

PEOPLE, COMMUNITIES AND PLACES

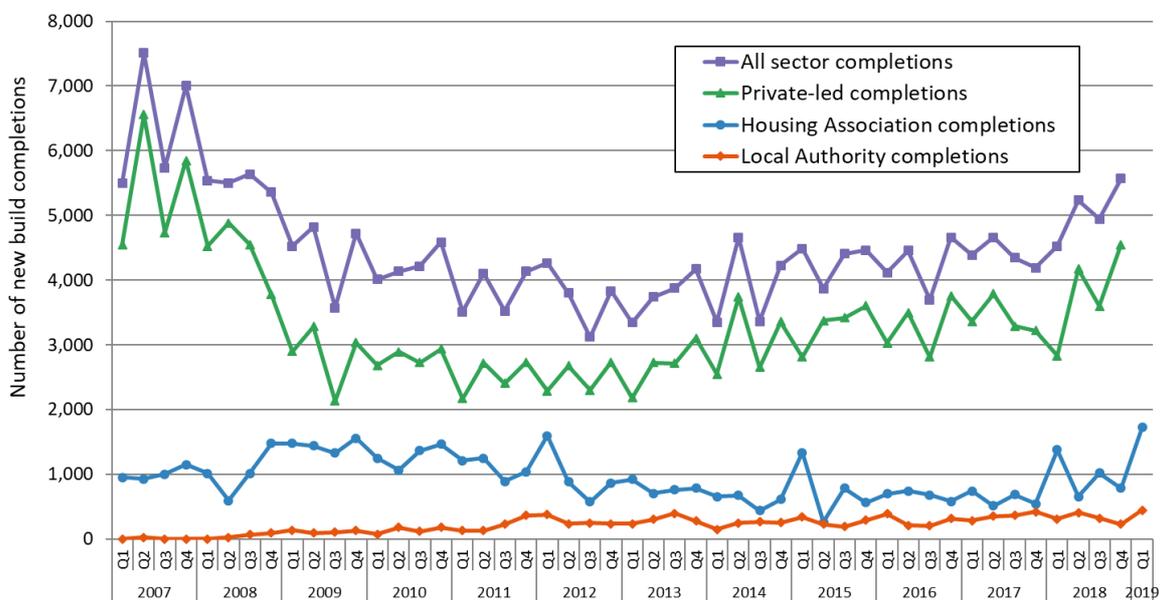
Housing Statistics for Scotland Quarterly Update (published 11 June 2019)

This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end December 2018, with more up-to-date social sector information available up to end March 2019)
- **The Affordable Housing Supply Programme** (up to end March 2019)

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 March 2019



Key Points

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

There were 5,553 **new build homes completed** between October and December 2018; a 32% increase (1,361 homes) on the same quarter in 2017. This brings the total for the year to end December 2018 to 20,255, up 15% (2,669 homes) compared to the 17,586 completed in the previous year, and the first time since 2008 that annual completions have totalled over 20,000 homes.

There were 6,652 **new build homes started** between October 2018 and December 2018, 49% more (2,199 homes) than the same quarter in 2017. This brings the total for the year to end December 2018 to 22,258 which is up 13% (2,621 homes) compared to the 19,637 homes started in the previous year, and is the highest annual starts figure since 2007.

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

Between October 2018 and December 2018, 4,551 **private sector led homes were completed**; 41% more (1,328 homes) than the same quarter in 2017. This brings the total for the year to end December 2018 to 15,152 which is 11% more (1,491 homes) than the 13,661 completions in the previous year, and is the first time in the last decade that annual completions have totalled over 15,000 homes.

There were 4,868 **private sector led starts** between October 2018 and December 2018, 51% more (1,651 homes) than the same quarter in 2017. This brings the total for the year ending December 2018 to 14,997 which is 9% more (1,277 homes) than the 13,720 starts in the previous year.

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

There were 1,002 **social sector completions** between October 2018 and December 2018; 3% (33 homes) more than the same quarter in 2017. This brings the total for the year to end December 2018 to 5,103. This is a 30% increase (1,178 homes) on the 3,925 social sector completions in the previous year.

Meanwhile, 1,784 **social sector homes** were started between October 2018 and December 2018; 44% (548 homes) more than in the same quarter in 2017. This brings the total for the year to end December 2018 to 7,261. This is a 23% increase (1,344 homes) on the 5,917 social sector starts in the previous year.

More up-to-date figures – up to end March 2019

Between January and March 2019, 2,174 social sector homes were completed (28% more than the 1,695 completions in the same quarter in 2018), and 2,837 were started (16% less than the same quarter in the previous year). This brings the total completions for the 12 months to end March 2019 to 5,582 (a 22%

increase on the 4,594 social sector homes completed in the previous year). Total starts over the 12 months to end March 2019 are now at 6,727 (11% more than the 6,084 started in the previous year).

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

There were 769 **Housing Association completions** between October 2018 and December 2018, 41% (225 homes) more completions than in the same period in the previous year. This brings the total completions for the 12 months to end December 2018 to 3,823, which is an increase of 54% on the 2,489 homes completed in the previous year.

There were 1,300 **housing association approvals** between October 2018 and December 2018; 83% (590 homes) more than the 710 approvals in the same quarter in 2017. This brings the total approvals for the 12 months to end December 2018 to 5,592, a 23% increase on the 4,554 approvals in the previous year.

More up-to-date figures – up to end March 2019

A total of 1,728 Housing Association homes were completed between January and March 2019, 25% (346 homes) more completions than in the same period in the previous year. This brings the total completions for the 12 months to end March 2019 to 4,169, which is an increase of 33% on the 3,130 homes completed in the previous year. A total of 2,319 Housing Association homes were approved between January and March 2019, 25% less homes than the 3,073 approvals in the same quarter in 2017. This brings the total approvals for the 12 months to end March 2019 to 4,838, a 3% increase on the 4,710 approvals in the previous year.

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

There were 233 **local authority completions** between October and December 2018, which is 45% (192 homes) less than the number that were completed in the same quarter in 2017. This brings the total for year ending December 2018 to 1,280. This is a 11% (156 homes) decrease on the 1,436 completions in the previous year.

There were 484 **local authority starts** between October and December 2018; 8% less (42 homes) than in the same quarter in the previous year. This brings the total for year ending December 2018 to 1,669. This is a 22% (306 homes) increase on the 1,363 starts in the previous year.

More up-to-date figures – up to end March 2019

Between January and March 2019, 446 local authority houses were completed (42% more than the same quarter in the previous year), and 518 were started (74% more than in the same quarter in the previous year). This brings the total completions for the year to end March 2019 to 1,413, which is 3% less than the previous year. Total starts for the 12 months to end March 2019 now stands at 1,889 which is an increase of 37% (515 homes) on the 1,374 local authority homes started in the previous year.

Affordable Housing Supply – up to end March 2019

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 March 2019 show that **affordable housing supply completions** have totalled to 9,535, up 12% on the 8,534 completions in the previous year. This includes an increase in social rent completions (up by 25% or 1,307 homes) but decreases in affordable rent completions (down by 17% or 194 homes) and affordable home ownership completions (down by 5% or 112 homes).

There were 11,130 **affordable housing approvals** over the year up to end March 2019, down 5% or 547 homes compared to the previous year. This includes increases in social rent approvals (up by 12% or 792 homes) and affordable home ownership approvals (up by 9% or 194 homes) with a decrease in affordable rent approvals (down by 55% or 1,533 homes)

There were 10,872 **affordable houses started** in the year to end March 2019, up by 3% or 303 homes compared to the previous year. This includes increases in social rent starts (up by 3% or 194 homes), and affordable home ownership starts (up by 17% or 346 homes), but a decrease in affordable rent starts (down by 13% or 237 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.

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New Build Housing – All Sectors – up to end December 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 December 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 December 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 4 figures (from October to December) have been highlighted in the charts to allow easy comparison over time. Some of the peaks in the number of starts in Quarter 4 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 since 2007 – 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 2007 and 2009 (years to end December) due to the financial crisis. Completions for all sectors fell more gradually between 2010 and 2013, after which there have been some annual increases seen in the years following this.

The picture on all sector starts has been generally similar to the trends seen in completions, with the number of starts reaching a low point in 2011, after which there have been annual increases in most years since this.

Chart 2: Annual all sector new build starts and completions, years to end December, 2007 to 2018

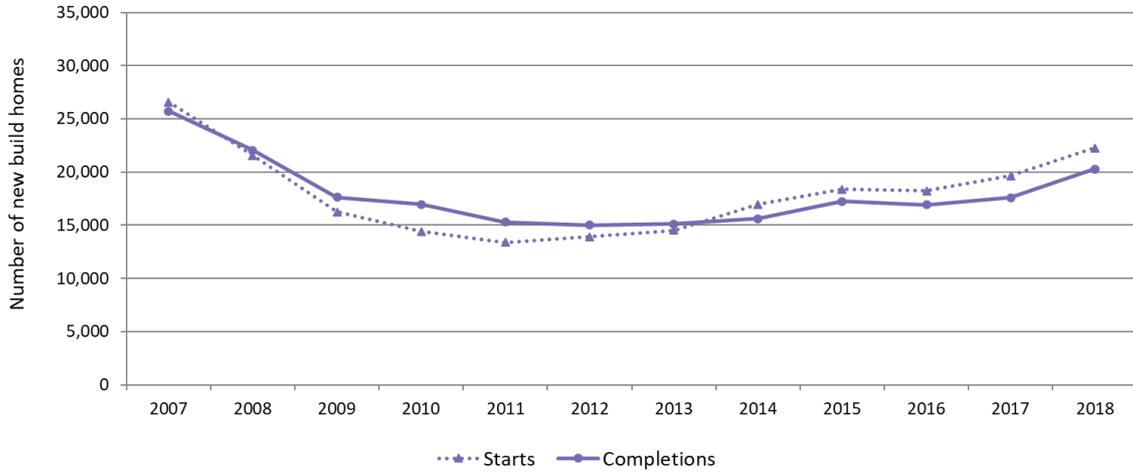
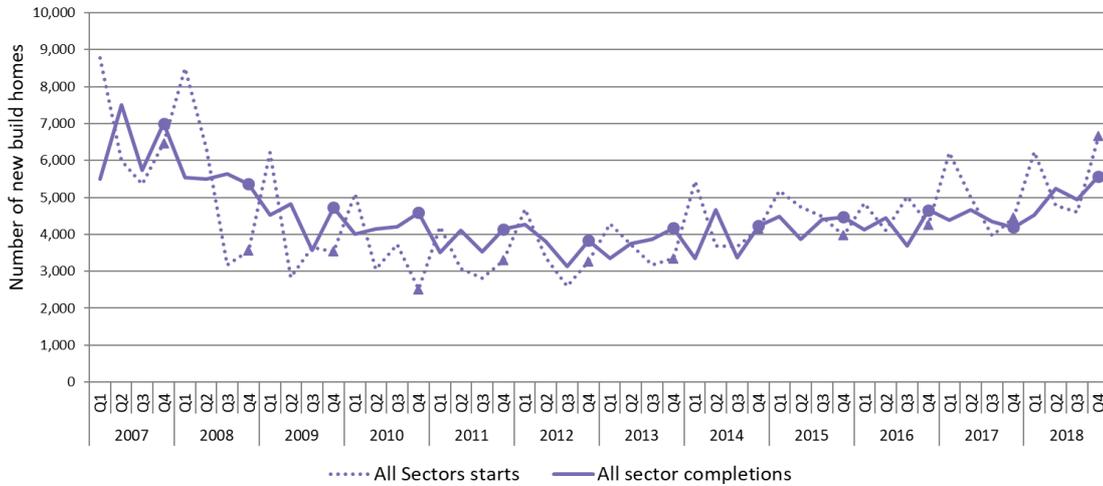


Chart 3: Quarterly new build starts and completions (all sectors) since 2007 up to end December 2018



Trends to end December 2018 – all sectors

There were 5,553 new build homes completed between October and December 2018; a 32% increase (1,361 homes) on the same quarter in 2017. This brings the total for the year to end December 2018 to 20,255, up 15% (2,669 homes) compared to the 17,586 completed in the previous year.

There were 6,652 new build homes started between October 2018 and December 2018, 49% more (2,199 homes) than the same quarter in 2017. This brings the total for the year to end December 2018 to 22,258 which is up 13% (2,621 homes) compared to the 19,637 homes started in the previous year.

Comparison with the rest of the UK from 2007 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 2017/18 were published on 15 November 2018, and this publication advised that the 'net additional dwellings' should be considered the primary and most comprehensive measure of housing supply in England.

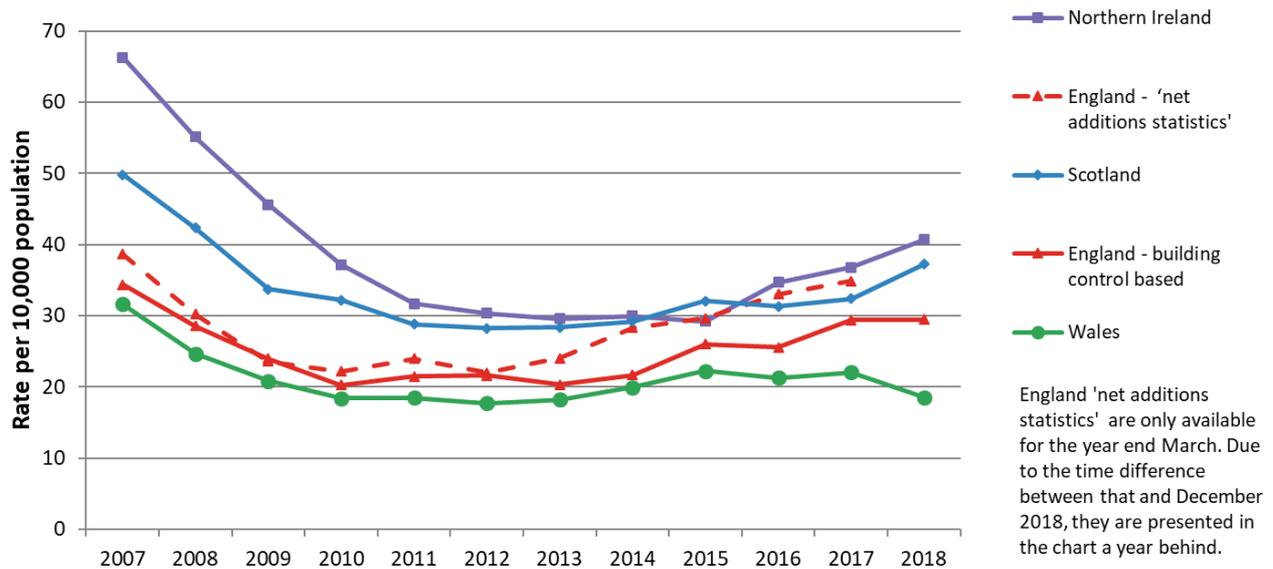
MHCLG have advised that the quarterly new build statistical collection for England, whilst being a useful leading indicator of activity throughout the year, is not currently capturing all new build activity, largely due to difficulties in collecting accurate starts and completions data from independent 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.

Chart 4 shows that the rate of house building completions in Scotland has been above that of England (building control based figures) and Wales throughout the 2007 to 2018 period (years to end December). Scotland has had a higher rate of completions than the rate of 'net additional statistics' for England from 2007 to 2015, with England being higher than Scotland in 2016 and 2017 (The latest figures covering the period up to December 2018 are not available). The rate of house building completions in Scotland has been below that of Northern Ireland between 2007 and 2018, except for 2015.

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 December, 2007 to 2018

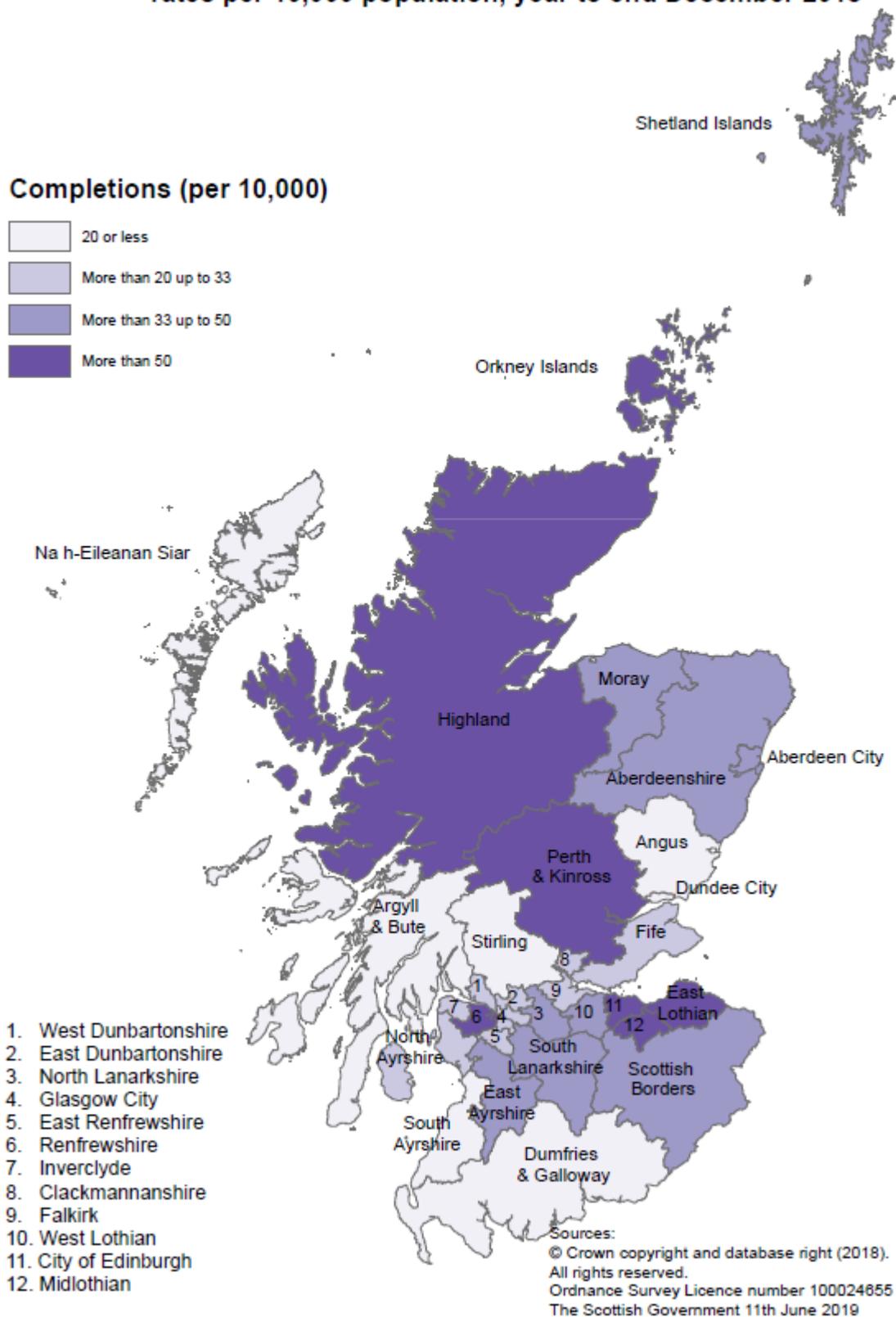


Sub-national figures for the year to end December 2018 – all sectors

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

In the year to end December 2018 the highest new build rates were observed in Midlothian, East Lothian, Orkney, Highland and Renfrewshire. The lowest rates were observed in South Ayrshire, Angus, Na h-Eileanan Siar, Argyll & Bute and Dumfries & Galloway.

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



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

The private sector is the biggest contributor to overall house building, accounting for three quarters (75%) of all homes completed in the 12 months to end December 2018.

Chart 5: Annual private sector led new build starts and completions, years to end December, 2007 to 2018

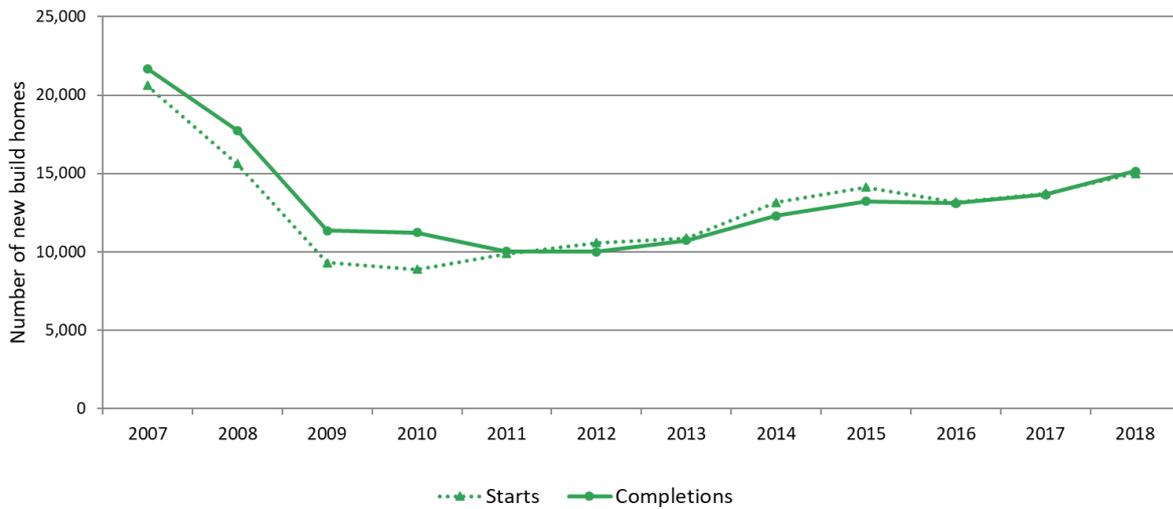
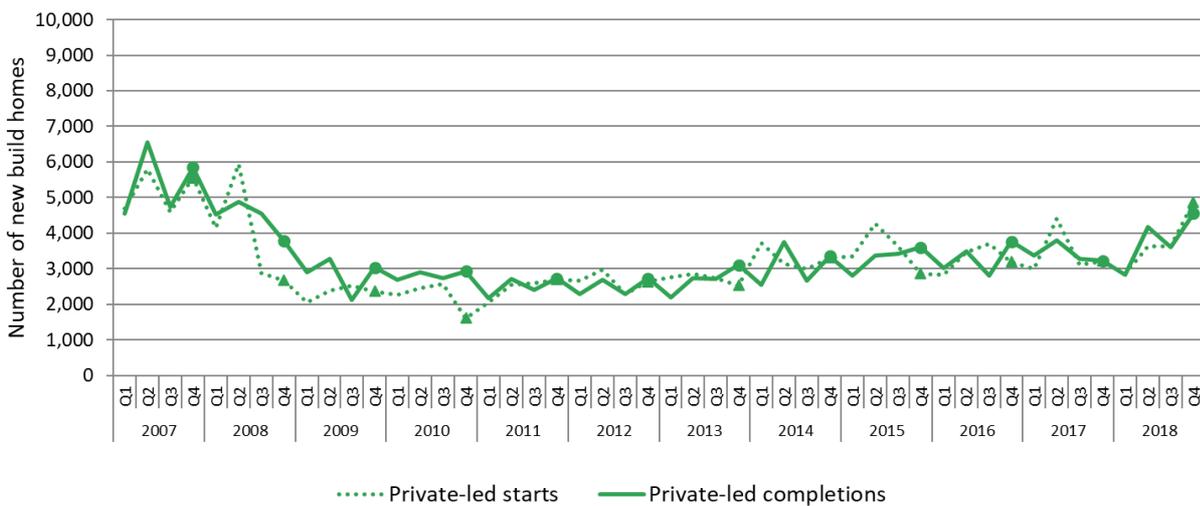


Chart 6: Quarterly new build starts and completions (private-led), since 2007 up to end December 2018



Trends since 2007 – private sector

In 2007 (year to end December) the number of private sector homes started was just over 20,600, 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 2007 and 2009 then continued to decrease more gradually to just under 10,000 in 2012. Since then, the number of homes completed has increased each year apart from 2016, bringing completions to just over 15,150 in the year to end December 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 December 2018 – private sector

Between October and December 2018, 4,551 private sector led homes were completed; 41% more (1,328 homes) than the same quarter in 2017. This brings the total for the year to end December 2018 to 15,152 which is 11% more (1,491 homes) than the 13,661 completions in the previous year.

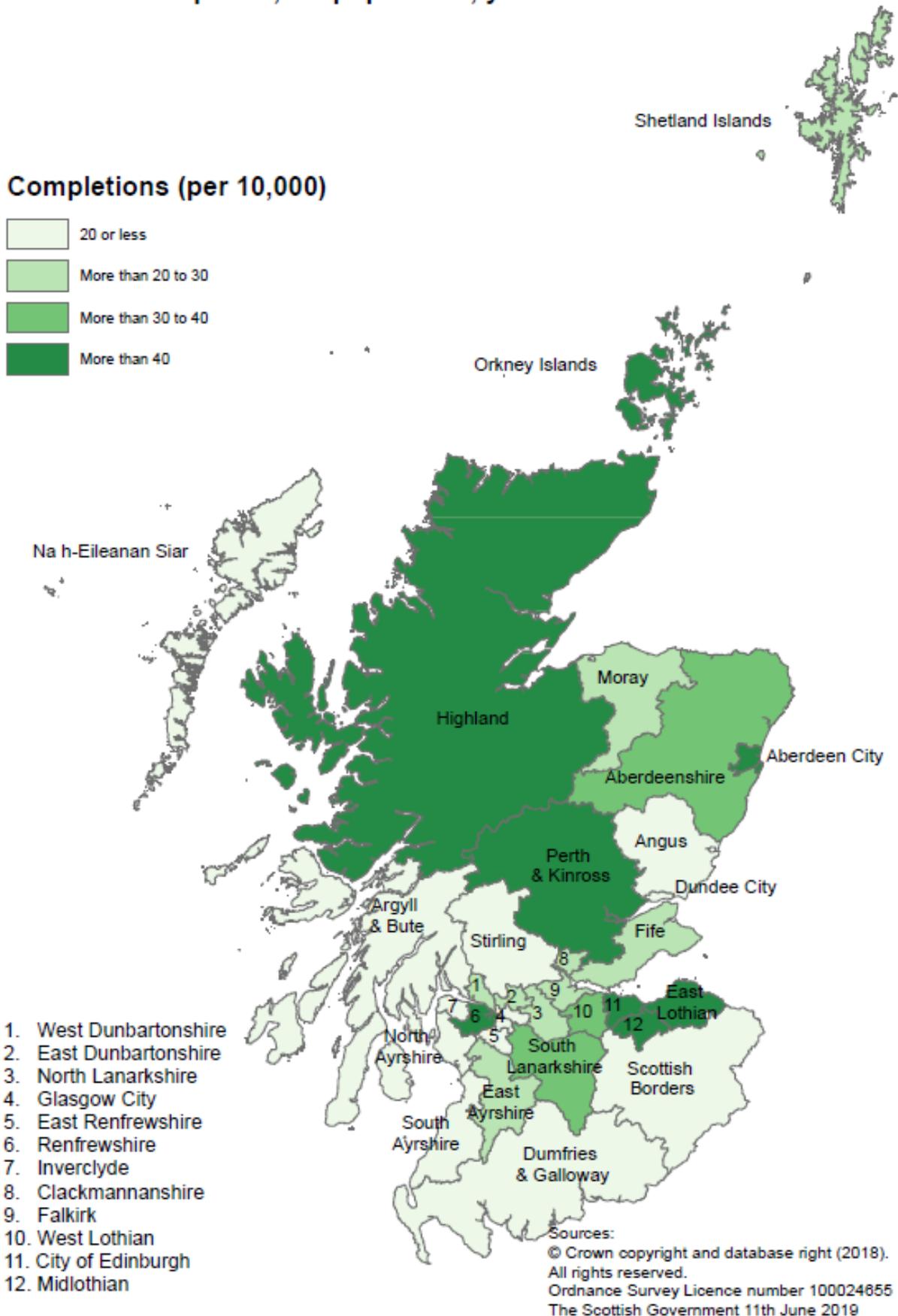
There were 4,868 private sector led starts between October 2018 and December 2018, 51% more (1,651 homes) than the same quarter in 2017. This brings the total for the year ending December 2018 to 14,997 which is 9% more (1,277 homes) than the 13,720 starts in the previous year.

Sub-national figures for the year to end December 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 December 2018.

The highest completion rates have been in Midlothian, East Lothian, Renfrewshire, Orkney Islands and Highland. The lowest rates meanwhile, have been in Argyll & Bute, Dumfries & Galloway, Dundee and Glasgow.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end December 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 December 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 March 2019. 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 December (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 December 2007 to 2018

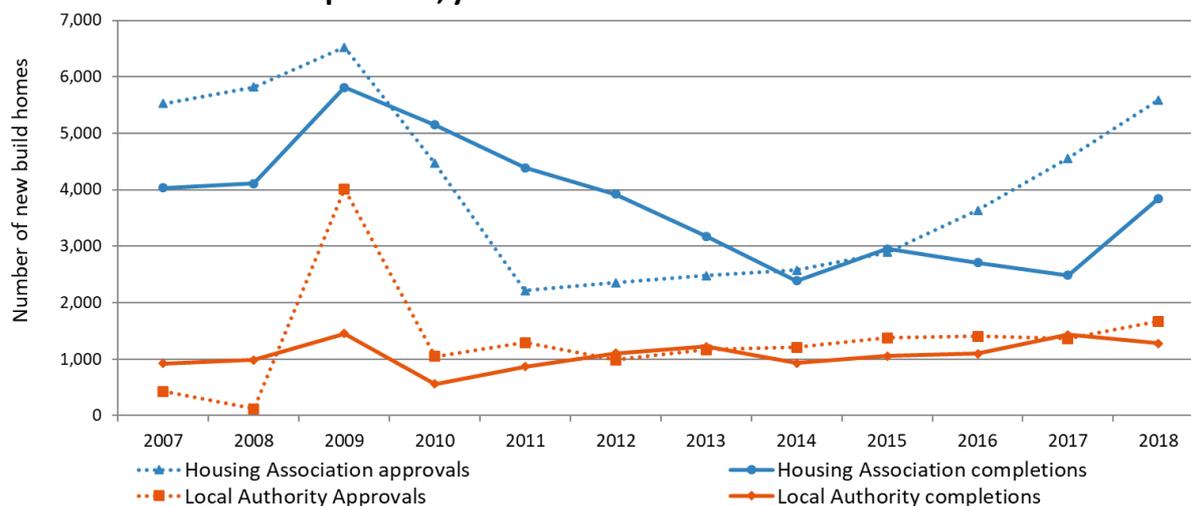


Chart 7b: Housing Association and Local Authority new build starts and completions, years to end March 2009 to 2019

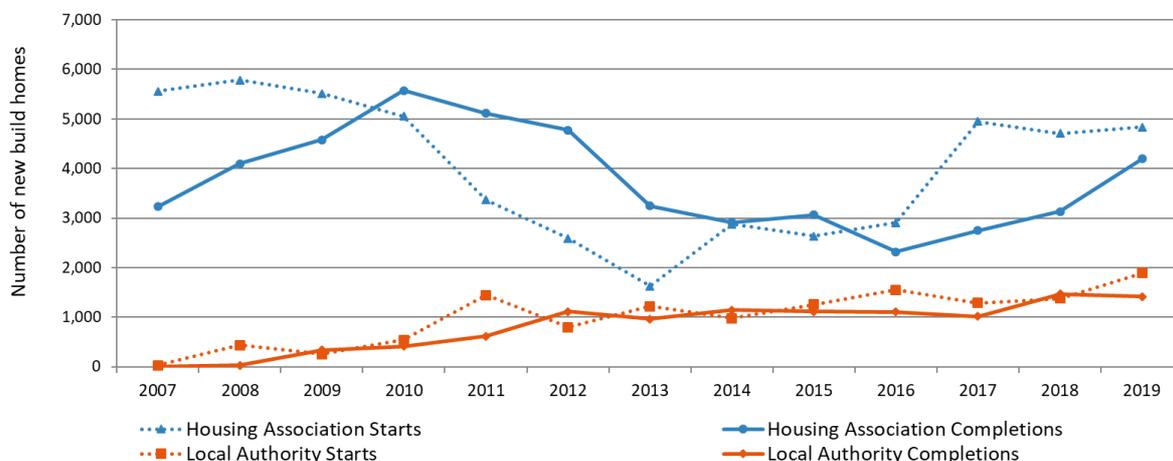
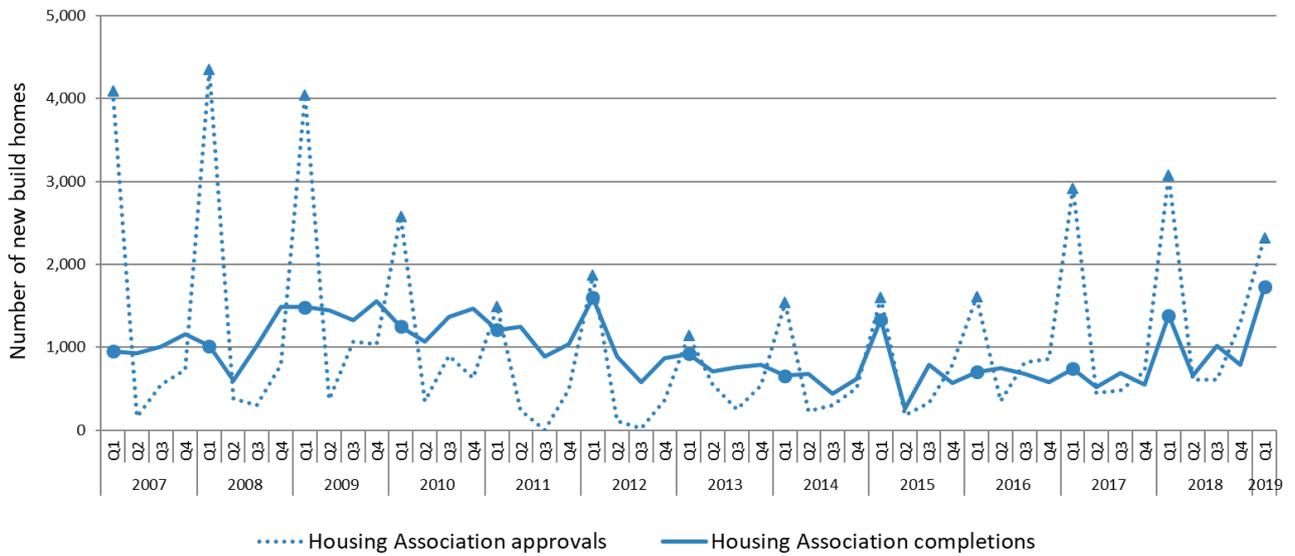


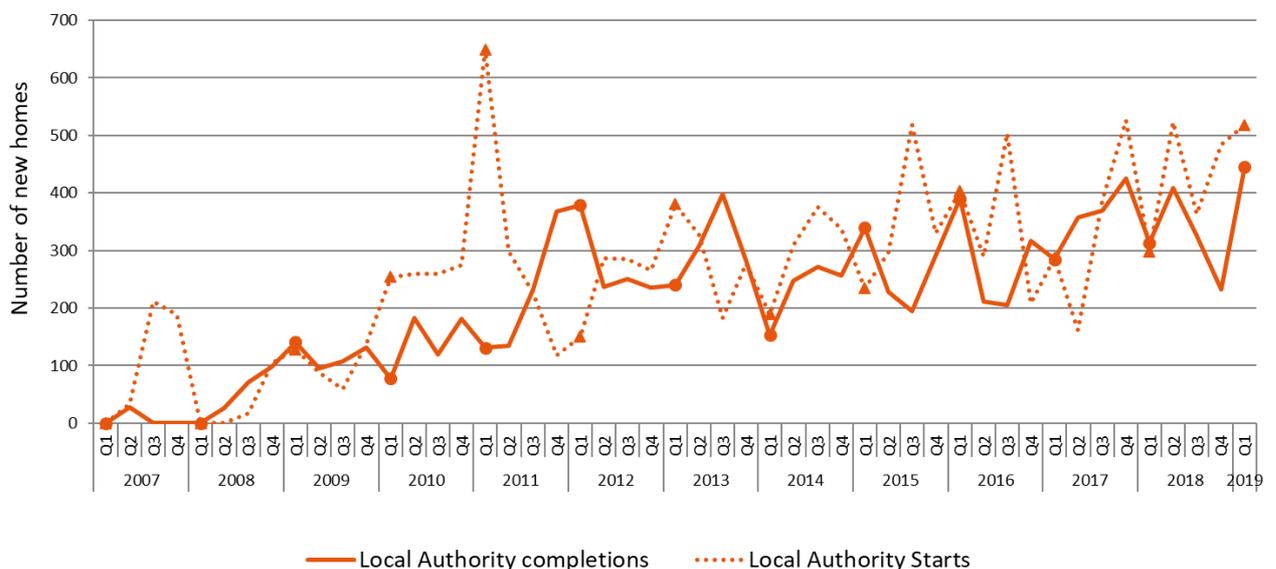
Chart 8: Quarterly new build approvals and completions (Housing Associations) since 2007 up to end March 2019



Trends since 2007 – social sector

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end December 2018) since 2007, whilst Chart 7b shows the same information but up to end March 2019 (the most recent information available). Charts 8 and 9 show quarterly figures for housing associations and local authorities, respectively.

Chart 9: Quarterly new build starts and completions (Local Authority) since 2007 up to end March 2019



Social sector house building has not followed the same pattern as the private sector over time as the number of homes being built did not suddenly drop in 2008 following the recession.

Between 2007 and 2009 (years to end December) the number of housing association completions increased from just over 4,000 to just over 5,800. Completions then decreased from just over 5,100 in 2010 to just under 2,500 in 2017, before increasing in the latest year to over 3,800 in 2018.

The number of housing association approvals meanwhile decreased from just over 6,500 in 2009 to just over 2,200 in 2011 (years to end December). The figures have then increased each year to just under 5,600 in 2018.

The number of local authority homes built increased from just under 1,000 homes in 2007 up to just over 1,400 in 2009 (years to end December). Completions then fell by almost two thirds between 2009 and 2010 to total around 500 homes in 2010, before increasing to over 1,200 in 2013. Completions decreased slightly in 2013 and 2014 before increasing each year between 2015 2017 to just over 1,400, and finally decreasing to 1,280 in 2018. Local Authority housing has accounted for 6% of the total amount of new build homes completed across all sectors in the 12 months to end December 2018.

Trends to end December 2018 – social sector

There were 1,002 social sector completions between October 2018 and December 2018; 3% (33 homes) more than the same quarter in 2017. This brings the total for the year to end December 2018 to 5,103. This is a 30% increase (1,178 homes) on the 3,925 social sector completions in the previous year.

Meanwhile, 1,784 social sector homes were started between October 2018 and December 2018; 44% more than in the same quarter in 2017. This brings the total for the year to end December 2018 to 7,261. This is a 23% (1,344) increase on the 5,917 social sector starts in the previous year.

Sub-national figures for the year to end December 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 December 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 December 2018 rates of housing association new build completions were highest in Orkney Islands, North Ayrshire, Scottish Borders, Inverclyde and Glasgow, whilst the lowest rates were of completion were in West Lothian, Na h-Eileanan Siar, Falkirk and Angus.

Meanwhile local authority new build rates were highest in West Lothian, East Ayrshire, Moray, Perth & Kinross and Aberdeen City. As well as the 6 stock transfer authorities mentioned above, South Ayrshire, East Renfrewshire, Clackmannanshire, Falkirk, East Dunbartonshire, Shetland Islands, Orkney Islands, Renfrewshire and Midlothian had no completions in the year ending December 2018.

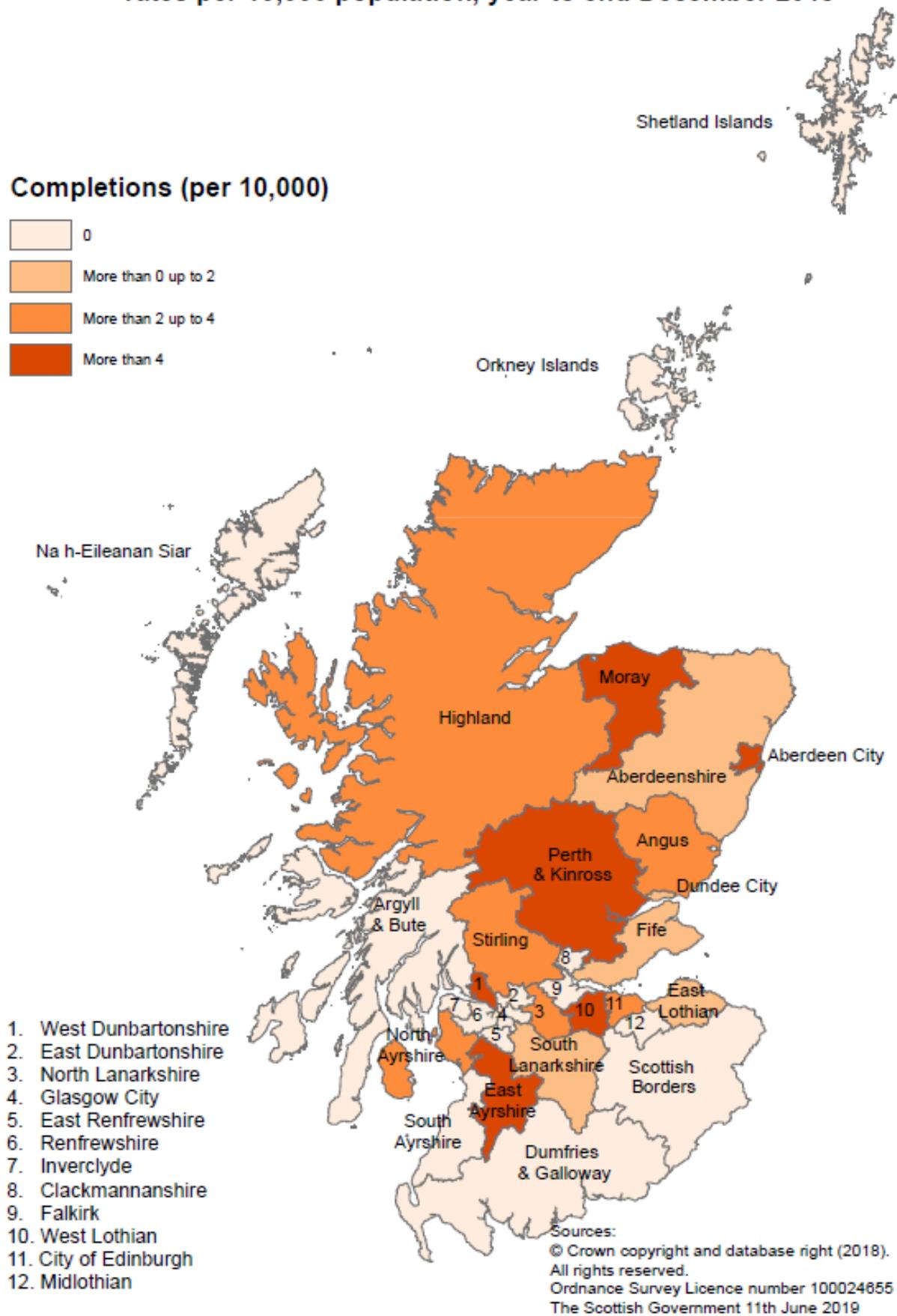
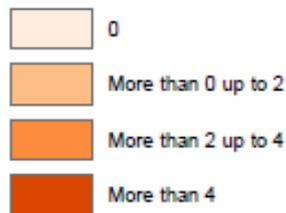
Latest data to end March 2019 – social sector

A total of 2,174 social sector homes were completed between January and March 2019, 28% more than the 1,695 completions in the same quarter in 2018. This brings the total completions for the 12 months to end March 2019 to 5,582, a 22% increase on the 4,594 social sector homes completed in the previous year. The increase in the 12 months to end March 2019 is due to an increase in Housing Association led completions, which increased by 33% (1,039 homes).

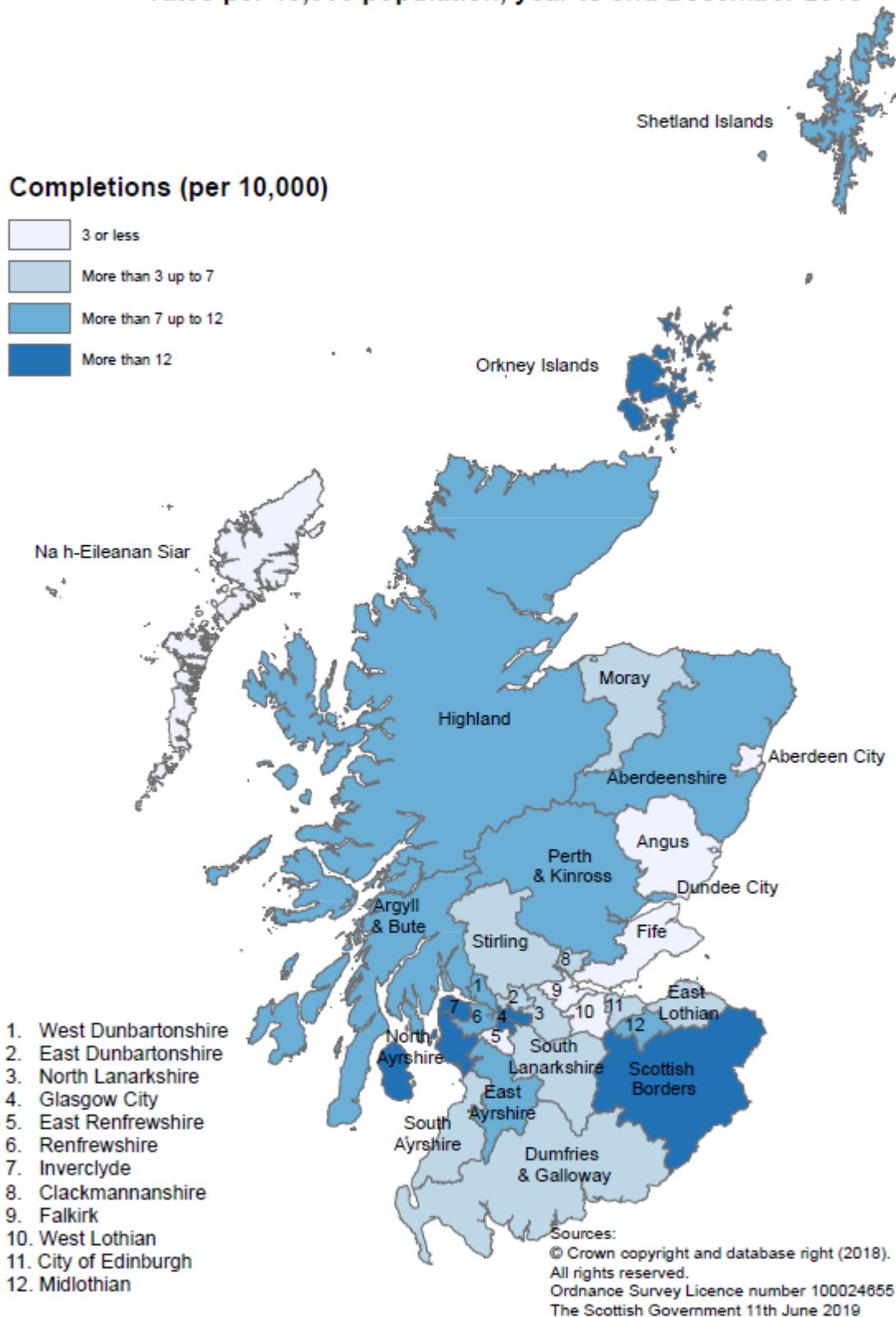
Meanwhile, 2,837 social sector homes were started between January and March 2019. This is an decrease of 16% compared to the same quarter in the previous year. This brings the total for the 12 months to end March 2019 to 6,727 which is a 11% increase (643 homes) on the 6,084 starts in the previous year. The increase in the 12 months to end March 2019 is due to a 37% (515 homes) increase in Local Authority starts and a 3% (128 homes) increase in Housing Association led approvals.

**Map C: New build housing - Local Authority Sector completions:
rates per 10,000 population, year to end December 2018**

Completions (per 10,000)



Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end December 2018



Affordable Housing Supply – up to end March 2019

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 March 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 September.

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

Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, for example when site clearance begins or any point up to the beginning of ground works for foundations. As a result approvals are generally deemed a better measure than starts for AHSP data.

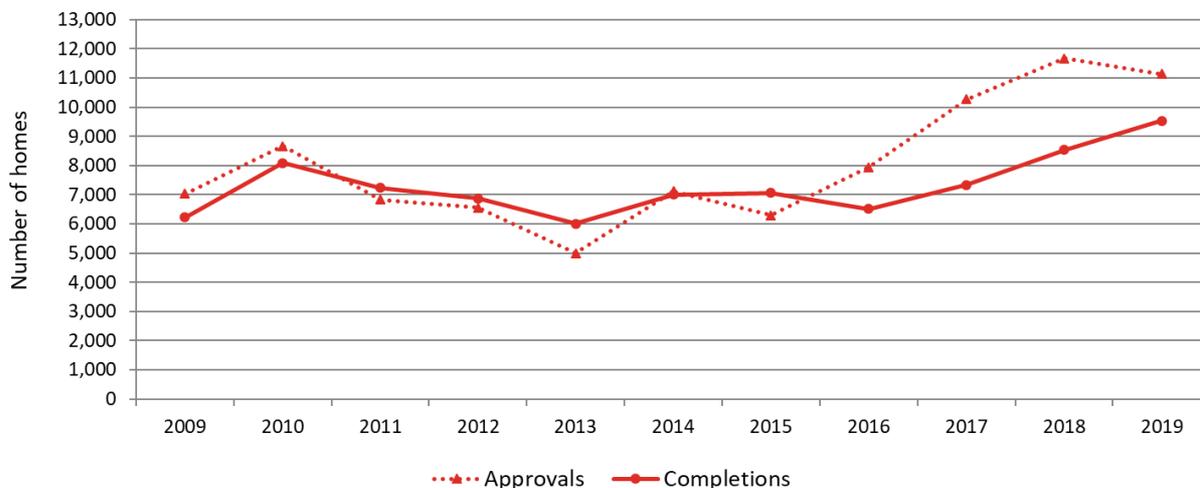
Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent.

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

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

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 10: Annual Affordable Housing Supply Programme (AHSP) approvals and completions, years to end March, 2009 to 2019



A total of 3,640 affordable homes were completed in the quarter between January and March 2019, an increase of 9%, or 296 homes when compared to the equivalent quarter in the previous year. This brings the total for the year to end March 2019 to 9,535, up 12% (1,001 homes) on the 8,534 completions in the previous year.

Between January and March 2019 a total of 5,013 affordable homes were approved. This is 1,415 (22%) less than in the same quarter in the previous year. It brings the total for the year to end March 2019 to 11,130 approvals, down 5% (547 homes) on the previous year, but an increase of 77% on the 6,297 approvals in 2015.

There were 3,693 affordable homes started in the quarter between January and March 2019, a 15% increase, or 487 more homes than the same quarter last year. This brings the total for the year to end March 2019 to 10,872, up 3% (303 homes) on the 10,569 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions increased by 12% in 2019 (year to end March). In the latest year, social rent completions accounted for 69% of all completions, with affordable rent and affordable home ownership making up 10% and 21% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals decreased by 5% in 2019 (year to end March). In the latest year, social rent approvals accounted for 68% of all approvals, with affordable rent and affordable home ownership making up 11% and 20% of the total, respectively.

Chart 11: AHSP Completions, years to end March, 2009 to 2019

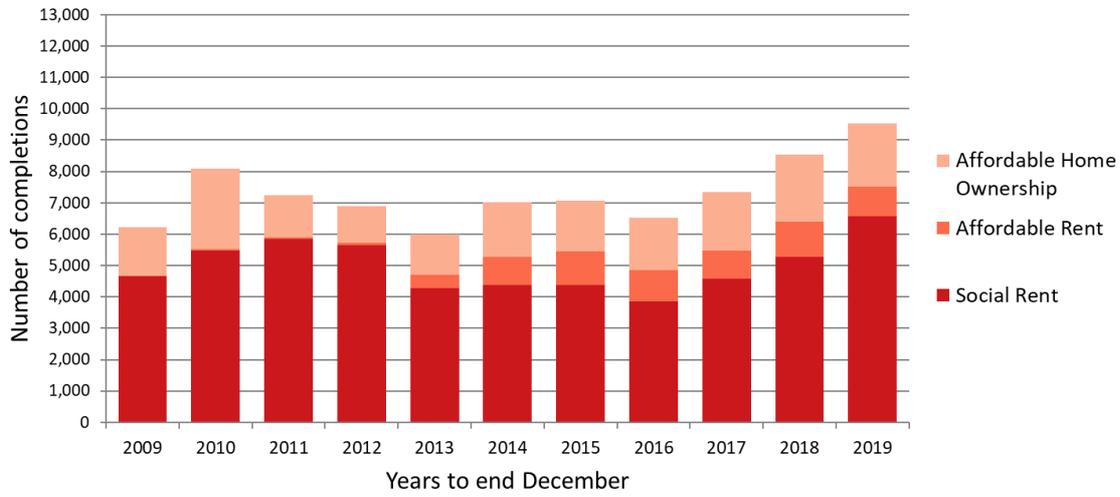
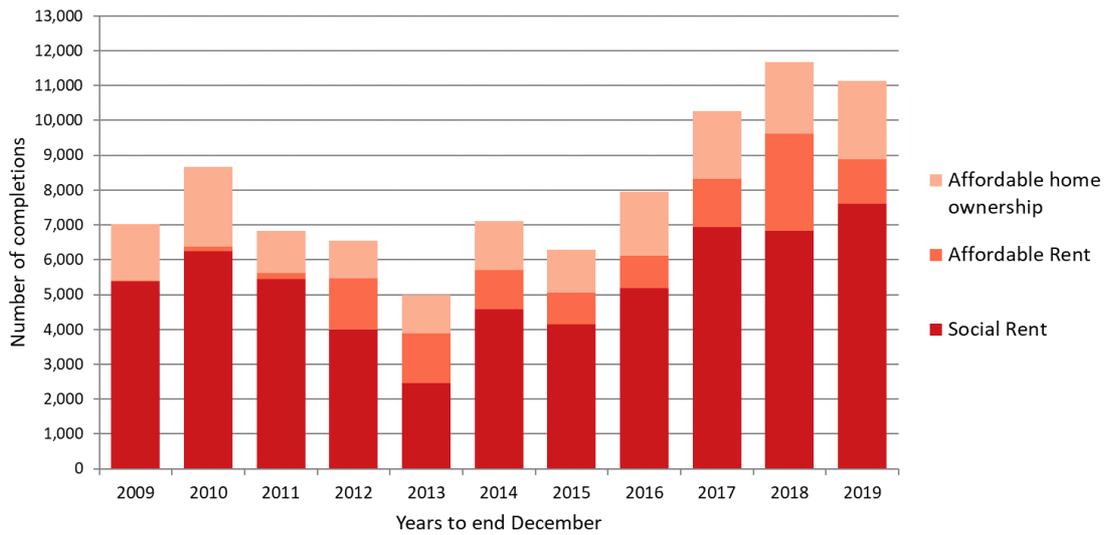


Chart 12: AHSP Approvals, years to end March, 2009 to 2019



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. Note that the figures reported on completed dwellings do not involve any assumptions about whether or not the roads, drainage, or street lights etc surrounding the new build properties have been adopted by the local authority.

Comparing over time

New build figures are not seasonally adjusted and so it's not always appropriate to compare the latest quarter's figure with the previous one. In particular Housing Association approvals tend to peak in Quarter 1 of each year due to the way in which funding is allocated to these projects. This document generally compares the latest quarter's figures with those for the equivalent quarter in previous years or it compares the latest 12 month period with the previous one. For series where there is no obvious seasonal pattern it may also compare with the average quarterly figure over a period of time.

A National Statistics publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

Correspondence and enquiries

For enquiries about this publication please contact:

Felix Palin,
Communities Analysis Division,
Telephone: 0131 244 7234,
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician,
Telephone: 0131 244 0442,
e-mail: statistics.enquiries@gov.scot

How to access background or source data

The data collected for this statistical bulletin are available via an alternative route:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration>

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