

Scottish Household Survey (SHS) / Social Tenants in Scotland

Trends, characteristics and experiences of PRS
households compared to other tenures

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Scottish Household Survey (SHS)

- A continuous household survey that has been carried out by the Scottish Government since 1999.
- Based on a sample of the general population in private residences in Scotland.
- The survey involves two interviews with householders. One interview is with the Highest Income Householder, or their partner/spouse.
- 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
- Housing results are published in the Annual Report Housing Chapter <https://www2.gov.scot/Topics/Statistics/16002/PublicationAnnual>

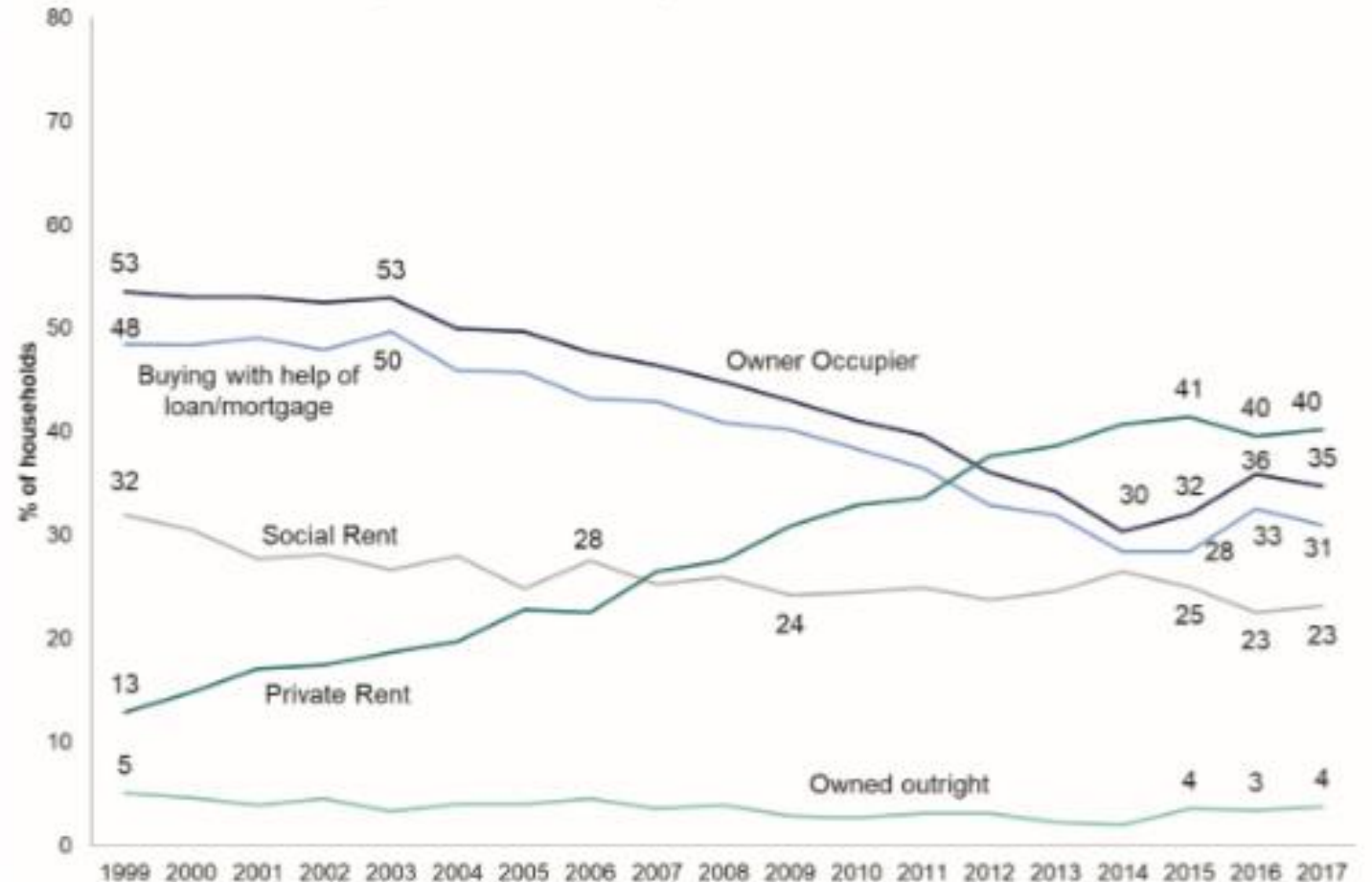
Key Findings – trends in size of PRS sector

- The SHS tells us that the sector grew from 5 per cent of households in 1999 to 15 per cent in 2016, an estimated increase of 250,000 households, although the proportion has remained similar at 15 per cent in the latest year 2017.
- The growth of the sector over the years between 1999 and 2017 has largely been concentrated in urban areas. The increase in the private rented sector in these areas has equated to an increase of 200,000 households, from 80,000 households in 1999 to 280,000 households in 2017.
- As a result, in 2017 nearly four-fifths (79 per cent) of privately rented households were living in urban areas.

Key Findings – younger households

- The increases in households living in the PRS has been particularly pronounced for younger households.

Figure 3.3: Tenure of households by year (HH aged 16 to 34)
1999-2017 data, Households (minimum base: 1,700)



Key Findings – other characteristics

- Sixty two per cent of PRS properties are flats (2017 data).
- Thirty five per cent of adults in the PRS have been at their address for less than one year. (2017 data)
- In terms of the composition of households in the sector, there has been a small increase in the share of households with children since 1999, a rise of 4 percentage points, so that in 2017 nearly a quarter (24 per cent) of all privately renting households were households with children.
- However it is worth noting that the sector has a smaller share of large families, and so the proportion of all children living in the private sector is lower than 24 per cent.
- There were an estimated 150,000 children living in the private rented sector in 2017, which equates to around 15 per cent of all children in Scotland.

Request from the SHS Team - Three Things:

1. If you are asked to complete the survey – please say yes
2. Tell people about the survey - it's important for people in all tenures to fill in the survey
3. Please make use of the data if you can

Social Tenants in Scotland Statistics

- An annual compendium publication that started in 2017, with three publications released so far.
- Based on a range of existing data sources, including the Scottish Household Survey, Family Resources Survey, and Scottish Government Housing Statistics, along with Scottish Housing Regulator data.
- Aims to present an overview of social tenants and social rented housing in Scotland for the latest year, 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.
- <https://www.gov.scot/publications/social-tenants-scotland-2017/pages/8/>

Key Findings – PRS versus other tenures

- Average length of time at current address is 4 years, versus 11 years for social rent, 10 years for owned with a mortgage, and 22 years for owned outright. (SHS data).
- Median ratio of housing costs to net unequivalised household income is 27%, compared with 24% for social rented sector, 8% for owned with a mortgage, and 3% for owned outright. (FRS data).
- 41% of PRS households manage well financially, versus 30% of social rented households, 64% owned with a mortgage, and 73% owned outright. (SHS data).
- 57% of adults in PRS have an ethnicity of White Scottish, compared with 86% of adults in social rent, 81% owned with mortgage, and 82% owned outright