# Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply to end June 2023

# Key Points

### New Housebuilding

- The number of all-sector new build homes completed in Scotland increased by 7% (1,481 homes) in the latest year to end June 2023 to 23,346 homes, up from 21,865 homes completed in the previous year to end June 2022, and the highest annual figure to end June since 2008.
- In the latest year to end June 2023, increases were seen for private-led new build completions (9% or 1,342 homes) and housing association new build completions (18% or 728 homes), whilst local authority new build completions dropped by 23% or 589 homes.
- The number of all-sector new build homes started decreased by 12% (2,340 homes), with 17,425 starts in the year to end June 2023, down from 19,765 starts in the previous year to end June 2022, and the lowest annual figure to end June since 2016.
- In the latest year to end June 2023, private-led new build starts decreased by 7% (1,085 homes), housing association new build starts decreased by 21% (599 homes) and local authority new build starts decreased by 32% (656 homes).

### Affordable Housing Supply Programme

- Affordable Housing Supply Programme statistics reflect the broader supply of affordable homes for social rent, affordable rent and affordable home ownership, and include off the shelf purchases and rehabilitations as well as new builds.
- The 1,780 affordable homes completed in the latest quarter April to June 2023 brings the total number of affordable homes completed in the 12 months to end June 2023 to 10,757, an increase of 12% (1,188 homes) on the 9,569 homes completed in the previous year, and the highest annual year to date completions figure since the start of the series in 2000. There were increases in the number of affordable homes completed for social rent by 8% (604 homes), other affordable rent by 46% (500 homes), and affordable home ownership completions by 9% (84 homes).
- A total of 643 affordable homes were approved in the latest quarter April to June 2023, which brings the total number of affordable homes approved in the 12 months to end June 2023 to 6,042, a decrease of 22% (1,724 homes) on the 7,766 homes approved in the previous year, and the lowest annual figure

to end June since 2013. There were decreases in the latest year to end June 2022 in the number of approvals for social rent (by 24%, or 1,449 homes) and for other affordable rent (by 39%, or 349 homes), although approvals for affordable home ownership increased by 9% (74 homes).

- Meanwhile the 1,118 affordable homes started in the latest quarter April to June 2023 brings the total number of affordable homes started in the 12 months to end June 2023 to 7,124, a decrease of 2% (180 homes) on the 7,304 started in the previous year, and the lowest annual figure to end June since 2015. There was a decrease in the latest year to end June 2022 in the number of starts for social rent (by 8%, or 463 homes), although starts increased for other affordable rent (by 26% or 170 homes) and for affordable home ownership (by 14% or 113 homes).
- Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the ambition is to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in remote, rural and island communities.
- There have been a total of 13,354 affordable homes completed between 23 March 2022 and 30 June 2023 towards the target of 110,000 affordable homes by 2032, consisting of 10,459 (78%) homes for social rent, 1,706 (13%) for affordable rent, and 1,189 (9%) for affordable home ownership.

# Introduction

This statistical publication presents latest quarterly figures to end June 2023 on new housebuilding and Affordable Housing Supply, along with annual rates of new housebuilding and affordable housing supply per head of population, with comparisons to other UK countries.

Note that this latest version of the publication incorporates an improvement in which data on housing association new build starts, previously reported on through a proxy measure of approvals, is now presented from April 2018 onwards based on starts data, following an improvement in the quality of data recorded. Further information on this is available in the Social Sector New Housebuilding section.

## A National Statistics Publication for Scotland

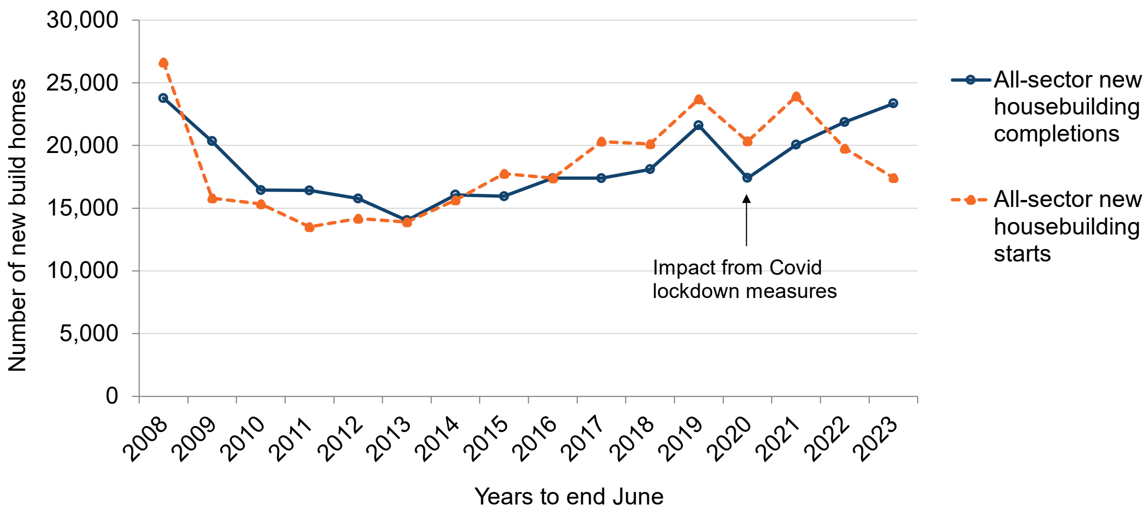
The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007. This provides assurance that these statistics are of the highest quality and meet user needs, and that they comply with the Code of Practice for Statistics.

Further information on National Statistics is published by the UK Statistics Authority.

# All-Sector New Housebuilding

Chart 1 shows that annual all-sector new build starts and completions in the years to end June both fell in the years immediately following the financial crisis in 2008. Starts fell to a low in 2011 and completions reached their lowest point in 2013. Following this, starts and completions then generally increased year on year up to the year ending June 2019. Starts and completions then dropped in the year to end June 2020 due to the impact of COVID-19 lockdown measures in the quarter April to June 2020, before both increasing again in the year to end June 2021. In the most recent year to end June 2023, starts have fallen whilst completions have continued to increase.

**Chart 1: Annual all-sector new housebuilding completions increased by 7% in the latest year to end June 2023, although starts have dropped by 12%.**




In the latest year to end June 2023, completions have increased by 7% to stand at 23,346 homes. Starts decreased by 12% to 17,425 homes. Private-led completions rose by 9% (1,342 homes) and housing association completions rose by 18% (728 homes), whilst local authority completions decreased by 23% (589 homes). Private-led starts decreased by 7% (1,085 homes), housing association new build starts decreased by 21% (599 homes) and local authority new build starts decreased by 32% (656 homes).

Chart 2 below presents the latest quarterly trends in completions to end June 2023, in which there were 4,924 all-sector completions in the latest quarter April to June 2023, a decrease of 8% (422 homes) on the 5,346 completions in the same quarter in 2022.

The 3,982 private sector led completions in April to June 2023 is a decrease of 3% (107 homes) on the 4,089 completions in the same quarter in 2022.

The 334 local authority completions in April to June 2023 is a decrease of 7% (26 homes) on the 360 completions in the same quarter in 2022.

The 608 housing association completions in April to June 2023 is a decrease of 32% (289 homes) on the 897 completions in the same quarter in 2022.

**Chart 2: All-sector new housebuilding completions by quarter**.

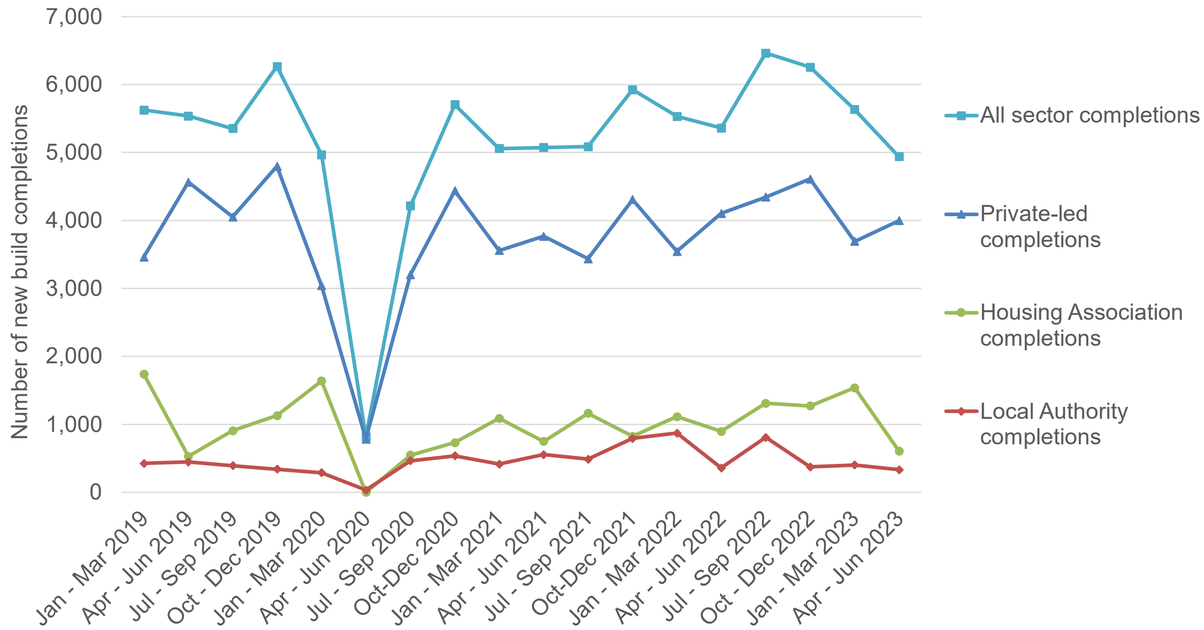



Chart 3 shows the equivalent quarterly trends in starts, in which there were 4,268 all-sector starts in the latest quarter April to June 2023. This is a decrease of 26% (1,465 homes) on the 5,733 starts in the same quarter in 2022.

The 3,621 private sector led starts in April to June 2023 is a decrease of 23% (1,104 homes) on the 4,725 starts in the same quarter in 2022.

The 283 local authority starts in April to June 2023 is a decrease of 60% (426 homes) on the 709 starts in the same quarter in 2022.

Meanwhile the 364 housing association starts in April to June 2023 is an increase of 22% (65 homes) on the 299 starts in the same quarter in 2022.

**Chart 3: All-sector new housebuilding starts by quarter.**

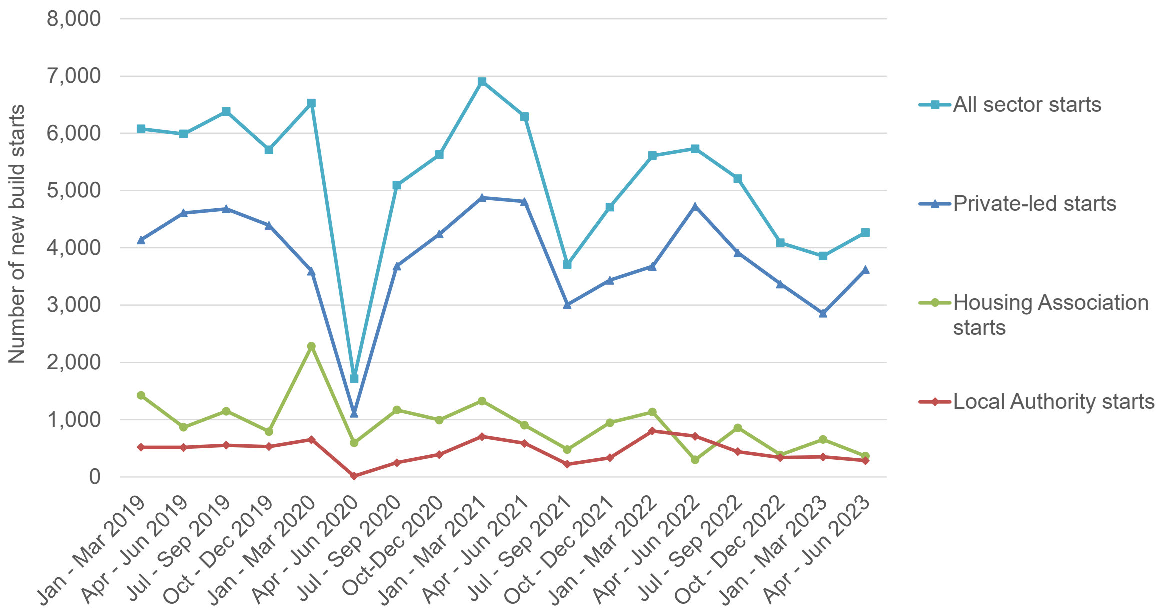



**Table 1: All-sector new housebuilding to end June 2023**

| All sector homes | Starts | Completions |
|---|---|---|
| **Quarter Apr to Jun 2019** | **5,988** | **5,538** |
| **Quarter Apr to Jun 2020** | **1,716** | **816** |
| **Quarter Apr to Jun 2021** | **6,294** | **5,074** |
| **Quarter Apr to Jun 2022** | **5,733** | **5,346** |
| **Quarter Apr to Jun 2023** | **4,268** | **4,924** |
| Change from Q2 2022 to Q2 2023 | -1,465 | -422 |
| Change from Q2 2022 to Q2 2023 (%) | -26% | -8% |
| **Year to Jun 2019** | **23,694** | **21,605** |
| **Year to Jun 2020** | **20,340** | **17,402** |
| **Year to Jun 2021** | **23,922** | **20,051** |
| **Year to Jun 2022** | **19,765** | **21,865** |
| **Year to Jun 2023** | **17,425** | **23,346** |
| Change from 2022 to 2023 | -2,340 | 1,481 |
| Change from 2022 to 2023 (%) | -12% | 7% |

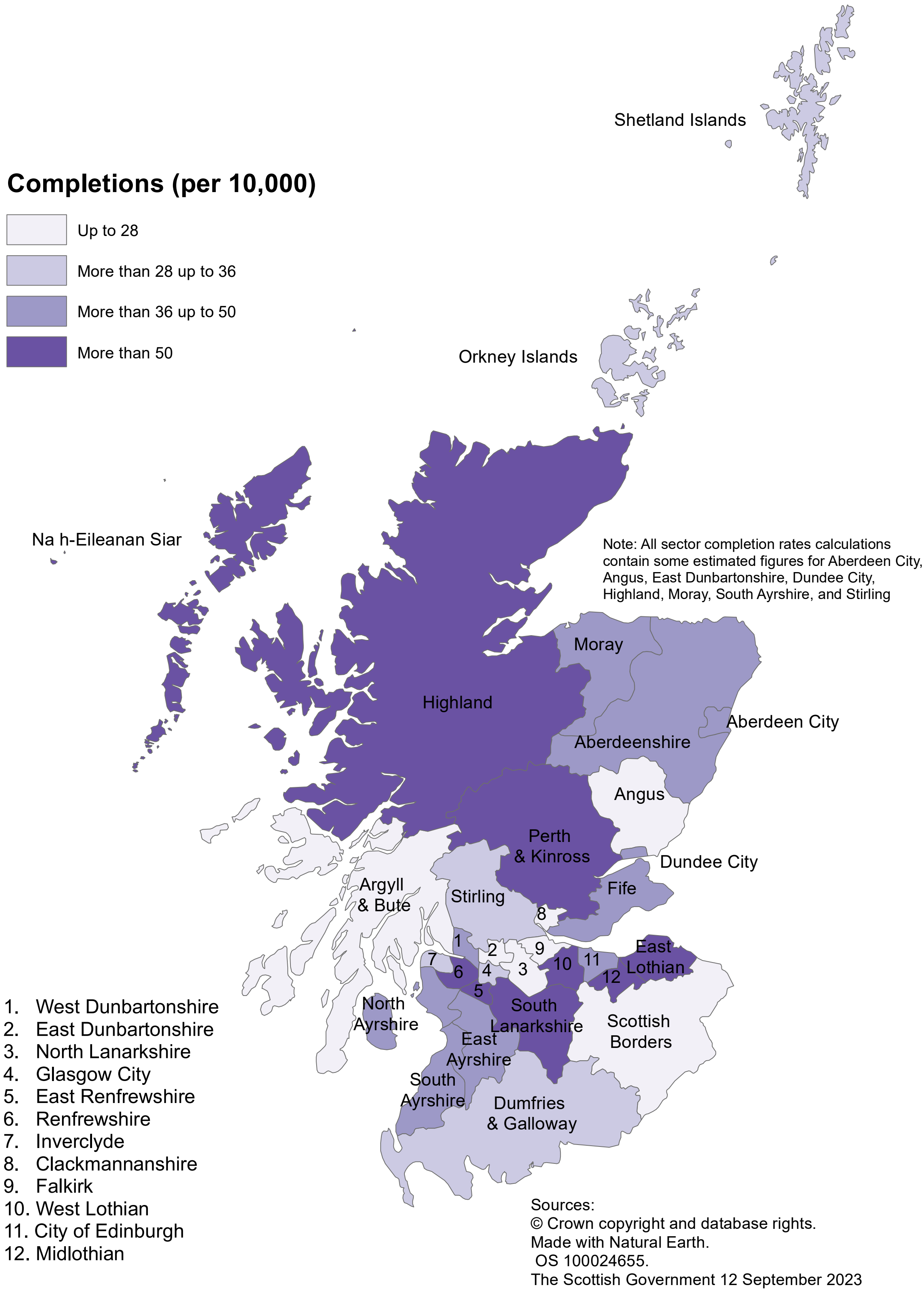
Note in the table above that new housebuilding starts and completions in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

Map A below shows that in the year to end June 2023, the highest new build rates were observed in the local authority areas of East Lothian, East Renfrewshire, Highland, Midlothian, Na h-Eileanan Siar, Perth & Kinross, Renfrewshire, South Lanarkshire and West Lothian, which each had rates of more than 50 homes per 10,000 population.

The lowest rates were observed in Angus, Argyll & Bute, Clackmannanshire, East Dunbartonshire, Falkirk, North Lanarkshire, Scottish Borders, and Stirling, which each had rates of 28 homes or fewer per 10,000 population.

Note that All sector completion rates calculations contain some estimated figures for Aberdeen City, Angus, East Dunbartonshire, Highland, Dundee City, Moray, South Ayrshire, and Stirling. Further details are in the Data and Methodology section.

**Map A: New build housing – All Sector completions: rates per 10,000 population, year to end June 2023.**



## New housebuilding across UK countries

Chart 4a presents trends in the rates of all-sector new housebuilding completions per 10,000 population across each of the UK countries on a financial year basis (years to end March) to allow for comparisons with both the England financial year ‘net additional dwelling’ statistics and financial year rates derived from each of the quarterly UK series.

The England financial year ‘net additional dwellings' series is considered the primary and most comprehensive measure of housing supply in England. The quarterly new build statistical collection for England based on building control is not currently capturing all new build activity, and so is seen more as a leading indicator of activity throughout the year.

The chart shows that whilst Scotland had a higher rate of completions per 10,000 head of population than England (‘net additional dwellings’ series) over the period 2007/08 to 2013/14, that Scotland and England have since seen broadly similar rates of housebuilding each year across the period 2014/15 to 2021/22, with the exception of 2020/21 in which Scotland saw a sharper fall, possibly due to the stricter COVID-19 lockdown restrictions that were in place for housing building in Scotland.

Available figures for the financial year 2022/23 (excluding England given that the ‘net additional dwellings’ measure is not yet available) show that in Scotland and Wales the completions rate increased from the previous year, with the rate in Scotland being 43 homes per 10,000 population compared to a rate of 18 in Wales, whilst Northern Ireland’s rate fell from 39 per 10,000 to 34.

**Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland has a rate of 43 in the latest year to end March 2023, increasing from 39 in the previous year**.

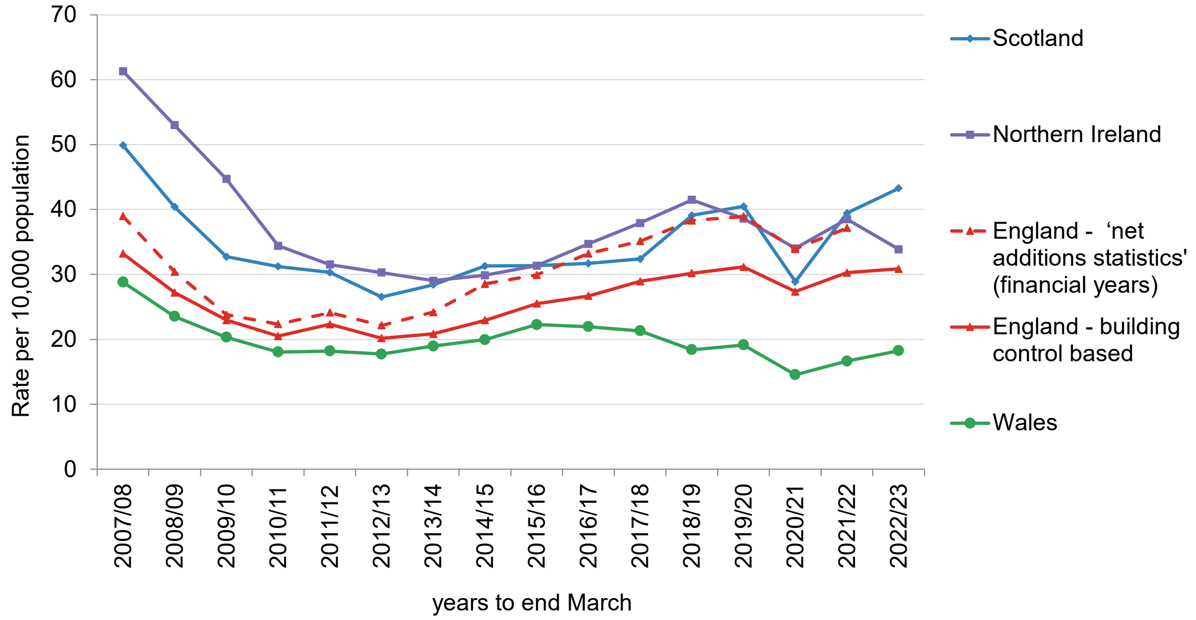
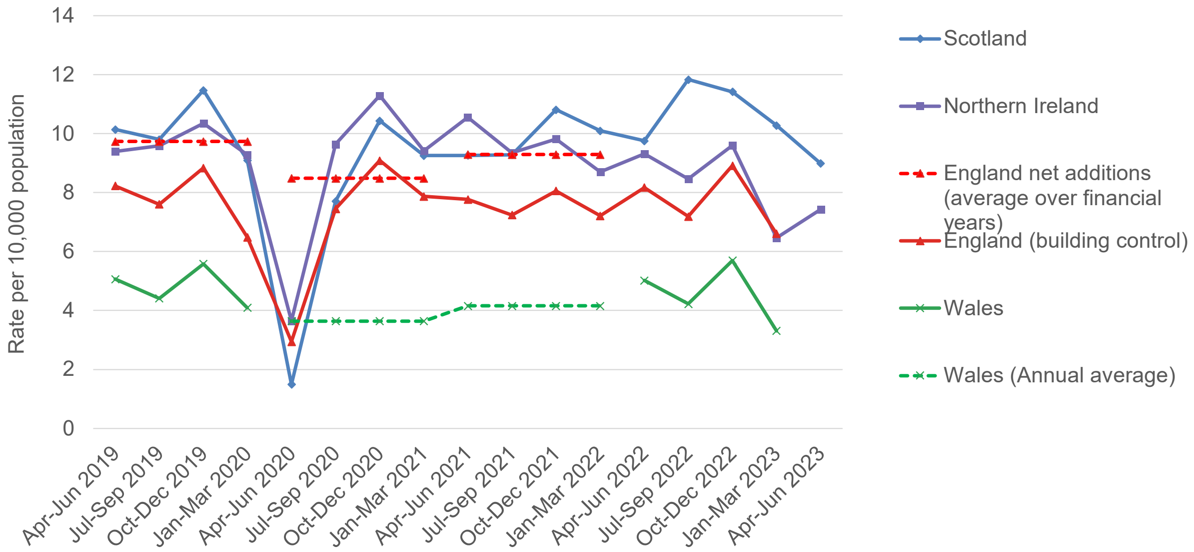



Chart 4b presents equivalent trends on a quarterly basis, based on the latest published information available for each country, although quarterly figures for Wales 2020/21 and 2021/22 aren't available, so the annual figures have been averaged across the four quarters. The England 'net additional dwelling' figures for the financial years 2019/20 to 2021/22 are also included as averages across each of the quarters within these years, to help demonstrate the difference in the relative level between this figure and the separate quarterly England building control based figures.

The chart shows the clear impact of COVID-19 lockdown restrictions on construction activity in the quarter April to June 2020, with the rates of new housebuilding per 10,000 population dropping compared to the same quarter in the previous year by 85% in Scotland, 64% in England (building control based figures), and 61% in Northern Ireland, which may reflect stricter lockdown restrictions for Scottish housing building compared to England and Northern Ireland.

Following this, the rates of new housebuilding in each of these countries have subsequently increased back up to higher levels, and trends appear to have been broadly flat following this, except for the quarterly rates in Northern Ireland which have shown a slight downward trend since October to December 2020.

**Chart 4b: Quarterly new housebuilding completion rates per 10,000 population for Scotland, Northern Ireland, England and Wales.**



# Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for over two-thirds (72%) of all homes completed in the 12 months to end June 2023.

Chart 5 below shows the annual number of private sector led starts and completions from 2008 to 2023 (years to end June).

This shows private sector led starts and completions falling substantially across the years 2008 and 2010 (years to end June) due to the financial crisis. After 2013 starts and completions increased across most years until dropping in the year to end June 2020 due to the impact of COVID-19 construction lockdown measures in place between April and June 2020. In 2021 both starts and completions increased, but since then, starts have fallen whilst completions have continued to increase. In the most recent year to end June 2023 completions increased by 9%, whilst starts have decreased by 7%.

**Chart 5: Annual private sector led new build completions have increased in the latest year to end June 2023 by 9%, whilst starts have decreased by 7%.**

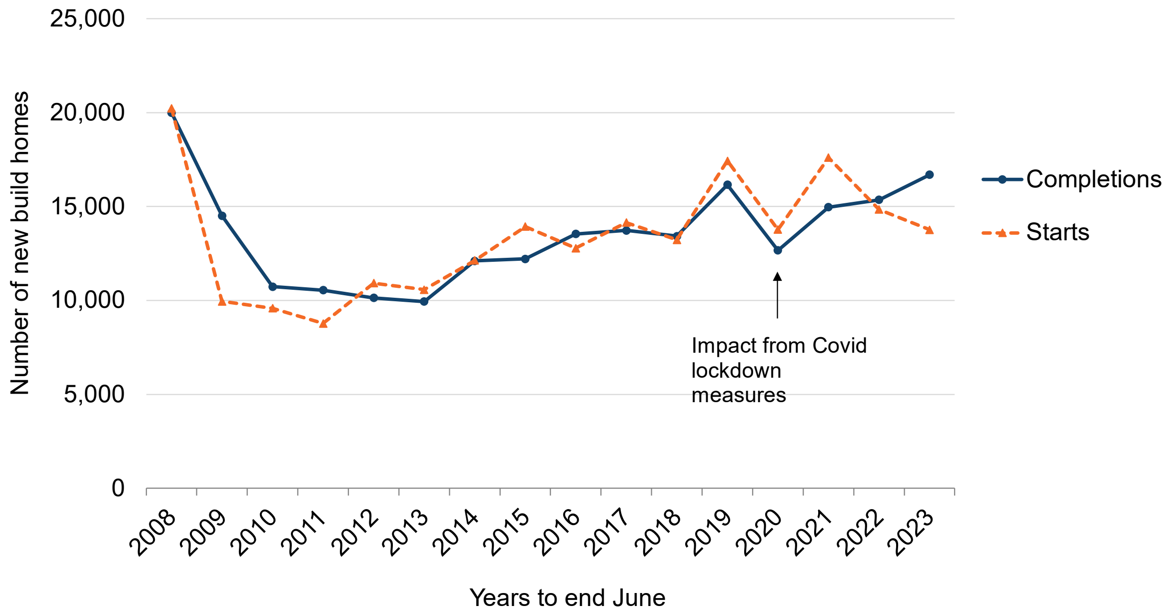
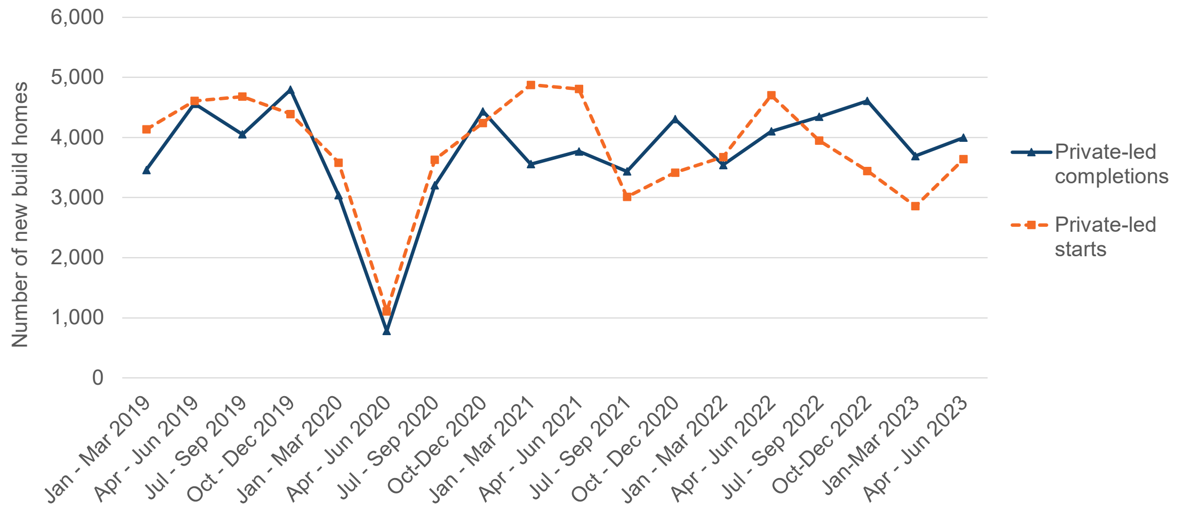



Chart 6 below presents the latest quarterly trends. In April to June 2023 there were 3,982 private sector led homes completed, a decrease of 3% (107 homes) on the same quarter in 2022. This brings the total for the year ending June 2023 to 16,698, an increase of 9% (1,342 homes) on the 15,356 completions in the previous year. There were 3,621 private sector led homes started in April to June 2023, a decrease of 23% (1,104 homes) on the same quarter in 2022. This brings the total for the year to end June 2023 to 13,760 starts, a decrease of 7% (1,085 homes) on the 14,845 starts in the previous year.

### Chart 6: Private sector led new housebuilding starts and completions by quarter.




### Table 2: Private-led new housebuilding to end June 2023

| Private sector homes | Starts | Completions |
|---|---|---|
| **Quarter Apr to Jun 2019** | **4,609** | **4,563** |
| **Quarter Apr to Jun 2020** | **1,109** | **782** |
| **Quarter Apr to Jun 2021** | **4,807** | **3,769** |
| **Quarter Apr to Jun 2022** | **4,725** | **4,089** |
| **Quarter Apr to Jun 2023** | **3,621** | **3,982** |
| Change from Q2 2022 to Q2 2023 | -1,104 | -106 |
| Change from Q2 2022 to Q2 2023 (%) | -23% | -3% |
| **Year to Jun 2019** | **17,432** | **16,160** |
| **Year to Jun 2020** | **13,777** | **12,671** |
| **Year to Jun 2021** | **17,608** | **14,967** |
| **Year to Jun 2022** | **14,845** | **15,356** |
| **Year to Jun 2023** | **13,760** | **16,698** |
| Change from 2022 to 2023 | -1,085 | 1,342 |
| Change from 2022 to 2023 (%) | -7% | 9% |

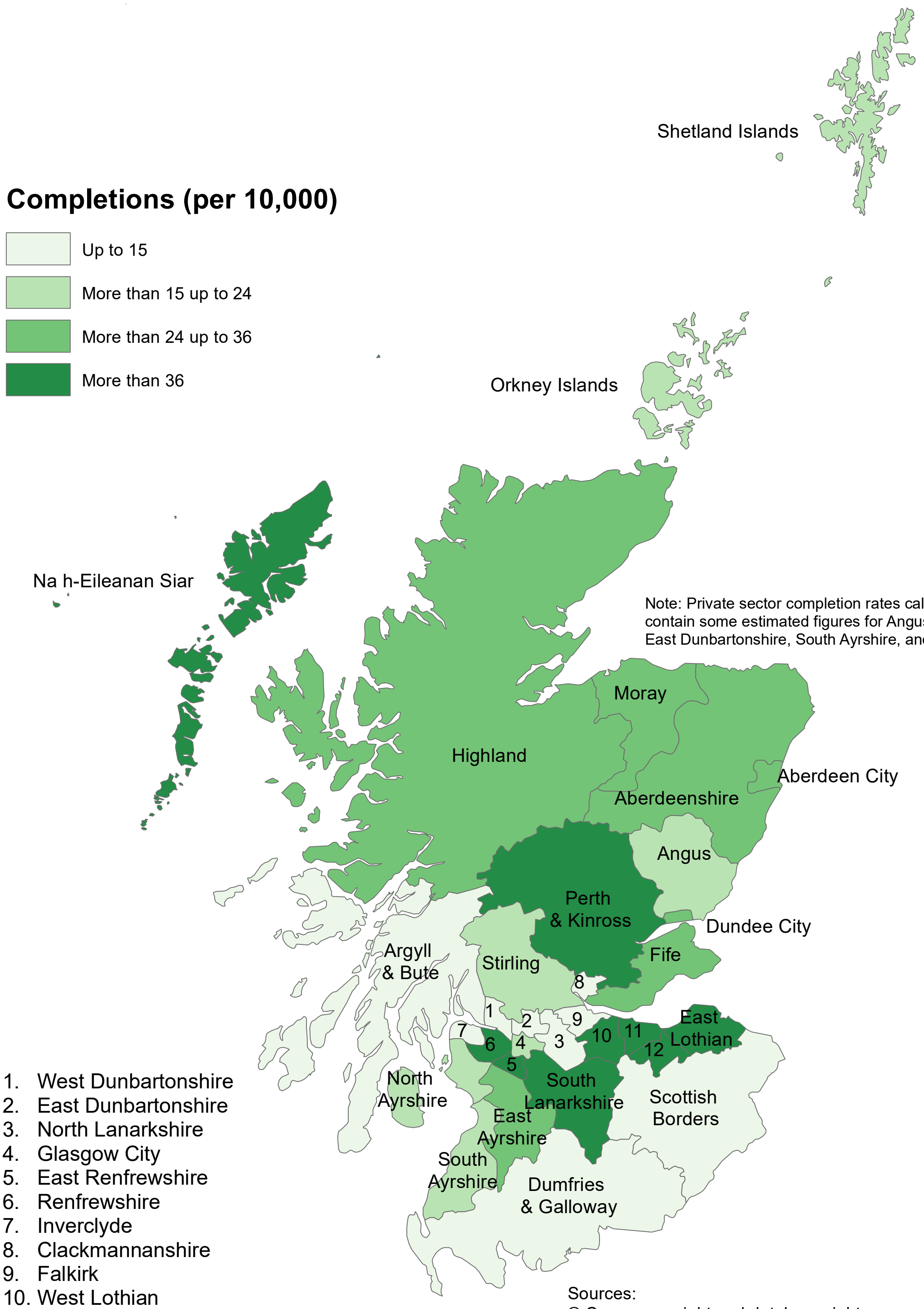
Note in the table above that new housebuilding starts and completions in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

Map B below shows that the local authority areas with the highest private sector led completion rates in the year to end June 2023 are Midlothian, East Lothian, West Lothian, Perth & Kinross, East Renfrewshire, Na h-Eileanan Siar, South Lanarkshire, City of Edinburgh, Highland, and Renfrewshire, with all having a rate of over 36 homes per 10,000 population.

The lowest rates meanwhile are in Argyll & Bute, Clackmannanshire, Dumfries & Galloway, East Dunbartonshire, Falkirk, Inverclyde, North Lanarkshire, Scottish Borders and West Dunbartonshire, with all seeing rates of 15 or fewer homes per 10,000 population.

Note: Private sector completion rates calculations contain some estimated figures for Angus, Dundee City, East Dunbartonshire, South Ayrshire, and Stirling. More details are available in the Data and Methodology section.

## Map B: New build housing – Private Sector completions: rates per 10,000 population, year to end June 2023.




Note: Private sector completion rates calculations contain some estimated figures for Angus, Dundee East Dunbartonshire, South Ayrshire, and Stirling

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

Sources:

Made with Natural Earth.
OS 100024655.
The Scottish Government 12 September 2023

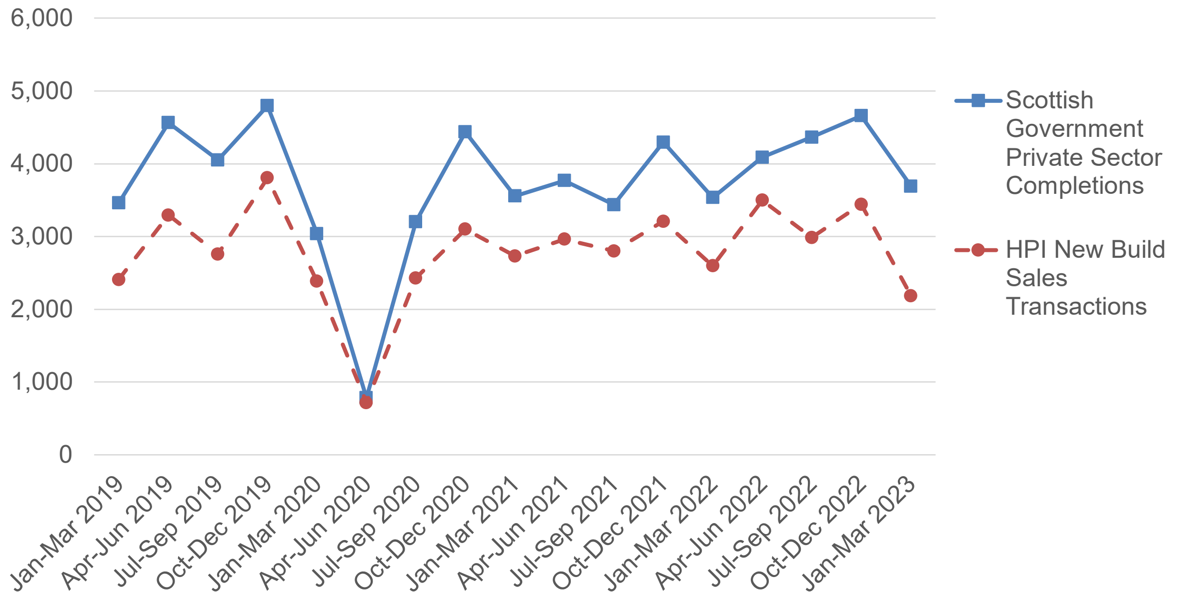
## UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end March 2023

This section shows how the latest quarterly trends in the number of new build sales transactions in Scotland to end March 2023, based on residential property transaction figures published as part of the UK House Price Index (HPI), compare to the quarterly Scottish Government new housebuilding figures.

Chart 7 illustrates how the UK HPI figures compare to Scottish Government Private sector-led completion figures in each quarter from January to March 2019 onwards.

It can be seen across the period January to March 2019 to January to March 2023 that both data series generally follow broadly similar trends in respect of increases or decreases compared to the previous quarter. The Scottish Government figures are higher in most quarters, but this is likely to be explained by differences in how the figures are constructed, given that some self-build dwellings or dwellings built privately for tenures other than private sales will be included, whereas the HPI figures are based on private sales transactions only, and are based on date of completed sales transaction rather than date of completion.

Chart 7: Scottish Government Private Sector led new housebuilding completions and HPI new build sales transactions. Scotland: Jan - Mar 2019 to Jan - Mar 2023.




Further information on the HPI data for Scotland, which is sourced from Registers of Scotland, is available in the [HPI Quality assurance of administrative data](#) section.

# Social sector new housebuilding

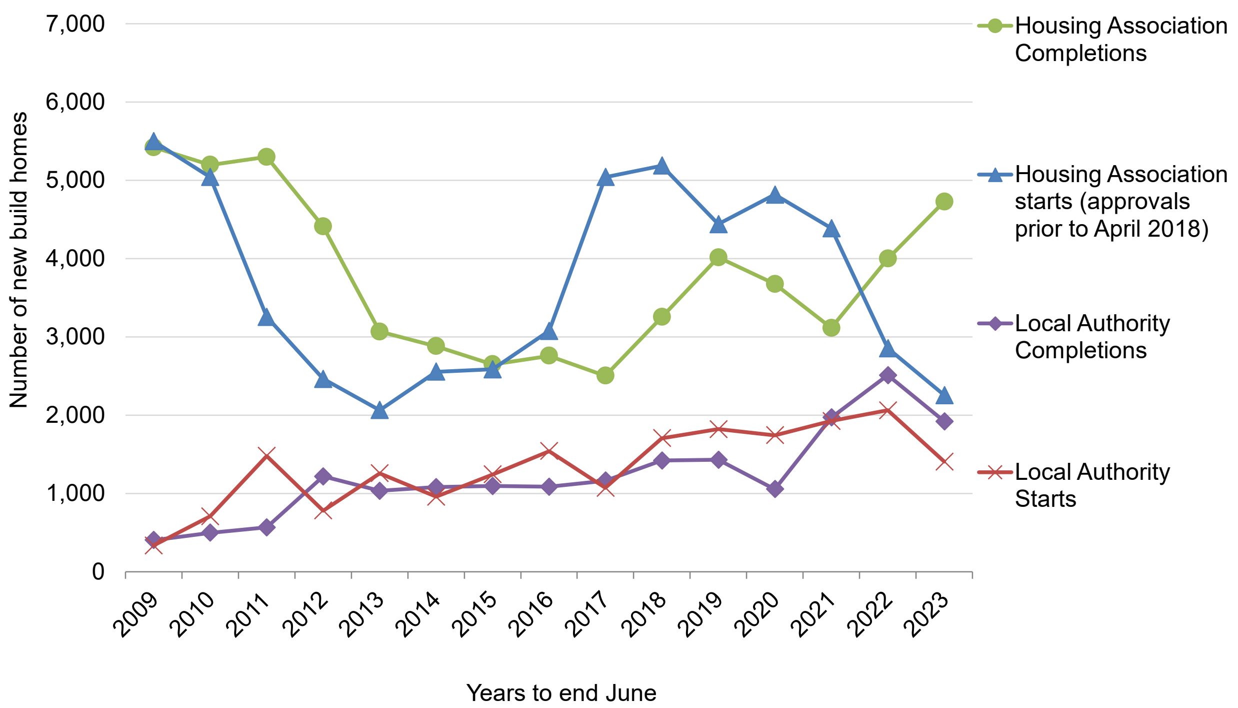
Social sector housing consists of local authority and housing association housing, and has accounted for just under a third (28%) of all new build homes completed over the 12 months to the end of June 2023.

Chart 8 shows the number of local authority and housing association homes started and completed each year to end June.

Annual levels of local authority starts and completions have shown a broadly increasing trend over time since 2009, although starts and completions have both decreased in the most recent year 2023.

Housing association trends have shown a different picture, with levels of starts dropping across the 2010 to 2013 period before levels increased in 2017 and then stayed around this higher level before dropping over the latest two years to 2023. Levels of housing association completions dropped between 2011 and 2013 and remained at this lower level until 2017 after which levels have increased up to the latest year 2023 aside from annual drops in 2020 and 2021.

**Chart 8: Latest annual social sector new build completions figures to end June 2023 show increases on the previous year for housing association completions, with housing association approvals and local authority starts and completions decreasing from the previous year**.




A total of 942 social sector new build homes were completed between April to June 2023, a decrease of 25% (315 homes) on the same quarter in 2022. This brings the total completions for the 12 months to end June 2023 to 6,648, an increase of 2% (139 homes) on the 6,509 social sector new build homes completed in the previous year.

Meanwhile, 647 social sector new build homes were started between April to June 2023. This is 36% (361 homes) lower than the same quarter the previous year. This brings the total for the 12 months to end June 2023 to 3,665, a decrease of 26% (1,255 homes) on the 4,920 social sector homes started in the same period in 2022.

Maps C and D below show the rates of housing association and local authority new build completions in each local authority area for the year to end June 2023 per 10,000 of the population.

Note that 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.

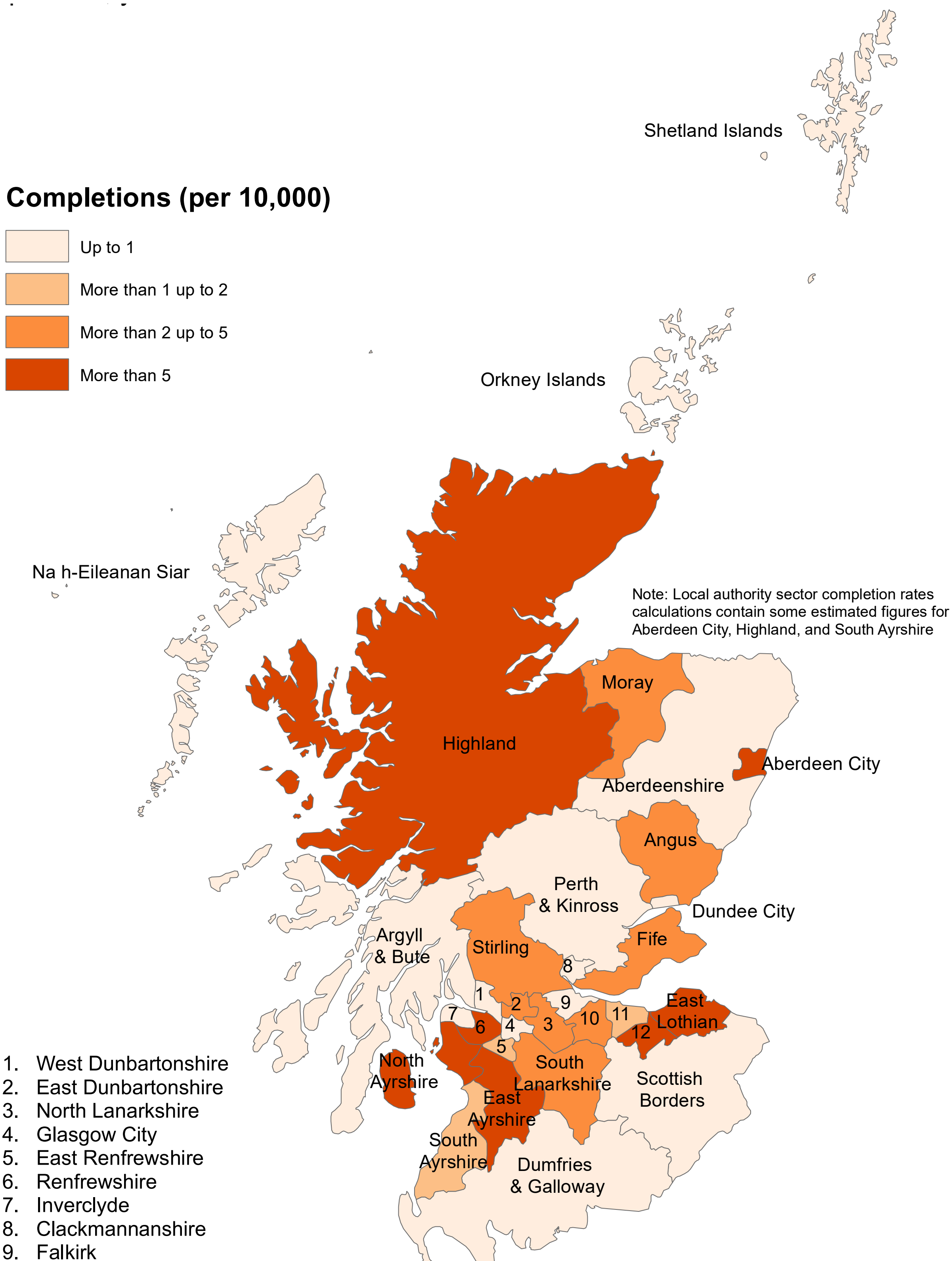
In the year to end June 2023 local authority sector new build rates were highest in Aberdeen City, Midlothian, Highland, North Ayrshire, East Lothian, Renfrewshire, and East Ayrshire with all having rates of over 5 homes per 10,000 population.

As well as the 6 stock transfer authorities mentioned above, Clackmannanshire, Falkirk, Orkney, Shetland Islands and West Dunbartonshire built no new local authority sector homes in the year ending June 2023. Aberdeenshire had a rate of less than 1 homes built per 10,000 population.

Meanwhile rates of housing association new build completions were highest in Dumfries & Galloway, Fife, Inverclyde, Na h-Eileanan Siar, Orkney, Renfrewshire, South Ayrshire and West Dunbartonshire, all having rates of over 12 homes per 10,000 population.

Aberdeen City, Angus, East Ayrshire, East Lothian, East Renfrewshire, Falkirk and Midlothian, all had a rate less than 4 housing association homes per 10,000 population.

**Map C: New build housing – Local Authority Sector completions: rates per 10,000 population, year to end June 2023.**

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6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

Sources:
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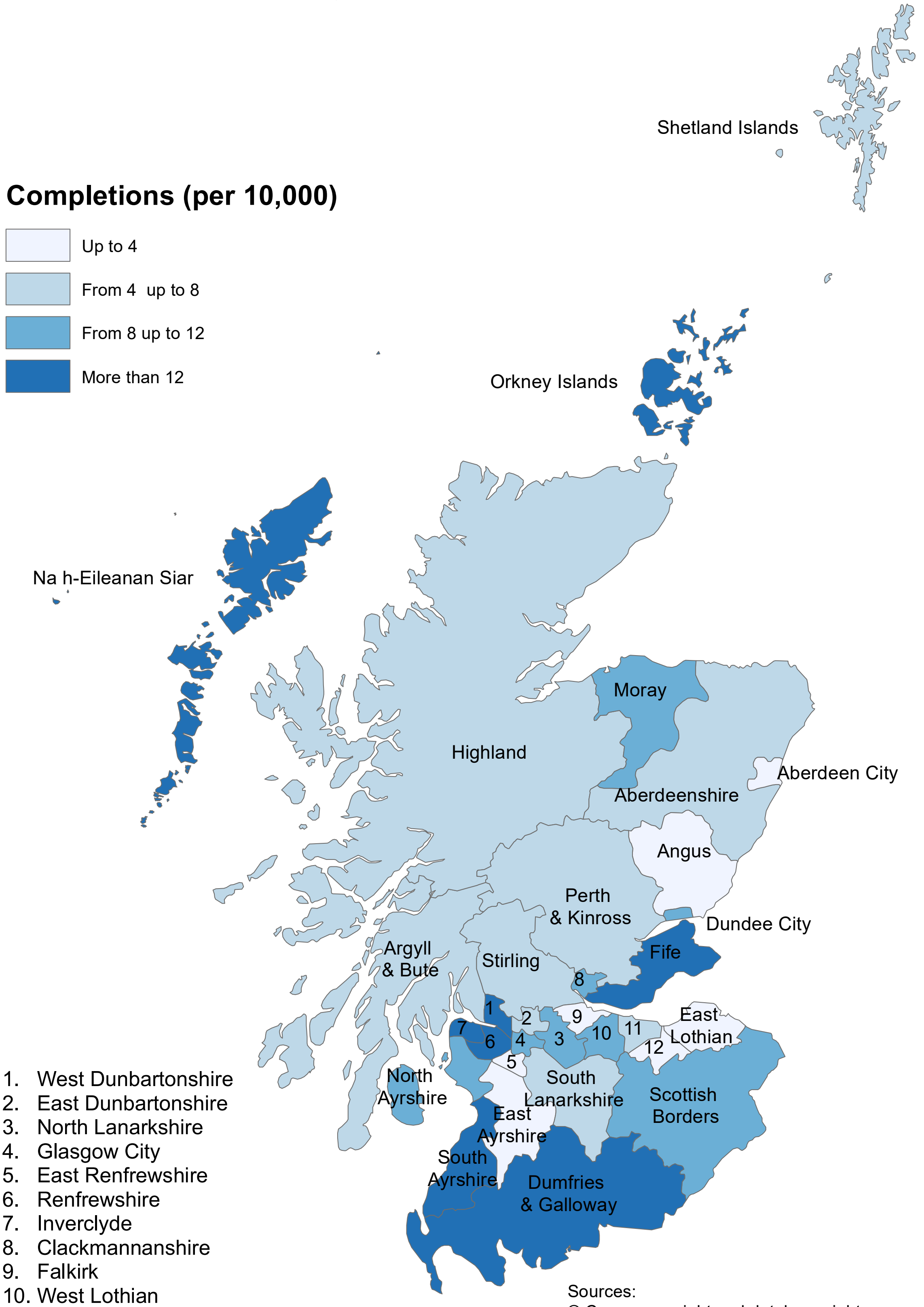
The Scottish Government 12 September 2023

**Map D: New build housing – Housing Association Sector completions: rates per 10,000 population, year to end June 2023.**

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8. Clackmannanshire
9. Falkirk
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11. City of Edinburgh
12. Midlothian

Sources:

Made with Natural Earth.
OS 100024655.
The Scottish Government 12 September 2023

Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end June 2023.

**Chart 9: Housing association new housebuilding starts and completions by quarter**.

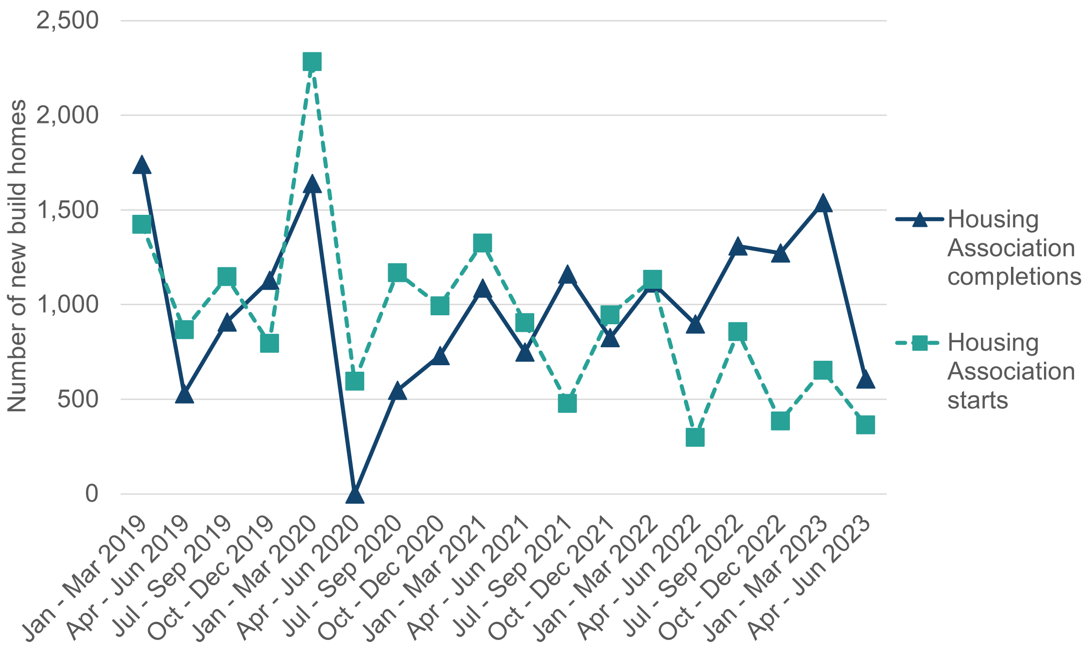
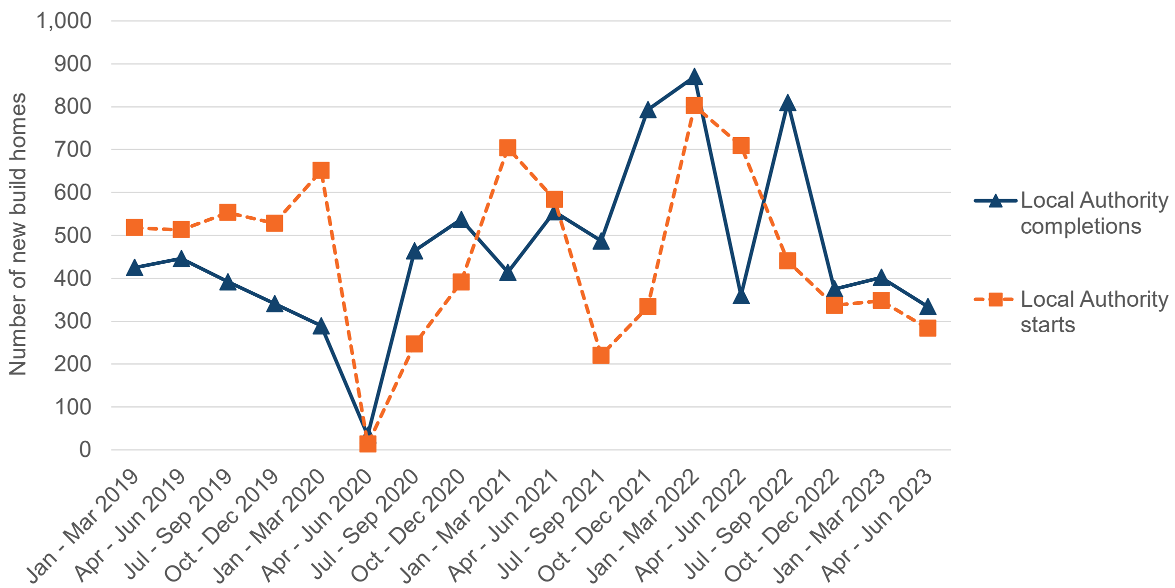



**Chart 10: Local authority new housebuilding starts and completions by quarter**.



### Table 3: Social sector new housebuilding to end June 2023

| Social sector homes | Total Social starts | Total Social completions | Local authority starts | Local authority completions | Housing association starts | Housing association completions |
|---|---|---|---|---|---|---|
| **Quarter Apr to Jun 2020** | **607** | **34** | **13** | **34** | **594** | **0** |
| **Quarter Apr to Jun 2021** | **1,487** | **1,305** | **584** | **555** | **903** | **750** |
| **Quarter Apr to Jun 2022** | **1,008** | **1,257** | **709** | **360** | **299** | **897** |
| **Quarter Apr to Jun 2023** | **647** | **942** | **283** | **334** | **364** | **608** |
| Change from Q2 2022 to Q2 2023 | -361 | -315 | -426 | -26 | 65 | -289 |
| Change from Q2 2022 to Q2 2023 (%) | -36% | -25% | -60% | -7% | 22% | -32% |
| **Year to Jun 2020** | **6,563** | **4,731** | **1,745** | **1,056** | **4,818** | **3,675** |
| **Year to Jun 2021** | **6,314** | **5,084** | **1,925** | **1,970** | **4,389** | **3,114** |
| **Year to Jun 2022** | **4,920** | **6,509** | **2,064** | **2,510** | **2,856** | **3,999** |
| **Year to Jun 2023** | **3,665** | **6,648** | **1,408** | **1,921** | **2,257** | **4,727** |
| Change from 2022 to 2023 | -1,255 | 139 | -656 | -589 | -599 | 728 |
| Change from 2022 to 2023 (%) | -26% | 2% | -32% | -23% | -21% | 18% |

Note in the table above that new housebuilding starts and completions in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

## Change to data used to measure Housing Association Starts

This publication incorporates an improvement in which data on housing association new build starts, previously reported on through a proxy measure of approvals, is now presented from April 2018 onwards based on starts data due to an improvement in the quality of data recorded.

This follows on from the introduction of the Housing and Regenerations programme (HARP) system that began operation in September 2017, and from which higher quality data on housing association starts is now available, meaning that figures presented on housing association new build starts for the period from April 2018 onwards no longer need to be based on the proxy measure of approvals.

This change means that new build housing association figures presented in this publication are now based on actual starts figures for the period from April 2018 onwards (i.e. the approvals based figures as presented in previous publications have now been replaced with this new set of starts data across this period). However figures presented for the period prior to April 2018 are still based on the previous proxy measure of approvals data.

Charts 11 and 12 and Table 3b below set out the impact of this change in terms of the total number of housing association and all-sector starts being reported.

**Chart 11: Impact of moving from using approvals to starts based data for measuring housing association and all-sector new housebuilding starts, annual figures (years to end June).**

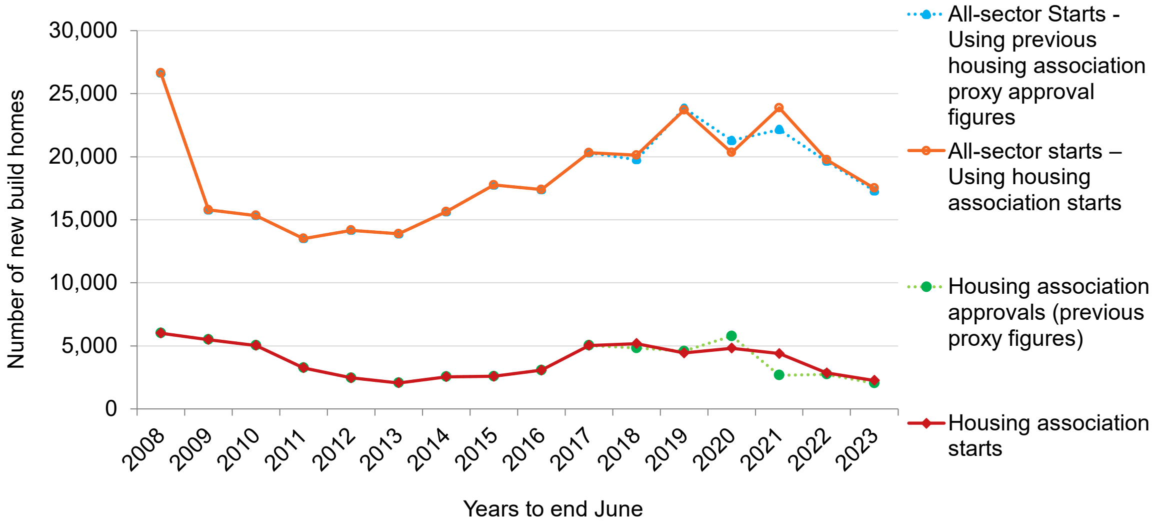


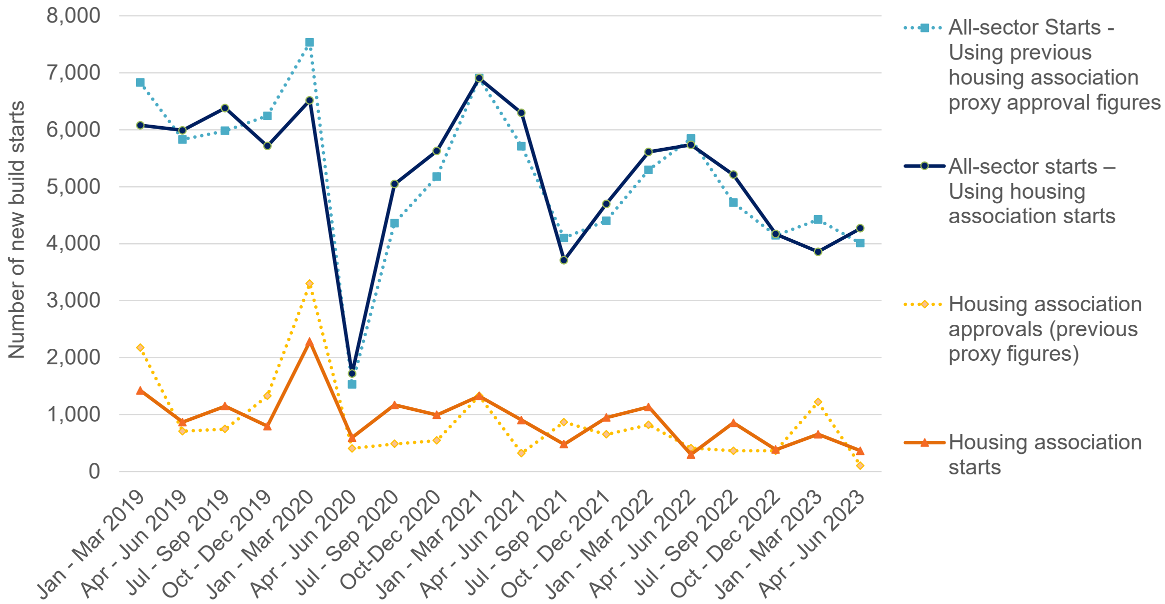

**Table 3b: Impact of moving from using approvals to starts based data for measuring housing association and all-sector new housebuilding starts, annual figures (years to end June)**

| Measure | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|
| Housing association starts | 5,187 | 4,439 | 4,818 | 4,389 | 2,856 | 2,257 |
| Housing association approvals (previous proxy figures) | 4,829 | 4,584 | 5,773 | 2,675 | 2,747 | 2,048 |
| Difference | 358 | -145 | -955 | 1,714 | 109 | 209 |
| % Difference | 7% | -3% | -17% | 64% | 4% | 10% |
| All-sector starts – Using housing association starts | 20,123 | 23,694 | 20,328 | 23,871 | 19,750 | 17,504 |
| All-sector Starts - Using previous housing association proxy approval figures | 19,765 | 23,839 | 21,283 | 22,157 | 19,641 | 17,295 |
| Difference | 358 | -145 | -955 | 1,714 | 109 | 209 |
| % Difference | 2% | -1% | -4% | 8% | 1% | 1% |

It can be seen that the use of starts data show trends over time that are broadly similar to the previous proxy approval based figures. The magnitude of the impacts of this change has varied each year, with the differences at an all-sector level across the latest two years being only 1%  each year, whilst there is a larger difference of 8% for the year 2021, and some of the differences at a housing association led level are greater. The quarterly comparisons figures show likewise similar overall trends over time, although there is some variation in figures for specific quarters as would be expected given that each measure is reporting on a different point in time within the new housebuilding process.

It is worth noting that the impact of moving from using approvals to starts data is likely to be mostly around the reporting of the timing of when activity has occurred in specific quarters or years, rather than any changes to the overall cumulative level of activity over time. Across the six years of figures presented in the table above from 2018 to 2023, there have been a total of 23,946 housing association new build starts based on using starts figures, which is relatively close to (1,290 or 6% higher) the equivalent total of 22,656 when using the previous method of housing association proxy approval figures.

**Chart 12: Impact of moving from using approvals to starts based data for measuring housing association and all-sector new housebuilding starts, quarterly figures**:



# Affordable housing supply

Affordable Housing Supply Programme 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. Latest statistics are available up to the end of June 2023.

The statistics reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Approvals, starts and completions are all measured for the Affordable Housing Supply Programme. Approval is the point at which funding is granted. Starts are recorded when an on-site presence is established to progress site work. Completion measures when the units are delivered and ready for occupation.

- 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 13: In the latest year to end June 2022, the number of affordable homes completed has increased by 12%, whilst the number of homes approved has decreased by 22%, and the number of homes started has decreased by 2%.**

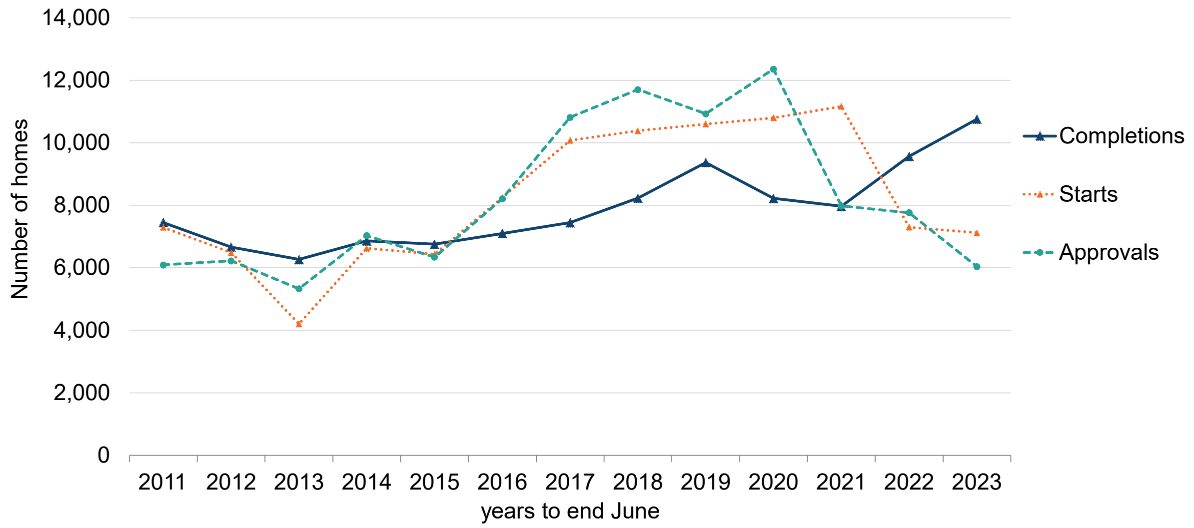



Chart 13 above shows that the numbers of affordable homes completed has increased on an annual basis over the latest year to end June 2023, whilst the number of homes approved and started have dropped. In the year to end June 2023, 6,042 affordable homes were approved, a decrease of 22% (1,724 homes) on the previous year, and 7,124 homes were started, a decrease of 2% (180 homes). A total of 10,757 homes were completed, an increase of 12% (1,188 homes).

Table 7 below shows that in the latest quarter April to June 2023, 643 homes were approved, 1,118 homes were started, and 1,780 homes were completed. The number of approvals is lower than in the same period in the previous year, with approvals being 36% (354 homes) lower. Starts and completions are both higher than they were in the same period in the previous year by 14% (134 homes) and 20% (295 homes) respectively.

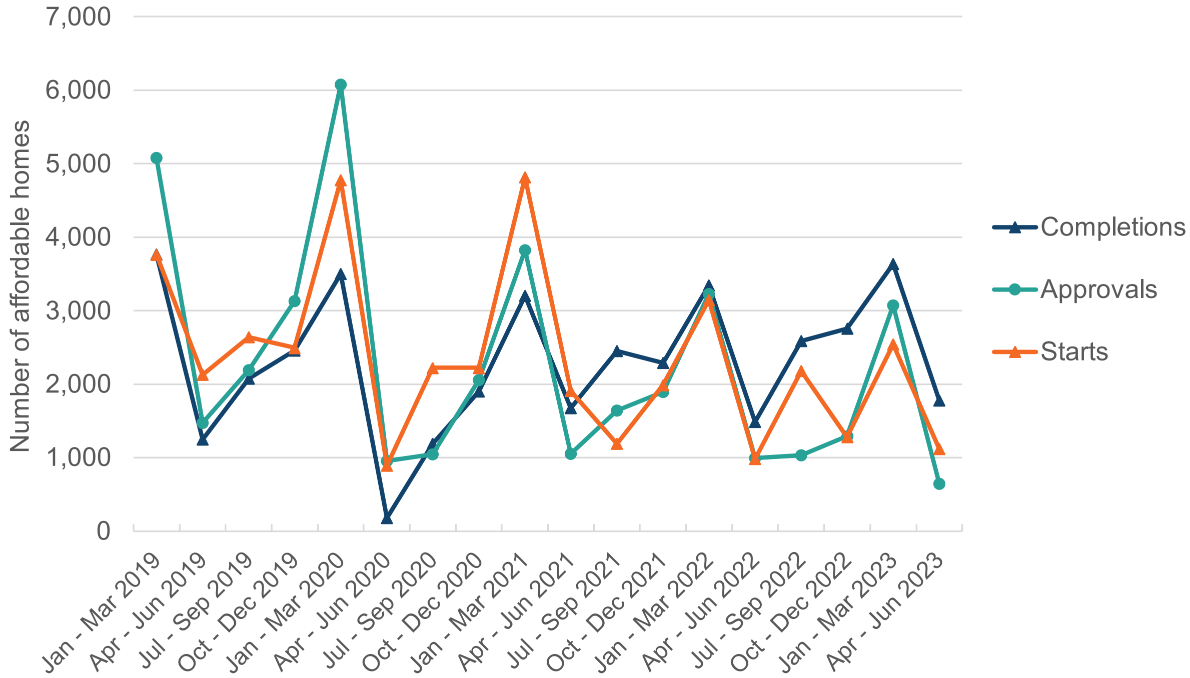
**Table 4: Affordable Housing Supply to June 2023**

| Affordable housing supply homes | Approvals | Starts | Completions |
|---|---|---|---|
| **Quarter Apr to Jun 2017** | **1,596** | **2,523** | **1,737** |
| **Quarter Apr to Jun 2018** | **1,675** | **2,394** | **1,443** |
| **Quarter Apr to Jun 2019** | **1,476** | **2,128** | **1,248** |
| **Quarter Apr to Jun 2020** | **958** | **890** | **182** |
| **Quarter Apr to Jun 2021** | **1,051** | **1,907** | **1,673** |
| **Quarter Apr to Jun 2022** | **997** | **984** | **1,485** |
| **Quarter Apr to Jun 2023** | **643** | **1,118** | **1,780** |
| Change over latest year | -354 | 134 | 295 |
| Change (%) over latest year | -36% | 14% | 20% |
| **Year to Jun 2017** | **10,814** | **10,079** | **7,447** |
| **Year to Jun 2018** | **11,705** | **10,389** | **8,233** |
| **Year to Jun 2019** | **10,928** | **10,603** | **9,371** |
| **Year to Jun 2020** | **12,362** | **10,801** | **8,224** |
| **Year to Jun 2021** | **7,978** | **11,168** | **7,970** |
| **Year to Jun 2022** | **7,766** | **7,304** | **9,569** |
| **Year to Jun 2023** | **6,042** | **7,124** | **10,757** |
| Change over latest year | -1,724 | -180 | 1,188 |
| Change (%) over latest year | -22% | -2% | 12% |

Note in the table above that levels of housing supply activity in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

Chart 14 below presents quarterly trends in the number of affordable housing approvals, starts and completions from April 2019 up to end June 2023.

**Chart 14: The number of affordable homes approved, started and completed each quarter, Jan-Mar 2019 to Apr-Jun 2023**.




Charts 15 to 17 below present information on trends in affordable housing supply by type.

Chart 15 shows that total affordable housing supply programme approvals decreased by 22% between 2022 and 2023 (years to end June), with decreases in the number of approvals for social rent (by 24% or 1,449 homes) and for other affordable rent (by 39% of 349 homes), but an increase in the number of approvals for affordable home ownership by 9% of 74 homes.

In the latest year 2023, social rent approvals accounted for 76% of all approvals, with other affordable rent and affordable home ownership making up 9% and 15%, respectively.

**Chart 15: Affordable housing supply approvals by type, 2013 to 2023**.

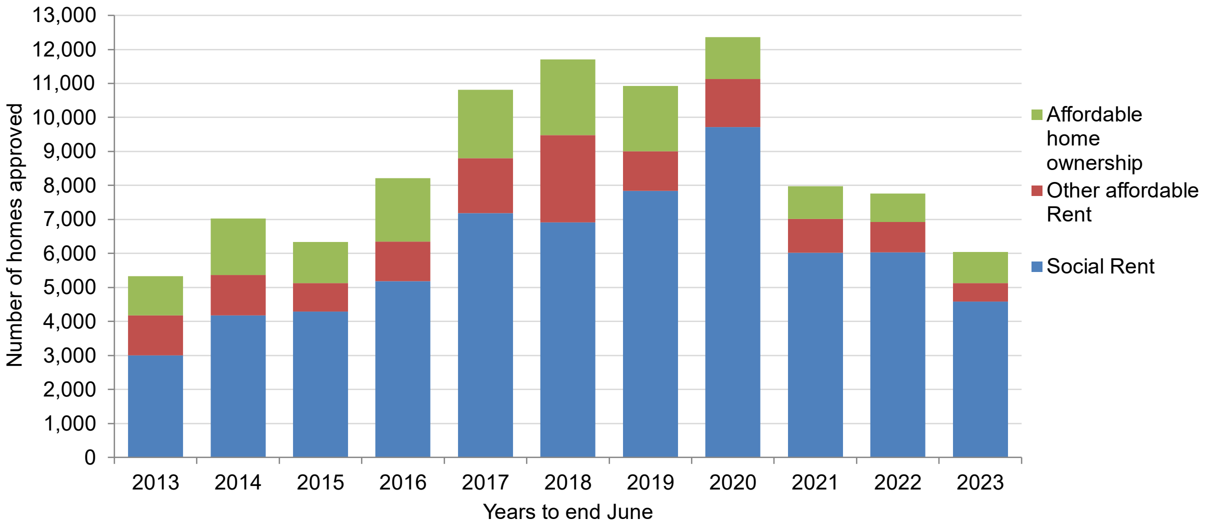



Chart 16 shows that total affordable housing supply programme starts decreased by 2% (180 homes) between 2022 and 2023 (years to end June), with a decrease in the number of starts for social rent by 8% or 463 homes, but increases in the number of starts for other affordable rent (by 26% or 170 homes) and affordable home ownership (by 14% or 113 homes).

In the latest year 2023, social rent starts accounted for 75% of all starts, with other affordable rent and affordable home ownership making up 12% and 13%, respectively.

**Chart 16: Affordable housing supply starts by type, 2013 to 2023**.

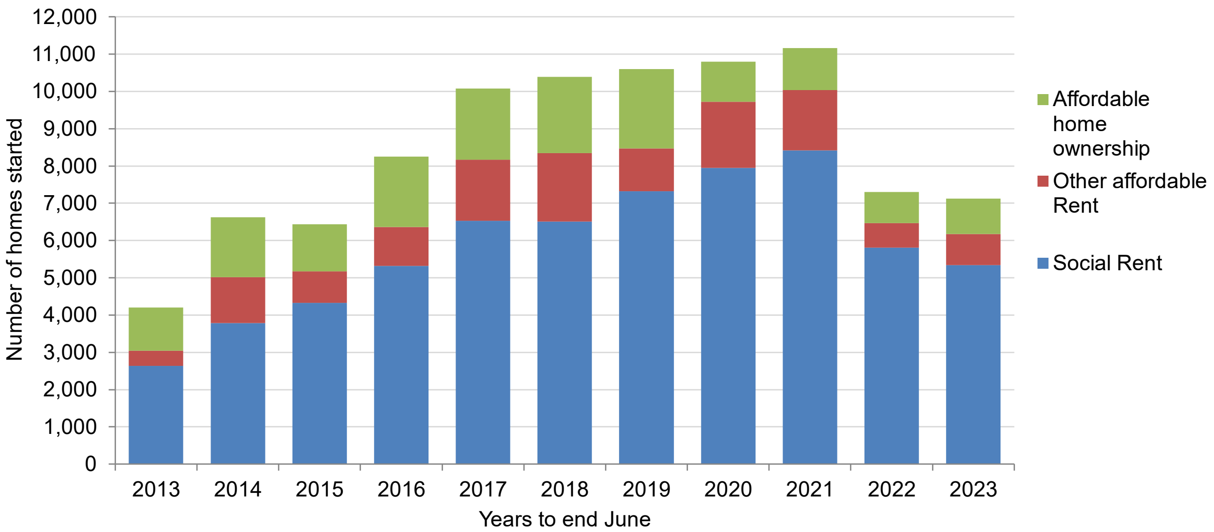
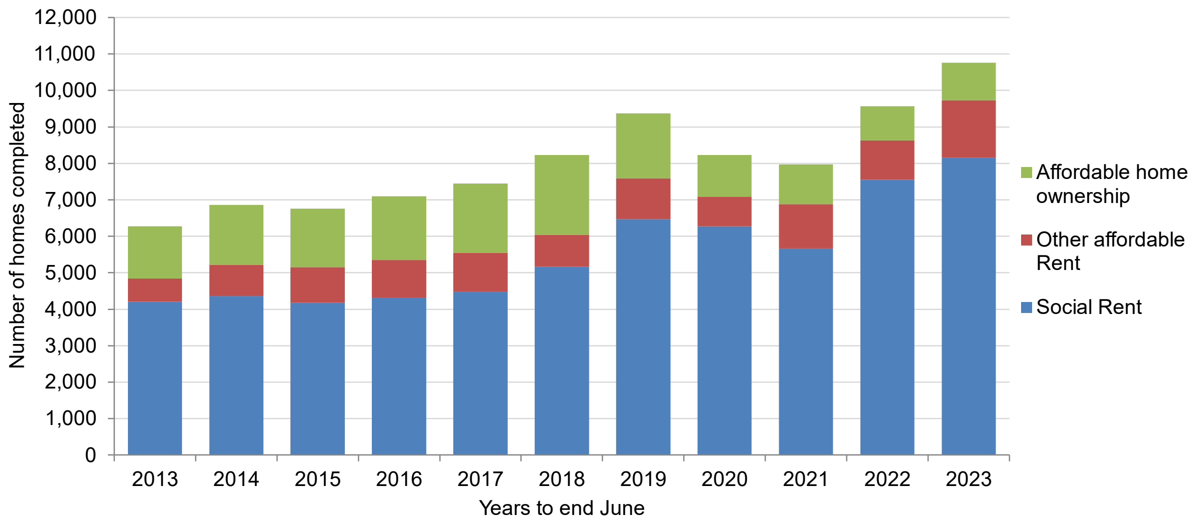



Chart 17 shows that total affordable housing supply programme completions increased by 12% (1,188 homes) between 2022 and 2023 (years to end June), with increases in the number of completions for social rent (by 8% or 604 homes), other affordable rent (by 46% or 500 homes) and affordable home ownership (by 9% or 84 homes).

In the latest year 2023, social rent completions accounted for 76% of all completions, with other affordable rent and affordable home ownership making up 15% and 9% of the total.

**Chart 17: Affordable housing supply completions by type, 2013 to 2023**.




Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the ambition is to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in remote, rural and island communities.

There have been a total of 13,354 affordable homes have been completed between 23 March 2022 and 30 June 2023 towards the target of 110,000 affordable homes by 2032, consisting of 10,459 (78%) homes for social rent, 1,706 (13%) for affordable rent, and 1,189 (9%) for affordable home ownership.

The Scottish Government Affordable Housing Supply Programme policy area webpages also include annual Out-Turn Reports, which provide further detailed programme information for each financial year.

Figures on the remote, rural and island communities element of the 110,000 target are planned to be reported on as part of future annual out-turn reports, although we are considering whether it is feasible for these figures to be reported on a quarterly basis in addition to this.

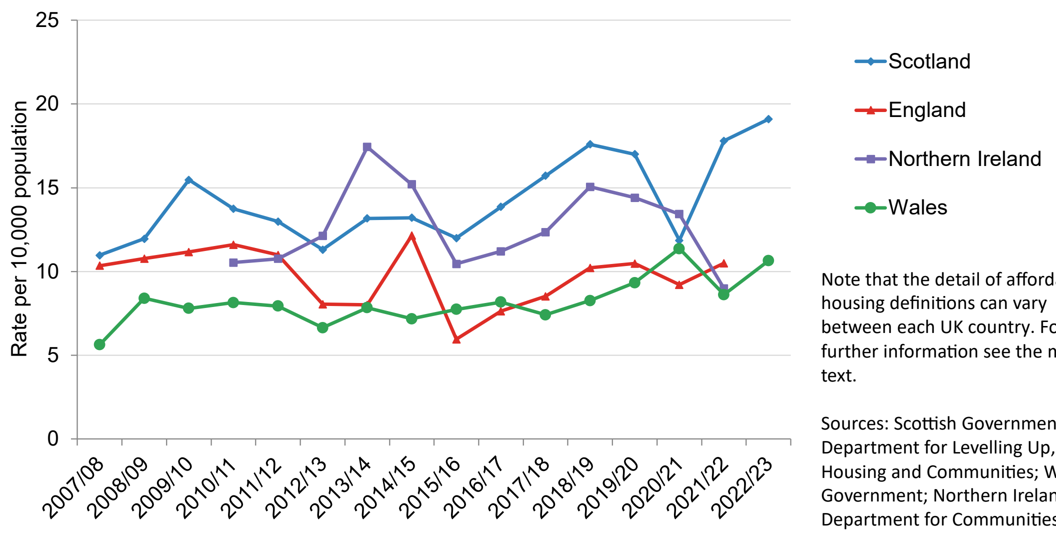
## Affordable housing supply across UK countries

Chart 18 below illustrates how affordable housing supply figures per 10,000 population have varied on a financial year basis across the 2007/08 to 2021/22 period by UK country.

Across the 15 years between 2007/08 and 2022/23, the annual average supply of affordable housing per head of population in Scotland has been 14.2 homes per 10,000 population, higher than Wales (8.2 homes per 10,000 population), England (9.7 homes per 10,000 population - average across the years 2007/08 to 2021/22), and Northern Ireland (12.7 homes per 10,000 population – average across the years 2010/11 to 2021/22).

Scotland has had a higher rate of supply than all other UK countries in each year but one from 2015/16 to 2021/22, with the rate dropping below the rate for Northern Ireland in the year 2020/21.

**Chart 18: The 10,462 affordable homes completed in Scotland in the latest financial year 2022/23 equates to a rate of 19.1 homes delivered per 10,000 population**.




Note that the detail of affordable housing definitions can vary between each UK country. For further information see the main text.

Sources: Scottish Government; Department for Levelling Up, Housing and Communities; Welsh Government; Northern Ireland Department for Communities.

In addition to the differences in total affordable supply between each country, there are also some differences in the use of different affordable housing products within the mix of overall affordable housing in each country. For example, in England in recent years there has been a greater use of affordable / intermediate rent compared to social rent. Therefore when looking over the four years to 2021/22, in England there have been on average 5.1 affordable / intermediate rent homes completed per 10,000 head of population and 1.2 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.9 for affordable rent homes and a rate of 11.7 for social rented homes in Scotland.

Note that the statistics for England and Wales both include developer-funded Section 106 supply, although for England it is thought that some will be missed as local authorities are not aware of it all. Northern Ireland does not currently have an equivalent mechanism. Data for Scotland include Section 75 units receiving some form of government funding. Data are not available to estimate the number of affordable homes delivered without central government funding in Scotland, but it is thought that the numbers of these homes may be relatively low based on current estimates of the number of funded Affordable and Section 75 homes being delivered.

# Data and Methodology

This document should be read along with the explanatory notes on data sources and quality can be found in the Housing Statistics webpages.

The statistics break down new build construction activity into private-led and social sector starts and completions, with the social sector further broken down between local authority and housing association activity.

The figures are sourced from local authority administrative systems and the Scottish Government Housing and Regeneration Programme (HARP) system. Private sector construction activity includes not only homes built for private sale but also some homes which are used in the affordable housing sector and self-build activity by local builders.

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.

The figures have not been seasonally adjusted and so commentary tends to compare the latest 12 month period with the previous 12 month period, or the latest quarter with the same quarter in the previous year.

It should be noted that the amount of all-sector new housebuilding activity recorded in the quarters January to March 2020 and April to June 2020 will have been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March to late June, in which non-essential construction activity stopped and home buyers were advised to delay moving to a new home where possible, after which there has been a phased re-start of supply activity.

Also note for housing association new build figures presented prior to April 2018 that approvals are used as a proxy for housing association new build starts due to data quality considerations in the historic series for starts. From this publication onwards, housing association starts data is now used as the basis for housing association starts figures for the financial year 2018/19 onwards. More detail is available at the end of the social sector new housebuilding section.

A small number of local authorities have private-led new build data estimated due to delays in the provision of this data. These are:

- Angus, private-led starts and completions since 2022 Q3
- East Dunbartonshire, private-led starts and completions since 2020 Q4.
- Dundee City, private-led starts and completions since 2023 Q1.
- South Ayrshire, private-led starts and completions since 2021 Q4.
- Stirling, private-led starts and completions since 2022 Q1

We are working with these local authorities to obtain these figures and aim to replace these estimates with actual figures in future publications.

As with previous publications, the estimates of private-led new build activity are each based on an average of the preceding four quarters, with an adjustment made to account for different overall levels of construction activity seen in particular quarters, which is based on the aggregate trends from the local authorities who have provided data across the period in question.

Also as with previous publications, Highland starts data has been estimated since 2006 Q3, based on the completions data provided by the authority as an estimated level of contribution to national level new build housing starts.

Additional estimates have been made for local authority led new housebuilding starts and completions for Highland since 2020 Q4 due to a delay in the return, Edinburgh for 2023 Q2, as well as Aberdeen City and South Ayrshire since 2022 Q2. As with previous estimates for local authority led new housebuilding figures, these estimates are based on separate starts and completions figures taken from the Scottish Government Housing and Regeneration Programme (HARP) system.

As with previous publications, Glasgow private-led figures for the period Q2 2020 to Q1 2022 have been based on data provided by Glasgow Council for all-sector figures across this period, from which we have derived the private-led component by netting off housing association starts and completions based on separate social sector new build figures taken from the Scottish Government Housing and Regeneration Programme (HARP) system. More recently provided quarters of data for the periods Q2 2022 onwards include a split for the private-led component of the data, and so figures presented across this period are now based directly on the data provided rather than through a netting off calculation.

A number of additional historic corrections provided by local authorities have also been made, for example where more up-to-date data for activity related to previous quarters has come to light, with further details on these changes available in the Excel webtables.

Further details of these revisions, along with the impact on national totals, are detailed in Tables R1a to R7b in the Supporting Charts and Tables Excel document.

# Tell us what you think

We are always interested to hear from our users about how our statistics are used, and how they can be improved.

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