



Briefing 16/43 October 2016

2015 Scottish Household Survey – Local authority housing and neighbourhoods

To: All Chief Executives, Main Contacts and APSE Contacts in Scotland

For information only to England, Northern Ireland and Wales

Key Issues:

The purpose of this briefing is to inform local authorities of the release of the 2015 Scottish Household Survey and to summarise the information relevant to local authority housing services. The full survey can be accessed in PDF format and Excel format at: <http://www.gov.scot/Publications/2016/09/7673/0>

1.0 Local authority accommodation

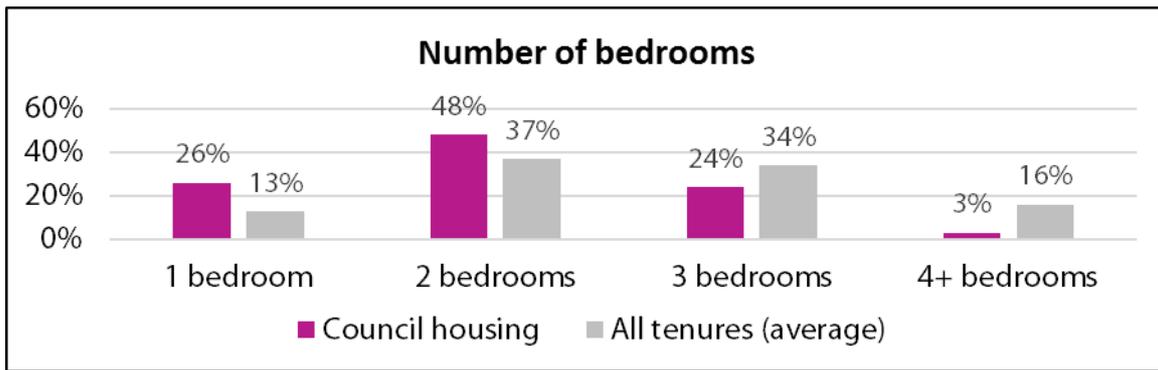
In 2015, 13% of households were local authority dwellings (31% owned outright, 30% owner occupier, 14% private rent, 10% social rent, 1% other).

Local authority properties were split between houses (50%) and flats (50%). 27% of those were in large urban areas, 47% were in other urban areas, 10% were inaccessible small towns, 3% were in remote small towns, 7% were considered accessible rural and 5% were remote rural.

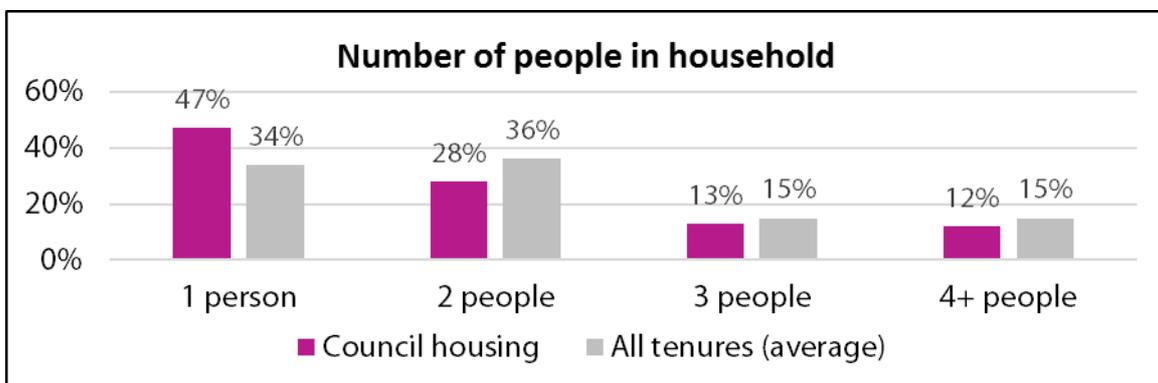
20% lived at their current address for between 11 and 20 years, and 18% had lived there for over 20 years. 76% of local authority residents don't expect to move.

41% of properties in the social rented sector are located in the 20% most deprived areas.

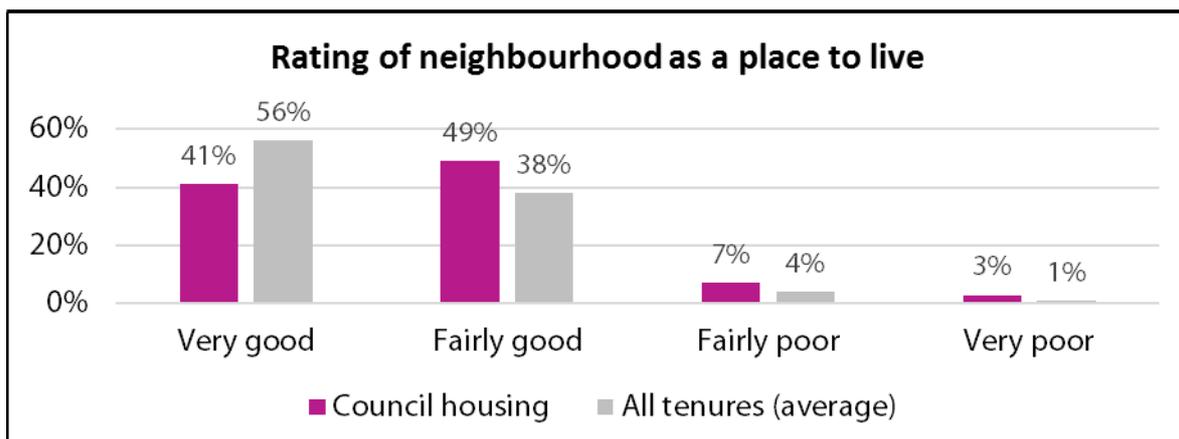
26% were 1 bedroom homes, 48% had 2 bedrooms, 24% had 3 bedrooms and 3% had 4 or more bedrooms. On average, local authorities had 13% more 1 bedroom homes and 11% more 2 bedroom homes than the average for all tenures.



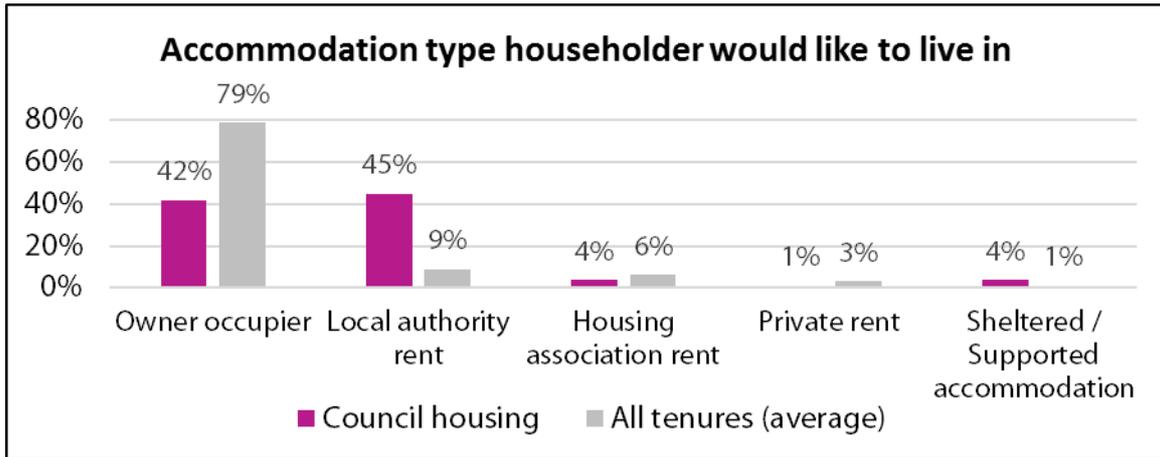
47% of homes were occupied by 1 person, 28% were occupied by 2 people, 13% by 3 people and 12% by 4 or more people. On average, there were 13% more single occupancy homes than across all tenures.



Survey respondents rated their neighbourhoods as a place to live. Local authority households answered 'Very good' 15% less than the average, but overall the ratings were positive, with only 10% answering either 'Fairly poor' or 'Very poor'.

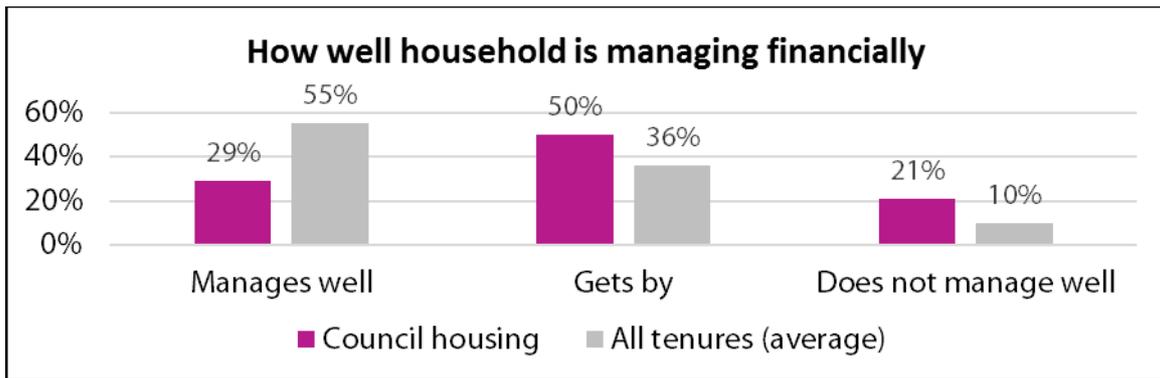


The majority of local authority households wished to remain as 'local authority rent' (45%) or to be 'owner occupiers' (42%); 4% also wished to move to 'sheltered/supported accommodation' (3% more than average). One of the reasons for this could potentially be because "adults in social rented properties have a higher proportion of people permanently sick or disabled (13%) compared to adults in private rented households or owner occupier households."

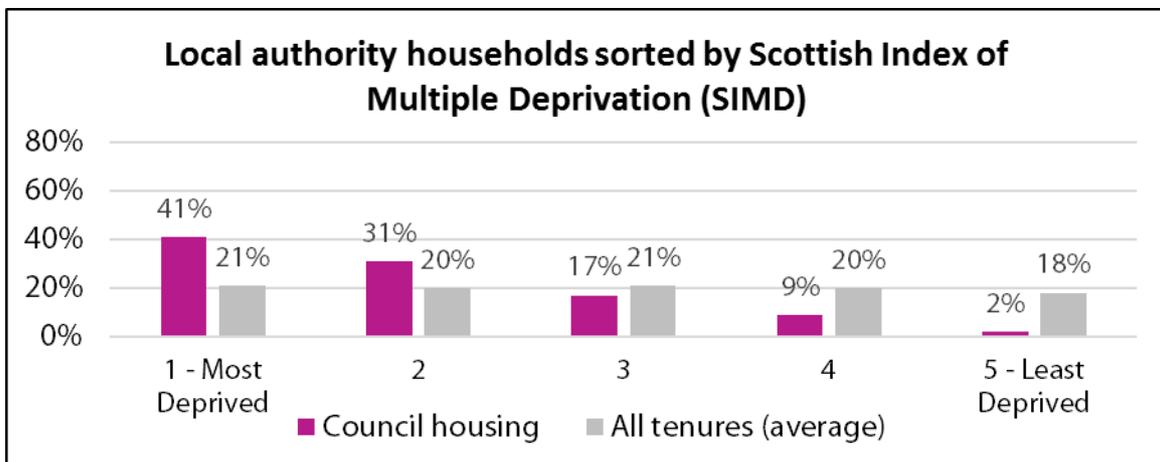


2.0 Finance

Financially, local authority households also tended to 'get by' (14% more than average) or 'not manage well' (11% more than the average); although nearly a third reported managing well. 52% of those in the social rented sector reported as having no savings (average for all sectors is 22%), and 21% had savings of less than £1,000.



As expected, local authority households occupy the lower end of the Scottish Index of Multiple Deprivation, with 20% more households in the '1 – Most Deprived' category than the average.



3.0 Adaptions to the home

58% of local authority households have someone with a long term physical/mental health condition/illness. 86% answered that their home does not limit their activities. 14% said their home requires adaptations to make it easier to go about daily activities. The most common limiting factors are listed in the table below (the answers in brackets are the figures excluding the 86% that answered "None/nothing"):

What about the home limits activities that can be done?	
Answer	% (Adjusted % excluding "None" answers)
Can't get upstairs inside house	7% (50%)
Bath/shower difficult to access/use	4% (28.6%)
Toilet difficult to access/use	3% (21.4%)
Cupboards/shelves are difficult to reach/use	3% (21.4%)
Can't get into/use garden	3% (21.4%)

Local authority households have either the same or more adaptations already in place than the average household, with 8% more households having handrails and 4% more having specially designed/adapted bathrooms/showers.

Home adaptations already in place	
Answer	% (Adjusted % excluding "None" answers)
Handrails	17% (65.4%)
Specially designed/adapted bathroom/shower	9% (34.6%)
Specially designed/adapted toilet	5% (19.2%)
Door entry phone	5% (19.2%)
Ramps	3% (11.5%)

Local authority households also tended to receive more household services than the average (typically 1% or 2% more, with 5% more having assistance from relatives/friends/neighbours).

Services that household members currently receive	
Answer	% (Adjusted % excluding "None" answers)

Assistance from relative/friend/neighbour	9% (64.3%)
Help with shopping	4% (28.6%)
Home care worker / home help (helping with housework, cooking, cleaning)	4% (28.6%)
Home care worker (helping with washing/bathing, dressing, toilet)	3% (21.4%)
Occupational therapy/physiotherapy	3% (21.4%)

4.0 APSE Comment

APSE welcomes the release of the 2015 Scottish Household Survey. The survey is useful in providing relevant data for policy makers at local and national Government levels and for viewing the current state of local authority household occupancy, satisfaction of living, finance, aspirations, the support needed to minimise the limits of housing and many other factors not covered in this briefing. The survey notes that a separate report of the results from the Scottish Household Survey at a local authority level will be published soon.

The results paint a complex picture of local authority households, which are more poorly rated than the average neighbourhood, tend to have more issues financially (more than half without any savings), occupy the most deprived ranks of the Scottish Index of Multiple Deprivation and experience the most problems with anti-social behaviour, neighbours and rubbish/fouling. Despite this, 90% of respondents rated their neighbourhood as either a 'very good' or 'fairly good' place to live and 45% said 'local authority rent' was their preferred type of accommodation.

Our membership continues to engage with tenants through a variety of methods including Tenant Participation Strategies which enable tenants to get involved in decisions the Council make about housing services. As well as this, a number of Councils have Tenant magazines including Falkirk Council's "Tenant Talk" which has previously been awarded the Chartered Institute of Public Relations (CIPR) Gold Award for Best External Publication.

APSE's Performance Networks service allows local authorities to compare performance of front line services on cost, quality, productivity and outcomes with the performance of other local authorities throughout the UK. APSE's Performance Networks provides valuable information which can not only be used for internal reporting, target setting, informing priorities and budgeting but also to demonstrate the added value of local services and highlight areas of improvement over time. It also allows the sharing of best practice across different local authorities and evaluates the impact of interventions and

change over time. Therefore, this information can be used in conjunction with the Scottish Household Survey and other sources to help inform future Council decisions.

APSE Scotland runs a regular Building and Housing advisory group which is free to attend for APSE members. The next meeting is 28 October 2016 in Kirkcaldy. Please click [here](#) to book your place or e-mail Lyndsey at lmoffat@apse.org.uk.

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