A National Statistics publication for Scotland

Scottish Government
Riaghaltas na h-Alba
gov.scot

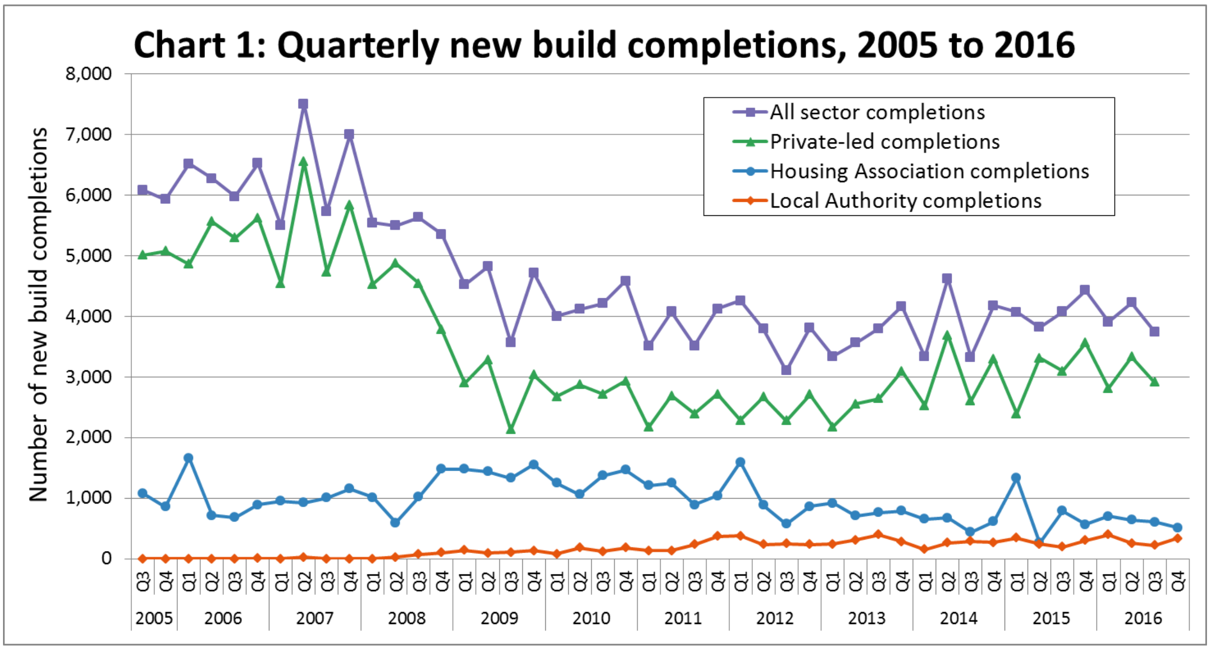
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update (published 14 March 2017)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end September 2016, with more up-to-date social sector information available up to end December 2016)
- **The Affordable Housing Supply Programme** (up to end December 2016)
- **Local authority house sales including Right to Buy** (up to end September 2016)

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 3,744 **new build homes completed** between July and September 2016; an 8% decrease on the same quarter in 2015. This brings the total for the year to end September 2016 to 16,309, up 1% (157 homes) compared to the 16,152 completed in the previous year.

There were 4,322 **new build homes started** between July and September 2016; 3% more than the same quarter in 2015. This brings the total for the year to end September 2016 to 16,870 which is down by 5% (880 homes) compared to the 17,750 homes started in the previous year.

New Build Housing – Private-led Housing

Between July and September 2016, 2,912 **private sector led homes** were **completed**; down 6% on the same quarter in 2015. This brings the total for the year to end September 2016 to 12,616, which is 4% (516 homes) more than the 12,100 completions in the previous year.

There were 3,016 **private sector led starts** between July and September 2016, down 8% on the same quarter in 2015. This brings the total for the year ending September 2016 to 11,816, which is 14% (1,845 homes) less than the 13,661 starts in the previous year.

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

There were 832 **social housing completions** between July and September 2016; 16% less than the same quarter in 2015. This brings the total for the year to end September 2016 to 3,693. This is a 9% decrease on the 4,052 social sector completions in the previous year.

Meanwhile, 1,306 **social sector homes** were **started** between July and September 2016; 46% higher than the same quarter in 2015. This brings the total for the year to end September 2016 to 5,054. This is a 24% increase on the 4,089 social sector starts in the previous year.

More up-to-date figures show that, between October to December 2016, 849 social sector homes were completed (19 fewer than the 868 completions in the same quarter in 2015), and 1,162 were started (4% more than the same quarter in the previous year). This brings the total completions for the 12 months to end December 2016 to 3,674 (a 9% decrease on the 4,037 social sector homes completed in the previous year). Total starts over the 12 months to end December 2016 are now at 5,101 (17% more than the 4,356 started in the previous year).

New Build Housing – Housing Association Homes

There were 610 **housing association completions** between July and September 2016, 23% less than the 790 completions in the same quarter in 2015. This brings the total for the year to end September 2016 to 2,516, a 16% (485 homes) decrease on the 3,001 completions over the previous year.

There were 803 **housing association approvals** between July and September; more than double the 332 approvals in the same quarter in the previous year. This brings the total for the year to end September 2016 to 3,475. This is an increase of 33% (857 homes) on the 2,618 approvals in the previous year.

More up-to-date figures show that a total of 510 Housing Association homes were completed between October and December 2016, 10% fewer completions than in the same period in the previous year (567 homes). This brings the total completions for the 12 months to end December 2016 to 2,459, which is a decrease of 17% on the 2,954 homes completed in the previous year. A total of 902 Housing Association homes were approved between October and December 2016, 15% more than the 785 approvals in the same quarter in 2015. This brings the total approvals for the 12 months to end December 2016 to 3,592, a 24% increase on the 2,893 approvals in the previous year.

New Build Housing – Local Authority Homes

There were 222 **local authority completions** between July and September 2016, which is 14% more than the number that were completed in the same quarter in 2015. This brings the total for the year ending September 2016 to 1,177. This is a 12% (126 homes) increase on the 1,051 completions the previous year.

There were 503 **local authority starts** between July and September 2016; 10% lower than the number in the same quarter in 2015. This brings the total for year ending September 2016 to 1,579. This is a 7% (108 homes) increase on the 1,471 starts in the previous year.

More up-to-date figures show that, between October and December 2016, 339 local authority houses were completed (38 more homes than the same quarter in the previous year), and 260 were started (70 fewer homes than the same quarter in the previous year). This brings the total completions for the year to end December 2016 to 1,215, which is 12% higher than the previous year. Total starts for the 12 months to end December 2016 now stands at 1,509 which is an increase of 3% on the 1,463 local authority homes completed in the previous year.

Affordable Housing Supply – up to end December 2016

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 builds.

The latest statistics for the year to end December 2016 show that **affordable housing supply completions** have totalled 6,741, down 6% (422 homes) on the previous year. This includes decreases in social rent completions (down by 6% or 237 homes) and affordable rent completions (down by 18% or 206 homes), along with an increase in affordable home ownership completions (up by 1% or 21 homes).

There were 8,840 **affordable housing approvals** over the year up to end December 2016, up by 20% or 1,448 homes compared to the previous year. This includes increases in social rent approvals (up by 12% or 624 homes), affordable rent approvals (up by 26% or 257 homes), and affordable home ownership approvals (up 41% or 567 homes).

There were 7,853 new **affordable houses started** in the year to end December 2016, up by 17% or 1,148 homes compared to the previous year. This includes increases in social rent starts (up by 10% or 447 homes), affordable rent starts (up by 12% or 109 homes), and affordable home ownership starts (up 43% or 592 homes).

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21.

Local Authority Right to Buy Applications and Sales

The Right to Buy scheme closed to all new applicants on 31 July 2016, therefore application figures presented for the latest quarter July to September 2016 relate to applications made during the single month of July 2016 only. During this time period there were 3,353 **Right to Buy applications**, just under three times the 1,161 applications in the same quarter in the previous year. Throughout the year to end September 2016 there were 9,060 applications made, more than double the 3,890 applications made in the year to end September 2015.

Right to Buy sales can occur in a period later than that in which the application was made, and therefore sales figures presented for the latest quarter July to September 2016 relate to sales across this entire quarterly period. During this time period there were 712 **Right to Buy sales**, 63% more than the 437 sales in the same quarter in the previous year. Throughout the year to end September 2016 there were 2,200 sales, 37% more than the 1,608 sales in the year to end September 2015.

Contents

New Build Housing – All sectors

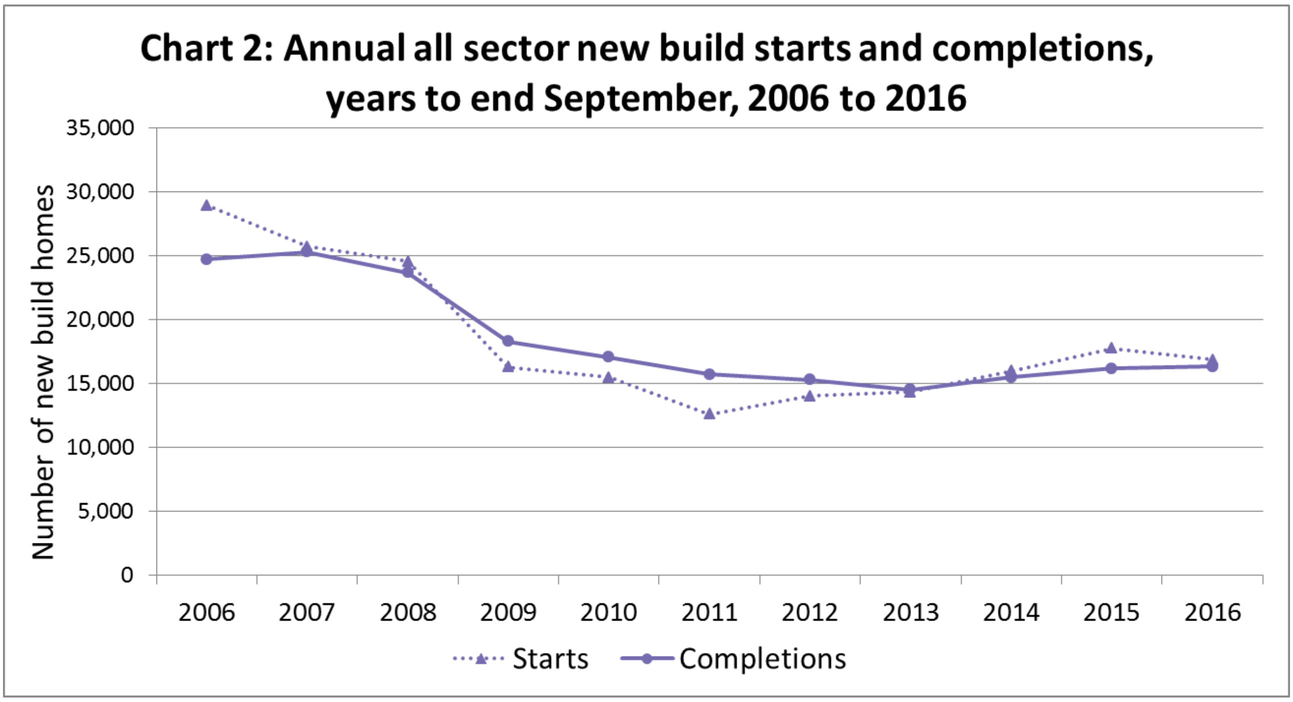
The new-build section of this document provides figures on the number of homes started (when the foundations are begun) and completed (when a building inspector deems the property complete).

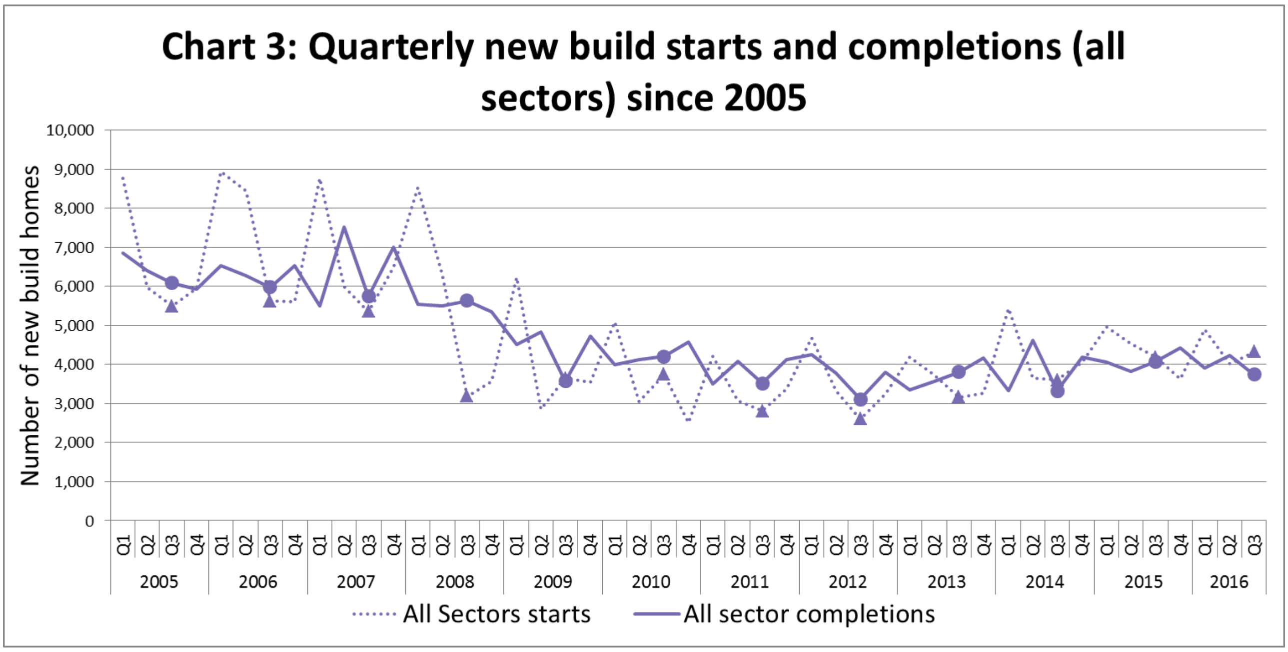
Figures are presented for homes built on privately led (referred to throughout as private sector), local authority led (referred to as local authority sector) and housing association led (referred to as housing association sector) sites. For the private sector the latest information available is for the quarter ending September 2016. Whilst more up-to-date information is available for local authority and housing association new builds, findings for these sectors are mainly presented up to September 2016 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 (January to March) each year are due to large numbers of housing association approvals being granted near the end of the financial year.

Figures on private sector new build completions for Edinburgh have been estimated from 2015 Quarter 4 onwards due to quality concerns of data derived from building completion certificates. Estimates for Edinburgh have instead been based on private new build house sales data from Registers of Scotland, with further assumptions on self-builds and private sector led section 75 completions which are not captured within this data source. The estimates for Edinburgh are being investigated further and are subject to change in future publications.

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, respectively, in starts and completions across all sectors.





Trends over the last ten years

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 2009 (years to end September). Completions for all sectors fell more gradually between 2010 and 2013, before increasing until 2015, following which completions have remained fairly constant in the most recent year.

Trends to end September 2016

There were 3,744 new build homes completed between July and September 2016; an 8% decrease on the same quarter in 2015. This brings the total for the year to end September 2016 to 16,309, up 1% (157 homes) compared to the 16,152 completed in the previous year.

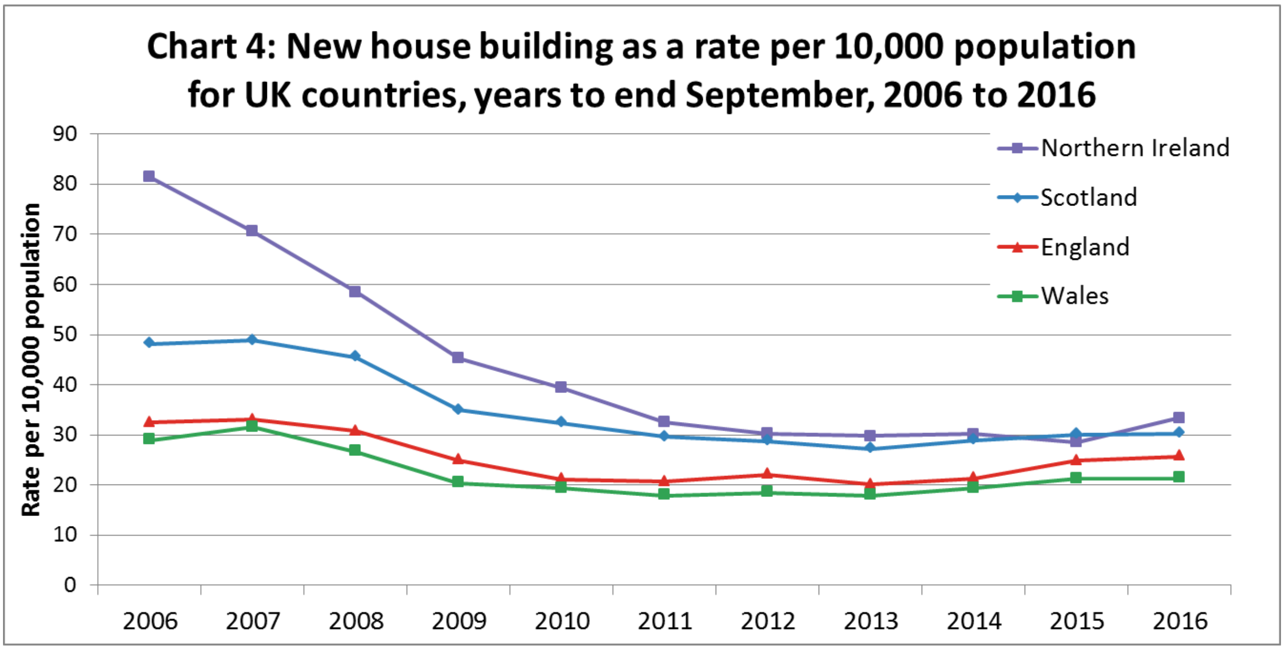
There were 4,322 new build homes started between July and September 2016; 3% more than the same quarter in 2015. This brings the total for the year to end September 2016 to 16,870 which is down by 5% (880 homes) compared to the 17,750 homes started in the previous year.

Comparison with the rest of the UK from 2006 to 2016

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 above that of England and Wales throughout the 2006 to 2016 period (years to end September). The rate of house building completions in Scotland has been below that of Northern Ireland between 2006 and 2016 except for the year 2015.

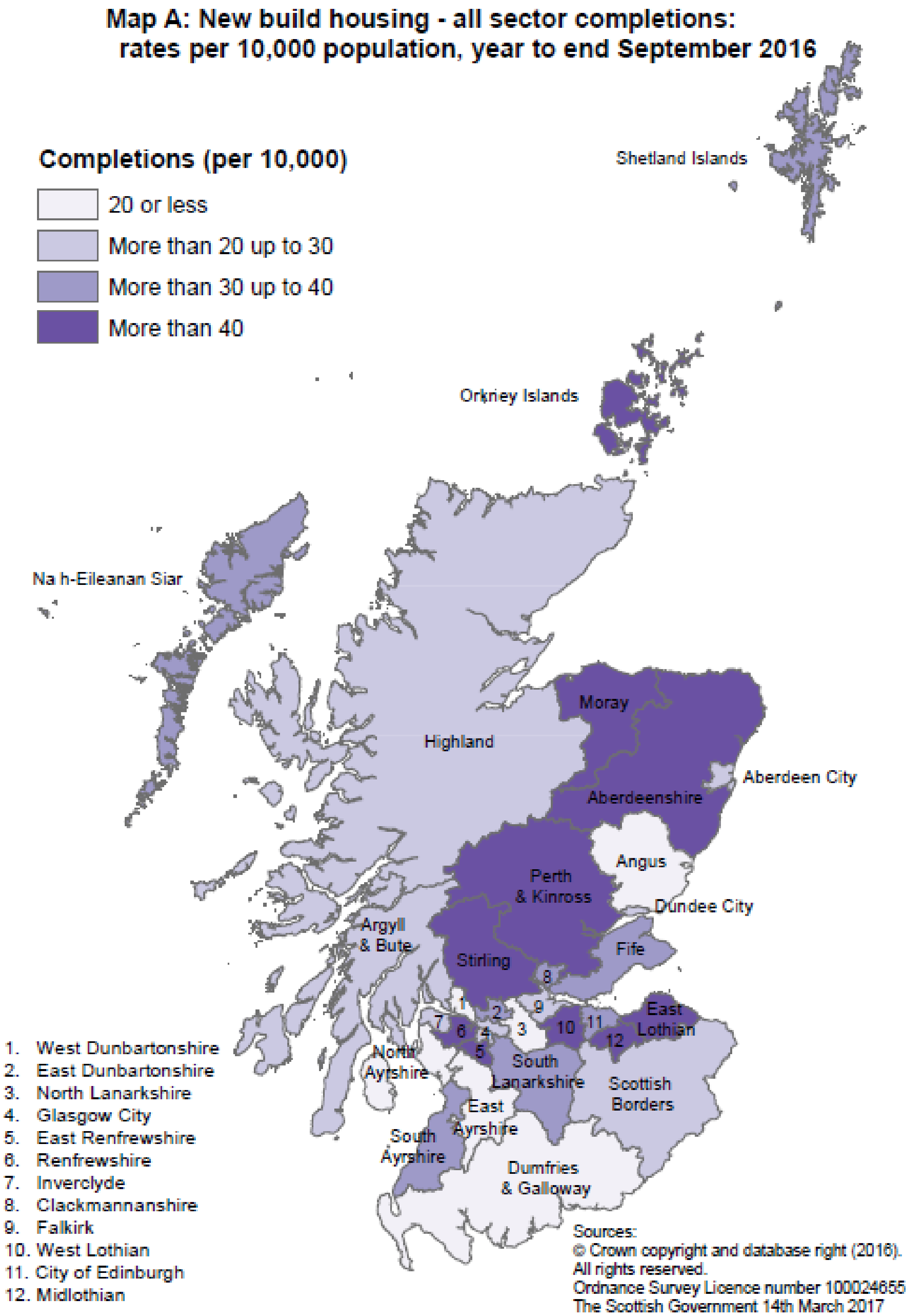
The 16,309 homes completed in Scotland in the year to end September 2016 equates to a rate of 30 per 10,000 population. This is the lower than Northern Ireland (33), but higher than the equivalent rates in England (26) and Wales (21).



Sub-national figures for the year to end September 2016

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 2016, as a rate per 10,000 population.

In the year to end September 2016 the highest new build rates were observed in Midlothian, Orkney Islands, East Lothian, Perth & Kinross and Aberdeenshire. The lowest rates were observed in Angus, West Dunbartonshire, Dumfries & Galloway, East Ayrshire, and North Ayrshire.



New Build Housing – Private-led Housing

The private sector is the biggest contributor to overall house building, accounting for more than three-quarters (77%) of all homes completed in the 12 months to end September 2016.

Figures on private sector new build completions for Edinburgh have been estimated from 2015 Quarter 4 onwards due to quality concerns of data derived from building completion certificates. Estimates for Edinburgh have instead been based on private new build house sales data from Registers of Scotland, with further assumptions on self-builds and private sector led section 75 completions which are not captured within this data source. The estimates for Edinburgh are being investigated further and are subject to change in future publications.

Chart 5: Annual private sector led new build starts and completions, years to end September, 2006 to 2016

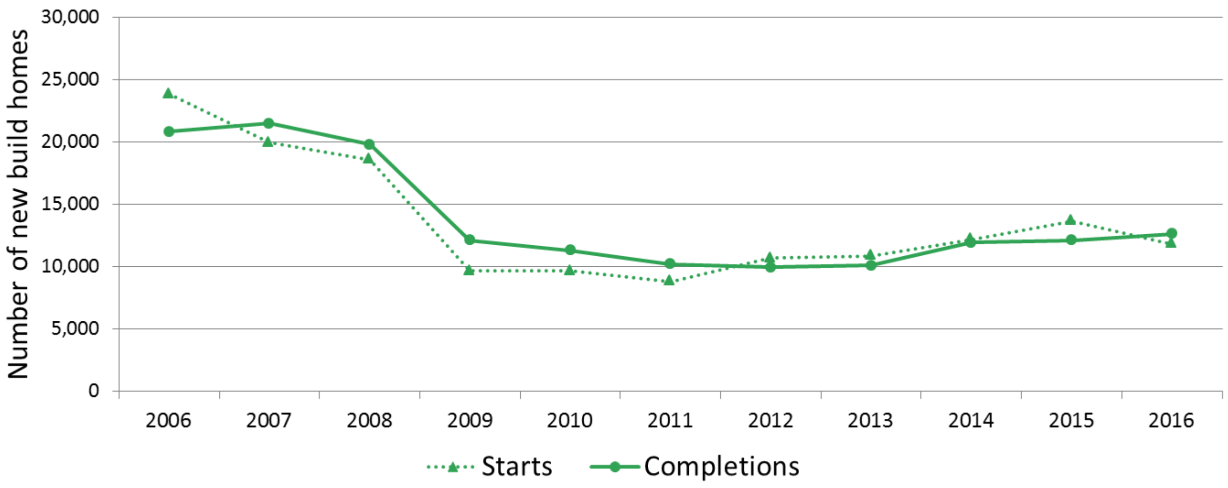
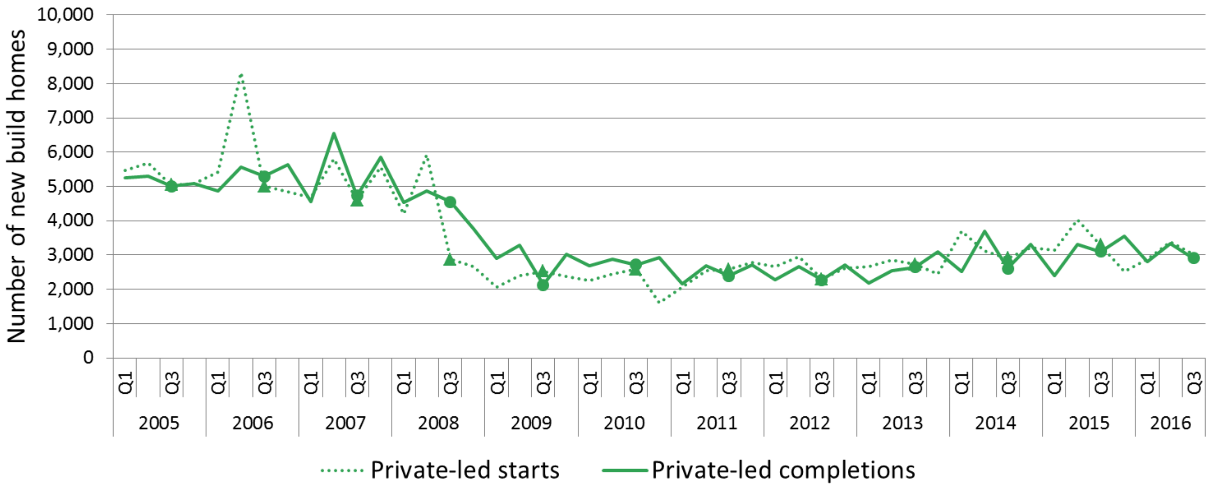


Chart 6: Quarterly new build starts and completions (private-led), since 2005



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 22,000. Private sector led new build housing was hit particularly hard by the recession. The number of homes completed dropped steeply throughout 2008 then continued to decrease more gradually to under 10,000 in 2012. Since then the number of homes completed has increased overall, bringing completions through the year to almost 12,000 in the year ending September 2014 and just over 12,000 in 2015, increasing to just over 12,600 in 2016.

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. Following this, the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers schemes were launched on 21 January 2016. Further information on the schemes, along with monitoring information setting out numbers of sales, is available at http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy.

Trends to end September 2016

Between July and September 2016, 2,912 private sector led homes were completed; down 6% on the same quarter in 2015 (see Chart 6). This brings the total for the year to end September 2016 to 12,616, which is 4% (516 homes) more than the 12,100 completions in the previous year.

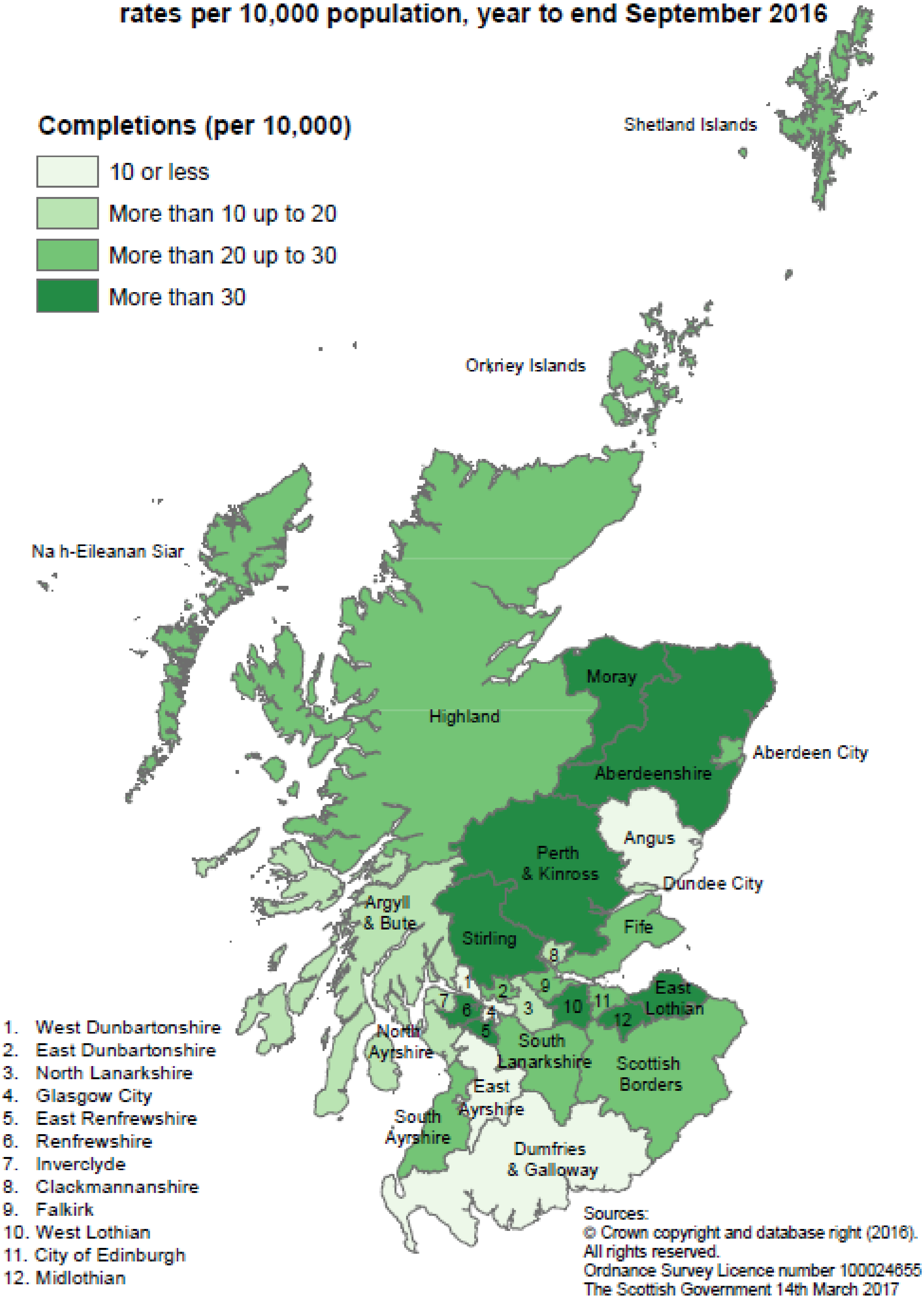
Meanwhile there were 3,016 private sector led starts between July and September 2016, 8% down on the same quarter in 2015. This brings the total for the year ending September 2016 to 11,816, which is 14% (1,845 homes) less than the 13,661 starts in the previous year.

Sub-national figures for the year to end September 2016

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 2016.

The highest completion rates have been in Midlothian, East Lothian, Aberdeenshire, Perth & Kinross and Renfrewshire. The lowest rates meanwhile, have been in Angus, Dumfries & Galloway, West Dunbartonshire, Glasgow City and East Ayrshire.

Map B: New build housing - private sector completions: rates per 10,000 population, year to end September 2016



New Build Housing – Social Sector

Social sector housing consists of local authority and housing association housing, and has accounted for just under a quarter (23%) of all new build homes completed over the 12 months to end September 2016. 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 2016. However, to enable easier understanding of how each sector contributes to the all sector totals described previously, 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 section.

Chart 7a: Housing Association and Local Authority new build starts and completions, years to end September 2006 to 2016

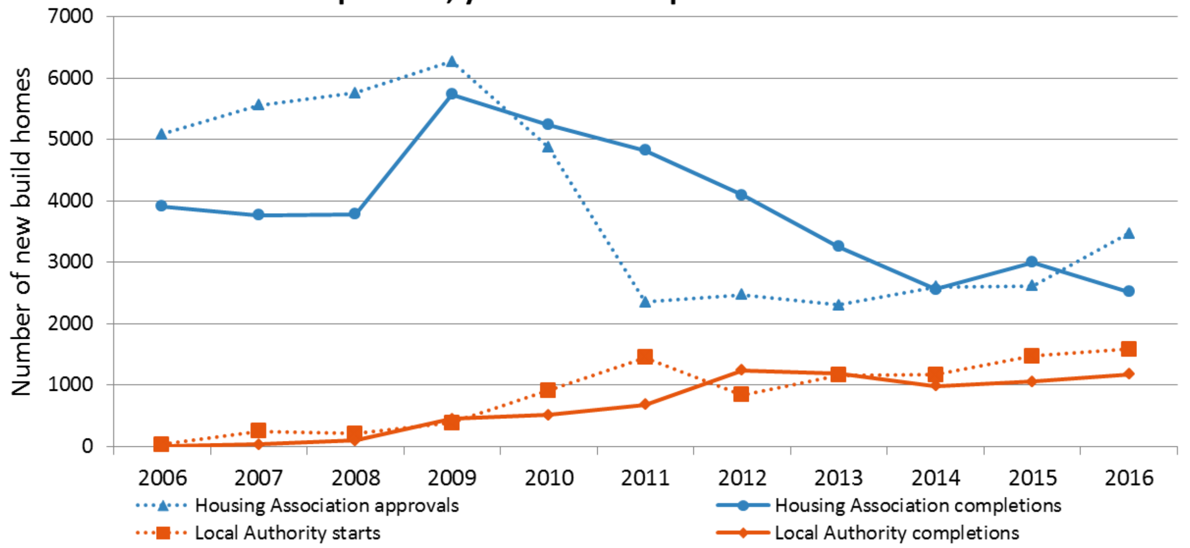
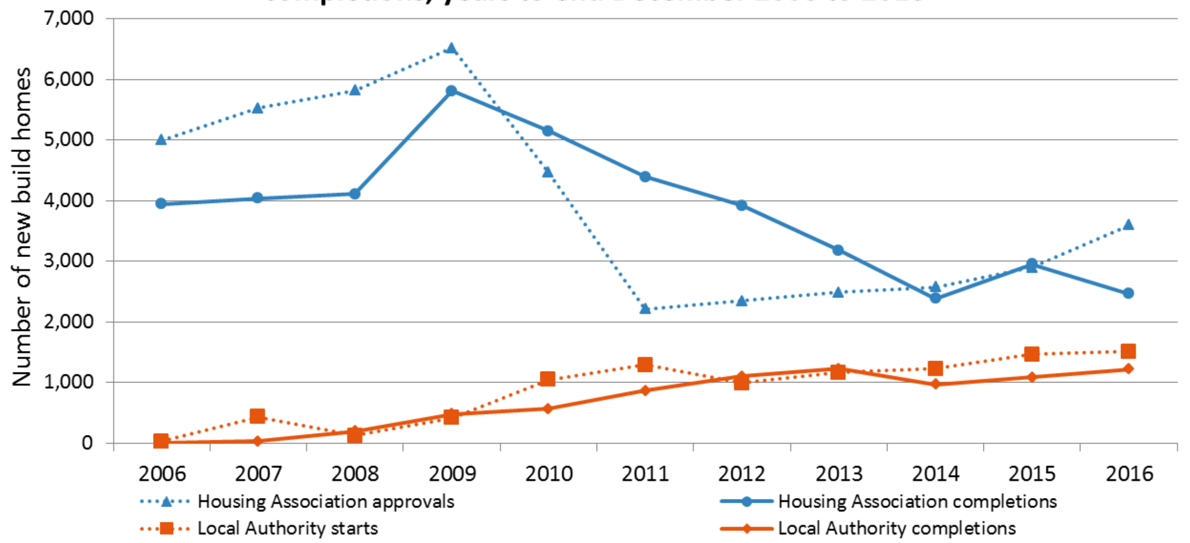
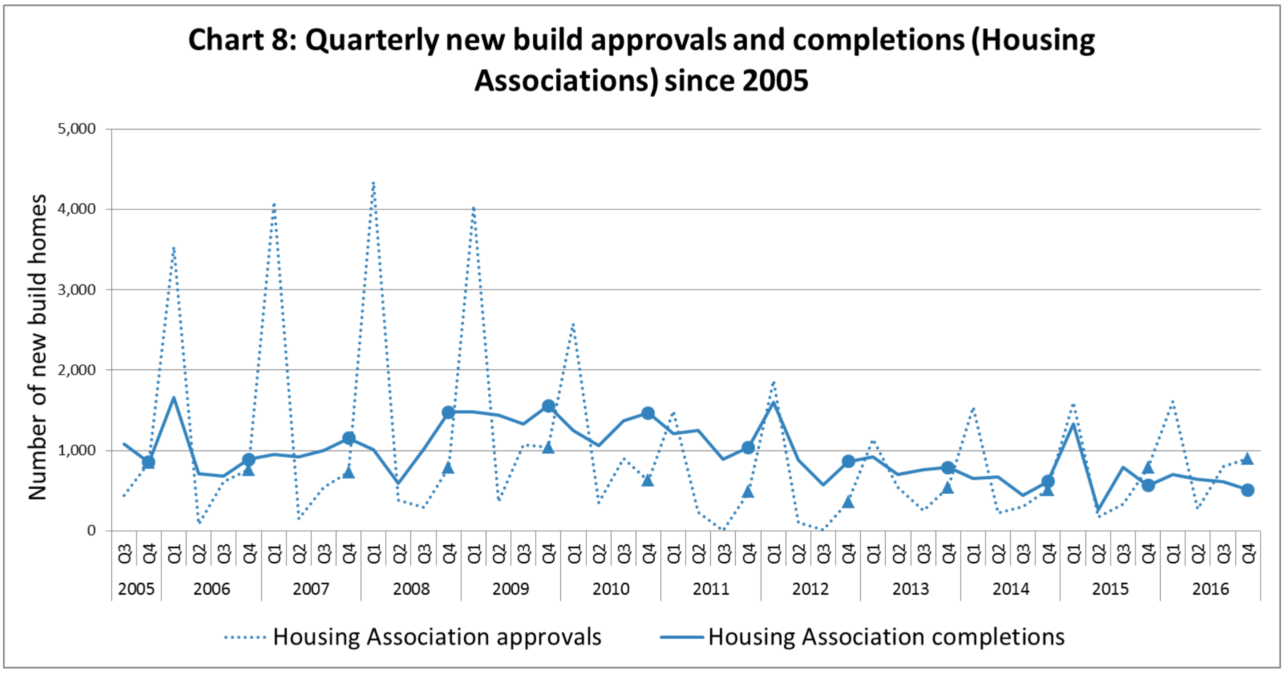
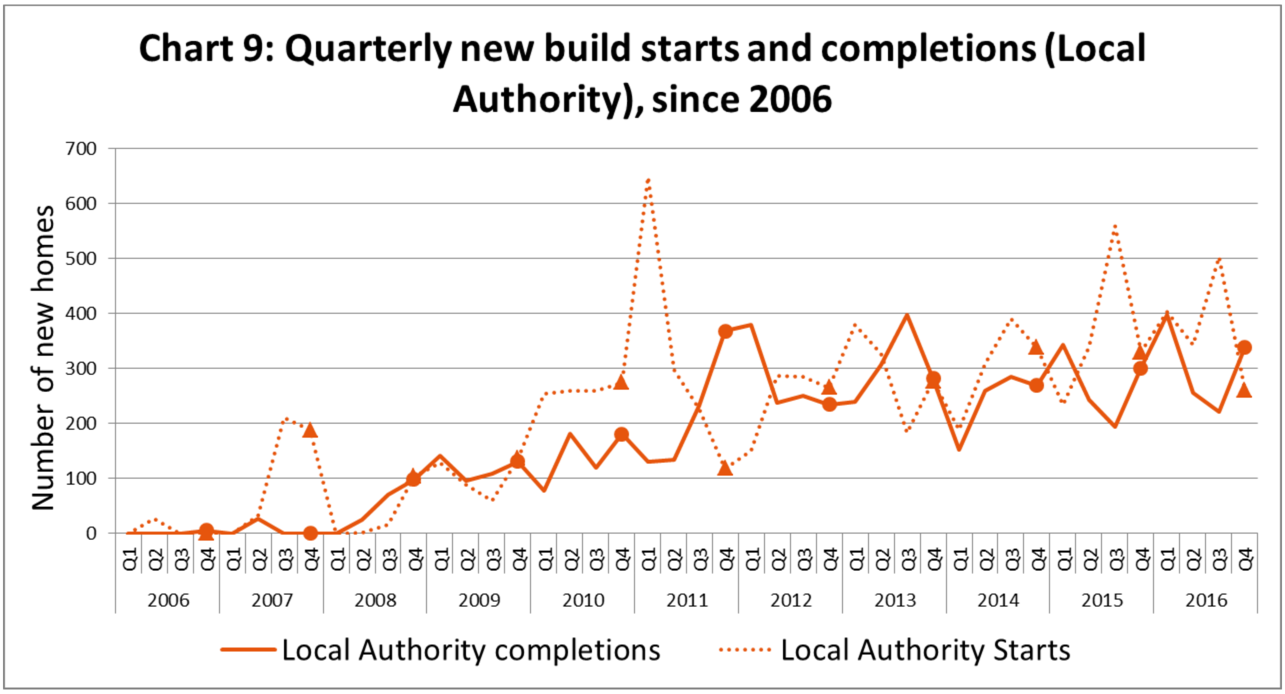


Chart 7b: Housing Association and Local Authority new build starts and completions, years to end December 2006 to 2016







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 2006, 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 3,900 each year before increasing to over 5,700 in 2009. Completions then decreased to 2,600 in 2014, with a slight peak in 2015 until 2016 where there were 2,500 completions.

The number of housing association approvals meanwhile increased from just under 5,100 to 6,300 from 2006 to 2009 (years to end September), before falling to around 2,300 in 2011. The figures have since increased to just under 3,500 in the year ending September 2016.

Very few local authority homes were built in 2006 and 2007 (years to end September). The number gradually increased from around 450 in the year ending September 2009 to over 1,200 in the year ending September 2012, then dipped to 1,000 in 2014, before increasing to 1,200 in the year ending September 2016. 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 2016.

Trends to end September 2016

There were 832 social housing completions between July and September 2016; 16% fewer than the same quarter in 2015. This brings the total for the year to end September 2016 to 3,693. This is a 9% decrease on the 4,052 social sector completions in the previous year.

Meanwhile, 1,306 social sector homes were started between July and September 2016; 46% higher than the same quarter in 2015. This brings the total for the year to end September 2016 to 5,054. This is a 24% increase on the 4,089 social sector starts in the previous year.

Sub-national figures for the year to end September 2016

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 2016. The housing stock of 6 local authorities (Argyll & Bute, Dumfries & Galloway, Glasgow, Inverclyde, Na h-Eileanan Siar 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 2016 rates of housing association new build completions were highest in the Shetland Islands, Glasgow City, Na h-Eileanan Siar and Inverclyde, whilst no new housing association houses were built in East Ayrshire and West Dunbartonshire.

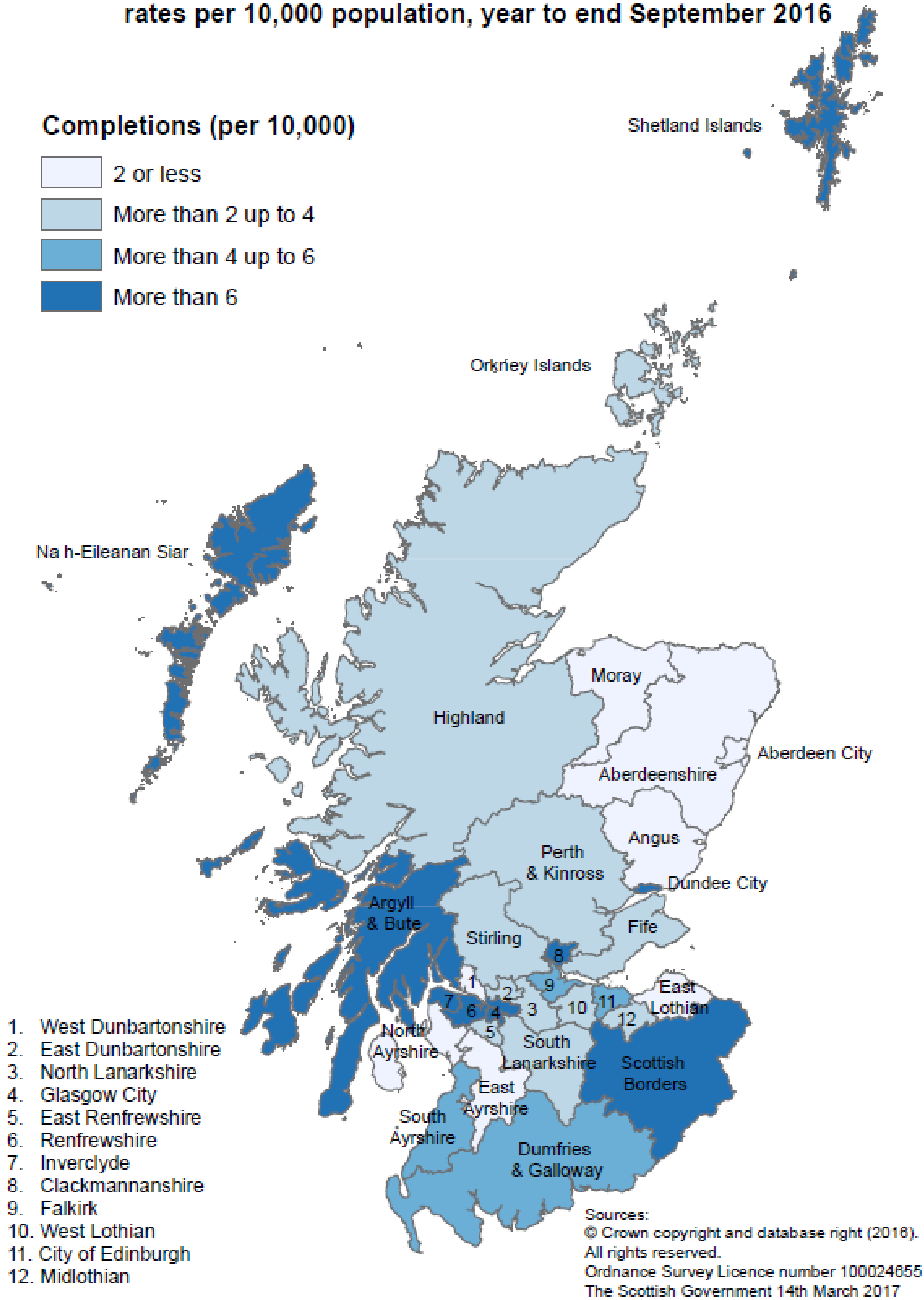
Meanwhile local authority new build rates were highest in the Orkney Islands, Moray, South Ayrshire and Clackmannanshire. As well as the 6 stock transfer authorities mentioned above, Aberdeen City, Dundee City, East Dunbartonshire, East Renfrewshire, Falkirk, Renfrewshire, the Shetland Islands and West Dunbartonshire built no new homes in the year ending September 2016.

Latest data to end December 2016

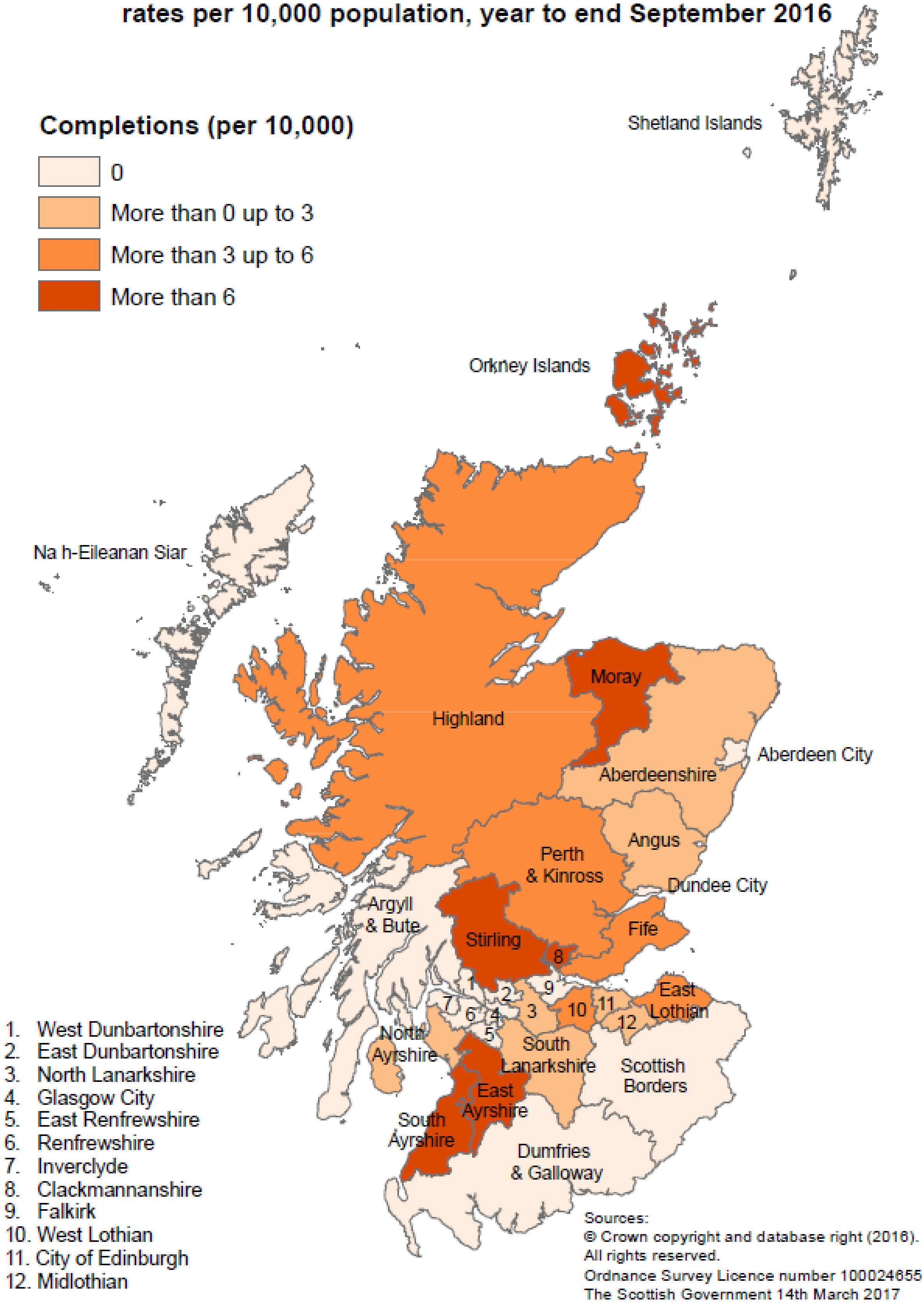
A total of 849 social sector homes were completed between October and December 2016, 2% fewer than the 868 homes completed in the same period in 2015. This brings the total for the 12 months to end December 2016 to 3,674, which is 9% fewer than the 4,037 completed in the previous year. The decrease in the 12 months to end December 2016 is mostly due to a decrease in Housing Association led completions, which decreased by 17%, whereas local authority led completions increased by 12%.

Meanwhile, 1,162 social sector homes were started between October and December 2016. This is up by 4% compared to the same quarter in the previous year. This brings the total for the 12 months to end December 2016 to 5,101 which is a 17% increase (745 homes) on the 4,356 starts in the previous year. The increase in the 12 months to end December 2016 is a result of Local Authority starts increasing by 46 homes and Housing Association approvals increasing by 699 homes (see Charts 8 and 9).

Map C: New build housing - housing association sector completions: rates per 10,000 population, year to end September 2016



Map D: New build housing - local authority sector completions: rates per 10,000 population, year to end September 2016



Affordable Housing Supply up to end December 2016

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 builds. 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 2016. 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.

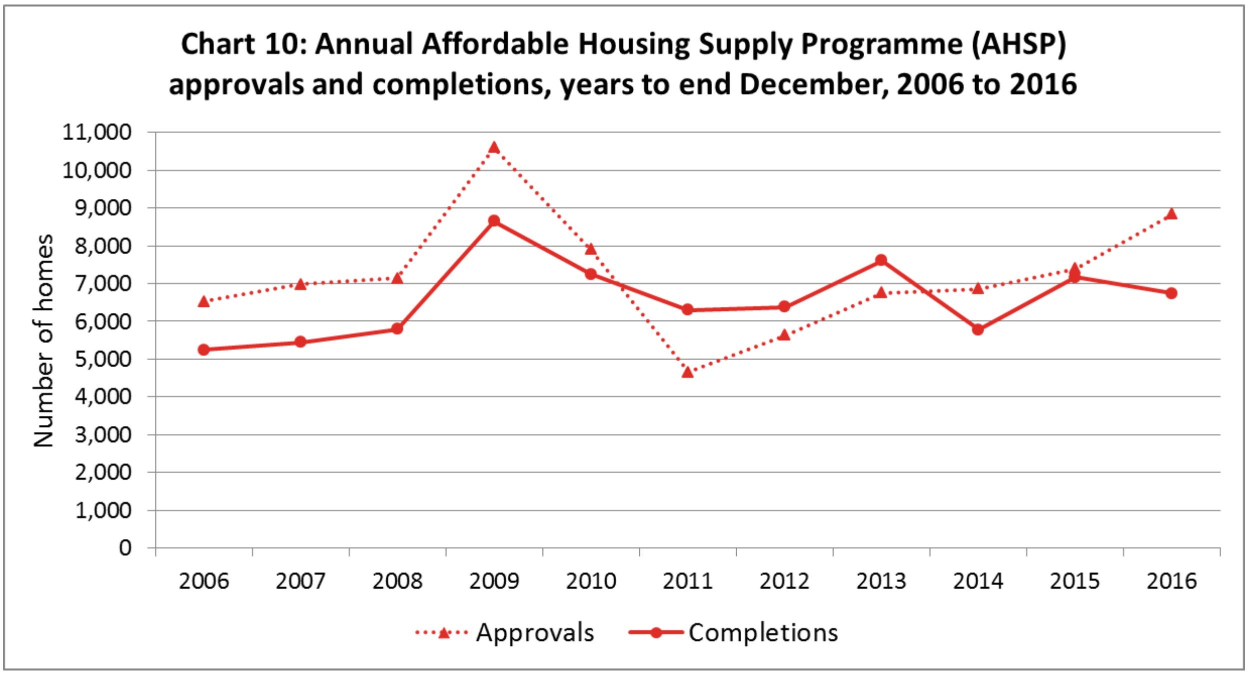
Changes in the funding programme in 2011 and 2012 impacted on the timing of affordable housing activity as well as the level of activity and this should be borne in mind when making comparisons over time.

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.

Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent.

Affordable Rent includes Mid-Market Rent (MMR), National Housing Trust (NHT) Rent as well as other programmes such as the Empty Homes Loan Fund (EHLF) and Rural Homes for Rent (RHfR).

Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Home Owner Support Fund Shared Equity.



A total of 1,479 affordable homes were completed in the quarter between October and December 2016, a 9% increase, or 117 more homes than the same quarter last year. This brings the total for the year to end December 2016 to 6,741, down 6% on the 7,163 completions in the previous year.

Between October and December 2016 a total of 2,107 affordable homes were approved. This is 54 (3%) more than in the same quarter in the previous year. It brings the total for the year to end December 2016 to 8,840 approvals, up 20% on the previous year.

There were 1,630 affordable homes started in the quarter between October and December 2016, a 17% decrease, or 339 fewer homes than the same quarter last year. This brings the total for the year to end December 2016 to 7,853, up 17% on the 6,705 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions decreased by 6% in 2016 (year to end December). In the latest year, social rent completions accounted for 60% of all completions, with affordable rent and affordable home ownership making up 14% and 27% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals increased by 20% in 2016 (year to end December). In the latest year, social rent approvals accounted for 64% of all approvals, with affordable rent and affordable home ownership making up 14% and 22% of the total, respectively.

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21.

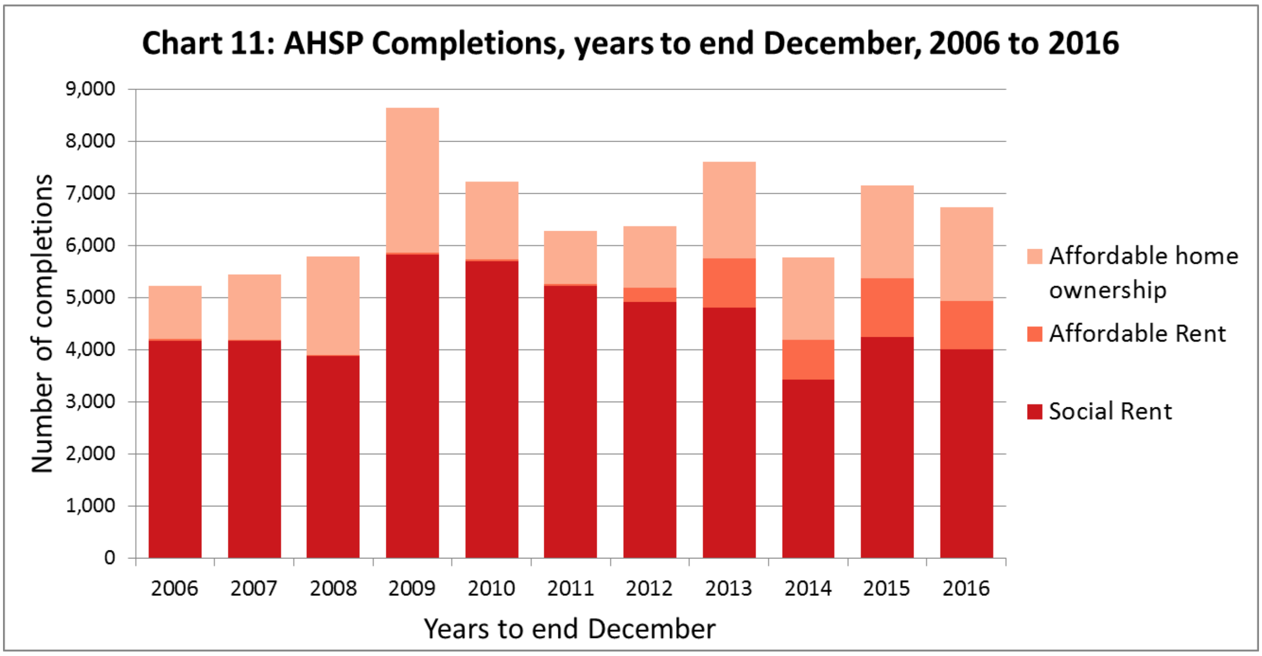


Chart 11: AHSP Completions, years to end December, 2006 to 2016
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
Number of completions
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
Years to end December
Affordable home ownership
Affordable Rent
Social Rent

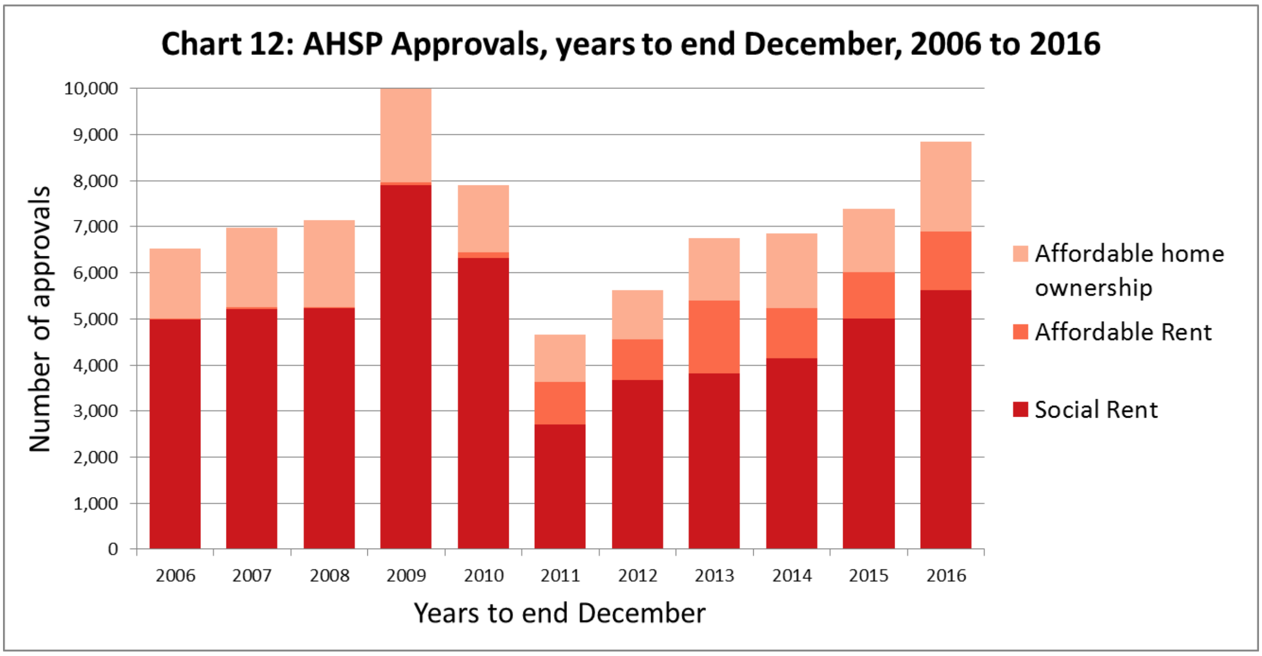
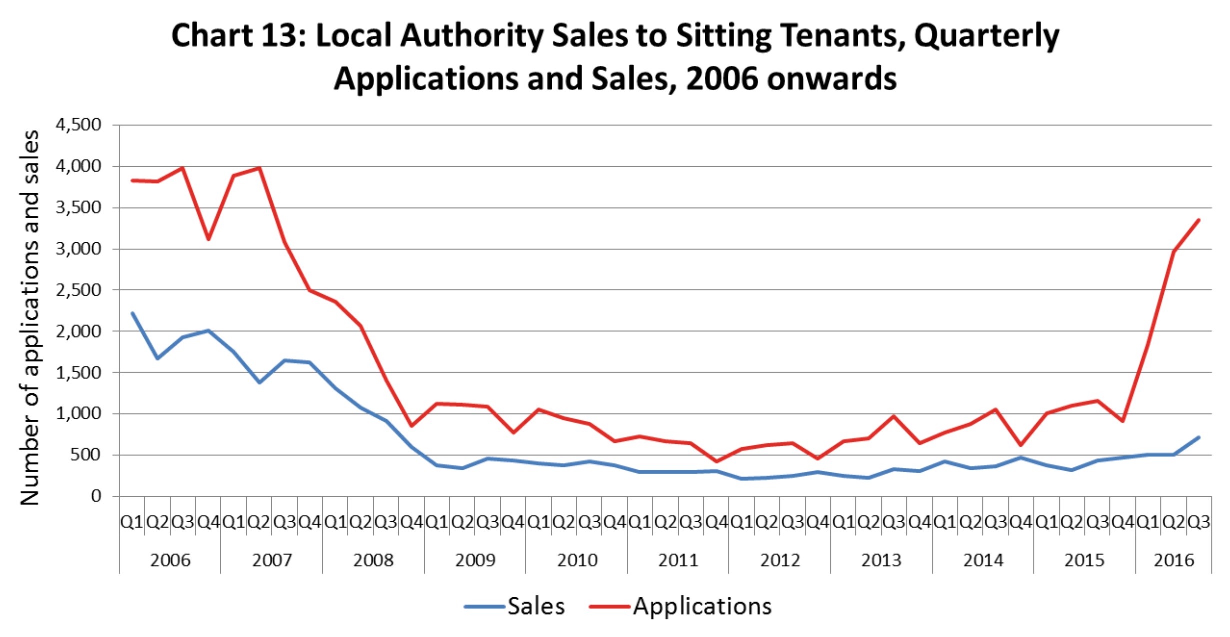


Chart 12: AHSP Approvals, years to end December, 2006 to 2016
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
Number of approvals
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
Years to end December
Affordable home ownership
Affordable Rent
Social Rent

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.



Note: The Right to Buy scheme closed to all new applicants on 31 July 2016, therefore application figures for 2016 Q3 (July - September) relate to applications for the single month of July 2016 only. Sales figures for the quarter July to September 2016 relate to sales across this entire quarter given that sales can occur in a period later than that in which the application was made.

In July 2013 the Scottish Government announced that the Right to Buy scheme 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 Right to Buy scheme closed to all new applicants on 31 July 2016, therefore application figures presented for the latest quarter July to September 2016 relate to applications made during the single month of July 2016 only. During this time period there were 3,353 Right to Buy applications, just under three times the 1,161 applications in the same quarter in the previous year. Throughout the year to end September 2016 there were 9,060 applications made, more than double the 3,890 applications made in the year to end September 2015.

Right to Buy sales can occur in a period later than that in which the application was made, and therefore sales figures presented for the latest quarter July to September 2016 relate to sales across this entire quarterly period. During this time period there were 712 Right to Buy sales, 63% more than the 437 sales in the same quarter in the previous year. Throughout the year to end September 2016 there were 2,200 sales, 37% more than the 1,608 sales in the year to end September 2015.

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.

Correspondence and enquiries

For enquiries about this publication please contact:
Katrina Caldwell,
Communities Analysis Division,
Telephone: 0131 244 7229,
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:
Office of the Chief Statistician,
Telephone: 0131 244 0442,
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 Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@gov.scot.

If you would like to be consulted about statistical collections or receive notification of publications, please register your interest at www.gov.scot/scotstat
Details of forthcoming publications can be found at www.gov.scot/statistics

ISBN 978-1-78652-856-8 (web only)

APS Group Scotland, 21 Tennant Street, Edinburgh EH6 5NA
PPDAS262516 (03/17)