

## Jan Freeke, "Tenure Change in Scotland: a comparison between 1991-2001 and 2001-2006" [SLS project 2007\_009]

### Research Summary

Towards the end of the last decade, Councils in the Glasgow conurbation faced a new situation, as the rate of housing tenure change had changed considerably since around 2000. Glasgow City Council undertook a review of social tenure change over the period 1991-2006 as a basis for understanding these changes and predicting likely future patterns. Data from the Scottish Longitudinal Study and from the Scottish Household Survey enabled their researchers to explore the effects of demographics on tenure change flows, and revealed the effects of affordability on the flow from social renting to owner occupation, particularly for young people and those in social rented housing. These results fed into the research evidence base for key local strategic housing policies for Glasgow and the Clyde Valley.

### Underpinning Research

Since 2008, Scottish councils have been required to undertake a Housing Need and Demand Assessment (HNDA), which provides an evidence base for defining housing supply targets and allocating land for housing development. An important component of the HNDA is an assessment of future numbers of households, as well as of housing needs and requirements for affordable housing. This involves, amongst others, a projection of likely changes in the tenure distribution for future households, which requires an understanding of recent trends.

The review of housing demand, undertaken as part of the HNDA in 2009 and 2010, revealed that Councils in the Glasgow conurbation were facing a new situation in patterns of tenure change. In the 1980s and the 1990s there was a steady increase in owner occupied housing and a steady decline in social rented housing.

### Key findings

In 2001-2006 the pattern of tenure change in Glasgow was different from 1991-2001. This was reflected in:

- smaller growth in rates of owner occupation;
- smaller decline of social renting; and
- substantially higher growth of private renting.

The slowing tenure shift from social renting to owner occupation post-2001 was partly due to reduced inflows of younger people into owner occupation, most likely due to a lack of affordability as house prices rose.

The reduced tenure flow was also due to relative changes in economic status of the population with falling numbers of unemployed people (less likely to purchase) and increasing numbers of employed people and pensioners (with high owner occupation rates).

Prior to 2001 the private renting population were mostly young adults. For the later period there was growth in private renting for other groups, in particular single adult families.

Since around 2000, however, the rate of tenure change had been slowing considerably.

Jan Freeke, Senior Planning Analyst with Glasgow City Council, undertook a study of recent tenure change, using data from the Scottish Census, Scottish Household Survey (SHS) and Scottish Longitudinal Survey (SLS), in order to validate the results of a parallel analysis of tenure change, undertaken by consultants, using a different method. This study allowed a new and better insight into demographic factors that were responsible for the slower rate of tenure change.

The main results of the study showed that before 2001 there was substantial growth in

owner occupation, as many younger people and people living in social rented housing bought their own house. After 2001, the movement of younger people and of “social renters” into owner occupation was considerably smaller. This was probably due to higher house prices, which resulted in a lack of affordability. The effect of this was that, relative to the age profile of the general population, owner occupiers were getting older and social renters were getting younger.

### Impact

The findings were incorporated into a demographic model of tenure change, which projected only a small decline in social rented housing for the Glasgow conurbation. This slowed decline was accounted for by lower levels of Right-to-Buy sales and an age composition effect (i.e. relatively fewer deaths, with a relatively younger population in social rented housing). The projected lower rate of decline for social rented housing was a major change compared with results from earlier projections.

This model then fed into the research base for a number of key strategic policy documents,

including the Glasgow and the Clyde Valley Housing Needs and Demand Assessment<sup>1</sup>, Glasgow and the Clyde Valley Strategic Development Plan<sup>2</sup>, and Glasgow’s Housing Strategy.<sup>3</sup>

The Scottish Government Centre for Housing Market Analysis (CHMA) has commended the report as an example of good practice.<sup>4</sup>

### Further Information

SLS Project 2007\_009: “Housing tenure change 1991-2001 in Scotland, Glasgow Conurbation and Glasgow City” Jan Freeke & David Webster, Glasgow City Council – Development and Regeneration Services.

Web link to full report:  
<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/bestpractice1/tenurechange>

CALLS Hub is an ESRC-funded project supporting and promoting the work of the three UK LSs

web: [calls.ac.uk](http://calls.ac.uk)  
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<sup>1</sup> <http://www.gcvsdpa.gov.uk/images/stories/documents/HNDA%20Final.pdf>

<sup>2</sup> [http://www.gcvsdpa.gov.uk/index.php?option=com\\_content&view=article&id=54&Itemid=38](http://www.gcvsdpa.gov.uk/index.php?option=com_content&view=article&id=54&Itemid=38)

<sup>3</sup> <http://www.glasgow.gov.uk/index.aspx?articleid=4029>

<sup>4</sup> <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/chma/bestpractice1>

