



BREIFING: THE SOCIAL VALUE OF SOCIAL HOUSING YEAR 2 IMPACT REPORT. JUNE 2024.

Introduction

Shelter Scotland exists to defend the right to a safe home and fight the devastating impact that housing emergency has on people and society. We work in communities to understand the problem and change the system. We run national campaigns to fight for home.

We have commissioned the Housing Association Charitable Trust (HACT) to carry out a 3-year research project into the added social value a move into a social home can bring to society. Shelter Scotland intends to use this research to strengthen our case for more investment in social housing, to increase the supply of social homes in Scotland and end the housing emergency. The second in a series of 3 impact reports was published in June 2024 which builds on the initial findings of the year 1 report. This briefing sets out the findings of the year 2 report, offers some initial conclusions and outlines the next steps for the project.

Summary

- This report presents findings from surveys conducted with social tenants 3-6 months and 12 months after they moved into their social home. Respondents were surveyed on the changes a move into social housing has in terms of their health, wellbeing, and life circumstances.
- Respondents reported significant positive changes in pollution, being worried about crime, financial comfort, ability to heat their home, good neighbourhood, and access to green spaces. These can be used to calculate the social value added by a move into social homes.
- The social value of these positive changes is calculated using the UK Social Value Bank model. The changes reported between the pre-occupancy and the 3-6-month post occupancy survey generated a total social value of £1,060,049.
- The changes reported between the pre-occupancy and the 3-6-month post occupancy survey generated an average social value of £11,027.41 per individual.
- Survey respondents also reported positive changes in terms of enjoyment of their new property and neighbourhood, property condition and their health.
- This research shows that moving into social housing has a positive impact of the life circumstances and wellbeing of people, and contributes towards social value.

Methodology

This 3-year research project is being carried out in 4 waves by surveying people who have moved into social housing at set periods over 24 months from their move in date. The surveys are carried out by 18 partner organisations including both housing associations and local authorities.

The survey waves are:

- Wave 1: pre-occupancy
- Wave 2: 3-6 months after start of tenancy
- Wave 3: 12 months after start of tenancy
- Wave 4: 24 months after start of tenancy.

The first report published in June 2023 presented data on the wave 1 pre-occupancy surveys (before people moved into a social tenancy). This report presents data and findings from wave 2 and a small amount for wave 3 surveys.

Individuals are surveyed on the impact a move into social housing has in terms of their health, wellbeing, and life circumstances – such as economic and employment status. The research also looks at the impact of social housing on wider communities in terms of community cohesion, energy efficiency and pollution. HACT apply the findings of the surveys to their UK Social Value Bank model to determine how much social value a move into social housing brings.

Social Value is calculated by combining Wellbeing Value (the primary impact experienced by the individual), and Exchequer Value (which is the secondary indirect impact, experienced by the public purse). This is then adjusted for 'deadweight' to give the total.

Findings: Wave 2

There were 129 respondents that took part in the wave 2 surveys. By using the UK Social Value Bank model, it **was calculated that the changes reported between the pre-occupancy and the 3-6-month post occupancy survey generated a total social value of £1,060,049.**

This can be broken down by Wellbeing and Exchequer Value:

	Total wellbeing value	Total Exchequer value	Total Social Value
Total social value achieved	£1,004,725	£55,223	£1,060,049

The specific indicators where most survey respondents reported a significant enough positive change to claim social value were:

- Pollution – 33% (42) of survey respondents.
- Not worried about crime – 25% (32) of survey respondents.
- Financial comfort – 16% (21) of survey respondents.
- Able to heat household in winter – 15% (19) of survey respondents.
- Good neighbourhood – 15% (19) of survey respondents.

- Accessible green spaces – 14% (18) of survey respondents.

This social value can also be calculated at an average individual level for those who reported positive improvements in outcomes in the pre-occupancy and post occupancy survey. **A move into social housing generated an average social value of £11,027.41 per individual in the 3-6 months post move in.** Again, this can be broken down by Wellbeing and Exchequer Value:

The Wellbeing Value is £10,552.42

Wellbeing Value is “the amount of money that has the same impact on life satisfaction as the change measured.”

The Exchequer Value is £474.99

Exchequer value describes “the amount of money saved for the public purse” – in other words, public money that was NOT spent as a consequence of the intervention’s impact.

The Total Cumulative Social Value is £11,027.41



Survey respondents reported positive changes that have not been significant enough to apply a social value calculation. However, these are still important to recognise:

- 94% of survey respondents reported they enjoy living in their new property more than the one they lived in previous.
- 92% of survey respondents reported that they felt the overall condition of the new property was better than their previous property.
- 52% of survey respondents reported that they felt their new property had a positive impact on their health. Health outcomes can take longer to improve, and housing is just one factor that can influence this. We assume that we will see a greater health improvement with a larger sample size at the end of Year 3.

Many people surveyed suggested that had they not moved into a social tenancy then their life would be significantly worse, for example they would have been less independent, have poorer mental and physical health, faced harassment, and lived in overcrowded homes.

Findings: Wave 3

So far there have only been 27 responses collected in the wave 3 data, so these findings can be used to give an indication of the social value that can be created over time. These will change as more responses for waves 3 and 4 are submitted. So far, the changes reported between pre-occupancy, 3-6 months post occupancy and 12 months post occupancy have generated a total social value of £107,421. However, as the wave 3 data is a very small sample size and so it is currently difficult to draw any significant conclusions from it.

Conclusions and next steps

The interim findings in the year 2 report show that moving into social housing has a positive impact of the life circumstances and wellbeing of people, and that it provides added social

value. As the data set grows more analysis will be available to understand how responses differ in relation to demographic data, previous circumstances, and reasons for moving.

The final report in this research project will be published in June 2025. The analysis of the full data set at the end of the research project will provide strong evidence in making a case for the impact social housing and the value of the Affordable Social Housing Programme funding to deliver social housing in Scotland.

HACT is also engaging with residents and social housing landlords to capture additional qualitative data and insights about the impact of moving into, and living in, a social housing tenancy and bring the quantitative data to life with lived experience stories.