Housing Statistics for Scotland, 2022-23: Key Trends Summary

Key Points

Total New Housing Supply (new build, rehabilitations, and net conversions)

- **New housing supply** increased by 10% (or 2,161 homes) in 2022-23, with 24,368 homes built compared to 22,207 in 2021-22. The highest level since the 2007-8 financial crisis.
- Of the total new housing supply, 98% (23,798 homes) were new builds, 0.5% (114 homes) were rehabilitations, and 1.9% (456 homes) were net conversions in 2022-23.
- **Private sector new build completions** increased by 12% (1,760 homes) in 2022-23 (16,840 homes) compared to 2021-22 (15,080 homes).
- The **social housing sector** showed a 6% (401 homes) increase in new build completions between 2021-22 (6,557 homes) and 2022-23 (6,958 homes). Housing associations saw a 30% increase (1,164 homes), while local authorities experienced a 28% decrease (763 homes) in completions.
- **Rehabilitations of properties** increased by 36% from 84 in 2021-22 to 114 in 2022-23.
- There was a 6% decrease (30 homes) in net **new dwellings created by conversions** in 2022-23 (456 homes) compared with 2021-22 (486 homes).
- **Affordable homes completions** increased by 7% (705 homes) in 2022-23 (10,462 homes) compared to the year before (9,757 homes). This was the highest annual completions figure since the start of the series in 2000.
- Commentary on **more recent data** on house building completions as well as house building starts and approvals can be found in the **housing statistics quarterly update publications**.

Housing Stock by tenure

- As of 31st March 2022, there were 2.7 million dwellings estimated in Scotland. Of these, 61% were owner-occupied, 4% were vacant or second homes, 13% were privately rented or lived in rent-free, and 23% were social rented properties.

Social housing stock

- The **total social sector housing stock** of 626,928 dwellings as of 31st March 2023, compared with 618,559 dwellings in the previous year.

- **Housing association stock** has increased every year since 2016, reaching 303,782 dwellings as of end March 2023. This is a 2.1% increase compared with March 2022 and a 9.2% increase compared with March 2016.
- **Local Authority Housing stock** has seen annual increases since 2018-19, reaching 323,146 dwellings as of end March 2023. This is a 0.6% increase compared with 2021-22 and a 2.7% increase since 2018-19.
- Local authorities reported 11,534 units of **vacant stock** at end March 2023, a 1.4% increase compared with the previous year.
- In March 2023 there were 20,428 **supported houses** for older people and 29,982 supported houses for people with physical disabilities. There was a small decrease (1.3%) in supported housing for older people and an increase (6%) in housing for people with physical disabilities between March 2022 and March 2023

Local authority lettings, evictions, and housing list applications

- During 2022-23 there were 23,650 permanent **local authority lettings** made, a decrease of 970 lets (4%) compared to the previous year. Of all the local authority lettings made in 2022-23, 48% were to homeless households, 27% were to those on a housing waiting list, 22% were transfers to existing tenants, and 3% classified as other.
- There were 260 **evictions and abandonments** in 2022-23 relating to council tenants, an increase of 118% since 2021-22. The latest figure is 77% lower than pre-pandemic levels (2019-20). The majority (86%)) of these terminations were due to rent arrears as opposed to antisocial behaviour or other reasons, this percentage is higher than in 2021-22 (71%).
- As of 31st March 2023, 175,092 applications were recorded on local authority or common housing register **housing lists.** This was a 5% increase compared with March 2022 (8,019 more households).

Local Authority licences

- As of 31st March 2023, there were a total of 15,434 **houses in multiple occupation licences** in force. Of the licences in force, 93% are accounted for by just six local authorities – Aberdeen City, Dundee City, City of Edinburgh, Fife, Glasgow City, and Stirling – all of which have cities in.

Local authority scheme of assistance grants

- In 2022-23 6,353 **scheme of assistance grants** were paid to householders, a 4% increase (or 242 more grants) than 2021-2022. Scheme of Assistance grants totalled £36.7 million, which is around £6 million more than in 2021-22.
- The majority of these were for disabled adaptions, 4,602 grants which is 6% more than the 2021-22 figure of 4,350. Disabled adaptation grants in 2022-23 totalled £21.7 million which is an increase on the 2021-22 figure of £17.6m.

Introduction

This publication summarizes new housing supply and stock statistics in Scotland. It includes information on total new housing supply, local authority housing data (stock, lettings, evictions, and housing lists) until 31st March 2023, and the latest stock by tenure estimates until 31 March 2022.

The report combines published data on new build completions and affordable housing supply with new local authority data on housing stock and management. It also incorporates figures from other sources, like housing association stock levels from the Scottish Housing Regulator.

The statistics cover the financial years 2021-22 and 2022-23, along with historic trends. Due to COVID-19 there has been a delay in this publication. Future publications are expected to return to the normal annual schedule.

The focus of this report will be on national trends. Data can be found for local authorities in the supporting excel tables.

An Accredited Official Statistics Publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as Accredited Official 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.

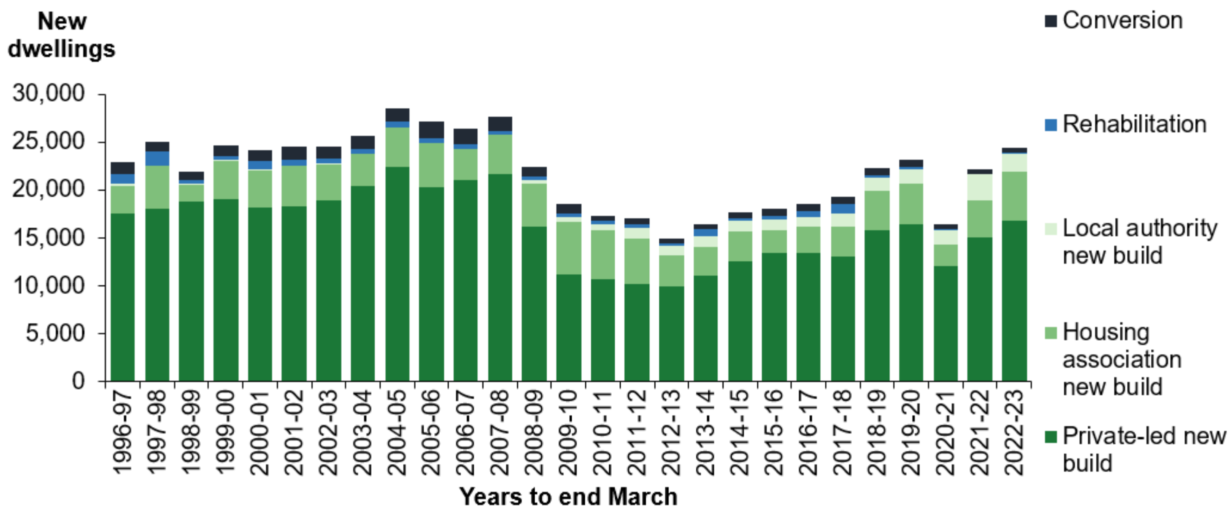
New Housing Supply

New housing supply comprises the following elements:

- **new house building:** houses completed by or for housing associations, local authorities, or private developers for market sale, below market rent or low-cost home ownership.
- **rehabilitation:** houses acquired by housing associations and refurbished either for rent or low-cost home ownership. Refurbishment of private dwellings funded wholly or partly through the Affordable Housing Supply Programme (AHSP); and
- **conversion:** net new dwellings created by conversion from non-housing to housing use or by alterations to existing dwellings in all tenures.

Total new housing supply increased by 10% (or 2,161 homes) in 2022-23 compared with 2021-22, with 24,386 new homes. As Chart 1 illustrates, this is the highest total since the financial crisis impacted housebuilding in 2008-9. However, new housing supply is still 12% below 2007-8 (before the 2008 financial crisis). It also shows that the total new housing supply in 2022-23 was 5% higher than in 2019-20, before the COVID-19 pandemic restricted impacted housebuilding.

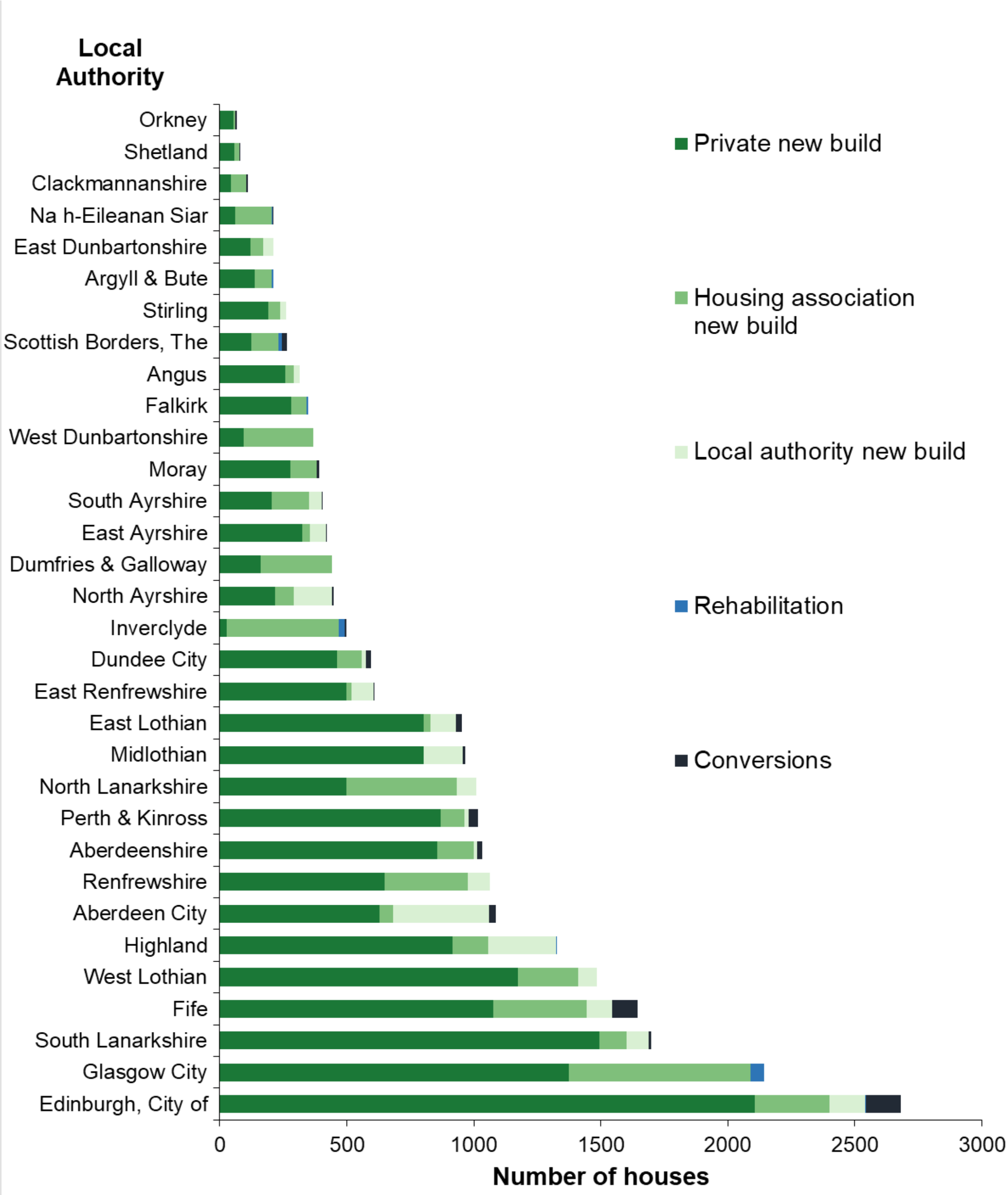
Chart 1: Total supply of new housing in Scotland reaches the highest level since the financial crisis in 2008-09



New builds accounted for 98% (23,798 homes) of the total new housing supply, with 0.5% (114 homes) rehabilitations, and 1.9% (456) net conversions. There was an increase in new builds (10%; 2,161 homes) and rehabilitations (36%; 30 homes) in 2022-23 compared with 2021-22. Whereas the net number of buildings converted decreased by 6% (30 homes).

The components of housing supply within each local authority area for 2022-23 are shown in Chart 2. The proportions of housing supply accounted for by each grouping vary by local authority.

Chart 2: Together Edinburgh, Fife, Glasgow, South Lanarkshire, and West Lothian accounted for 40% of Scotland's new housing supply.



Further detailed figures are available in the Housing Supply Excel web tables.

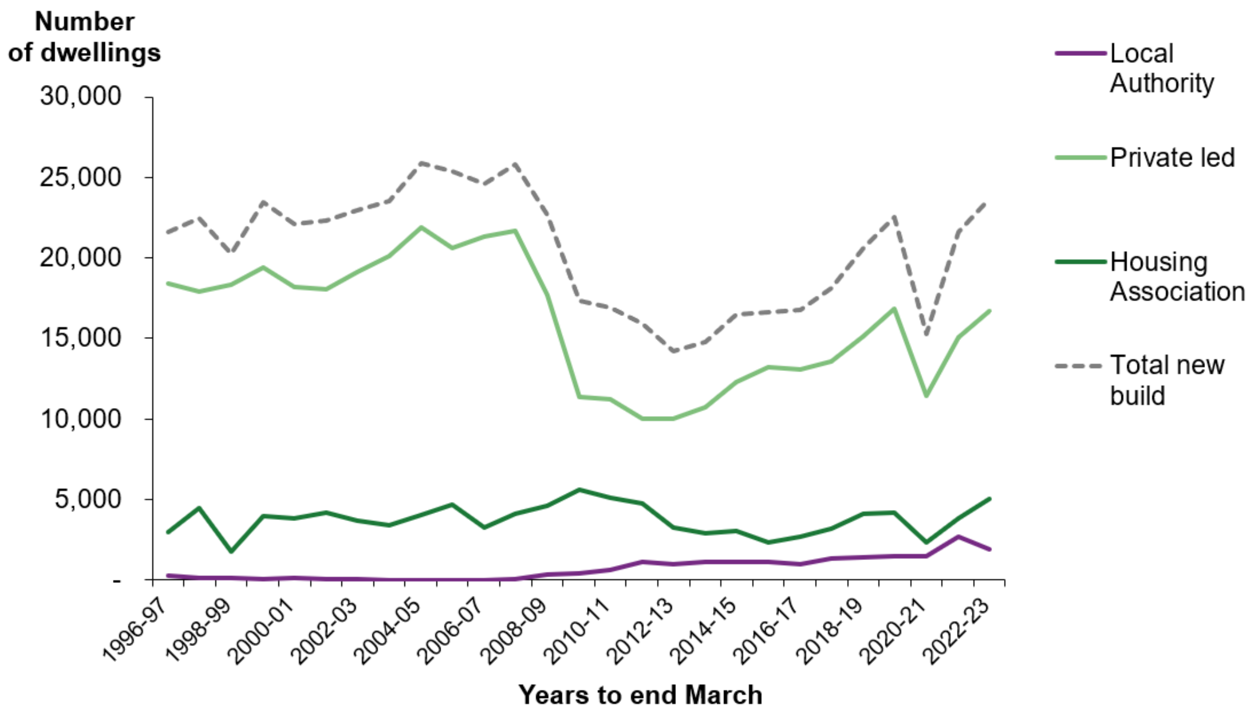
Note that this measure of new housing supply does not consider any dwellings removed from the housing stock through demolitions. Annual figures on demolitions are published in the Conversions and Demolitions Excel web tables. However, these demolitions figures are not comprehensive, and we advise that they should be considered as a minimum level of demolition activity in Scotland. This is due to local authorities differing in their ability to provide information on demolitions across tenures other than for local authority housing stock.

New housebuilding

New house builds accounted for 98% of the total new housing supply in 2022-23, with 23,798 completed across Scotland. Overall, there was 10% increase of 2,161 homes on the previous year.

As Chart 3 shows, new build house completions delivered by the private sector increased by 12% (1,760 homes) and the social sector saw a 6% increase (401 homes) between 2022-23 and 2021-22. However, when looking at the components of the social sector annual trends differ. There was a 30% increase (1,164 homes) in the number of new builds completed by housing associations and a 28% (763 homes) decrease in completions by local authorities.

Chart 3: In 2022-23, new housebuilding returned to levels last seen before COVID-19 restrictions impacted housebuilding in 2020-21



Over the years, the number of new houses being built has been influenced by different events like World Wars, post-war rebuilding, the development of new towns, the 2007 economic crisis, and the coronavirus pandemic. The largest recorded number of new homes constructed was in 1970, reaching 43,126. You can find data from 1920 onwards in the summary tables of new housebuilding in Scotland Excel tables, and previous publications outline factors affecting housing supply in more detail over this period.

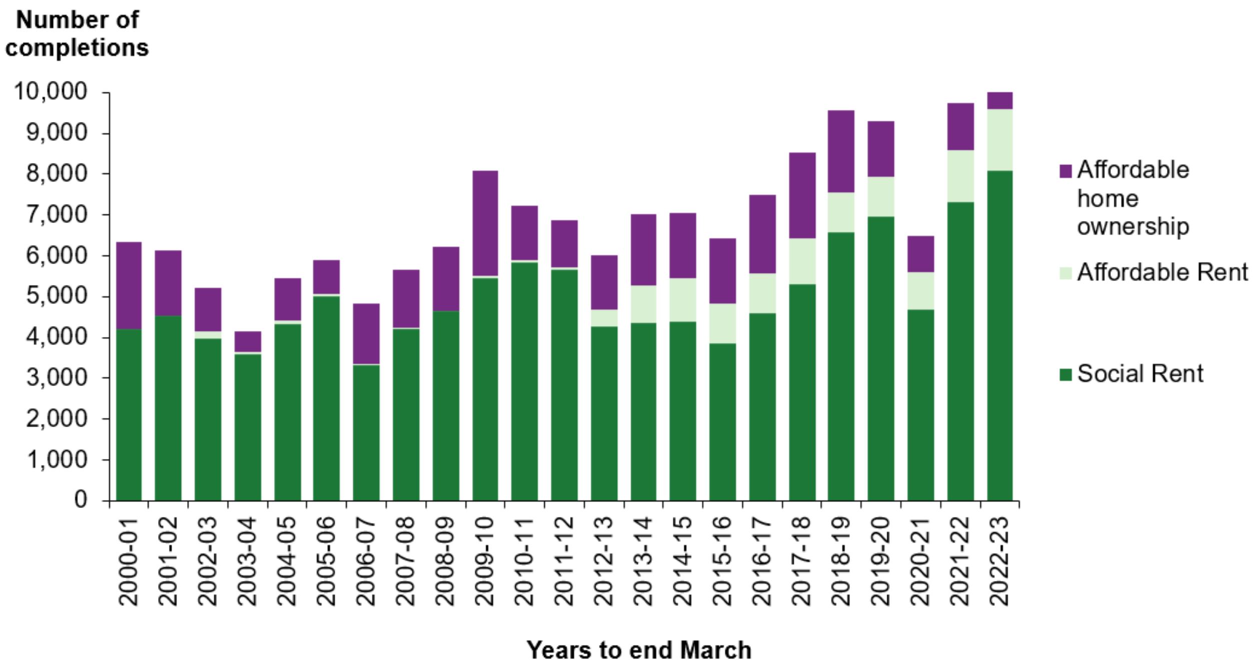
The rates of new housing completions differ across local authorities. Further information on these variations can be found in the quarterly publication series, last published in December 2023.

More recent housebuilding data can be found in our quarterly housebuilding publications. Further detailed figures are available in the new housebuilding Excel web tables, along with the new build housing starts and completions Open Data tables.

Affordable Housing Supply

In 2022-23, a total of 10,462 affordable homes were completed, an increase of 7% (705 homes) on the previous year. Whilst completions increased there were decreases in approvals and starts, commentary can be found on these trends in the quarterly housing statistics publications.

Chart 4: 10,462 affordable housing supply units were completed in 2022-23, the highest figure since the start of the series in 2000-01.



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. 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. The latest data as well as further information on affordable housing supply statistics can be found in the quarterly housing publication series.

Financial Year Local authority level figures are published separately in Scottish Government Affordable Housing Supply Programme Out-Turn Reports.

Stock by Tenure to end March 2022

As of 31st March 2022, there were an estimated 2.7 million dwellings in Scotland. An estimated 61% of dwellings were owner occupied, 4% being vacant or second homes, 13% being private rented or where the household is living rent free, and 23% being social rented properties.

The number of dwellings in Scotland has increased by 36% over the last 4 decades from 1.97 million in 1981 to 2.7 million in 2022. This has coincided with an increasing Scottish population and the increased prevalence of smaller households.

Chart 5 illustrates trends across tenure types, showing a rise in owner occupation and a decrease in local authority stock from 1981 to 2001, attributed to the Right to Buy initiative, transfers of stock to housing associations, and a decline in local authority new builds.

The reduction in owner occupation between 2008 and 2014 (of 4% or 55,000 dwellings) coincided with a large increase in the number of households renting privately or living rent free (of 51% or 127,000 dwellings). This trend was likely influenced by the 2008 financial crisis.

For the years following 2001, social rented stock estimates are derived directly from data held by the Scottish Housing Regulator. This estimate of social rented stock is then subtracted from total dwelling counts of occupied properties (National Records of Scotland data), and the remainder is apportioned between privately owner occupied and private rented stock, based on the tenure proportions recorded in the Scottish Household Survey. Estimates of stock of private vacant and second homes are based directly on the data from National records of Scotland.

As the figures presented on private rented and owner-occupied dwellings are informed by proportions recorded in on the Scottish Household Survey, like other surveys, they subject to sampling margins of error. The latest year to end March 2022 shows a rise in owner occupation and a fall in private rented or living rent free stock levels. This is likely due to methodological issues in the Scottish Household Survey (SHS). The 2022 SHS tenure estimates have a slight under-representation of social and private rented households in its sample and an over-representation of owner-occupied households. Social rented stock counts are provided by local authorities and the Scottish Housing Regulator so are not affected by the slight bias in the 2022 SHS.

Whilst the SHS tenure estimates may have a slight bias in 2022, the results have been assessed to be comparable in the most part to 2019 and earlier years. The 2020 and 2021 SHS are not directly comparable to previous years or the SHS 2022 estimates due changes in methodology for the SHS due to the pandemic period. Therefore, it is not advised to make comparisons using 2022 (or data before 2020) with 2020 and 2021 estimates of private rented or living rent free and owner-occupied housing stock estimates.

As Chart 5 indicates, private rented sector or living rent free stock estimates are lower (9%) and owner-occupied stock is 5% higher in March 2022 than 2019. The 2022 SHS report indicates the number of households in the private rented sector decreased by 6% between 2019 and 2022. As the SHS report indicates, decreases (1%) were also seen in the number of properties registered on the Scottish Landlord Register between 2019 and 2022.

Chart 5: Since 1981 the biggest changes have seen a reduction in local authority stock and increase in home ownership.

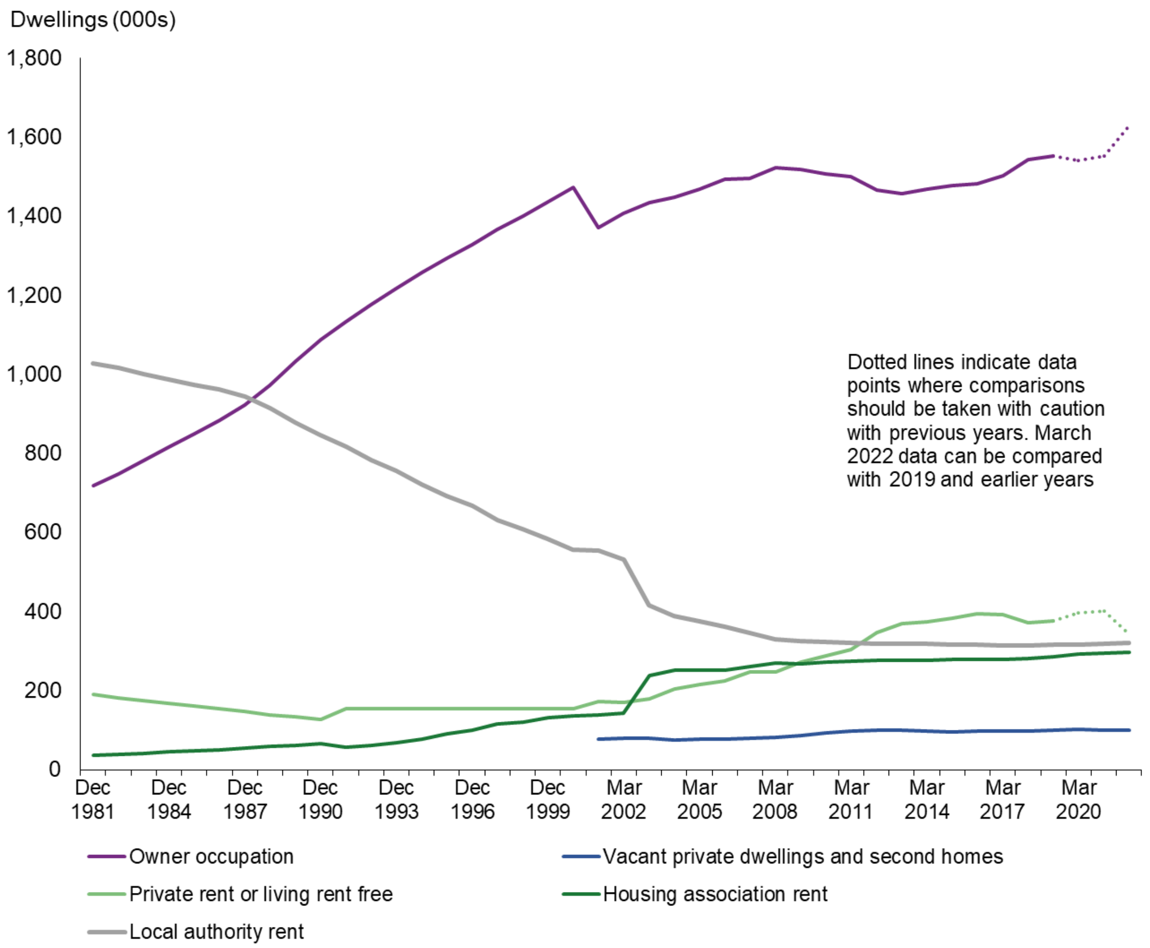
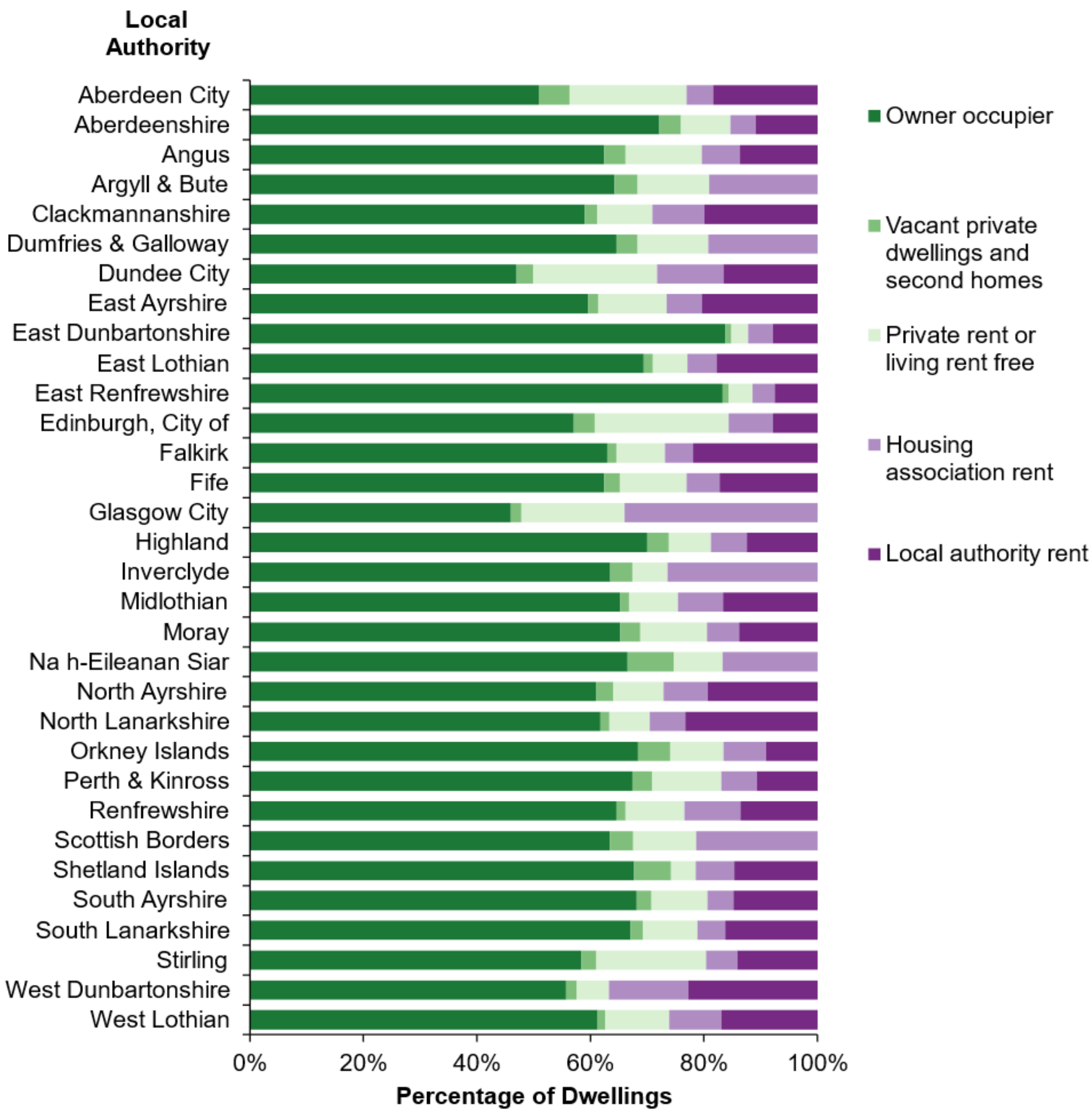


Chart 6 displays tenure estimates by local authority as of 31st March 2022, indicating varying rates of owner occupation, private renting or living rent free, and social renting across regions. Cities generally have lower owner occupation rates and higher private renting percentages.

Chart 6: Stock by tenure estimates vary by local authority area, as of 31st March 2022.



Further detailed figures are available in the Stock by Tenure Excel web tables.

Social Housing Stock

The total social sector housing stock of 626,928 dwellings as of 31st March 2023, compared with 618,559 dwellings in the previous year.

As of March 2023, local authorities own 52% of the social sector stock, with housing associations owning 48%. This compares local authorities owning 97% in 1981. The increased contribution of housing associations to the social rented sector is reflected in their rising stock levels since the late 1990s. This is illustrated in Chart 7.

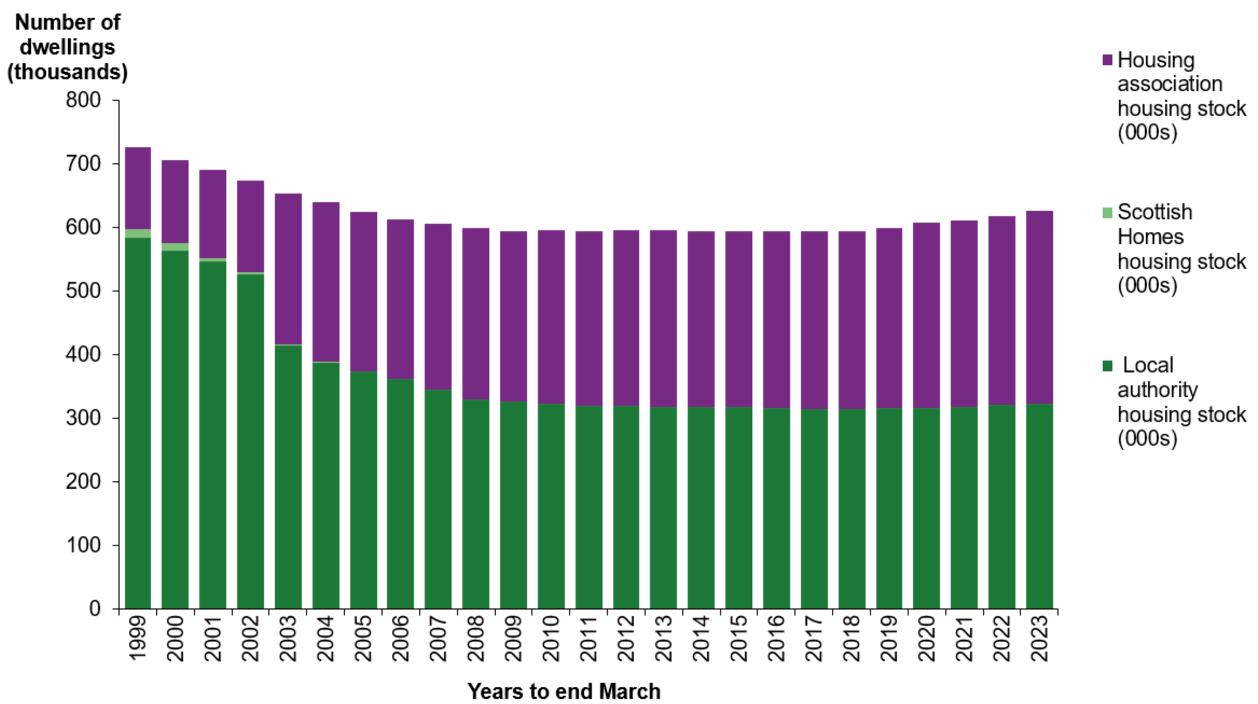
Local authority housing numbers declined from the 1980s but began stabilising in the 2010s. The drops in local authority housing stock since the 1980s can be explained by three main factors: tenants buying homes under Right to Buy, stock transfers to Registered Social Landlords (RSLs), and a decrease in new local authority builds. These factors have become less significant over time, particularly as the Housing (Scotland) Act 2014, included a provision to end Right to Buy for new applications in July 2016. Further details of previous trends in Right to Buy sales are available in the Sales of Social Sector Housing Excel web tables.

However, between March 2018 and March 2023, there has been a yearly increase in local authority units. As of March 2023, there were 323,146 units. This is a 0.6% increase compared with March 2022 and a 2.8% increase since March 2018.

Looking at local authority owned housing stock by dwelling type as of March 2023, 54% were flats and 46% were houses.

Housing association stock has increased every year since March 2016, reaching 303,782 dwellings as of end March 2023. This is a 2.1% increase compared with March 2022 and a 9.2% increase compared with March 2016.

Chart 7: Total social sector stock has been increasing steadily since 2018 while the proportion of housing association to local authority dwellings has stayed roughly the same.



There are geographical differences in the overall trends and stock by dwelling type. This can be explored in in the local authority housing stock Excel web tables.

Vacant local authority stock

As of 31st March 2023, there were 323,146 local authority units. Most of the stock is letting stock (91%; 294,079), 2% (7,159) is designated temporary accommodation for homeless households, and 7% (21,908) is for other use (such as tied housing or dwellings currently out of use).

Local authorities report 11,534 units of vacant stock, an increase of 1.4% (160 units) from the previous year.

Table 1 shows the composition of vacant stock by reason as well as percentage annual change. Vacant normal letting stock or other vacant stock was the largest proportion of total vacant stock. The smallest group of vacant stock were properties in low demand areas.

The largest annual increase was seen in vacant properties that are part of a modernisation programme. The largest annual decrease was seen in properties located in low demand areas.

Table 1: Reason for vacant unit in local authority stock, March 2022 and 2023

Reason for vacant unit	March 2022	March 2023	% total vacant stock in March 2023	% annual change
Awaiting demolition	2,472	1,721	15%	-30%
Low demand area	781	452	4%	-42%
Used as temporary accommodation for the homeless	818	762	7%	-6.8%
Part of a modernisation programme	2,195	3,116	27%	42%
Vacant normal letting stock or other vacant stock	5,108	5,145	45%	1%
Total vacant stock	11,374	11,534	100%	+1.4%

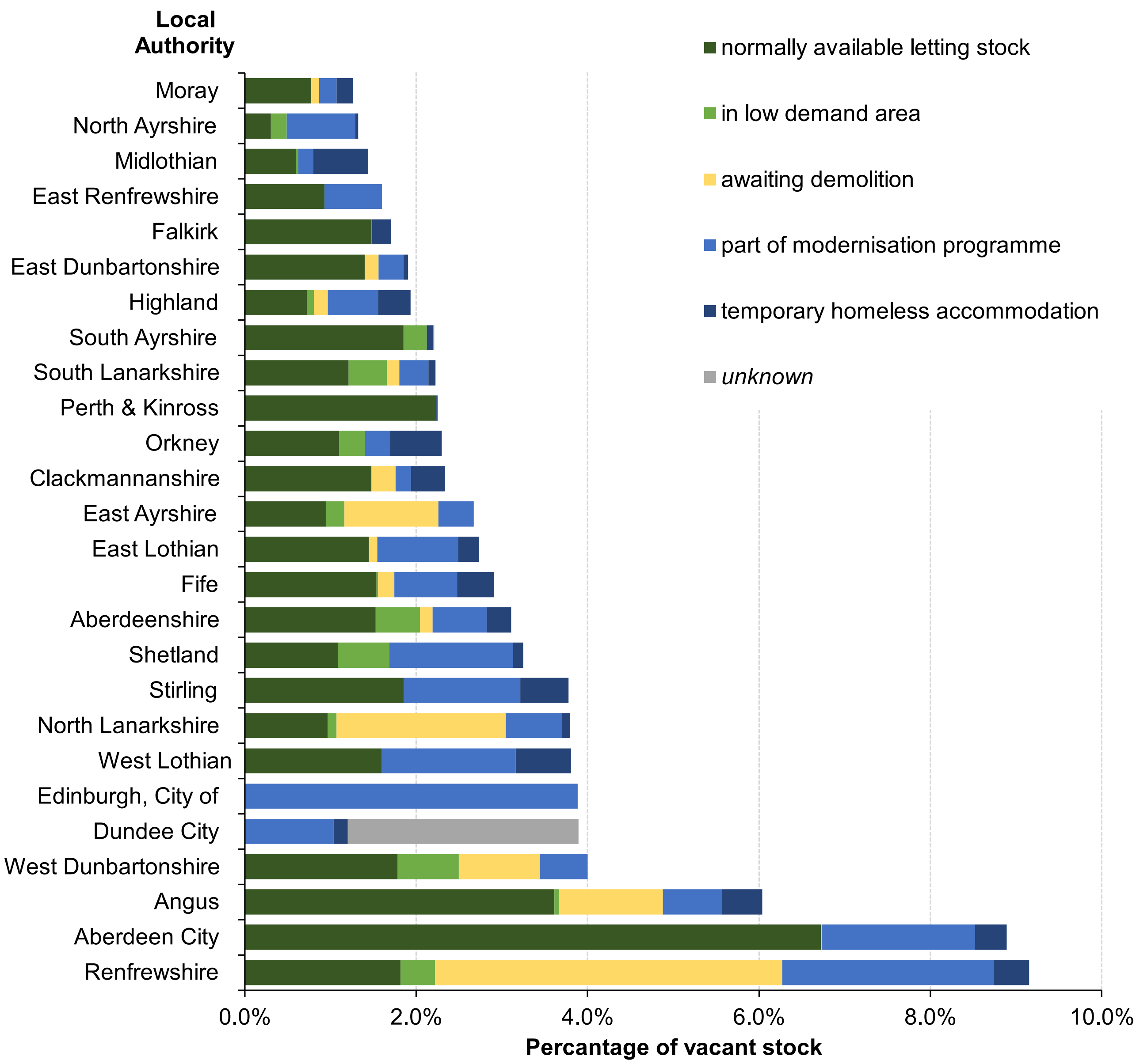
Table 2 illustrates that the length of time that properties have been vacant is closely related to the reason for the vacancy. Normal letting stock, or temporary homeless accommodation tends to be empty for less time than other types of vacant stock.

Table 2: Vacant local authority units by length of time, 2023

	< 2 weeks	2 to 6 weeks	6 to 26 weeks	26 weeks to 2 years	> 2 years	Length of vacancy unknown
Used as temporary homeless accommodation	25%	25%	29%	11%	10%	0%
Awaiting demolition	2%	2%	6%	23%	67%	0%
Part of a modernisation project	3%	8%	25%	20%	40%	4%
Low demand area	11%	19%	30%	19%	21%	0%
Normal letting stock, or other reason	13%	26%	39%	18%	5%	0%
Total vacant stock	9%	16%	28%	19%	24%	4%

Vacant stock in each local authority area (except those which have transferred their social housing stock) is shown in Chart 8. Chart 8 shows vacant stock, by reason for vacancy, as a proportion of all local authority housing stock. This shows that total vacant stock as a proportion of all stock varied between 9.15% in Renfrewshire and 1.26% in Moray.

Chart 8: The types of vacant local authority stock as a proportion of local authority stock varied between each local authority in 2022-23



Further detailed figures are available in:

Local authority housing stock excel web tables

Public authority vacant stock Excel web tables

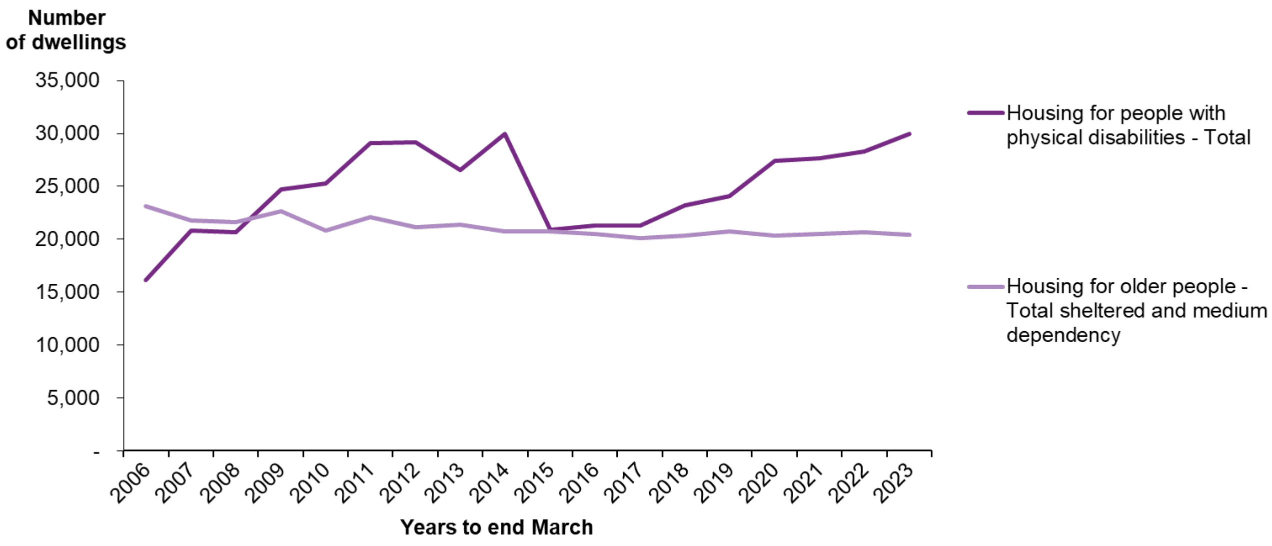
Housing for Older People and People with Physical Disabilities

The number of sheltered, very sheltered, and medium dependency houses for older people provided by local authorities has decreased by 1.3% in the latest year from 20,692 homes in March 2022 to 20,428 homes in March 2023.

Housing for people with physical disabilities has increased by 6%, from 28,274 in March 2022 to 29,982 in March 2023.

Councils offer or arrange housing support services tailored to the specific needs of older and vulnerable individuals, to give them the opportunity to stay in their own homes. Housing options for those with variable needs include very sheltered, sheltered, medium dependency, wheelchair accessible, and ambulant disabled accommodations. The total numbers in each category may change annually based on the current needs of tenants or provider re-classifications.

Chart 9: The total number of supported housing for older people has been relatively stable since 2014. In 2023, housing for people with disabilities has returned to a similar level as seen in 2014.



Further detailed figures are available in the housing for older people and people with disabilities Excel web tables.

Scheme of Assistance

Homeowners are primarily responsible for maintaining their own property in a decent state of repair. However, local authorities have statutory powers to maintain and improve the general condition of private sector housing in their area.

Under the Scheme of Assistance, introduced by the Housing (Scotland) Act 2006, local authorities can provide financial (loans or grants) and non-financial help (guidance, advice, or practical help) for private housing which is in disrepair or below the tolerable standard or needs to be adapted because a person is disabled. The local authority will determine and provide information on what assistance is available based on local priorities and budgets.

In 2022-23 6,353 scheme of assistance grants were paid to householders, a 4% increase (or 242 more grants) than 2021-2022.

Total spend related to the Scheme of Assistance was almost £36.7 million, of which £21.7 million was accounted for by assistance grants approved for disabled adaptions (59% spend), £2.9 million on assistance for work under notice (8% spend) as well as £5.4 million on other type of assistance (15% spend). Other spend relates to administrative costs, at £6.7 million (18%). Total spend in 2022-23 has increased (22%) since the previous year.

Most assistance grants were for disabled adaptions, 4,602 grants which is 6% more than the 2021-22 figure of 4,350. The amount spent on disabled adaption grants has increased by 23% compared with the previous year, from £17.6 million to £21.7 million.

Non-financial assistance (including information and advice as well as practical assistance) was 213,729 in 2022-23.

Further detailed figures are available in the Scheme of Assistance Excel web tables.

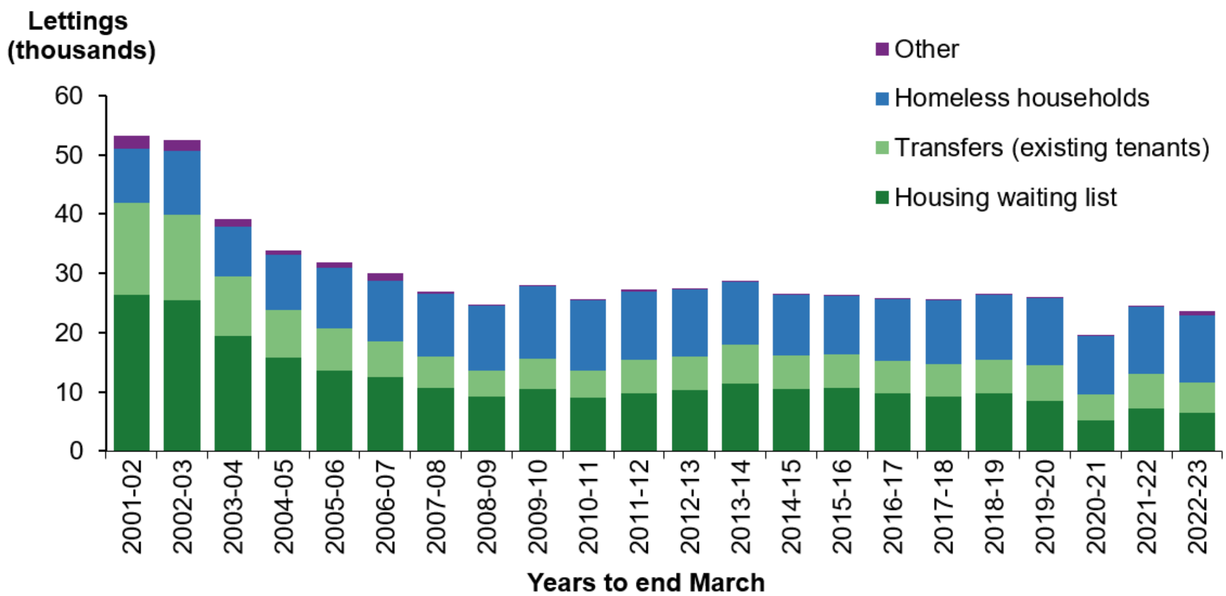
New Local Authority Lettings

During 2022-23, 23,650 permanent lettings were made. The number of permanent lettings decreased (4% or 970 lets).

Of all the local authority lettings made in 2022-23, 48% were to homeless households, 27% were to those on a housing waiting list, 22% were transfers to existing tenants, and 3% classified as other.

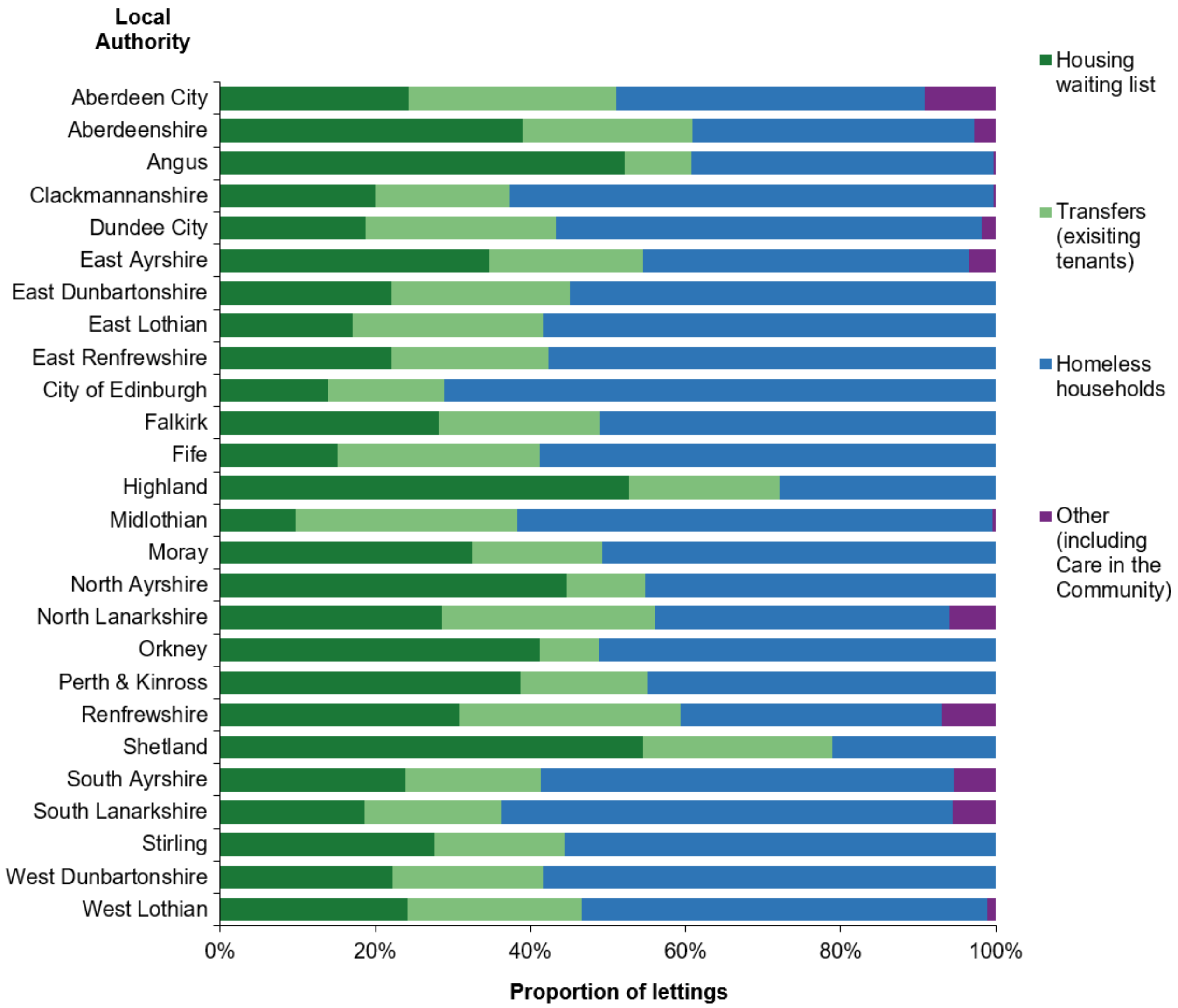
Chart 10 displays how the number of new local authority rentals has evolved over time and by source of tenant. There was a decline from 2001-02 to 2008-09, followed by stable levels from 2014-15 until the impact of the COVID-19 pandemic in 2020-21. It is important to recognise that the change in number of rentals will also relate to changes in the overall local authority stock numbers as well as availability. Notably, the chart reveals an increasing share of permanent lettings going to homeless households, while the proportion going to those on a housing waiting list has decreased.

Chart 10: In 2001-02, 17% of permanent lettings were to homeless households (9,138), this has risen to 48% (or 11,410 households) in 2022-23.



There are geographical variations in the proportion of new permanent lettings by source of tenant, as illustrated in Chart 11. For example, lets to homeless households made up 71% of all permanent lettings in Edinburgh compared to 21% in Shetland.

Chart 11: The proportion of permanent local authority lettings by sources of tenant in 2022-23 varied in each local authority.



Further detailed figures are available in the local authority lettings Excel web tables.

For this publication, Highland council provided data on lets made to homeless households from 2018-19 onwards. This data does not affect the total number of lets but reallocated lets from the housing list category due to a data processing error. Therefore, there have been changes to numbers reported in previous publications that are now corrected in the associated tables and data published online.

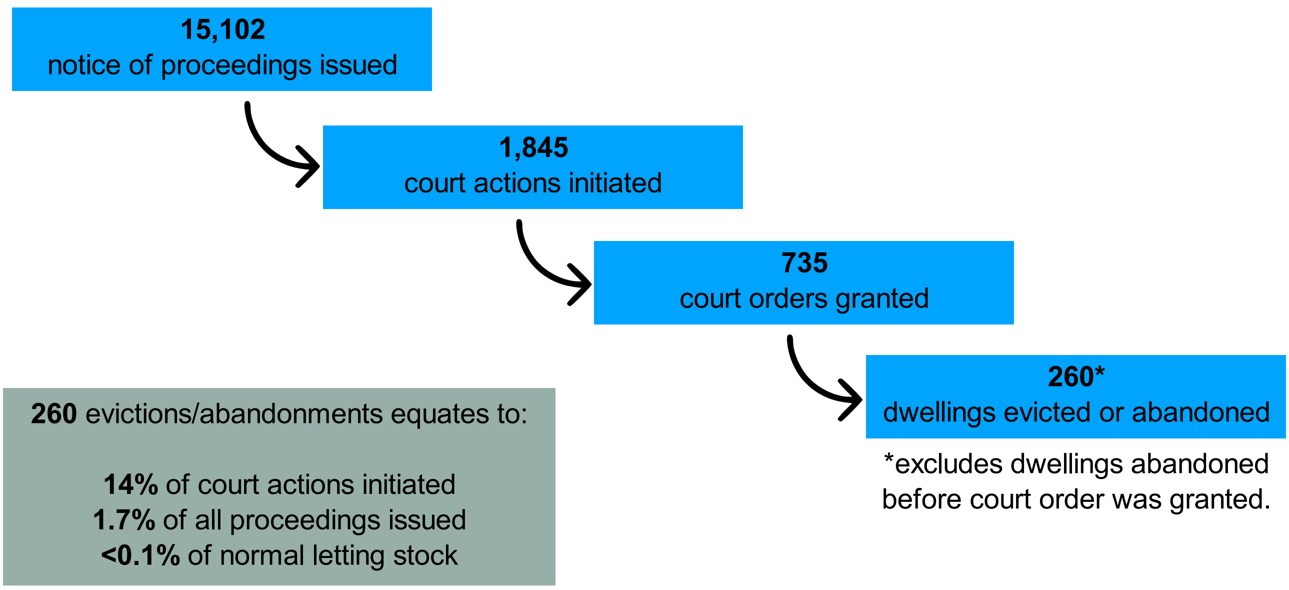
The Scottish Government also publishes a range of information on Homelessness Statistics, including the number of lets for homeless households, collected through the HL1 return.

Local Authority Evictions

In 2022-23, there were 15,102 notices of proceedings issued by local authorities and 260 evictions or dwellings abandoned. There was an increase of 34% in the number of notices of eviction proceedings issued compared with 2021-22 but remains lower (38%) than levels before the COVID-19 pandemic in 2019-20. There was an increase of 118% in the number of evictions or dwellings abandoned following an eviction order since 2021-22 – however evictions and abandonment levels remain 77% lower than levels before the pandemic.

The diagram below (Figure A) illustrates the numbers of court actions taken in against local authority tenants in 2022-23. The number of court orders granted is usually higher than the number of tenancies terminated due to the proportion of cases where a way to resolve the rent arrears and avoid eviction is found prior to enforcement of the court order.

Figure A:



Of the 260 tenancy terminations in 2022-23, 86% (223) were due to rent arrears – an increased proportion compared to 2021-22 (71%).

Chart 12 illustrates trends over time in the number of notices of eviction proceedings. Key aspects to consider are:

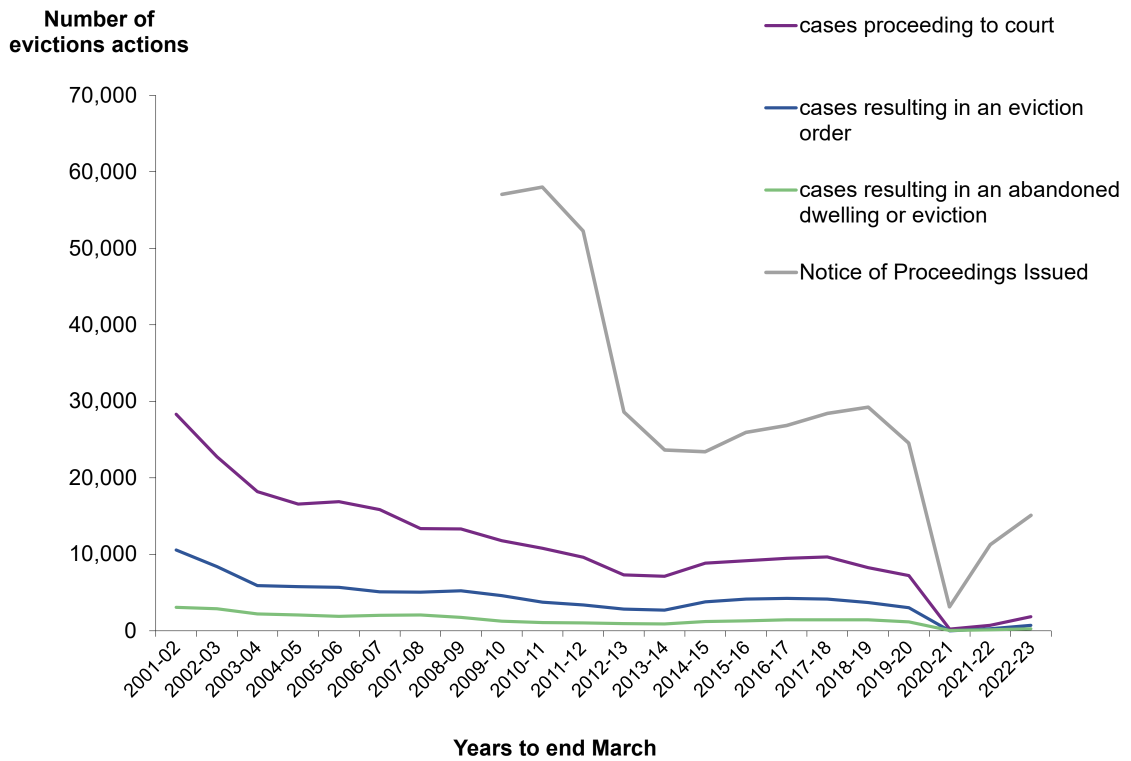
- Pre-action requirements, effective since 1 August 2012, aim to better protect tenants facing eviction due to rent arrears. Social landlords must try all options to resolve arrears with tenants before pursuing eviction. These changes mainly impact the early stages of eviction proceedings (notice of proceedings issued) rather than the later stages.

- In response to the COVID-19 pandemic, on 7 April 2020 eviction notice periods were extended to 6 months for most cases. An eviction ban was then in place from 11 December 2020, until 31 March 2021. During this time, only exceptional circumstances, like serious anti-social or criminal behaviour, allowed enforcement of eviction orders. Consequently, there was a drop in evictions as well as abandoned dwellings.

- Since the pandemic restrictions were lifted the number of notices of eviction proceedings, and subsequent stages (actions initiated, court orders granted, and dwellings evicted or abandoned) have increased but have not returned to pre-pandemic levels.

- The Cost of Living (Tenant Protection) Scotland Act came into force in October 2022. The Act put in place a temporary moratorium on evictions (a pause on enforcement of an eviction order or decree) – there are exceptions in a limited number of circumstances where there are substantial rent arrears.

Chart 12: The COVID-19 eviction restrictions in 2020-21 resulted in a fall of notice of proceedings issued. Since restrictions were lifted numbers have been rising but have not reached pre-pandemic levels.

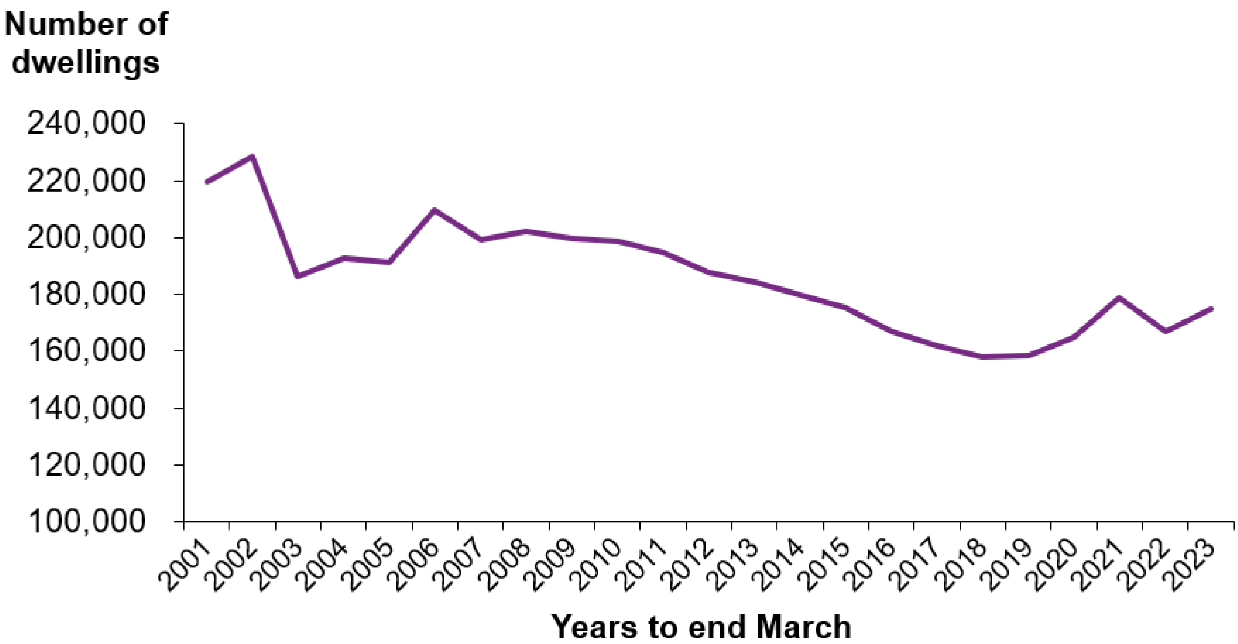


Further detailed figures are available in the local authority evictions Excel web tables.

Housing Lists

A snapshot of the local authority housing list on 31st March 2023 shows 175,092 applications. A 5% increase, or 8,019 more households than 2022, although the latest figure is 23% below the peak in 2002 – illustrated in Chart 13.

Chart 13: The number of housing list applicants has increased between March 2022 and March 2023



Of the 175,092 applications on local authority or common housing register lists, 45,200 (26%) were recorded as being on transfer lists and 129,900 (74%) on waiting lists for entry into social housing.

However, seven out of twenty-six local authorities with housing stocks do not have separate waiting and transfer lists. Where this is the case, everyone is counted on waiting lists and none on the transfer list. This means that the waiting list figure is over-estimated, and the transfer list figure is under-estimated.

There are several other points to consider when considering waiting list data:

- the separate reporting of waiting and transfer lists by local authorities has changed over time, which means historic trends are not consistent or reliable.
- Some applicants may no longer need a social house if, for example, they take up tenancies with other housing providers, however they may not be removed from the housing list immediately.
- The administrative data reported through Local Authority and Common Housing Register collections do not include six local authorities (including Glasgow) which have transferred all their housing stock to Registered Social Landlords.

- The number of applications is reported rather than actual numbers of people wish to access social housing. This is because people can apply to more than one local authority, and they also can apply for both council and Registered Social Landlords housing. Multiple counting has become less of an issue over time due to the increase in Common Housing Registers.

Population/household surveys are a useful source of information to provide additional insight on the population waiting for social housing. Since 2013, a question on housing lists was introduced to the Scottish Household Survey. This survey avoids double counting and covers the whole of Scotland. Although it does not cover the population living in communal establishments or in temporary accommodation.

The 2022 Scottish Household Survey (SHS) estimates that there are a total of 100,000 (4%) households reporting to be on a housing list, with a further 10,000 (0.4%) households having applied for social housing using a choice based letting system or similar within the last year. Some caution is advised when considering this estimate, due to the slight under representation of rented sector households within the 2022 SHS sample, leading to an under estimation of total households on housing lists.

The Scottish Household Survey is a key data source for information on social housing. Please note comparisons over time should consider that:

- changes were made to the questions in 2017 to better capture households who are using choice-based lettings when seeking social housing.

- the 2020 survey was conducted by telephone rather than in person due to COVID-19 restrictions.

- the 2022 results have been assessed to be comparable in the most part to 2019 and earlier years. However, the 2022 results for tenure should be treated with caution, as there is evidence to suggest that social rented and private rented households may be slightly under-represented in the 2022 achieved sample.

Further detailed Local Authority administrative data are available in the housing lists Excel web tables.

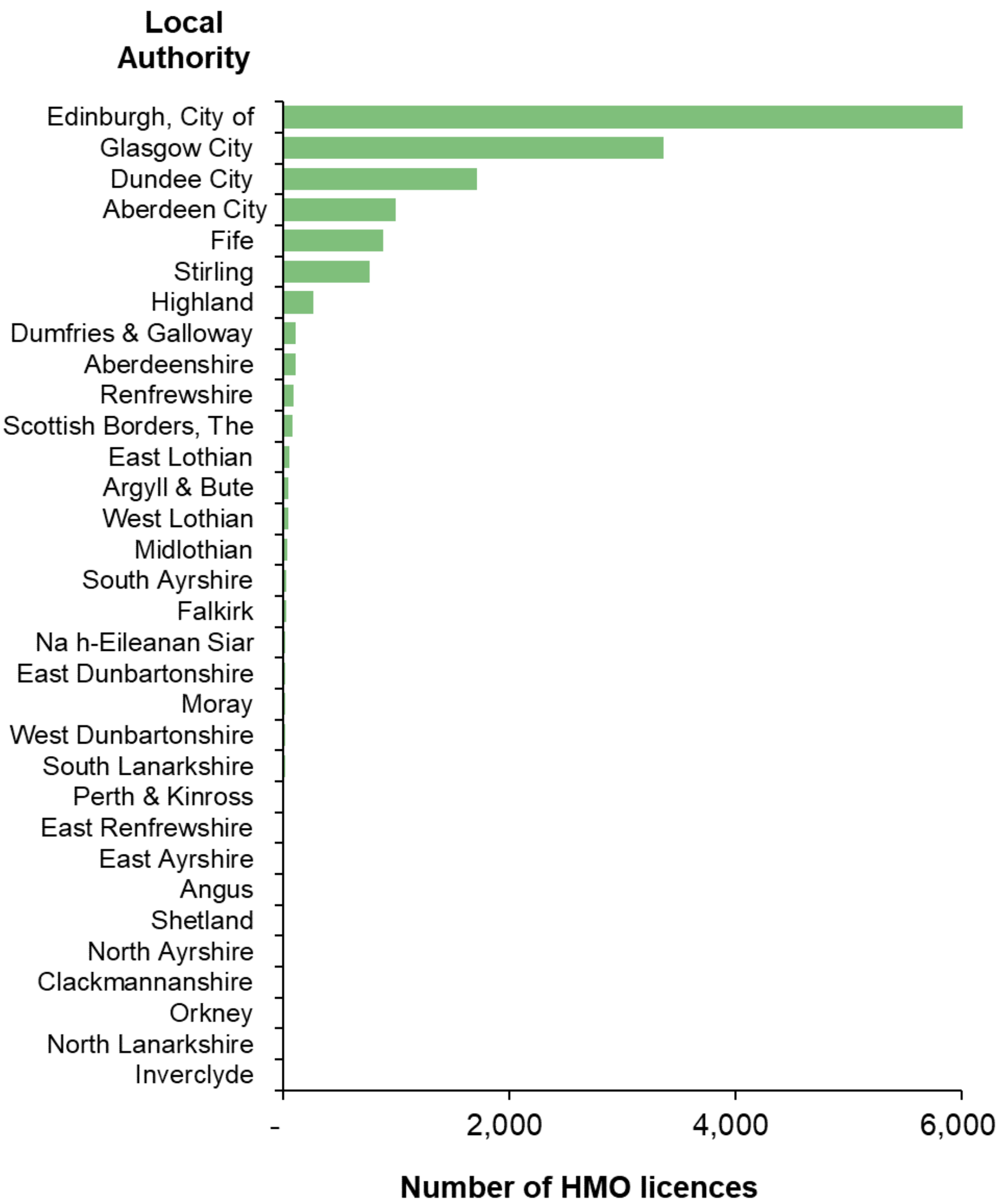
Houses in Multiple Occupation (HMO)

A house in multiple occupation (HMO) is a property that is shared by three or more people who are members of more than two families. It can also be known as a house share. HMO landlords must have a licence from the local authority. This ensures that the property is managed properly and meets certain safety standards.

The most recent figures as of 31st March 2023 show 15,434 licences in force. There has been a 4% increase in licences since March 2022, with the increase driven by a rise in the City of Edinburgh (12% increase, with 692 additional licences) and Fife (20% increase, with 151 additional licences). It is difficult to determine when the increase occurred in the City of Edinburgh as the data were estimated in 2020 and 2021. Therefore caution should be taken when interpreting this increase.

Of the licences in force, 93% are accounted for by just six local authorities – Aberdeen City, Dundee City, City of Edinburgh, Fife, Glasgow City, and Stirling. City of Edinburgh alone holds an estimated 43% of Scotland's HMO licences shown in Chart 14 below.

Chart 14: Edinburgh, Glasgow, Dundee, Aberdeen, Stirling, and Fife accounted for 93% of all Houses in Multiple Occupation licences in force in Scotland.



There were approximately 9,407 new and renewal applications received in 2022-23, 5% more than the year before. New applications made up around 11% of these, and the remainder were applications for license renewals.

Further detailed figures are available in the HMO Excel web tables

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