

Nov. 7, 2011 **SCOTLAND**



In Scotland the different forms of tenure are as follows:

- Owner Occupier – 65%
- Social Rented (Local Authorities and Housing Associations) - 22%
- Private Rented – 11%
- Other - 2%

The year for this data is 2009/10 (the latest data available) and the source is the 'Scottish Household Survey'.

Source: <http://www.scotland.gov.uk/Publications/2011/08/17093111/0>

From Tim Newark

**Supporter Helpdesk Officer, Shelter England**

**Tel:** 0300 330 1234

**Mail:** [info@shelter.org.uk](mailto:info@shelter.org.uk)

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## **Public Authority Housing Stock in Scotland**

- Public authority stock levels have been decreasing each year since the 1980s. This is mainly due to tenants buying their homes under right to buy coupled with a decline in the number of new public authority dwellings being built, as well as community ownership programmes whereby a public authority transfers either all or part of its housing stock and management function to registered social landlords (RSLs).
- The New Towns established during the 40s, 50s and 60s were wound up in the mid 90s, with most of the stock being transferred to other public authorities. Between 1990 and 2005, Scottish Homes transferred about 75,000 units previously owned by the Scottish Special Housing Association to housing associations and co-operatives.
- During 2003, three councils transferred their stock to RSLs (Dumfries and Galloway, Glasgow and Scottish Borders). While the decrease in housing stock had been running at 3%-4% per year since the late 1990s, primarily due to right to buy sales, the transfers resulted in loss of over 20% of the total stock. Argyll & Bute and Comhairle nan Eilean Siar transferred their stock in late 2006, and Inverclyde transferred its stock in December 2007. Together, these resulted in the loss of a further 4% of stock.
- Latest figures for social sector stock (local authorities and housing associations) as at March 2010 show that of the 595,500 units, 54% is owned by local authorities. This represents a substantial change since the mid 1990s when public authorities owned nearly 90% of the 777,000 units of social rented stock. The increased contribution of registered social landlords to the social rented sector is reflected in rising RSL stock levels since the late 1990s. There were 319,900 local authority units at March 2011 but figures for 2011 are not yet available for housing associations.
- Stock figures for registered social landlords are not included within the tables in this section, but are available at national level in the [key information and summary tables](#), and for local authorities from the statistics section of the [Scottish Housing Regulator](#) (formerly Communities Scotland) website.

## Housing Tenure in Scotland

Source: [www.scotland.gov.uk/Publications/2011/08/17093111/4](http://www.scotland.gov.uk/Publications/2011/08/17093111/4)

The last 50 years have seen a substantial change in housing tenure in Scotland. Historically, there has been a marked increase in the proportion of owner-occupier households, from a quarter in 1961 <sup>[29]</sup> to around two thirds in recent years (65% in 2010) (Table 3.1) although this has reduced slightly from 66% in 2009. This was mirrored in the decline of the private and social rented sector, which in 1961 accounted for 34% and 41% of households respectively.

Reflecting changes in cultural attitudes toward home ownership, two structural factors have contributed to this shift: the introduction of the right to buy for public authority tenants in 1979 coupled with the decline of public authority new build, and the increased contribution of private sector building.

The more recent SHS data, from 2005 through to 2010, give some indication that the rising trend in relation to owner-occupation may be levelling out to some extent, possibly in part due to increasing pressure in the housing market. While the private rented sector has shown small but consistent growth from 5% in 1999 to 11% in 2010, this has been mirrored through a decline in the social rented sector (32% to 23%).

**Table 3.1: Tenure of household by year**

Column percentages, 1999-2010 data

House-holds	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Owner occupied	61	62	64	65	65	64	66	65	66	66	66	65
Social rented	32	30	28	28	26	27	25	25	23	23	22	23
Private rented	5	6	6	6	6	7	8	8	9	9	10	11
Other	2	2	2	2	2	2	2	2	2	2	2	2
Total	100	100	100	100	100	100	100	100	100	100	100	100
Base	14,679	15,547	15,566	15,073	14,880	15,942	15,395	15,618	13,406	13,814	14,190	14,214

The decline in social housing has been accompanied by substantial changes in the profile of its tenants. Data from the Scottish Census show that in 1981, the profile of social sector tenants was similar to the profile of households in society generally in terms of their size, composition, and social and economic characteristics. This is no longer the case and tenure patterns show marked differences by household type, reflecting differences in life stage and household circumstances (Table 3.2). <sup>[30]</sup>

Owner occupation is the predominant tenure for most household types, the notable exception being for single parent households (33%) and, to a somewhat lesser extent, single adult

households (49%). Almost half of single parent households are in social housing (48%), which is the predominant tenure for this group. Single adult and pensioner households are both also somewhat overrepresented in the social sector relative to other groups.

**Table 3.2: Tenure of household by household type**

Column percentages, 2009/2010 data

Households	Single adult	Small adult	Single parent	Small family	Large family	Large adult	Older smaller	Single pensioner	All
Owner occupied	49	68	33	75	74	74	82	61	65
Social rented	32	14	48	16	19	15	14	33	22
Private rented	18	16	18	9	6	10	2	4	11
Other	2	1	1	1	1	1	2	2	2
Total	100	100	100	100	100	100	100	100	100
<i>Base</i>	<i>4,992</i>	<i>5,118</i>	<i>1,554</i>	<i>3,654</i>	<i>1,858</i>	<i>2,597</i>	<i>4,382</i>	<i>4,249</i>	<i>28,404</i>

The patterns highlighted above reflect to some extent differences in access to resources. Young adults in the early stages of their working lives are more likely to move around more often, whilst single parents and pensioners may likely be more static in their housing usage.

There is a strong geographic component to the changing profile of the social housing sector and a link with deprivation. The 15% most deprived areas <sup>[31]</sup> are characterised by high concentrations of social housing (Table 3.3), with over half (54%) of households in the social rented sector; compared to 22% overall - both of which are a slight decrease on the 2007/2008 estimates of 57% and 23% respectively. More generally, there is a consistent and marked linear relationship between levels of social sector renting and deprivation. <sup>[32]</sup>

**Table 3.3: Tenure of household by Scottish Index of Multiple Deprivation**

Column percentages, 2009/2010 data

Households	15% most deprived	Rest of Scotland	Scotland
Owner occupied	38	70	65
Social rented	54	17	22
Private rented	7	11	11
Other	2	2	2
Total	100	100	100
<i>Base</i>	<i>4,103</i>	<i>24,282</i>	<i>28,385</i>

Tenure also varies between urban and rural areas, although this is somewhat less marked (Table 3.4). Levels of owner-occupation are higher in rural areas and accessible small towns, the former due to the relatively small social rented sector in rural areas, while the latter reflects in part urban workers moving out of high pressure housing markets to more affordable areas. Private renting is somewhat more common in large urban areas (14%, compared to 11% overall).

**Table 3.4: Tenure of household by Urban Rural Classification**

Column percentages, 2009/2010 data

Households	Large urban areas	Other urban areas	Accessible small towns	Remote small towns	Accessible rural	Remote rural	Scotland
Owner occupied	60	67	71	65	74	71	65
Social rented	25	24	22	25	14	15	22
Private rented	14	8	7	8	10	9	11
Other	1	1	1	2	2	4	2
Total	100	100	100	100	100	100	100
<i>Base</i>	<i>10,113</i>	<i>8,355</i>	<i>2,444</i>	<i>1,560</i>	<i>3,348</i>	<i>2,568</i>	<i>28,388</i>

Table 3.5 shows that those adults who have lived at their current address for less than one year are typically those from the private rented sector (49%). Those living within the social rented sector show comparatively similar levels up to 10 years living at their current address (around one in five), though this then drops off somewhat to 16% for those living there for more than 10 years. As expected, those in owner occupied households are more likely to live at the same address for much longer; two-thirds of those living at their current address for between three and four years are in owner occupied households, increasing to 80% for those residing at the same address for more than 10 years.

**Table 3.5: Tenure of household by how long lived at current address**

Column percentages, 2009/2010 data

Adults	Less than one year	1 to 2 years	3 to 4 years	5 to 10 years	More than 10 years	All
Owner occupied	27	52	67	71	80	68
Social rented	22	22	23	23	16	20
Private rented	49	25	9	4	2	10
Other	2	1	1	1	1	1
Total	100	100	100	100	100	100
<i>Base</i>	<i>2,056</i>	<i>2,988</i>	<i>2,800</i>	<i>5,413</i>	<i>11,725</i>	<i>24,982</i>