

COVID-19 Monthly Report - September 2020

All data submitted to SHR by 20 October 2020

Number of landlords issued with returns
Number of landlords who submitted returns

171
171

Annual comparison figures are derived from data provided to us by the landlords in the Annual Return on the Charter and from the Scottish Government's published statistics on homelessness.

Links:

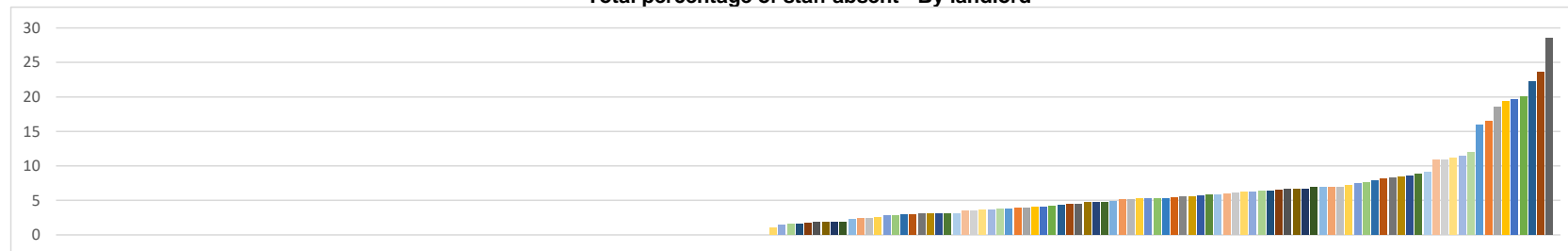
[Annual Return on the Charter \(ARC\)](#)

[Scottish Government's published statistics on homelessness.](#)

Staff (RSL only)

		Change from Previous Month(+/-)
Total number of staff absent	501	+50
Lowest staff absence (%)	0.00%	0.00%
Highest staff absence (%)	28.57%	0.00%
Total % staff absent	3.79%	+0.39%

Total percentage of staff absent - By landlord



		<i>Change from Previous Month(+/-)</i>
Number of staff placed on furlough	646	-119
Lowest % of staff placed on furlough	0.00%	0.00%
Highest % of staff placed on furlough	28.57%	-5.57%
% of staff placed on furlough	4.89%	-0.01%

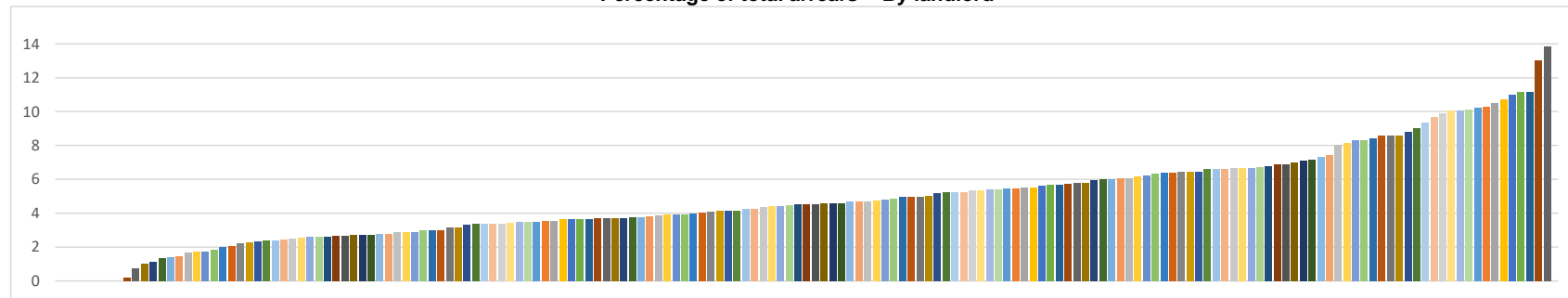
Percentage of staff placed on furlough - By landlord



Rent Arrears

	<u>RSL</u>	<i>Change from Previous Month(+/-)</i>	<u>Local Authority</u>	<i>Change from Previous Month(+/-)</i>	<u>Combined</u>	<i>Change from Previous Month(+/-)</i>	<u>At end March 2019</u>
Total arrears (£)	£64,179,377	-£645,774	£99,278,372	-£921,491	£163,457,749	-£1,567,265	£137,328,386
Lowest landlord arrears (%)	0.00%	0.00%	3.94%	+0.20%			
Highest landlord arrears (%)	11.17%	+0.16%	13.86%	+0.45%			
Total landlord arrears (%)	4.67%	-0.05%	8.04%	-0.05%	6.27%	-0.05%	5.72%

Percentage of total arrears - By landlord



Empty Homes

	<u>RSL</u>	<i>Change from Previous Month(+/-)</i>	<u>Local Authority</u>	<i>Change from Previous Month(+/-)</i>	<u>Combined</u>	<i>Change from Previous Month(+/-)</i>	<u>During 2018/19</u>
Empty homes (last day of previous reporting month)	4,541		4,940		9,481		
Empty homes (arose during the reporting month)	2,154	-52	2,071	-26	4,225	-78	50,462
Empty homes (last day of reporting month)	4,192	-349	5,140	+200	9,332	-149	6,167

Lets

	<u>RSL</u>	<i>Change from Previous Month(+/-)</i>	<u>Local Authority</u>	<i>Change from Previous Month(+/-)</i>	<u>Combined</u>	<i>Change from Previous Month(+/-)</i>	<u>During 2018/19</u>
Total number to homeless (SST)	906	+198	903	+101	1,809	+299	19,629
Total number to homeless (short SST)	16	+6	12	-59	28	-53	
Total number leased to LA (RSL only)	25	-23					
Number of empty dwellings added to the pool of stock for use as temporary accommodation if required (LA only)			190	+40			
Total number of lets to others	1,696	+280	1,045	+138	2,741	+418	
Total number of lets, properties leased to LA and dwellings added to the pool of stock for temporary accommodation during the reporting month*	2,643	+461	2,150	+220	4,793	+681	56,193

*For some landlords the breakdown of lets does not equal the total number of lets – we will work with landlords to further improve the reporting guidance for this information

Court Actions*

	<u>RSL</u>	<i>Change from Previous Month(+/-)</i>	<u>Local Authority</u>	<i>Change from Previous Month(+/-)</i>	<u>Combined</u>	<i>Change from Previous Month(+/-)</i>	<u>During 2018/19</u>
Total number of court actions initiated	98	+15	4	+2	102	+17	11,577
Properties recovered having obtained decree for non-payment of rent	11	-9	3	+2	14	-7	2,134
Properties recovered having obtained decree for anti-social behaviour	2	-2	1	-2	3	-4	127
Properties recovered having obtained decree for other reasons	0	-2	0	0	0	-2	34

*Figures first collected in June Return

Notice of Proceedings*

	RSL	Change from Previous Month(+/-)
Rent arrears	498	+143
Anti-social behaviour / criminal activity	6	-29
Other reasons	1	-14

	Local Authority	Change from Previous Month(+/-)
	303	+11
	17	+10
	2	-3

	Combined	Change from Previous Month(+/-)
	801	+154
	23	-7
	3	-17

*Figures first collected in June Return

Homelessness (LA only)

		Change from Previous Month(+/-)		
Total number of homeless applications received in the month	2,901	-90	36,855	on 31 March 2020
Total number of households offered and accepted temporary accommodation in the month	3,141	-17		
Total number of households offered and refused temporary accommodation in the month	609	+24		
Total number of households not offered temporary accommodation when needed in the month	55	-17	1420*	on 31 March 2020
Total number of households in temporary accommodation on the last day of the month	14,229	-154	11,665	on 31 March 2020

*Number of instances where a household has not been offered temporary accommodation from 1 January 2020 to 31 March 2020. A household can have multiple instances.

Landlords provide us with the information for the dashboard each month, and we amend the data when landlords notify us of corrections. Given this, figures may differ from those previously published.

Monthly Figures

Number of Returns							October	November	December
	April	May	June	July	August	September			
Number of landlords issued with returns	171	171	171	171	171	171			
Number of landlords who submitted returns	171	171	171	171	171	171			

Staff (RSL only)							October	November	December
	April	May	June	July	August	September			
Total number of staff absent	666	479	449	406	451	501			
Lowest staff absence (%)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Highest staff absence (%)	30.00%	18.52%	19.75%	21.43%	28.57%	28.57%			
Total % staff absent	0.05%	0.04%	0.03%	0.03%	0.03%	0.04%			
Number of staff placed on furlough	1,641	1,803	1,597	1,131	765	646			
Lowest % of staff placed on furlough	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			
Highest % of staff placed on furlough	68.43%	68.43%	51.67%	34.71%	34.14%	28.57%			
% of staff placed on furlough	12.46%	13.70%	12.07%	9.35%	5.78%	4.89%			

Rent Arrears - RSL							October	November	December
	April	May	June	July	August	September			
Total arrears (£)	£61,501,669	£63,472,770	£64,098,156	£64,330,801	£64,825,151	£64,179,377			
Lowest landlord arrears (%)	0.00%	0.21%	0.24%	0.18%	0.00%	0.00%			
Highest landlord arrears (%)	11.28%	10.56%	10.85%	11.04%	11.01%	11.17%			
Total landlord arrears (%)	4.51%	4.62%	4.67%	4.72%	4.73%	4.67%			

Rent Arrears - Local Authority									
	April	May	June	July	August	September	October	November	December
Total arrears (£)	£88,487,694	£94,716,643	£97,776,637	£98,958,721	£100,199,863	£99,278,372			
Lowest landlord arrears (%)	2.55%	3.90%	3.58%	3.37%	3.74%	3.94%			
Highest landlord arrears (%)	12.05%	12.02%	11.96%	12.91%	13.41%	13.86%			
Total landlord arrears (%)	7.21%	7.69%	7.91%	8.15%	8.09%	8.04%			

Rent Arrears - Combined									
	April	May	June	July	August	September	October	November	December
Total arrears (£)	£149,989,363	£158,189,413	£161,874,793	£163,289,522	£165,025,014	£163,457,749			
Total landlord arrears (%)	5.79%	6.07%	6.20%	6.33%	6.32%	6.27%			

Empty Homes - RSL									
	April	May	June	July	August	September	October	November	December
Empty homes (arose during the reporting month)	1,233	975	1,178	1,574	2,206	2,154			
Empty homes (last day of reporting month)	3,833	4,257	4,659	4,430	4,541	4,192			

Empty Homes - Local Authority									
	April	May	June	July	August	September	October	November	December
Empty homes (arose during the reporting month)	891	910	1,188	1,460	2,097	2,071			
Empty homes (last day of reporting month)	4,490	4,446	4,792	4,676	4,940	5,140			

Empty Homes - Combined									
	April	May	June	July	August	September	October	November	December
Empty homes (arose during the reporting month)	2,124	1,885	2,366	3,034	4,303	4,225			
Empty homes (last day of reporting month)	8,323	8,703	9,451	9,106	9,481	9,332			

Lets - RSL									
	April	May	June	July	August	September	October	November	December
Total number to homeless (SST)	77	137	288	591	708	906			
Total number to homeless (short SST)	216	203	163	11	10	16			
Total number leased to LA	216	203	163	130	48	25			
Total number of lets to others	N/A	N/A	293	1,120	1,416	1,696			
Total number of lets and properties leased to LA during the reporting month*	332	451	862	1,852	2,182	2,643			

*For some landlords the breakdown of lets does not equal the total number of lets – we will work with landlords to further improve the reporting guidance for this information

Lets - Local Authority									
	April	May	June	July	August	September	October	November	December
Total number to homeless (SST)	308	396	597	737	802	903			
Total number to homeless (short SST)	0	0	0	4	71	12			
Number of empty dwellings added to the pool of stock for use as temporary accommodation if required	N/A	N/A	447	174	150	190			
Total number of lets to others	N/A	N/A	278	753	907	1,045			
Total number of lets and dwellings added to the pool of stock used as temporary accommodation*	415	576	1,137	1,668	1,930	2,150			

*For some landlords the breakdown of lets does not equal the total number of lets – we will work with landlords to further improve the reporting guidance for this information

Lets - Combined									
	April	May	June	July	August	September	October	November	December
Total number to homeless (SST)	385	533	885	1,328	1,510	1,809			
Total number to homeless (short SST)	216	203	163	15	81	28			
Total number of lets to others	N/A	N/A	571	1,873	2,323	2,741			
Total lets, number of properties leased to LA and properties set aside for use as temporary accommodation during the reporting month*	747	1,027	1,999	3,520	4,112	4,793			

*For some landlords the breakdown of lets does not equal the total number of lets – we will work with landlords to further improve the reporting guidance for this information

Court Actions - RSL*									
	April	May	June	July	August	September	October	November	December
Total number of court actions initiated	N/A	N/A	30	82	83	98			
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	4	20	11			
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	4	2			
The number of properties recovered having obtained decree for other reasons	N/A	N/A	1	0	2	0			

*Figures first collected in June Return

Court Actions - LA*									
	April	May	June	July	August	September	October	November	December
Total number of court action initiated	N/A	N/A	0	7	2	4			
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	0	1	3			
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	3	1			
The number of properties recovered having obtained decree for other reasons	N/A	N/A	0	0	0	0			

*Figures first collected in June Return

Court Actions - Combined*									
	April	May	June	July	August	September	October	November	December
Total number of court action initiated	N/A	N/A	30	89	85	102			
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	4	21	14			
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	7	3			
The number of properties recovered having obtained decree for other reasons	N/A	N/A	1	0	2	0			

*Figures first collected in June Return

Notice of proceedings - RSL*									
	April	May	June	July	August	September	October	November	December
Rent arrears	N/A	N/A	141	262	355	498			
Anti-social behaviour / criminal activity	N/A	N/A	27	20	23	6			
Other reasons	N/A	N/A	6	3	15	1			

*Figures first collected in June Return

Notice of proceedings - Local Authority*									
	April	May	June	July	August	September	October	November	December
Rent arrears	N/A	N/A	104	114	292	303			
Antisocial behaviour / criminal activity	N/A	N/A	6	12	7	17			
Other reasons	N/A	N/A	3	2	5	2			

*Figures first collected in June Return

Notice of proceedings - Combined*									
	April	May	June	July	August	September	October	November	December
Rent arrears	N/A	N/A	245	376	647	801			
Antisocial behaviour / criminal activity	N/A	N/A	33	32	30	23			
Other reasons	N/A	N/A	9	5	20	3			

*Figures first collected in June Return

Homelessness (LA only)									
	April	May	June	July	August	September	October	November	December
Total number of homeless applications received in the month	2,293	2,550	2,908	3,057	2,991	2,901			
Total number of households offered and accepted temporary accommodation in the month	2,853	2,951	3,268	3,150	3,158	3,141			
Total number of households offered and refused temporary accommodation in the month	401	469	624	517	585	609			
Total number of households not offered temporary accommodation when needed in the month	8	38	58	71	72	55			
Total number of households in temporary accommodation on the last day of the month	12,261	13,175	13,917	14,174	14,383	14,229			

Definitions

Total number of staff (FTE)	Permanent or temporary staff employed by the RSL or by any of its subsidiaries as at 31 March each year which carry out duties for the RSL. The number of staff should be reported in terms of full-time equivalents (FTE). For example, if the hours of two people working part-time are added together that might be the same as one full-time job.
Total number absent (FTE)	Number of staff (FTE) not available to work, because of ill-health, care responsibilities, compassionate leave, other reasons (excluding those placed on furlough)
Percentage of staff absent	To calculate the percentage we will divide the total number absent (FTE) by the total number of staff (FTE) and multiply by 100.
Number of staff placed on furlough (FTE)	Number of staff place on furlough in accordance with the UK Government's furlough scheme
Gross rent arrears	Gross rent arrears consists of the value (to the nearest £) of current and former tenant rent arrears as at the end of each month or the closest end of debit period prior to any arrears write-off. Rent paid in advance should not be used to offset the overall value.
Total rent due	Total rent due is the value (to the nearest £) of the total annual charges levied by the landlord in respect of rent and service charges for dwellings.
Gross rent arrears (%)	To calculate the percentage we will divide the total value of gross rent arrears by the total rent due for the year and multiply by 100.
Empty Homes (last day of previous reporting month)	The total number of empty dwellings on the last day of the previous reporting month. An empty home is a property owned by a landlord which has no tenant. We will pre populate this field using the figure submitted in the previous month's return.
Empty homes (arose during the reporting month)	The number of empty dwellings that arose during the reporting month in self-contained lettable stock.
Empty homes (last day of reporting month)	The total number of dwellings in self-contained lettable stock that were empty on the last day of the reporting month.
Number of lets to homeless (SST)	Total number of lets commenced during the reporting month to households assessed as statutory homeless by the local authority and to whom the local authority has a duty to provide permanent housing (not the cumulative total since April).
Number of lets to homeless (short SST)	Total number of lets commenced during the reporting month to households assessed as statutory homeless by the local authority and to whom the local authority has a duty to provide permanent housing (not the cumulative total since April).
Number leased to relevant local authority	The number of properties leased during the reporting month to the local authority, including those for use as temporary accommodation for people who are homeless. Include only those properties that were first leased to the local authority during the reporting month (not the cumulative total since April).

Number of empty dwellings added to the pool of stock for use as temporary accommodation if required	<p>LAs normally identify a pool of dwellings which they set aside and use to provide temporary accommodation if required. These are different from dwellings which are generally empty and will be let in due course. In this section local authorities should record the number of empty dwellings they have purposely identified and set aside during the reporting month for use as temporary accommodation if required (not the cumulative total since April).</p> <p>Do not include any properties leased to the local authority by RSLs for use as temporary accommodation.</p>	
Total lets	Total number of new tenancies commenced during the reporting month.	
Court actions initiated and properties recovered in the reporting month	<p>Recovery of Possession (Eviction)</p> <p>Section 16 of the Housing (Scotland) Act 2001 as amended by Section 153 of the Housing (Scotland) Act 2010, sets out the grounds on which a court can issue an order to terminate a SST and gives the landlord the right to recover possession of the property. Where landlords seek possession on the grounds of non-payment of rent, they must confirm to the court that they have met the pre-action requirements, as set out in the Housing (Scotland) Act 2010.</p>	
Notice of proceedings issued during the reporting month	<p>Notice of proceedings (NOP)</p> <p>As defined by Section 14 of the Housing (Scotland) Act 2001 as amended by Section 155 of the Housing (Scotland) Act 2010, a NOP is a legal document issued at the first stage in the legal process for a landlord to evict a tenant.</p>	
Number of homeless applications received in the month	Total number of homelessness applications taken by the local authority under the homeless persons legislation in the reporting month.	
Number of	This part of the return corresponds with the Scottish Government's HL3 return (the monitoring of households placed in	Link
Number of households offered and refused temporary accommodation* in the month	This part of the return corresponds with the Scottish Government's HL3 return (the monitoring of households placed in temporary accommodation as part of local authorities' duties under the homeless persons' legislation). The Scottish Government's "guidance on how to complete the HL3 return" definitions should be applied when supplying this information. Local authorities should provide the relevant information monthly.	Link
Number of households not offered temporary accommodation* when needed in the month	This part of the return corresponds with the Scottish Government's HL3 return (the monitoring of households placed in temporary accommodation as part of local authorities' duties under the homeless persons' legislation). The Scottish Government's "guidance on how to complete the HL3 return" definitions should be applied when supplying this information. Local authorities should provide the relevant information monthly.	Link
Total number of households in temporary accommodation on the last day of the month*	This part of the return corresponds with the Scottish Government's HL2 return (the monitoring of households placed in temporary accommodation as part of local authorities' duties under the homeless persons' legislation). The Scottish Government's "guidance on how to complete the HL2 return" definitions should be applied when supplying this information. Local authorities should provide the relevant information monthly.	Link

* households placed in temporary accommodation as part of local authorities' duties under the homeless persons' legislation