



FACTSHEET 13/2016

Social Rented Housing in Glasgow

Introduction

The purpose of this Housing Factsheet is to provide an overview of the social rented housing sector in Glasgow.

What is Social Rented Housing?

Generally, social housing is rented housing provided by councils and housing associations (also called Registered Social Landlords as they have to be registered with the [Scottish Housing Regulator](#)). Tenants of social housing landlords are normally given a tenancy agreement called a Scottish Secure Tenancy.

Housing for social rent can meet a range of needs from mainstream housing to housing for people with care and support needs. For example, new housing to support area regeneration or housing for older people.

Background

The housing stock in Glasgow is owned and managed by 68 housing associations, operating in different areas across the city. Chart 1 shows the size of housing associations in Glasgow by the number of properties that they own. Of these:-

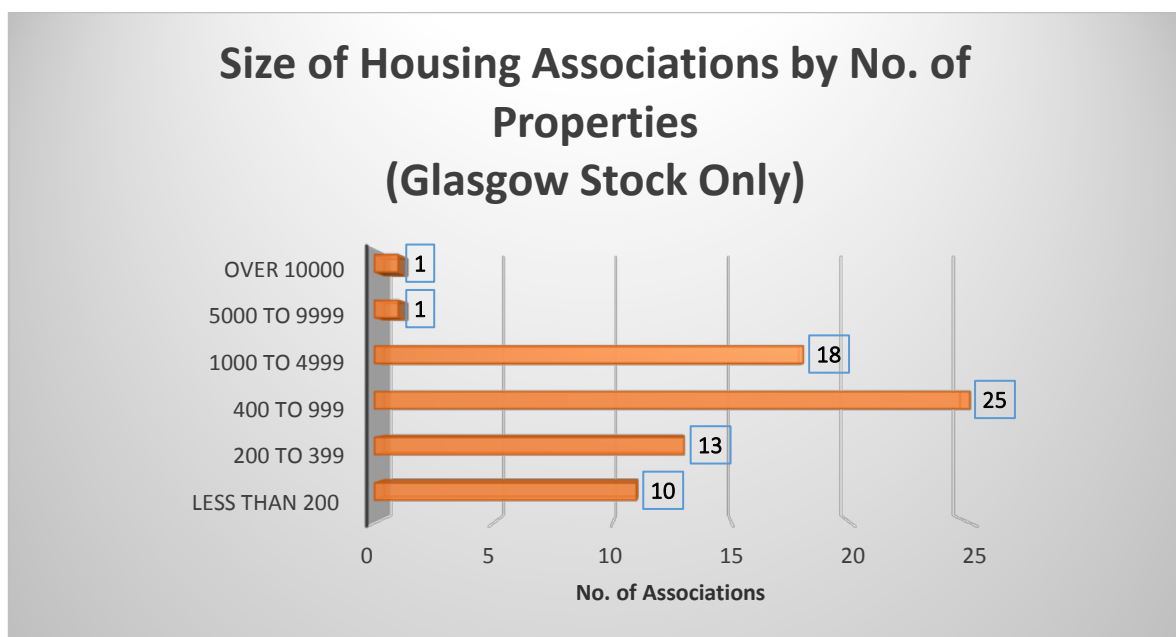
- All are regulated with the Scottish Housing Regulator
- Most are also registered as Industrial and Provident Societies
- 51 associations operate solely within the Glasgow boundary
- 17 associations operate across more than one local authority area
- Almost all of the Housing Associations operate within very specific geographical boundaries
- 60 of the associations are considered mainstream associations while 8 provide specialist supported accommodation.



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All information presented in this factsheet has been taken from the Scottish Housing Regulator Annual Return on the Charter data (March 2016).

Chart 1



Glasgow City Council

The Council does not own or manage any social rented housing having transferred all of its housing stock to Glasgow Housing Association (GHA) in 2003. There were subsequent second stage transfers of around 22,000 of these dwellings from GHA to a number of RSLs operating in the city. The Council retains a statutory responsibility for housing in the city as the Strategic Housing Authority and must produce a Local Housing Strategy and Strategic Housing Investment Plan for housing across all tenures. It has responsibility for the management of development funding, which is grant funding to help housing associations build new properties. This is managed by Housing and Regeneration Services. The Council also has a statutory responsibility for homelessness in the city. In Glasgow, the responsibility for homelessness is with the Health and Social Care Partnership.

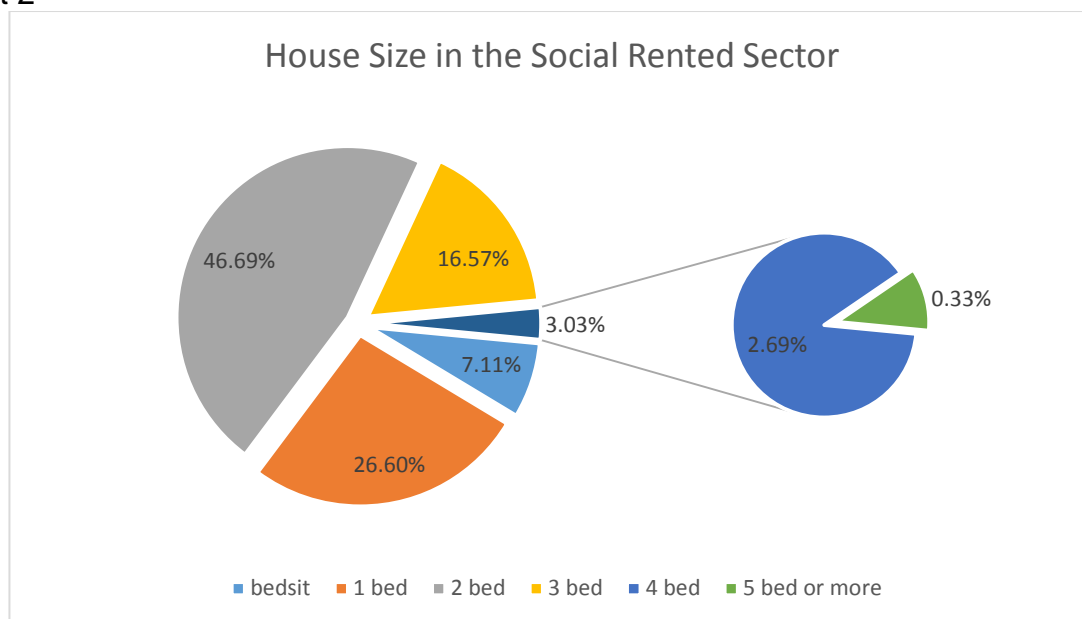


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About Social Rented Housing

There are approximately 106,950 social rented properties in the city which is about 36% of the total housing stock in the city. 63.26% of the social rented housing stock is 2 or 3 bedroomed with 33.71% (one third) of the housing stock being one-bedroomed or a bedsit. This has implications for the housing of single people especially in light of the introduction of the spare room subsidy rate and other changes to welfare payments in the UK. The following chart (Chart 2) shows the housing size in the social rented sector.

Chart 2

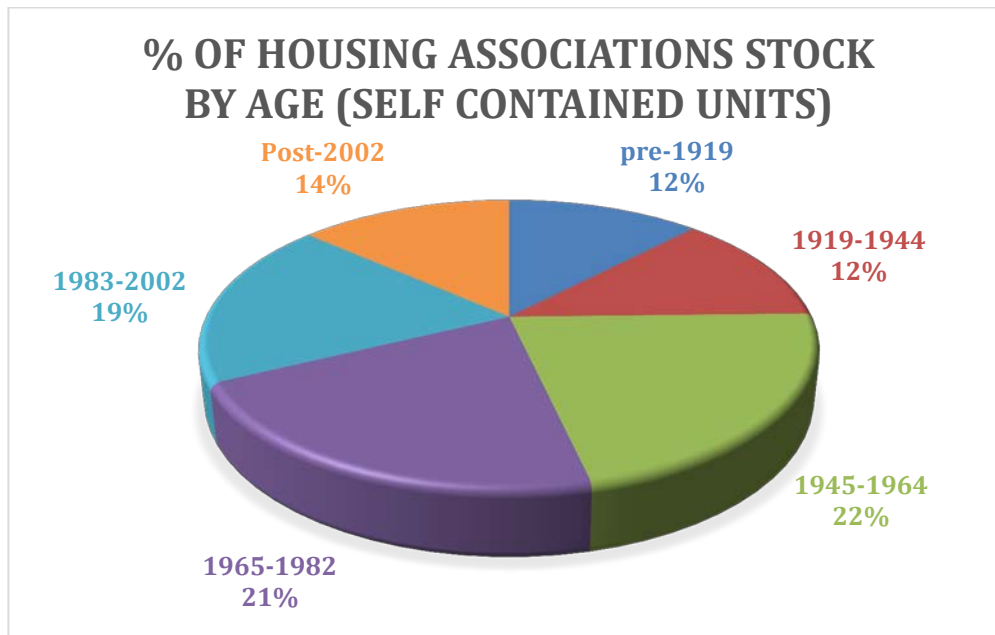


Tenements are the most common built form in housing associations, partly reflecting the historical development of the community based housing association movement in the city. Another historical strand is reflected in the age profile of the stock. At March 2016, housing associations reported that just under a quarter of the housing stock in the city was built before 1945 and approximately one third has been built since 1983 (see Chart 3 below).



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Chart 3



Social Housing Rents

The average weekly secure rent for a property in the RSL sector in Glasgow in 2015/16 was £72.55 but there are a number of factors which affect the average rent figures, including number of properties, house size, type, condition, location and the nature of the stock (such as supported housing). The average rent figure should therefore be used with caution. Chart 4 presents the average rent by size and chart 5 presents the lowest and the highest rents by size across the sector in Glasgow.



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Chart 4

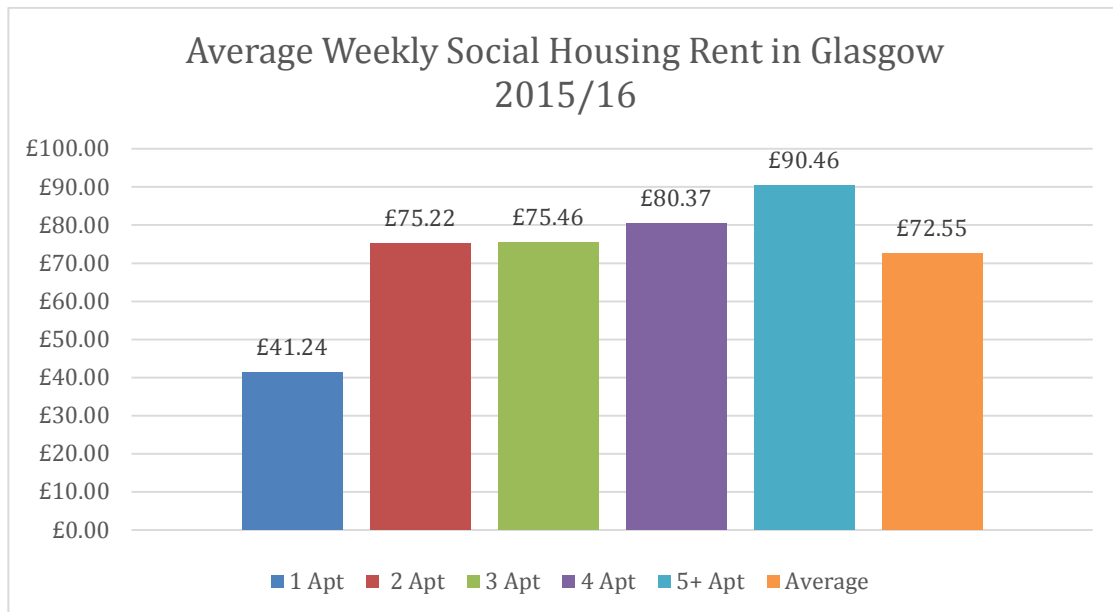
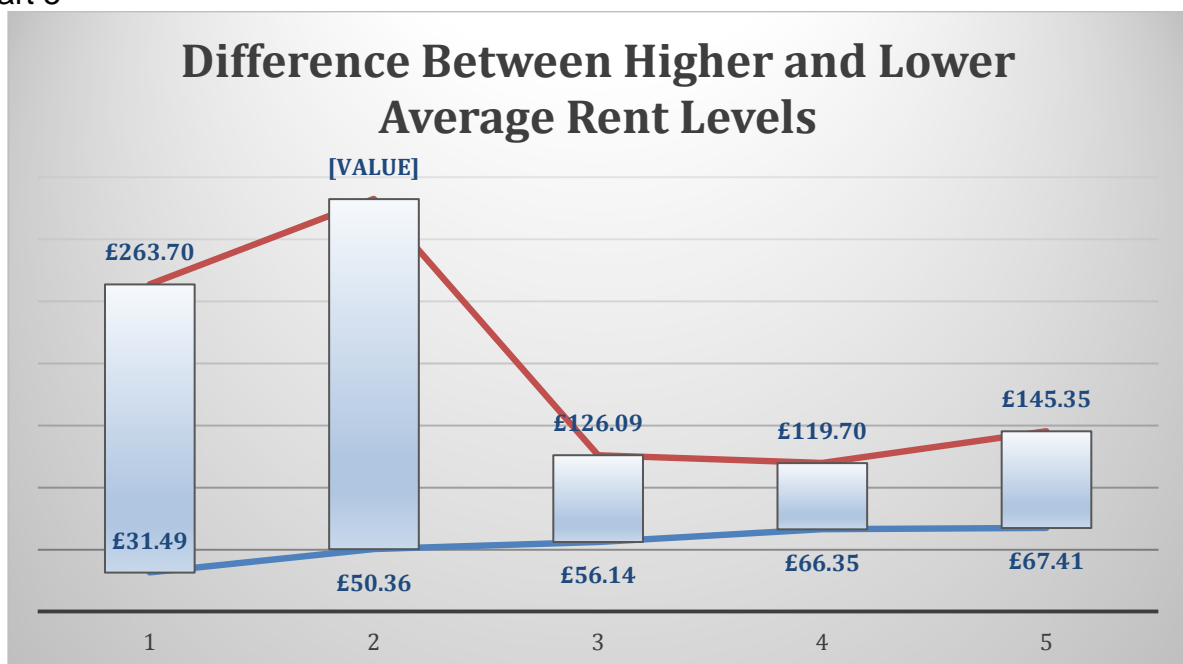


Chart 5



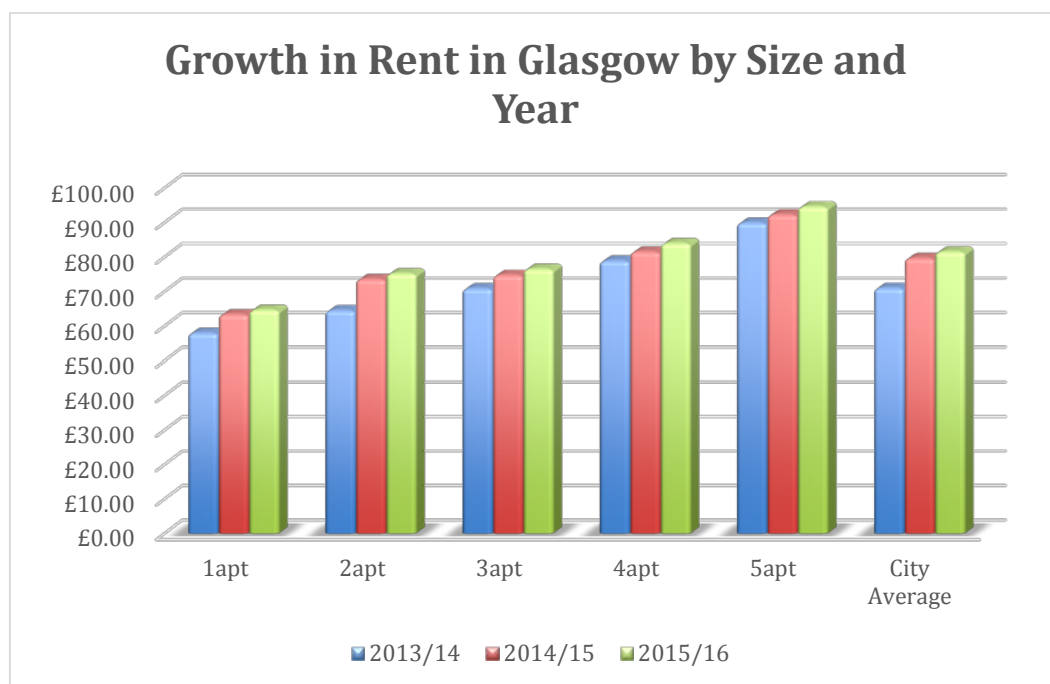
Note:
The higher upper rents in the 1apt and 2apt properties reflect specialist accommodation



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The rent in the city has increased by an average of £4.76 (5.29%) between 2013/14 and 2014/15 and £1.93 (2.53%) between 2014/15 and 2015/16. This is an overall average figure and caution should be used when quoting it as actual rent increases will depend on house type, size, area and service charges. Chart 6 demonstrates the rent increases by size between 2013 and 2016.

Chart 6



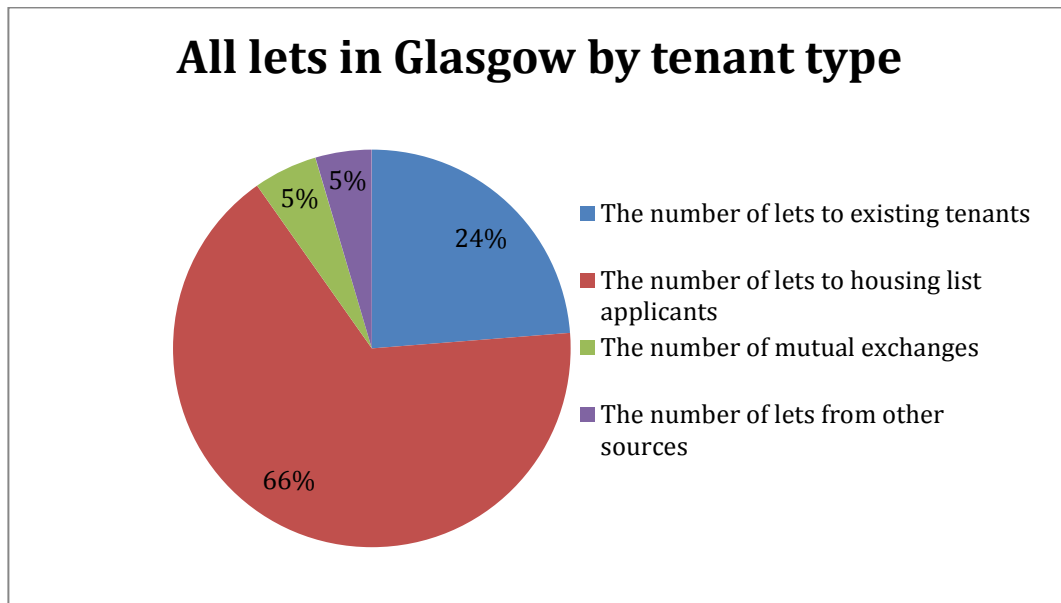
Lets

From all the social housing lets in Glasgow during 2015/16 and of these approximately 66% were let to applicants from housing waiting lists and 24% of lets were transfers to existing tenants. Approximately 5% of lets were mutual exchanges with a further 5% of lets being from other sources. Chart 7 shows the breakdown of lets by type.



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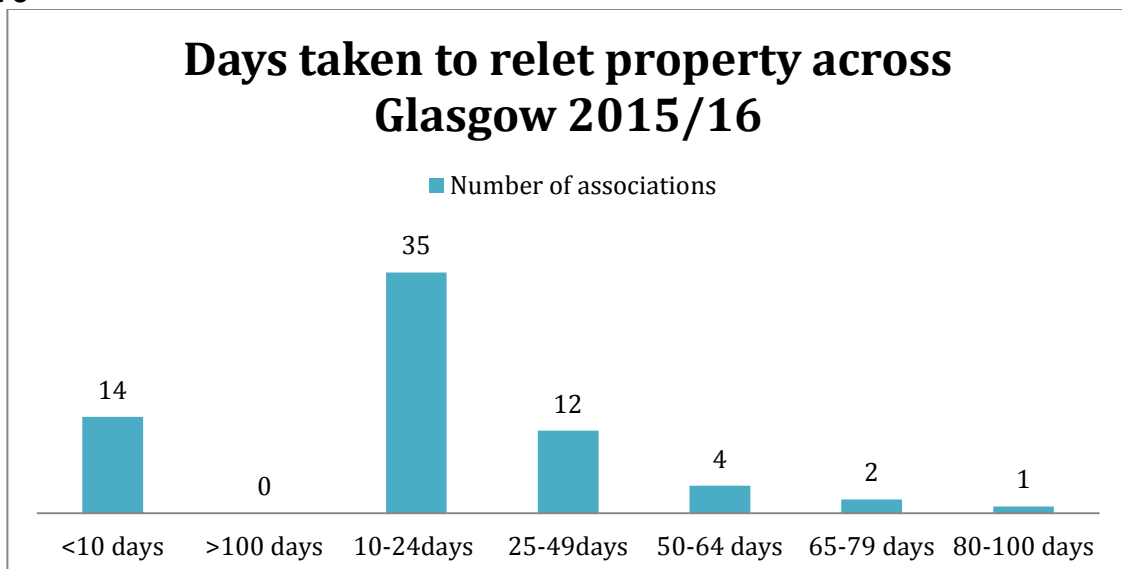
Chart 7



Please note that Chart 7 does not contain homelessness section 5 data

The average relet time for housing association properties in Glasgow is 22 days as demonstrated in charts 8, 9 & 10. Over 14 associations have an average relet time of under 10 days.

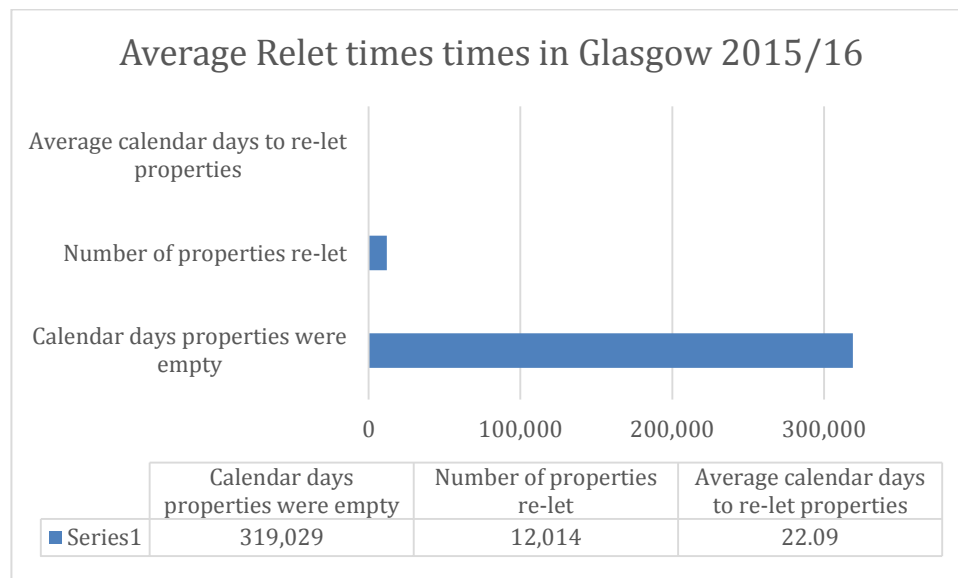
Chart 8





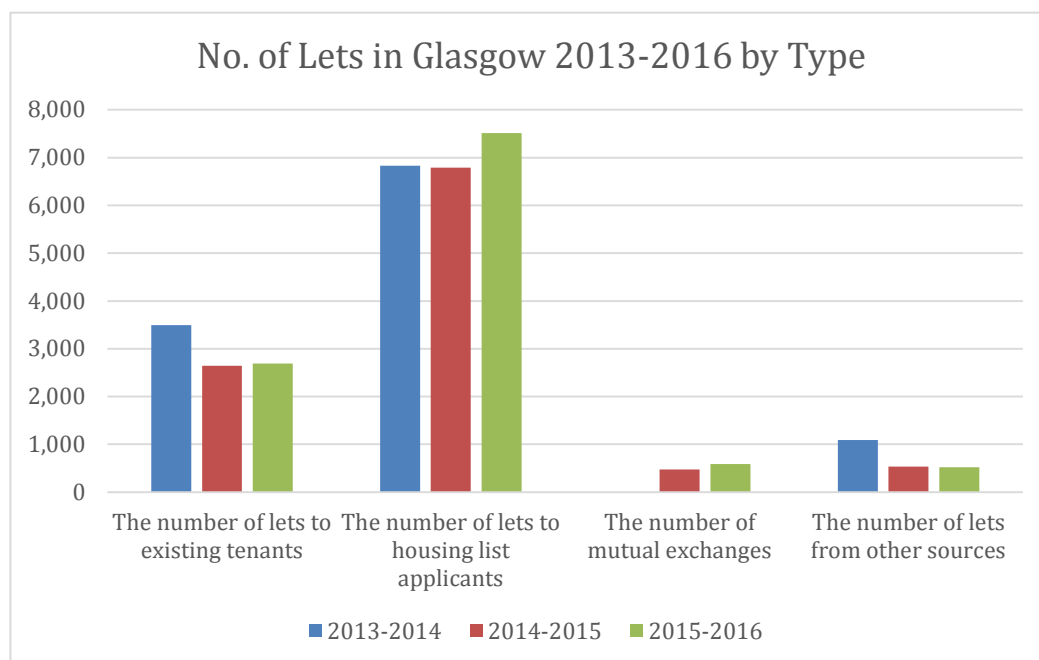
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Chart 9



Please note that the data in chart 9 contains data from housing associations operating in more than one local authority. The ARC data is not presented in a way that we are always able to separate out the "Glasgow" only stock. We therefore think that the number of properties let in Glasgow during 2015/16 is lower with just under 9,300 lets. However taking this into account, it is unlikely to significantly alter the average calendar day to re-let figure.

Chart 10

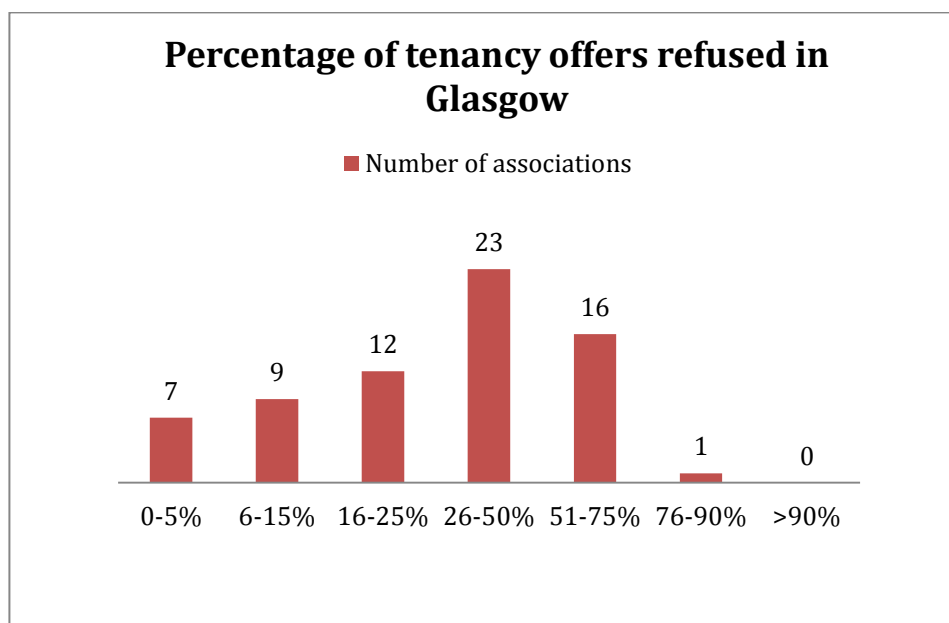




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An average of 31% of tenancies offers in the City are refused by applicants when an offer of housing is made with 17 associations regularly having 50% or more of their tenancy offers refused. Chart 11 shows the % of tenancy offers refused by the number of associations.

Chart 11



During 2015/16, there were over 32,527* new applicants added to housing association's housing waiting lists bringing the number of applicants on housing waiting lists to just under 59,000 applicants at the year end. Also during 2015/16, over 27,741* applications were cancelled from the waiting lists for a variety of reasons including no contact and finding housing elsewhere. Chart 12 shows this breakdown.

Chart 12

Glasgow (All associations)	
New applicants added to housing list(s)	32,527
Applicants on housing list(s) year end	58,880
Suspensions from housing list year end	1,113
Applications cancelled from housing list	27,741
Section 5 referrals received	5,593

**Please note that the data in chart 12 contains information from housing associations operating in Glasgow only and does not include any data for associations operating across more than one local authority area. The ARC data is not presented in a way that we are always able to separate out the "Glasgow" only stock. The number of applicants on the waiting list is therefore higher than the figures we have presented here. We also anticipate that there is a degree of duplication on the waiting lists which should be helped with the introduction of a common housing register.*

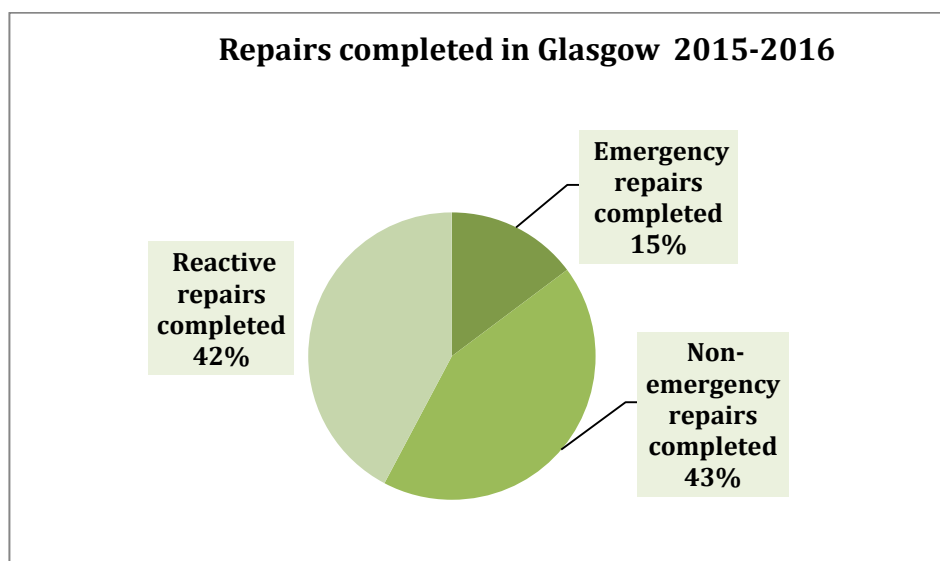


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Repairs

Housing associations in Glasgow reported that 15% of all repairs were emergency repairs. Tenants reported an average satisfaction rate with the repair of 90.39%. Chart 13 shows a breakdown of repairs by type.

Chart 13



The Scottish Housing Regulator data suggests that the majority of housing associations in Glasgow meet the Scottish Housing Quality Standard in March 2016 with the properties not meeting the standard being subject to exemptions or abeyances. Chart 15 below shows the number of associations currently meeting the standards.

