

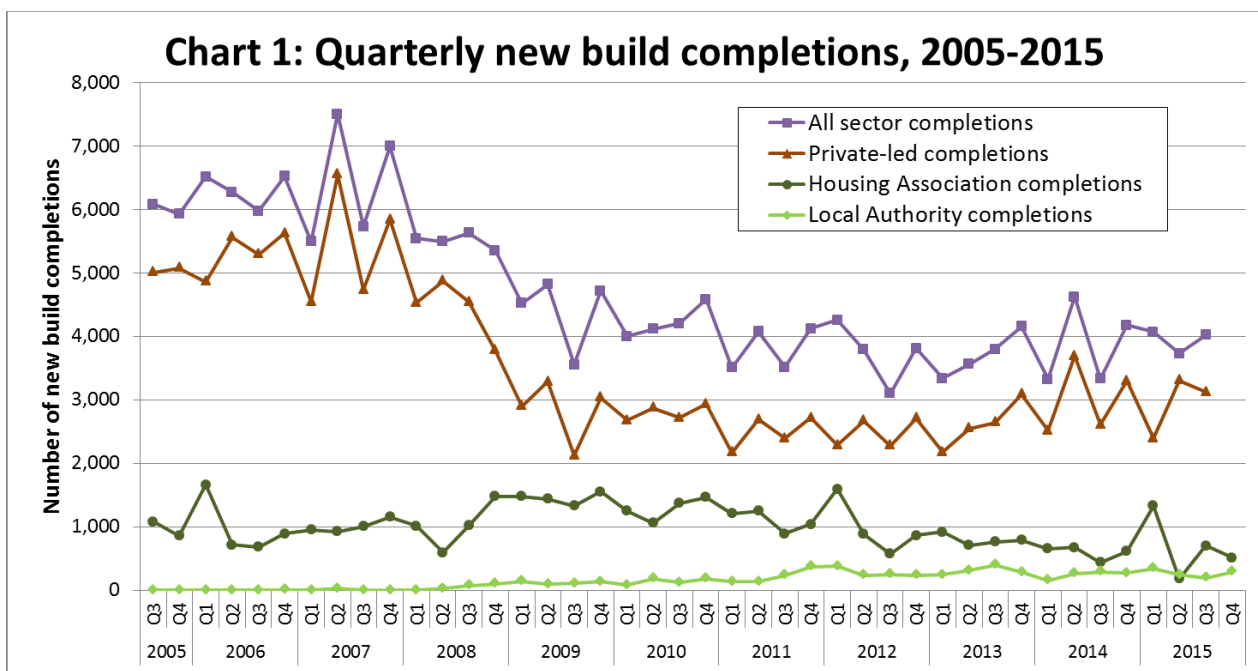
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update (published 15 March 2016)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end September 2015, with more up-to-date social sector information available up to end December 2015)
- **The Affordable Housing Supply Programme** (up to end December 2015)
- **Local authority house sales including Right to Buy** (up to end September 2015)

The background data used in this document can be found in the [new house building](#), [Affordable Housing Supply Programme \(AHSP\)](#) and [local authority house sales](#) web tables, along with an [explanatory note](#).



Key Points

New Build Housing – All Sectors:

- There were 4,021 **new build homes completed** between July and September 2015; 21% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 16,004, up 4% (556 homes) compared to the 15,448 completed in the previous year.
- There were 4,117 **new build homes started** between July and September 2015; 15% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 17,360 which is up by 9% (1,405 homes) compared to the 15,955 homes started in the previous year.

New Build Housing – Private-led Housing:

- Between July and September 2015, 3,126 **private sector led homes were completed**; 20% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 12,125 – 2% (217 homes) higher than the 11,908 completions in the previous year.
- There were 3,288 **private sector led starts** between July and September 2015, 14% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 13,336, 10% (1,160 homes) higher than the 12,176 starts in the previous year.

New Build Housing – Social Sector Housing (Housing Association and Local Authority combined):

- There were 895 **social housing completions** between July and September 2015; 23% more than the same quarter in 2014. This brings the total for the year to end September 2015 to 3,879. This is 10% increase on the 3,540 social sector completed in the previous year.
- Meanwhile 829 **social sector homes were started** between July and September 2015; 18% more than the same quarter in 2014. This brings the total for the 12 months to end September 2015 to 4,024; a 6% increase on the previous year.
- **More up-to-date** figures show that, in October to December 2015, 804 social sector homes were completed (9% fewer than the 883 completions in the same quarter in 2014), and 1,102 were started (30% more than the same quarter in 2014). This brings the total completions for the 12 months to end December 2015 to 3,800 (a 13% increase on the 3,353 social sector homes completed in the previous year). Total starts over the 12 months to end December 2015 are now at 4,278 (12% more than the 3,811 started in the previous year).

New Build Housing – Housing Association Homes:

- There were 700 **housing association completions** between July and September 2015, which is 59% more than the same quarter in 2014. This brings the total for the year to end September 2015 to 2,828. This is a 10% (268 homes) increase on the 2,560 completions over the previous year.
- There were 288 **housing association approvals** between July and September 2015; 4% fewer than the same quarter in 2014. This brings the total for the year to end September 2015 to 2,574. This is a decrease of 1% (28 homes) on the 2,602 approvals in the previous year.
- **More up-to-date** figures show that a total of 513 Housing Association homes were completed between October to December 2015, a 16% decrease on the 614 homes completed in the same period in 2014. This brings the total completions for the 12 months to end December 2015 to 2,727, which is an increase of 14% on the 2,386 homes completed in the previous year. A total of 815 Housing Association homes were approved between October to December 2015, which is 60% more than the same quarter in 2014. This brings the total approvals for the 12 months to end December 2015 to 2,879, a 12% increase on the 2,573 approvals in the previous year.

New Build Housing – Local Authority Homes:

- There were 195 **local authority completions** between July and September 2015, which is 32% fewer than the number that were completed in the same quarter in 2014. This brings the total for the year to end September 2015 to 1,051. This is a 7% (71 homes) increase on the 980 completions the previous year.
- There were 541 **local authority starts** between July and September 2015; 35% higher than the number in the same quarter in 2014. This brings the total for the year to end September 2015 to 1,450. This is a 23% (273 homes) increase on the 1,177 starts in the previous year.
- **More up-to-date** figures show that, in October to December 2015, 291 local authority houses were completed (an 8% increase on the same quarter in 2014), and 287 were started (down by 15% on the same quarter in 2014). This brings the total completions for the year to end December 2015 to 1,073, 11% more than the 967 completions in the previous year. Total starts for the 12 months to end December 2015 now stands at 1,399 which is an increase of 13% on the 1,238 local authority homes completed in the previous year.

Affordable Housing Supply – up to end December 2015

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off-the-shelf purchases and rehabilitations as well as new build.

- The latest quarterly statistics for the year to end December 2015 show that **affordable housing supply completions** have totalled 6,860 for the year up to December 2015, up 19% on the previous year. This includes an increase in affordable rent completions (up by 44% or 335 homes), and social rent completions (up by 17% or 585 homes), and affordable home ownership completions (up by 10%, or 165 homes). Meanwhile, there were 7,321 affordable housing approvals over the year up to end December 2015, up by 7% or 458 homes. There were 5,945 new affordable houses started, down by 22%, or 1,646 homes, compared to the previous year.

Affordable Housing Supply Completions - Scottish Government Target to deliver 30,000 affordable homes, including 20,000 social rented homes and 5,000 council homes, between 2011-12 and 2015-16

The Quarterly statistics from April 2011 to end December 2015 show that there were a total of:

- 31,034 affordable housing supply completions, of which:
- 20,854 were for social rent, including 5,405 council house completions
- 3,104 were for other affordable rent
- 7,076 were for affordable home ownership

Right to Buy Applications and Sales:

- Following the announcement of the end of Right to Buy in July 2013 the number of applications and the number of sales both increased. The most recent figures available are for July to September 2015. During this period there were **1,161 Right to Buy applications** (10% higher than in the same quarter the previous year, and 19% higher than in the same quarter in 2013) and **437 sales** (19% higher than in the same quarter in the previous year, and 32% higher than in the same quarter in 2013).

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New Build Housing – All sectors

The new-build section of this document provides figures on the number of homes started (when the foundations are begun) and completed (when a building inspector deems the property complete).

Figures are presented for homes built on privately led (referred to throughout as private sector), local authority led (referred to as local authority sector) and housing association led (referred to as housing association sector) sites. For the private sector the latest information available is for the quarter ending September 2015. Whilst more up-to-date information is available for local authority and housing association new build, findings for these sectors are mainly presented up to September 2015 to simplify comparisons between sectors.

The figures have not been seasonally adjusted and so commentary tends to compare the latest quarter with the same quarter the previous year. To help with this, Quarter 3 figures (from July to September) have been highlighted in the charts to allow easy comparison over time. Some of the peaks in the number of starts in Quarter 1 (Jan to March) each year are due to large numbers of housing association approvals being granted near the end of the financial year.

Chart 1 (see page 1) shows the number of private sector, social sector and total new homes completed each quarter since 2005, whilst Charts 2 and 3, below, show annual and quarterly trends in starts and completions across all sectors.

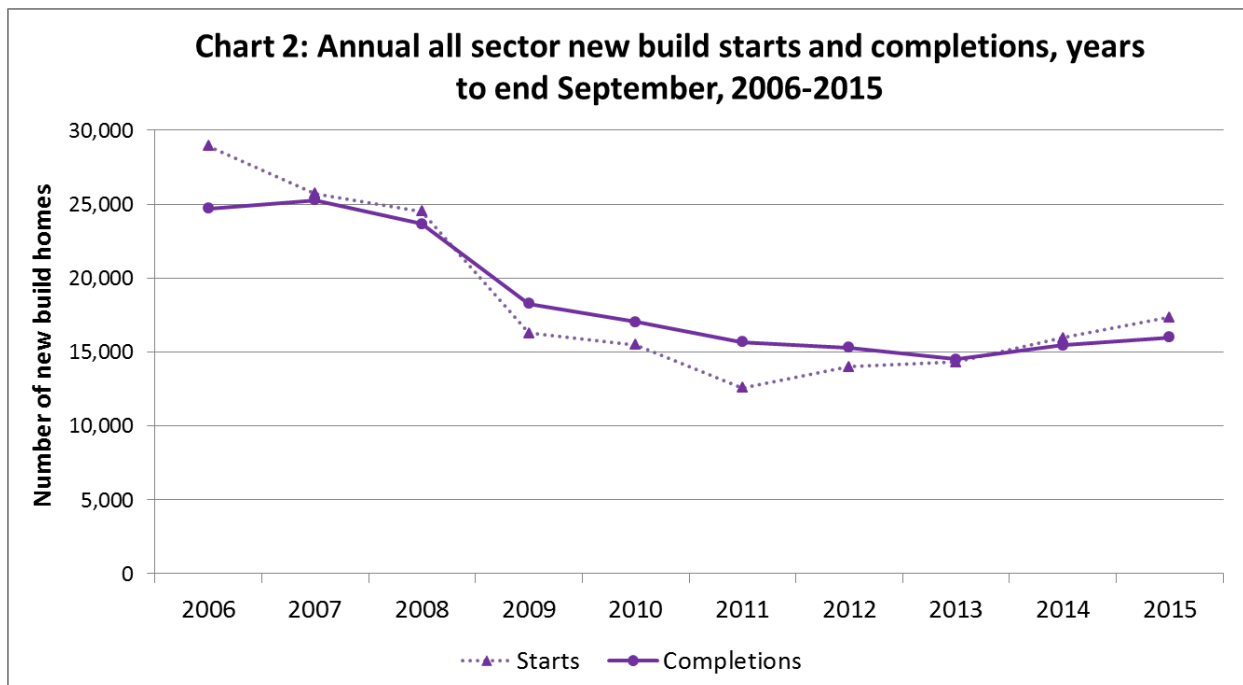
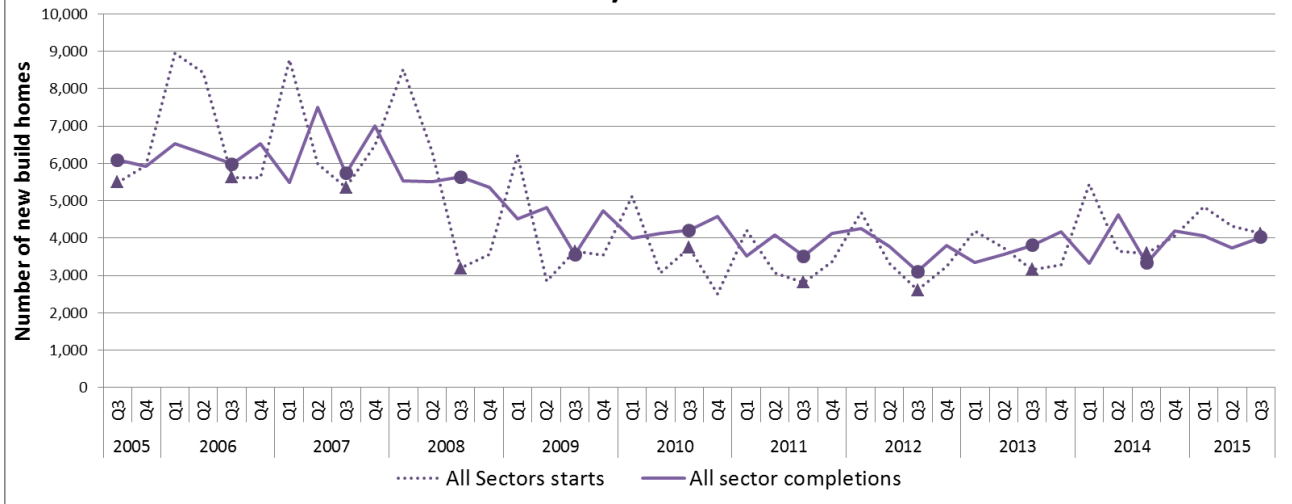


Chart 3: Quarterly new build starts and completions (all sectors) since 2005



Trends over the last ten years:

Chart 2 shows that between 24,000 and 29,000 homes were started each year between 2006 and 2008 (years to end September) whilst slightly fewer (between 23,000 and 26,000) were completed.

Charts 1 to 3 all clearly show the impact of the recession in the second half of the last decade, with private sector led completions in particular falling throughout 2008 and the start of 2009. Home completions for all sectors fell more gradually between 2010 and 2012, then dipped to around 14,000 in 2013, before increasing through 2014 and 2015.

Trends to end September 2015:

There were 4,021 new build homes **completed** between July to September 2015; 21% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 16,004, up 4% (556 homes) compared to the 15,448 completed in the previous year.

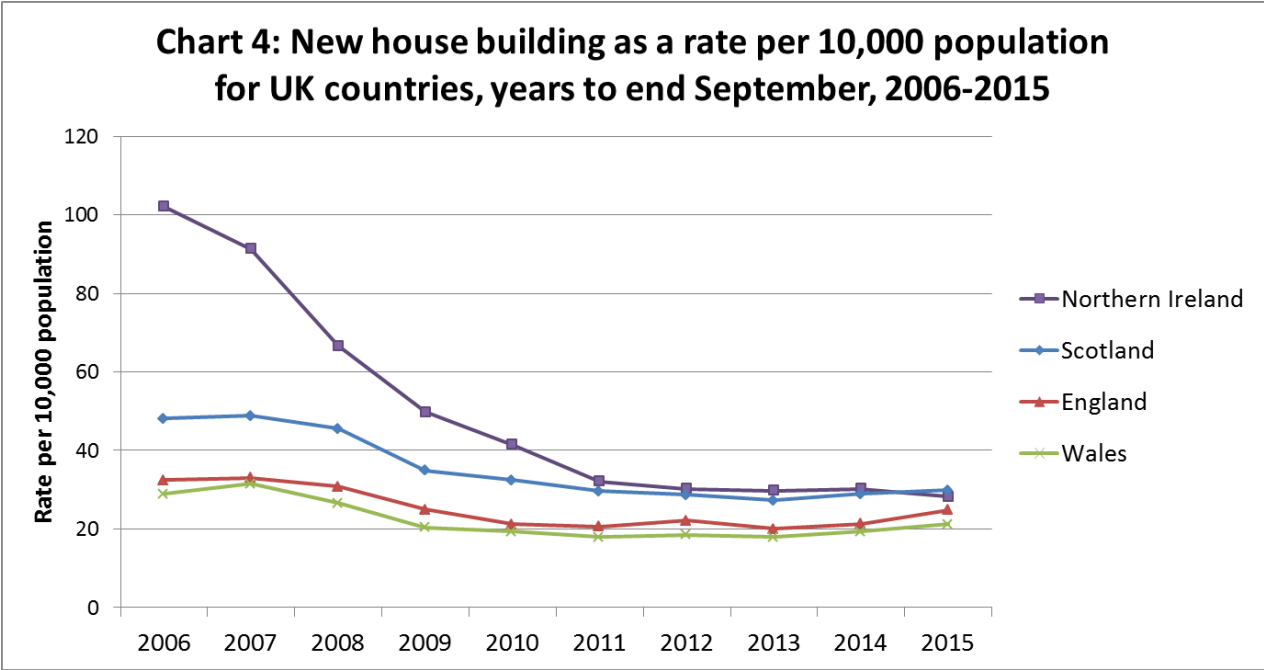
There were 4,117 new build homes started between July to September 2015; 15% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 17,360 which is up by 9% (1,405 homes) compared to the 15,955 homes started in the previous year.

Comparison with the rest of the UK from 2006 to 2015:

Each of the countries of the UK produces their own statistics on new build housing and all use broadly consistent definitions. New build statistics for each of the countries of the UK, as well as for Great Britain and the UK as a whole can be found here: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

As Chart 4 shows, the rate of house building completions in Scotland has been below that of Northern Ireland but above that of England and Wales throughout the 2006 to 2014 period. In 2015, the Northern Ireland rate dropped slightly below that of Scotland for the first time since 2006. The rates in all countries have generally dropped since 2005/06, but have risen slightly in the latest two years in Scotland, England and Wales.

The 16,004 homes completed in Scotland in the year to end September 2015 equates to a rate of 30 per 10,000 population. This is higher than the equivalent rates in England (25), Wales (21) and Northern Ireland (28).



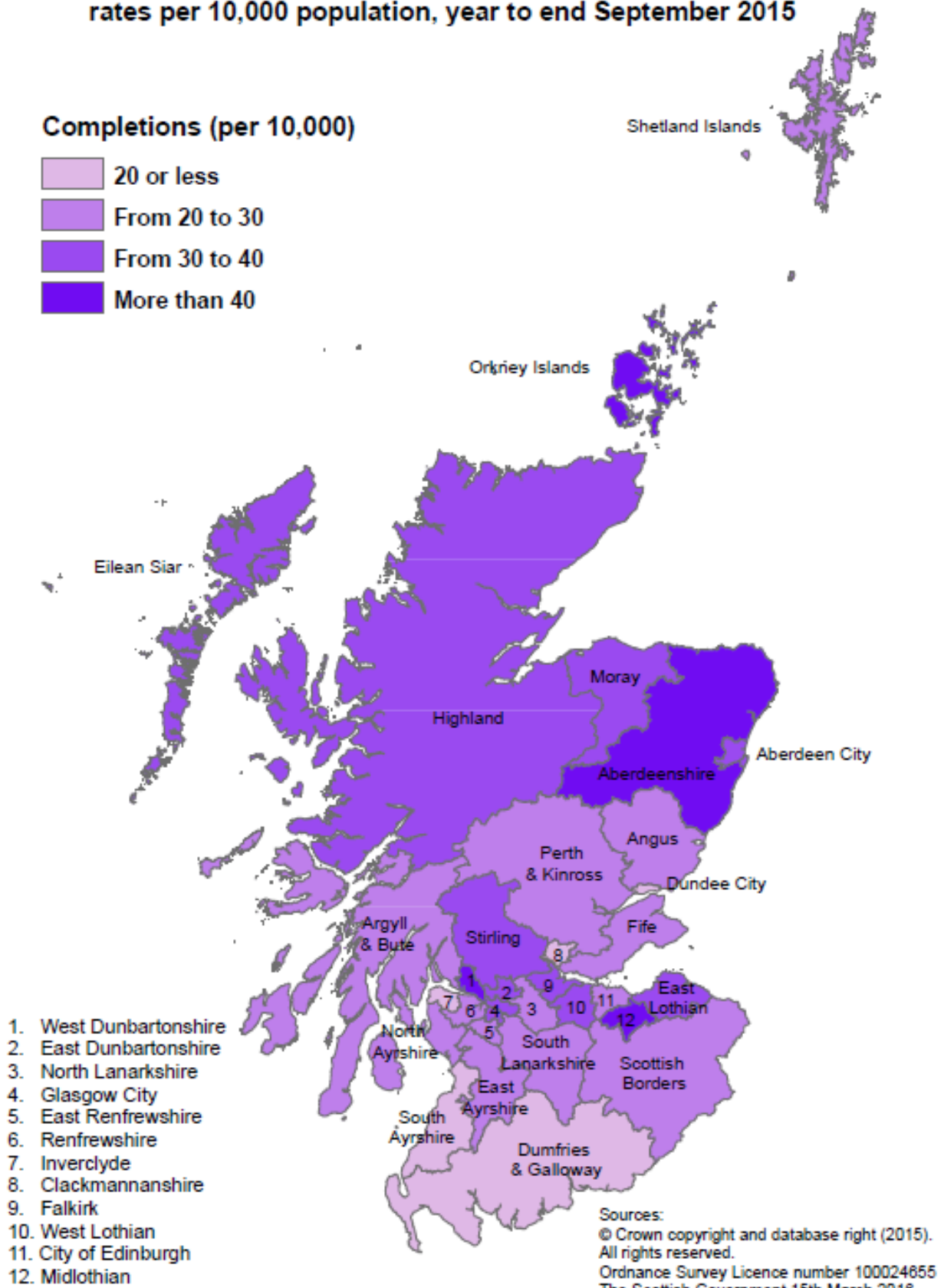
Sub-national figures for the year to end September 2015:

The information on new build housing in Scotland is collected and published at local authority level. Map A, below, shows new house building in the year to end September 2015, as a rate per 10,000 population.

In the year to end September 2015 the highest new build rates were observed in Midlothian, Aberdeenshire and Orkney Islands, and the lowest in Dundee City, South Ayrshire and Clackmannanshire.

**Map A: New build housing - all sector completions:
rates per 10,000 population, year to end September 2015**

Completions (per 10,000)

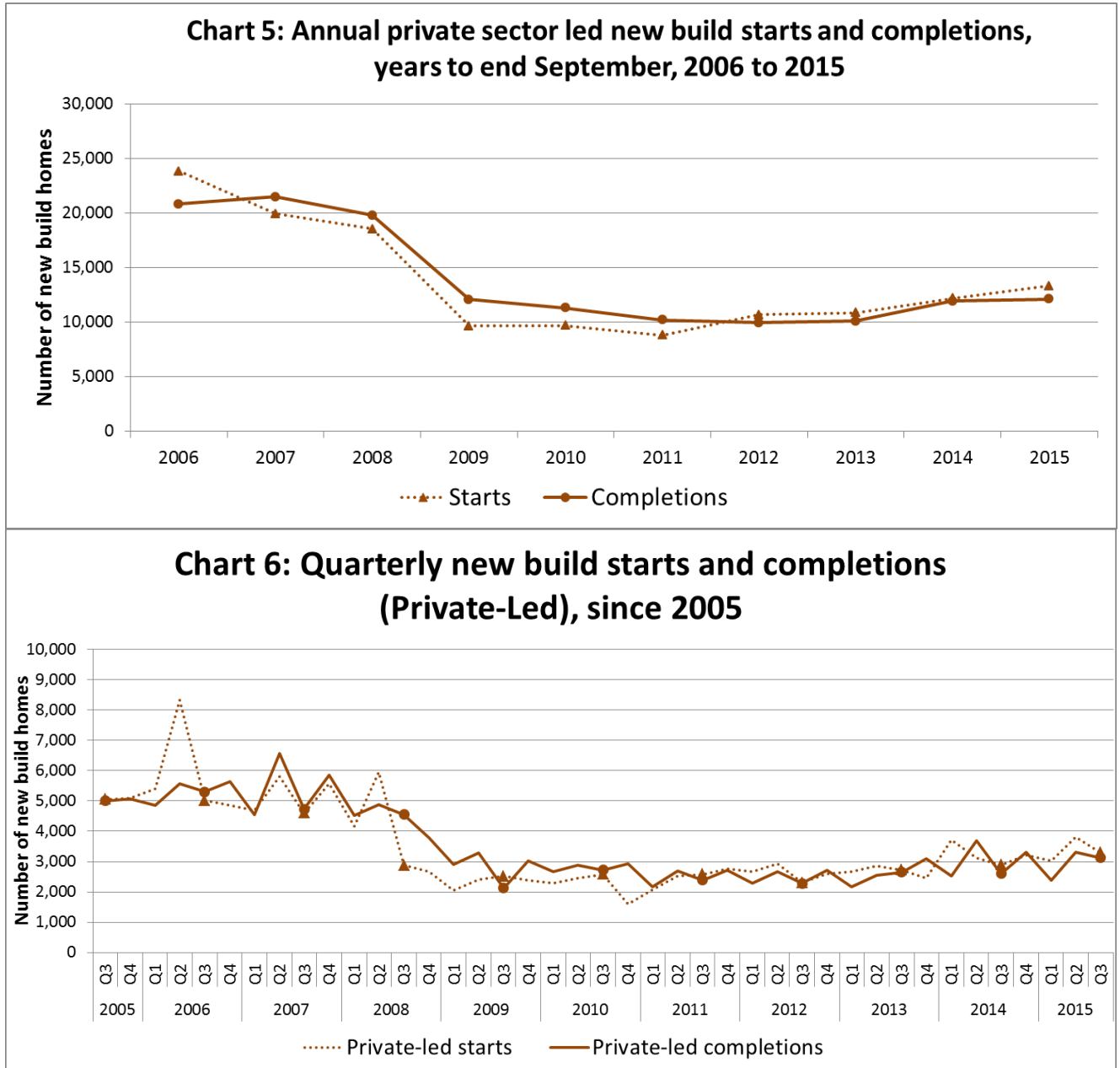


1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

Sources:
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The Scottish Government 15th March 2016

New Build Housing – Private-led Housing

The private sector is the biggest contributor to overall house building, accounting for over three-quarters (76%) of all homes completed in the 12 months to end September 2015.



Trends over the last ten years:

Between 2006 and 2008 (years to end September) the number of private sector homes started were around 18,000 to 24,000 while completions were around 19,000 to 21,000. The private sector was hit particularly hard by the recession. The number of homes completed dropped steeply throughout 2009 then continued to decrease more gradually to under 10,000 in 2012. Since then the number of homes completed has increased, bringing completions through the year to over 12,000 in 2015.

In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing a new build home and to stimulate the house building industry. Further information on the scheme, along with monitoring information setting out numbers of sales, is available at <http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy/MonthlyStats>

Trends to end September 2015:

Between July and September 2015, 3,126 private sector led homes were completed; 20% up on the same quarter in 2014 (see Chart 6).

This brings the total for the year to end September 2015 to 12,125 – up by 2% (217 homes) on the 11,908 completions in the previous year.

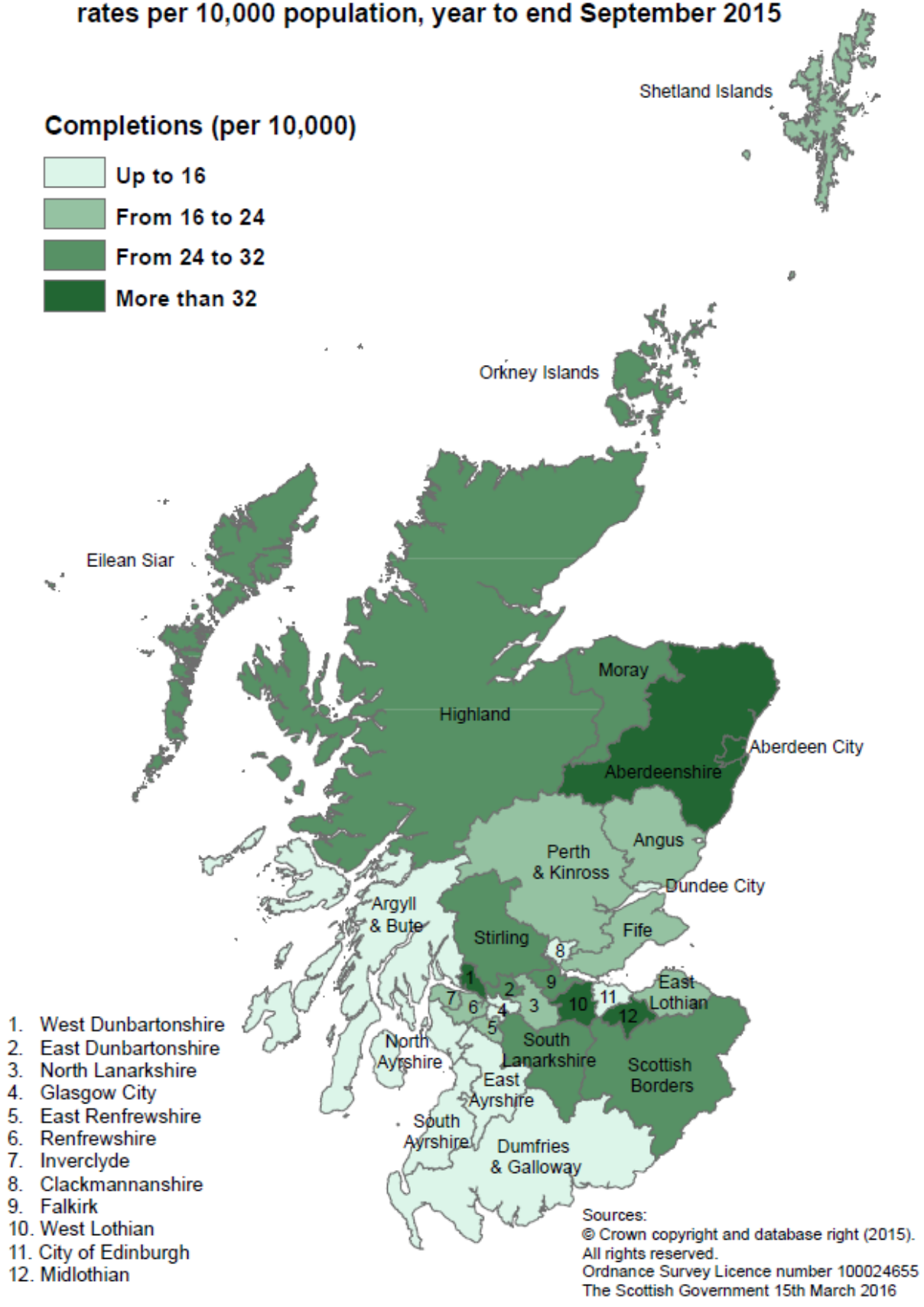
Meanwhile there were 3,288 **private sector led starts** between July and September 2015, 14% up on the same quarter in 2014. This brings the total for the year to end September 2015 to 13,336, 10% (1,160 homes) higher than the 12,176 starts in the previous year.

Sub-national figures for the year to end September 2015:

Map B shows the rates per 10,000 head of population of private sector led new build completions in each local authority for the year to end September 2015.

The highest completion rates have been in Midlothian, Aberdeenshire and West Lothian. The lowest rates meanwhile have been in Dundee City, Argyll & Bute and South Ayrshire.

**Map B: New build housing - private sector completions:
rates per 10,000 population, year to end September 2015**



New Build Housing – Social Sector

Social sector housing consists of local authority and housing association housing, and has accounted for around a quarter (22%) of all new build homes completed over the 12 months to end September 2015. Social sector figures are collected a quarter ahead of those for the private sector meaning that figures are available up to the end of December 2015. However, to enable easier understanding of how each sector contributes to the all sector totals described previously above, figures are also presented for the same time period to end September (although quarterly charts include the latest quarter's data).

The more up-to-date figures for the social sector are presented later in this report.

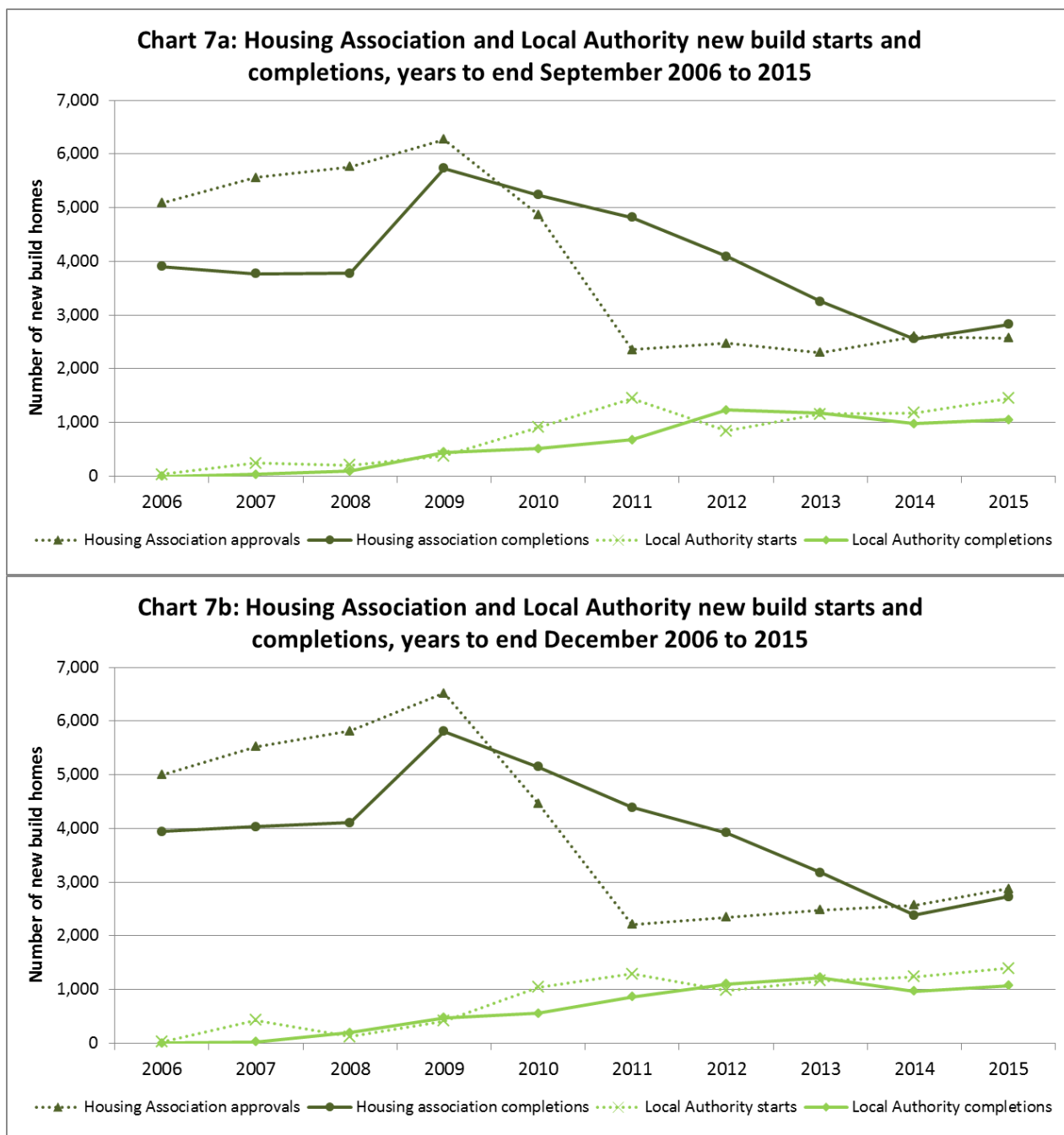


Chart 8: Quarterly new build approvals and completions (Housing Associations) since 2005

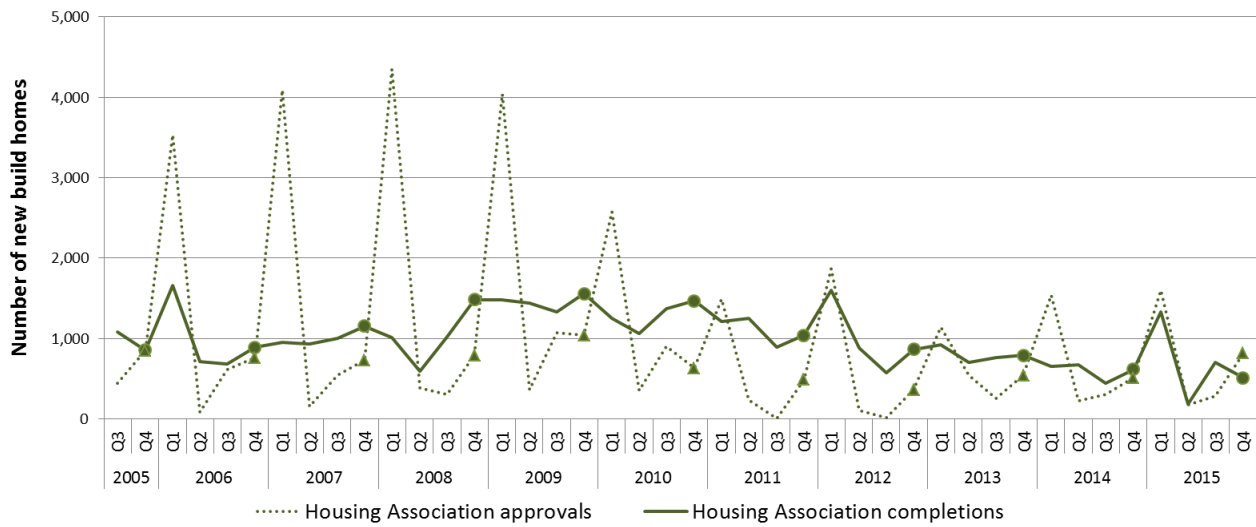
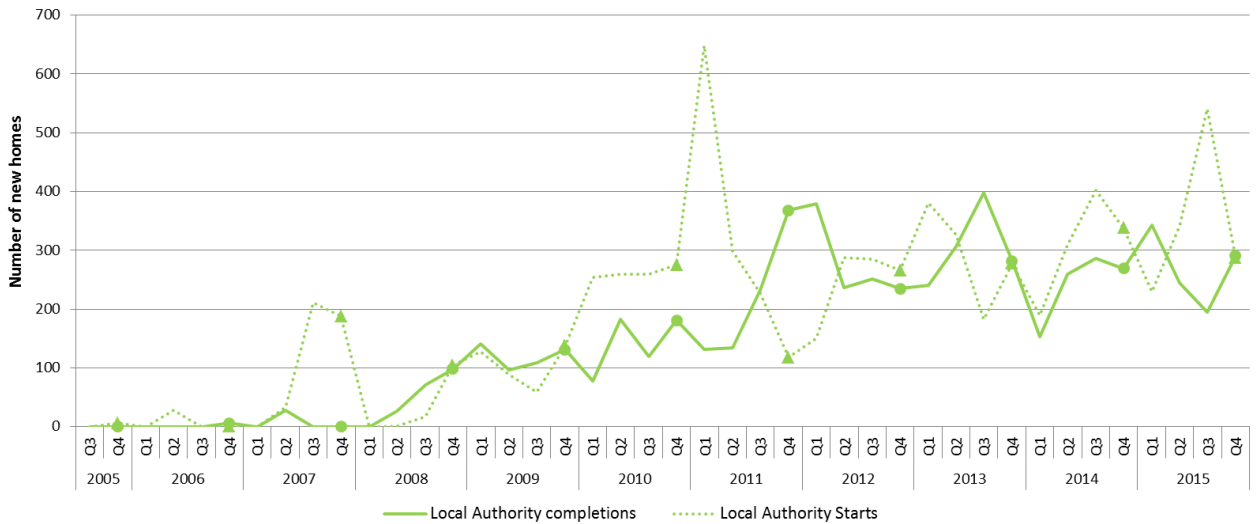


Chart 9: Quarterly new build starts and completions (Local Authority), since 2005



Trends over the last ten years:

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end September) since 2005, whilst Chart 7b shows the same information but up to end December (the most recent information available). Charts 8 and 9 show quarterly figures for housing associations and local authorities respectively.

Social sector house building has not followed the same pattern as the private sector over time, as the number of homes being built did not suddenly drop in 2008 following the recession.

Between 2006 and 2008 (years to end September) the number of housing association completions were around 3,700 to 4,000 each year before increasing to over 5,700 in 2009. Completions have then decreased each year, but increased slightly to around 2,800 in the year to end September 2015.

The number of housing association approvals meanwhile increased from around 5,100 to 6,300 from 2005 to 2009 (years to end September), before falling to around 2,300 in 2011, and remained steady until 2013. The number has since risen to around 2,600 in 2015.

Almost no local authority homes were built from 2006 to 2007 (years to end September). The number gradually increased from around 100 in 2008 to over 1,000 in 2012 and remained fairly steady since then. Local Authority housing has accounted for 7% of the total amount of new build homes completed across all sectors in the 12 months to end September 2015.

Trends to end September 2015:

895 social sector homes were completed between July and September 2015 (700 housing association and 195 local authority). This is 23% more than the 725 completed in the same period in 2014. This brings the total for the 12 months to end September 2015 to 3,879 which is 10% more than the 3,540 completed in the previous year.

Meanwhile 829 social sector homes were started between July and September 2015 (288 housing association and 541 local authority). This is up by 18% compared to the same quarter in 2014. This brings the total for the 12 months to end September 2015 to 4,024 which is 6% higher than the 3,779 started in the previous year.

Sub-national figures for the year to end September 2015:

Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end September 2015. The housing stock of 6 local authorities (Argyll & Bute, Dumfries & Galloway, Eilean Siar, Glasgow City, Inverclyde and Scottish Borders) has been transferred to housing associations and so these areas do not build new local authority houses.

In the year to end September 2015 rates of housing association new build completions were highest in Glasgow City, Argyll & Bute and East Dunbartonshire whilst no new housing association houses were built in East Ayrshire, Midlothian, Moray, The Shetland Islands, South Ayrshire and West Lothian.

Meanwhile local authority new build rates were highest in the Orkney Islands, East Ayrshire and West Dunbartonshire. Beside the 6 stock transfer authorities mentioned above Aberdeen City, Clackmannanshire, Dundee City, East Renfrewshire, Renfrewshire, the Shetland Islands and South Lanarkshire built no new houses during the year.

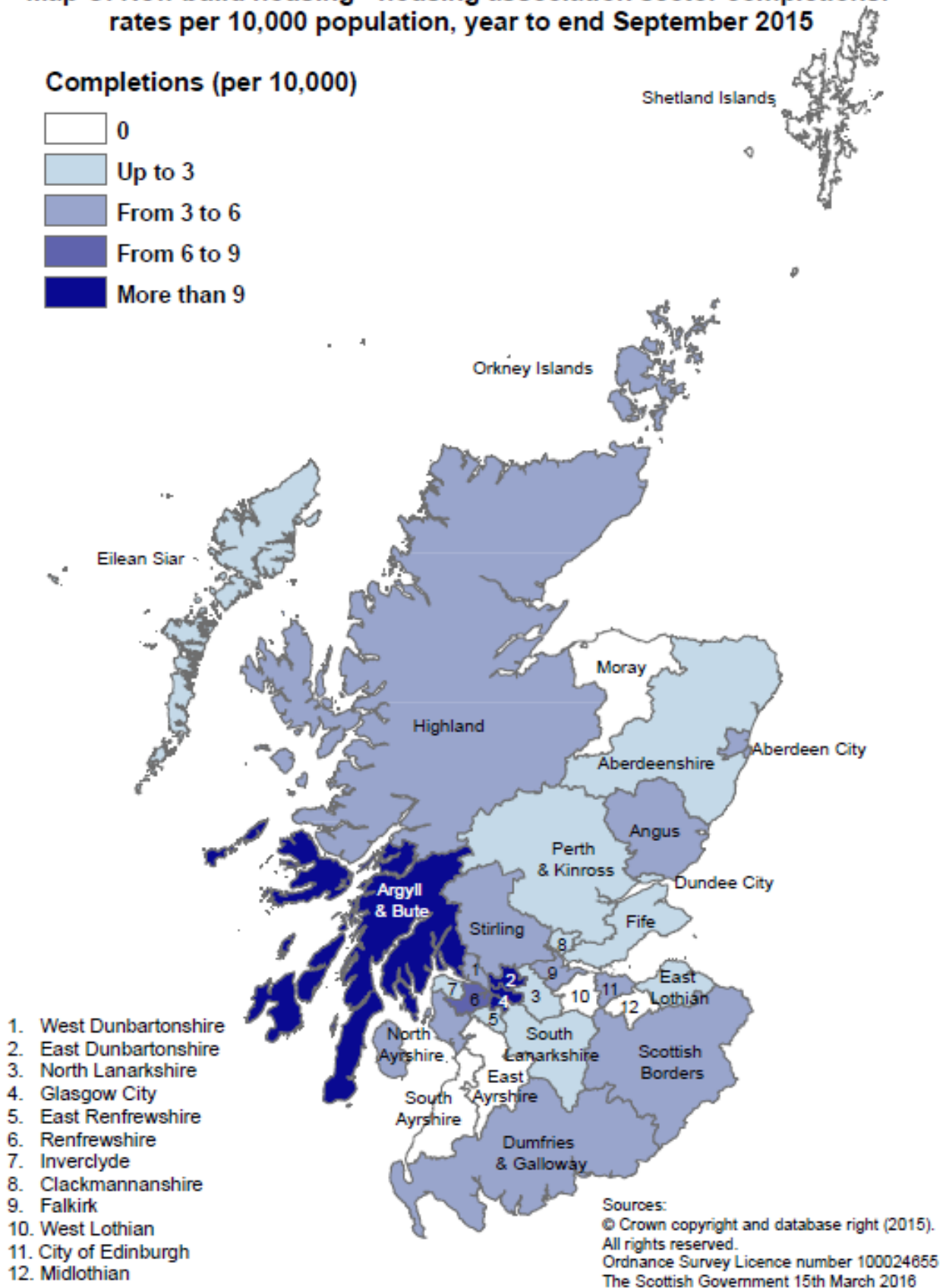
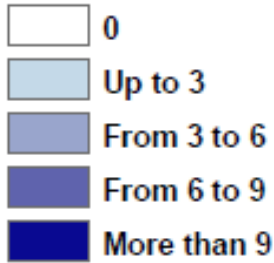
Latest data to end December 2015:

A total of 804 social sector homes were completed between October and December 2015, 9% less than the 883 homes completed in the same period in 2014. This brings the total for the 12 months to end December 2015 to 3,800, which is 13% more than the 3,353 completed in the previous year. The increase in the 12 months to end December 2015 is due to increases in both Housing Association and Local Authority led completions (14% and 11% increases respectively). See charts 8 and 9.

Meanwhile 1,102 social sector homes were started between October and December 2015. This is up by 30% compared to the same quarter in the previous year. This brings the total for the 12 months to end December 2015 to 4,278 which is a 12% increase on the 3,811 starts in the previous year. The increase in the 12 months to end December 2015 is a result of Local Authority starts increasing (161 homes) and Housing Association approvals increasing (306 homes). See Charts 8 and 9.

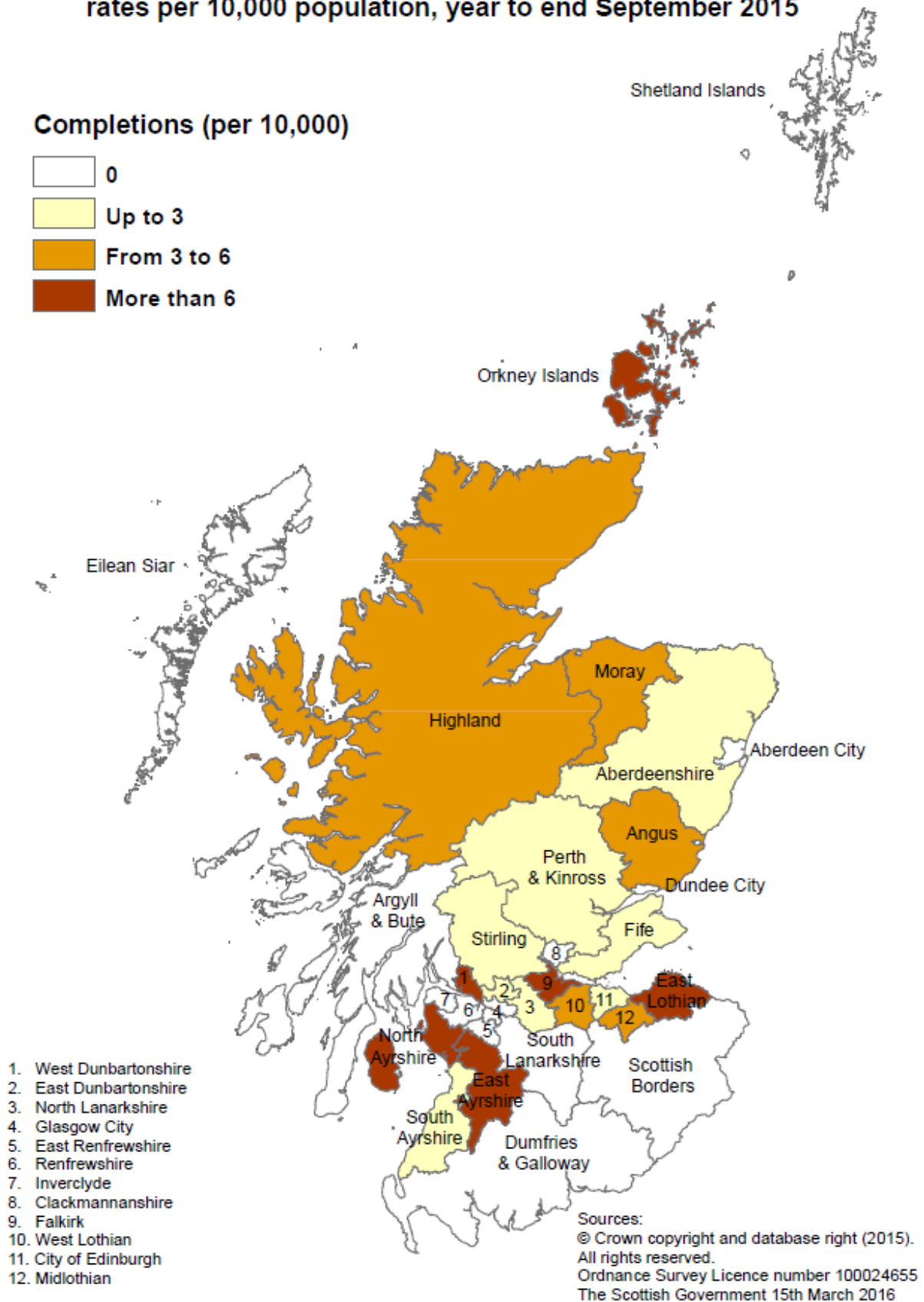
Map C: New build housing - housing association sector completions: rates per 10,000 population, year to end September 2015

Completions (per 10,000)



Map D: New build housing - local authority sector completions: rates per 10,000 population, year to end September 2015

Completions (per 10,000)



Affordable Housing Supply up to end December 2015

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off the shelf purchases and rehabilitations as well as new build. The social rent new build element of this covers largely the same houses referred to in the social sector new build section of this report. Statistics for the AHSP are available up to the end of December 2015. As a result they have been presented here for the year to end December. This differs from the figures in much of the remainder of this report which cover years to end September.

Changes in the funding programme in 2011 and 2012 impacted on the timing of affordable housing activity as well as the level of activity and this should be borne in mind when making comparisons over time.

Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, for example when site clearance begins or any point up to the beginning of ground works for foundations. As a result approvals are generally deemed a better measure than starts for AHSP data.

Chart 10: Annual Affordable Housing Supply Programme (AHSP) approvals and completions, years to end December, 2006 to 2015

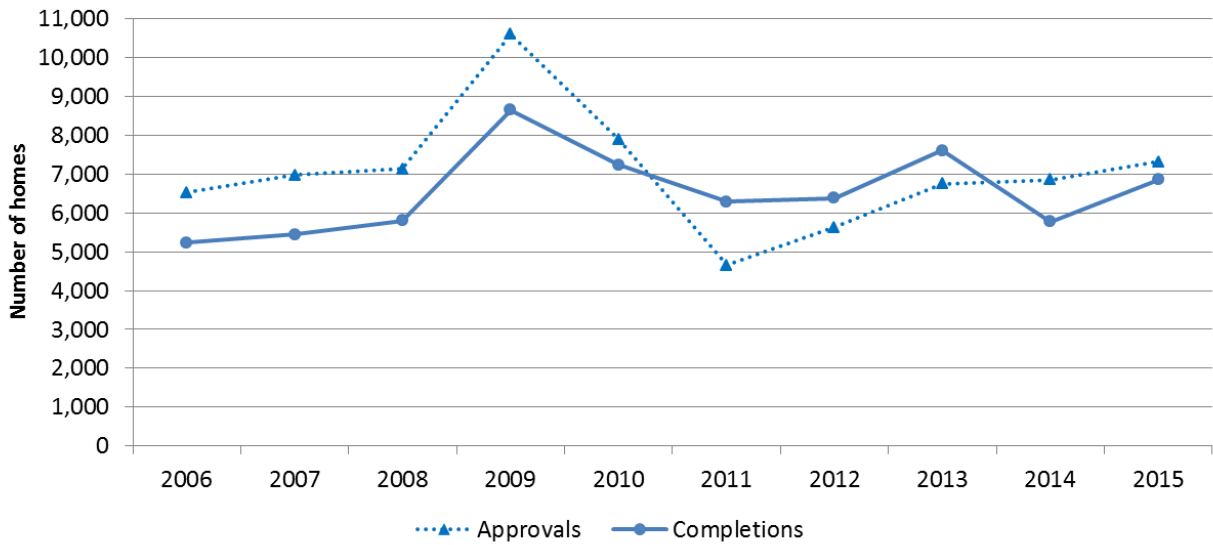
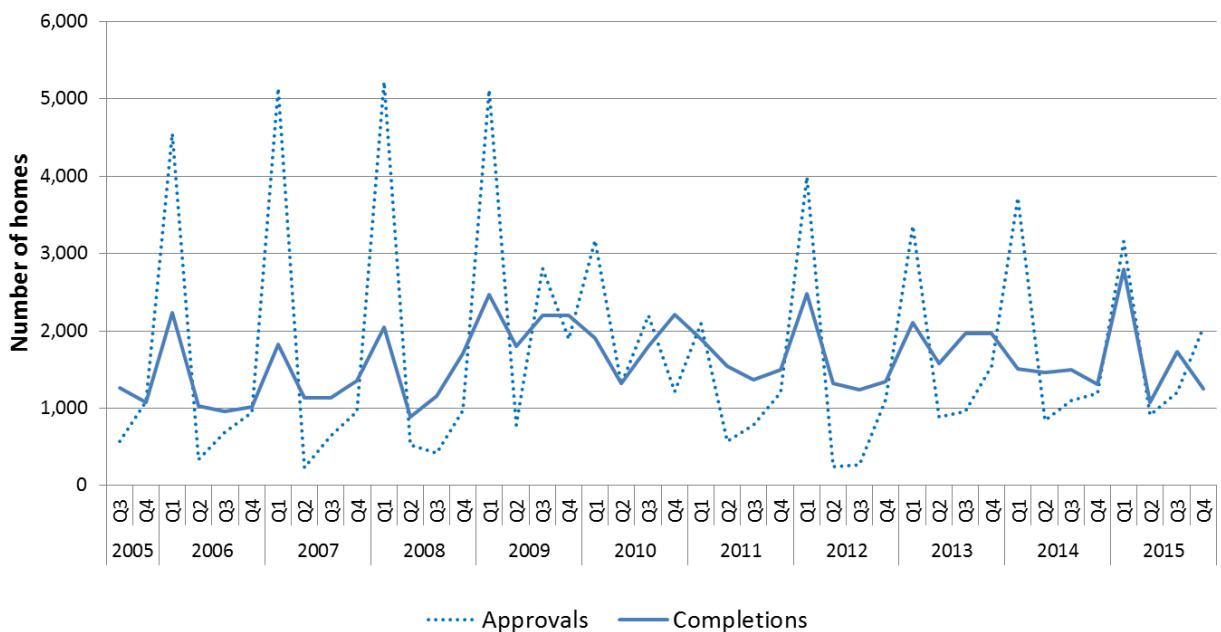


Chart 11: Quarterly Affordable Housing Supply Programme approvals and completions, 2005-2015



A total of 1,255 affordable homes were completed in the quarter between October and December 2015. This is slightly lower than the same quarter in 2014, with a 4% decrease, or 52 fewer homes than the same quarter last year.

Between October and December 2015 a total of 2,053 affordable homes were approved. This is 856 (72%) more than in the same quarter in the previous year. It brings the total for the year to end December 2015 to 7,321 approvals, up 7% on the previous year.

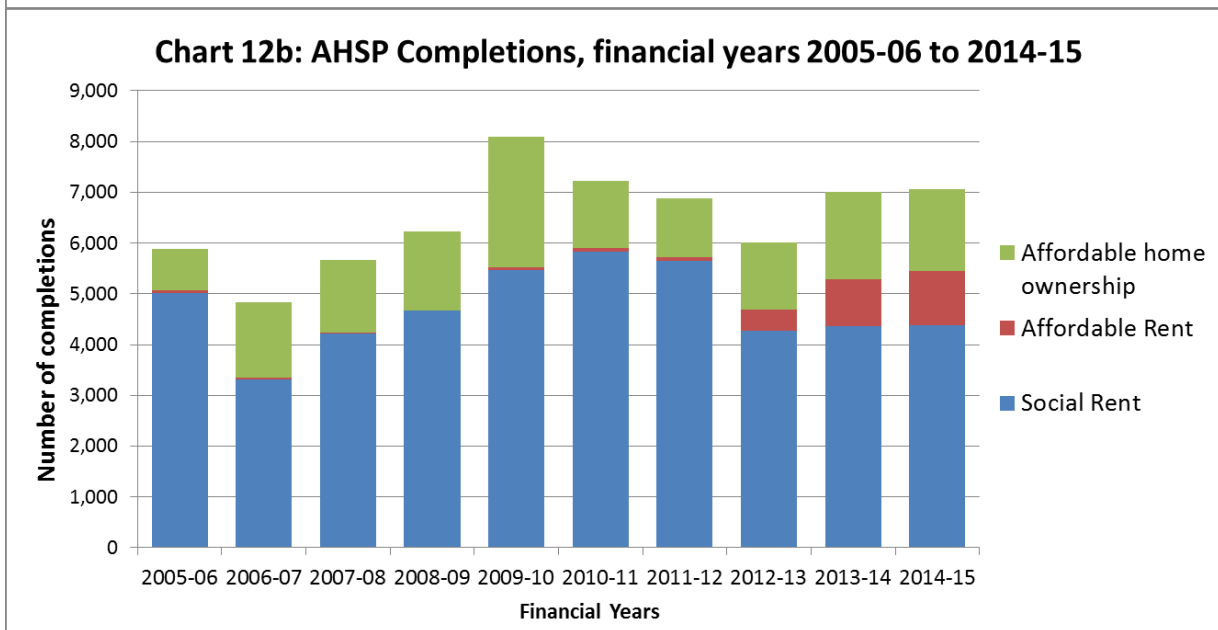
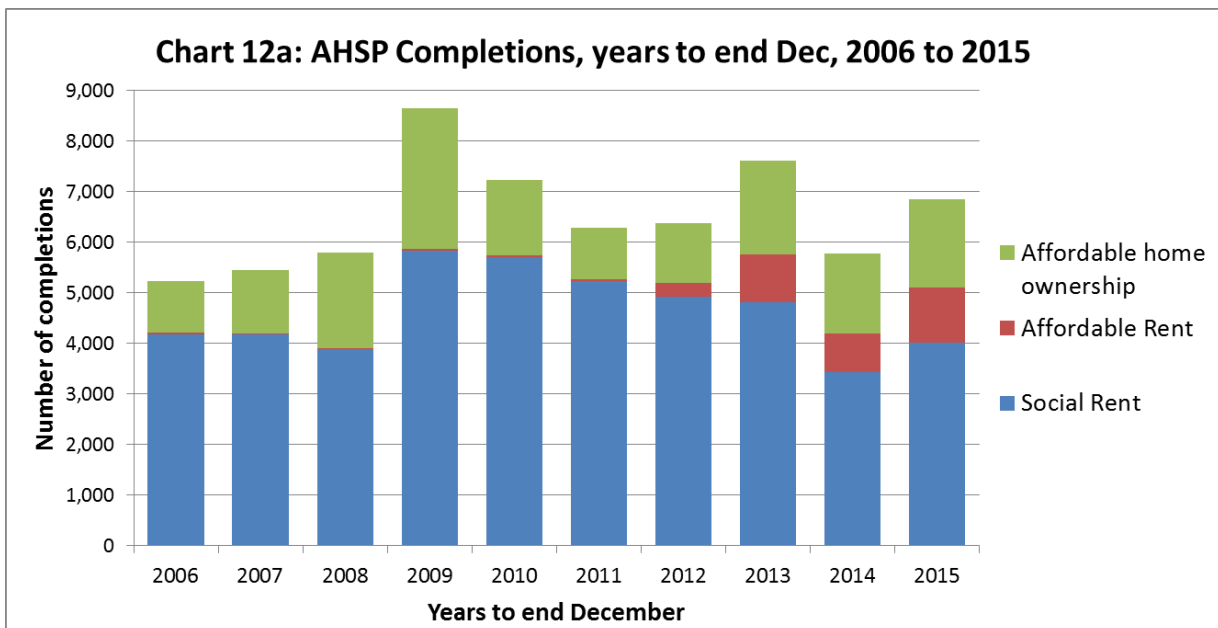


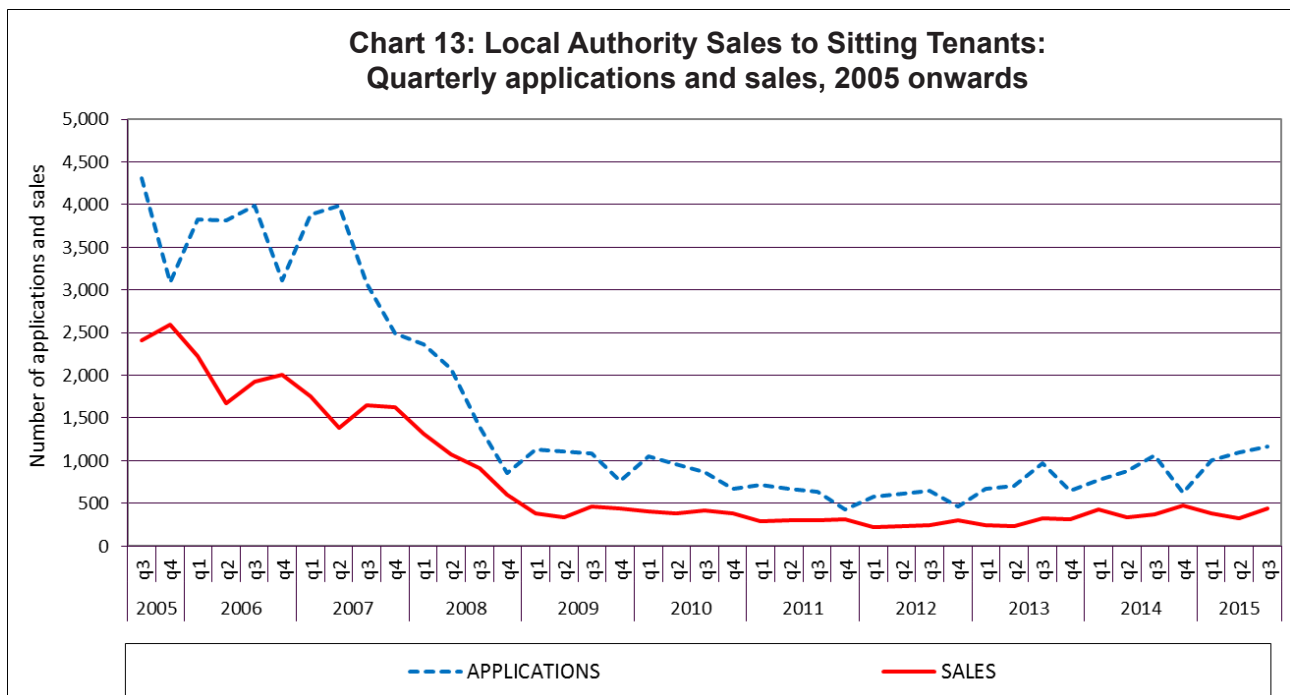
Chart 12a above shows that in 2015 (year to end December), total affordable housing supply programme completions have increased between 2014 and 2015, and this increase has been seen across all the categories of affordable rent, social rent and affordable home ownership. Social rent completions increased by 17% (585 homes), affordable rent completions have increased by 44% (335 homes), and affordable home ownership completions have increased by 10% (165 homes).

The quarterly Affordable Housing Supply statistics provide an update on progress against the Scottish Government’s target to deliver 30,000 affordable homes, including 20,000 social rented homes and 5,000 council homes between 2011-12 and 2015-16. The Quarterly statistics from April 2011 to end December 2015 show that there were a total of:

- 31,034 affordable housing supply completions, of which:
- 20,854 were for social rent, including 5,405 council house completions
- 3,104 were for other affordable rent
- 7,076 were for affordable home ownership

Sales of Local Authority Dwellings to Sitting Tenants (Right to Buy)

Most sales of local authority housing to tenants are sales under Right to Buy although a small number cover other sales such as voluntary sales by local authorities to sitting tenants.



In July 2013 the Scottish Government announced that the Right to Buy was to end for all tenants. Immediately following this announcement the number of applications and the number of sales between July and September 2013 both increased (by 39% and 44% respectively) compared to the previous quarter. The increases were higher than in the same quarter of 2012, where the number of applications and the number of sales increased by 5% and 7% respectively.

The most recent figures available are for July to September 2015. During this period there were 1,161 Right to Buy applications (10% higher than in the same quarter the previous year, and 19% higher than in the same quarter in 2013) and 437 sales (19% higher than in the same quarter in the previous year, and 32% higher than in the same quarter in 2013).

Throughout the year to end September 2015 there were 1,606 sales to sitting tenants, 12% more than in the previous year and 3,890 applications which is 16% more than the previous year.

Notes

This document should be read along with the [explanatory document](#) which provides information on how the statistics are collected and how they should be interpreted are provided below.

Starts and completions

New build information is provided for starts (when the foundations are begun) and completions (when a building inspector deems the property complete). In general, the number of starts will be a strong indicator of the likely trend in completions over the longer term, but there may well be differences over the short and medium term depending on factors such as the housing market, economic climate, access to finance, and speed of construction. A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 years to 2.75 years. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

Comparing over time

New build figures are not seasonally adjusted and so it's not always appropriate to compare the latest quarter's figure with the previous one. In particular Housing Association approvals tend to peak in Quarter 1 of each year due to the way in which funding is allocated to these projects. This document generally compares the latest quarter's figures with those for the equivalent quarter in previous years or it compares the latest 12 month period with the previous one. For series where there is no obvious seasonal pattern it may also compare with the average quarterly figure over a period of time.

A National Statistics publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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e-mail: statistics.enquiries@gov.scot

How to access background or source data

The data collected for this statistical bulletin are available via an alternative route:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrew's House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@gov.scot.

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