

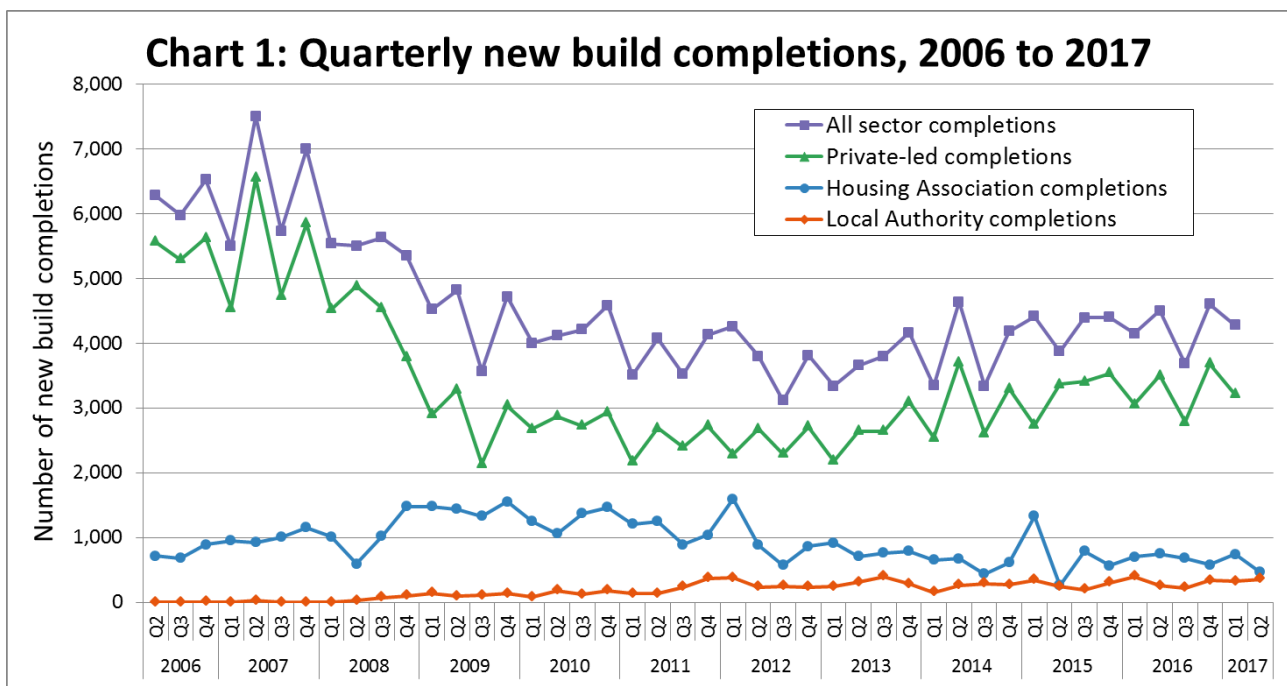
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update (published 12 September 2017)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end March 2017, with more up-to-date social sector information available up to end June 2017)
- **The Affordable Housing Supply Programme** (up to end June 2017)
- **Local authority house sales including Right to Buy** (up to end March 2017)

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 4,279 **new build homes completed** between January and March 2017; a 3% increase (125 homes) on the same quarter in 2016. This brings the total for the year to end March 2017 to 17,078, up 1% (251 homes) compared to the 16,827 completed in the previous year, the fourth consecutive annual increase and the highest annual number of completions since 2009-10.

There were 5,781 **new build homes started** between January and March 2017; 20% more than the same quarter in 2016. This brings the total for the year to end March 2017 to 18,391 which is up by 4% (626 homes) compared to the 17,765 homes started in the previous year, the fourth consecutive annual increase and the highest annual number of starts since 2008-09.

New Build Housing – Private-led Housing

Between January and March 2017, 3,212 **private sector led homes were completed**; 5% more (156 homes) than the same quarter in 2016. This brings the total for the year to end March 2017 to 13,187, which is 1% (182 homes) less than the 13,369 completions in the previous year.

There were 2,575 **private sector led starts** between January and March 2017, down 8% on the same quarter in 2016. This brings the total for the year ending March 2017 to 12,051, which is 9% (1,176 homes) less than the 13,227 starts in the previous year.

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

There were 1,067 **social housing completions** between January and March 2017; 3% less than the same quarter in 2016. This brings the total for the year to end March 2017 to 3,891. This is a 13% increase on the 3,458 social sector completions in the previous year.

Meanwhile, 3,206 **social sector homes were started** between January and March 2017; 59% more than the same quarter in 2016. This brings the total for the year to end March 2017 to 6,340. This is a 40% increase on the 4,538 social sector starts in the previous year.

More up-to-date figures show that, between April and June 2017, 819 social sector homes were completed (18% fewer than the 1,002 completions in the same quarter in 2016), and 588 were started (15% less than the same quarter in the previous year). This brings the total completions for the 12 months to end June 2017 to 3,708 (a 6% decrease on the 3,953 social sector homes completed

in the previous year). Total starts over the 12 months to end June 2017 are now at 6,234 (32% more than the 4,714 started in the previous year).

New Build Housing – Housing Association Homes

There were 741 **housing association completions** between January and March 2017, 6% more than the 700 completions in the same quarter in 2016. This brings the total for the year to end March 2017 to 2,748, an 18% (428 homes) increase on the 2,320 completions over the previous year.

There were 2,917 **housing association approvals** between January and March 2017; 81% more than the 1,610 approvals in the same quarter in the previous year. This brings the total for the year to end March 2017 to 4,945. This is an increase of 70% (2,039 homes) on the 2,906 approvals in the previous year.

More up-to-date figures show that a total of 462 Housing Association homes were completed between April and June 2017, 38% less completions than in the same period in the previous year (746 homes). This brings the total completions for the 12 months to end June 2017 to 2,464, which is a decrease of 12% on the 2,803 homes completed in the previous year. A total of 426 Housing Association homes were approved between April and June 2017, 21% more than the 351 approvals in the same quarter in 2016. This brings the total approvals for the 12 months to end June 2017 to 5,020, a 63% increase on the 3,078 approvals in the previous year.

New Build Housing – Local Authority Homes

There were 326 **local authority completions** between January and March 2017, which is 18% less than the number that were completed in the same quarter in 2016. This brings the total for the year ending March 2017 to 1,143. This is 5 homes (0% change) more than the 1,138 completions the previous year.

There were 289 **local authority starts** between January and March 2017; 28% lower than the number in the same quarter in 2016. This brings the total for year ending March 2017 to 1,395. This is a 15% (237 homes) decrease on the 1,632 starts in the previous year.

More up-to-date figures show that, between April and June 2017, 357 local authority houses were completed (39% more homes than the same quarter in the previous year), and 162 were started (53% fewer homes than the same quarter in the previous year). This brings the total completions for the year to end June 2017 to 1,244, which is 8% more than the previous year. Total starts for the 12 months to end June 2017 now stands at 1,214 which is a decrease of 26% on the 1,636 local authority homes started in the previous year.

Affordable Housing Supply – up to end June 2017

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 June 2017 show that **affordable housing supply completions** have totalled 7,231, up 3% (210 homes) on the previous year. This includes increases in social rent completions (up by 2% or 80 homes), affordable home ownership completions (up by 3 homes), and affordable rent completions (up by 13% or 127 homes).

There were 10,612 **affordable housing approvals** over the year up to end June 2017, up by 30% or 2,471 homes compared to the previous year. This includes increases in social rent approvals (up by 37% or 1,917 homes), affordable rent approvals (up by 52% or 554 homes), and no change in affordable home ownership approvals.

There were 9,570 **affordable houses started** in the year to end June 2017, up by 17% or 1,392 homes compared to the previous year. This includes increases in social rent starts (up by 17% or 923 homes), and affordable rent starts (up by 63% or 604 homes), with a decrease in affordable home ownership starts (down 7% or 135 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 there were no **Right to Buy applications** made during the latest quarter January to March 2017. 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. In the latest quarter, January to March 2017, there were 971 **Right to Buy sales**, almost double the 507 sales in the same quarter in the previous year. Throughout the year to end March 2017 there were 2,994 sales, 73% more than the 1,735 sales in the year to end March 2016.

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New Build Housing – All sectors

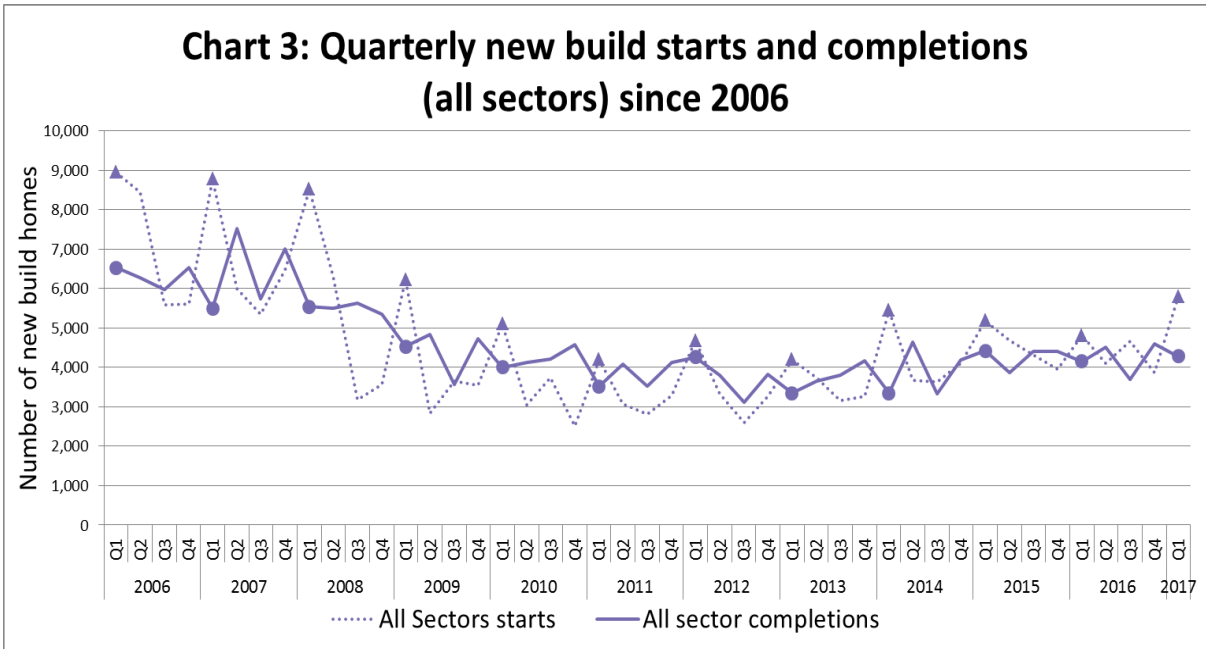
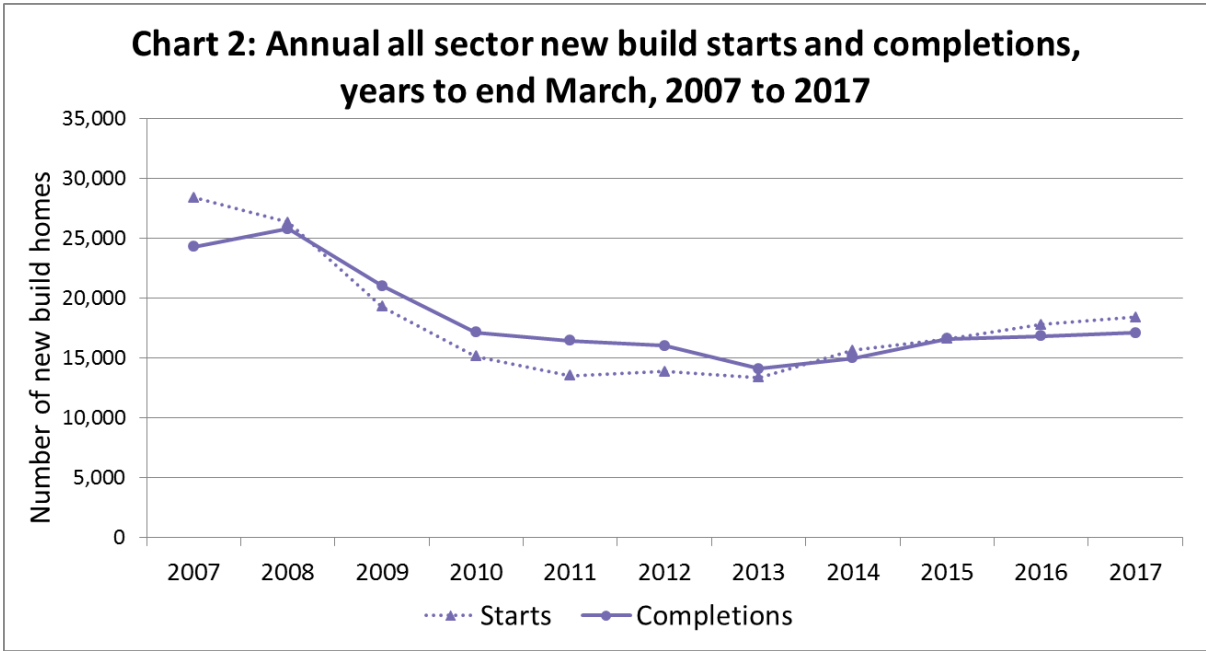
The new-build section of this document provides figures on the number of homes started (when the foundations are begun) and completed (when a building inspector deems the property complete).

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 March 2017. 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 March 2017 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 1 figures (from January to March) have been highlighted in the charts to allow easy comparison over time. Some of the peaks in the number of starts in Quarter 1 each year are due to large numbers of housing association approvals being granted near the end of the financial year.

Previous versions of this publication included estimated figures on private led new build completions for the City of Edinburgh for 2015 Quarter 4 onwards, due to some concerns around the quality of the data derived from new build completion certificates. These estimates for Edinburgh were based on separate 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. Since then, an investigation into the data quality issues has been carried out and the issues have been resolved, with corrected building completion certificate based figures on private-led starts and completions being supplied by City of Edinburgh Council from 2015 Quarter 1 onwards. These figures have now been incorporated into the publication time series tables, and so the new build figures for City of Edinburgh presented in this statistical bulletin are now based on actual building completion certificates data rather than estimates.

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 March). Completions for all sectors fell more gradually between 2010 and 2013, before increasing until 2017.

Trends to end March 2017

There were 4,279 new build homes completed between January and March 2017; a 3% increase on the same quarter in 2016. This brings the total for the year to end March 2017 to 17,078, up 1% (251 homes) compared to the 16,827 completed in the previous year.

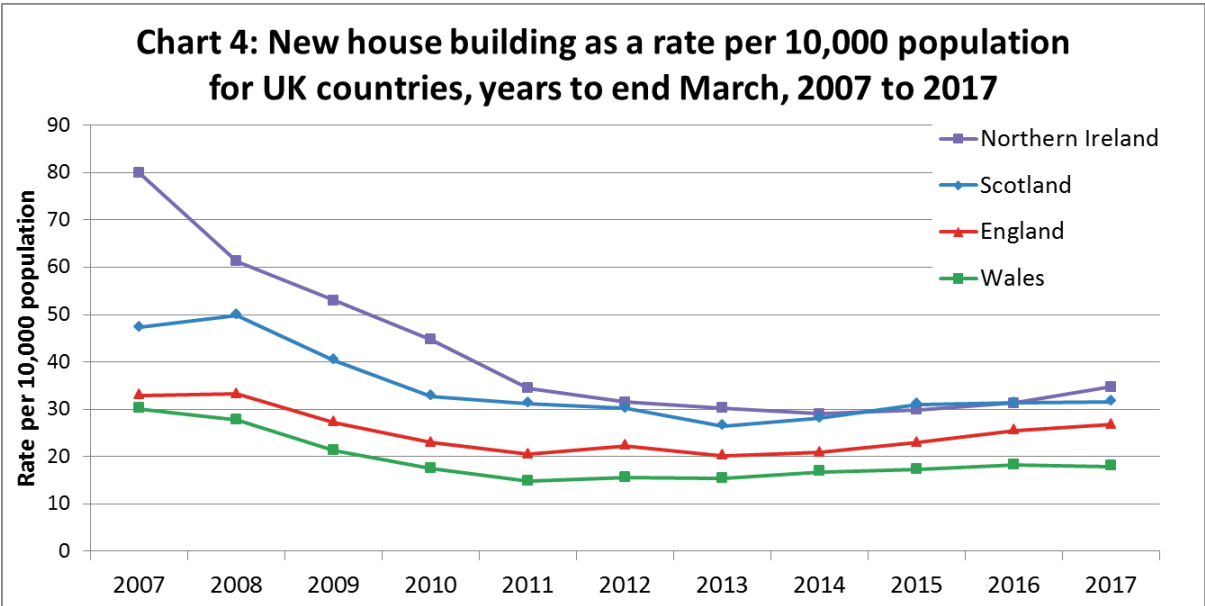
There were 5,781 new build homes started between January and March 2017; 20% more than the same quarter in 2016. This brings the total for the year to end March 2017 to 18,391 which is up by 4% (626 homes) compared to the 17,765 homes started in the previous year.

Comparison with the rest of the UK from 2007 to 2017

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 2007 to 2017 period (years to end March). The rate of house building completions in Scotland has been below that of Northern Ireland between 2007 and 2017 except for the years 2015 and 2016.

The 17,078 homes completed in Scotland in the year to end March 2017 equates to a rate of 32 per 10,000 population. This is the lower than Northern Ireland (35), but higher than the equivalent rates in England (27) and Wales (18).



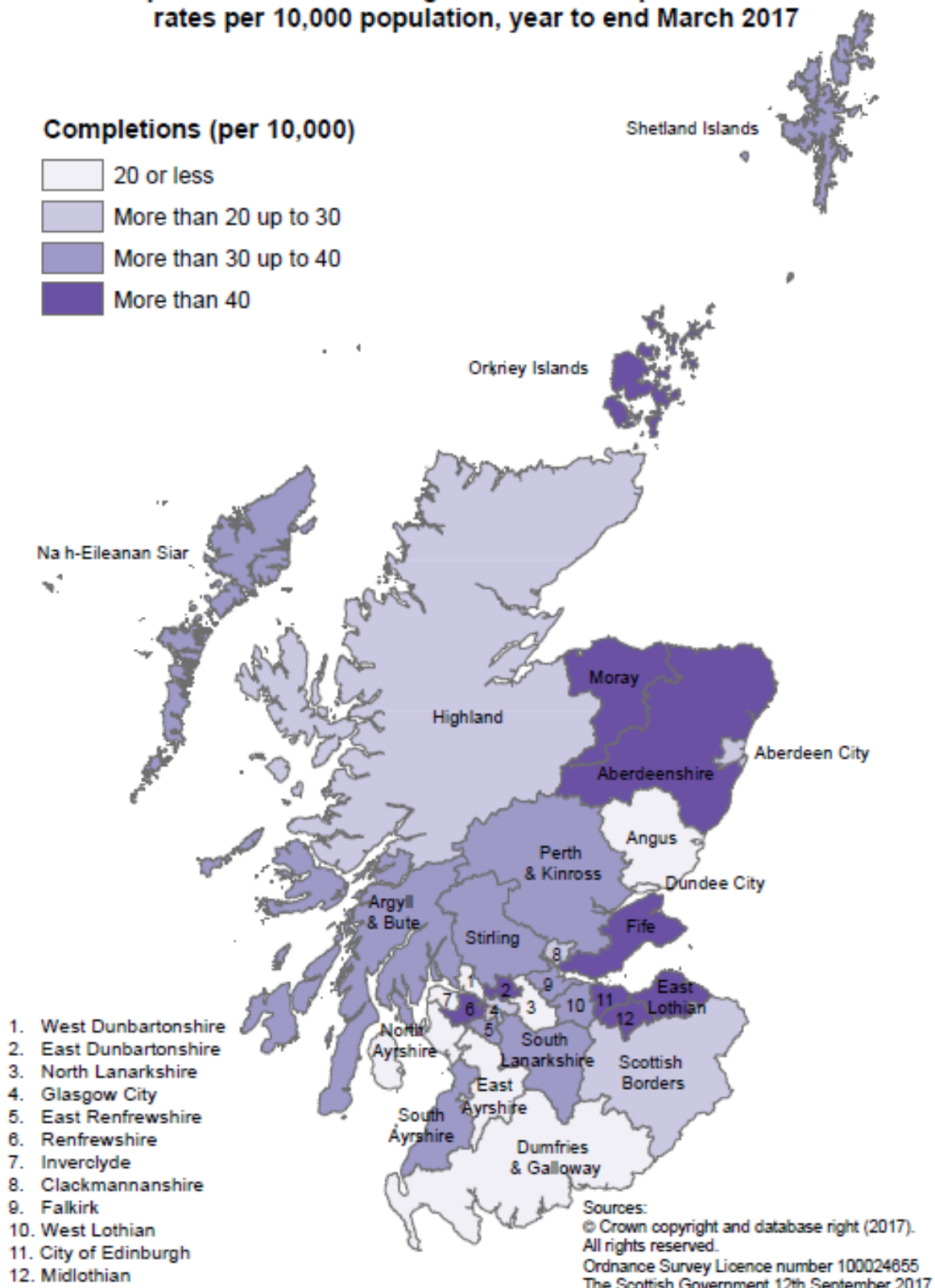
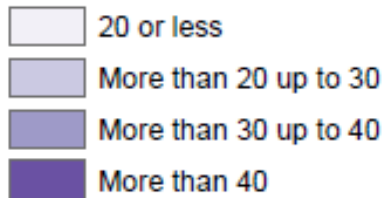
Sub-national figures for the year to end March 2017

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 March 2017, as a rate per 10,000 population.

In the year to end March 2017 the highest new build rates were observed in Midlothian, East Lothian, Orkney Islands, Renfrewshire and East Dunbartonshire. The lowest rates were observed in Angus, Inverclyde, West Dunbartonshire, North Lanarkshire, and North Ayrshire.

Map A: New build housing - all sector completions: rates per 10,000 population, year to end March 2017

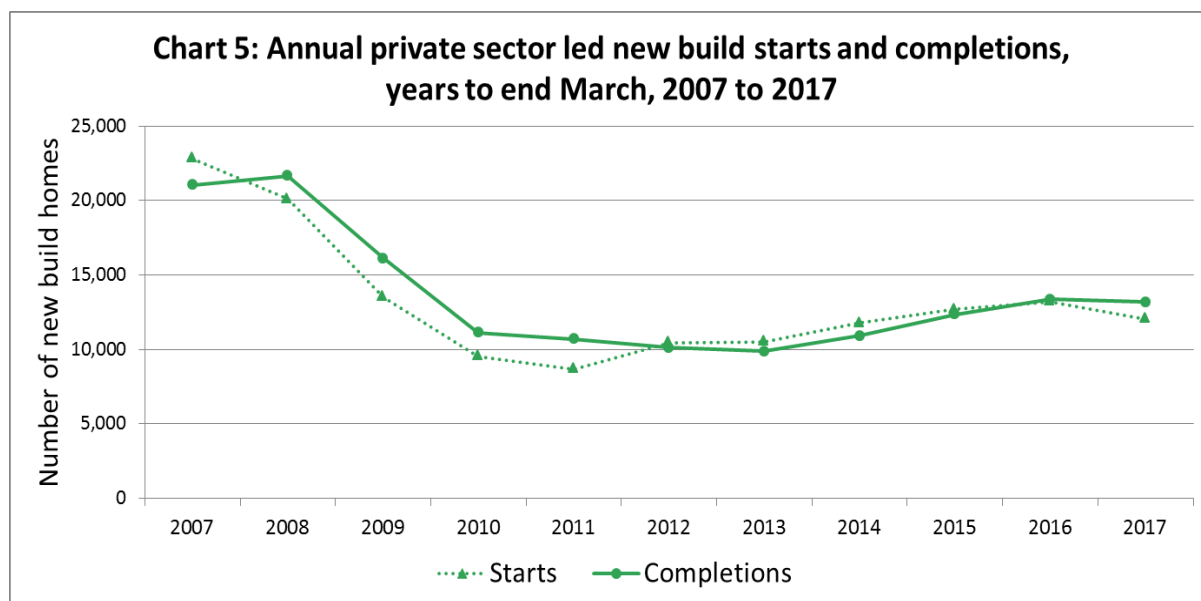
Completions (per 10,000)



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 March 2017.

Previous versions of this publication included estimated figures on private led new build completions for the City of Edinburgh for 2015 Quarter 4 onwards, due to some concerns around the quality of the data derived from new build completion certificates. These estimates for Edinburgh were based on separate 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. Since then, an investigation into the data quality issues has been carried out and the issues have been resolved, with corrected building completion certificate based figures on private-led starts and completions being supplied by City of Edinburgh Council from 2015 Quarter 1 onwards. These figures have now been incorporated into the publication time series tables, and so the new build figures for City of Edinburgh presented in this statistical bulletin are now based on actual building completion certificates data rather than estimates.

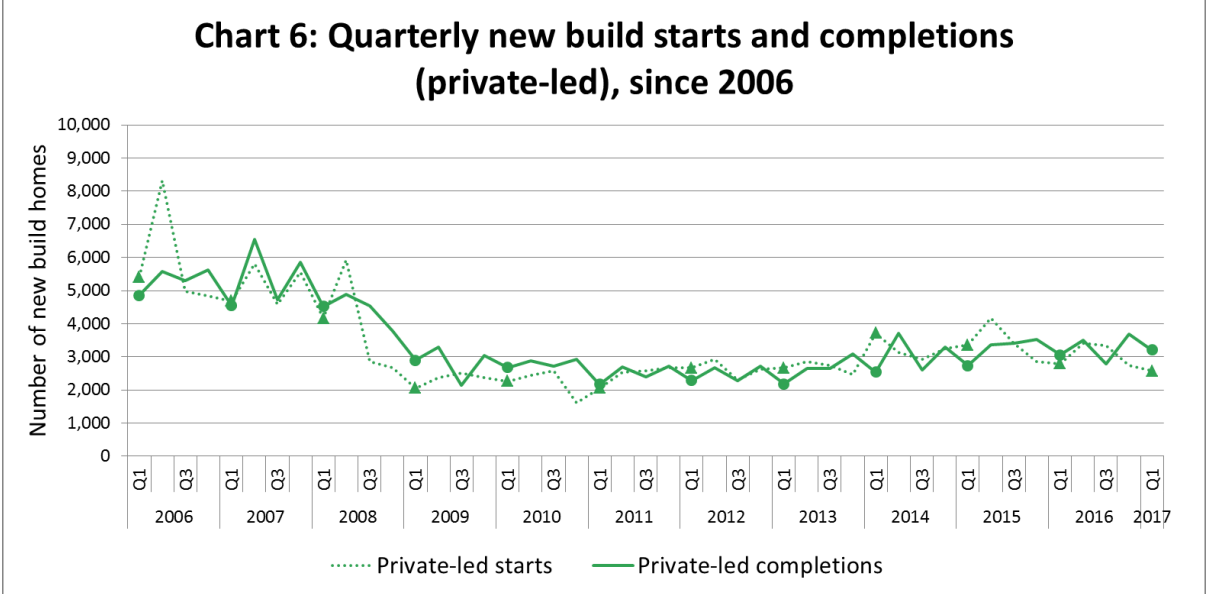


Trends over the last ten years

Between 2007 and 2008 (years to end March) the number of private sector homes started were around 20,000 to 23,000 while completions were around 21,000 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 and 2009 then continued to decrease more gradually to under 10,000 in 2013. Since then the number of homes completed has increased, with just a slight drop in 2017, bringing completions through the year to just under 13,200 in the year to end March 2017.

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 March 2017

Between January and March 2017, 3,212 private sector led homes were completed; 5% (156 homes) more than the same quarter in 2016 (see Chart 6). This brings the total for the year to end March 2017 to 13,187, which is 1% (182 homes) less than the 13,369 completions in the previous year.

Meanwhile there were 2,575 private sector led starts between January and March 2017, down 8% on the same quarter in 2016. This brings the total for the year ending March 2017 to 12,051, which is 9% (1,176 homes) less than the 13,227 starts in the previous year.

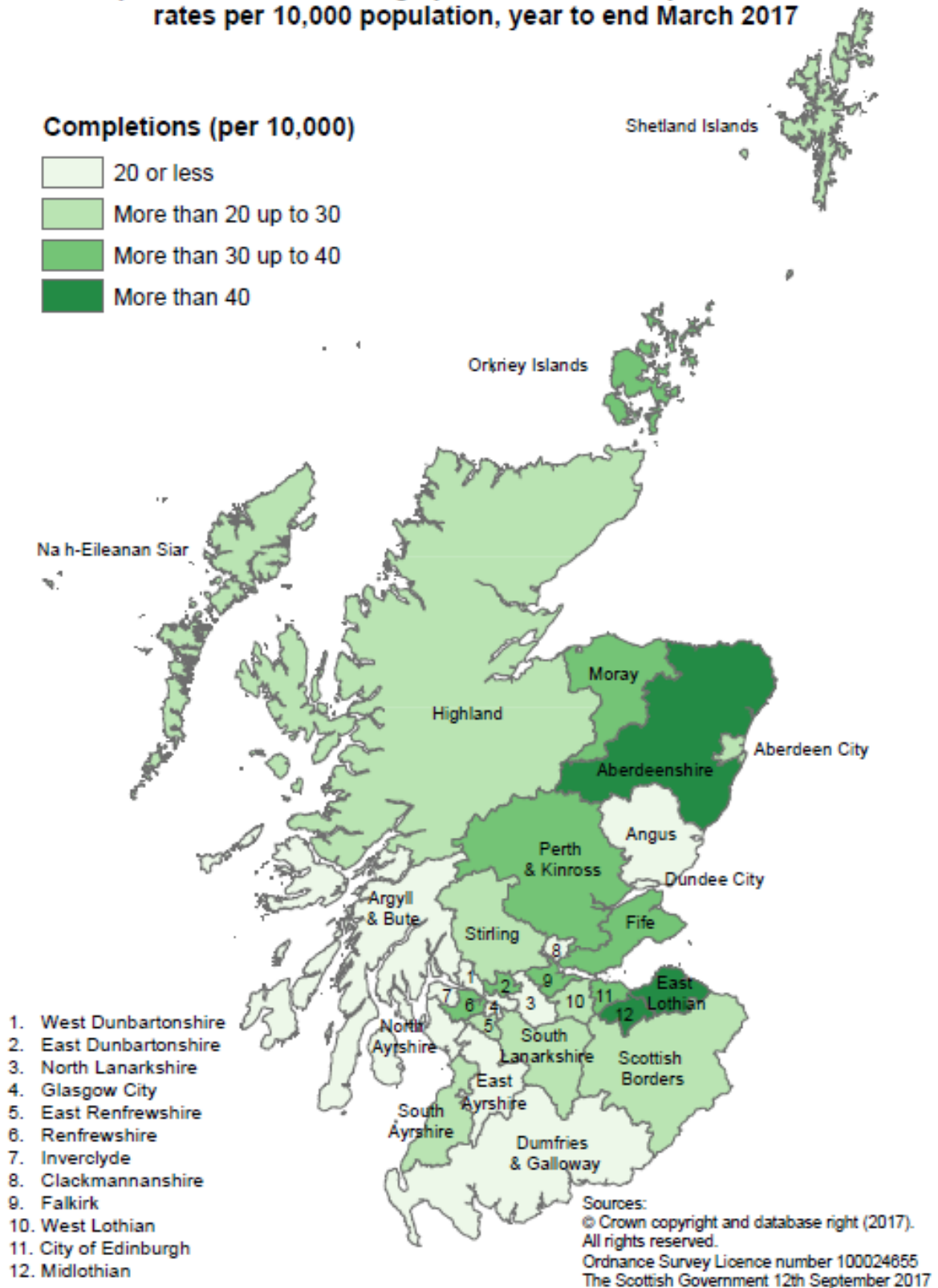
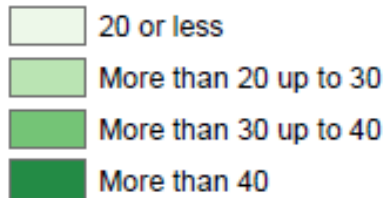
Sub-national figures for the year to end March 2017

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 March 2017.

The highest completion rates have been in Midlothian, East Lothian, Aberdeenshire, Renfrewshire, and Moray. The lowest rates meanwhile, have been in West Dunbartonshire, Angus, Glasgow City, Dundee City, and Inverclyde.

**Map B: New build housing - private sector completions:
rates per 10,000 population, year to end March 2017**

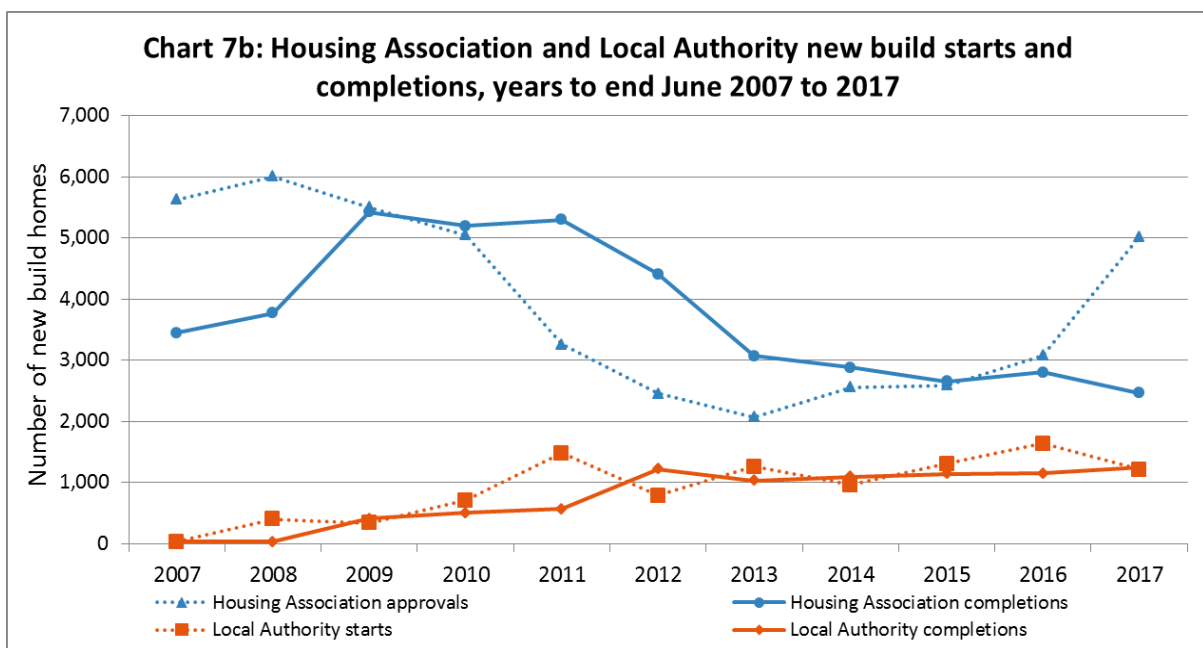
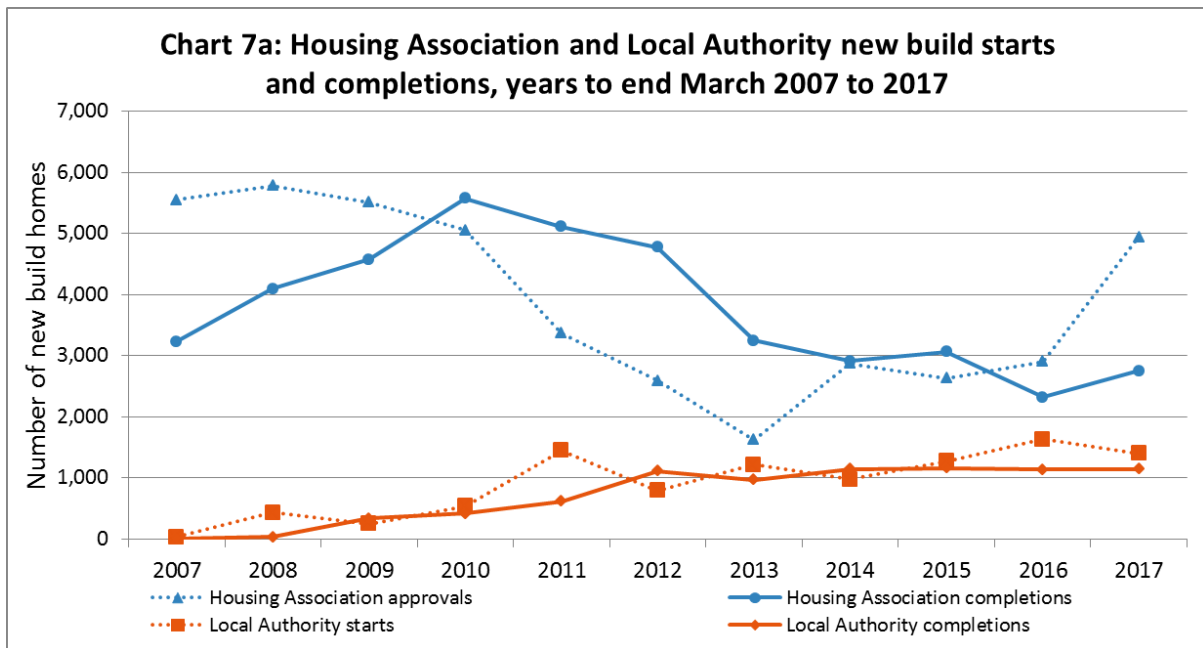
Completions (per 10,000)

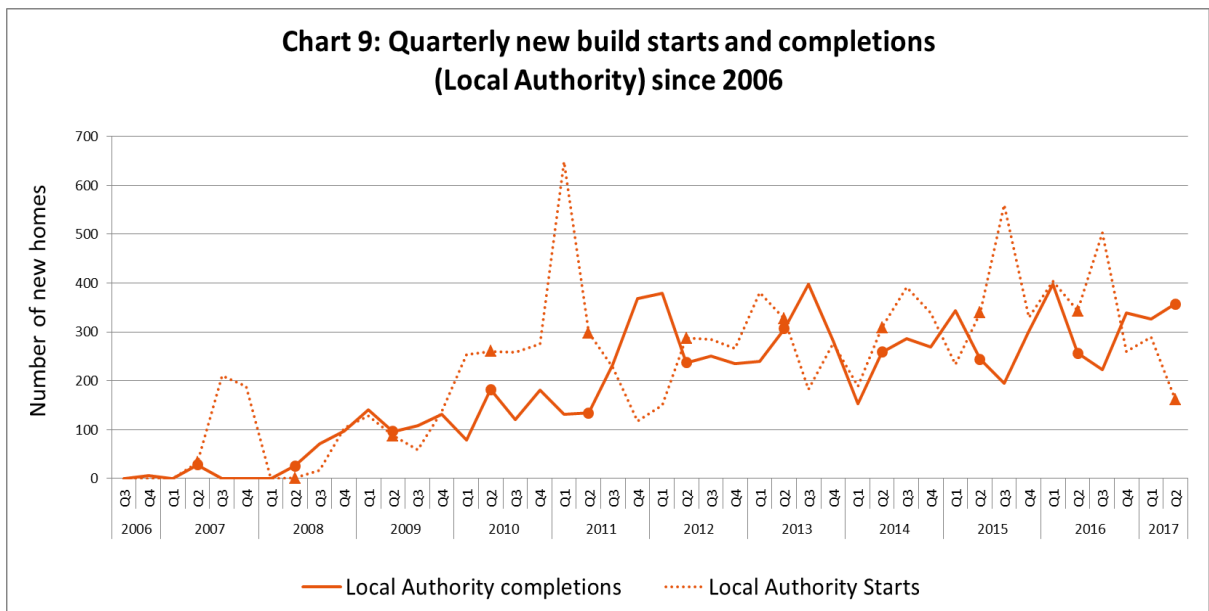
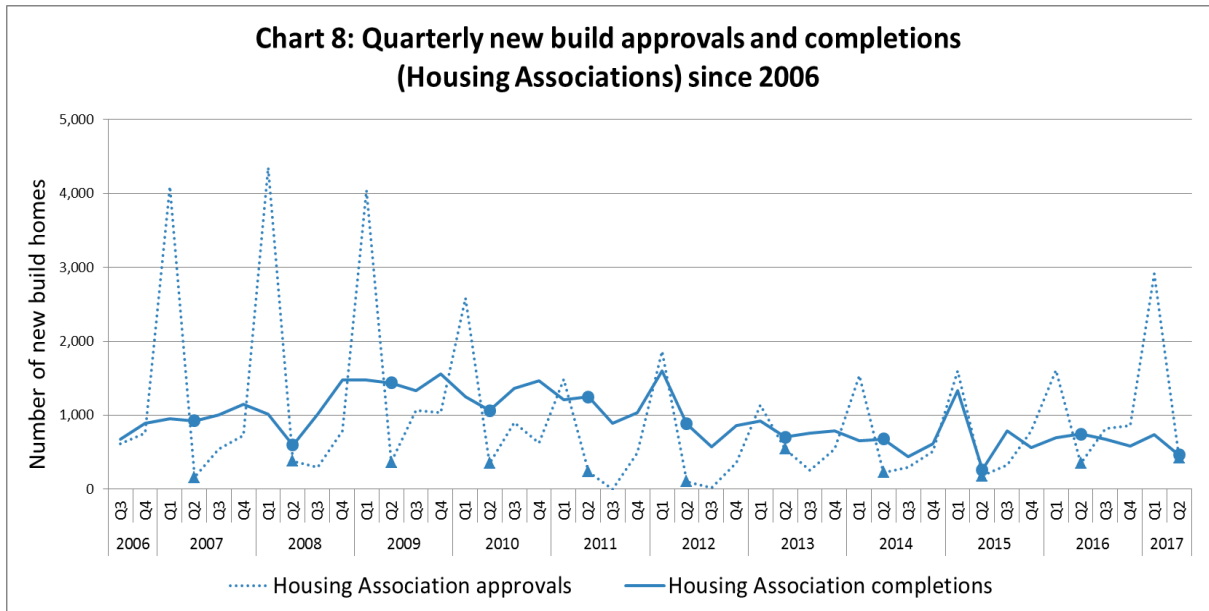


New Build Housing – Social Sector

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 March 2017. Social sector figures are collected a quarter ahead of those for the private sector meaning that figures are available up to the end of June 2017. 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 March (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.





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 March) since 2007, whilst Chart 7b shows the same information but up to end June (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 2007 and 2010 (years to end March) the number of housing association completions increased from just over 3,200 to just under 5,600. Completions then decreased to just over 2,300 in 2016, but have increased again in 2017 to over 2,700 completions.

The number of housing association approvals meanwhile decreased from just under 5,800 to just over 1,600 from 2008 to 2013 (years to end March). The figures have since increased to just under 5,000 in the year ending March 2017.

Very few local authority homes were built in 2007 and 2008 (years to end March). The number gradually increased from around 340 in the year ending March 2009 to over 1,100 in the year ending March 2012, then dipped to just under 1,000 in 2013, before increasing and remaining fairly stable at over 1,100 in the years ending March 2014 to 2017. 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 March 2017.

Trends to end March 2017

There were 1,067 social housing completions between January and March 2017; 3% less than the same quarter in 2016. This brings the total for the year to end March 2017 to 3,891. This is a 13% increase on the 3,458 social sector completions in the previous year.

Meanwhile, 3,206 social sector homes were started between January and March 2017; 59% more than the same quarter in 2016. This brings the total for the year to end March 2017 to 6,340. This is a 40% increase on the 4,538 social sector starts in the previous year.

Sub-national figures for the year to end March 2017

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 March 2017. 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 March 2017 rates of housing association new build completions were highest in the Orkney Islands, Argyll & Bute, Glasgow City, Shetland Islands, and South Ayrshire, whilst no new housing association houses were built in East Ayrshire or Inverclyde.

Meanwhile local authority new build rates were highest in East Lothian, West Lothian, and Fife. As well as the 6 stock transfer authorities mentioned above, Aberdeen City, Dundee City, East Renfrewshire, Falkirk, Renfrewshire, the Shetland Islands and West Dunbartonshire built no new homes in the year ending March 2017.

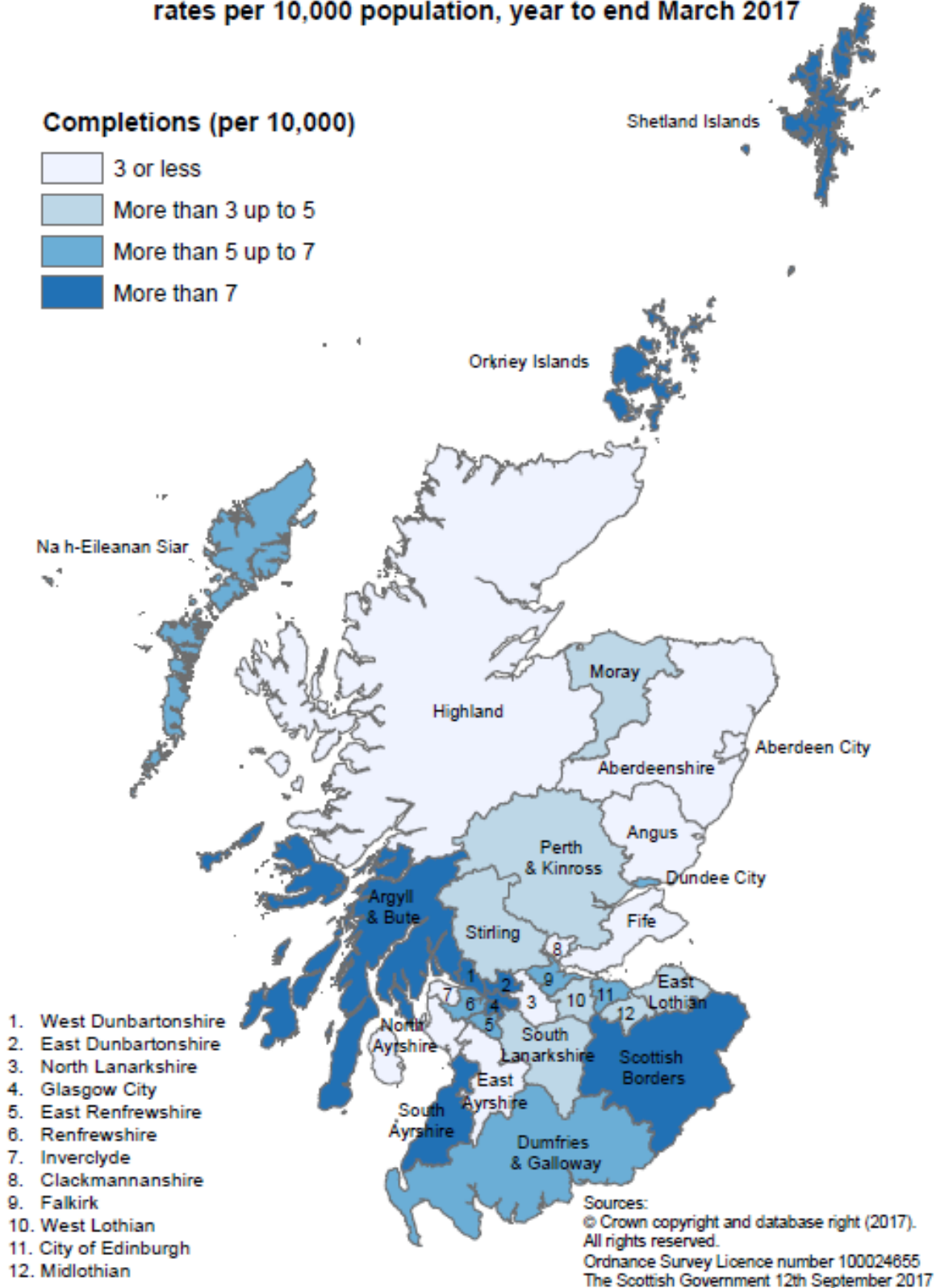
Latest data to end June 2017

A total of 819 social sector homes were completed between April and June 2017, 18% fewer than the 1,002 homes completed in the same period in 2016. This brings the total for the 12 months to end June 2017 to 3,708, which is 6% less than the 3,953 completed in the previous year. The decrease in the 12 months to

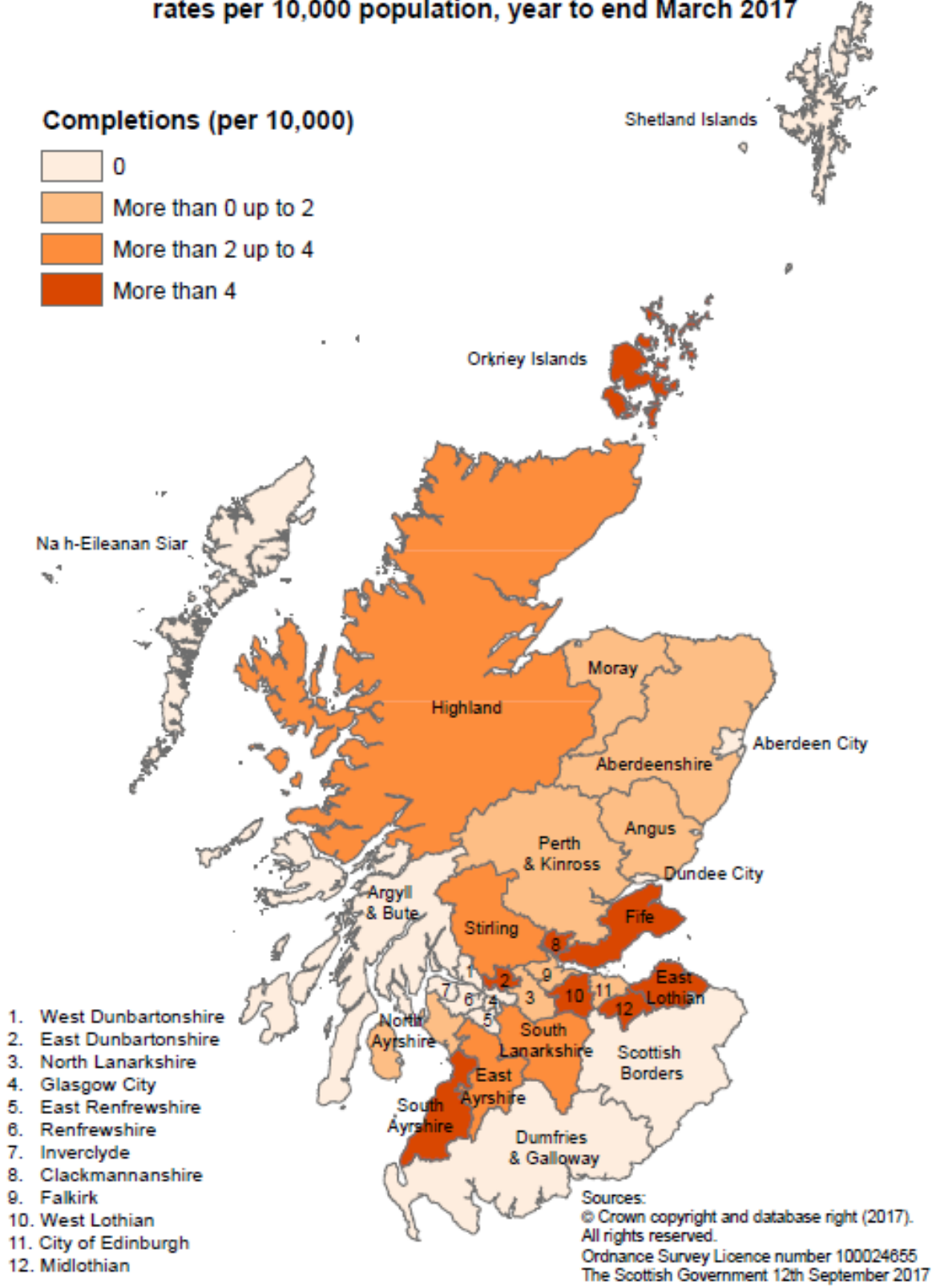
end June 2017 is due to a decrease in Housing Association led completions, which decreased by 12%, whereas local authority led completions increased by 8%.

Meanwhile, 588 social sector homes were started between April and June 2017. This is down by 15% compared to the same quarter in the previous year. This brings the total for the 12 months to end June 2017 to 6,234 which is a 32% increase (1,520 homes) on the 4,714 starts in the previous year. The increase in the 12 months to end June 2017 is due to Housing Association approvals increasing by 63% (1,942) homes whilst Local Authority starts decreased by 26% (422 homes) (see Charts 8 and 9).

Map C: New build housing - housing association sector completions: rates per 10,000 population, year to end March 2017



**Map D: New build housing - local authority sector completions:
rates per 10,000 population, year to end March 2017**



Affordable Housing Supply up to end June 2017

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 June 2017. As a result they have been presented here for the year to end June. This differs from the figures in much of the remainder of this report which cover years to end March.

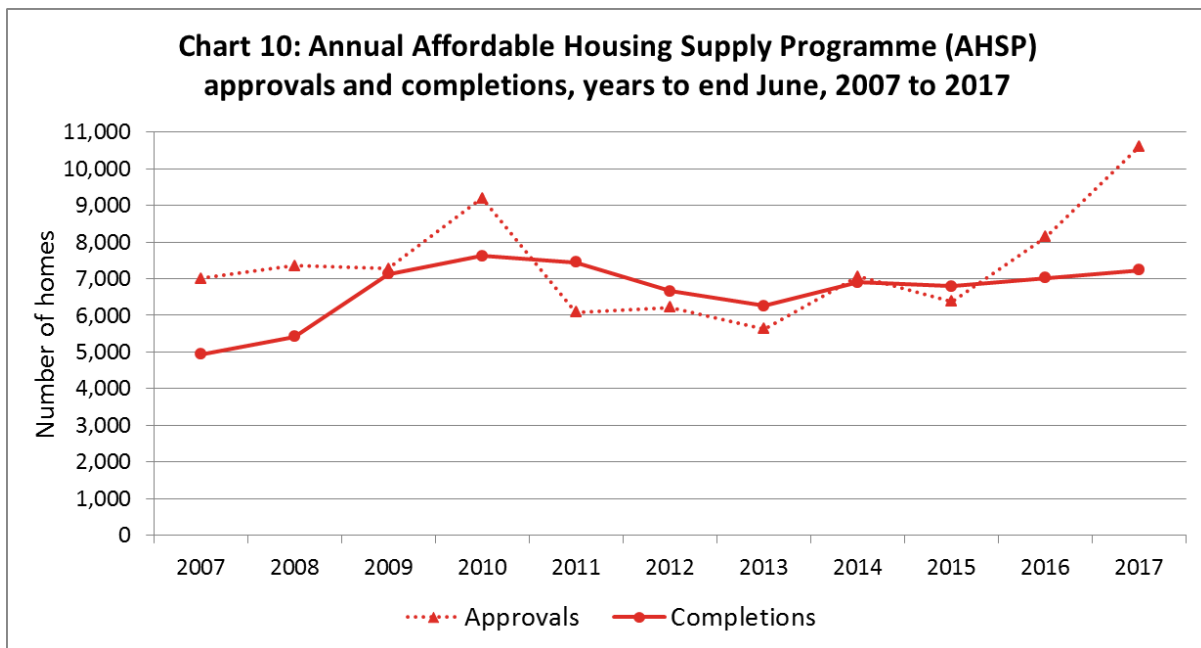
Changes in the funding programme in 2011 and 2012 impacted on the timing of affordable housing activity as well as the level of activity and this should be borne in mind when making comparisons over time.

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 1,592 affordable homes were completed in the quarter between April and June 2017, a 6% decrease, or 105 less homes than the same quarter last year. This brings the total for the year to end June 2017 to 7,231, up 3% on the 7,021 completions in the previous year.

Between April and June 2017 a total of 1,456 affordable homes were approved. This is 336 (30%) more than in the same quarter in the previous year. It brings the total for the year to end June 2017 to 10,612 approvals, up 30% on the previous year.

There were 2,076 affordable homes started in the quarter between April and June 2017, a 14% increase, or 262 more homes than the same quarter last year. This brings the total for the year to end June 2017 to 9,570, up 17% on the 8,178 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions increased by 3% in 2017 (year to end June). In the latest year, social rent completions accounted for 61% of all completions, with affordable rent and affordable home ownership making up 15% and 24% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals increased by 30% in 2017 (year to end June). In the latest year, social rent approvals accounted for 67% of all approvals, with affordable rent and affordable home ownership making up 15% and 18% 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 June, 2006 to 2017

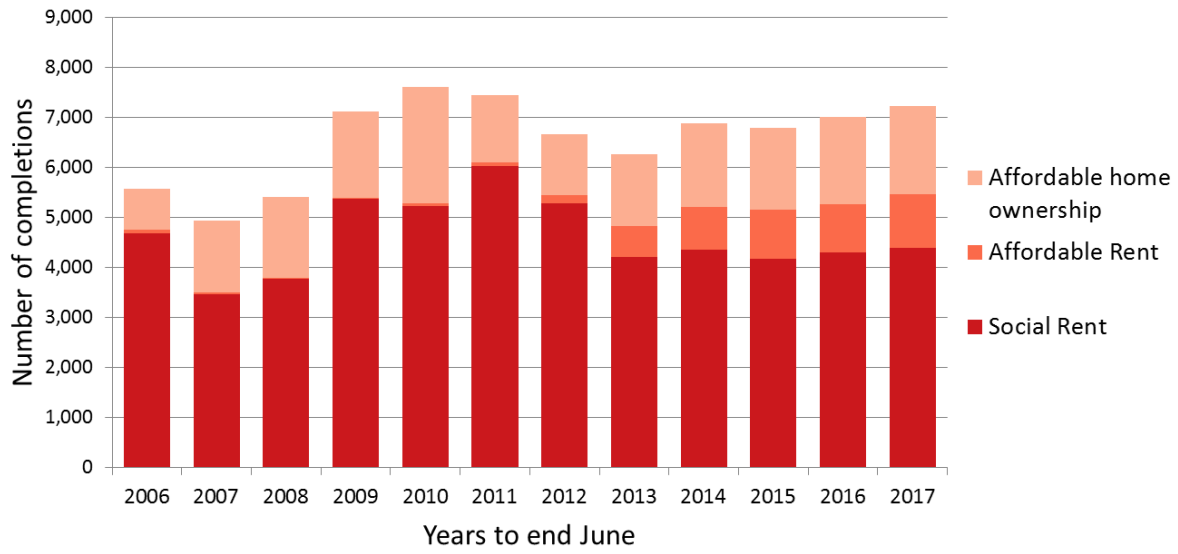
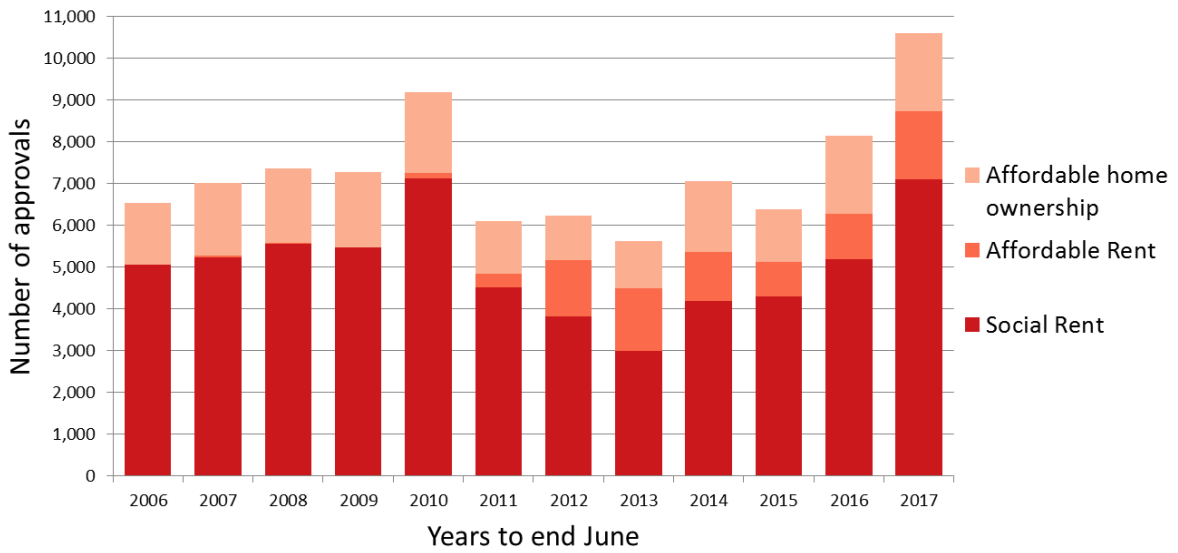


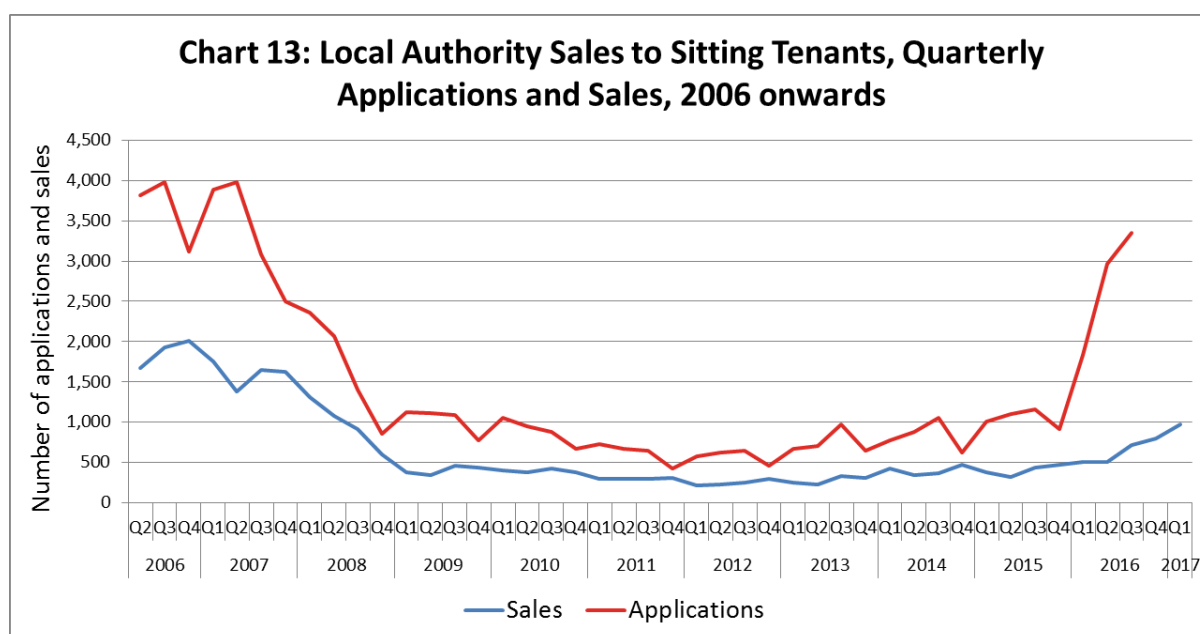
Chart 12: AHSP Approvals, years to end June, 2006 to 2017



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 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.



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 and there are no applications in subsequent quarters. Sales figures can occur in a period later than that in which the application was made.

The Right to Buy scheme subsequently closed to all new applicants on 31 July 2016, therefore there have been no **Right to Buy applications** made during the last two quarters (October 2016 to March 2017). 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. In the latest quarter, January to March 2017, there were 971 Right to Buy sales, almost double the 507 sales in the same quarter in the previous year. Throughout the year to end March 2017 there were 2,994 sales, 73% more than the 1,735 sales in the year to end March 2016.

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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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>

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