

HOSFGN/004: Average Apartment Rental Charges by Local Authority Area

This guidance note sets out the average apartment rental charges that will be used to calculate purchase subsidy grants as part of the Scottish Government Home Owners' Support Fund (HOSF) for 2017 and 2018.

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1. Relevance

The average apartment rental charges set out in this note apply to applications which are made to the Home Owner's Support Fund from 1 April 2017 to 31 March 2018 (inclusive) for the HOSF Mortgage to Rent scheme.

2. Apartment definition

The apartment size of a property is based on the count of the number of bedrooms and living/dining rooms. Kitchens, bathrooms, toilets and utility rooms are not counted (e.g. a 1-apt is a studio flat, a 2-apt is one-bedroom dwelling with a living room, and a 3-apt is two-bedroom dwelling with a living room etc.) as set out in the Scottish Housing Regulator (SHR) charter guidance.¹

3. Use of average rental charges to determine HOSF subsidies

The average rent for the particular apartment size in question in the relevant local authority area is used to calculate the assumed private finance. Full details of the grant calculation for social landlords and worked examples can be found in the Home Owners' Support Fund: Mortgage to Rent scheme guidance.

¹ wording from indicator C17 in the Scottish Housing Regulator's charter guidance (<http://www.scottishhousingregulator.gov.uk/sites/default/files/publications/Scottish%20Social%20Housing%20Charter%20-%20Revised%20Technical%20Guidance%20For%20Landlords%20-%2005%20March%202015.pdf>)

4. Average apartment rents for local authority areas

Estimated average apartment rents for all social landlords in 2016/17					
Local authority area	Apartment size				
	1	2	3	4	5+
Aberdeen City	£60.16	£74.73	£79.02	£88.60	£97.28
Aberdeenshire	£63.76	£68.11	£71.59	£83.86	£96.13
Angus	£54.42	£57.48	£67.72	£79.38	£96.70
Argyll & Bute	£58.40	£64.91	£73.79	£80.50	£88.96
Clackmannanshire	£61.43	£66.58	£68.55	£72.23	£74.09
Dumfries & Galloway	£58.22	£66.43	£73.51	£78.67	£84.66
Dundee City	£50.70	£63.86	£75.42	£87.72	£99.26
East Ayrshire	£61.90	£65.73	£68.02	£73.14	£75.47
East Dunbartonshire	£58.93	£67.06	£72.81	£76.31	£83.46
East Lothian	£50.83	£58.93	£58.94	£62.06	£67.77
East Renfrewshire	£59.10	£63.94	£72.55	£80.44	£84.20
Edinburgh, City of	£67.06	£77.97	£92.64	£104.42	£113.01
Falkirk	£53.13	£53.13	£59.58	£67.78	£76.96
Fife	£63.32	£65.43	£69.04	£73.64	£77.21
Glasgow City	£57.96	£67.17	£73.85	£85.64	£94.85
Highland	£53.29	£63.15	£69.66	£77.70	£89.97
Inverclyde	£71.29	£74.66	£80.76	£89.17	£97.39
Midlothian	£60.28	£62.07	£64.84	£73.12	£76.65
Moray	£43.34	£52.88	£59.07	£68.75	£88.56
North Ayrshire	£62.89	£67.83	£69.61	£70.84	£74.54
North Lanarkshire	£56.00	£58.77	£60.68	£65.09	£70.36
Orkney Islands	£54.18	£64.38	£74.72	£78.02	£90.33
Perth & Kinross	£61.43	£65.94	£70.42	£77.10	£87.70
Renfrewshire	£57.24	£66.83	£76.62	£85.06	£97.21
Scottish Borders	£58.56	£64.22	£70.90	£79.66	£88.85
Shetland Islands	£49.49	£64.20	£75.22	£86.49	£102.51
South Ayrshire	£63.27	£69.81	£73.02	£77.20	£84.36
South Lanarkshire	£53.37	£59.71	£64.90	£71.45	£77.15
Stirling	£56.48	£67.98	£71.53	£74.95	£78.43
West Dunbartonshire	£58.04	£65.62	£67.86	£75.61	£81.80
West Lothian	£57.72	£67.31	£68.99	£74.43	£79.29
Western Isles	£62.20	£65.29	£71.06	£76.62	£84.67

April 2017

Scottish Government