

PEOPLE, COMMUNITIES AND PLACES

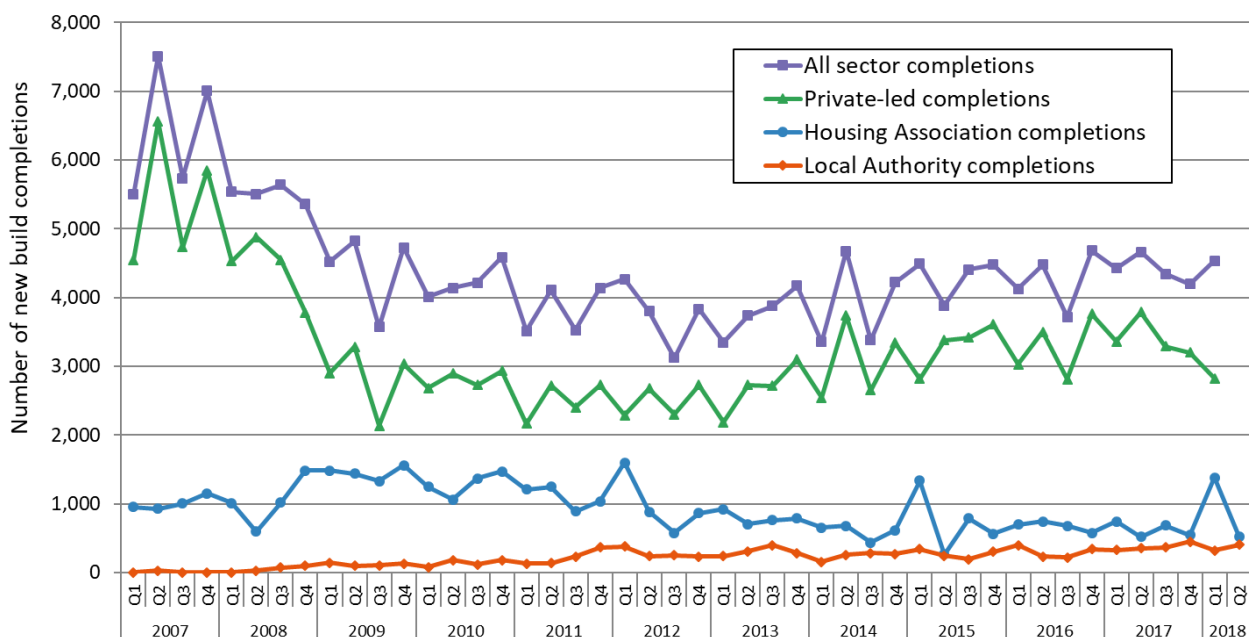
Housing Statistics for Scotland Quarterly Update (published 25 September 2018)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end March 2018, with more up-to-date social sector information available up to end June 2018)
- **The Affordable Housing Supply Programme** (up to end June 2018)
- **Local authority house sales including Right to Buy** (up to end March 2018)

Background information including Excel tables and an explanatory note on the Quarterly Housing Statistics can be found in the [Housing Statistics webpages](#).

Chart 1: Quarterly new build completions, 2007 up to end June 2018



Key Points

New Build Housing – All Sectors – up to end March 2018

There were 4,532 **new build homes completed** between January and March 2018; a 2% increase (108 homes) on the same quarter in 2017. This brings the total for the year to end March 2018 to 17,731, up 3% (438 homes) compared to the 17,293 completed in the previous year.

There were 6,146 **new build homes started** between January and March 2018, 2% less (104 homes) than the same quarter in 2017. This brings the total for the year to end March 2018 to 19,595 which is down by 1% (129 homes) compared to the 19,724 homes started in the previous year.

New Build Housing – Private-led Housing – up to end March 2018

Between January and March 2018, 2,825 **private sector led homes were completed**; 16% fewer (532 homes) than the same quarter in 2017. This brings the total for the year to end March 2018 to 13,102 which is 2% less (325 homes) than the 13,427 completions in the previous year.

There were 2,798 **private sector led starts** between January and March 2018, 8% less (246 homes) than the same quarter in 2017. This brings the total for the year ending March 2018 to 13,527 which is 1% more (119 homes) than the 13,408 starts in the previous year.

New Build Housing – Social Sector Housing (Housing Association and Local Authority combined) – up to end March 2018

There were 1,707 **social sector completions** between January and March 2018; 60% more than the same quarter in 2017. This brings the total for the year to end March 2018 to 4,629. This is a 20% increase on the 3,866 social sector completions in the previous year.

Meanwhile, 3,348 **social sector homes were started** between January and March 2018; 4% more than the same quarter in 2017. This brings the total for the year to end March 2018 to 6,068. This is a 4% decrease on the 6,316 social sector starts in the previous year.

More up-to-date figures – up to end June 2018

Between April and June 2018, 934 social sector homes were completed (7% more than the 875 completions in the same quarter in 2017), and 1,158 were started (90% more than the same quarter in the previous year). This brings the total completions for the 12 months to end June 2018 to 4,688 (a 25% increase on the 3,764 social sector homes completed in the previous year). Total starts over the 12 months to end June 2018 are now at 6,617 (6% more than the 6,255 started in the previous year).

New Build Housing – Housing Association Homes – up to end March 2018

There were 1,382 **housing association completions** between January and March 2018, 87% more than the 741 completions in the same quarter in 2017. This brings the total for the year to end March 2018 to 3,130, a 14% (382 homes) increase on the 2,748 completions over the previous year.

There were 3,073 **housing association approvals** between January and March 2018; 5% more than the 2,917 approvals in the same quarter in the previous year. This brings the total for the year to end March 2018 to 4,710. This is a 5% (235 homes) decrease on the 4,945 approvals in the previous year.

More up-to-date figures – up to end June 2018

A total of 526 Housing Association homes were completed between April and June 2018, 2% (8 homes) more completions than in the same period in the previous year. This brings the total completions for the 12 months to end June 2018 to 3,138, which is an increase of 25% on the 2,520 homes completed in the previous year. A total of 563 Housing Association homes were approved between April and June 2018, 26% more than the 447 approvals in the same quarter in 2017. This brings the total approvals for the 12 months to end June 2018 to 4,826, a 4% decrease on the 5,041 approvals in the previous year.

New Build Housing – Local Authority Homes – up to end March 2018

There were 325 **local authority completions** between January and March 2018, which is 1 home less than the number that were completed in the same quarter in 2017. This brings the total for year ending March 2018 to 1,499. This is a 34% (381 homes) increase on the 1,118 completions in the previous year.

There were 275 **local authority starts** between January and March 2018; 5% fewer than in the same quarter in the previous year. This brings the total for year ending March 2018 to 1,358. This is a 1% (13 homes) decrease on the 1,371 starts in the previous year.

More up-to-date figures – up to end June 2018

Between April and June 2018, 408 local authority houses were completed (14% more than the same quarter in the previous year), and 595 were started (267% more than in the same quarter in the previous year). This brings the total completions for the year to end June 2018 to 1,550, which is 25% more than the previous year. Total starts for the 12 months to end June 2018 now stands at 1,791 which is an increase of 48% on the 1,214 local authority homes started in the previous year.

Affordable Housing Supply – up to end June 2018

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 2018 show that **affordable housing supply completions** have totalled 8,381, up 15% (1,122 homes) on the previous year. This includes increases in social rent completions (up by 14% or 616 homes) and affordable home ownership completions (up by 36% or 636 homes), and decreases in affordable rent completions (down 13% or 130 homes),

There were 11,926 **affordable housing approvals** over the year up to end June 2018, up by 12% or 1,252 homes compared to the previous year. This includes increases affordable rent approvals (up by 59% or 951 homes), and affordable home ownership approvals (up by 31% or 580 homes), with a decrease in social rent approvals (down by 4% or 279 homes).

There were 10,285 **affordable houses started** in the year to end June 2018, up by 3% or 346 homes compared to the previous year. This includes increases in affordable rent starts (up by 2% or 37 homes), and affordable home ownership starts (up by 26% or 457 homes), but decreases in social rent starts (down 2% or 148 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, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Local Authority Right to Buy Sales – up to end March 2018

The Right to Buy scheme closed to all new applicants on 31 July 2016, therefore there have been no **Right to Buy applications** made during the last 18 months (October 2016 to March 2018). Throughout the final year of the scheme (the year to end September 2016) there were 9,060 applications made, more than double the 3,890 applications that were made in the previous year to end September 2015. This increase is likely to have been because this was the last chance for social housing tenants with an entitlement to exercise their Right to Buy before the scheme closed.

It can take a period of time for applications to be processed and for sales to be made, and therefore **Right to Buy sales** are still being recorded. In the latest available quarter, January to March 2018, there were 75 Right to Buy sales and 142 Right to Buy applications still pending. It is expected that sales will continue to fall further in future quarters as the number of applications remaining in the system falls.

Contents

Housing Statistics for Scotland Quarterly Update (published 25 September 2018) ..	1
Key Points.....	2
Contents	5
New Build Housing – All Sectors – up to end March 2018.....	6
Trends over the last ten years – all sectors.....	6
Trends to end March 2018 – all sectors	7
Comparison with the rest of the UK from 2008 to 2018 – all sectors	8
Sub-national figures for the year to end March 2018 – all sectors	9
New Build Housing – Private-led – up to end March 2018.....	11
Trends over the last ten years – private sector	12
Trends to end March 2018 – private sector.....	12
Sub-national figures for the year to end March 2018 – private sector.....	12
New Build Housing – Social Sector.....	14
Trends over the last ten years – social sector.....	16
Trends to end March 2018 – social sector	16
Sub-national figures for the year to end March 2018 – social sector	16
Latest data to end June 2018 – social sector	17
Affordable Housing Supply – up to end June 2018	20
Sales of Local Authority Dwellings to Sitting Tenants (Right to Buy)	23
Notes	24
Starts and completions	24
Comparing over time	24
A National Statistics publication for Scotland	25
Correspondence and enquiries	25
How to access background or source data	25
Complaints and suggestions.....	25

New Build Housing – All Sectors – up to end March 2018

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 2018. 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 2018 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.

Chart 1 (see page 1) shows the number of private sector, social sector and total new homes completed each quarter since 2007, 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 – all sectors

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) due to the financial crisis. Completions for all sectors fell more gradually between 2010 and 2013, after which there have been annual increases seen in every year.

The picture on all sector starts has been generally similar to the trends seen in completions, although most of the steep drop following the financial crisis was seen in 2009. Starts have increased every year since 2013, other than the latest year.

Chart 2: Annual all sector new build starts and completions, years to end March, 2008 to 2018

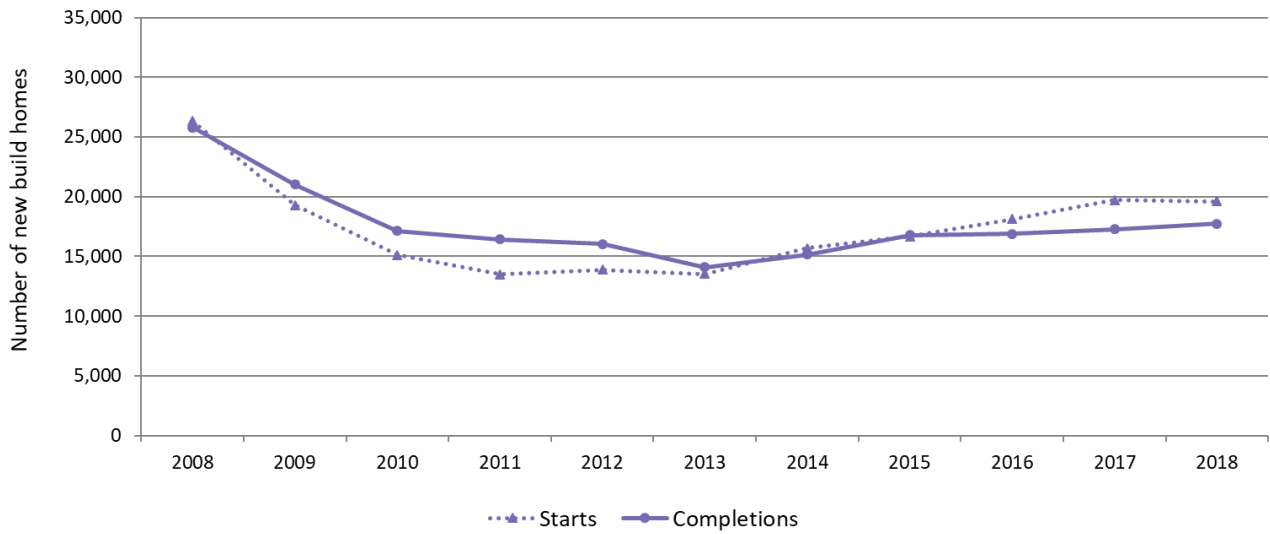
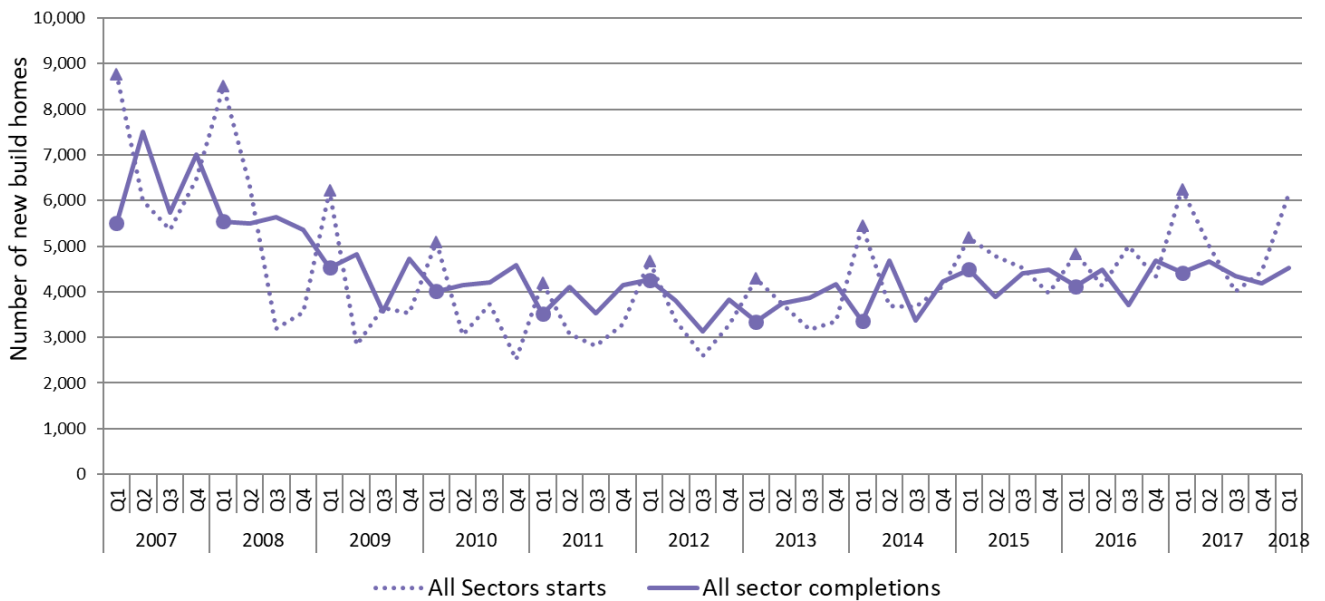


Chart 3: Quarterly new build starts and completions (all sectors) since 2007 up to end March 2018



Trends to end March 2018 – all sectors

There were 4,532 new build homes completed between January and March 2018; a 2% increase (108 homes) on the same quarter in 2017. This brings the total for the year to end March 2018 to 17,731, up 3% (438 homes) compared to the 17,293 completed in the previous year.

There were 6,146 new build homes started between January 2018 and March 2018, 2% less (104 homes) than the same quarter in 2017. This brings the total for the year to end March 2018 to 19,595 which is down by 1% (129 homes) compared to the 19,724 homes started in the previous year.

Comparison with the rest of the UK from 2008 to 2018 – all sectors

Each of the countries of the UK produces their own statistics on quarterly new build housing starts and completions by tenure, and all use broadly consistent definitions. These 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>.

In addition to this, the Ministry of Housing, Communities and Local Government (MHCLG) also produces an additional annual set of statistics for England on new build homes, as a component part of the 'Housing supply; net additional dwellings, England' set of statistics¹. These statistics are collected on a different basis to the quarterly UK country statistics as local authorities can use a range of data sources to collate these figures rather than solely using building control information. Figures on this for 2016/17 were published on 16 November 2017, and this publication advised that the 'net additional dwellings' should be considered the primary and most comprehensive measure of housing supply in England.

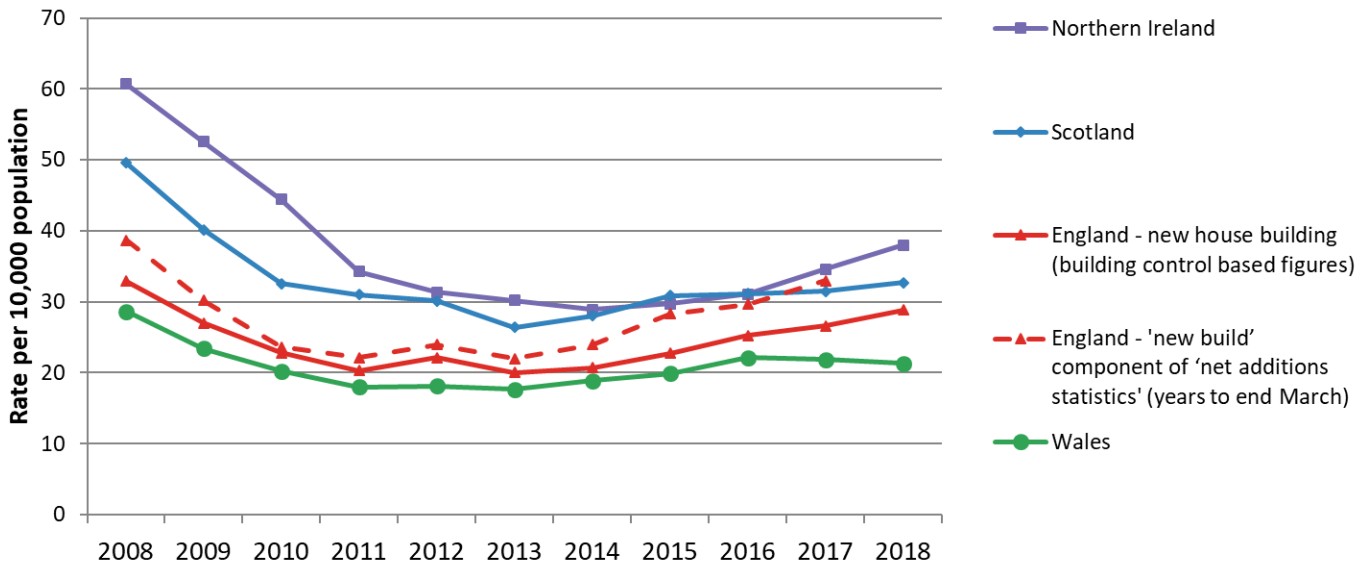
MHCLG have advised that the quarterly new build statistical collection for England, whilst being a useful leading indicator of activity throughout the year, is not currently capturing all new build activity, largely due to difficulties in collecting accurate starts and completions data from independent building inspectors or where building control has been sourced out to strategic partnerships or the private sector. These data issues do not exist in the Scotland quarterly housing statistics, given that all of the 32 local authorities in Scotland directly manage building control and the associated provision of data to the Scottish Government on starts and completions.

As a result of this advice, the new build component figures of the 'net additional dwellings' statistics for England are included in the UK comparisons as an additional set of figures to consider when comparing between countries. However note that the latest 'net additional dwellings' figures available are for 2016/17 so there is no data to compare for 2017/18.

Chart 4 shows that the rate of house building completions in Scotland has been above that of England and Wales throughout the 2008 to 2016 period (years to end March), however in the latest year, whilst the rate in Scotland (33 per 10,000 population) has been above the comparable quarterly statistics for England (29 per 10,000 population), it is equal to the rate of 'net additional dwellings' new builds in England for 2016/17 (33 per 10,000 population). The rate of house building completions in Scotland has been below that of Northern Ireland between 2008 and 2018, except for in 2015 and 2016.

¹ <https://www.gov.uk/government/collections/net-supply-of-housing>

Chart 4: New house building as a rate per 10,000 population for UK countries, years to end March, 2008 to 2018



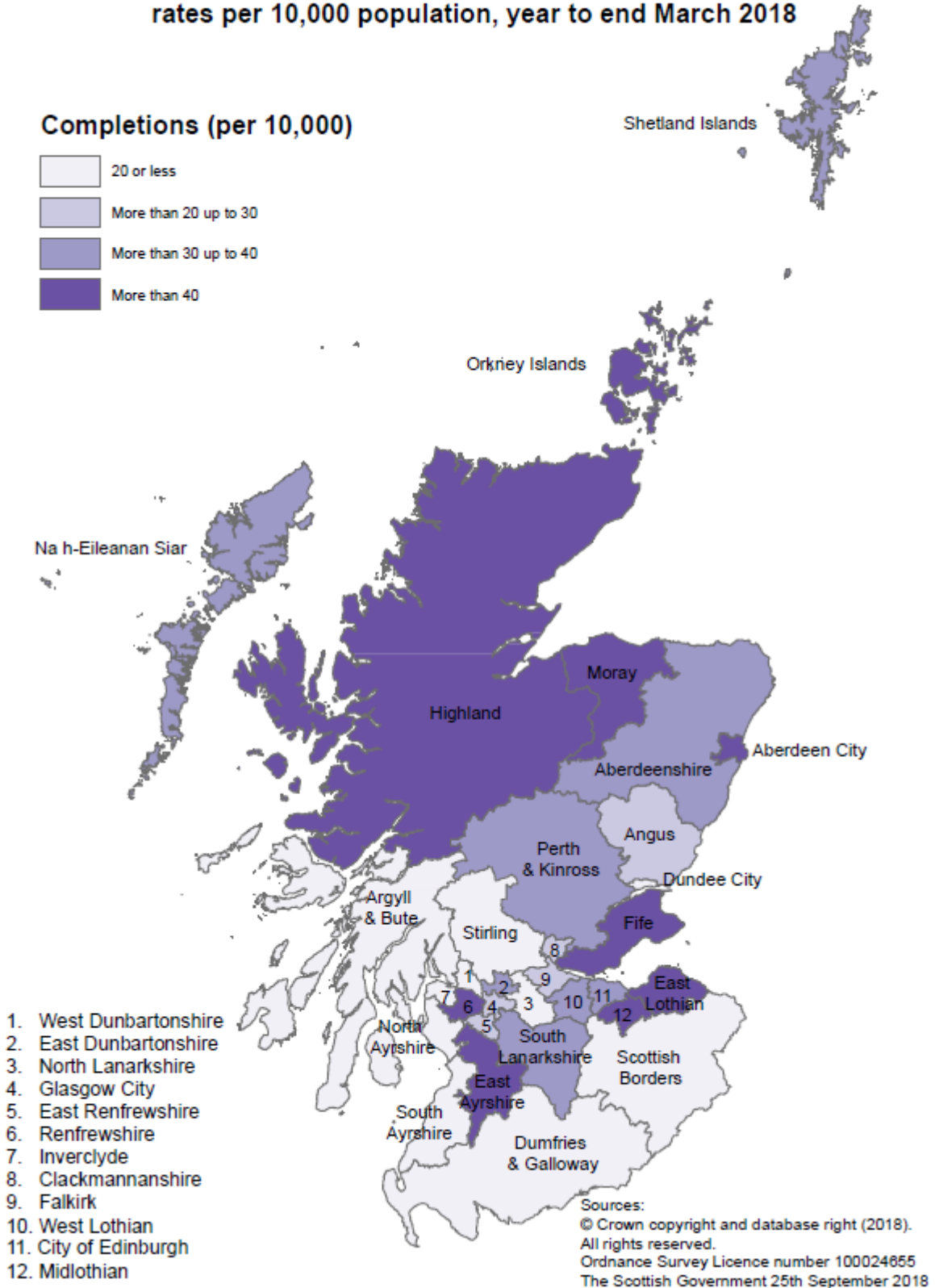
Sub-national figures for the year to end March 2018 – all sectors

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 2018, as a rate per 10,000 population based on the latest mid-2017 population estimates.

In the year to end March 2018 the highest new build rates were observed in East Lothian, Midlothian, Fife, East Ayrshire and Aberdeen City. The lowest rates were observed in Inverclyde, West Dunbartonshire, Stirling, North Ayrshire and Dumfries & Galloway.

**Map A: New build housing - All sector completions:
rates per 10,000 population, year to end March 2018**

Completions (per 10,000)



New Build Housing – Private-led – up to end March 2018

The private sector is the biggest contributor to overall house building, accounting for just under four-fifths (74%) of all homes completed in the 12 months to end March 2018.

Chart 5: Annual private sector led new build starts and completions, years to end March, 2008 to 2018

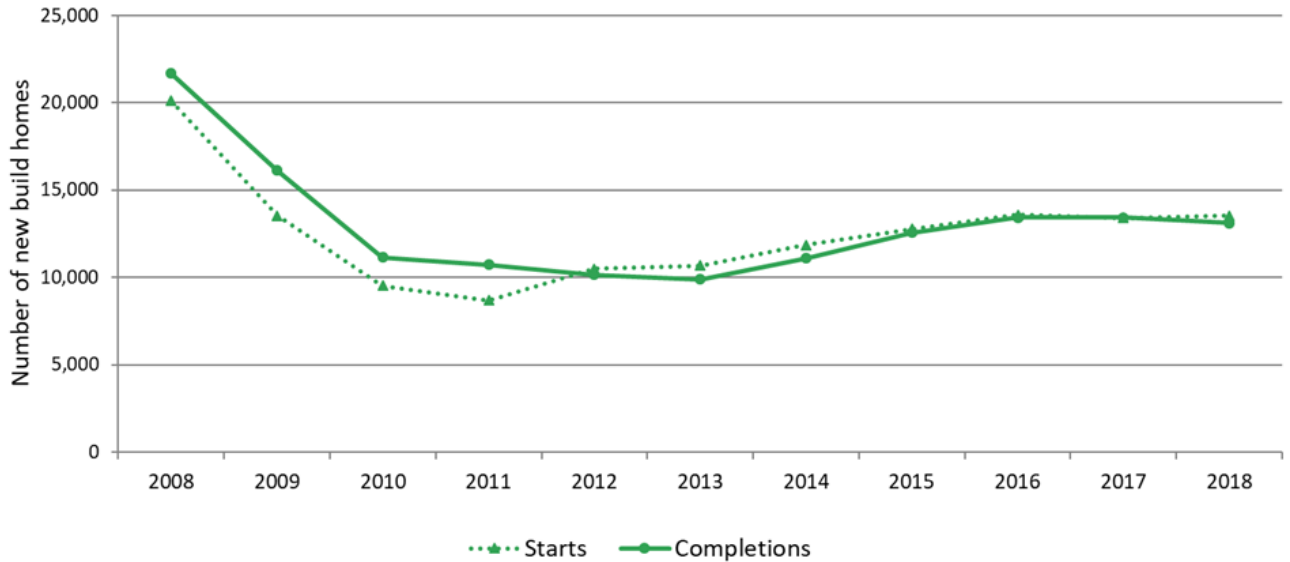
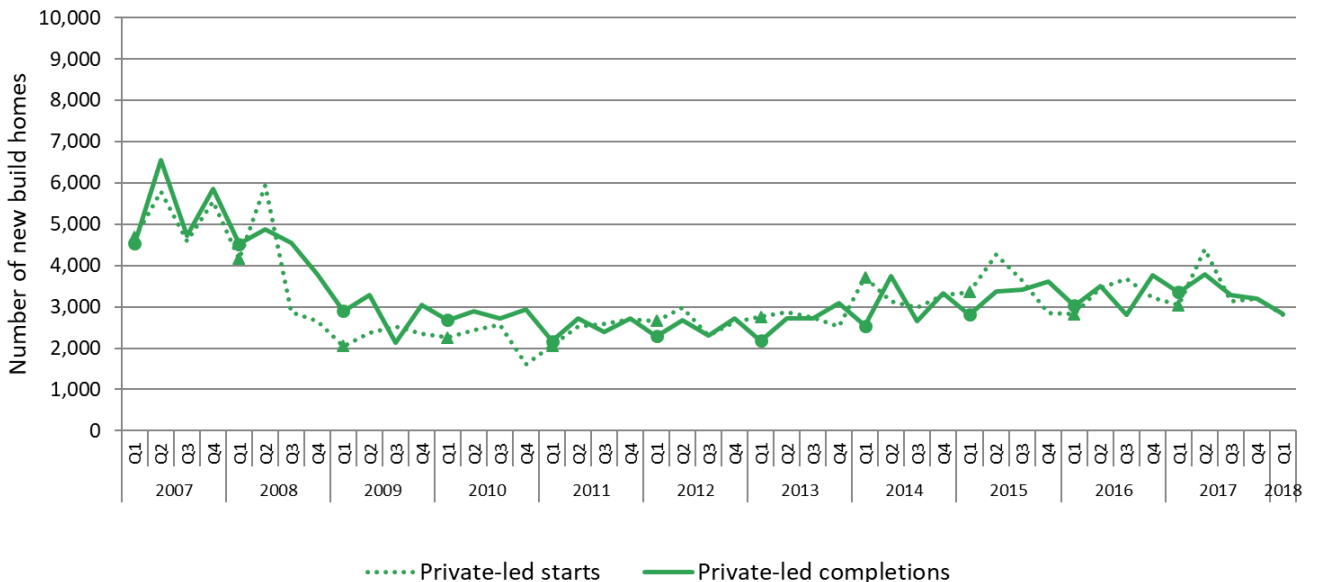


Chart 6: Quarterly new build starts and completions (private-led), since 2007 up to end March 2018



Trends over the last ten years – private sector

In 2008 (year to end March) the number of private sector homes started was around 20,100, while completions were just under 21,700. Private sector led new build housing was hit particularly hard by the recession. The number of homes completed dropped steeply between 2008 and 2010 then continued to decrease more gradually to just under 9,900 in 2013. Since then, the number of homes completed increased each year, until 2016, but has decreased in the two latest years, bringing completions to just over 13,100 in the year to end March 2018.

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 2018 – private sector

Between January and March 2018, 2,825 private sector led homes were completed; 16% fewer (532 homes) than the same quarter in 2017. This brings the total for the year to end March 2018 to 13,102 which is 2% less (325 homes) than the 13,427 completions in the previous year.

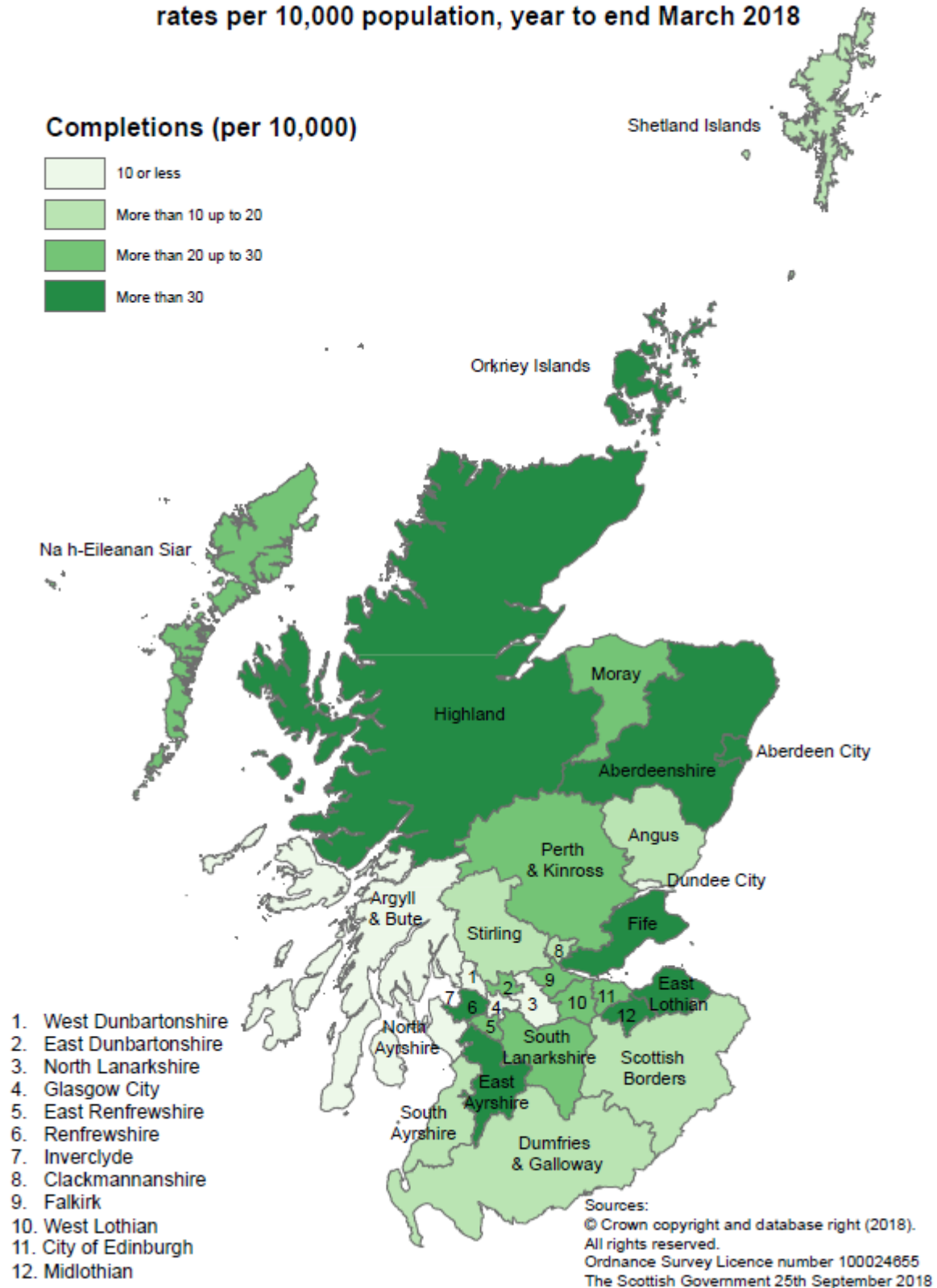
There were 2,798 private sector led starts between January and March 2018, 8% less than (246 homes) than the same quarter in 2017. This brings the total for the year ending March 2018 to 13,527 which is 1% more (119 homes) than the 13,408 starts in the previous year.

Sub-national figures for the year to end March 2018 – private sector

Map B shows the rates per 10,000 head of population (based on the latest mid-2017 population estimates) of private sector led new build completions in each local authority for the year to end March 2018.

The highest completion rates have been in East Lothian, Midlothian, Aberdeen City and Renfrewshire. The lowest rates meanwhile, have been in Inverclyde, Argyll & Bute, North Ayrshire and Glasgow City.

**Map B: New build housing - Private sector completions:
rates per 10,000 population, year to end March 2018**



New Build Housing – Social Sector

Social sector housing consists of local authority and housing association housing, and has accounted for just over a quarter of all new build homes completed over the 12 months to end March 2018. 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 2018. 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.

Chart 7a: Housing Association and Local Authority new build starts and completions, years to end March 2008 to 2018

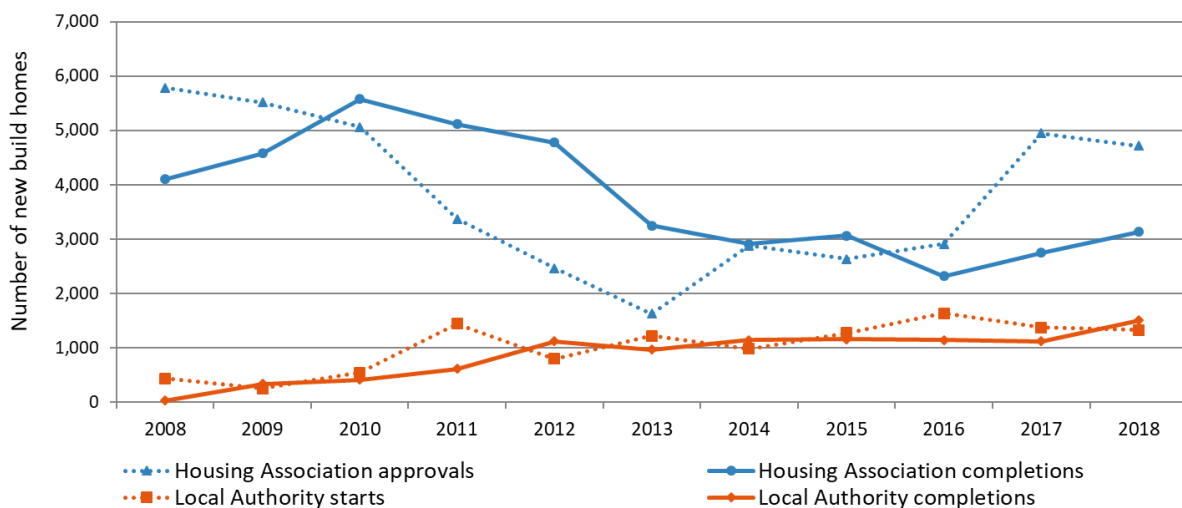


Chart 7b: Housing Association and Local Authority new build starts and completions, years to end June 2008 to 2018

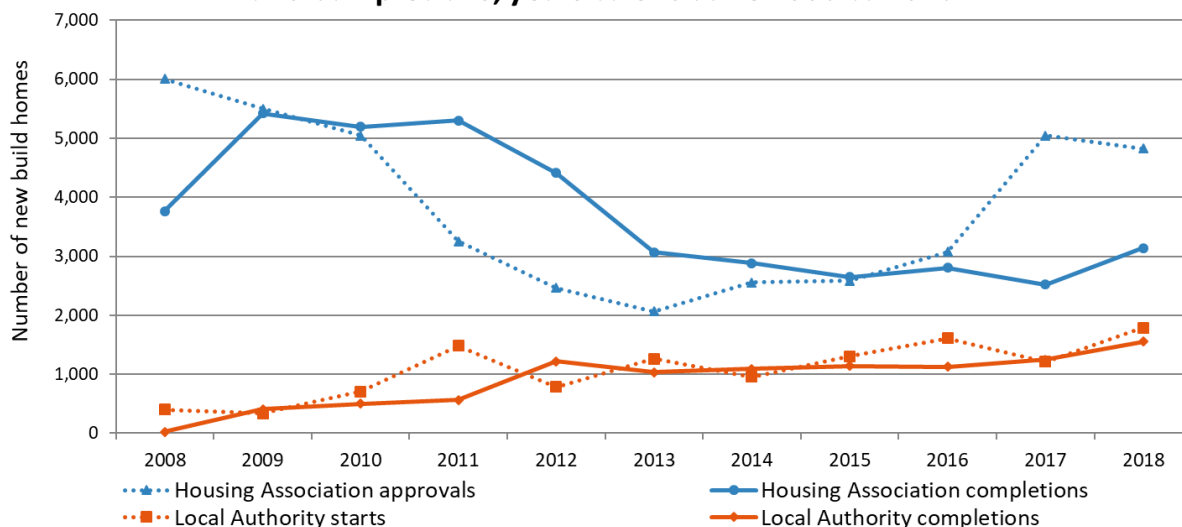


Chart 8: Quarterly new build approvals and completions (Housing Associations) since 2007 up to end June 2018

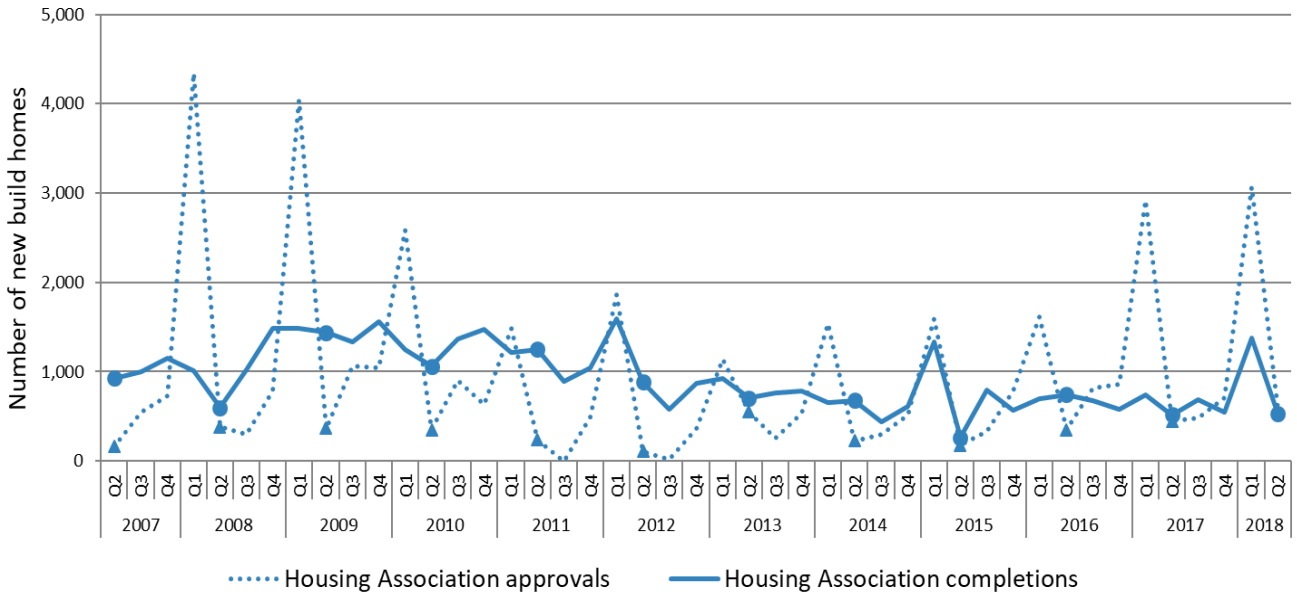
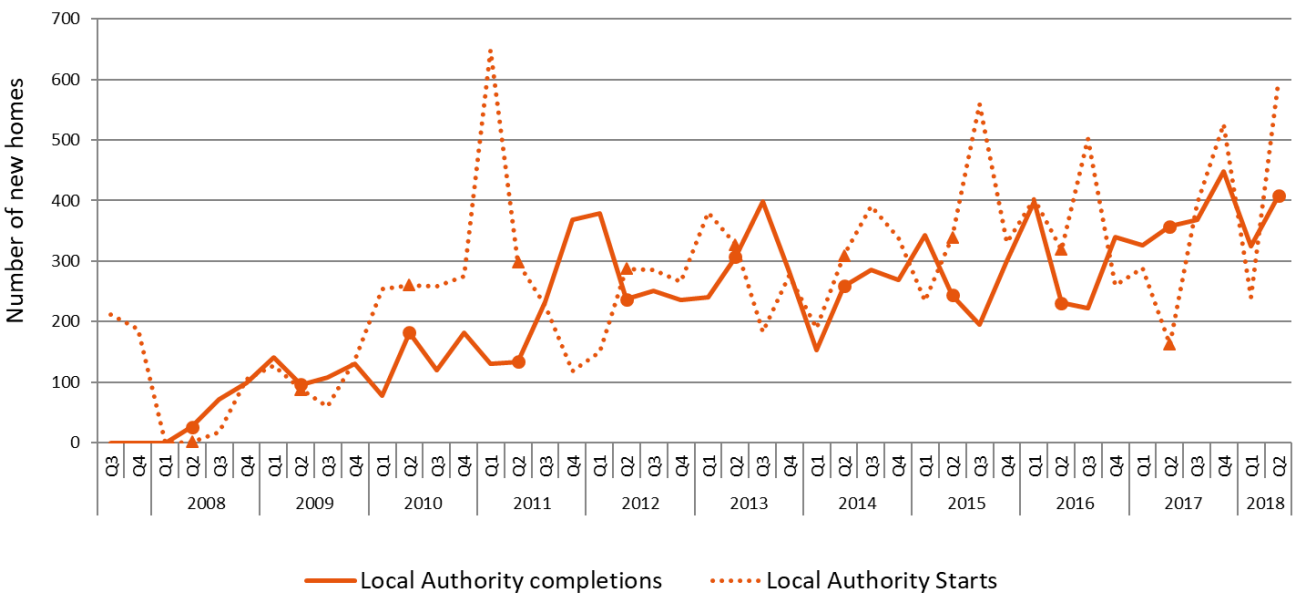


Chart 9: Quarterly new build starts and completions (Local Authority) since 2007 up to end June 2018



Trends over the last ten years – social sector

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end March) since 2008, 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 2008 and 2010 (years to end March) the number of housing association completions increased from just over 4,000 to just under 5,600. Completions then decreased each year to just over 2,900 in 2014, before increasing to just under 3,100 in 2015. Completions then decreased in the following year to just over 2,300 in 2016. In the last two years, completions have increased to just over 3,100 in 2018.

The number of housing association approvals meanwhile decreased from just under 5,800 in 2008 to just over 1,600 in 2013 (years to end March). The figures then increased overall to just over 4,700 in 2018.

The number of local authority homes built has gradually increased from just 28 homes in 2008 up to just over 1,100 in 2012 (years to end March). Completions decreased slightly in 2013 but have since increased to just under 1,500 in 2018. Local Authority housing has accounted for 8% of the total amount of new build homes completed across all sectors in the 12 months to end March 2018.

Trends to end March 2018 – social sector

There were 1707 social housing completions between January and March 2018; 60% more than the same quarter in 2017. This brings the total for the year to end March 2018 to 4,629. This is a 20% increase on the 3,866 social sector completions in the previous year.

Meanwhile, 3,348 social sector homes were started between January and March 2018; 4% more than the same quarter in 2017. This brings the total for the year to end March 2018 to 6,068. This is a 4% decrease on the 6,316 social sector starts in the previous year.

Sub-national figures for the year to end March 2018 – social sector

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 2018 per 10,000 of the population (based on the latest mid-2017 population estimates). 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 2018 rates of housing association new build completions were highest in Shetland, the Orkney Islands, Glasgow, and East Lothian, whilst no new housing association houses were built in Falkirk, Midlothian, East Renfrewshire and Stirling.

Meanwhile local authority new build rates were highest in Fife, East Ayrshire, Midlothian and West Lothian. As well as the 6 stock transfer authorities mentioned above, Clackmannanshire, East Dunbartonshire, East Renfrewshire, the Orkney Islands, Renfrewshire and the Shetland Islands built no new homes in the year ending March 2018.

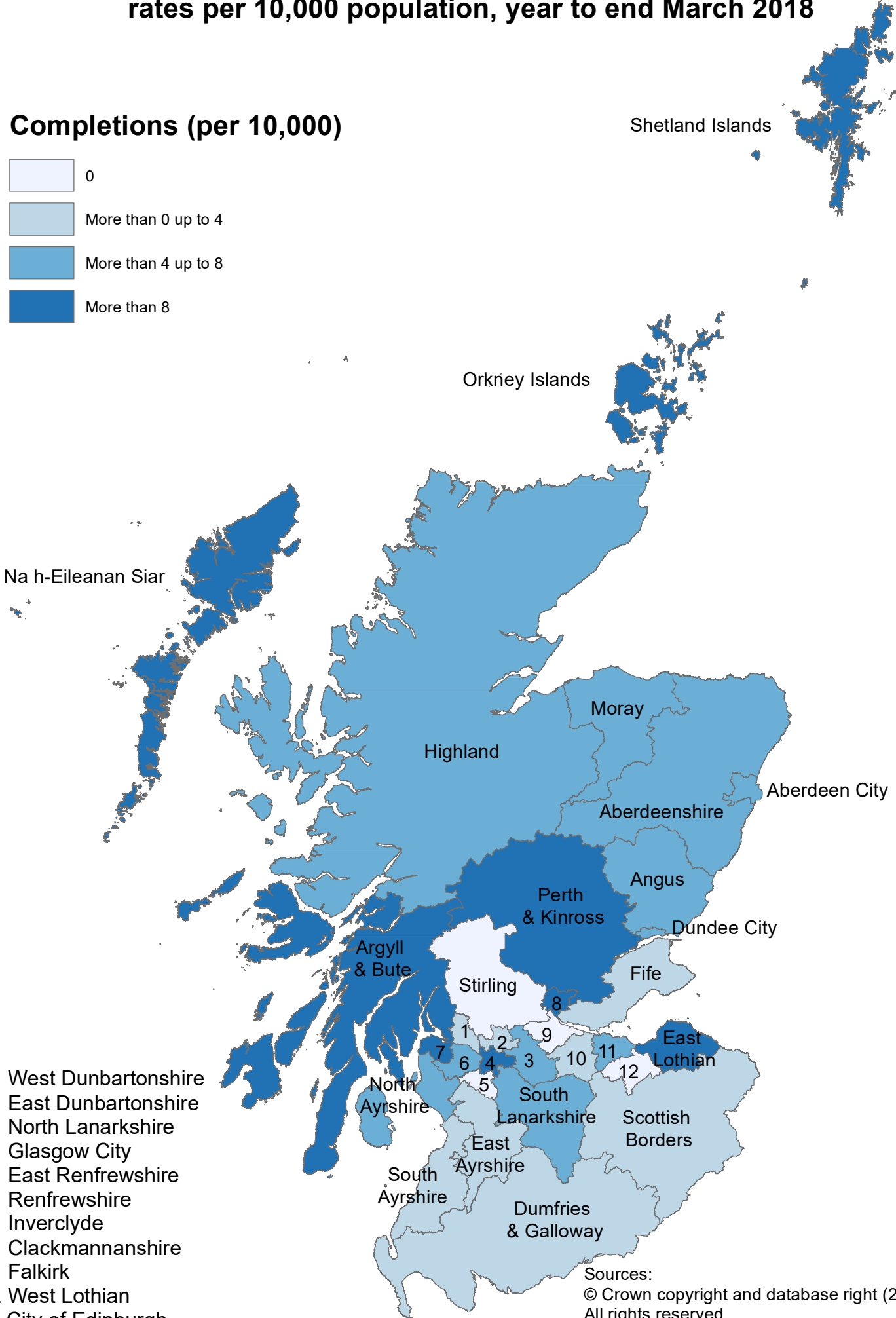
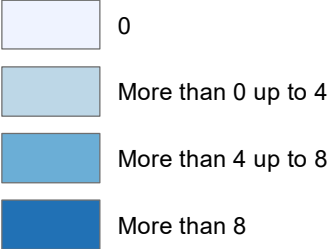
Latest data to end June 2018 – social sector

A total of 934 social sector homes were completed between April and June 2018, 7% more than the 875 completions in the same quarter in 2017. This brings the total completions for the 12 months to end June 2018 to 4,688, a 25% increase on the 3,764 social sector homes completed in the previous year. The increase in the 12 months to end June 2018 is due to an increase in both Housing Association led and Local Authority led completions, which increased by 25% (618 homes) and 25% (306 homes), respectively.

Meanwhile, 1,158 social sector homes were started between April and June 2018. This is up by 90% compared to the same quarter in the previous year. This brings the total for the 12 months to end June 2018 to 6,617 which is a 6% increase (362 homes) on the 6,255 starts in the previous year. The increase in the 12 months to end June 2018 is due to a 48% (577 homes) increase in Local Authority starts and a 4% (215 homes) decrease in Housing Association led approvals.

Map C: New build housing - Housing Association sector completions: rates per 10,000 population, year to end March 2018

Completions (per 10,000)

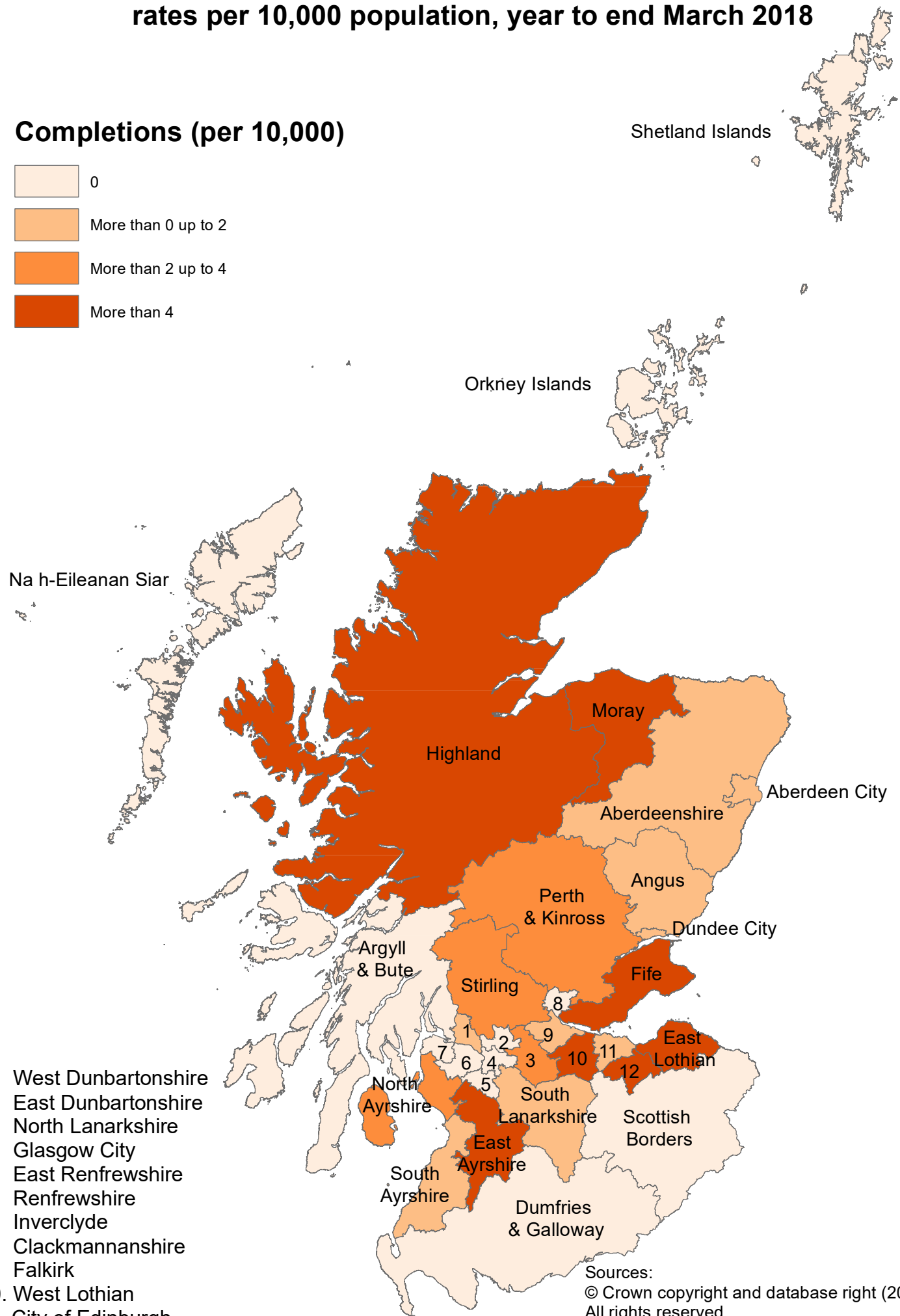
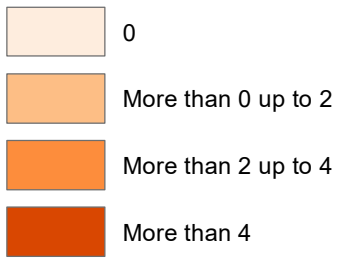


1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

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 The Scottish Government 25th September 2018

Map D: New build housing - Local Authority sector completions: rates per 10,000 population, year to end March 2018

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

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Affordable Housing Supply – up to end June 2018

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 2018. As a result they have been presented here for the year to end March. 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.

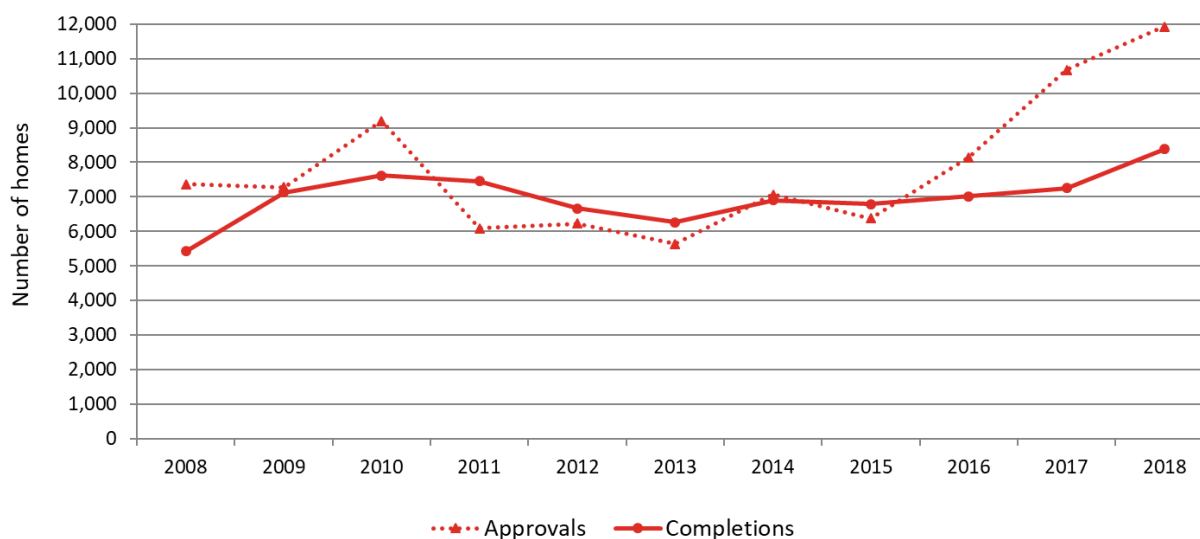
Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, 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.

Chart 10: Annual Affordable Housing Supply Programme (AHSP) approvals and completions, years to end June, 2008 to 2018



A total of 1,467 affordable homes were completed in the quarter between April and June 2018, a decrease of 9%, or 153 homes when compared to the equivalent quarter in the previous year. This brings the total for the year to end June 2018 to 8,381, up 15% on the 7,259 completions in the previous year.

Between April and June 2018 a total of 1,767 affordable homes were approved. This is 249 (16%) more than in the same quarter in the previous year. It brings the total for the year to end June 2018 to 11,926 approvals, up 12% on the previous year.

There were 2,161 affordable homes started in the quarter between April and June 2018, a 12% decrease, or 284 fewer homes than the same quarter last year. This brings the total for the year to end June 2018 to 10,285, up 3% on the 9,939 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions increased by 15% in 2018 (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 11% and 29% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals increased by 12% in 2018 (year to end June). In the latest year, social rent approvals accounted for 58% of all approvals, with affordable rent and affordable home ownership making up 21% and 21% 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, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Chart 11: AHSP Completions, years to end June, 2008 to 2018

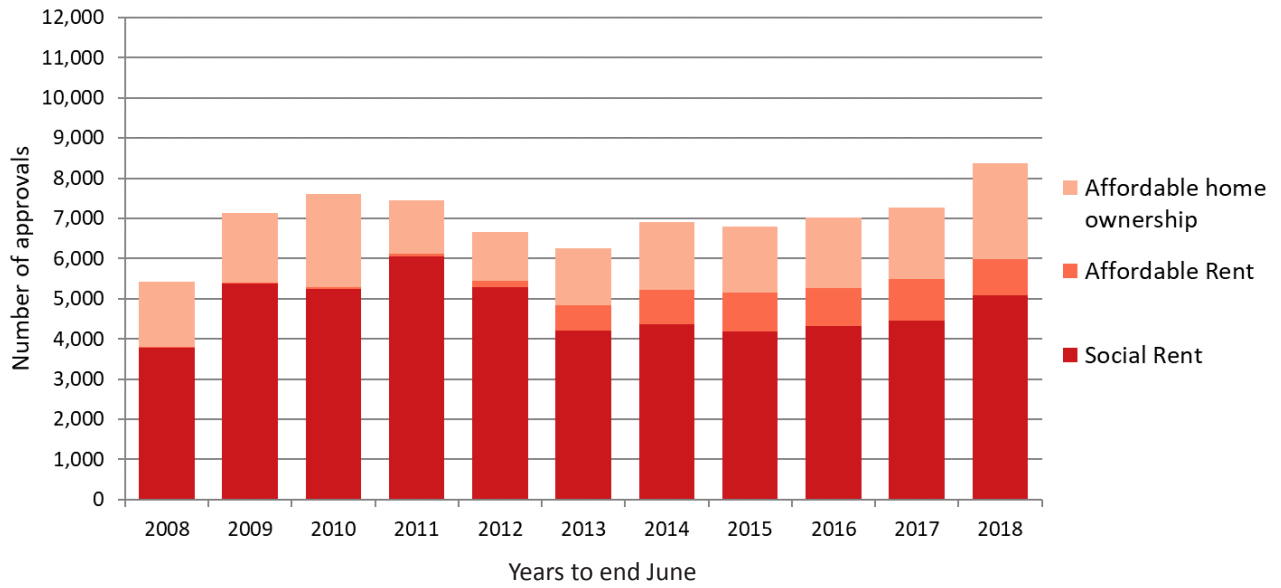
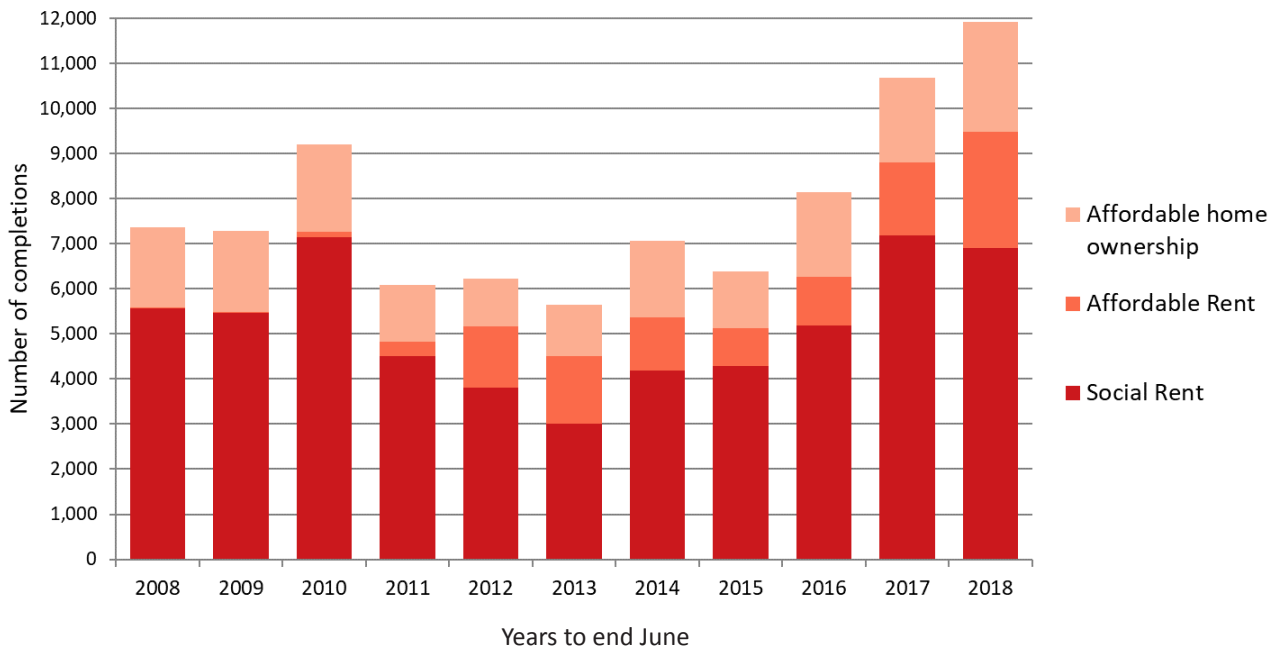


Chart 12: AHSP Approvals, years to end June, 2008 to 2018

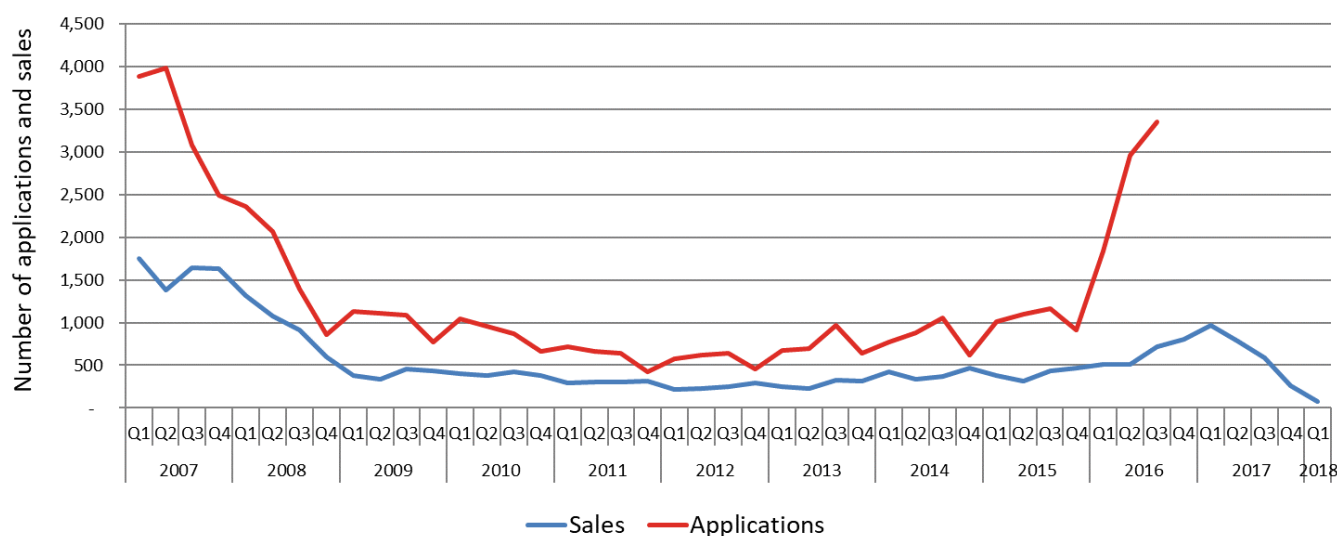


Sales of Local Authority Dwellings to Sitting Tenants (Right to Buy)

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.

Chart 13: Local Authority Sales to Sitting Tenants, Quarterly Applications and Sales, 2007 up to end March 2018



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 six quarters (October 2016 to March 2018). Throughout the final year of the scheme (the year to end September 2016), there were 9,060 applications made, more than double the 3,890 applications that were made in the previous year to end September 2015. This increase is likely to have been because this was the last chance for social housing tenants with an entitlement to exercise their Right to Buy before the scheme closed.

It can take a period of time for applications to be processed and for sales to be made, and therefore **Right to Buy sales** are still being recorded. In the latest available quarter, January to March 2018, there were 75 Right to Buy sales and 142 Right to Buy applications still pending.

It is expected that sales will continue to fall further in future quarters as the number of applications remaining in the system falls closer to zero. Given the low number of applications left in the system, we are intending to no longer report on Right to Buy sales on a quarterly basis. We will continue quarterly collection of the data up to the end of 2018/19, and will include a final update on the figures in the 2019 June publication. If you have any queries or comments on this please get in touch with us at housingstatistics@gov.scot or 0131 244 7229.

Notes

This document should be read along with the [explanation of the statistics](#) 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>

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