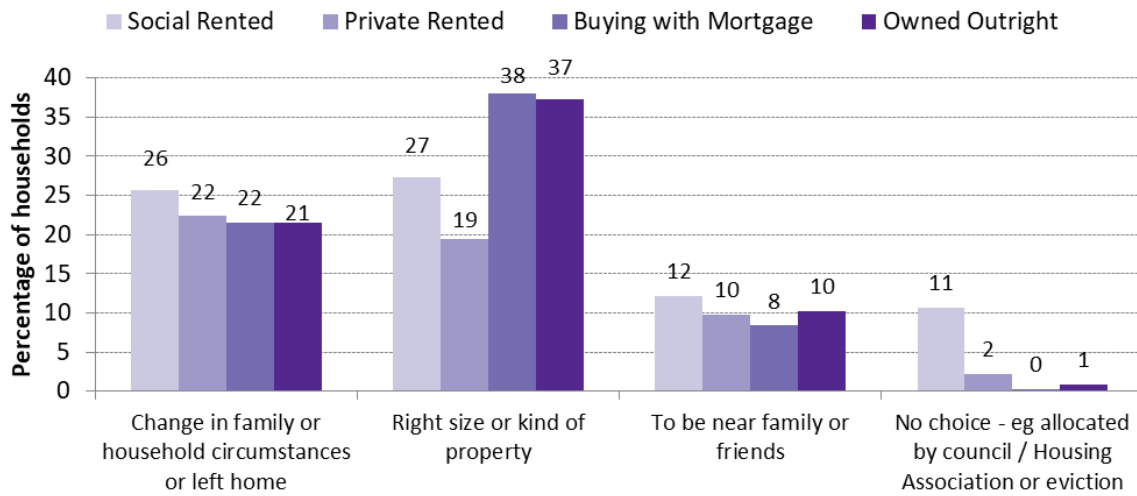


Housing Association households in 2017 were slightly more likely to have stated that they had moved to their area for the right size or kind of property (32%) than Local Authority households (25%).



Households buying with mortgage (38%) and owned outright (37%) were more likely to have stated that they moved to their area for the right size or kind of property than social rented households (27%) or private rented households (19%).

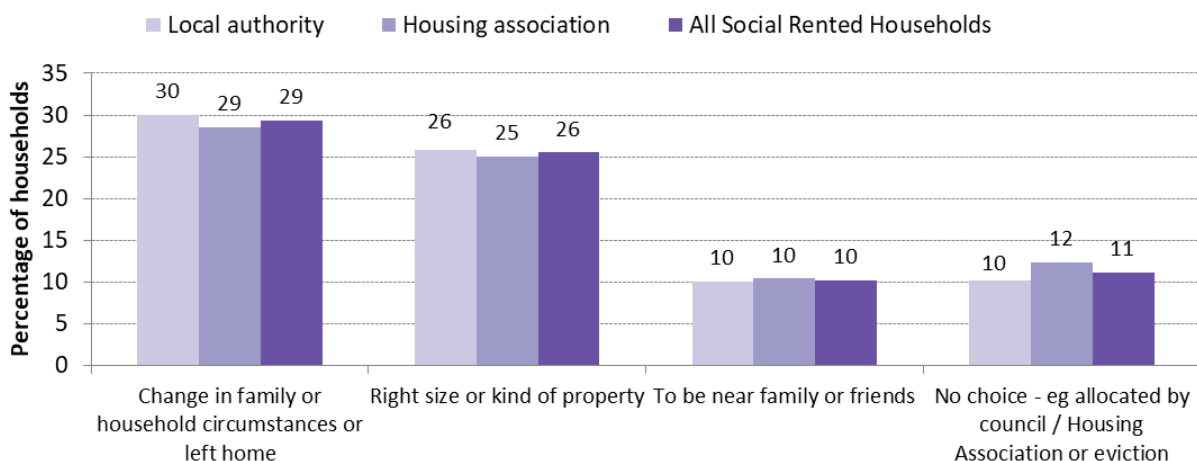
Chart 4.15: Main reason for moving to area, 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking at social rented households in Scotland in which an adult has moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), there were similar percentages stating the four main reasons for moving when compared to all social rented households. This would suggest that there is little difference in the reasons for moving to the local area between newly formed households and more established households.

Chart 4.16: Social rented households - main reason for moving to area - where an adult has moved into the address within the last 12 months, 2013 to 2017



Source: Scottish Government, Scottish Household Survey data

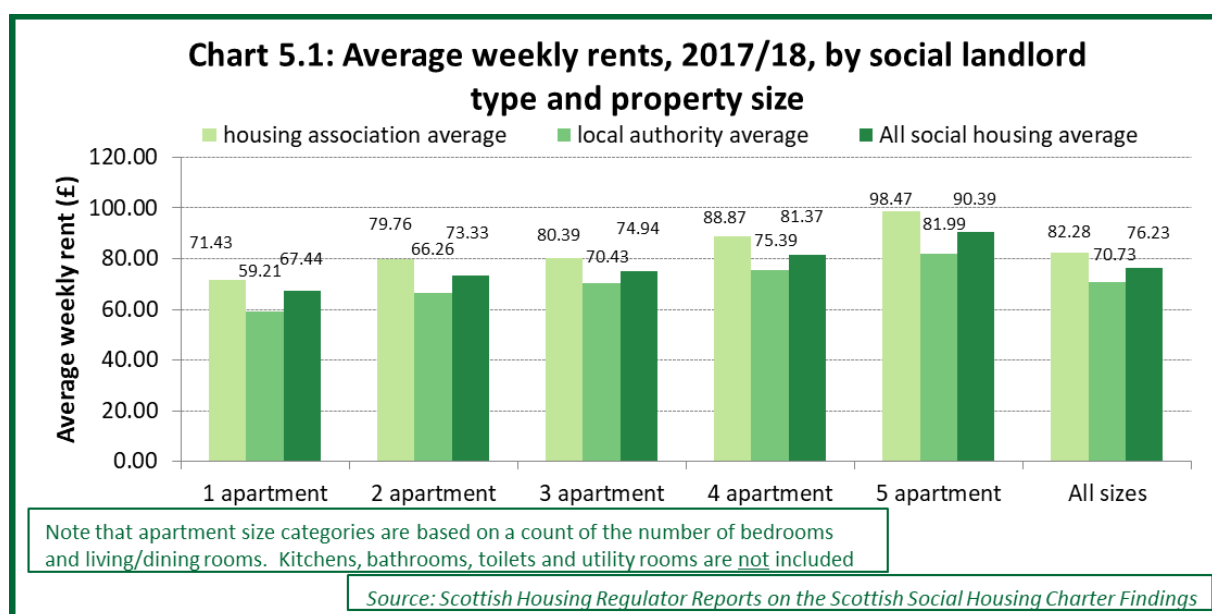
Section 5 – Housing Costs and Income

5.1 Average rent levels in social housing - Scotland

Data from the Scottish Housing Regulator, as published in their Charter Indicators and Data by Outcomes and Standards²⁹, shows that the average rent for a social sector property in Scotland in 2017/18 was £76.23, with housing association properties averaging £82.28 per week, 16% higher than the average rent of £70.73 for a local authority property.

Average housing association rents were higher than local authority rents for each property size category in 2017/18, with average housing association rents ranging from £71.43 per week for a 1 apartment property to £98.47 per week for a 5 apartment property. Local authority average weekly rents ranged from £59.21 for a 1 apartment property to £81.99 for a 5 apartment property.

Note that apartment size categories are based on a count of the number of bedrooms and living/dining rooms. Kitchens, bathrooms, toilets and utility rooms are not included.



The average rent of £76.23 for a social sector property in Scotland in 2017/18 was an increase of 2.4% on the previous year.

Over the five financial years from 2013/14 to 2017/18, average weekly social sector rents have increased by 4.5% from £67.96 in 2013/14 to £70.99 in 2014/15, after which there was an annual increase of 2.7% to £72.90 in 2015/16, an annual increase of 2.1% increase to £74.44 in 2016/17, and then an annual increase of 2.4% in 2017/18.

²⁹ <https://www.scottishhousingregulator.gov.uk/publications/charter-indicators-and-data-outcomes-and-standards>

This is a cumulative increase of 12.2% between 2013/14 and 2017/18, which equates to a real terms increase of 6.9% (i.e. an increase of 6.9% over and above CPI inflation of 5.3% over these years).

Average social sector rents have increased over each of the last two financial years for each property size category.

It should be noted that behind these Scotland level figures, average rents are likely to vary by provider and across regions of the country, and there may be a range of factors affecting rent levels, including the different range of client groups that each landlord is supporting. Information on average rents by property size for each social landlord is published by the Scottish Housing Regulator as part of the range of financial and performance information collected from social landlords to help monitor performance against the standards and outcomes of the Scottish Social Housing Charter³⁰.

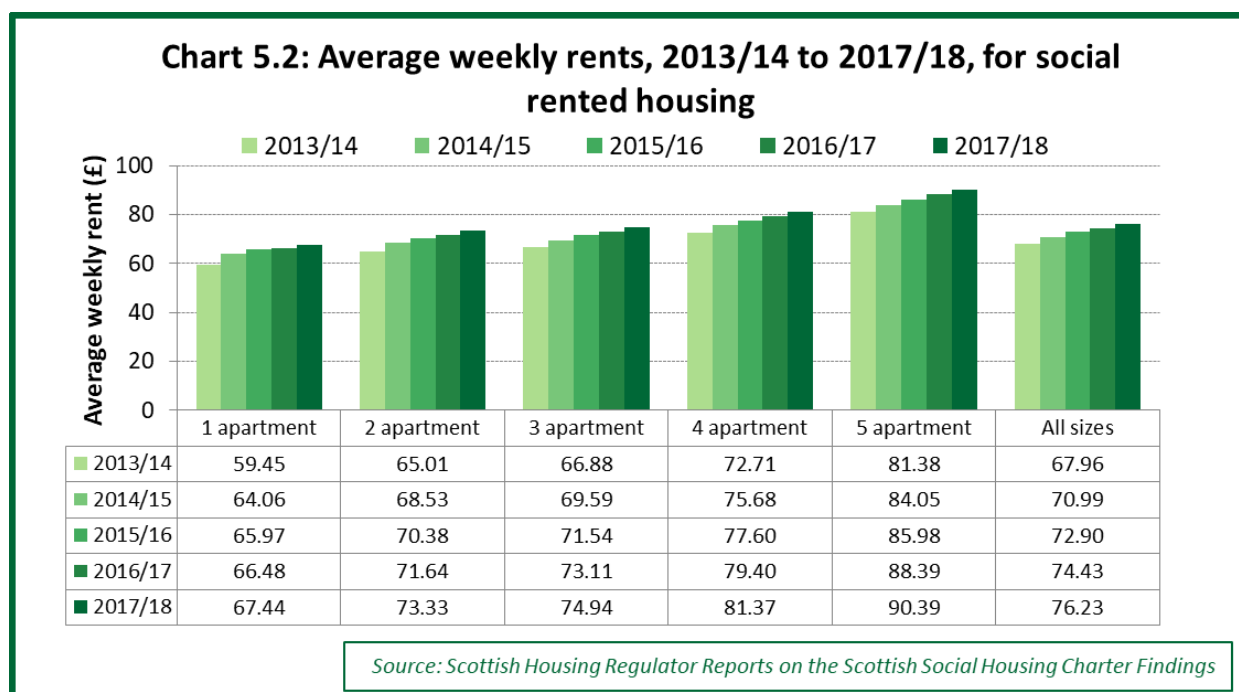
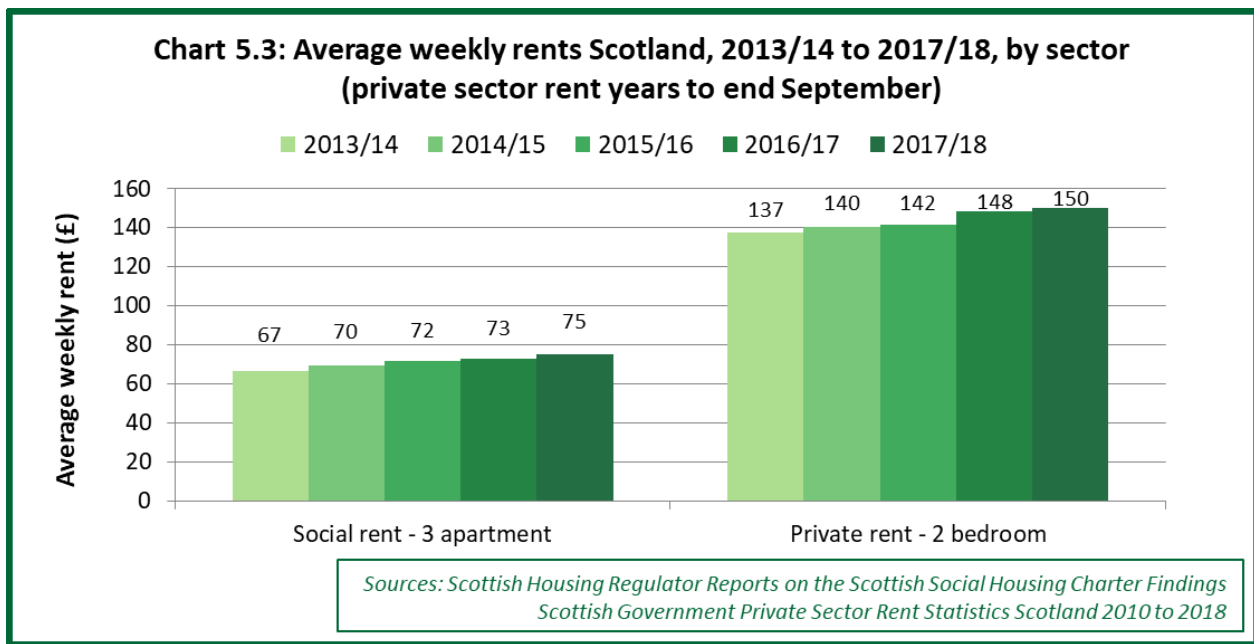


Chart 5.3 below shows a comparison between average social rents in Scotland for a 3 apartment property (i.e. 2 bedrooms plus 1 living room) and average private rents³¹ in Scotland for a 2 bedroom property. It can be seen that social rents in Scotland for this size of property have been around half the level of private sector rents for each of the last five years 2013/14 to 2017/18.

³⁰ Information and datasets on the Scottish Social Housing Charter are available from: <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

³¹ Statistics on private rents are sourced from the Market Evidence Database, which is largely based on advertised rent levels for new tenancies, not rents for existing tenants. More information in Annex A.



5.1 Average rent levels in social housing – Scotland compared to other UK countries

It is possible to compare average rent levels between Scotland and other UK countries, although comparisons between countries should be seen as indicative rather than highlighting exact differences, due to some differences in the detail of how each set of average rent figures are calculated.

Chart 5.4 illustrates how average housing association rents have varied by UK country across the 2014/15 to 2017/18 period. It can be seen that Northern Ireland and England have had the highest average rents, although Northern Ireland figures for 2016/17 and 2017/18 are not yet available.

Average housing association rents in England have fallen across the latest two years by 1.3% and 1.1% respectively, which is likely to reflect the Summer Budget 2015 announcement that the UK government would reduce rents in social housing in England by 1% a year for 4 years until 2020/21³².

In Scotland, whilst it is up to individual social landlords to strike the best balance between rent levels and meeting the housing needs of local communities, landlords are required to consult tenants and take account of their views when making decisions about proposed rent increases.

Scotland has seen lower average housing association rents across the 2014/15 to 2017/18 period than all other UK countries, with annual increases over the latest three years being 2.5%, 1.8% and 2.5% respectively. In the latest year 2017/18,

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/443232/50325_Summer_Budget_15_Web_Accessible.pdf

average housing association rents in Scotland were around 14% lower than in England, and around 6% lower than in Wales.

Average rents in Wales have been slightly higher than in Scotland in each year since 2014/15, and have been increasing at a faster rate each year, which is likely due to a rent setting policy which includes provisions for increases of CPI+1.5%³³.

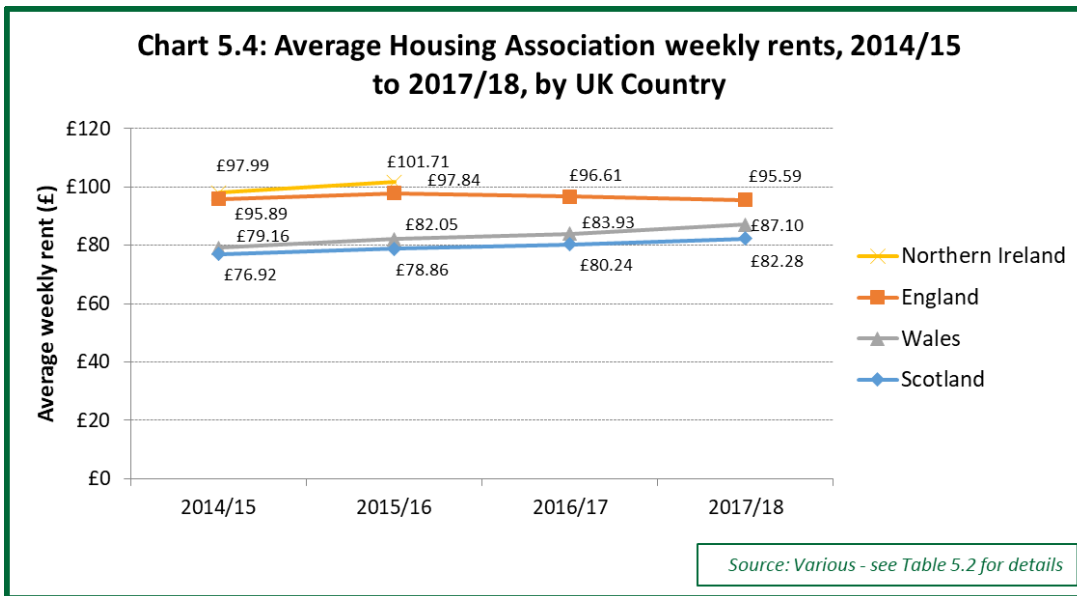
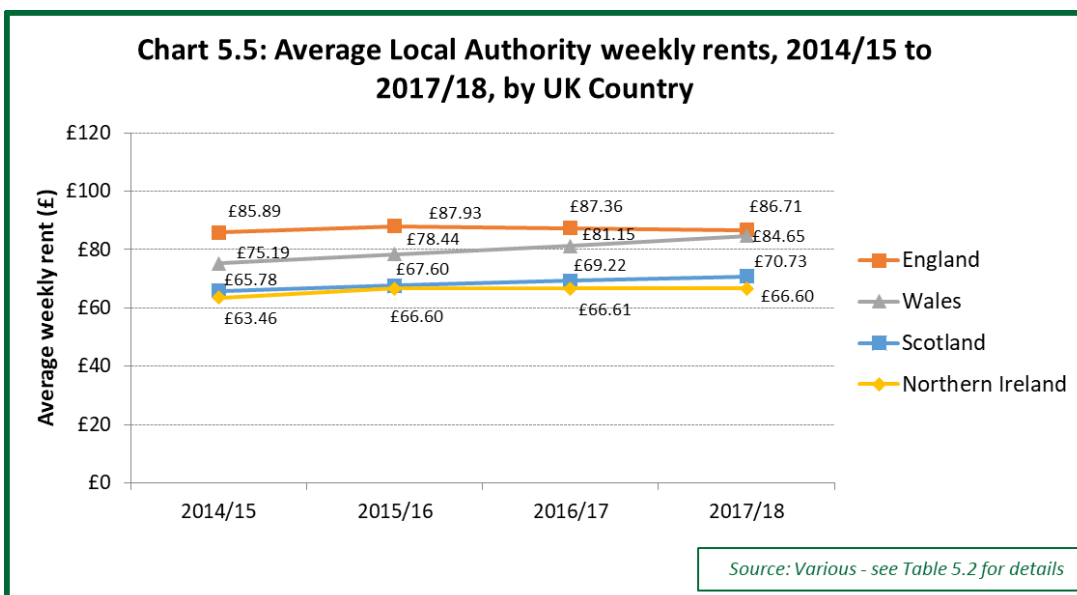


Chart 5.5 below illustrates how average local authority rents have varied by UK country across the 2014/15 to 2017/18 period.

Note that the figures for England are an average of both social rents and affordable rents, although affordable rented units are likely to make up a relatively low proportion of all local authority stock in England in the years up to 2017/18.



³³ <https://gov.wales/docs/desh/publications/150216-policy-for-social-housing-rents-en.pdf>

England has had the highest average local authority rents in each year between 2014/15 and 2017/18, despite average rents in England falling across the latest two years, by 0.6% and 0.7% respectively, which is likely to have been due to reduction in rents following the UK Government Summer Budget in 2015.

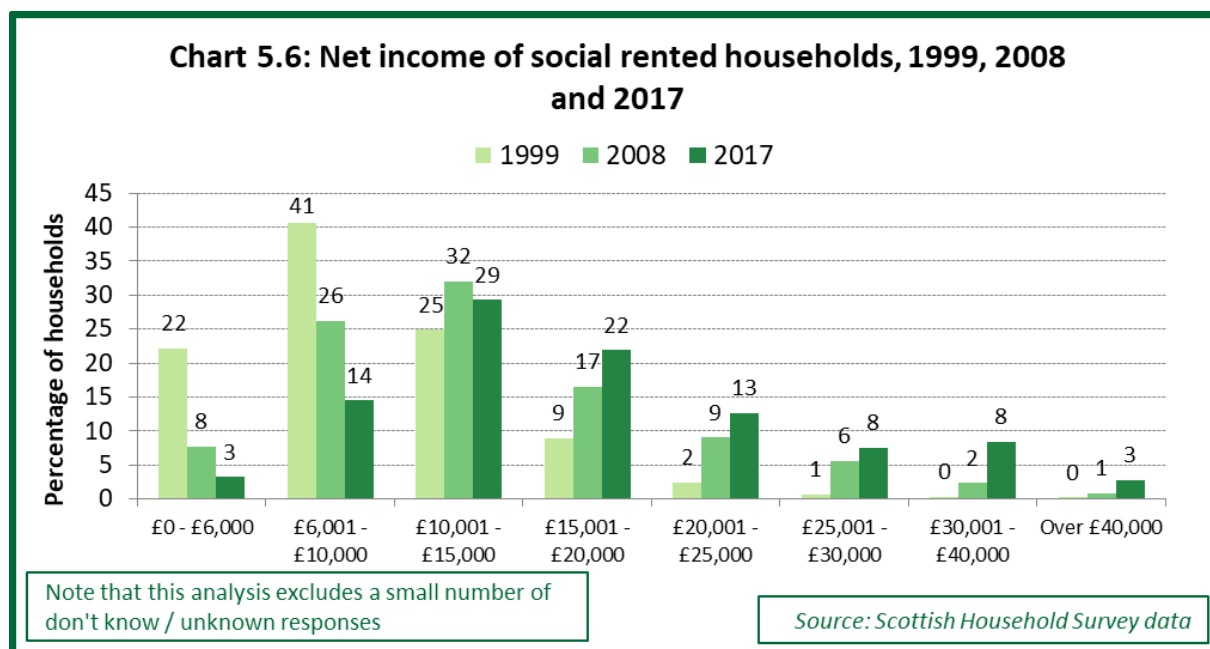
Wales has had the second highest average local authority rents in each year, although the gap between England and Wales has been narrowing each year due to rents rising at a faster rate in Wales over the latest three years (4.3%, 3.5% and 4.3% respectively), which is likely to have been due to the Wales rent setting policy including provisions for increases of CPI+1.5%.

Northern Ireland has seen the lowest average local authority rents in each year, and has seen change of around 0% in average rents over the last two years.

Scotland has seen average local authority rents across the 2014/15 to 2017/18 period which were slightly higher than those in Northern Ireland, with annual increases over the latest three years being 2.8%, 2.4% and 2.2% respectively. In the latest year 2017/18, average local authority rents in Scotland were around 6% higher than in Northern Ireland, around 18% lower than in England, and around 16% lower than in Wales.

5.2 Household income – banded net income

The Scottish Household Survey collects information on the annual net income of households. In 2017, 29% of social rented households had a net household income of between £10k and £15k, whilst 22% had income of between £15k and £20k.



The distribution of income levels appears to have shifted upwards from 1999 to 2017. For example, in 1999 22% of social rented households had a net income of £6k or less, and this has dropped to 3% of households in 2017. Correspondingly only 3% of social rented households had a net income of more than £20k in 1999,

and this has increased to 31% of households in 2017. Some of these changes may be due to general inflation levels across the time period 1999 to 2017.

There was little difference in net household income between local authority and housing association households in 2017, as shown in Chart 5.7 below.

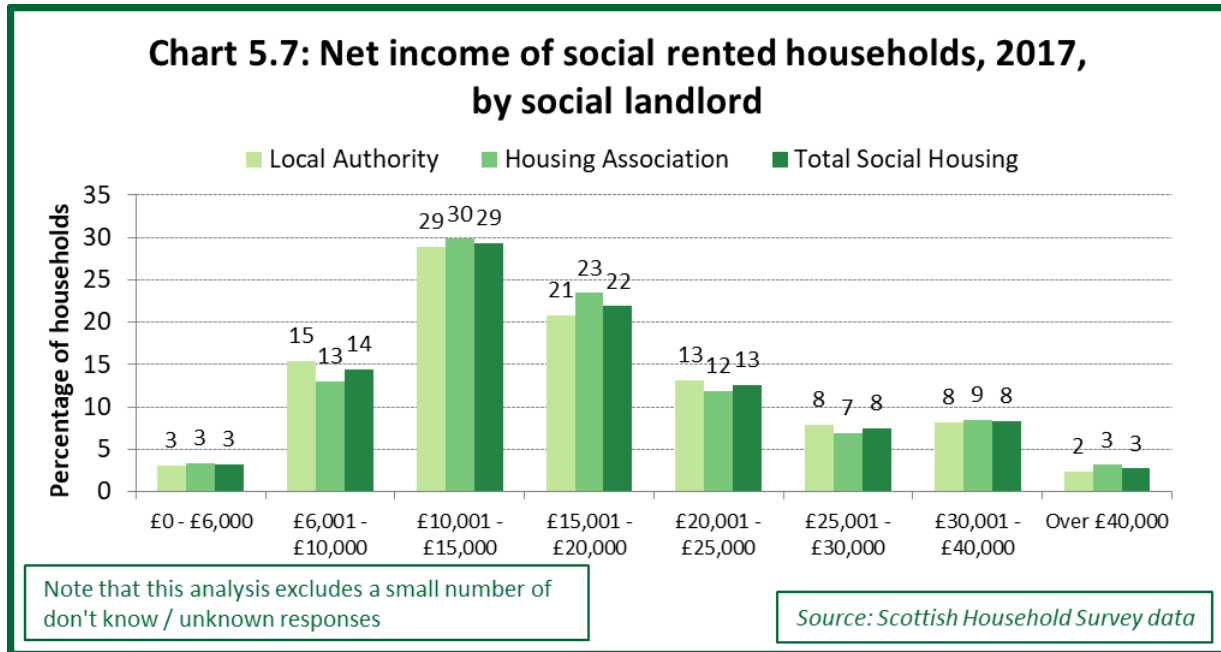
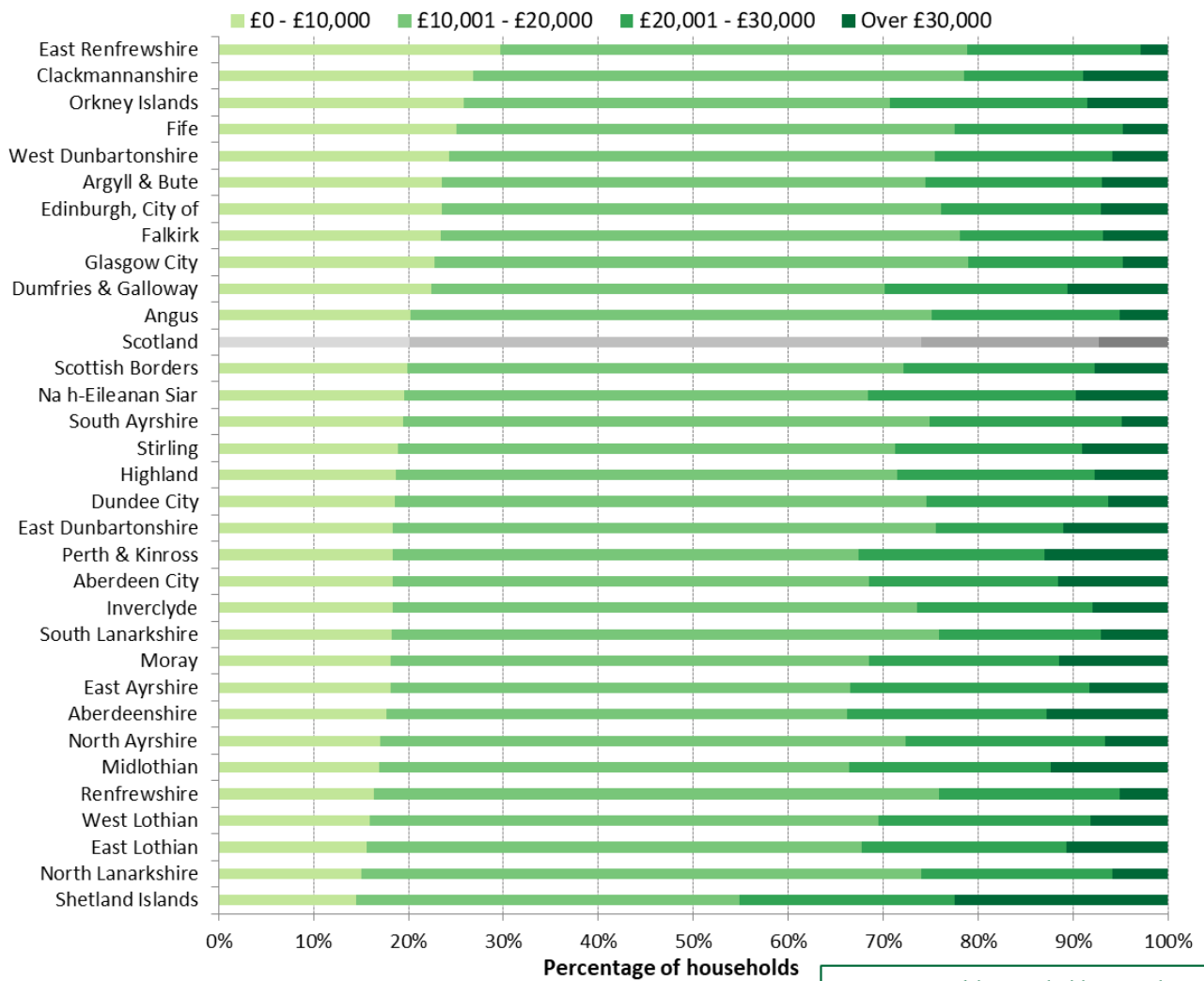


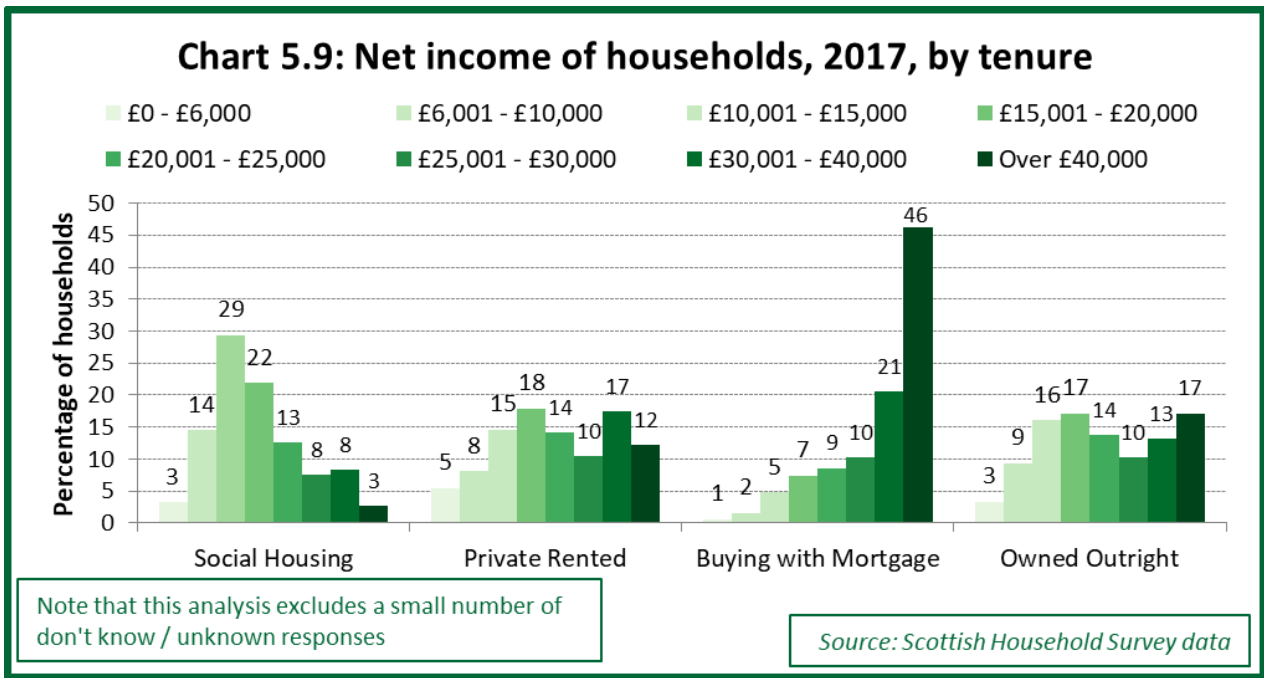
Chart 5.8 below shows the net annual income of social rented households between 2013 and 2017 for each local authority. East Renfrewshire had the highest proportion earning less than £10,000 a year (30%) whereas Shetland had the highest proportion earning over £30,000 a year (22%).

Chart 5.8: Net annual income of social rented households, 2013 to 2017, by local authority



Note: survey data from the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 130 in East Renfrewshire up to 1,430 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

There were differences in net income levels in 2016 between different tenures. In 2017, 69% of social rented households had a net income of £20k or less, which compares to 46% of private rented households, 46% of households owned outright and 14% of households buying with a mortgage.



Information about household income is also collected through the Family Resources Survey³⁴. Chart 5.10 below shows the net household income profiles of households by tenure over the 3-year period from 2015/16 to 2017/18, based on the Family Resources Survey. The data shows similarly shaped income distributions to the Scottish Household Survey based analysis in Chart 5.9 above.

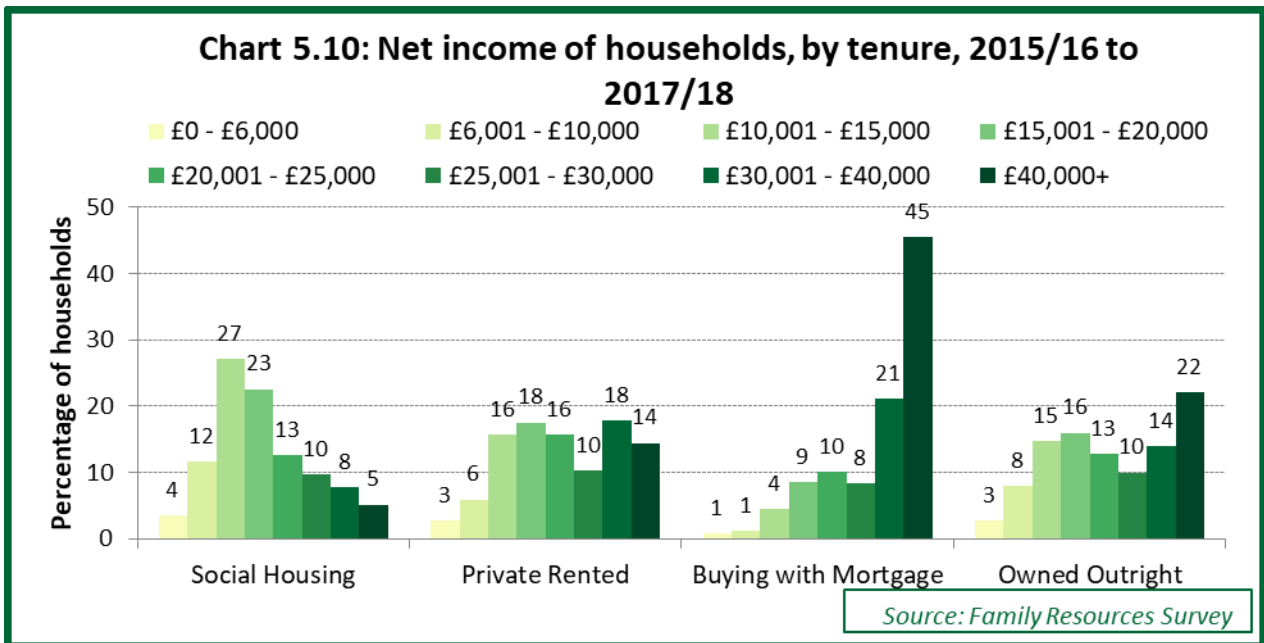
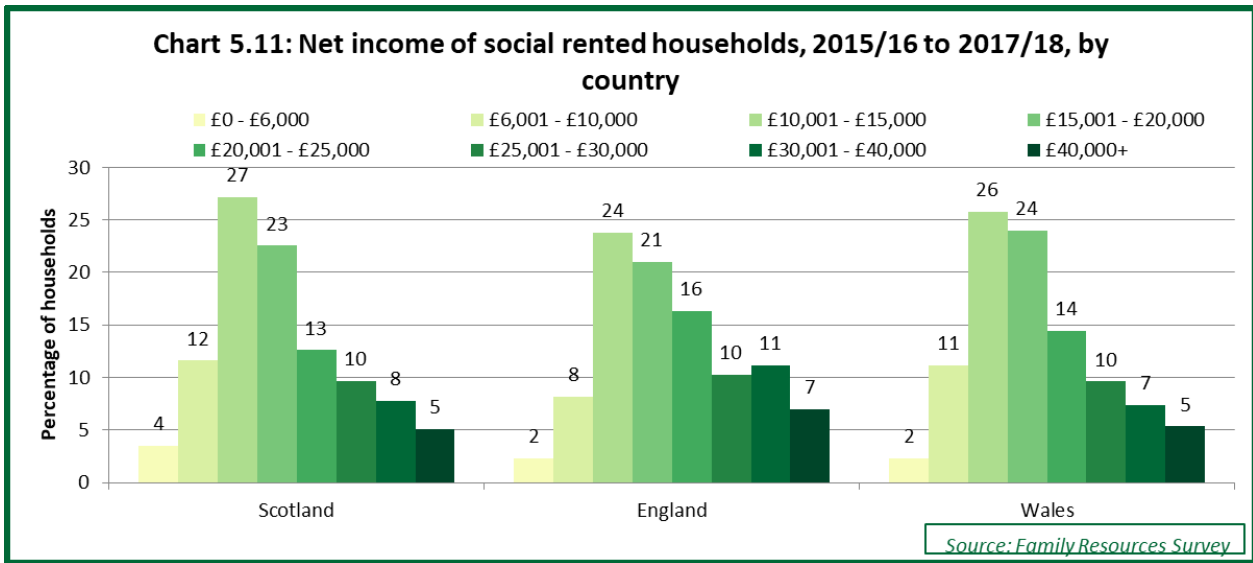


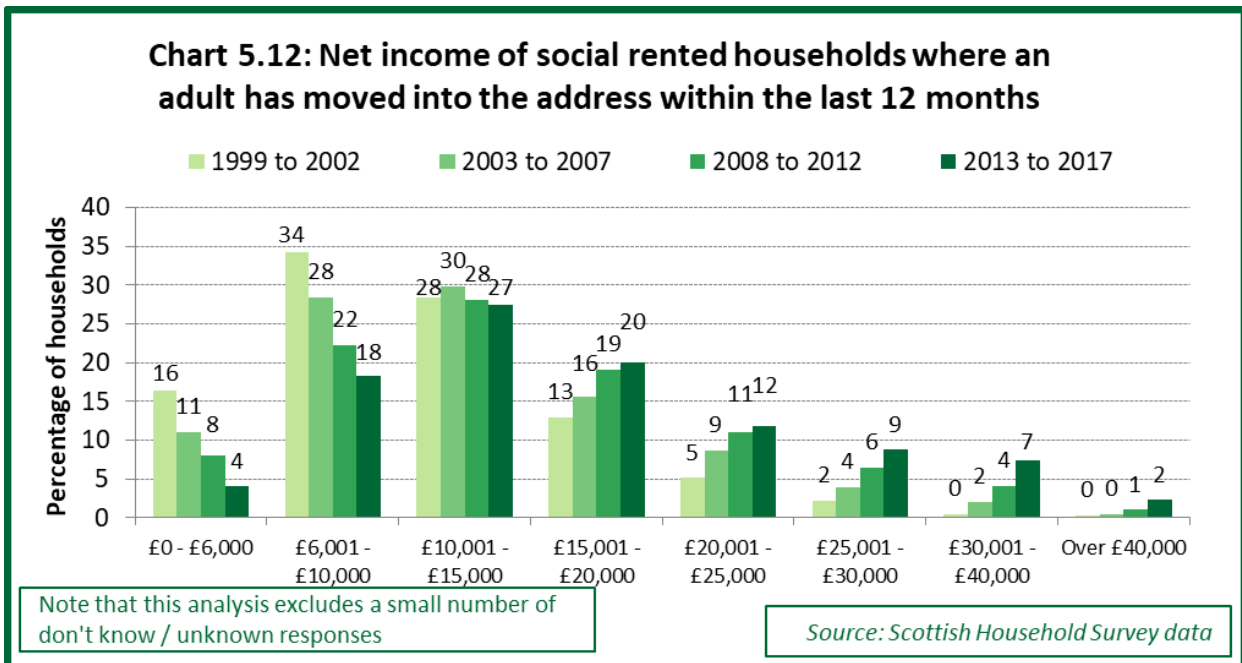
Chart 5.11 below shows the distribution of net household income for social rented households, by country. The distributions of incomes in Scotland were broadly

³⁴ For consistency with other analysis based on the Family Resources Survey, income values for the analysis of banded incomes (charts 5.10 and 5.11) have been adjusted for inflation over the three-year period from 2014/15 to 2016/17. This adjustment was not carried out for the Scottish Household Survey banded income analysis.

similar to the other countries in GB, however there were some differences, for example, the percentage of social households earning less than £15k was higher in Scotland (42%) than in England (34%).



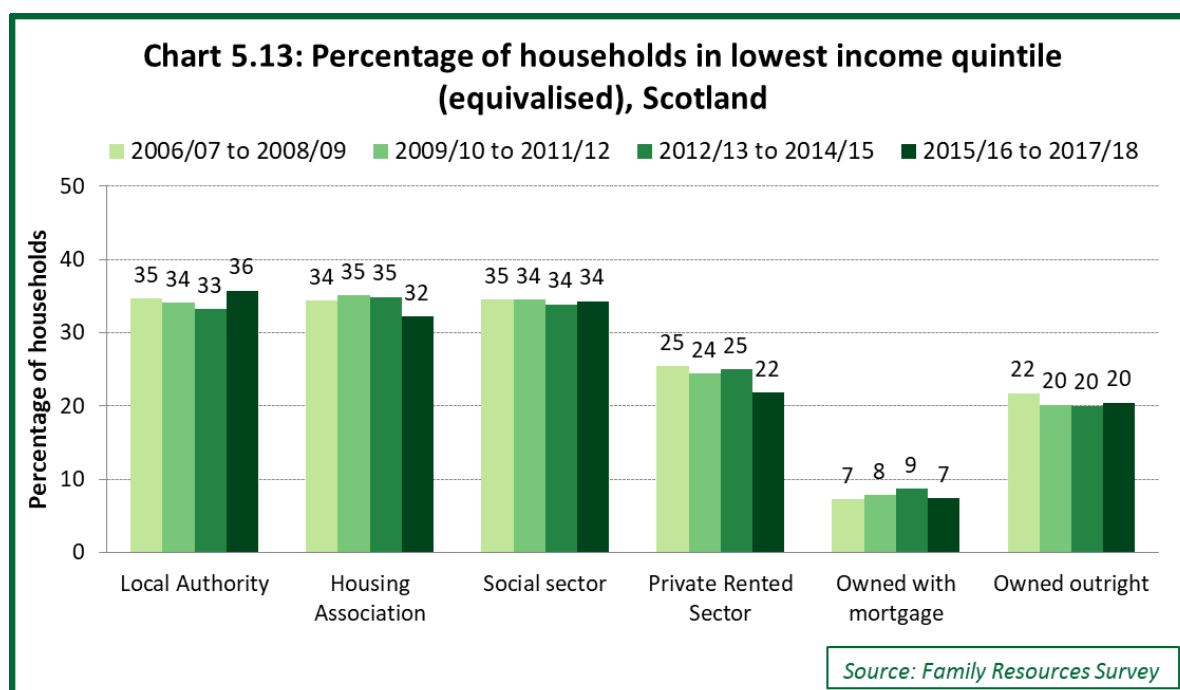
Based on the Scottish Household Survey data, looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), in the period 2013 to 2017, 30% had a net income of over £20k, a figure similar to the equivalent percentage of 31% for all social households in 2017.



5.3 Households in the lowest income quintile

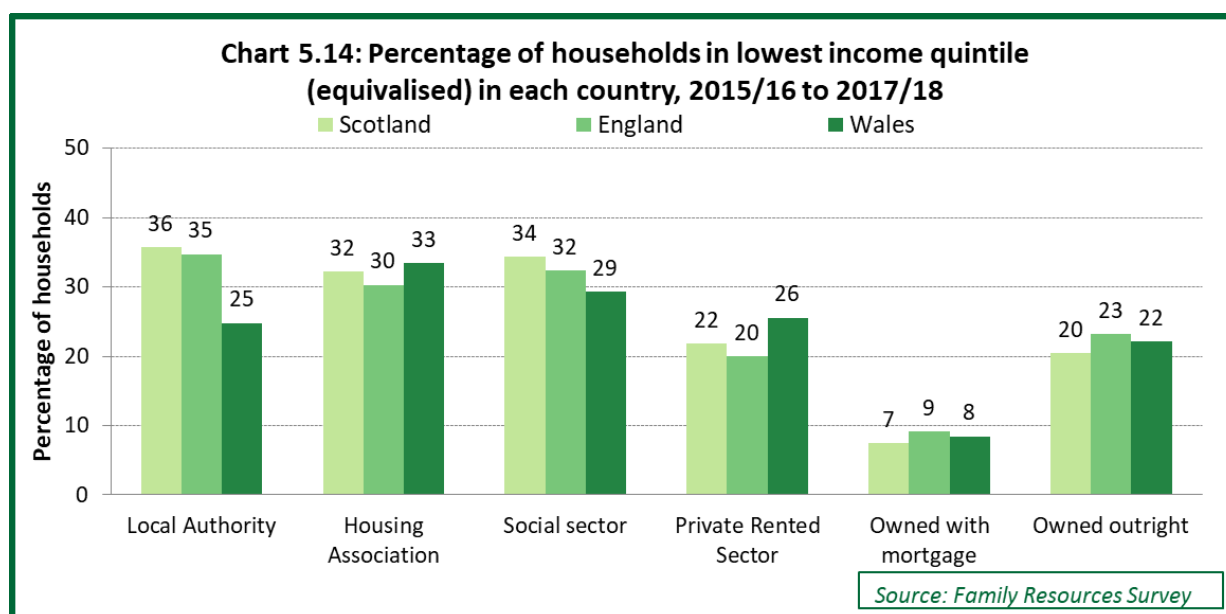
Income quintiles divide households into 5 equally sized groups to reflect their net household income. For the purposes of this analysis, household responses to the Family Resources Survey have been ranked by their net equivalised income, from lowest to highest. Equivalised income takes account of the number of people living in the household, and has been used within this section so that we can assess the likelihood of households being within the lowest quintile irrespective of differences to average household sizes by tenure. The ranked dataset has been divided into 5 equally sized groups, where households with the lowest incomes are in the first quintile, through to the households with the highest income, which are in the fifth quintile. In this section, the lowest income quintile refers to the 1 in 5 (20%) of households in each of Scotland, England, or Wales, that have the lowest net household income in each of these countries.

Chart 5.13 below shows that a greater percentage of social rented households are in the lowest income quintile. In 2015/16 to 2017/18, 34% of social rented households were in the lowest income quintile group in Scotland, which is broken down to 36% for local authorities and 32% for housing associations, and which was higher than the equivalent percentages for other tenures (22% of private rented households, 20% of households who own outright and 7% of households who own with a mortgage). The proportion of social rented households in the lowest income quintile has remained at similar levels between 2006/07 to 2008/09 (35%) to 2015/16 to 2017/18 (34%).



There has been a slight drop in the proportion of private rented sector households in the lowest income quintile from 25% in 2012/13 to 2014/15 to 22% in 2015/16 to 2017/18, although some caution is needed in interpreting these changes due to sampling variation.

The chart below provides a comparison of Scotland with other countries in the UK for the period 2015/16 to 2017/18. Scotland has a slightly higher proportion of rented households in the lowest income quintile, and a slightly lower proportion of owned properties in the lowest income quintile when compared to England, although again some caution is needed in interpreting these changes due to sampling variation.



5.4 Housing costs as a proportion of income

Chart 5.15 below show the median ratio of housing costs as a proportion of net household income from 2006/07 to 2017/18 for each tenure category. This analysis is based on the ‘ratio of housing costs to income’ which is also used as an indicator in the Scottish Government Housing and Regeneration Outcome Indicators Framework³⁵, with additional analysis to split out social rented into the constituent categories of local authority and housing association households. In this analysis Housing Benefit payments are included in the net household income. Net income is the total income received by the households excluding taxes such as income tax and council tax. Net income has not been adjusted (“equivalised”) for family size. Housing costs include rent gross of Housing Benefit, as well as water rates and service charges where applicable.

For the analysis presented in this report, pooled samples across years of data have been used to improve statistical reliability. Across the 3-year period from 2015/16 to 2017/18, local authority households in Scotland spent on average 24% of their net household income on housing costs, a figure similar to the equivalent percentage of 25% for housing association households. The social sector combined ratio over 2015/16 to 2017/18 was 24%. These figures compare to equivalent figures of 27%

³⁵ The ratios calculated for this report used net household income before housing costs have been deducted. Ratios of housing costs to income will vary depending on the choice of income variable and this should be kept in mind when interpreting the results. More information about the performance indicators is available here:

<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

for private rented households, 8% for households owned with a mortgage and 3% for households owned outright. The similar ratio figures between social households and private rented households is likely to reflect those in the private rented sector having higher average rental costs but also having higher average income levels to those in social housing.

Housing costs as a proportion of income for those owning with a mortgage or who own outright are lower than each of the rented sectors, which may reflect either higher average household incomes or lower housing costs. In particular, households who own their properties outright have no rental or mortgage costs.

In Scotland, average ratios of housing costs to net household income have remained relatively stable over time within most tenure categories, although there has been a slight increase in the median ratio in the latest period for local authority households, and a drop in median ratio of housing costs to income in for households owned with a mortgage, from 13% in 2006/07 to 2008/09 to 8% in 2015/16 to 2017/18.

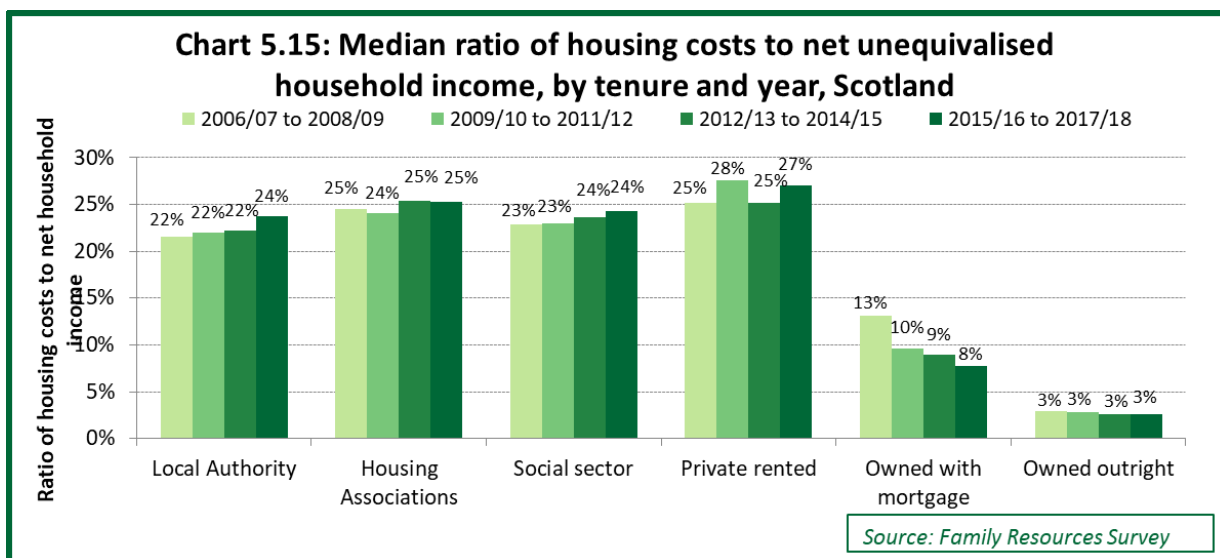
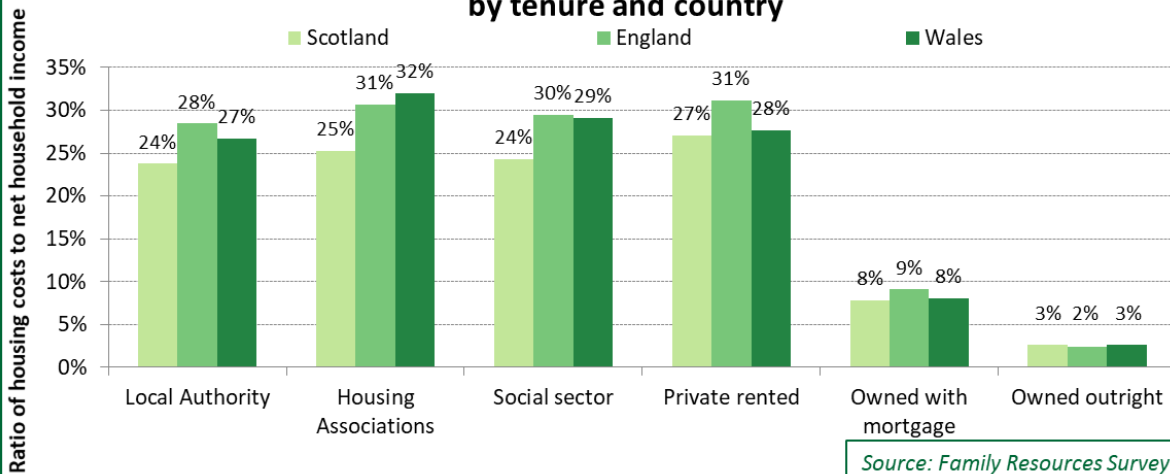


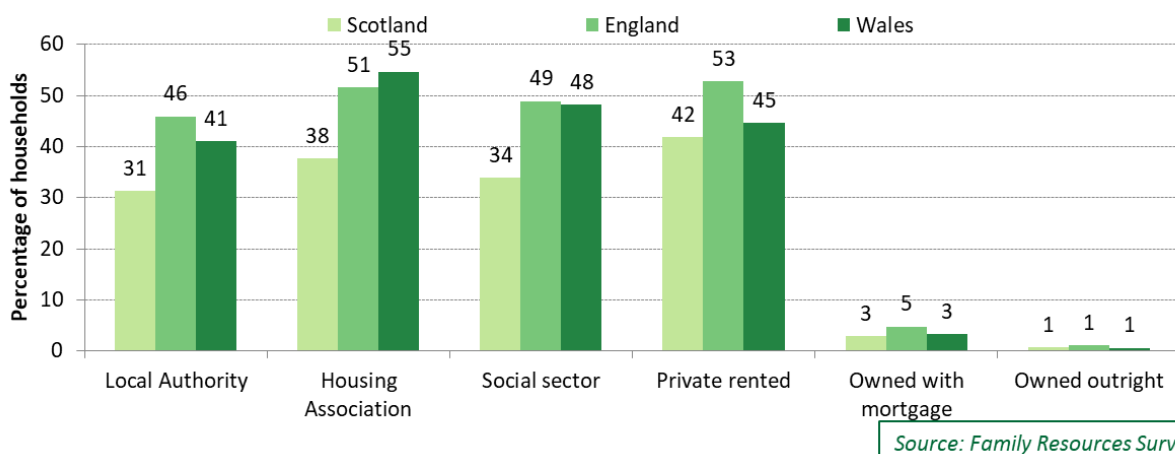
Chart 5.16 below illustrates how the average ratios of housing costs to income have differed for each GB country over the 3-year period from 2015/16 to 2017/18. Social rented households in Scotland were on average paying less on housing costs as a proportion of income (24%) than households in England (30%).

Chart 5.16: Median ratio of housing costs to net unequivalised household income, 2015/16 to 2017/18 by tenure and country



Using housing cost to income ratios, it is also possible to estimate how many households are spending more than 30% of the income on housing costs, as shown in Chart 5.17 below which covers the 3 year period from 2015/16 to 2017/18. In the social sector, 34% of households in Scotland were spending more than 30% of their net income on housing costs, lower than the 49% seen in England and 48% seen in Wales. Findings for local authority and housing associations are also presented, however caution is required when comparing countries due to smaller sample sizes. In the private rented sector, 42% of households in Scotland were spending more than 30% of their net income on housing costs, similar to the 45% in Wales, but lower than the 53% seen in England.

Chart 5.17: Percentage of households spending more than 30% of net household income on housing costs, 2015/16 to 2017/18



5.5 Financial support - Housing Benefit, Universal Credit Housing Entitlement, and Discretionary Housing Payments

Housing Benefit is available to support eligible low income households with the cost of renting their home. It cannot be used to pay for other costs, such as food or heating, and households that do not pay rent, for example if they are owned with the help of a mortgage, are not eligible. The award can cover the whole cost of rent or part of it, depending on income, circumstances, and other factors such as the type of landlord and local housing allowance rates.

Universal Credit is being introduced in stages across the UK, and will replace the following benefits: Child Tax Credit, Housing Benefit, Income Support, income-based Jobseeker's Allowance (JSA), income-related Employment and Support Allowance (ESA), and Working Tax Credit. Some Universal Credit claimants will receive the housing entitlement, which will provide help with rent costs.

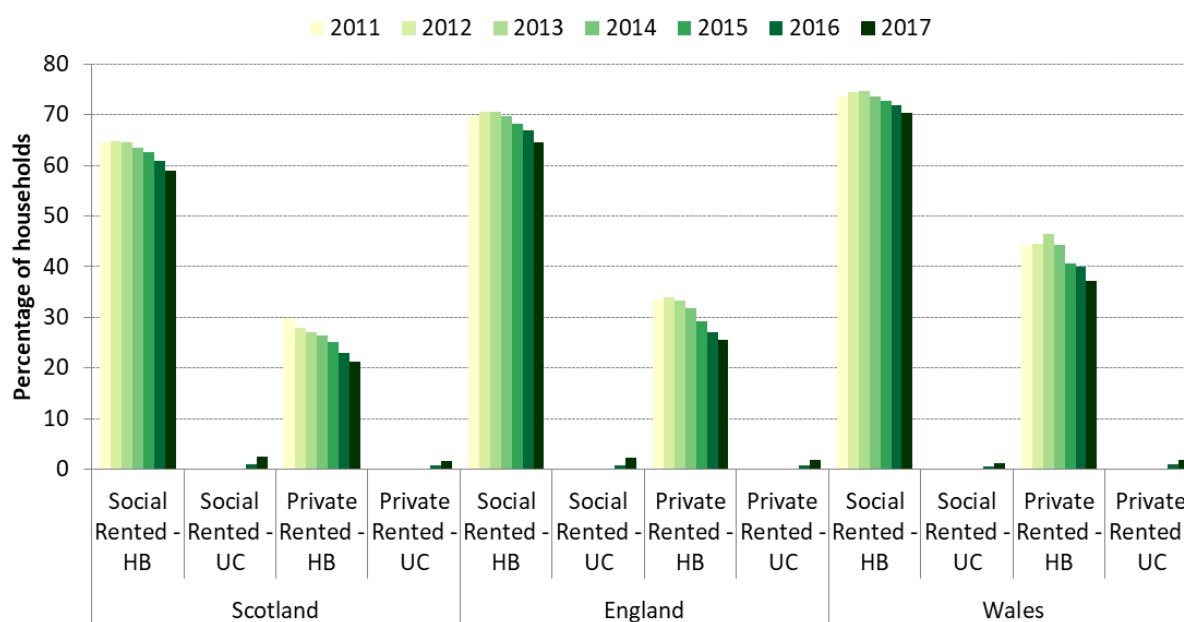
By March 2017, the Full Universal Credit service had been rolled out in the following areas of Scotland:

- East Lothian (March 2016)
- Highland (Inverness) (June 2016)
- East Dunbartonshire (November 2016)
- Inverclyde (November 2016)
- Midlothian (March 2017)

As at March 2017 there were a total of 20,989 households on Universal Credit with a housing entitlement in Scotland, comprising of 14,560 households in the social rented sector, 6,380 households in the private rented sector, and a further 49 households where the tenure was unknown.

Chart 5.18 below shows the percentage of households receiving Housing Benefit from 2011 to 2017 for each tenure, for Scotland, England and Wales, based on data from Department of Work and Pensions (DWP), StatXplore and Ministry of Housing, Communities and Local Government (MHCLG) stock by tenure figures.

Chart 5.18: Housing Benefit and UC Housing claimants as a percentage of dwellings by tenure and country



Source: StatXPlore, Stock by tenure

The percentage of rented dwellings in Scotland in which the household received Housing Benefit has decreased between 2011 and 2017, now standing at 59% for social rented households and 21% of private rented sector households. Although some of the decrease in the most recent two years will be due to the roll out of Universal Credit, where some households will now be receiving the Housing Entitlement for instead of Housing Benefit. Similar trends over time have been seen in both England and Wales.

The percentage of households receiving Housing Benefit in Scotland is slightly lower than England or Wales. For example, in 2017, 59% of social rented households in Scotland received Housing Benefit, compared to 65% in England and 70% in Wales. And 21% of private rented households in Scotland received Housing Benefit, compared to 26% in England and 37% in Wales.

As at March 2017, 2% of social rented households in Scotland had a Universal Credit Housing Entitlement, the same percentage as England, but slightly higher than Wales (1%). Also as at March 2017, 2% of private rented households in Scotland had a Universal Credit Housing Entitlement, the same percentage as both England and Wales.

Chart 5.19 shows the median percentage of housing costs covered by Housing Benefit, as measured by the Family Resources Survey over the period from 2015/16 to 2017/18. The average figures presented have been calculated based on the median ratio of the value of Housing Benefit received as a proportion of total housing costs for each household in the survey. Note that the calculation only includes households that are in receipt of some amount of Housing Benefit, and

that households receiving Universal Credit Housing Entitlement are excluded from the analysis.

Percentages of housing costs covered by Housing Benefit can be lower than claimant rates for a number of reasons:

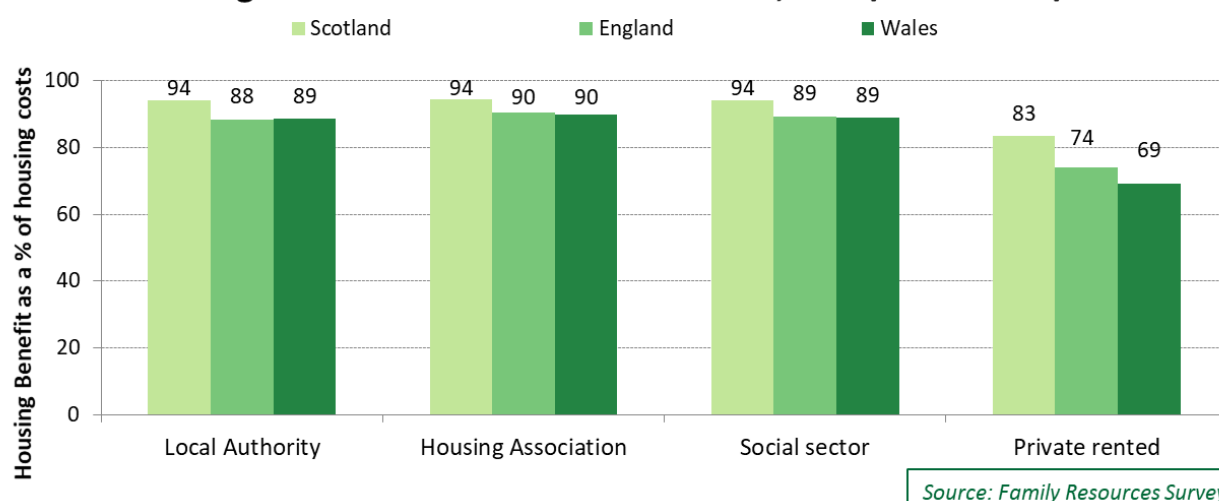
- If the claimant's income exceeds a pre-determined amount (the applicable amount), then the Housing Benefit award will be less than their rent.
- If the household is in the private sector, Housing Benefit amounts can be capped at the Local Housing Allowance rate.
- Housing benefit can only cover rent costs whereas housing costs can include other charges such as water rates, ground rent, and service charges.
- The spare room subsidy (also known as the 'bedroom tax') can reduce Housing Benefit for households in the social sector if the household is deemed to have more bedrooms than required for the residents of the household. The bedroom tax is mitigated in Scotland through Discretionary Housing Payments.

When looking at local authority households in Scotland in receipt of Housing Benefit, the average (median ratio) value of housing costs covered by Housing Benefit was 94% (see Chart 5.19 below). This means that when looking at the ratio of Housing Benefit to housing costs for each household and then ordering these from low to high, the median (middle) value of all these ratios was 94%. The figure was the same (94%) for housing association households. For private rented households the equivalent figure was 83%.

Social rented households in Scotland had a median value of 94% of housing costs covered by Housing Benefit, a figure higher than the equivalent percentage for England (89%) The figure for Wales was also 89% however due to sample sizes there is insufficient evidence to say whether or not this is significantly different to Scotland's figure.

Housing costs can include more than just rent, and therefore for many households Housing Benefit is likely to make up a higher proportion of rent than compared to total housing costs. When looking at the ratio of Housing Benefit to rental costs for each social rented household and then ordering these from low to high, the median (middle) value of all these ratios is estimated to be 100% (i.e. more than half of social rented households are receiving Housing Benefit that covers their rent by 100%). An estimated 67% of social rented households are estimated to have their rent fully covered by Housing Benefit.

Chart 5.19: Median percentage of housing costs covered by Housing Benefit for claimants in Scotland, 2015/16 to 2017/18



Discretionary Housing Payments (DHPs) are administered in Scotland by local authorities, and may be awarded when a local authority considers that a claimant on Housing Benefit or Universal Credit (which includes a housing element towards rental liability) requires further financial assistance towards housing costs.

The Scottish Government's total published budget for DHPs in 2017/18 was £57.9m. This includes two funding streams for DHPs, "Bedroom Tax Mitigation" (£47m) and "Other DHPs" (£10.9m).

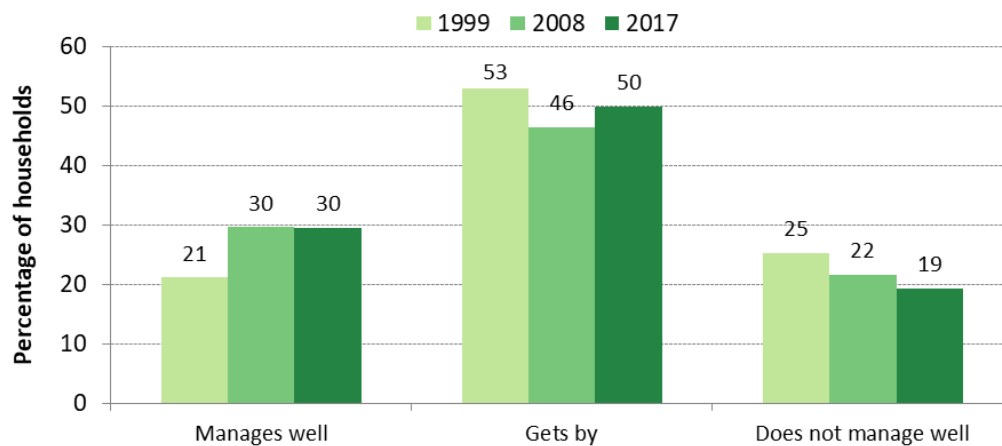
During 2017/18, 122,660 DHP awards were granted, with an average award value of £483. This figure is likely to include a sizeable number of cases affected by the Removal of the Spare Room Subsidy, where local authorities have continued to make up their shortfall in weekly rent through the use of DHPs. The total value of awards spent across Scotland in 2017/18 was £59.2 million.

For further details see Discretionary Housing Payments in Scotland Statistics publications available at <http://www.gov.scot/Topics/Statistics/Browse/Social-Welfare/dhp>.

5.6 How well households are managing financially

The Scottish Household Survey asks respondents how well their household is managing financially. In the latest year (2017), 30% of social rented households stated that they managed well, an increase from 21% in 1999.

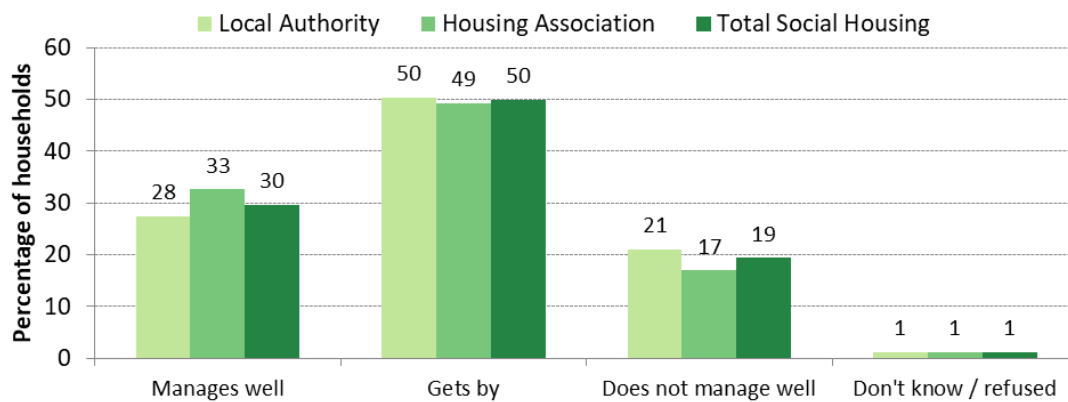
Chart 5.20: How well social households are managing financially, 1999, 2008 and 2017



Source: Scottish Government, Scottish Household Survey data

There is little difference in responses between local authority and housing association households in 2017, with similar percentages being reported for each category.

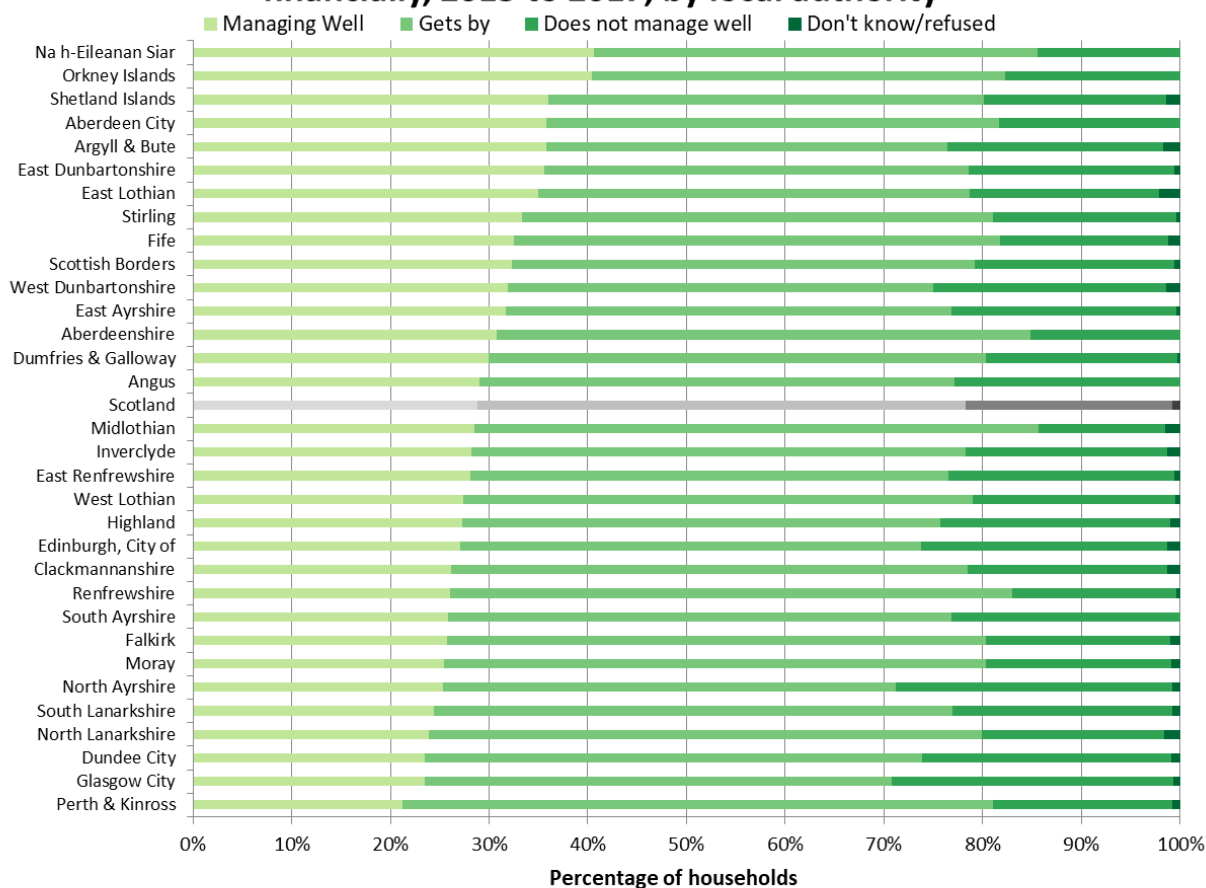
Chart 5.21: How well social households are managing financially, 2017, by social landlord



Source: Scottish Government, Scottish Household Survey data

Chart 5.22 below shows how well social rented households are managing financially between 2013 and 2017 for each local authority. Na h-Eileanan Siar (41%) and Orkney (40%) had the highest proportion reporting they are managing well, whereas Perth & Kinross (21%) and Glasgow (23%) had the lowest proportions reporting they were managing well financially.

Chart 5.22: How well social households are managing financially, 2013 to 2017, by local authority

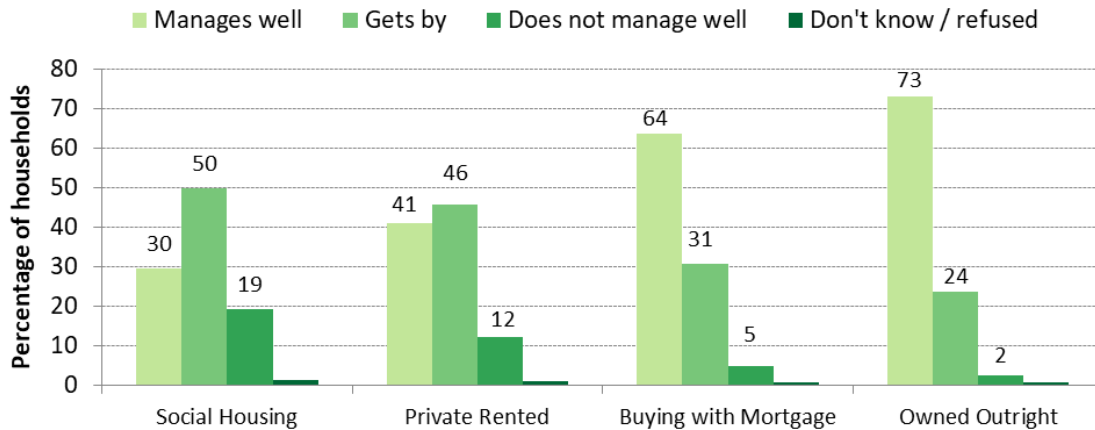


Source: Scottish Government, Scottish Household Survey data

Note: survey data from the five years from 2013 to 2017 has been combined together to provide a sufficient sample size to allow a local authority level analysis. However local authority sample sizes across these four years vary from 140 in East Renfrewshire up to 1,670 in Glasgow City, and so there will be larger margins of error for some local authorities than others. As such some differences between local authorities should be treated with caution, as these might reflect sampling variation rather than real changes.

Chart 5.23 below shows how social households compare to other tenures for how well they are managing financially in 2017. Social households are less likely to be managing well (30%) compared with private rented households (41%), households buying with a mortgage (64%) and households who own outright (73%). Correspondingly social households are more likely to not be managing well (19%) compared with other tenures (12% for private rented households, 5% for households buying with a mortgage and 2% for households who own outright).

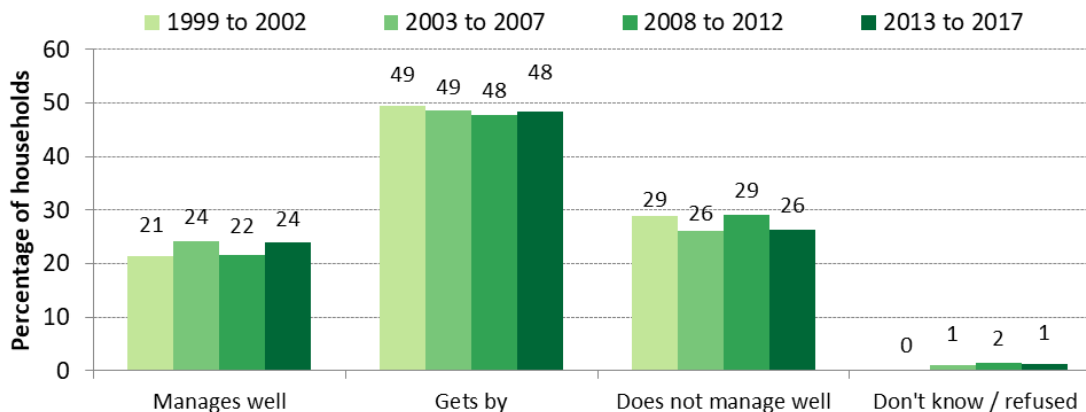
Chart 5.23: How well households are managing financially, 2017, by tenure



Source: Scottish Government, Scottish Household Survey data

When looking at social rented households in Scotland in which an adult had moved into the address within the last 12 months (which includes new-lets as well as changes to existing household compositions), 24% stated they managed well in 2013 to 2017, a figure lower than the equivalent percentage (30%) for all social households in 2017. Whilst 26% stated they did not manage well in 2013 to 2017, a figure higher than the equivalent percentage (19%) for all social households in 2017. This suggests that newly formed social rented households are less likely to be managing well financially than more established social rented households.

Chart 5.24: Financial management of social rented households, where an adult has moved into the address within the last 12 months



Source: Scottish Government, Scottish Household Survey data

Section 6 – Annex A: Further Information on sources of data that have been used

The Scottish Household Survey (SHS)

The Scottish Household Survey is a continuous household survey that has been carried out by the Scottish Government since 1999. It is based on a sample of the general population in private residences in Scotland, and allows for analysis of the composition, characteristics and behaviour of Scottish households.

The survey involves two interviews with householders. One interview is with the Highest Income Householder, or his/her partner/spouse, who is interviewed face-to-face about themselves and other members of the household. In addition, a randomly selected adult member of the same household aged 16 or over (who may, by chance, be the same person) is interviewed on other topics. In this way, results from the survey are representative of both Scottish households and adult individuals.

Sample sizes for each year and tenure, at a national level are shown in Excel Table 6.1. As it is a survey it is sometimes necessary to combine together multiple years of data in order to get reliable results.

Housing information is presented annually in the Housing Chapter of the Annual Report, the most recent being “Scotland’s People Annual Report. Results from the 2017 Scottish Household Survey”, published in September 2018, are available at <https://www2.gov.scot/Topics/Statistics/16002/PublicationAnnual>.

Further details about including headline reports, methodology and information about the design of the SHS is available at <http://www.gov.scot/Topics/Statistics/16002>.

The Family Resources Survey (FRS)

The Family Resources Survey is a household survey managed by the Department for Work and Pensions (DWP) that collects information about the living conditions and incomes of people in the UK. It is a face-to-face survey interviewing approximately 4,500 households in Scotland and 26,000 households across the UK as a whole.

The FRS aims to collect detailed information about respondents' incomes from employment and other sources. The Households Below Average Income dataset (HBAI) is derived from the FRS and is the source of UK and Scottish Government official income and poverty estimates. Statistics in this report that have been sourced from the Family Resources Survey have used the HBAI dataset.

Household responses have been weighted and grossed up to be representative of all households in Scotland.

Sample sizes for each year, tenure and country are shown in Excel Table 6.2. As with the Scottish Household Survey, it is sometimes necessary to combine together

multiple years of data in order to achieve large enough sample sizes for statistically reliable results.

Significance testing has been carried out on Family Resources Survey based percentages in this publication; these are a standard statistical method for estimating the degree of uncertainty around sample-based percentages. However, Family Resources Survey is a complex survey, and a recommended approach for significance testing may involve bootstrapping. For the purposes of this publication, a pragmatic approach has been used to estimate the margin of error of survey results, which has been based on a standard 95% confidence interval with a design factor of 1.3.

For more information about the FRS and accessing the FRS datasets please see the DWP website (<http://research.dwp.gov.uk/asd/frs/>).

For more information about the HBAI and accessing the HBAI dataset please see the DWP website (<http://research.dwp.gov.uk/asd/index.php?page=hbai>).

Information from Department for Work and Pensions about the Family Resources Survey data collection (<https://www.gov.uk/government/collections/family-resources-survey--2>).

Scottish Housing Regulator (SHR) Data

The Scottish Housing Regulator collects a range of financial and performance information about each social landlord in Scotland, including Charter Indicators that help show how local authority and housing association landlords are performing against the standards and outcomes of the Scottish Social Housing Charter.

Charter data is provided at an aggregate level from each landlord, rather than for individual households, which means that it is generally not possible to combine together separate indicators to perform more detailed analysis. However, the dataset is based on management information about all social housing in Scotland, rather than sample surveys such as the SHS and the FRS.

Statistical information (including Charter datasets) is available at <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords>

Scottish Government Housing Statistics for Scotland

The Scottish Government collects annual information from local authorities in Scotland on various aspects of social housing and housing management such as stock and house sales, evictions, housing lists, lettings, vacant stock, and local authority housing for older people and people with disabilities.

The information is collected through aggregate forms, from all 32 local authorities, and housing associations where appropriate. The forms are issued on an annual basis, and are quality assured and published by Scottish Government statisticians.

“Housing Statistics for Scotland 2017 – Key Trends summary” contains the key findings: <https://www.gov.scot/publications/housing-statistics-scotland-2018-key-trends-summary/>

Detailed supporting tables with local authority breakdowns are available here: <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

Scottish Government House Condition Survey

The Scottish House Condition Survey is based on a national survey of the housing stock, which is part of the Scottish Household Survey (SHS). Until 2012 it was carried out as a stand-alone survey under the name Scottish House Condition Survey (SHCS). Following the review of the large-scale Scottish population surveys, the SHCS was incorporated within the SHS and became one of its modules. The Scottish Government continues to report the results from this module of the SHS under the name Scottish House Condition Survey.

The SHCS consists of an interview with householders and a physical inspection of the dwelling they occupy to provide a picture of Scotland's occupied housing stock. It covers all types of households and dwellings across the country - whether owned or rented, flats or houses. The physical data about the dwelling is recorded by surveyors trained to collect detailed information on housing characteristics. This is combined with information about the household collected through a face to face interview with the householder. The interview covers a range of topics such as household characteristics, tenure, neighbourhood satisfaction, dwelling satisfaction, health status, income, etc. The result is a powerful data set for examining the condition and characteristics of the dwellings alongside the views and experience of the people living in those dwellings.

Sample sizes for each year, tenure and country are shown in Excel Table 6.3. As with the Scottish Household Survey, it is sometimes necessary to combine together multiple years of data in order to achieve large enough sample sizes for statistically reliable results. Household responses have been weighted and grossed up to be representative of all households in Scotland.

Scottish House Condition Survey 2017 key findings: <https://www.gov.scot/publications/scottish-house-condition-survey-2017-key-findings/>

Scottish House Condition Survey details including information methodology, sampling and household questionnaire: <http://www.gov.scot/Topics/Statistics/16002/SurveyDetails>

Scottish Government Housing and Regeneration Outcome Indicators Framework

The Scottish Government's Housing and Regeneration Outcome indicators are used to gauge progress on housing and regeneration outcome areas. There are 30 indicators which cover four key outcome areas; these are a well-functioning housing system, high quality, sustainable homes; Homes that meet people's needs and sustainable communities. The indicators draw on existing data sources (already in the public domain) to provide a high-level indication of success on each

of the four outcomes. While these indicators do not capture the full picture, they provide an indication of direction of travel, thereby potentially highlighting areas for further investigation.

A full list of indicators, current results and indications of directions of travel can be seen here:

<http://www.gov.scot/About/Performance/scotPerforms/partnerstories/HARO/Indicators>

Scottish Government 'Private Sector Rent Statistics Scotland 2010 to 2018

This publication presents statistics on private sector rent levels in Scotland over the years 2010 to 2018 (years to end-September) for different property sizes across each of the 18 Broad Rental Market Areas in Scotland. It contains information on average rents as well as rents at the higher and lower end of the market. The publication uses data from the Rent Service Scotland market evidence database, which is collected for the purposes of determining annual Local Housing Allowance levels and Local Reference Rent.

The rental information contained in the market evidence database is largely based on advertised rents, therefore it is important to note that the statistics presented in this publication do not represent rent increases for existing tenants.

It is also important to note that the data collected on individual rents may encompass different property types and addresses for each data collection year, and that this publication is not an attempt at providing a case-matched, tracked-sample or weighted-index approach to monitoring changes to rent levels over time..

Rent Officers aim to capture a representative sample of around 10% of private rents based on the total number of records obtained. Landlord registration data and census data is used as a baseline for establishing and monitoring the total sample proportion that is aimed to be achieved. The sample sizes for each year and property size at a national level are available in Excel Table 6.4.

Private Sector Rent statistics, Scotland, 2010 to 2016 publication:

<https://www.gov.scot/publications/private-sector-rent-statistics-2010-2018/>

Discretionary Housing Payments in Scotland Statistics publications

Information on Discretionary Housing Payments (DHPs) is published by the Scottish Government. The information is currently published on a 6-monthly basis.

The publication includes information on funding, distribution and total awards over 6 month periods. The dataset underlying the statistics is sourced from asking the 32 Scottish Local Authorities questions about the number applications for DHPs, number of determinations, number of awards, and total value of awards. The information is quality assured and published by Scottish Government statisticians.

Discretionary Housing Payments in Scotland statistics publications and reference tables: <http://www.gov.scot/Topics/Statistics/Browse/Social-Welfare/dhp>

Ministry of Housing, Communities and Local Government English Housing Survey

The English Housing Survey is a continuous national survey commissioned by the Ministry of Housing, Communities and Local Government (MHCLG). It collects information about people's housing circumstances and the condition and energy efficiency of housing in England.

The English Housing Survey covers all housing tenures and provides valuable information and evidence to inform the development and monitoring of MHCLG's housing policies. Results from it are also used by a wide range of other users in the public and private sectors.

The survey has 2 main components. Each year, around 13,300 households take part in the face-to-face interview survey. About 6,000 of the participating households also take part in the physical survey.

The physical surveys are carried out by a qualified surveyor and involve a visual inspection of the property. During a physical survey, the surveyor carries out an internal and external assessment of the property. Physical surveys are also carried out on about 200 vacant properties.

English housing survey 2015 to 2016: Social rented sector report:
<https://www.gov.uk/government/statistics/english-housing-survey-2015-to-2016-headline-report>

Information and publication on the English Housing Survey:
<https://www.gov.uk/government/collections/english-housing-survey>

A guide for survey users is available here: <https://www.gov.uk/guidance/english-housing-survey-guidance-and-methodology>

Stat-Xplore

The Department for Work and Pensions publishes statistics through customisable tables on the Stat-Xplore website. Information on benefit claimants including Housing Benefit and Universal Credit are available through a statistics tabulation tool at <https://stat-xplore.dwp.gov.uk/webapi/jsf/login.xhtml>

Scottish Survey Core Questions

Core questions are those that are included across a number of Scottish Government surveys, as a result of harmonised question design across three major Scottish Government surveys. The Core questions cover a range of topics, and the pooled sample allows for the production of reliable results.

More information is available at
<http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ>

An Official Statistics publication for Scotland

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e-mail: statistics.enquiries@gov.scot

How to access background or source data

The data collected for this statistical bulletin have been obtained from a variety of existing data sources. See Annex A, or contact housingstatistics@gov.scot, for further information on the owners of these data sources.

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@scotland.gsi.gov.uk.

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Details of forthcoming publications can be found at www.gov.scot/statistics

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