

PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 29 September 2020)

This quarterly statistical publication provides information on recent trends in:

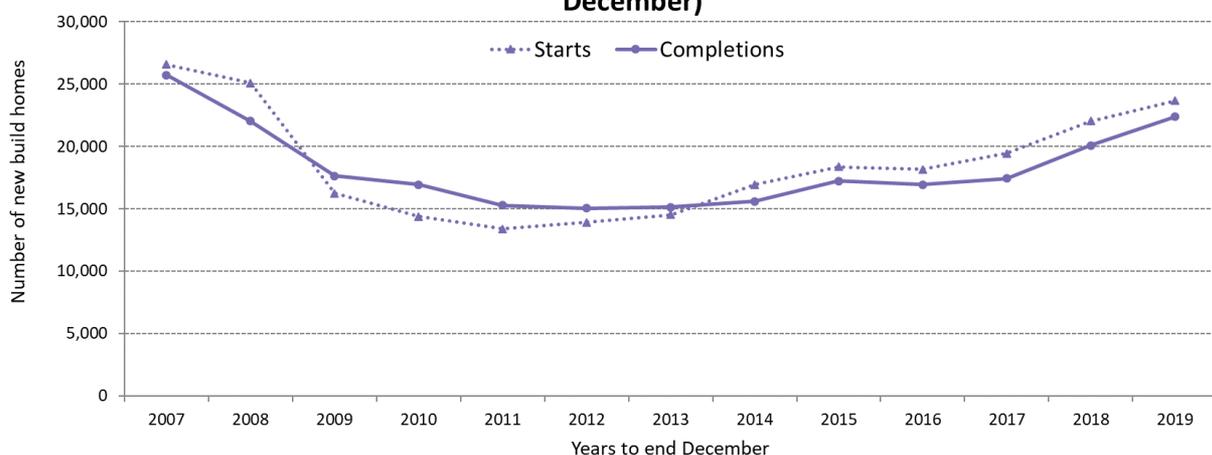
- The number of new housebuilding starts and completions by sector.
- The number of Affordable Housing Supply Programme approvals, starts and completions, by type.

Headline figures on all-sector and private-led new housebuilding starts and completions are presented up to end December 2019, whilst other figures are presented up to either end March or end June 2020 where more recent data allows.

The publication also presents rates of new housebuilding and affordable housing supply per head of population, including comparisons to other UK countries.

Background information including Excel tables and explanatory notes on data sources and quality are available in the [Housing Statistics webpages](#).

Chart 1: Annual all-sector new housebuilding starts and completions have both increased substantially over the latest two years, with the number of completions in 2019 now higher than the level seen in 2008 (years to end December)



Contents

Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 29 September 2020)	1
Contents	2
1. Main Points	2
2. Delays and estimations to new housebuilding statistics due to COVID-19	3
3. All-Sector New Housebuilding	4
3. Private-led New Housebuilding	9
4. Social Sector New Housebuilding	13
5. Affordable Housing Supply	19
6. Notes	26

1. Main Points

There were 22,386 new build homes completed across all sectors in Scotland in the year to end December 2019, an increase of 11%, or 2,291 homes, on the previous year, and the highest number of homes completed since 2007.

There have been increases across private-led completions (9% or 1,380 homes), housing association completions (14% or 536 homes) and local authority completions (31% or 375 homes).

There were 23,672 new build homes started across all sectors in Scotland in the year to end December 2019, an increase of 1,639 homes (7%) on the previous year, and the highest number of homes started since 2008.

Private-led starts increased by 1,578 homes (10%) and local authority starts increased by 445 homes (28%), whilst housing association approvals decreased by 384 homes (7%). The total number of homes started in the social sector across both housing associations and local authorities increased by 61 homes (1%).

Levels of affordable housing supply activity in the most recent period up to the end of June 2020 have been impacted on by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March 2020 onwards, in which non-essential construction activity stopped, and home buyers were advised to delay moving to a new home where possible, until the lockdown restrictions began to ease towards the end of June 2020.

This has lowered the total amount of activity recorded for the most recent two quarters, January to March 2020 and April to June 2020, compared to what would otherwise have been the case, with year to date totals to end June 2020 also being affected. The elements of the affordable housing programme relating to new build starts and completions activity are most likely to have been affected, with non-

construction related activity such as approvals likely to have been affected to a slightly lesser degree.

Due to these effects, only 197 affordable housing completions were recorded in the most recent quarter April to June 2020, a decrease of 84%, or 1,058 homes, when compared to the equivalent quarter in the previous year. This brings the total for the year to end June 2020 to 8,228, down 11% (1,055 homes) on the 9,283 completions in the previous year, but an increase of 17% on the 7,021 homes delivered in the year to June 2016.

The number of affordable housing approvals and starts have also been affected by the lockdown measures, with 873 homes being approved and 791 homes being started in the latest quarterly period to end June 2020, levels which are 41% and 64% below equivalent quarterly levels in the previous year.

Despite these drops in the latest quarter, the numbers of homes approved and started have both increased on an annual basis. In the year to end June 2020, 12,276 affordable homes were approved, an increase of 1,436 homes (13%) on the previous year, and 51% more (4,135 homes) than the year to end June 2016. Over the same period, there were 10,701 homes started, an increase of 186 homes (2%) on the previous year and 2,523 homes (31%) more than the same period in 2016.

2. Delays and estimations to new housebuilding statistics due to COVID-19

The Housing Statistics for Scotland Quarterly Update as at September would usually include an update on all-sector new house building starts and completions to end March 2020, with more recent figures on social sector new builds to end June 2020. However, due to the impact of COVID-19 on the provision of new housebuilding data by some local authorities to the usual timescales, this has slowed the timing of the data collection process over this period. This publication therefore includes figures on all-sector new house building starts and completions only up to end December 2019, with more recent figures on social sector new builds only up to end March 2020.

These impacts on the provision of data have also meant that a small number of local authorities have been unable so far to provide any data yet on new build figures since the start of the pandemic period. We have therefore estimated private-led new build starts and completions figures for East Dunbartonshire, Glasgow City and Highland local authority areas, and have estimated local authority led new build starts and completions figures for the Stirling local authority area. Private-led sector estimates have been based on an average of the previous four quarters, whilst local authority sector estimates have been based on separate figures taken from Scottish Government Affordable Housing Supply Programme data.

This publication also includes some revisions for the number of local authority sector starts and completions figures for East Ayrshire Council, which were identified following a cross-check of site level figures to those held by the Council. Further details on these revisions are available in the Excel tables.

3. All-Sector New Housebuilding

The new-housebuilding 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. Social sector housebuilding is the combined total of local authority and housing association builds.

For the private sector the latest information available is for the quarter ending December 2019. Therefore headline findings for new housebuilding across all sectors are presented up to end December 2019, with other figures on social sector housebuilding presented up to end March 2020 where more recent data allows.

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. 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 1 each year are due to large numbers of housing association approvals being granted near the end of the financial year.

Chart 1 (see page 1) shows that annual all-sector new build starts and completions (years to end December) have both shown a broadly increasing trend since 2013, with starts increasing since 2011. In the latest year, starts and completions have increased by 7% and 11% respectively, with completions now higher than levels seen in 2008.

Figures for the year to end December 2019

There were 6,019 all sector new build homes completed between October and December 2019; a 10% increase (535 homes) on the same quarter in 2018. This brings the total for the year to end December 2019 to 22,386, up 11% (2,291 homes) compared to the 20,095 completed in the previous year.

There were 5,518 new build homes started between October and December 2019, 16% less (1,016 homes) than the same quarter in 2018. This brings the total for the year to end December 2019 to 23,672 which is up 7% (1,639 homes) compared to the 22,033 homes started in the previous year.

Table 1 – All sector new housebuilding to December 2019

	Starts	Completions
Quarter Oct to Dec 2018	6,534	5,484
Quarter Oct to Dec 2019	5,518	6,019
Change	-1,016	+535
Change (%)	-16%	+10%
Year to Dec 2018	22,033	20,095
Year to Dec 2019	23,672	22,386
Change	+1,639	+2,291
Change (%)	+7%	+11%

Trends since 2007

Chart 2 below presents new build completion trends on a quarterly basis and by sector. This shows the impact of the recession in the second half of the last decade, with private sector led completions falling throughout 2008 due to the financial crisis. Although total completions have since shown a marked increase over the last two years.

Chart 2: Quarterly new build completions show a marked increase overall over the latest two years, although as with earlier time periods, figures for individual quarters can show some volatility over time

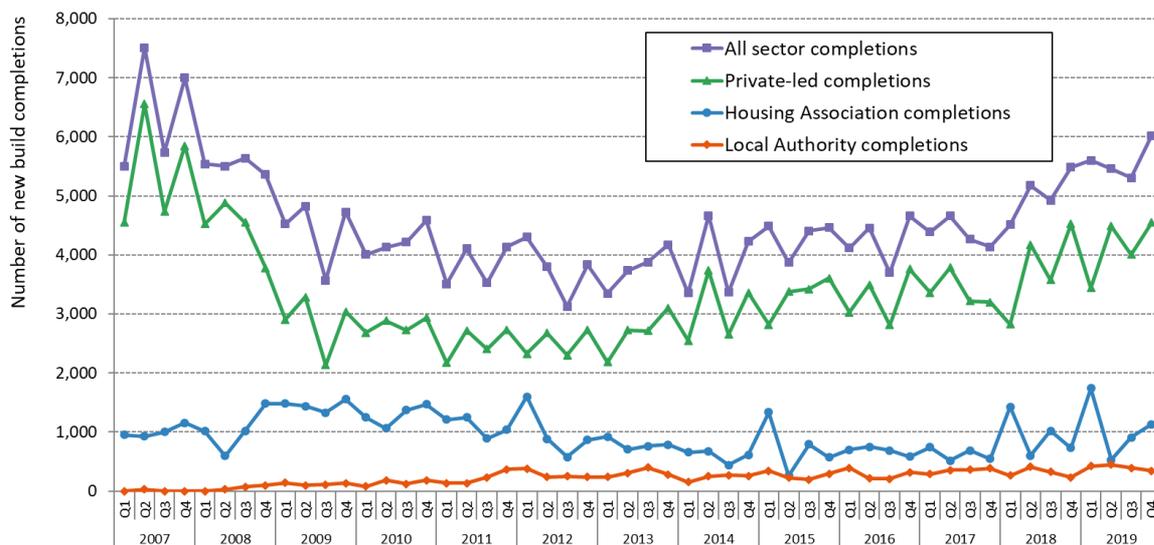
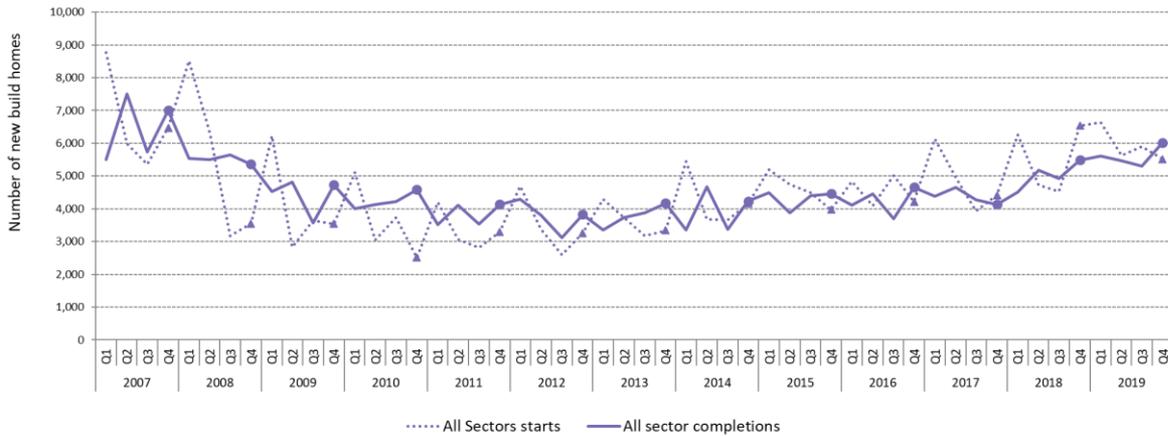


Chart 3 shows quarterly trends in all-sector starts and completions, which are generally showing an upwards trend over the last two years.

Chart 3: Quarterly new build starts (since 2011) and completions (since 2013) across all sectors show an generally upward trend, but with some quarterly volatility evident, particularly for starts



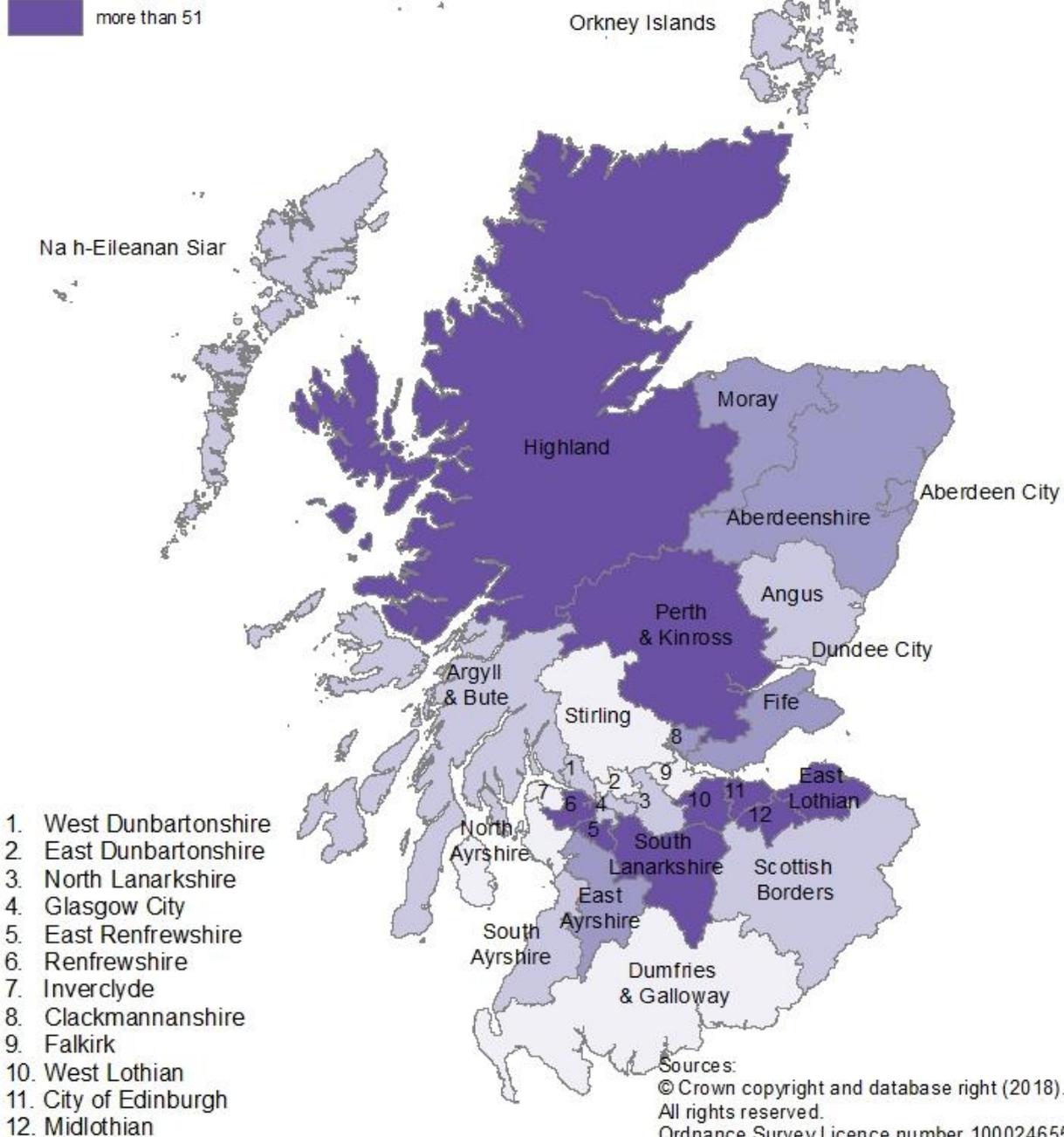
Sub-national local authority figures for the year to end December 2019

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 2019, as a rate per 10,000 population based on the latest mid-2019 population estimates.

In the year to end December 2019 the highest new build rates were observed in Midlothian, East Lothian, Perth & Kinross, South Lanarkshire and West Lothian. The lowest rates were observed in Inverclyde, Stirling, Dumfries & Galloway, Dundee City and East Dunbartonshire.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end December 2019

Completions (per 10,000)



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Comparison with the rest of the UK from 2007 to 2019

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 can be found here: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/ukhousebuildingdata/octobertodecember2019>

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 2018/19 were published in October 2019, and the 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. This is 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 from MHCLG, 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 presents trends in the rates of new house building per 10,000 population across each of the UK countries (year to end December). The latest available Ministry of Housing, Communities and Local Government (MHCLG) annual 'net additional dwelling' statistics for England indicate that whilst Scotland had a higher rate of completions per 10,000 head of population than England over the period 2007 to 2013, both have seen broadly similar rates of housebuilding each year across the period 2014 to 2018, when comparing the Scotland figures to the England net addition figures.

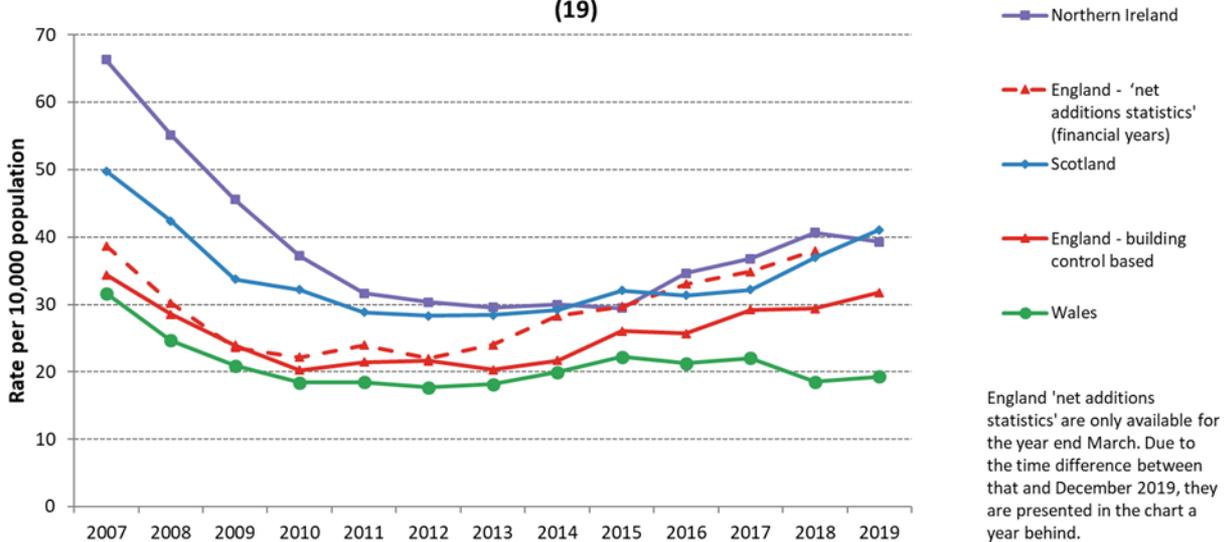
In the latest year, the 41 homes built per 10,000 population in Scotland is similar to the rate seen in Northern Ireland (39 homes per 10,000), and is higher than the rate seen in Wales (19 homes per 10,000).

Note that the 'net additional dwellings' for England are on a financial year basis, i.e. the year to end March, and therefore cover a slightly different time period as the other figures presented (to end December). The 37 homes built per 10,000 in

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

Scotland in the year to December 2018 is broadly similar to the 38 homes built per 10,000 in England in the year to March 2019 (net additional dwellings figures).

Chart 4: New house building as a rate per 10,000 population (years to end December) - Scotland had a rate of 41 in the latest year, higher than Northern Ireland (39) and Wales (19)



3. Private-led New Housebuilding

The private sector is the biggest contributor to overall house building, accounting for almost three quarters (74%) of all homes completed in the 12 months to end December 2019.

Chart 5: Annual private sector led new build starts and completions have both increased substantially over the last two years, with starts now higher than level seen in 2008 (years to end December)

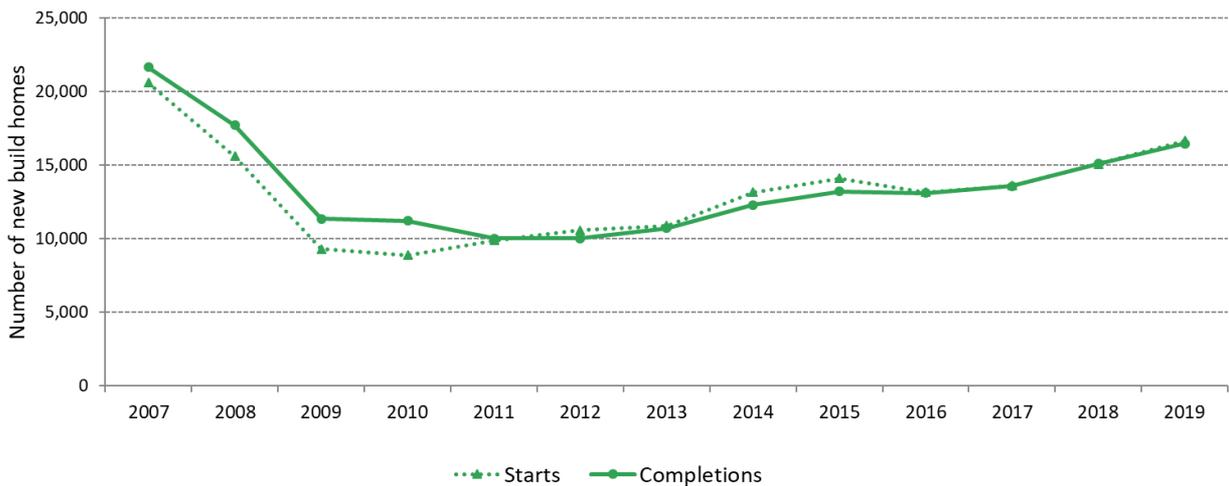
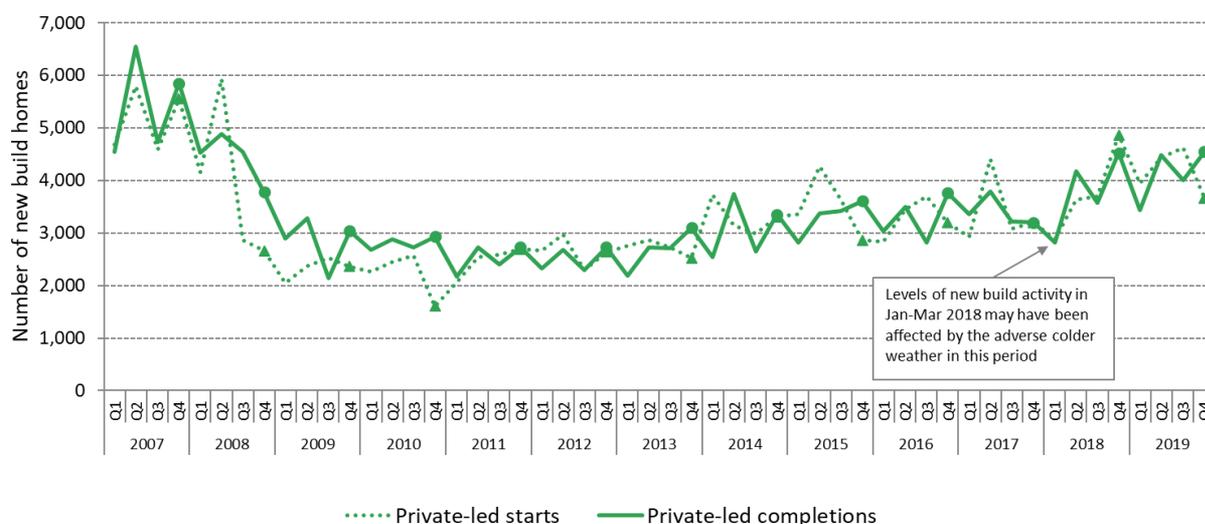


Chart 6: Private-led quarterly new build starts and completions both show increases over the latest two years



Figures for the year to end December 2019

Between October and December 2019, 4,550 private sector led homes were completed; 1% more (27 homes) than the same quarter in 2018. This brings the total for the year to end December 2019 to 16,477 which is 9% more (1,380 homes) than the 15,097 completions in the previous year.

There were 3,665 private sector led starts between October and December 2019, 25% less (1,202 homes) than the same quarter in 2018. This brings the total for the year ending December 2019 to 16,661 which is 10% more (1,578 homes) than the 15,083 starts in the previous year.

Table 2 – Private-led new housebuilding to December 2019

	Starts	Completions
Quarter Oct to Dec 2018	4,867	4,523
Quarter Oct to Dec 2019	3,665	4,550
Change	-1,202	+27
Change (%)	-25%	+1%
Year to Dec 2018	15,083	15,097
Year to Dec 2019	16,661	16,477
Change	+1,578	+1,380
Change (%)	+10%	+9%

Trends since 2007

In 2007 (year to end December) the number of private sector homes started was around 20,000, while completions were almost 22,000. 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 10,000 homes in 2011. Since then, the number of homes completed has increased each year to almost 16,500 in 2019.

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 and the characteristics of buyers, is available at <http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy>.

In 2020, The Scottish Government also launched the First Home Fund. This is a £200 million shared equity pilot scheme to provide first-time buyers with up to £25,000 to help them buy a property that meets their needs and is located in the area where they want to live. Further information on the First Home Fund is available at: <https://www.gov.scot/policies/homeowners/first-home-fund/>

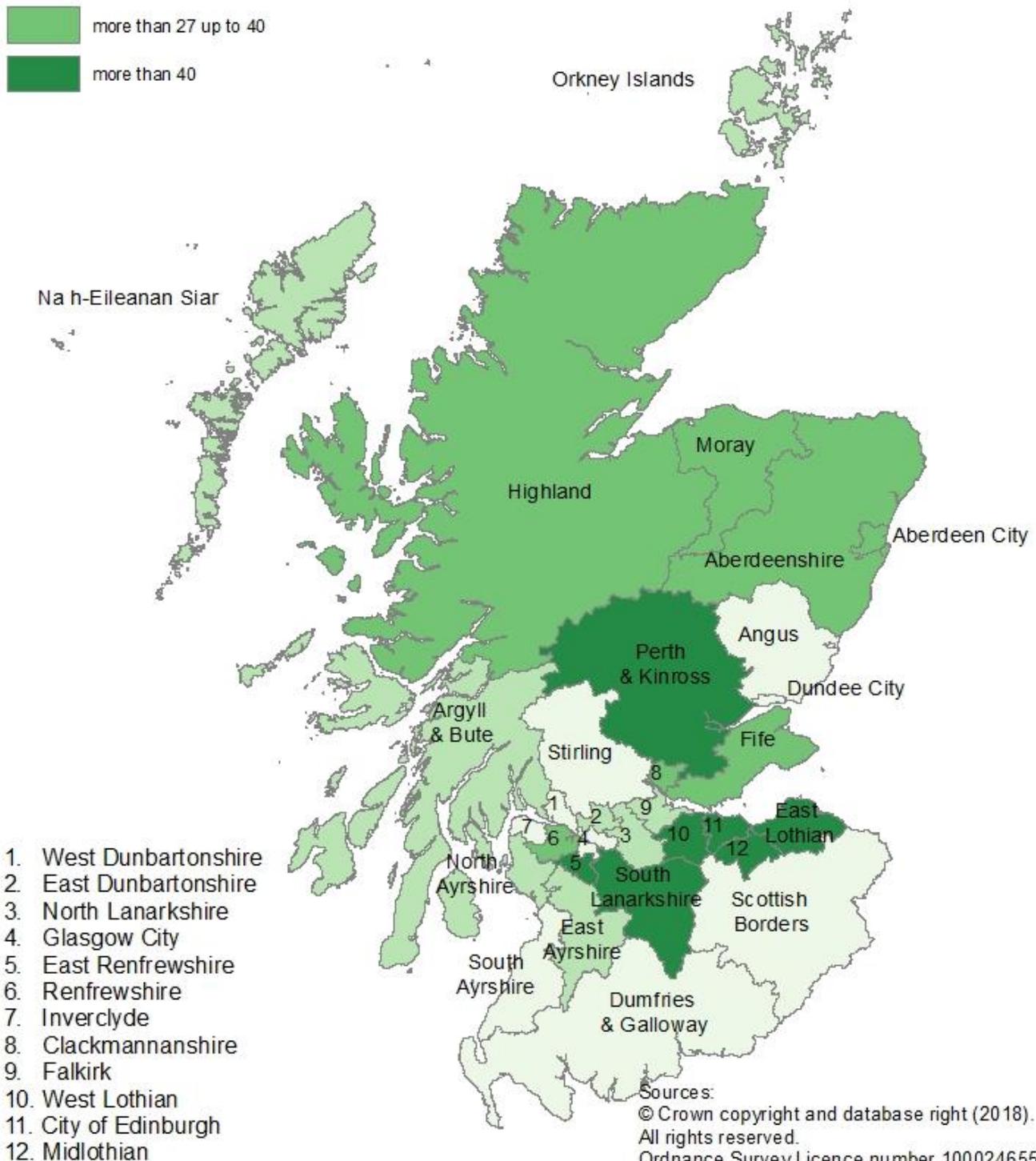
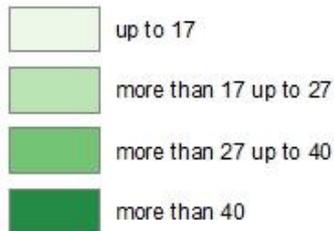
Sub-national local authority figures for the year to end December 2019

Map B shows the rates per 10,000 head of population (based on the latest mid-2019 population estimates) of private sector led new build completions in each local authority for the year to end December 2019.

The highest completion rates have been in East Renfrewshire, Edinburgh, Perth & Kinross, Midlothian and East Lothian. The lowest rates meanwhile, have been in Inverclyde, Stirling, Dumfries & Galloway, Glasgow City and South Ayrshire.

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

Completions (per 10,000)



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4. Social Sector New Housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for just over a quarter (26%) of all new build homes completed over the 12 months to end December 2019.

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 2020. However to enable easier understanding of how each sector contributes to the all sector totals described previously, some figures are also presented to end December 2019.

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end December) since 2007, whilst Chart 7b shows the same information but up to end March 2020 (the most recent information available). Charts 8 and 9 show quarterly figures for housing associations and local authorities, respectively.

Chart 7a: Annual Housing Association approvals and completions have been at higher levels than Local Authority starts and completions in each year since 2007, with some varying trends across this period (years to end December)

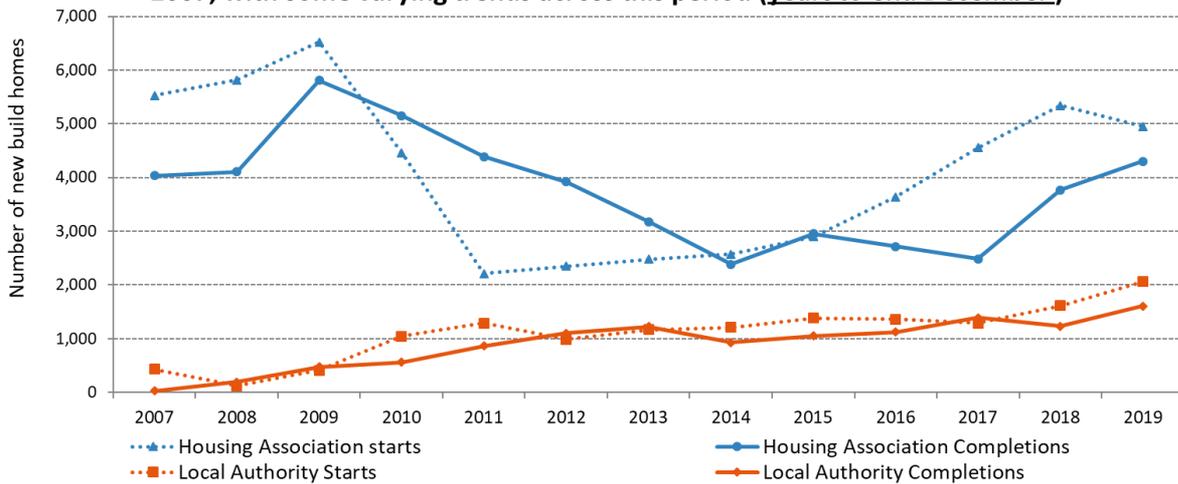


Chart 7b: Housing Association and Local Authority new build approvals and completions figures for years to end March show a broadly similar trend to the figures for year to end December

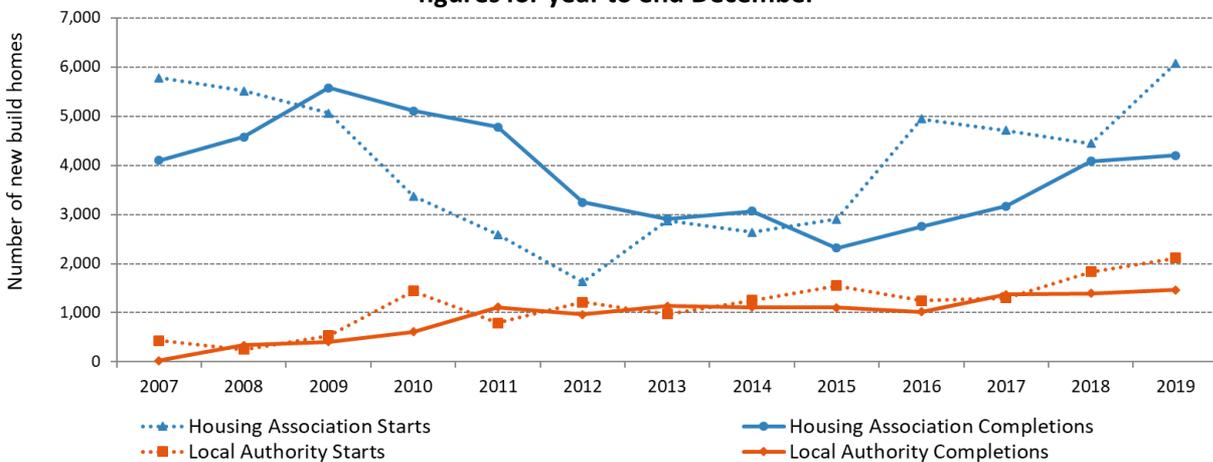


Chart 8: Quarterly Housing Association new build approvals show some quarterly volatility, with Q1 (Jan to Mar) typically seeing the highest numbers in each year

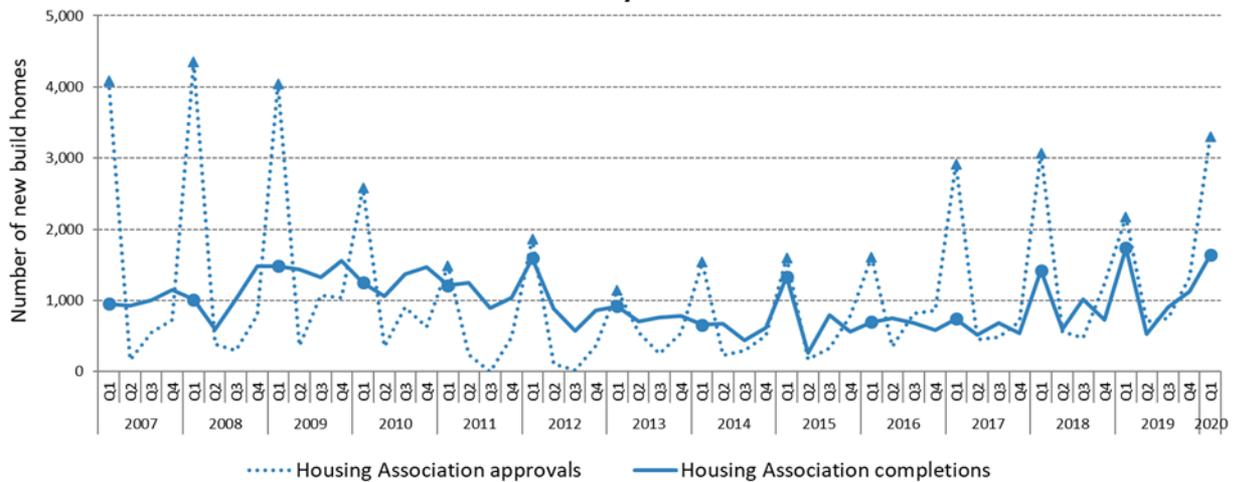
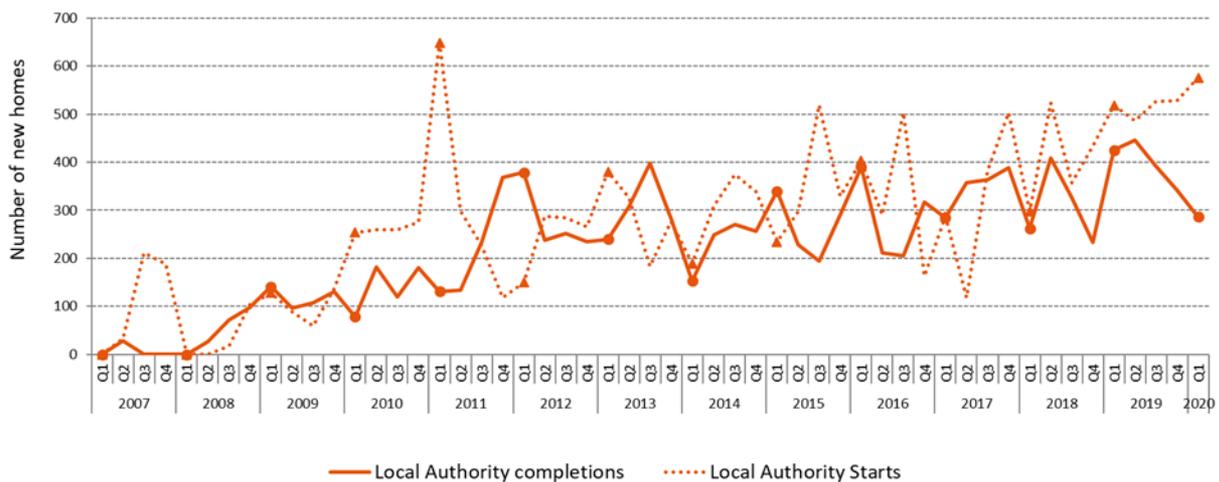


Chart 9: Quarterly Local Authority new build starts and completions also show some quarterly volatility, but with less clear annual seasonality patterns



Figures for the year to end December 2019

There were 1,469 social sector completions between October and December 2019; 53% more than the same quarter in 2018. This brings the total for the year to end December 2019 to 5,909, an increase of 18% on the 4,998 social sector completions in the previous year.

Meanwhile, 1,853 social sector homes were started between October and December 2019; 11% more than the same quarter in 2018. This brings the total for the year to end December 2019 to 7,011. This is a 1% increase on the 6,950 social sector starts in the previous year.

Table 3 – Social sector new housebuilding to December 2019

	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Oct to Dec-18	1,667	961	434	233	1,233	728
Oct to Dec-19	1,853	1,469	528	341	1,325	1,128
Change	+186	+508	+94	+108	+92	+400
Change (%)	+11%	+53%	+22%	+46%	+7%	+55%
Year to Dec-18	6,950	4,998	1,613	1,229	5,337	3,769
Year to Dec-19	7,011	5,909	2,058	1,604	4,953	4,305
Change	+61	+911	+445	+375	-384	+536
Change (%)	+1%	+18%	+28%	+31%	-7%	+14%

Trends since 2007

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 each year, to just under 2,400 in 2014, before increasing to just over 2,900 in 2015. Completions then dropped to just over 2,400 in 2017 before increasing each year to just over 4,300 in 2019.

The number of housing association approvals fell from just over 6,500 in 2009 to just over 2,200 homes in 2011 (years to end December). The figures have since increased over time, particularly since 2015 to just over 5,300 in 2018 but decreased to just over 4,950 in 2019.

The number of local authority homes built has gradually increased from just 28 homes in 2007 up to just over 1,200 in 2013 (years to end December). Completions were then broadly flat until 2017, but have since increased to just over 1,600 in 2019.

Sub-national local authority figures for the year to end December 2019

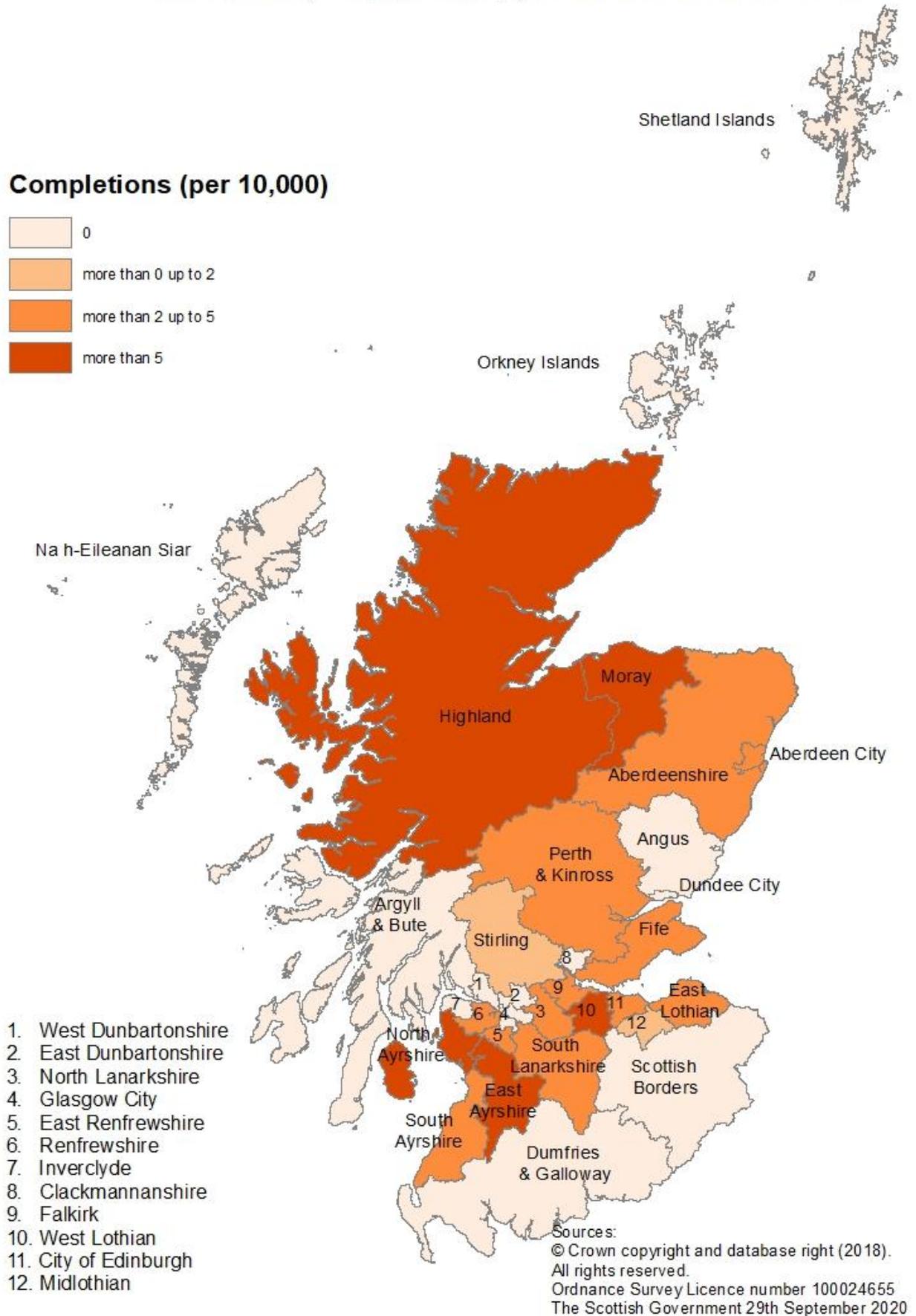
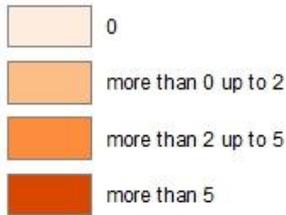
Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end December 2019 per 10,000 of the population (based on the latest mid-2019 population estimates). The housing stock of 6 local authorities (Argyll & Bute, Dumfries & 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 2019 rates of housing association new build completions were highest in Clackmannanshire, The Scottish Borders, Perth & Kinross, West Dunbartonshire and Glasgow City, whilst the lowest rates of housing association new build were in East Renfrewshire, Falkirk, North Ayrshire and Orkney Islands.

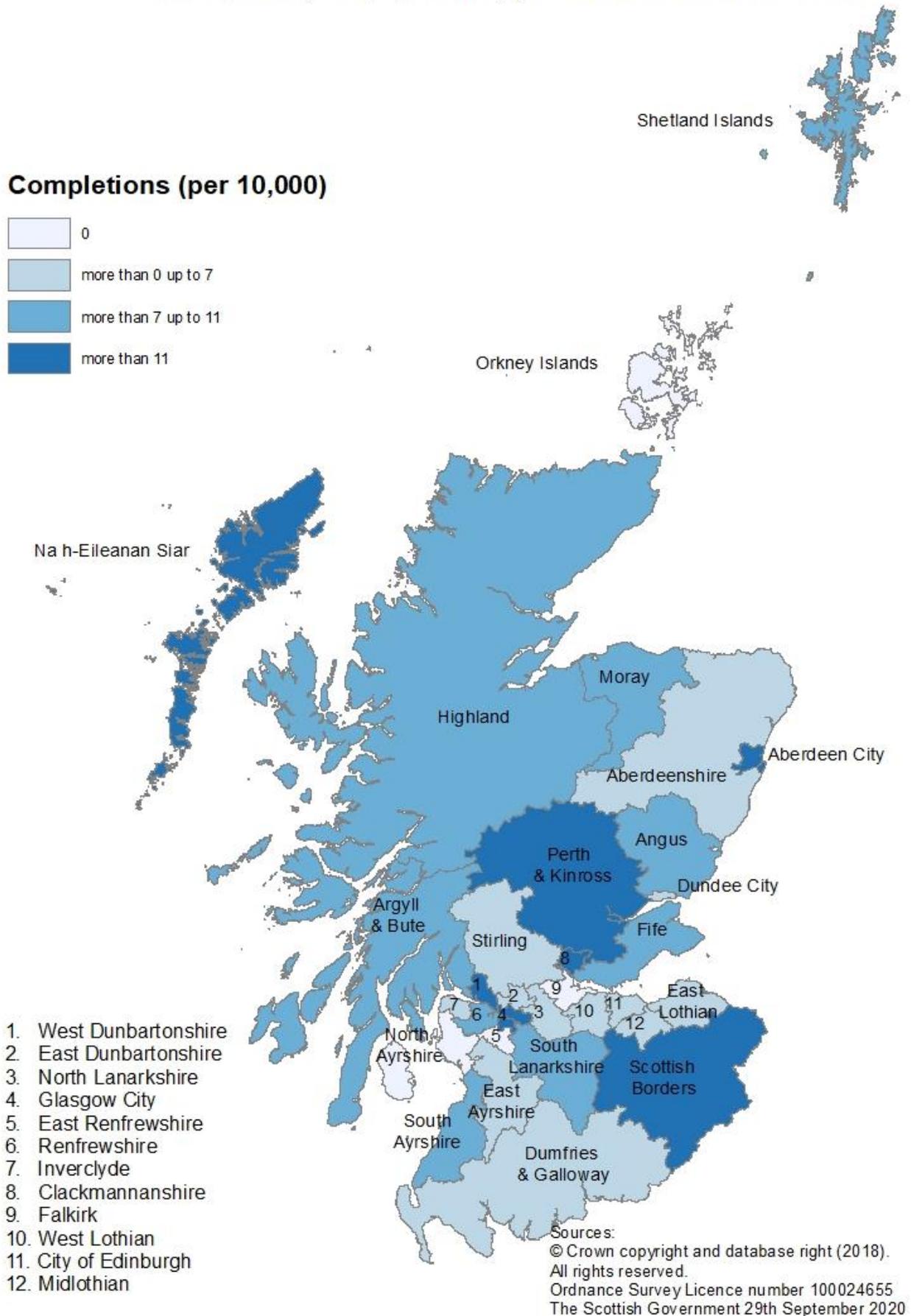
Meanwhile local authority new build rates were highest in Highland, Moray, North Ayrshire, East Ayrshire and West Lothian. As well as the 6 stock transfer authorities mentioned above, Angus, Clackmannanshire, Dundee City, East Dunbartonshire, Orkney Islands, Shetland Islands and West Dunbartonshire built no new local authority homes in the year ending December 2019.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end December 2019

Completions (per 10,000)



Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end December 2019



Latest figures to end March 2020

It should be noted that the amount of new housebuilding activity recorded in the quarter January to March 2020 will have been impacted by the introduction of government advice and measures to reduce the spread of the coronavirus (COVID-19) from mid-March onwards, in which non-essential construction activity stopped, and home buyers were advised to delay moving to a new home where possible.

A total of 1,925 social sector homes were completed between January and March 2020, 11% less than the 2,165 completions in the same quarter in 2018. This brings the total completions for the 12 months to end March 2020 to 5,669 a 4% increase on the 5,477 social sector homes completed in the previous year.

Meanwhile, 3,874 social sector homes were started between January and March 2020. This is up 44% compared to the same quarter in the previous year. This brings the total for the 12 months to end March 2020 to 8,191 which is a 31% increase (1,918 homes) on the 6,273 starts in the previous year.

Table 4 – Social sector new housebuilding to March 2020

	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jan to Mar-18	2,694	2,165	518	425	2,176	1,740
Jan to Mar-19	3,874	1,925	576	286	3,298	1,639
Change	+1,180	-240	+58	-139	+1,122	-101
Change (%)	+44%	-11%	+11%	-33%	+52%	-6%
Year to Mar-18	6,273	5,477	1,833	1,392	4,440	4,085
Year to Mar-19	8,191	5,669	2,116	1,465	6,075	4,204
Change	+1,918	+192	+283	+73	+1,635	+119
Change (%)	+31%	+4%	+15%	+5%	+37%	+3%

5. 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. Statistics are available up to the end of June 2020.

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.

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.

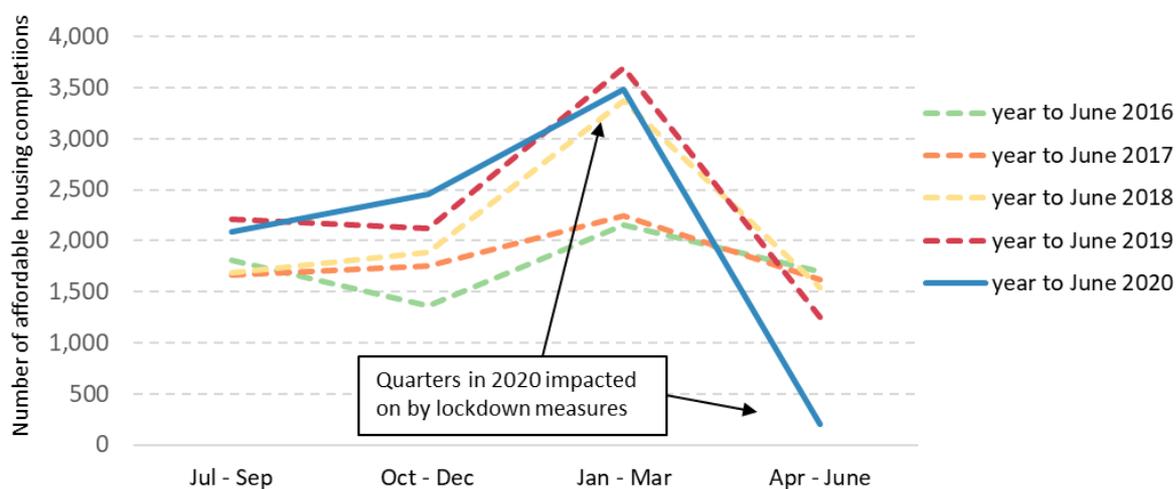
Latest figures to end June 2020

Affordable housing supply activity in the most recent period up to the end of June 2020 has been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March 2020 onwards, in which non-essential construction activity stopped, and home buyers were advised to delay moving to a new home where possible, until the lockdown restrictions began to ease towards the end of June 2020.

This has lowered the total amount of activity recorded for the most recent two quarters, January to March 2020 and April to June 2020, compared to what would otherwise have been the case, with year to date totals to end June 2020 also being affected. The elements of the affordable housing programme relating to new build starts and completion activity are most likely to have been affected, with non-construction related activity such as approvals likely to have been affected to a slightly lesser degree.

Chart 10a and the Summary Table both illustrate this effect, with only 197 affordable housing completions being recorded in the most recent quarter April to June 2020, a decrease of 84%, or 1,058 homes, when compared to the equivalent quarter in the previous year. This brings the total for the year to end June 2020 to 8,228, down 11% (1,055 homes) on the 9,283 completions in the previous year, but an increase of 17% on the 7,021 homes delivered in the year to June 2016 (see Chart 10b for annual trends).

Chart 10a: The number of affordable housing completions in 2020 has been impacted on by lockdown measures from mid March to late June 2020



Summary Table – Affordable Housing Supply to June 2020

	Approvals	Starts	Completions
Quarter Apr to Jun 2016	1,120	1,814	1,697
Quarter Apr to Jun 2017	1,518	2,445	1,619
Quarter Apr to Jun 2018	1,773	2,492	1,540
Quarter Apr to Jun 2019	1,483	2,135	1,255
Quarter Apr to Jun 2020	873	791	197
Change over latest year	-610	-1,344	-1,058
Change (%) over latest year	-41%	-63%	-84%
Year to Jun 2016	8,141	8,178	7,021
Year to Jun 2017	10,674	9,939	7,281
Year to Jun 2018	11,932	10,616	8,499
Year to Jun 2019	10,840	10,515	9,283
Year to Jun 2020	12,276	10,701	8,228
Change over latest year	+1,436	+186	-1,055
Change (%) over latest year	+13%	+2%	-11%

The number of affordable housing approvals and starts has also been affected by the lockdown measures, with 873 homes being approved and 791 homes being

started in the latest quarterly period to end June 2020, levels which are 41% and 63% below equivalent quarterly levels in the previous year.

Despite these drops in the latest quarter, the numbers of homes approved and started have both increased on an annual basis. In the year to end June 2020, 12,276 affordable homes were approved, an increase of 1,436 homes (13%) on the previous year, and 51% more (4,135 homes) than the year to end June 2016. Over the same period, there were 10,701 homes started, an increase of 186 homes (2%) on the previous year and 2,523 homes (31%) more than the same period in 2016.

Chart 10b: In the latest year to June 2020 there has been an increase in approvals, a slight increase in starts, and a decrease in completions, although levels in the latest year have been affected by the impact of lockdown measures between mid March 2020 and late June 2020

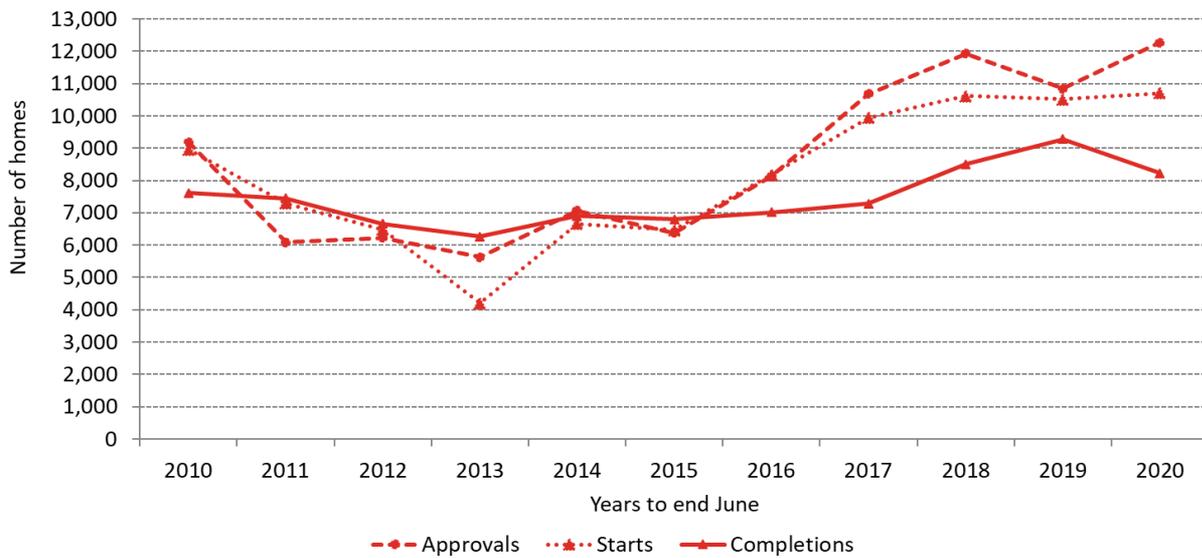


Chart 11: In the latest year, Affordable Housing Supply Approvals consisted of 78% social rent approvals, 11% affordable rent approvals and 10% affordable home ownership approvals (years to end June)



Chart 11² shows that total affordable housing supply programme approvals increased by 13% between 2019 and 2020 (years to end June). In the latest year 2020, social rent approvals accounted for 78% of all approvals, with affordable rent and affordable home ownership both making up 11% and 10% of the remaining total respectively.

In the year to end June 2020, there were 9,614 homes approved for social rent, 22% (1,764 homes) more than the same period in 2019. There were 1,411 approvals for affordable rent, 22% (255 homes) more than the same period in 2019. 1,251 homes were approved for affordable home ownership in the year to end March 2020, 32% less (583 homes) than the previous year.

Chart 12: In the latest year, Affordable Housing Supply Starts consisted of 73% social rent starts, 17% affordable rent starts and 10% affordable home ownership starts (years to end June)

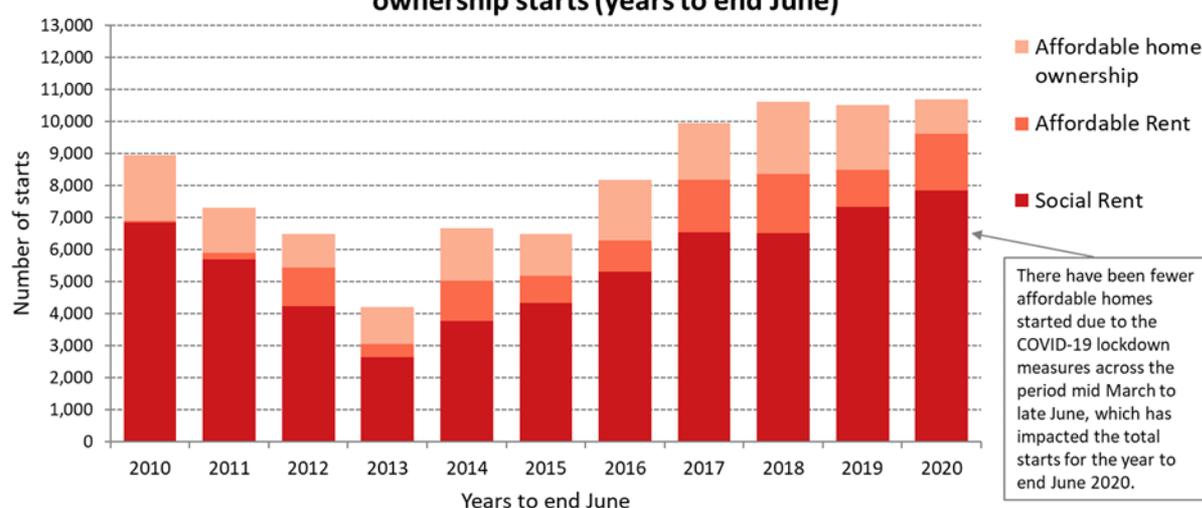


Chart 12 illustrates that total affordable housing supply programme starts increased by 2% between 2019 and 2020 (years to end June). In the latest year, social rent starts accounted for 73% of all starts, with affordable rent and affordable home ownership making up 17% and 10% of the total, respectively.

In the year to end June 2020, there were 7,833 starts for social rent, 7% more (502 homes) than the previous year. There were 1,778 homes started for affordable rent in the year to end June 2020, 55% more (628 homes) than the same period in 2019. In the year to end June 2020, 1,090 homes were started for affordable home ownership, 46% (944 homes) less than in the previous year.

² Note that the percentage figures presented do not sum to 100% due to rounding. The unrounded figures are 78.32% of approvals for social rent, 11.49% for affordable rent, and 10.19% for affordable home ownership.

Chart 13: In the latest year, Affordable Housing Supply Completions consisted of 76% social rent completions, 10% affordable rent completions and 14% affordable home ownership completions (years to end June)

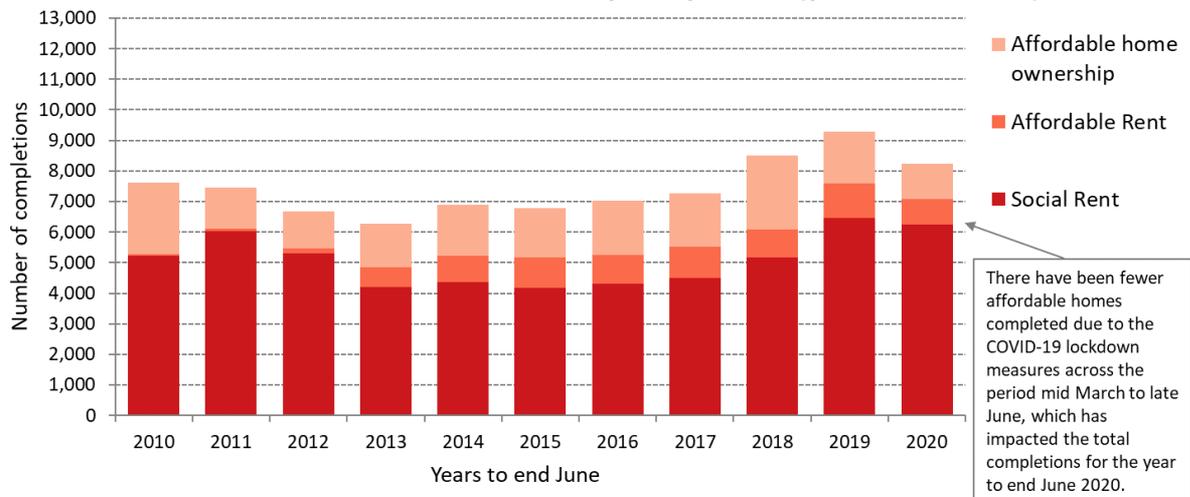


Chart 13 shows that total affordable housing supply programme completions decreased by 11% between 2019 and 2020 (years to end June). In the latest year, social rent completions accounted for 76% of all completions, with affordable rent and affordable home ownership making up 10% and 14% of the total, respectively.

In the year to end June 2020, there were 6,260 homes completed for social rent, 3% (215 homes) less than the previous year. There were 815 affordable rent homes completed in the year to end June 2020, 27% less (306 homes) than in 2019. A total of 1,153 homes were completed for affordable home ownership in the year to end June 2020, 32% (534 homes) less than in 2019.

Comparison with the rest of the UK from 2007/08 to 2018/19

This section compares how the level of affordable housing supply per head of population varies between Scotland and other UK countries, to help meet user demand for cross country analysis.

Each of the countries of the UK produces their own statistics on affordable housing supply³. Whilst there are some differences in the detail of affordable housing definitions and products used by each country, some comparisons can be made on how affordable housing supply varies per head of population.

Chart 14 below illustrates how the figures per 10,000 population have varied across the 2007/08 to 2018/19 period.

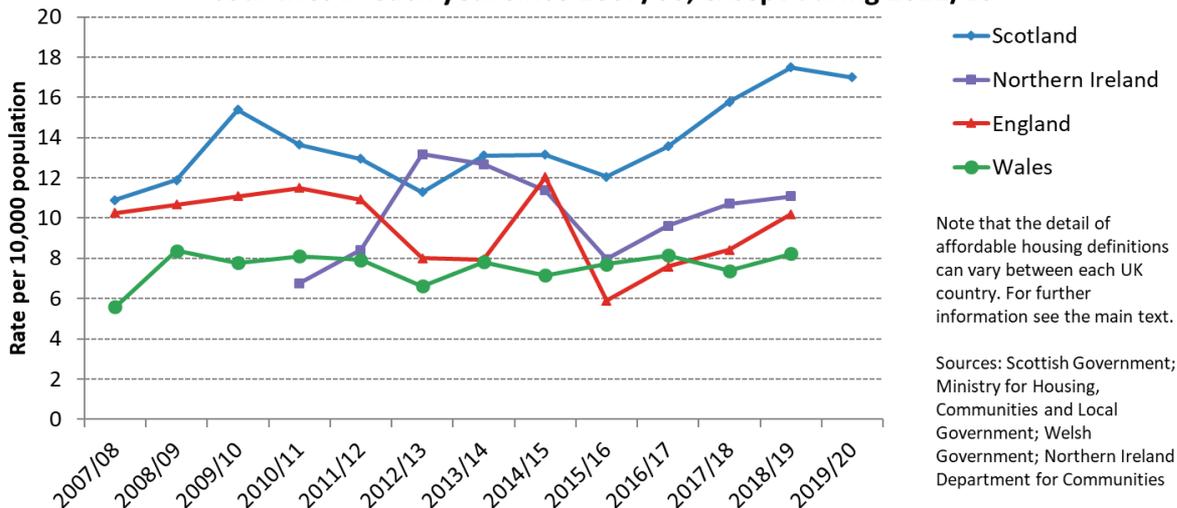
Between 2007/08 and 2018/19, the annual average supply of affordable housing per head of population in Scotland has been 13.4 homes per 10,000 population, higher than England (9.5 homes per 10,000 population), Wales (7.6 homes per

³ <https://www.gov.uk/government/collections/affordable-housing-supply>, <https://stats.wales.gov.wales/Catalogue/Housing/Affordable-Housing/Provision>, <https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2018-19>

10,000 population), and Northern Ireland (10.2 homes per 10,000 population). In 2018/19 the figures were 17.5 homes per 10,000 population in Scotland, 10.2 in England, 8.2 in Wales, and 11.1 in Northern Ireland.

In 2019/20 the rate in Scotland was 17.0. Affordable housing supply figures for England, Wales and Northern Ireland for 2019/20 are not yet available, but will be added to this chart in future publications once these are released.

Chart 14: Total Affordable Housing Supply Completions as a rate per 10,000 population - Scotland has had annual rates above all other UK countries in each year since 2007/08, except during 2012/13



Note that 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.

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 2018/19, in England there have been on average 4.6 affordable / intermediate rent homes completed per 10,000 head of population and 1.1 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.8 for affordable rent homes and a rate of 9.3 for social rented homes in Scotland.

6. Notes

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

Starts and completions

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 Affordable Housing Supply Programme (AHSP) 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.

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.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Statistical Service (GSS) webpages at <https://gss.civilservice.gov.uk/user-facing-pages/housing-and-planning-statistics>.

This includes material such as:

- A GSS housing and planning statistics interactive tool, which contain a searchable database of all housing and planning statistics produced by UK public bodies and devolved administrations, along with a summary of the UK housing topic landscape.
- Topic reports on cross-UK areas such as on Affordable Housing Statistics.
- A report on the definitions, terminology and feasibility of harmonisation of affordable housing statistics across the UK.

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.

Some presentational changes have been made to this publication, such as the shortening of main findings, the addition of detailed summary tables at the start of each section and amending the commentary to emphasise trends. We would welcome feedback on these changes via the contact details below.

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

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How to access background or source data

The data collected for this statistical bulletin may be made available on request, subject to consideration of legal and ethical factors. Please contact housingstatistics@gov.scot for further information.

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@gov.scot.

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