

COVID-19 Quarterly Report - 2021-22 Q1

All data submitted to SHR at 28 July 2021

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

168
168

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 \(ARC\)](#)

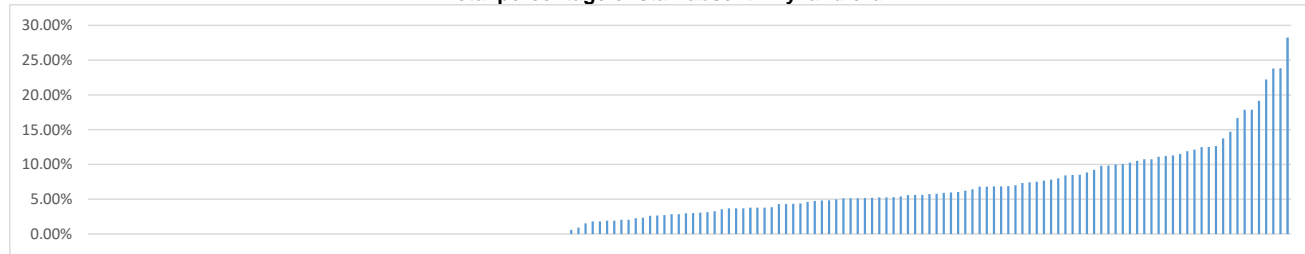
[Scottish Government's published statistics on homelessness.](#)

Staff (RSL only)

Total number of staff absent
 Lowest staff absence (%)
 Highest staff absence (%)
 Total % staff absent

	Change from Previous Quarter (+/-)
789	+232
0.00%	0.00%
28.26%	+3.26%
5.82%	+1.71%

Total percentage of staff absent - By landlord



Number of staff placed on furlough
 Lowest % of staff placed on furlough
 Highest % of staff placed on furlough
 % of staff placed on furlough

	Change from Previous Quarter (+/-)
173	-505
0.00%	0.00%
20.56%	-13.53%
1.28%	-3.72%

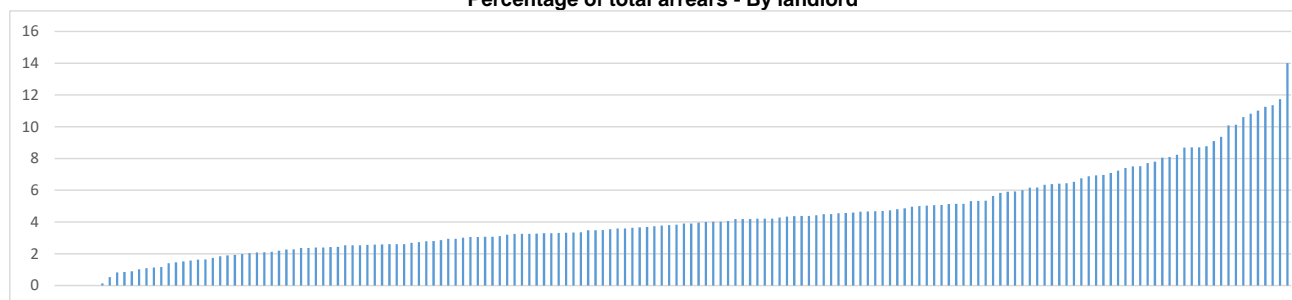
Percentage of staff placed on furlough - By landlord



Rent Arrears

	RSL	Change from Previous Quarter (+/-)	Local Authority	Change from Previous Quarter (+/-)	Combined	Change from Previous Quarter (+/-)	At end March 2020
Total arrears (£)	£57,264,594	(£2,821,506)	£100,198,856	(£424,863)	£157,463,450	(£3,246,369)	£146,832,349
Lowest landlord arrears (%)	0.13%	-0.37%	3.77%	+0.13%	0.13%	-0.37%	
Highest landlord arrears (%)	10.60%	-0.27%	14.01%	-1.83%	14.01%	-1.83%	
Total landlord arrears (%)	4.10%	-0.27%	7.91%	-0.27%	5.91%	-0.25%	5.81%

Percentage of total arrears - By landlord



Direct housing cost payments received

	RSL	Change from Previous Quarter (+/-)	Local Authority	Change from Previous Quarter (+/-)	Combined	Change from Previous Quarter (+/-)	During 2019/20
Direct housing cost payments received (£)	£174,488,867	-	£182,236,756	-	£356,725,623	-	£1,220,042,392
Lowest rental income from DHCP (%)	0.00%	-	0.00%	-	0.00%	-	
Highest rental income from DCHP (%)	106.37%	-	93.45%	-	106.37%	-	
Total rental income from DHCP (%)	50.18%	-	54.76%	-	52.42%	-	48.24%

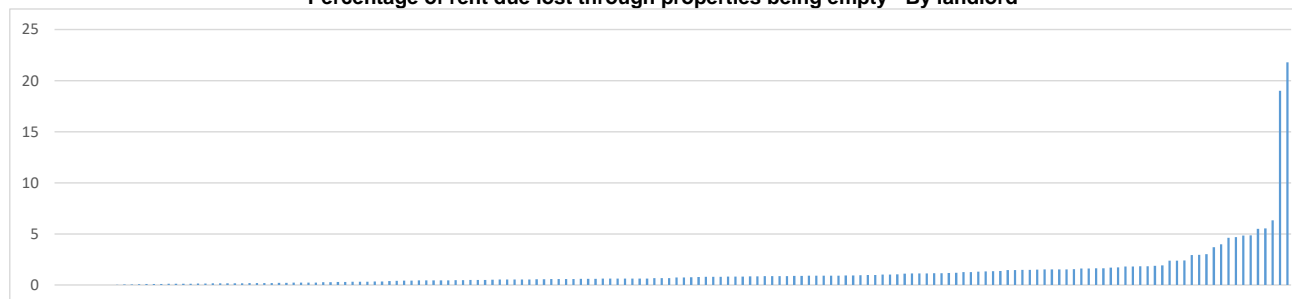
Empty Homes

	<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>	<u>During 2019/20</u>
Empty homes (last day of previous reporting quarter)	3,611		5,309		8,920		
Empty homes (arose during the reporting quarter)	6,277	+225	6,118	+152	12,395	+377	50,200
Empty homes (last day of reporting quarter)	3,575	-36	5,311	+2	8,886	-34	

Rent due lost through properties being empty

	<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>	<u>During 2019/20</u>
Rent due lost through properties being empty (£)	£4,726,089	-	£4,654,489	-	£9,380,578	-	£23,368,702
Lowest rent due lost (%)	0.00%	-	0.33%	-	0.00%	-	
Highest rent due lost (%)	21.79%	-	2.96%	-	21.79%	-	
Total rent due lost (%)	1.36%	-	1.40%	-	1.38%	-	0.92%

Percentage of rent due lost through properties being empty - By landlord



Average calendar days to re-let properties

Lowest average calendar days to re-let properties
 Highest average calendar days to re-let properties
 Average calendar days to re-let properties

<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>
1.44	-
180.92	-
41.43	-

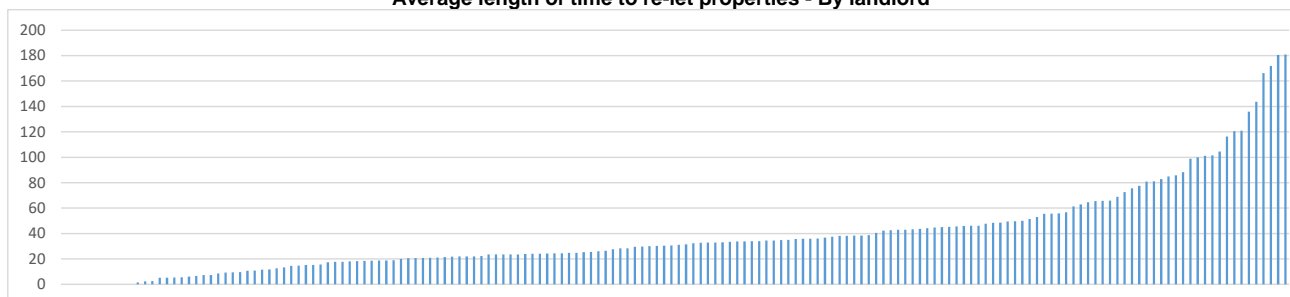
<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>
17.77	-
171.98	-
62.19	-

<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>
1.44	-
180.92	-
51.74	-

During 2019/20

31.80

Average length of time to re-let properties - By landlord



Lets

Total number to existing tenants*
 Total number to housing list applicants*
 Total number to homeless (SST)
 Total number to homeless (short SST)
 Total number leased to LA (RSL only)
 Number of empty dwellings added to the pool of stock for use as temporary accommodation if required (LA only)
 Total number of lets to others
 Total number of lets, properties leased to LA and dwellings added to the pool of stock for temporary accommodation during the reporting quarter

<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>
1,013	
3,012	
2,136	-246
31	-4
57	-43
521	-3508
6,770	+232

<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>
1,503	
1,810	
2,999	+79
33	-30
177	-194
90	-3139
6,612	+29

<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>
2,516	
4,822	
5,135	-167
64	-34
611	-6647
13,382	+261

During 2019/20

19,720

55,321

* these indicators are new to the quarterly return

Court Actions

	<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>	<u>During 2019/20</u>
Total number of court actions initiated	225	+46	74	+57	299	+103	10,431
Properties recovered having obtained decree for non-payment of rent	38	+32	0	0	38	+32	1,759
Properties recovered having obtained decree for anti-social behaviour	13	+2	3	-8	16	-6	79
Properties recovered having obtained decree for other reasons	4	+4	0	-1	4	+3	28

Notice of Proceedings

	<u>RSL</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Local Authority</u>	<u>Change from Previous Quarter (+/-)</u>	<u>Combined</u>	<u>Change from Previous Quarter (+/-)</u>
Rent arrears	818	-307	1,593	+212	2,411	-95
Anti-social behaviour / criminal activity	65	-1	48	-8	113	-9
Other reasons	19	+6	6	0	25	+6

Homelessness (LA only)

		<u>Change from Previous Quarter (+/-)</u>	
Total number of homeless applications received in the quarter	8,668	+9	33,792
Total number of households offered and accepted temporary accommodation in the quarter	8,591	+77	<i>in the year 2020/21</i>
Total number of households offered and refused temporary accommodation in the quarter	1,575	-3	
Total number of households not offered temporary accommodation when needed in the quarter	85	+75	605*
Total number of households in temporary accommodation on the last day of the quarter	13,152	+1941	13,097

June to September 2020 on 31 March 2021

*Number of instances where a household has not been offered temporary accommodation during 2020/21. A household can have multiple instances.

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

Quarterly Figures 2021-22

Number of Returns	2020-21 Q4	2021-22 Q1
Number of landlords issued with returns	169	168
Number of landlords who submitted returns	169	168

Staff (RSL only)	2020-21 Q4	2021-22 Q1
Total number of staff absent	558	789
Lowest staff absence (%)	0.00%	0.00%
Highest staff absence (%)	25.00%	28.26%
Total % staff absent	4.11%	5.82%
Number of staff placed on furlough	678	173
Lowest % of staff placed on furlough	0.00%	0.00%
Highest % of staff placed on furlough	34.09%	20.56%
% of staff placed on furlough	5.00%	1.28%

Rent Arrears - RSL	2020-21 Q4	2021-22 Q1
Total arrears (£)	£60.09m	£57.26m
Lowest landlord arrears (%)	0.50%	0.13%
Highest landlord arrears (%)	10.87%	10.60%
Total landlord arrears (%)	4.36%	4.10%

Rent Arrears - LA	2020-21 Q4	2021-22 Q1
Total arrears (£)	£100.62m	£100.2m
Lowest landlord arrears (%)	3.64%	3.77%
Highest landlord arrears (%)	15.84%	14.01%
Total landlord arrears (%)	8.17%	7.91%

Rent Arrears - Combined	2020-21 Q4	2021-22 Q1
Total arrears (£)	£160.71m	£157.46m
Total landlord arrears (%)	6.16%	5.91%

Direct housing cost payments received - RSL	2020-21 Q4	2021-22 Q1
Direct housing cost payments received (£)		£174.49m
Lowest rental income from DHCP (%)		0.00%
Highest rental income from DCHP (%)		106.37%
Total rental income from DHCP (%)		50.18%

Direct housing cost payments received - LA	2020-21 Q4	2021-22 Q1
Direct housing cost payments received (£)		£182.24m
Lowest rental income from DHCP (%)		0.00%
Highest rental income from DCHP (%)		93.45%
Total rental income from DHCP (%)		54.76%

Direct housing cost payments received - Combined	2020-21 Q4	2021-22 Q1
Direct housing cost payments received (£)		£356.73m
Total rental income from DHCP (%)		52.42%

Empty Homes - RSL	2020-21 Q4	2021-22 Q1
Empty homes (arose during the reporting quarter)	6,052	6,277
Empty homes (last day of reporting quarter)	3,611	3,575

Empty Homes - Local Authority	2020-21 Q4	2021-22 Q1
Empty homes (arose during the reporting quarter)	5,966	6,118
Empty homes (last day of reporting quarter)	5,309	5,311

Empty Homes - Combined	2020-21 Q4	2021-22 Q1
Empty homes (arose during the reporting quarter)	12,018	12,395
Empty homes (last day of reporting quarter)	8,920	8,886

Rent due lost through properties being empty - RSL	2020-21 Q4	2021-22 Q1
Rent due lost through properties being empty (£)		£4.73m
Lowest rent due lost (%)		0.00%
Highest rent due lost (%)		21.79%
Total rent due lost (%)		1.36%

Rent due lost through properties being empty - LA	2020-21 Q4	2021-22 Q1
Rent due lost through properties being empty (£)		£4.65m
Lowest rent due lost (%)		0.33%
Highest rent due lost (%)		2.96%
Total rent due lost (%)		1.40%

Rent due lost through properties being empty - Combined	2020-21 Q4	2021-22 Q1
Rent due lost through properties being empty (£)		£9.38m
Total rent due lost (%)		1.38%

Average calendar days to re-let properties - RSL	2020-21 Q4	2021-22 Q1
Lowest average calendar days to re-let properties		1.44
Highest average calendar days to re-let properties		180.92
Average calendar days to re-let properties		41.43

Average calendar days to re-let properties - LA	2020-21 Q4	2021-22 Q1
Lowest average calendar days to re-let properties		17.77
Highest average calendar days to re-let properties		171.98
Average calendar days to re-let properties		62.19

Average calendar days to re-let properties - Combined	2020-21 Q4	2021-22 Q1
Average calendar days to re-let properties		51.74

Lets - RSL	2020-21 Q4	2021-22 Q1
Total number to existing tenants		1,013
Total number to housing list applicants		3,012
Total number to homeless (SST)	2,382	2,136
Total number to homeless (short SST)	35	31
Total number leased to LA	100	57
Total number of lets to others	4,029	521
Total number of lets and properties leased to LA during the reporting quarter*	6,538	6,770

*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 - LA	2020-21 Q4	2021-22 Q1
Total number to existing tenants		1,503
Total number to housing list applicants		1,810
Total number to homeless (SST)	2,920	2,999
Total number to homeless (short SST)	63	33
Number of empty dwellings added to the pool of stock for use as temporary accommodation if required	371	177
Total number of lets to others	3,229	90
Total number of lets and dwellings added to the pool of stock used as temporary accommodation*	6,583	6,612

*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	2020-21 Q4	2021-22 Q1
Total number to existing tenants		2,516
Total number to housing list applicants		4,822
Total number to homeless (SST)	5,302	5,135
Total number to homeless (short SST)	98	64
Total number of lets to others	7,258	611
Total lets, number of properties leased to LA and properties set aside for use as temporary accommodation during the reporting quarter*	13,121	13,382

*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	2020-21 Q4	2021-22 Q1
Total number of court actions initiated	179	225
The number of properties recovered having obtained decree for non-payment of rent	6	38
The number of properties recovered having obtained decree for anti-social behaviour	11	13
The number of properties recovered having obtained decree for other reasons	0	4

Court Actions - LA	2020-21 Q4	2021-22 Q1
Total number of court action initiated	17	74
The number of properties recovered having obtained decree for non-payment of rent	0	0
The number of properties recovered having obtained decree for anti-social behaviour	11	3
The number of properties recovered having obtained decree for other reasons	1	0

Court Actions - Combined	2020-21 Q4	2021-22 Q1
Total number of court action initiated	196	299
The number of properties recovered having obtained decree for non-payment of rent	6	38
The number of properties recovered having obtained decree for anti-social behaviour	22	16
The number of properties recovered having obtained decree for other reasons	1	4

Notice of proceedings - RSL	2020-21 Q4	2021-22 Q1
Rent arrears	1,125	818
Anti-social behaviour / criminal activity	66	65
Other reasons	13	19

Notice of proceedings - LA	2020-21 Q4	2021-22 Q1
Rent arrears	1,381	1,593
Antisocial behaviour / criminal activity	56	48
Other reasons	6	6

Notice of proceedings - Combined	2020-21 Q4	2021-22 Q1
Rent arrears	2,506	2,411
Antisocial behaviour / criminal activity	122	113
Other reasons	19	25

Homelessness (LA only)	2020-21 Q4	2021-22 Q1
Total number of homeless applications received in the quarter	8,659	8,668
Total number of households offered and accepted temporary accommodation in the quarter	8,514	8,591
Total number of households offered and refused temporary accommodation in the quarter	1,578	1,575
Total number of households not offered temporary accommodation when needed in the quarter	10	85
Total number of households in temporary accommodation on the last day of the quarter	11,211	13,152