

## COVID-19 Monthly Report - November 2020

All data submitted to SHR by 15 December 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:

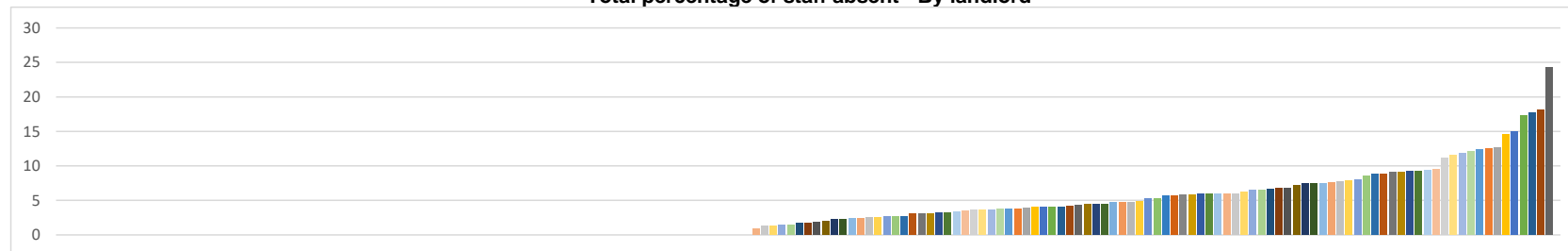
[Annual Return on the Charter \(ARC\)](#)

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

### Staff (RSL only)

		Change from Previous Month(+/-)
Total number of staff absent	618	+112
Lowest staff absence (%)	0.00%	0.00%
Highest staff absence (%)	24.26%	-3.52%
Total % staff absent	4.53%	+0.72%

Total percentage of staff absent - By landlord



		<i>Change from Previous Month(+/-)</i>
Number of staff placed on furlough	359	-170
Lowest % of staff placed on furlough	0.00%	0.00%
Highest % of staff placed on furlough	27.78%	0.00%
% of staff placed on furlough	2.63%	-0.01%

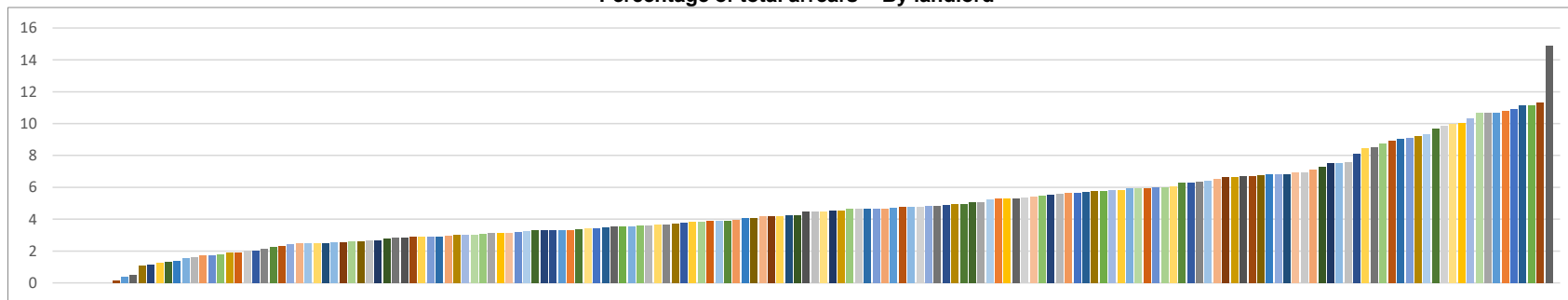
**Percentage of staff placed on furlough - By landlord**



## 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 2020</u>
Total arrears (£)	£62,162,402	-£65,786	£104,683,585	+£2,917,481	£166,845,987	+£2,851,695	£146,832,349
Lowest landlord arrears (%)	0.17%	+0.17%	4.17%	-0.23%			
Highest landlord arrears (%)	10.66%	+0.13%	14.87%	+0.26%			
Total landlord arrears (%)	4.52%	-0.01%	8.45%	+0.21%	6.38%	+0.10%	4.69%

**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 2019/20</u>
Empty homes (last day of previous reporting month)	4,194		5,140		9,334		
Empty homes (arose during the reporting month)	2,356	-65	2,502	+298	4,858	+233	50,200
Empty homes (last day of reporting month)	3,813	-40	5,481	+73	9,294	+33	

## 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 2019/20</u>
Total number to homeless (SST)	887	-103	1,099	+139	1,986	+36	19,413
Total number to homeless (short SST)	10	-6	10	-1	20	-7	
Total number leased to LA (RSL only)	29	+3					
Number of empty dwellings added to the pool of stock for use as temporary accommodation if required (LA only)			213	+40			
Total number of lets to others	1,605	-105	1,175	+194	2,780	+89	
Total number of lets, properties leased to LA and dwellings added to the pool of stock for temporary accommodation during the reporting month*	2,531	-211	2,497	+372	5,028	+161	55,324

\*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 2019/20</u>
Total number of court actions initiated	65	+4	12	-12	77	-8	10,431
Properties recovered having obtained decree for non-payment of rent	6	-4	0	-1	6	-5	1,759
Properties recovered having obtained decree for anti-social behaviour	1	-3	1	0	2	-3	79
Properties recovered having obtained decree for other reasons	2	+2	1	+1	3	+3	28

\*Figures first collected in June Return

## Notice of Proceedings\*

	<b>RSL</b>	<b>Change from Previous Month(+/-)</b>
Rent arrears	451	+5
Anti-social behaviour / criminal activity	21	-13
Other reasons	3	+1

	<b>Local Authority</b>	<b>Change from Previous Month(+/-)</b>
	1,332	+764
	14	-1
	0	0

	<b>Combined</b>	<b>Change from Previous Month(+/-)</b>
	1,783	+769
	35	-14
	3	+1

\*Figures first collected in June Return

## Homelessness (LA only)

		<b>Change from Previous Month(+/-)</b>		
Total number of homeless applications received in the month	2,727	-179	36,855	on 31 March 2020
Total number of households offered and accepted temporary accommodation in the month	3,083	-112		
Total number of households offered and refused temporary accommodation in the month	578	-38		
Total number of households not offered temporary accommodation when needed in the month	16	-32	1420*	on 31 March 2020
Total number of households in temporary accommodation on the last day of the month	13,815	-306	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									
	April	May	June	July	August	September	October	November	
Number of landlords issued with returns	171	171	171	171	171	171	171	171	
Number of landlords who submitted returns	171	171	171	171	171	171	171	171	

Staff (RSL only)									
	April	May	June	July	August	September	October	November	
Total number of staff absent	664	479	443	394	451	501	506	618	
Lowest staff absence (%)	0.00%	0.00%	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%	27.78%	24.26%	
Total % staff absent	5.04%	3.64%	3.35%	3.26%	3.40%	3.79%	3.81%	4.53%	
Number of staff placed on furlough	1,641	1,803	1,597	1,131	765	646	528	359	
Lowest % of staff placed on furlough	0.00%	0.00%	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%	27.78%	27.78%	
% of staff placed on furlough	12.46%	13.70%	12.07%	9.35%	5.78%	4.89%	3.98%	2.63%	

Rent Arrears - RSL									
	April	May	June	July	August	September	October	November	
Total arrears (£)	£61,501,669	£63,472,770	£64,098,156	£64,330,801	£64,825,151	£64,179,377	£62,228,188	£62,162,402	
Lowest landlord arrears (%)	0.00%	0.21%	0.24%	0.18%	0.00%	0.00%	0.00%	0.17%	
Highest landlord arrears (%)	11.28%	10.56%	10.85%	11.04%	11.01%	11.17%	10.53%	10.66%	
Total landlord arrears (%)	4.51%	4.62%	4.67%	4.72%	4.73%	4.67%	4.53%	4.52%	

Rent Arrears - Local Authority									
	April	May	June	July	August	September	October	November	
Total arrears (£)	£88,487,694	£94,716,643	£97,776,637	£98,593,421	£100,199,863	£99,278,372	£101,766,104	£104,683,585	
Lowest landlord arrears (%)	2.55%	3.90%	3.58%	3.37%	3.74%	3.94%	4.40%	4.17%	
Highest landlord arrears (%)	12.05%	12.02%	11.96%	12.91%	13.41%	13.86%	14.61%	14.87%	
Total landlord arrears (%)	7.21%	7.69%	7.91%	7.99%	8.09%	8.04%	8.24%	8.45%	

Rent Arrears - Combined									
	April	May	June	July	August	September	October	November	
Total arrears (£)	£149,989,363	£158,189,413	£161,874,793	£162,924,222	£165,025,014	£163,457,749	£163,994,292	£166,845,987	
Total landlord arrears (%)	5.79%	6.07%	6.20%	6.27%	6.32%	6.27%	6.28%	6.38%	

Empty Homes - RSL									
	April	May	June	July	August	September	October	November	
Empty homes (arose during the reporting month)	1,233	975	1,178	1,580	2,206	2,154	2,421	2,356	
Empty homes (last day of reporting month)	3,833	4,257	4,667	4,436	4,541	4,194	3,853	3,813	

Empty Homes - Local Authority									
	April	May	June	July	August	September	October	November	
Empty homes (arose during the reporting month)	911	931	1,211	1,475	2,097	2,071	2,204	2,502	
Empty homes (last day of reporting month)	4,452	4,425	4,752	4,681	4,940	5,140	5,408	5,481	

Empty Homes - Combined									
	April	May	June	July	August	September	October	November	
Empty homes (arose during the reporting month)	2,144	1,906	2,389	3,055	4,303	4,225	4,625	4,858	
Empty homes (last day of reporting month)	8,285	8,682	9,419	9,117	9,481	9,334	9,261	9,294	

<b>Lets - RSL</b>									
	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	
Total number to homeless (SST)	77	137	288	592	708	906	990	887	
Total number to homeless (short SST)	216	203	163	11	10	16	16	10	
Total number leased to LA	216	203	163	130	48	25	26	29	
Total number of lets to others	N/A	N/A	293	1,092	1,387	1,667	1,710	1,605	
Total number of lets and properties leased to LA during the reporting month*	303	422	833	1,823	2,153	2,614	2,742	2,531	

\*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

<b>Lets - Local Authority</b>									
	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	
Total number to homeless (SST)	308	396	597	737	802	903	960	1099	
Total number to homeless (short SST)	0	0	0	4	71	12	11	10	
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	173	213	
Total number of lets to others	N/A	N/A	278	753	907	1,045	981	1,175	
Total number of lets and dwellings added to the pool of stock used as temporary accommodation*	425	576	1,137	1,668	1,930	2,150	2,125	2,497	

\*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

<b>Lets - Combined</b>									
	<b>April</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>October</b>	<b>November</b>	
Total number to homeless (SST)	385	533	885	1,329	1,510	1,809	1,950	1,986	
Total number to homeless (short SST)	216	203	163	15	81	28	27	20	
Total number of lets to others	N/A	N/A	571	1,845	2,294	2,712	2,691	2,780	
Total lets, number of properties leased to LA and properties set aside for use as temporary accommodation during the reporting month*	728	998	1,970	3,491	4,083	4,764	4,867	5,028	

\*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

<b>Court Actions - RSL*</b>									
	April	May	June	July	August	September	October	November	
Total number of court actions initiated	N/A	N/A	30	82	83	98	61	65	
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	4	20	11	10	6	
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	4	2	4	1	
The number of properties recovered having obtained decree for other reasons	N/A	N/A	1	0	2	0	0	2	

\*Figures first collected in June Return

<b>Court Actions - LA*</b>									
	April	May	June	July	August	September	October	November	
Total number of court action initiated	N/A	N/A	0	7	2	4	24	12	
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	0	1	3	1	0	
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	3	1	1	1	
The number of properties recovered having obtained decree for other reasons	N/A	N/A	0	0	0	0	0	1	

\*Figures first collected in June Return

<b>Court Actions - Combined*</b>									
	April	May	June	July	August	September	October	November	
Total number of court action initiated	N/A	N/A	30	89	85	102	85	77	
The number of properties recovered having obtained decree for non-payment of rent	N/A	N/A	0	4	21	14	11	6	
The number of properties recovered having obtained decree for anti-social behaviour	N/A	N/A	0	0	7	3	5	2	
The number of properties recovered having obtained decree for other reasons	N/A	N/A	1	0	2	0	0	3	

\*Figures first collected in June Return



Notice of proceedings - RSL*									
	April	May	June	July	August	September	October	November	
Rent arrears	N/A	N/A	142	257	355	498	446	451	
Anti-social behaviour / criminal activity	N/A	N/A	27	20	23	6	34	21	
Other reasons	N/A	N/A	6	3	15	1	2	3	

\*Figures first collected in June Return

Notice of proceedings - Local Authority*									
	April	May	June	July	August	September	October	November	
Rent arrears	N/A	N/A	104	114	292	303	568	1332	
Antisocial behaviour / criminal activity	N/A	N/A	6	12	7	17	15	14	
Other reasons	N/A	N/A	3	2	5	2	0	0	

\*Figures first collected in June Return

Notice of proceedings - Combined*									
	April	May	June	July	August	September	October	November	
Rent arrears	N/A	N/A	246	371	647	801	1014	1783	
Antisocial behaviour / criminal activity	N/A	N/A	33	32	30	23	49	35	
Other reasons	N/A	N/A	9	5	20	3	2	3	

\*Figures first collected in June Return

Homelessness (LA only)									
	April	May	June	July	August	September	October	November	
Total number of homeless applications received in the month	2,293	2,550	2,908	3,057	2,991	2,901	2,906	2,727	
Total number of households offered and accepted temporary accommodation in the month	2,853	2,951	3,268	3,150	3,158	3,141	3,195	3,083	
Total number of households offered and refused temporary accommodation in the month	401	469	624	517	585	609	616	578	
Total number of households not offered temporary accommodation when needed in the month	8	38	58	71	72	55	48	16	
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	14,121	13,815	

## Definitions

Total number of staff (FTE)	Permanent or temporary staff employed by the RSL or by any of its subsidiaries on the last day of the reporting month 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><b>Recovery of Possession (Eviction)</b></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><b>Notice of proceedings (NOP)</b></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	<a href="#">Link</a>
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.	<a href="#">Link</a>
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.	<a href="#">Link</a>
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.	<a href="#">Link</a>

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