

The consequences of private rental re-growth for more deprived neighbourhoods

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Re-growth of private renting (PR)

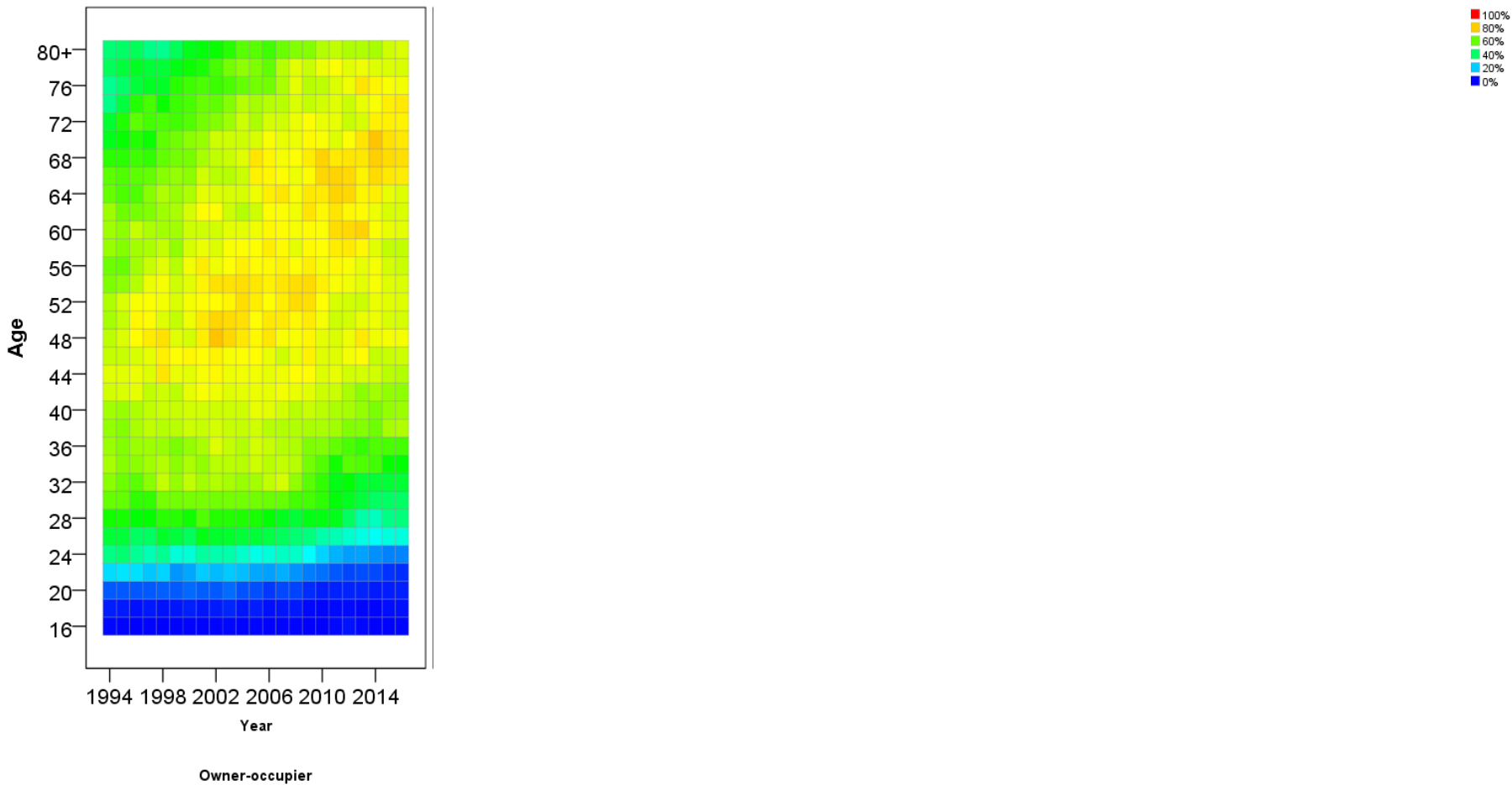
- PRS from 5% to 15% in last 20 years
 - 1999-2008 – as SR declines
 - 2008-2015 – as OO declines
- What are the consequences for individuals and for neighbourhoods?
 - Is PRS growing in more deprived neighbourhoods?
 - Which kinds of households live in PRS there?
 - How does this affect stability or turnover in these areas?

Figure 1: Tenure in Scotland - 1999-2015



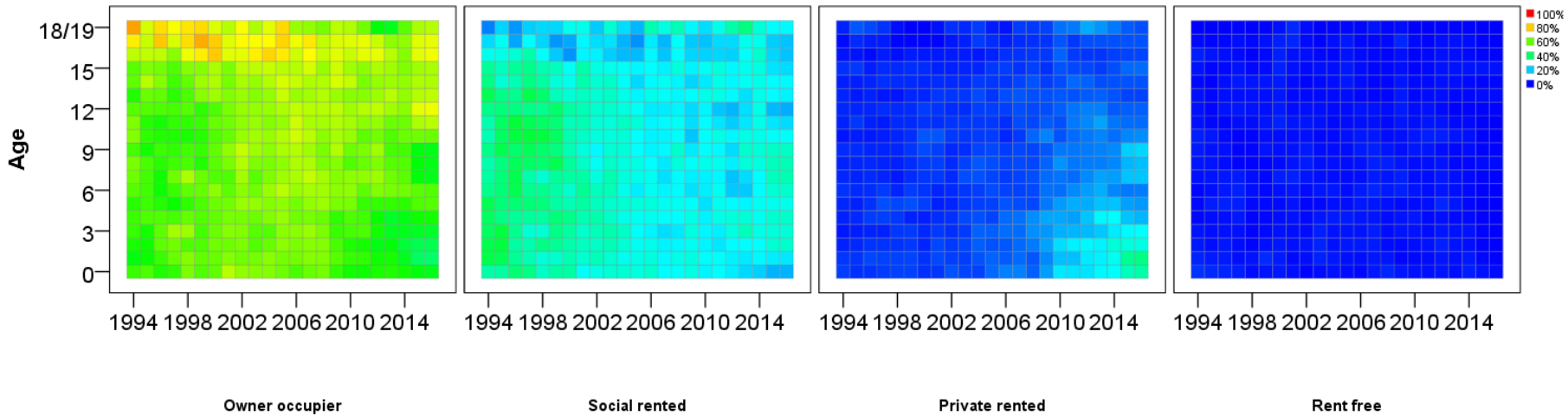
Source: SHS – authors' analysis. OO – owner occupier; SR – social rented; PR – private rented; FR – living rent free.

Tenure change by age - adults



NB: Data from *Family Resources Survey* (for now!)

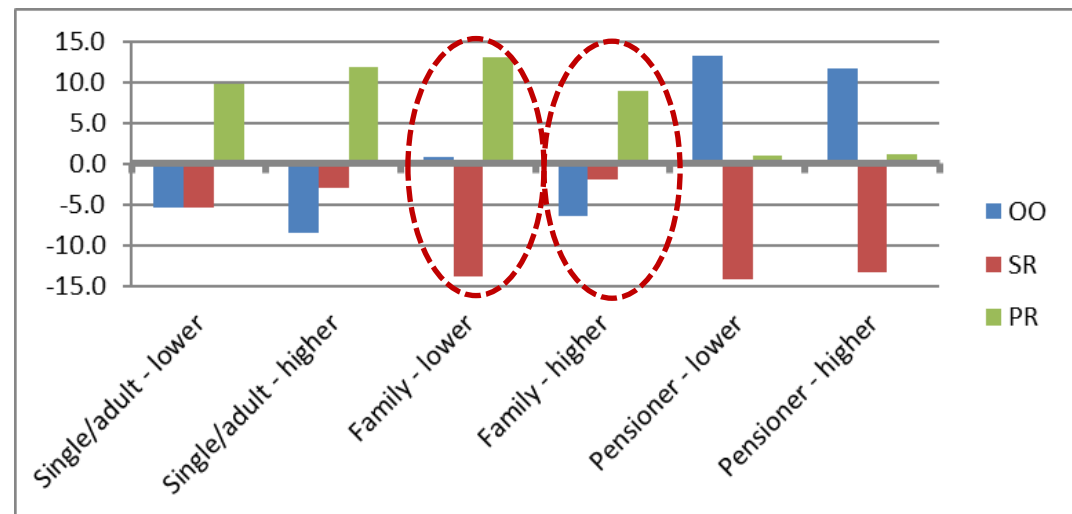
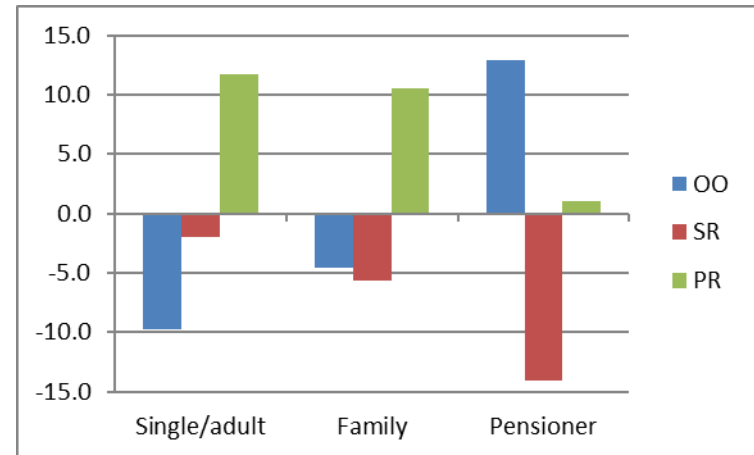
Tenure by age - children



NB: Data from *Family Resources Survey* (for now!)

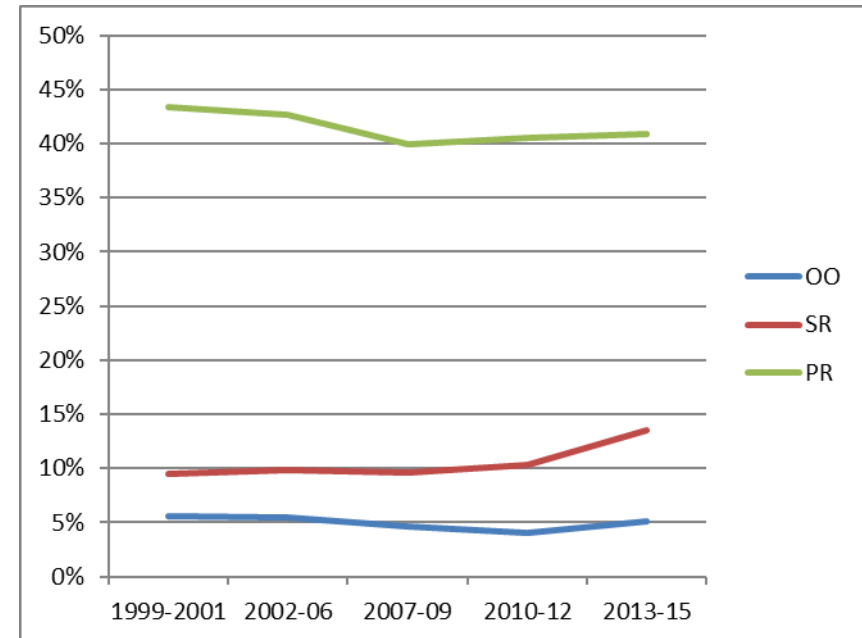
Tenure by household type

- PRS home to:
 - More single/adult households (67%)
 - More families (25%)
- Esp. lower income families - losing access to social renting or choosing PRS?



Turnover rates by tenure (% resident less than one year)

- PRS has long been tenure of mobile households
- Choice and constraint
- Not much change over time



Tenure change by neighbourhood deprivation

- PRS growing at similar rate in more and less deprived neighbourhoods
 - In more deprived nhds, growing at the expense of social renting
- But in more deprived neighbourhoods, growth comes from families, not single/adult households

Figure 5: Change in proportion within each deprivation quintile in each tenure

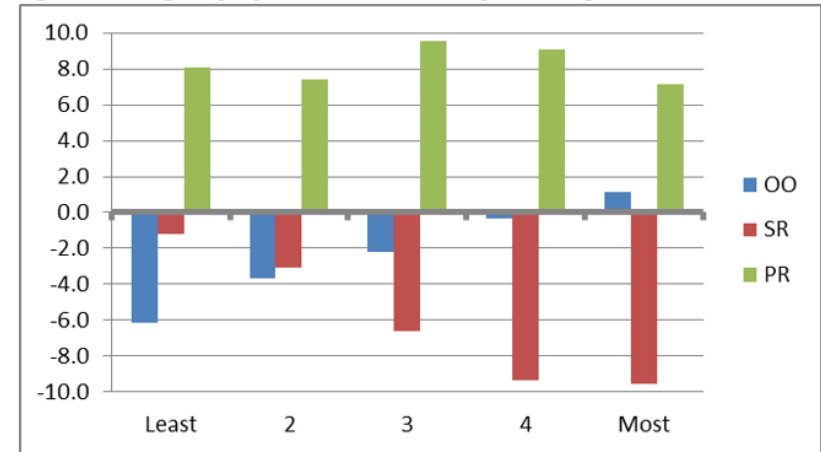
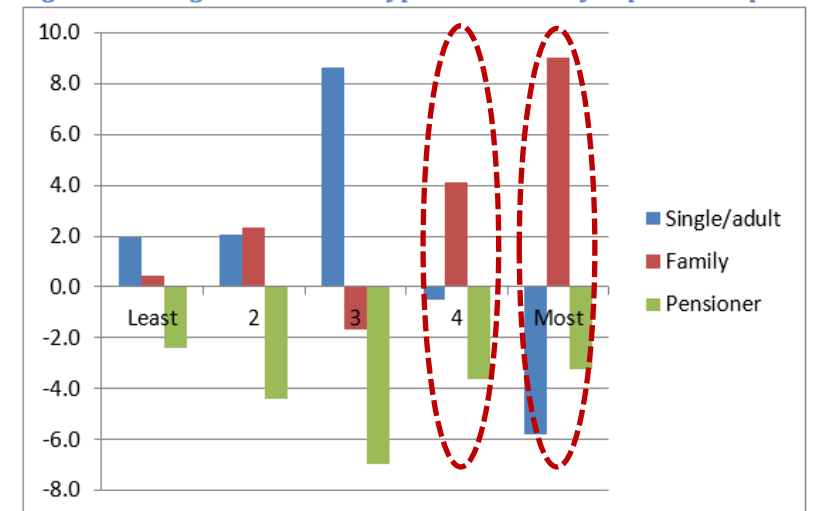
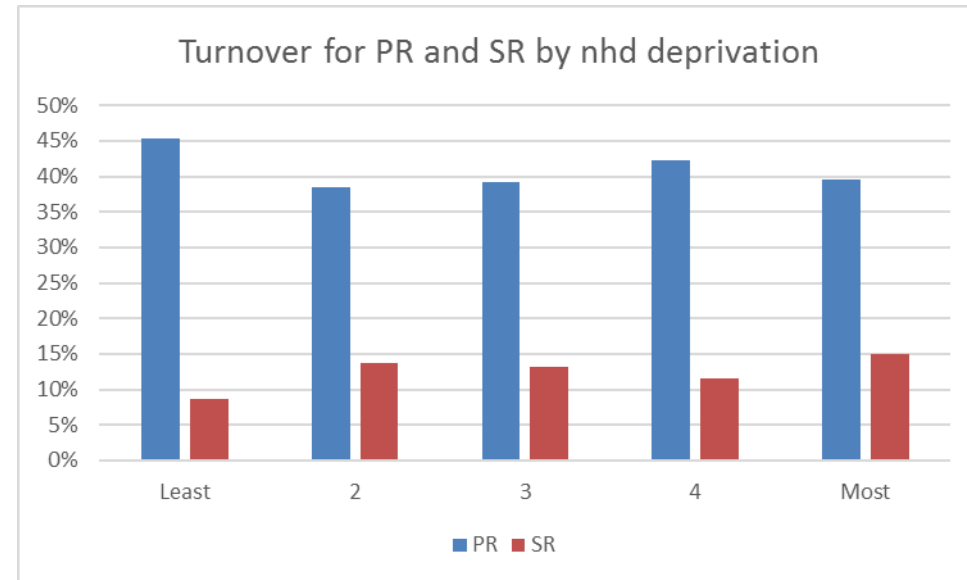


Figure 6: Change in household type within PRS by deprivation quintile,



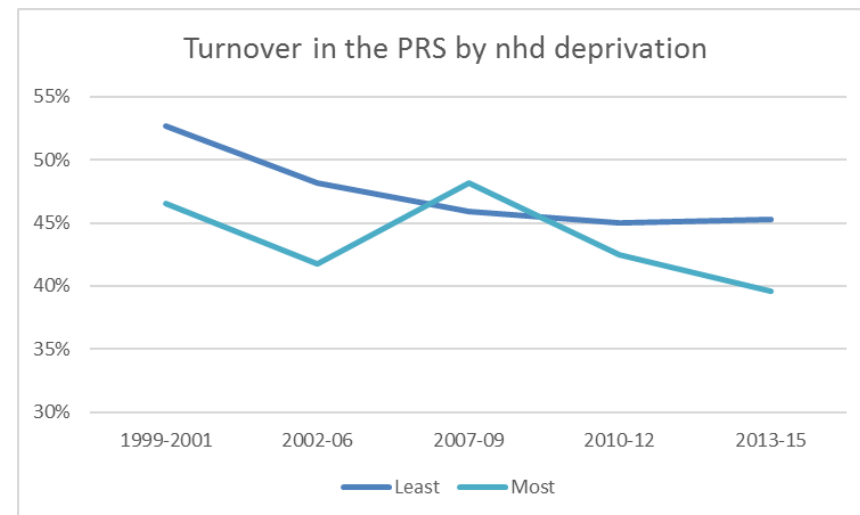
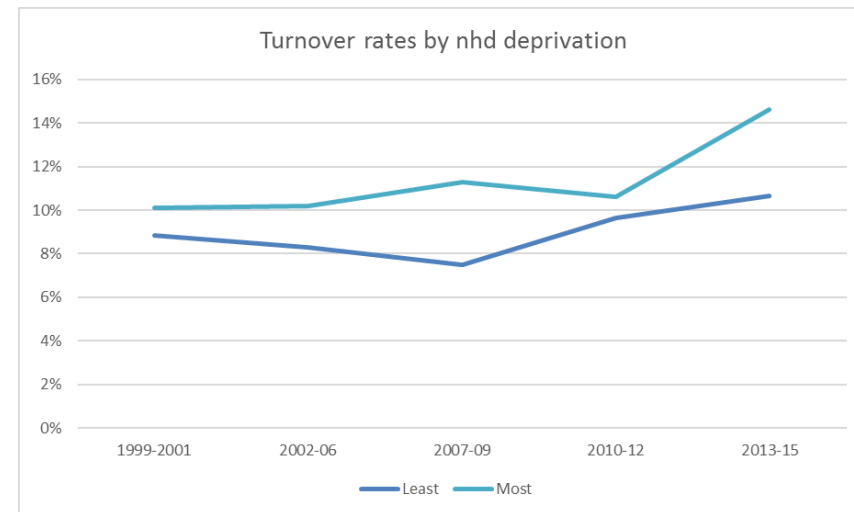
Turnover for PR and SR by neighbourhood deprivation

- PRS provides very different function in deprived nhds compared with social renting
 - More like PRS in other locations



Turnover for PRS by neighbourhood deprivation

- Turnover rates in most deprived neighbourhoods slightly higher than least deprived
 - Rising as PRS makes up larger share
- ... even though PRS turnover rates in most deprived lower than in least deprived
 - Reflects higher proportion of (low income) families



Conclusions

- PRS re-growth in Scotland
 - Rising proportion young adults and families/children, and rising proportion of poor, spending longer in the PRS
 - Growth in deprived nhds similar rate to other locations but more families
 - Functioning of PRS in more deprived locations similar to PRS elsewhere but different to social renting
 - Turnover in deprived nhds rising slightly as a result
- Strengths of the SHS for policy-relevant analysis
 - Data quality
 - Consistency over time, accessible data, good documentation
 - Data quantity
 - Analysis of change for groups within groups within groups ...

Acknowledgements

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