

Data Note 1/2016

Private rented sector in Renfrewshire 2016

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Introduction

This note provides an initial analysis of the data on private landlord registrations provided in anonymized form by Renfrewshire Council to UBDC for a single point in time. The purpose was to allow UBDC to become familiar with the data before making a formal application for access to the full historic dataset under a data sharing agreement.

Landlord registration data may be a very useful way of tracking the development of the private rented sector (PRS) within an authority. However, the relationship between registrations and the actual number of households in the PRS is not a precise one. Registrations may understate the scale of the PRS if registration is incomplete or it may overstate it where properties are registered but not actually let. The relationship between registrations and the true scale of the PRS may vary across an authority like Renfrewshire. Until we are able to conduct more detailed analysis of the registration data, and in particular, to compare it with other sources such as household survey data, we cannot know how reliable it is as a guide to the PRS. This analysis does provide some initial information, however, which suggests it is likely to be a very good guide.

Landlord registration dataset

The dataset provides details for 8617 registered properties in Renfrewshire in March 2016. The data include an anonymized identifier for the landlord, and the address and postcode for the property. A small number of postcodes in the data were either faulty or out-of-date. Of these around 12 were easily fixed by comparing with the address information but for another 12, information was so incomplete they could not be reliably identified. This is a very low level of failure.

Properties

Table 1 shows the number and percent of properties by the number of owners. Most registered properties were registered to a single owner, but a significant proportion have two or more owners. The great majority of these multi-owned properties had just two owners but a few properties (less than 1 percent of total properties) have three to five owners.

Table 1. Properties by the number of owners

Number of owners	1	2	3	4	5	Total
Number of properties	6746	1792	51	20	8	8617
Percent	78.29	20.8	0.59	0.23	0.09	100

Private Landlords

The data did not provide personal details for landlords but did include a unique identifier for each. From these we can see that the 8617 registrations were made by 6534 unique landlords. The vast majority (79%) own only one property while a further 11% own two properties (see Table 2). While a high percent of landlords only own one property this represents less than 50% of properties. Landlords with more than one property own just over 50% of properties, but landlords with small portfolios still own the majority of properties.

Table 2: Landlords by number of properties

Number of properties	1	2	3	4	5	6-10	11-20	21-30	31-100	>100
Number of landlords	5132	704	299	116	88	134	43	9	8	1
Percent of landlords	78.5	10.8	4.6	1.8	1.4	2	0.7	0.1	0.1	0
Percent of properties	48.1	12.8	7.9	4.3	3.9	8.7	6.1	2.4	3.7	2.1

Just nine landlords own 30 or more properties (Table 3) but between them, this accounts for 6% of registrations. These landlords may include organisations renting private property as a small part of their overall operations (such as the University of West of Scotland, housing associations or private care homes) as well organisations or individuals for whom private renting is a core business activity.

Table 3: Scale of holdings for landlords with 30 or more properties

Landlord ID	1	2	3	4	5	6	7	8	9
Properties registered	178	52	44	43	41	40	32	32	31

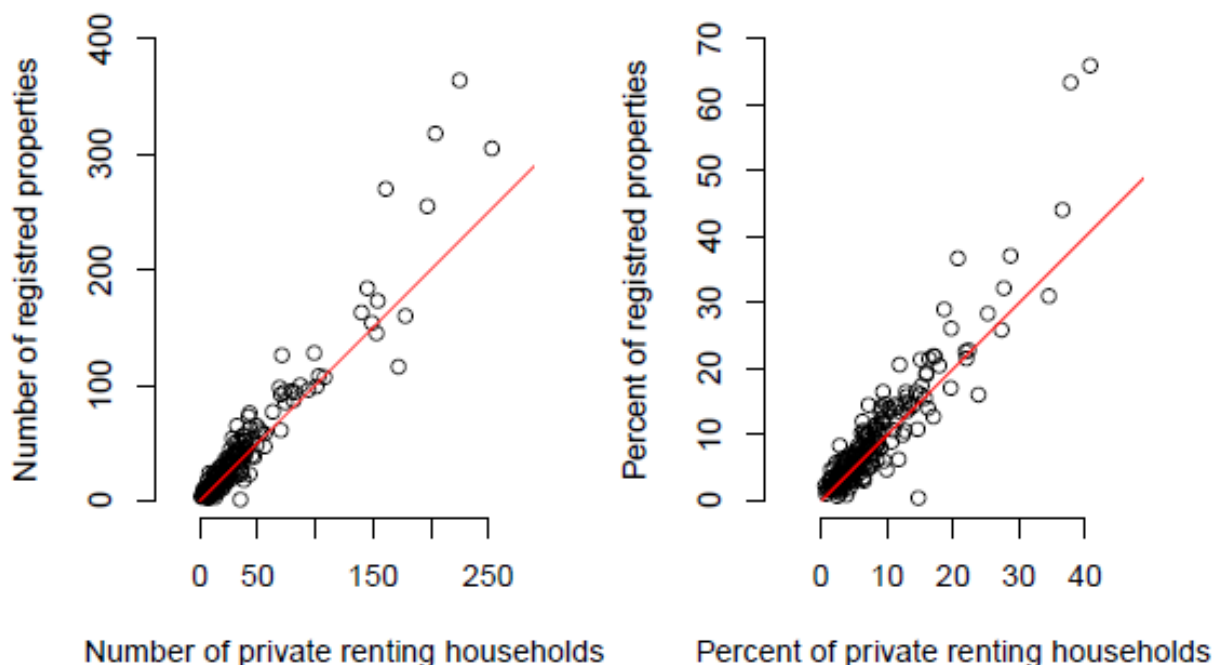
Comparison of PRS in 2011 and 2016

The Figures below show how the landlord registration data for 2016 compare with the 2011 Census data with respect to the number and percent of properties which are privately rented. Each point is a Datazone of which there are 215 in Renfrewshire (using the 2001 definitions). Percentages for the 2016 landlord registration data were calculated using the 2011 Census count of household numbers.

Figure 1 show that the Landlord Registration data is quite consistent with the Census results even though they are five years apart. Datazones with a high number of households renting privately in 2011 have also correspondingly high numbers of registered properties

in 2016. In most Datazones the PRS is below 20%, but in a small number of areas the PRS is quite substantial. Looking at the landlord registration data for 2016 (Figure 1, right-hand panel), there are two Datazones where registered properties make up over 60% of the total (S01005245 and S01005249), both surrounding the University of West of Scotland (UWS). The Datazone S01005243 with over 40% of registered properties is also next to UWS.

Figure 1: Private rented properties 2016 and households 2011



On average, 8% of households rented from a private landlord in Renfrewshire in 2011 (see Table 4), slightly below the Scottish average of 11%. By 2016, landlord registrations covered about 9 per cent of properties.

Table 4: Summary statistics

	Min.	1st Qu.	Median	Mean	3rd Qu	Max.
Percent of properties (Landlord registration data)	0.42	3.55	6.52	9.18	11.45	65.94
Percent of private renting households (2011 Census)	0.57	3.36	6.03	7.97	9.46	40.76

Finally, maps in Figures 2 and 3 show the prevalence of private renting across Renfrewshire. The highest rates of private renting by both measures are in and around Paisley and along the river Clyde in Renfrew town. The lowest levels of private renting are in areas surrounding Paisley, Renfrew and in smaller towns and villages, such as Langbank, Inchinnan, Bishopton, Houston, Johnstone and Bridge of Weir.

Figure 2: Percentage of landlord properties (2016 Landlord registration)

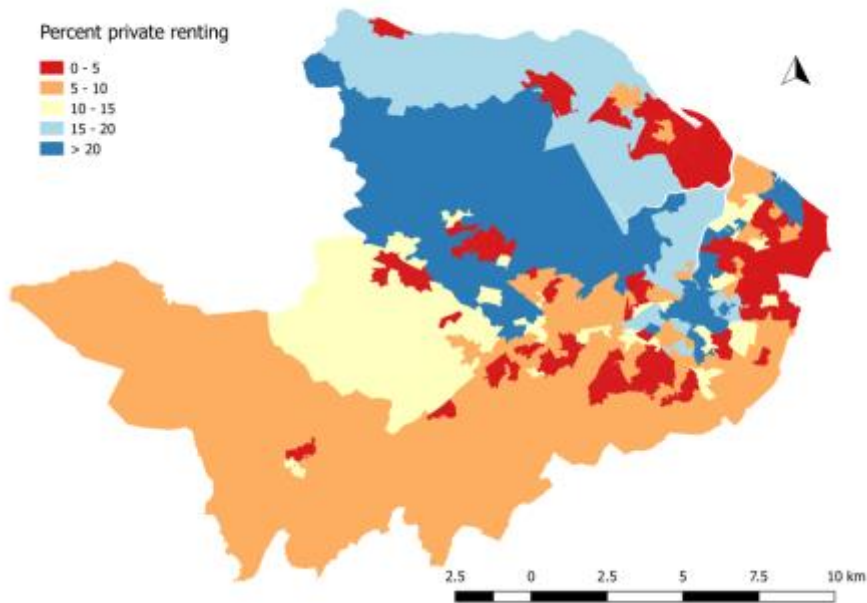


Figure 3: Percentage of households in private renting (2011 Census)

