

# Affordable Housing Investment Programme

## 2010-11 Out-turn Report



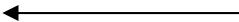
Housing in  
Lockerbie



Ladhope Mill, Galashiels



Highland Council  
new build in Tain,  
Ross-shire



Housing Supply Division (formerly Housing Investment Division)

December 2011



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## 1. Introduction

In 2010-11 the Scottish Government's Affordable Housing Investment Programme (AHIP) funded both housing for rent and for low cost home ownership. The majority of funding was provided to Registered Social Landlords (RSLs) although the AHIP also provided funding to others including councils, individuals and private developers. This report outlines what the AHIP out-turn information was for financial year 2010-11.

## 2. Planning and delivery of the AHIP

All local authorities publish Local Housing Strategies (LHSs). They supplement their LHS with an annual Strategic Housing Investment Plan (SHIP) which sets out how they plan to prioritise delivery of objectives set out in their LHS. These are the key documents for setting out the priorities for the investment at the local level. The SHIPs provided the basis for targeting the AHIP and aided prioritisation where there were competing demands on resources.

The AHIP was delivered through a network of three Scottish Government Housing Investment Division Regions based across eight area offices. Glasgow City Council and the City of Edinburgh Council managed the AHIP for their own local authority areas as a result of the Transfer of Management of Development Funding (TMDF), which is governed by an annual grant offer. The resource allocations to all local authority areas were approved by Ministers.

## 3. Scope of the AHIP

In 2010-11 the AHIP was made up of a variety of different grant mechanisms and the following provides a brief summary of these:

### Housing Association Grant (HAG)

HAG made up the largest part of the AHIP and was available to registered social landlords (RSLs) to acquire land or buildings and to build, convert or improve housing for rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

### Low Cost Initiative for First-Time Buyers (LIFT)

LIFT brings together several ways to help households get onto the housing ladder. These include:

- **Shared Equity**

Shared equity helps people to meet their aspirations to become home owners, where that is sustainable for them. The shared equity schemes in operation were New Supply Shared Equity (NSSE), New Supply Shared Equity Trial with developers and the Open Market Shared Equity Pilot (OMSEP).

Under the New Supply Shared Equity scheme, the Scottish Government gives grants to registered social landlords to help them build or buy new homes for sale

to people on low to moderate incomes. Purchasers fund 60 to 80 per cent of the purchase price and the Scottish Government fund the remainder of the cost as an interest-free equity loan.

The New Supply Shared Equity Trial with developers launched on 5 March 2010 was very similar to the New Supply Shared Equity scheme, but allowed buyers to purchase certain new build homes built by private developers. As with the NSSE scheme, buyers fund 60 to 80 per cent of the purchase price. The Scottish Government funds the remainder of the cost jointly with the developer.

The Open Market Shared Equity Pilot scheme allows people to buy homes that are for sale on the open market and has been helping to support the housing market during the difficult economic climate. The scheme was temporarily expanded across the whole of Scotland for one year to 31 March 2010. Due to the high level of demand from potential buyers, some applicants were unable to access the scheme in 2009-10. £20 million was allocated for 2010-11 to extend the scheme to help some of these applicants to buy a property. To enable the Scottish Government to help as many people as possible with the available resources in 2010-11, the minimum stake that a first time buyer could take in a property was increased from 60% to 70% and the maximum stake increased from 80% to 90%.

- **Shared Ownership**

Under this scheme households buy part-ownership of a property, in tranches of 25 per cent, 50 per cent or 75 per cent and make an occupancy payment (a reduced monthly rental) to the RSL on the remaining portion. Over a period of time the part-owner has a right to buy further 25 per cent shares of equity, up to and including 100 per cent when they become the full owners of the property.

- **LIFT was independently evaluated in 2010-11**

The link to the report can be accessed at -

<http://www.scotland.gov.uk/Publications/2011/01/18142733/0> and the Scottish

Government's response can be accessed at -

<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/BuyingSelling/lift/liftevaluation>

- **Partnership Support for Regeneration (PSR) – (former GRO Grants)**

These are grants to private developers to build houses for sale. They are used to introduce housing for sale in areas with little or no private housing and to help meet local shortages. Grant is only considered where projects meet the local strategic investment objectives of the area and are consistent with Local Housing Strategies of the local authority where development is proposed.

- **Rural Home Ownership Grant (RHOG)**

This grant was to individuals and aimed to make it easier for local people in rural communities on low or modest incomes to own their own home and to meet their housing needs within their own community.

## Other Grants

As well as funding RSLs to provide rented accommodation we had a number of other grants:

- **Council House Building**

The aim of the Council House Building Fund is to incentivise local authorities to begin building new homes. By the end of 2010-11 almost £80 million had been allocated to 22 councils to build 3,298 houses across Scotland.

- **Community Ownership Programme**

The Scottish Government is contractually committed to provide certain funding for Glasgow Housing Association (GHA) and for three other Housing Associations established through Local Authority stock transfers (Hebridean Housing Partnership in the Western Isles, Argyll Community Housing Association in Argyll & Bute and River Clyde Homes in Inverclyde). Funding supports stock improvements and in some cases demolition and new build.

- **Grants for Mid Market Rent (MMR)**

Grants for Mid Market Rent properties are aimed at assisting people on low and modest incomes to access affordable rented accommodation. This housing option is targeted at people on incomes that are not quite enough to afford owner occupation but can afford to pay more than a social rent. Projects are delivered by RSL subsidiaries.

- **Home Owners' Support Fund (HOSF)**

The Mortgage to Rent scheme and the Mortgage to Shared Equity scheme make up the Home Owners' Support Fund, which helps owners who are experiencing difficulty in paying any loans that are secured against their property. The Mortgage to Rent scheme enables households to remain in their home by selling it to a social landlord - such as a housing association or local authority – and continuing to live there as a tenant. The Mortgage to Shared Equity scheme involves the Scottish Government taking a financial stake in the property. This reduces the amount to be paid to the lender every month.

- **Rural Empty Properties Grant (REPG)**

The aim of REPG was to increase the supply of rented housing in rural areas by assisting projects that improve or convert eligible empty properties for the provision of affordable rental units. REPG assisted local people on low or modest incomes to access affordable, rented accommodation in their own communities.

- **Grants to improve the Physical and Social Environment (GPSE)**

This grant had to be related to housing either by providing or improving a facility for use by local residents or by contributing to the regeneration of areas through physical change or through the stimulation of economic activity. Eligible applicants included registered social landlords, non-registered housing associations, individuals, private developers, housing trusts, private landlords or voluntary organisations.

- **Rural Homes for Rent (RHfR)**

The Scottish Government's Rural Homes for Rent Pilot funded additional new build housing for affordable rent in rural Scotland. This grant targeted landowners in pressured rural housing markets where registered social landlords have been constrained in meeting local housing and homelessness need.

- **Special Needs Capital Grant for Rent (SNCG)**

The Special Needs Capital Grant (SNCG) grant mechanism offers an additional means of providing housing for rent to meet the housing needs for people with particular needs. Projects funded by this grant mechanism must contribute to a local community care strategy and be supported by the relevant statutory bodies. Private and charitable organisations are eligible.

#### **4. Official Statistics**

The data provided in this report are based on management information and it should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. The Official Statistics are based on the management information, however, they may differ slightly due to statistical adjustments which are carried out to ensure consistency across different measures and across time.

The Official Statistics on the Affordable Housing Investment Programme for 2010-11, and on other housing statistics, can be found at the housing statistics for Scotland web pages at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild>

Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications.

#### **5. Budgets**

The resources originally approved for the Affordable Housing Investment Programme in 2010-11 were £471m. The final budget for 2010-11 was £512m which included £31m consequentials and £10m following the 2010 Budget Bill.

## 6. Actual Programme Out-turn 2010-11: Tables

(Relevant links to available charts are at the foot of each table)

**Table 1 – AHIP Expenditure by Supplier/Grant Type for 2010-11**

Supplier/Grant Type		2010-11 Planned Expenditure £m	2010-11 Actual Expenditure £m
Housing Association Rent	General Needs	221.507	237.366
	Particular Needs	59.755	70.709
Other Suppliers – Rent	General Needs	4.977	3.477
	Particular Needs	0.080	0.143
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		21.902	36.086
Private Developers: GRO Grants/PSR		3.672	3.278 <sup>1</sup>
Individuals - Rural Home Ownership Grants		0.742	0.592
Individuals - Improvement and Repair Grants		0.150	0.850
Grants to Improve the Physical and Social Environment		5.603	15.381
Glasgow Housing Association (GHA) Efficiencies		12.500	12.500
GHA Repayable Grant		36.600	8.525 <sup>2</sup>
GHA Demolitions & Reprovisioning		24.500	33.376
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		20.000	20.097
Open Market Shared Equity Pilot (OMSEP)		20.000	18.222
Community Ownership Programme (COP) Support Costs		9.050	17.990
Other Programmes		1.000	2.886
Capital Charges		5.000	5.000
Receipts Provision		10.382	10.010
Budget Transfer			14.075
Council House Building		13.580	5.700
<b>Total</b>		<b>471.000</b>	<b>516.263</b>
Consequential spend (awarded in-year and allocated within programme)		31.000	
2010 Budget Bill		10.000	
<b>Revised Total</b>		<b>512.000</b>	<b>516.263</b>

<sup>1</sup> This figure is net of repayments following recalculation of grant on project completion

<sup>2</sup> This figure reflects the reprofiling of the Grant agreed between Scottish Ministers and Glasgow Housing Association on 5 May 2010.

**Table 2 – AHIP Expenditure by Local Authority Area for 2010-11**

Region	Local Authority Area	2010-11 Planned Expenditure £m	2010-11 Actual Expenditure £m
East	Angus	2.618	3.119
	Clackmannanshire	2.619	2.807
	Dundee (City of)	5.456	7.911
	East Lothian	4.310	4.740
	Edinburgh (City of)	36.100	39.600
	Falkirk	4.365	5.865
	Fife	9.545	12.927
	Midlothian	2.837	4.197
	Perth & Kinross	8.588	9.624
	Stirling	3.983	5.279
	The Scottish Borders	3.928	5.098
	West Lothian	5.456	6.026
<b>East Total</b>		<b>89.805</b>	<b>107.193</b>
North	Aberdeen (City of)	8.827	12.231
	Aberdeenshire	2.359	7.127
	Highland	18.159	24.886
	Moray	8.378	9.777
	Orkney	4.312	5.703
	Shetland	2.197	2.921
	Western Isles	3.885	4.157
<b>North Total</b>		<b>48.117</b>	<b>66.802</b>
West	Argyll & Bute	18.765	21.312
	Dumfries & Galloway	8.334	10.412
	East Ayrshire	4.874	5.292
	East Dunbartonshire	4.337	5.178
	East Renfrewshire	2.960	5.007
	Glasgow (City of)	83.000	85.100
	Glasgow Housing Association (GHA)	73.600	54.401
	Inverclyde	26.101	28.295
	North Ayrshire	4.468	5.908
	North Lanarkshire	9.635	10.821
	Renfrewshire	7.965	8.962
	South Ayrshire	3.646	5.282
	South Lanarkshire	9.784	12.521
West Dunbartonshire	5.647	7.787	
<b>West Total</b>		<b>263.116</b>	<b>266.278</b>
National (programmes)	Open Market Shared Equity Pilot (OMSEP)	20.000	18.222
	Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	20.000	20.097
	Council House Building (CHB)	13.580	5.700
	Other Programmes	1.000	2.886
	Capital Charges	5.000	5.000
	Receipts Provision	10.382	10.010
	Budget Transfer		14.075
	Balance of CHB/OMSEP	0.000	0.000
<b>National (programmes) Total</b>		<b>69.962</b>	<b>75.990</b>
	Consequential spend (awarded in-year and allocated within programme)	31.000	
	2010 Budget Bill	10.000	
		<b>41.000</b>	
<b>Revised Total</b>		<b>512.000</b>	<b>516.263</b>

## Unit Approvals

**Table 3 – AHIP Unit Approvals by Supplier/Grant Type for 2010-11**

Supplier/Grant Type		2010-11 Planned Units	2010-11 Actual Units
Housing Association Rent	General Needs	2117	2218
	Particular Needs	558	745
Other Suppliers – Rent	General Needs	102	97
	Particular Needs	4	4
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		260	458
Private Developers: GRO Grants/PSR		32	34
Individuals - Rural Home Ownership Grants		27	25
Individuals - Improvement and Repair Grants		0	21
GHA Demolitions & Reprovisioning		163	237
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		300	374
Open Market Shared Equity Pilot (OMSEP)		650	579
Council House Building		1784	1953
New Supply Shared Equity (NSSE) Developers Trial		108	85
National Housing Trust		1000	0 <sup>3</sup>
<b>Total</b>		<b>7105</b>	<b>6830</b>

<sup>3</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

**Table 4 – AHIP Unit Approvals by Local Authority Area for 2010-11**

Region	Local Authority Area	2010-11 Planned Unit Approvals	2010-11 Actual Unit Approvals
East	Angus	16	20
	Clackmannanshire	23	22
	Dundee (City of)	26	67
	East Lothian	69	72
	Edinburgh (City of)	465	458
	Falkirk	55	56
	Fife	124	168
	Midlothian	57	121
	Perth & Kinross	69	31
	Stirling	14	14
	The Scottish Borders	61	61
	West Lothian	40	50
<b>East Total</b>		<b>1019</b>	<b>1140</b>
North	Aberdeen (City of)	0	0
	Aberdeenshire	0	1
	Highland	234	273
	Moray	92	94
	Orkney	86	72
	Shetland	10	23
	Western Isles	40	51
<b>North Total</b>		<b>462</b>	<b>514</b>
West	Argyll & Bute	87	139
	Dumfries & Galloway	49	95
	East Ayrshire	78	100
	East Dunbartonshire	57	97
	East Renfrewshire	0	0
	Glasgow (City of)	919	838
	Glasgow Housing Association (GHA)	163	237
	Inverclyde	90	169
	North Ayrshire	47	94
	North Lanarkshire	99	146
	Renfrewshire	24	61
	South Ayrshire	45	48
	South Lanarkshire	74	116
	West Dunbartonshire	50	45
<b>West Total</b>		<b>1782</b>	<b>2185</b>
National (programmes)	Open Market Shared Equity Pilot (OMSEP)	650	579
	Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	300	374
	Council House Building (CHB)	1784	1953
	National Housing Trust	1000	0 <sup>4</sup>
	NSSE Developers Trial	108	85
<b>National (programmes) Total</b>		<b>3842</b>	<b>2991</b>
<b>Overall Total</b>		<b>7105</b>	<b>6830</b>

<sup>4</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

## Site Starts

**Table 5 – AHIP Site Starts by Supplier/Grant Type for 2010-2011**

<b>Supplier/Grant Type</b>		<b>2010-11 Planned Units</b>	<b>2010-11 Actual Units</b>
Housing Association Rent	General Needs	2690	3183
	Particular Needs	528	670
Other Suppliers – Rent	General Needs	64	140
	Particular Needs	4	4
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		479	648
Private Developers: GRO Grants/PSR		54	56
Individuals - Rural Home Ownership Grants		13	13
Individuals - Improvement and Repair Grants		0	21
GHA Demolitions & Re provisioning		274	344
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		300	374
Open Market Shared Equity Pilot (OMSEP)		650	579
Council House Building		902	1508
New Supply Shared Equity (NSSE) Developers Trial		108	85
National Housing Trust		1000	0 <sup>5</sup>
<b>Total</b>		<b>7066</b>	<b>7625</b>

<sup>5</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

**Table 6 – AHIP Site Starts by Local Authority for 2010-2011**

Region	Local Authority Area	2010-11 Planned Site Starts	2010-11 Actual Site Starts
East	Angus	16	20
	Clackmannanshire	49	49
	Dundee (City of)	91	92
	East Lothian	83	77
	Edinburgh (City of)	505	693
	Falkirk	55	66
	Fife	134	156
	Midlothian	57	121
	Perth & Kinross	56	54
	Stirling	69	69
	The Scottish Borders	61	61
	West Lothian	40	66
<b>East Total</b>		<b>1216</b>	<b>1524</b>
North	Aberdeen (City of)	209	209
	Aberdeenshire	34	35
	Highland	239	368
	Moray	170	128
	Orkney	88	70
	Shetland	12	28
	Western Isles	39	1
<b>North Total</b>		<b>791</b>	<b>839</b>
West	Argyll & Bute	91	83
	Dumfries & Galloway	84	143
	East Ayrshire	89	125
	East Dunbartonshire	44	79
	East Renfrewshire	118	134
	Glasgow (City of)	850	998
	Glasgow Housing Association (GHA)	274	344
	Inverclyde	40	40
	North Ayrshire	95	134
	North Lanarkshire	120	157
	Renfrewshire	114	191
	South Ayrshire	21	76
	South Lanarkshire	109	152
West Dunbartonshire	50	60	
<b>West Total</b>		<b>2099</b>	<b>2716</b>
National (programmes)	Open Market Shared Equity Pilot (OMSEP)	650	579
	Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	300	374
	Council House Building (CHB)	902	1508
	National Housing Trust	1000	0 <sup>6</sup>
	NSSE Developers Trial	108	85
<b>National (programmes) Total</b>		<b>2960</b>	<b>2546</b>
<b>Grand Total</b>		<b>7066</b>	<b>7625</b>

<sup>6</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

## Unit Completions

**Table 7 – AHIP Actual Completions by Supplier/Grant Type for 2010-11**

<b>Supplier/Grant Type</b>		<b>2010-11 Planned Completions</b>	<b>2010-11 Actual Completions</b>
Housing Association Rent	General Needs	3429	3719
	Particular Needs	1085	1019
Other Suppliers – Rent	General Needs	40	34
	Particular Needs	4	4
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		482	537
Private Developers: GRO Grants/PSR		48	15
Individuals - Rural Home Ownership Grants		16	13
Individuals - Improvement and Repair Grants		106	106
GHA Demolitions & Reprovisioning		77	77
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		300	374
Open Market Shared Equity Pilot (OMSEP)		650	579
Council House Building		734	669
New Supply Shared Equity (NSSE) Developers Trial		108	85
National Housing Trust		1000	0 <sup>7</sup>
<b>Total</b>		<b>8079</b>	<b>7231</b>

<sup>7</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

**Table 8 – AHIP Completions by Local Authority Area for 2010-11**

Region	Local Authority Area	2010-11 Planned Completions	2010-11 Actual Completions
East	Angus	41	61
	Clackmannanshire	64	64
	Dundee (City of)	172	174
	East Lothian	93	86
	Edinburgh (City of)	593	541
	Falkirk	105	119
	Fife	265	244
	Midlothian	61	53
	Perth & Kinross	136	115
	Stirling	110	96
	The Scottish Borders	165	168
	West Lothian	110	123
<b>East Total</b>		<b>1915</b>	<b>1844</b>
North	Aberdeen (City of)	190	224
	Aberdeenshire	230	217
	Highland	397	522
	Moray	275	242
	Orkney	106	33
	Shetland	22	20
	Western Isles	48	12
<b>North Total</b>		<b>1268</b>	<b>1270</b>
West	Argyll & Bute	177	196
	Dumfries & Galloway	92	70
	East Ayrshire	39	105
	East Dunbartonshire	118	136
	East Renfrewshire	57	57
	Glasgow (City of)	1141	1166
	Glasgow Housing Association (GHA)	77	77
	Inverclyde	25	25
	North Ayrshire	4	82
	North Lanarkshire	196	217
	Renfrewshire	0	119
	South Ayrshire	0	0
	South Lanarkshire	124	106
West Dunbartonshire	54	54	
<b>West Total</b>		<b>2104</b>	<b>2410</b>
National (programmes)	Open Market Shared Equity Pilot (OMSEP)	650	579
	Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	300	374
	Council House Building (CHB)	734	669
	National Housing Trust	1000	0 <sup>8</sup>
	NSSE Developers Trial	108	85
<b>National (programmes) Total</b>		<b>2792</b>	<b>1707</b>
<b>Overall Total</b>		<b>8079</b>	<b>7231</b>

<sup>8</sup> The 2010/11 NHT procurement timetable was extended in-year to accommodate Councils and bidders. This resulted in NHT Phase 1 contract signings falling into 2011/12.

## 7. Low-Cost Initiative for First-Time Buyers (LIFT)

In Table 1 which details the expenditure in 2010-11, there are high level figures in relation to LIFT spend. The table below details exactly what this funding delivered.

**Table 9 – LIFT breakdown by category**

LIFT Categories	Approvals	Site Starts	Completions	Spend
New Supply Shared Equity (NSSE) <sup>9</sup>	324	448	491	25.884
New Supply Shared Equity (NSSE) Developers Trial	85	85	85	0 <sup>10</sup>
Shared Ownership (SO)	134	200	46	10.202
Open Market Shared Equity Pilot	579	579	579	18.222
GRO Grants	34	56	15	3.278
Rural Home Ownership Grants	25	13	13	0.592
<b>Total</b>	<b>1181</b>	<b>1381</b>	<b>1229</b>	<b>58.178</b>

## 8. Quality Measures

The table below shows some historic trends in the AHIP programme in terms of accessibility and security. The programme continued to deliver housing that can be accessed by the majority of the population and that is safe and secure to live in:-

**Table 10 – Quality Measures –**

	2007-08	2008-09	2009-10	2010-11
% of units meeting Housing for Varying Needs (HfVN)	96%	98%	98%	99%
% of units to Secured by Design (SBD) accreditation standard	97%	93%	93%	98%

A high proportion (76%) of the new build programme by Registered Social Landlords continues to be built on brownfield sites.

<sup>9</sup> NSSE and SO represent Housing Association (HA) Low Cost Home Ownership (LCHO) totalling 458 Approvals, 648 site starts, 537 Completions and spend of £36.086m

<sup>10</sup> The New Supply Shared Equity with Developers Trial Scheme which operated in 2010/11 was funded outwith the Affordable Housing Investment Programme.

## 9. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2010-11 programme. These are the actual costs relating to the delivery of the projects within the AHIP programme.

**Table 11 - Scheme Costs/Grant Rates 2010-11**

Scotland Total	No of Schemes	No of Units	No of Bed-spaces	Average Scheme Size	Grant	Private	Public	Total Est. Scheme Costs	Grant Rate	Unit Cost	Grant per Unit	Private Finance per Unit	Public Finance per Unit
HA Rent Total	189	3137	11870	16.6	199.992	160.128	9.169	369.289	54.16%	117720	63753	51045	2923
HA LCHO Total	43	437	1664	10.2	24.962	31.628	0.713	57.303	43.56%	131128	57121	72375	1632
Other Suppliers Rent Total	9	101	368	11.2	3.553	9.212	0.290	13.055	27.22%	129257	35178	91208	2871
GRO/PSR Own/Occ Total	1	34	145	34.0	1.335	3.164	0.000	4.499	29.67%	132324	39265	93059	0
RHOGS Total	28	25	85	0.9	0.922	2.970	0.000	3.892	23.69%	155680	36880	118800	0
I&R	2	21	118	10.5	0.418	0.154	0.000	0.572	73.08%	27238	19905	7333	0
Sub - Total	272	3755	14250	13.8	231.182	207.256	10.172	448.610	51.53%	119470	61566	55195	2709
OMSEP	579	579	2324	1.0	17.855	33.160	0.000	51.015	35.00%	88109	30838	57271	0
MTR	374	374	1122	1.0	19.380	8.304	0.000	27.684	70.00%	74021	51818	22203	0
<b>Grand Total</b>	<b>1225</b>	<b>4708</b>	<b>17696</b>	<b>3.8</b>	<b>268.417</b>	<b>248.720</b>	<b>10.172</b>	<b>527.309</b>	<b>50.90%</b>	<b>112003</b>	<b>57013</b>	<b>52829</b>	<b>2161</b>

**Table 12 – Historic Trends (Grant per Unit)**

The following table illustrates the average cost per unit to build a new home over the past 4 years and also the average grant input by the Scottish Government.

	2007-08		2008-09		2009-10		2010-11	
	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)
HA Rent only	£126,954	£85,390 (67%)	£130,717	£78,441 (60%)	£130,058	£77,263 (59.41%)	£117,720	£63,753 (54.16%)
All Grants	£127,131	£76,507 (60%)	£126,972	£70,814 (56%)	£120,511	£63,963 (53.08%)	£112,003	£57,013 (50.90%)

## 10. Grant Recipients

Excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity Pilot (OMSEP) where recipients are individuals.

**Table 13 – Registered Social Landlords (RSLs) in receipt of grant**

The following table shows the RSLs in receipt of grant during 2010-11:

<b>Registered Social Landlord</b>	<b>Actual Spend £m</b>
Abbeyfield Scotland Ltd	0.217
Aberdeenshire Housing Partnership	3.544
Abertay Housing Association Ltd	1.271
Abronhill Housing Association Ltd	0.015
Albyn Housing Society Ltd	9.656
Almond Housing Association Ltd	4.257
Angus Housing Association Ltd	2.043
Antonine Housing Association Ltd	0.014
Ardenglen Housing Association Ltd	1.677
Argyll Community Housing Association Ltd	3.634
Ark Housing Association Ltd	0.031
Arklet Housing Association Ltd	5.553
Atrium Homes	4.530
Ayrshire Housing	3.202
Ayrshire North Community Housing Organisation Ltd	0.013
Barony Housing Association Ltd	0.032
Barrhead Housing Association Ltd	0.163
Bellsmyre Housing Association Ltd	0.036
Berwickshire Housing Association Ltd	0.097
Bield Housing Association Ltd	2.243
Blairtummock Housing Association Ltd	0.127
Blochairn Housing Association Ltd	4.211
Bridgewater Housing Association Ltd	0.788
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	3.109
Cadder Housing Association Ltd	0.130
Cairn Housing Association Ltd	7.166
Calvay Housing Association Ltd	0.129
Cassiltoun Housing Association Ltd	0.823
Castlehill Housing Association Ltd	2.052
Castle Rock Edinvar Housing Association Ltd	10.424
Cathcart & District Housing Association Ltd	0.048
Cernach Housing Association Ltd	0.010
Charing Cross Housing Association Ltd	0.029
Cloch Housing Association Ltd	6.403
Clydebank Housing Association Ltd	0.148
Clydesdale Housing Association Ltd	0.391
Clyde Valley Housing Association Ltd	9.842
Cordale Housing Association Ltd	3.662
Craigdale Housing Association Ltd	0.005
Cube Housing Association Ltd	1.420
Cunninghame Housing Association Ltd	5.114
Dalmuir Park Housing Association Ltd	0.013
Drumchapel Housing Co-operative Ltd	0.036
Dumfries & Galloway Housing Partnership	6.282
Dunbritton Housing Association Ltd	1.876
Dunedin Canmore Housing Association Ltd	18.757

<b>Registered Social Landlord</b>	<b>Actual Spend £m</b>
Easthall Park Housing Co-operative Ltd	3.424
East Kilbride & District Housing Association Ltd	0.188
East Lothian Housing Association Ltd	2.407
Eildon Housing Association Ltd	4.648
Elderpark Housing Association Ltd	3.615
Faifley Housing Association Ltd	0.010
Fairfield Housing Association Ltd	0.010
Ferguslie Park Housing Association Ltd	0.024
Fife Housing Association Ltd	1.911
Forgewood Housing Co-operative Ltd	0.608
Forth Housing Association Ltd	1.913
Fyne Homes Ltd	3.338
Gardeen Housing Association Ltd	0.010
Garrion People's Housing Co-operative Ltd	0.252
Glasgow Housing Association Ltd	33.237
Glasgow West Housing Association Ltd	1.281
Glen Housing Association Ltd	0.023
Glen Oaks Housing Association Ltd	0.218
Govan Housing Association Ltd	9.918
Govanhill Housing Association Ltd	3.304
Grampian Housing Association Ltd	15.695
Hanover (Scotland) Housing Association Ltd	2.010
Hawthorn Housing Co-operative Ltd	0.056
Hebridean Housing Partnership Ltd	3.925
Hillcrest Housing Association Ltd	10.179
Hillhead Housing Association 2000	1.034
Hjaltland Housing Association Ltd	2.784
Home In Scotland Ltd	8.270
Homes For Life Partnership	0.013
Horizon Housing Association Ltd	1.678
Hunters Hall Housing Co-operative Ltd	0.003
Irvine Housing Association Ltd	0.097
Kendoon Housing Association Ltd	0.040
Key Housing Association Ltd	0.627
Kingdom Housing Association Ltd	13.155
Kingsridge Cleddans Housing Association Ltd	0.022
Knowes Housing Association Ltd	0.040
Lanarkshire Housing Association Ltd	2.347
Langstane Housing Association Ltd	3.886
Larkfield Housing Association Ltd	0.018
Link Group Ltd	8.805
Linstone Housing Association Ltd	0.022
Linthouse Housing Association Ltd	0.765
Lister Housing Co-operative Ltd	0.001
Lochaber Housing Association Ltd	2.886
Loreburn Housing Association Ltd	3.874
Loretto Housing Association Ltd	1.096
Manor Estates Housing Association Ltd	0.042

<b>Registered Social Landlord</b>	<b>Actual Spend £m</b>
Maryhill Housing Association Ltd	5.757
Melville Housing Association Ltd	3.367
Milnbank Housing Association Ltd	1.298
Moray Housing Partnership Ltd	0.012
Muirhouse Housing Association Ltd	0.030
New Gorbals Housing Association Ltd	2.752
North Glasgow Housing Association Ltd	1.360
North View Housing Association Ltd	0.557
Oak Tree Housing Association Ltd	1.779
Ochil View Housing Association Ltd	2.682
Ore Valley Housing Association Ltd	0.031
Orkney Housing Association Ltd	5.384
Paisley South Housing Association Ltd	2.725
Paragon Housing Association Ltd	0.149
Parkhead Housing Association Ltd	2.133
Partick Housing Association Ltd	0.750
Pentland Housing Association Ltd	0.572
Perthshire Housing Association Ltd	5.555
Pineview Housing Association Ltd	0.024
Port Of Leith Housing Association Ltd	6.636
Prospect Community Housing	0.032
Provanhall Housing Association Ltd	0.010
Queens Cross Housing Association Ltd	8.096
Reidvale Housing Association Ltd	0.029
River Clyde Homes Ltd	10.606
Rosehill Housing Co-operative Ltd	0.393
Ruchazie Housing Association Ltd	0.102
Rural Stirling Housing Association Ltd	2.518
Rutherglen & Cambuslang Housing Association Ltd	0.052
Sanctuary (Scotland) Housing Association Ltd	12.602
Scottish Borders Housing Association Ltd	0.215
Scottish Veterans Housing Association Ltd	0.045
Servite Housing Association Ltd	3.005
Shettleston Housing Association Ltd	1.081
Shire Housing Association Ltd	0.046
Southside Housing Association Ltd	2.510
Spireview Housing Association Ltd	0.017
Tenants First Housing Co-operative Ltd	3.600
The Blue Triangle Housing Association Ltd	0.655
The Margaret Blackwood Housing Association Ltd	0.286
Thenew Housing Association Ltd	4.528
Thistle Housing Association Ltd	0.021
Tollcross Housing Association Ltd	1.678
Trafalgar Housing Association Ltd	0.009
Trust Housing Association Ltd	1.873
Viewpoint Housing Association Ltd	0.034
Waverley Housing	0.040

<b>Registered Social Landlord</b>	<b>Actual Spend £m</b>
Wellhouse Housing Association Ltd	0.450
Weslo Housing Management	0.083
West Granton Housing Co-operative Ltd	0.017
West Highland Housing Association Ltd	3.442
West Lothian Housing Partnership Ltd	0.004
West of Scotland Housing Association Ltd	9.901
West Whitlawburn Housing Co-operative Ltd	0.171
Whiteinch & Scotstoun Housing Association Ltd	0.884
Williamsburgh Housing Association Ltd	1.392
Wishaw & District Housing Association Ltd	0.154
Yoker Housing Association Ltd	0.093
Yorkhill Housing Association Ltd	0.055
<b>Total</b>	<b>393.216<sup>11</sup></b>

### Table 14 – Other Grant Recipients

The following table shows other grant recipients during 2010-11:

<b>Grant Type</b>	<b>Client Name</b>	<b>Actual Spend (£m)</b>
GRO Grant	Cruden Estates	2.718
	Grampian Construction Ltd	0.093
	Highline Construction Ltd	0.100
	Modern Housing Ltd	0.082
	Ogilvie Construction Ltd	0.011
	Tor Ecosse Ltd	0.249
<b>GRO Grant Total</b>		<b>3.253</b>
<b>RHOGs Total</b>	Various individuals	0.592
Mid Market Rent	Kingdom Housing Association Ltd	0.014
	Lothian Homes Ltd	0.398
	Malcolm Homes Ltd	1.835
	Melville Housing Association Ltd	0.205
	Partick Housing Association Ltd	0.083
<b>Mid Market Rent Total</b>		<b>2.534</b>
REPG	A J Brown	0.036
	Candacraig Estate	0.031
	Haddo Estate	0.137
	Isle of Gigha Heritage Trust	0.100
	J A Carruthers	0.117
	A P Cromarty	0.062
	Weatherall Scott Trust	0.020
<b>REPG Total</b>		<b>0.503</b>
SNCG	Orkney Islands Property Development Ltd	0.143
<b>SNCG Total</b>		<b>0.143</b>
<b>Overall Total</b>		<b>7.025</b>

<sup>11</sup> Some figures will be net of repayment of grant by RSLs

## 11. Forms of Housing

Table 15 - Forms of Housing Funded by AHIP in 2010-11

Form	Approvals	Site Starts	Completions
New Build <sup>12</sup>	5563	6460	5896
Off the Shelf <sup>13</sup>	1080	1000	1038
Rehab	187	165	297
<b>Total</b>	<b>6830</b>	<b>7625</b>	<b>7231</b>

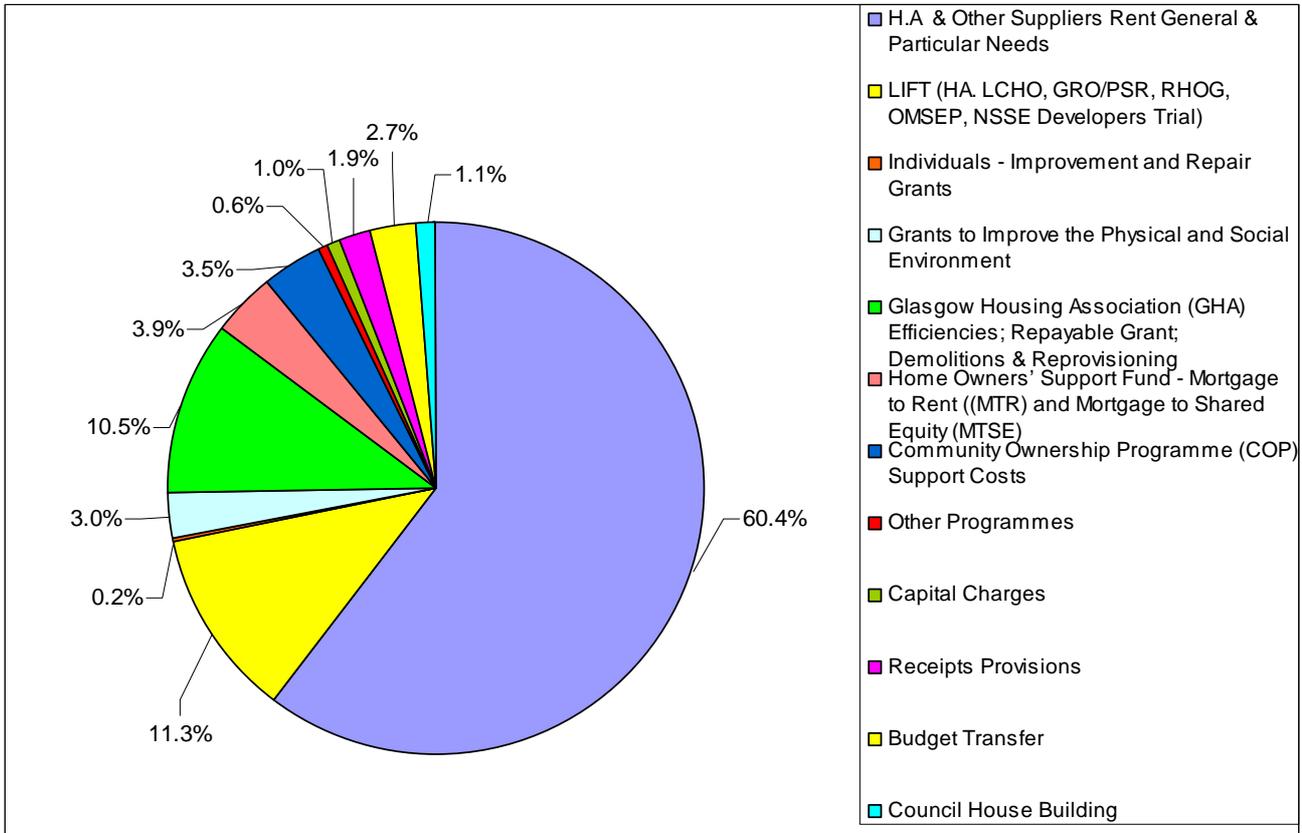
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<sup>12</sup> Includes AHIP funded Housing Association, local authority and private new build

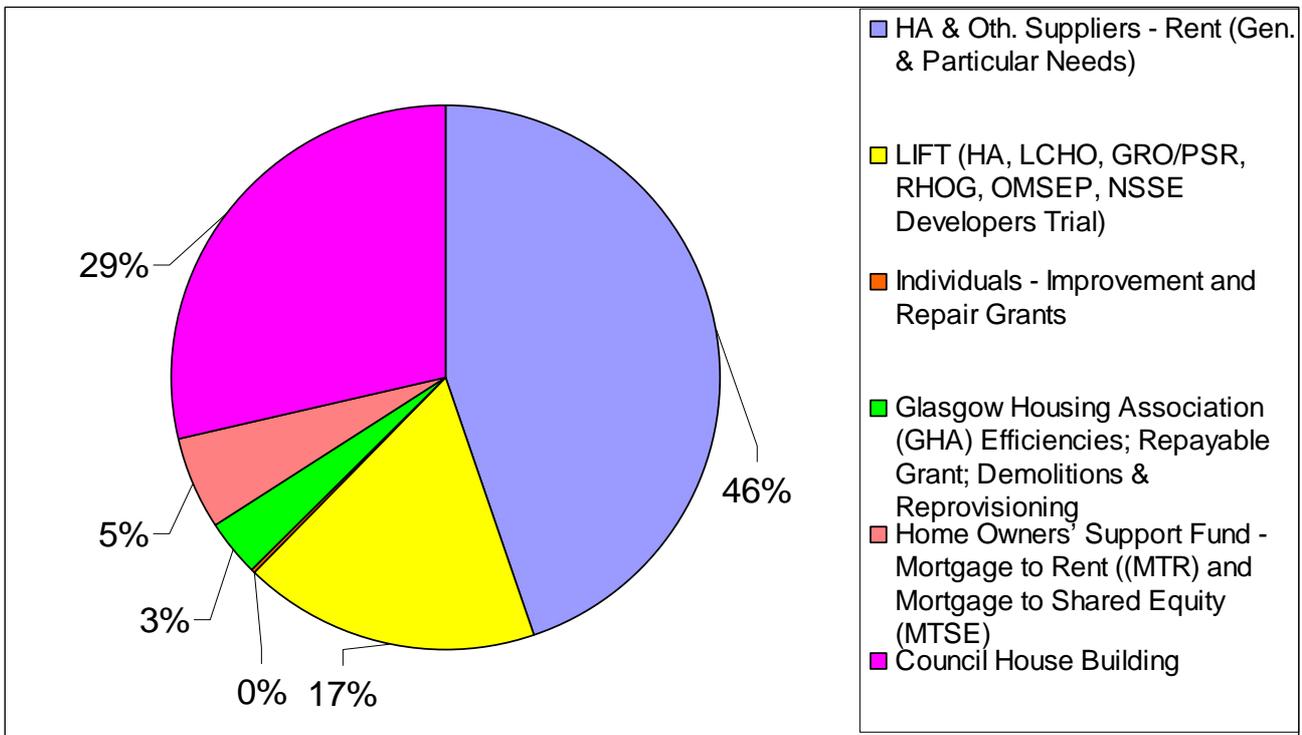
<sup>13</sup> Includes Mortgage to Rent

## 12. Affordable Housing Investment (AHIP): Charts

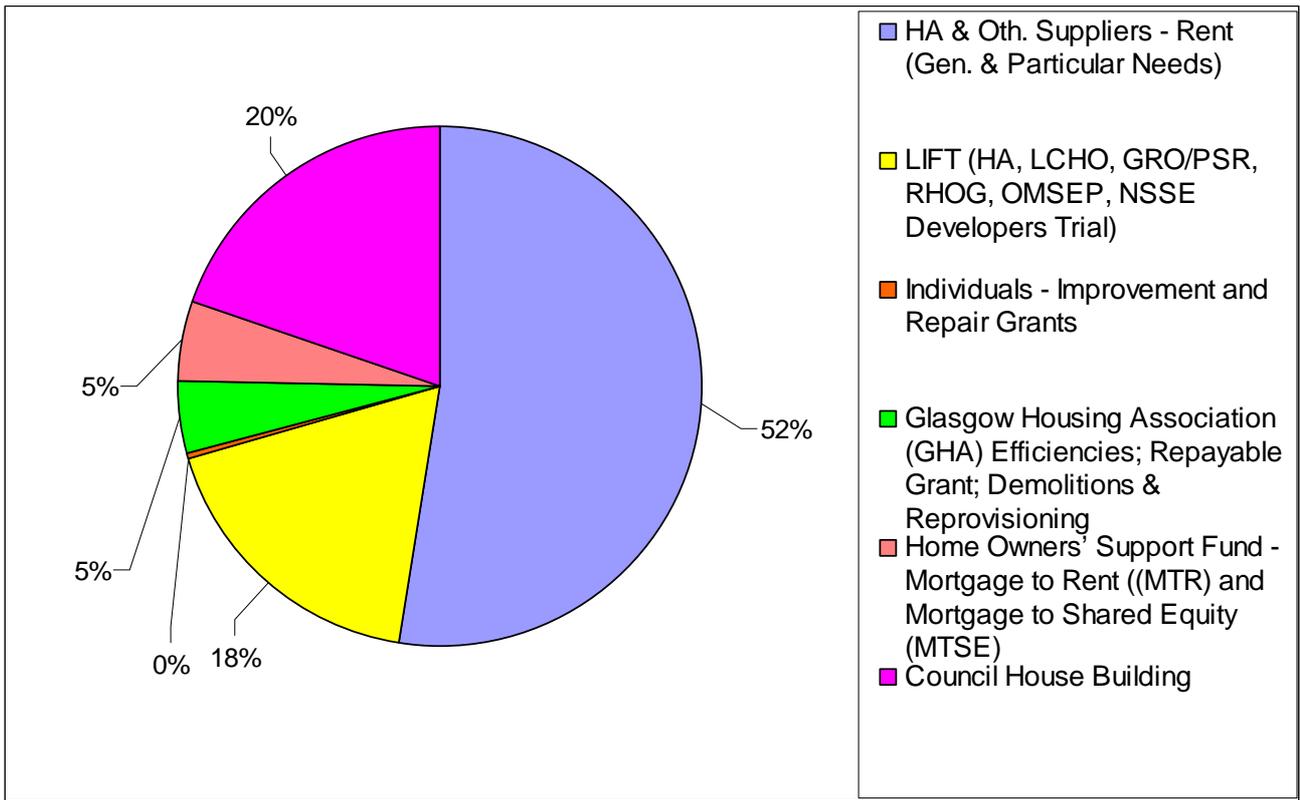
**Chart 1 – AHIP Expenditure by Supplier/Grant Type for 2010-11 (Source: Table 1)**



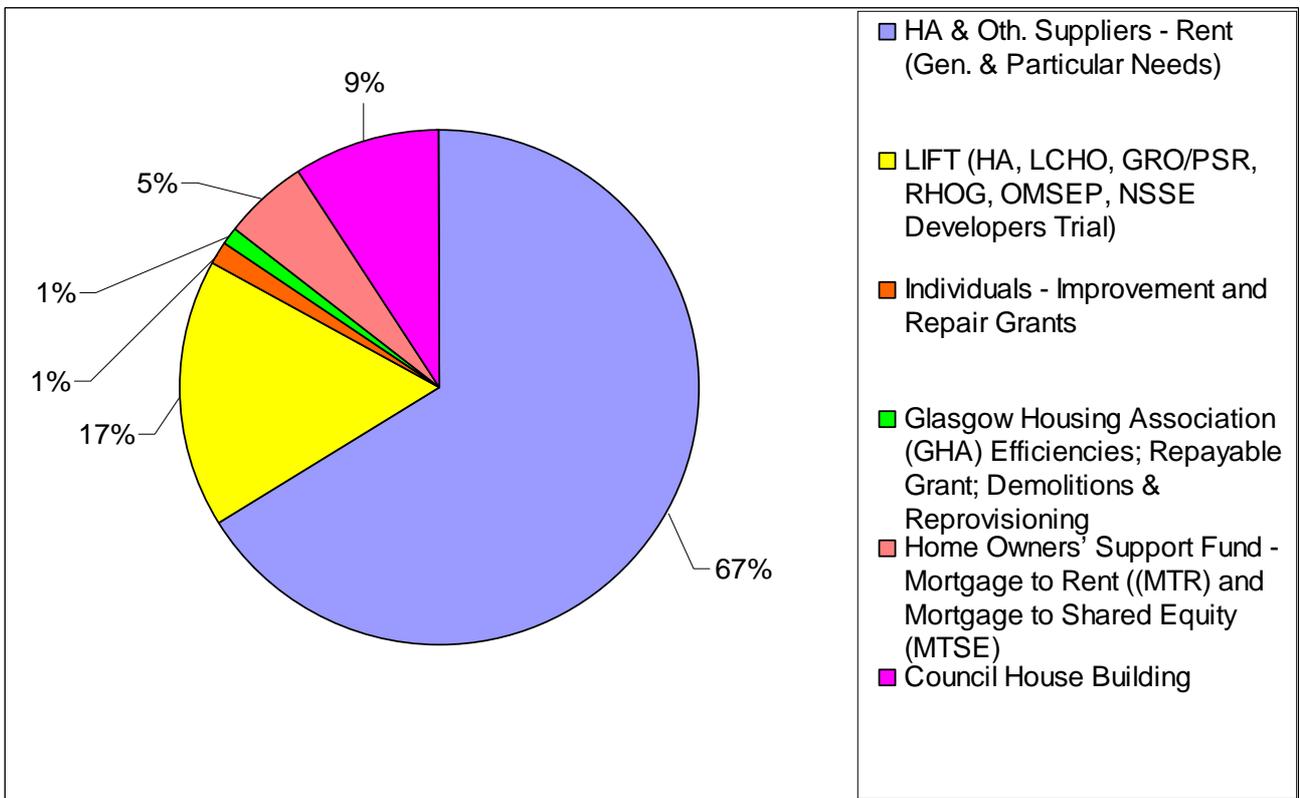
**Chart 2 – AHIP Actual Unit Approvals by Supplier/Grant Type for 2010-11 (Source: Table 3)**



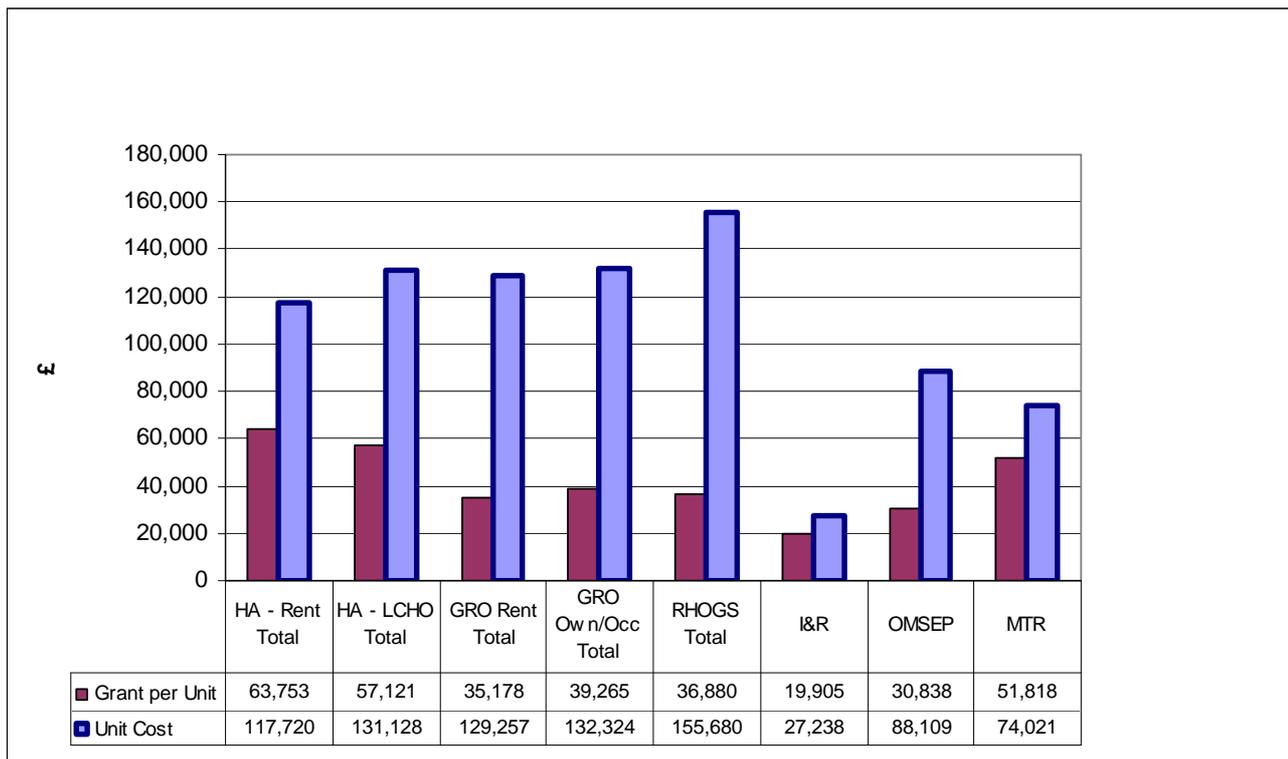
**Chart 3 – AHIP Actual Site Starts for 2010-11 (Source: Table 5)**



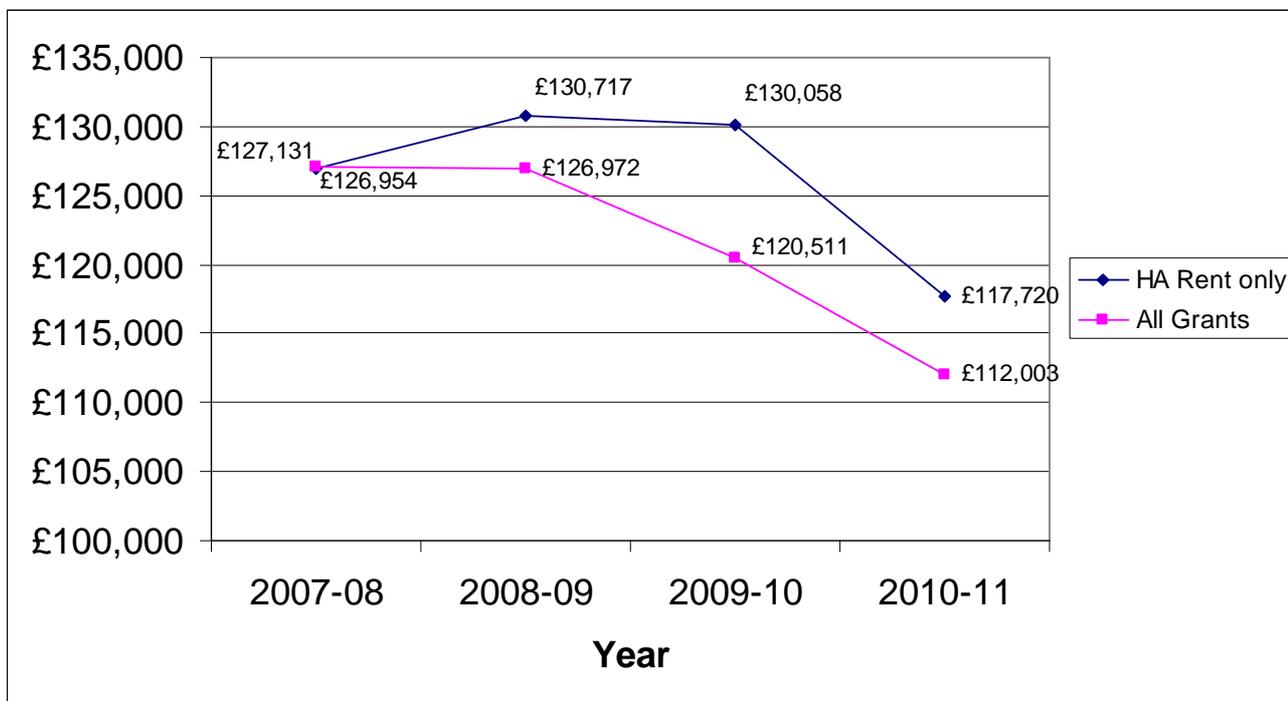
**Chart 4 – AHIP Actual Unit Completions for 2010-11 (Source: Table 7)**



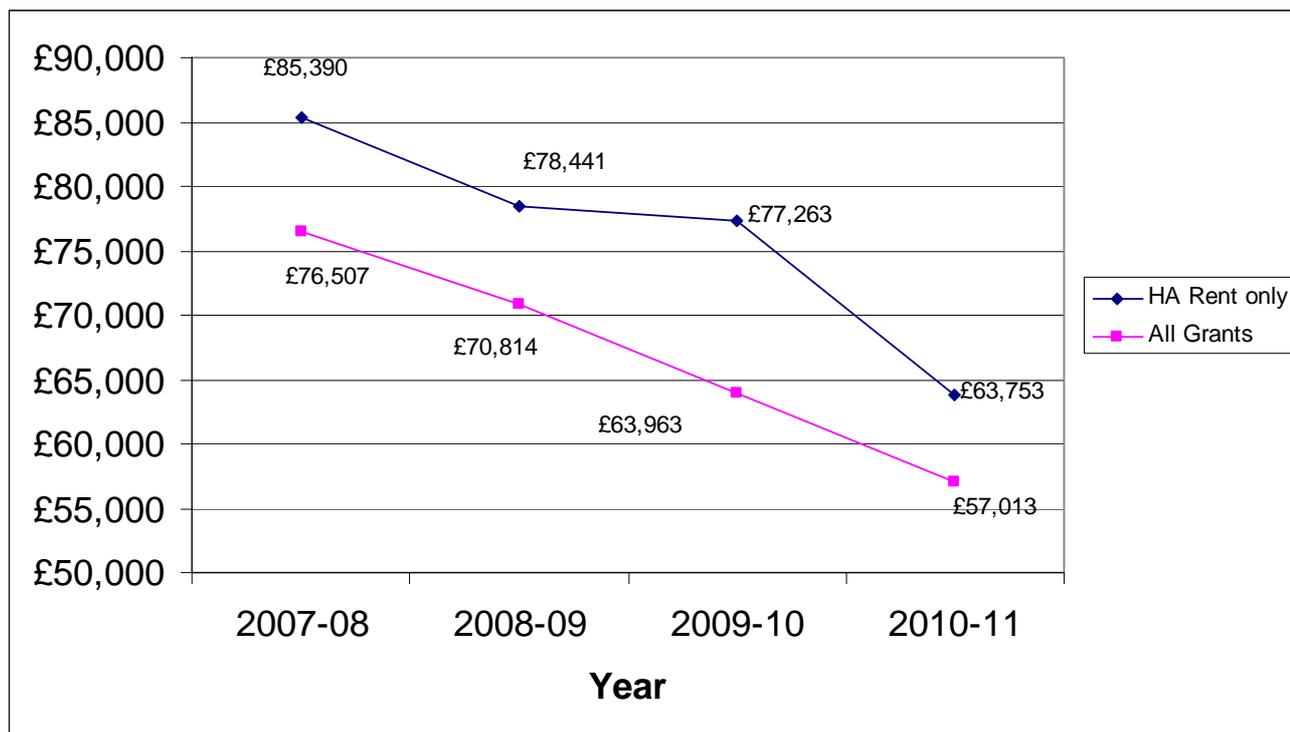
**Chart 5 – Scheme Costs/Grant Rates (Source: Table 11)**



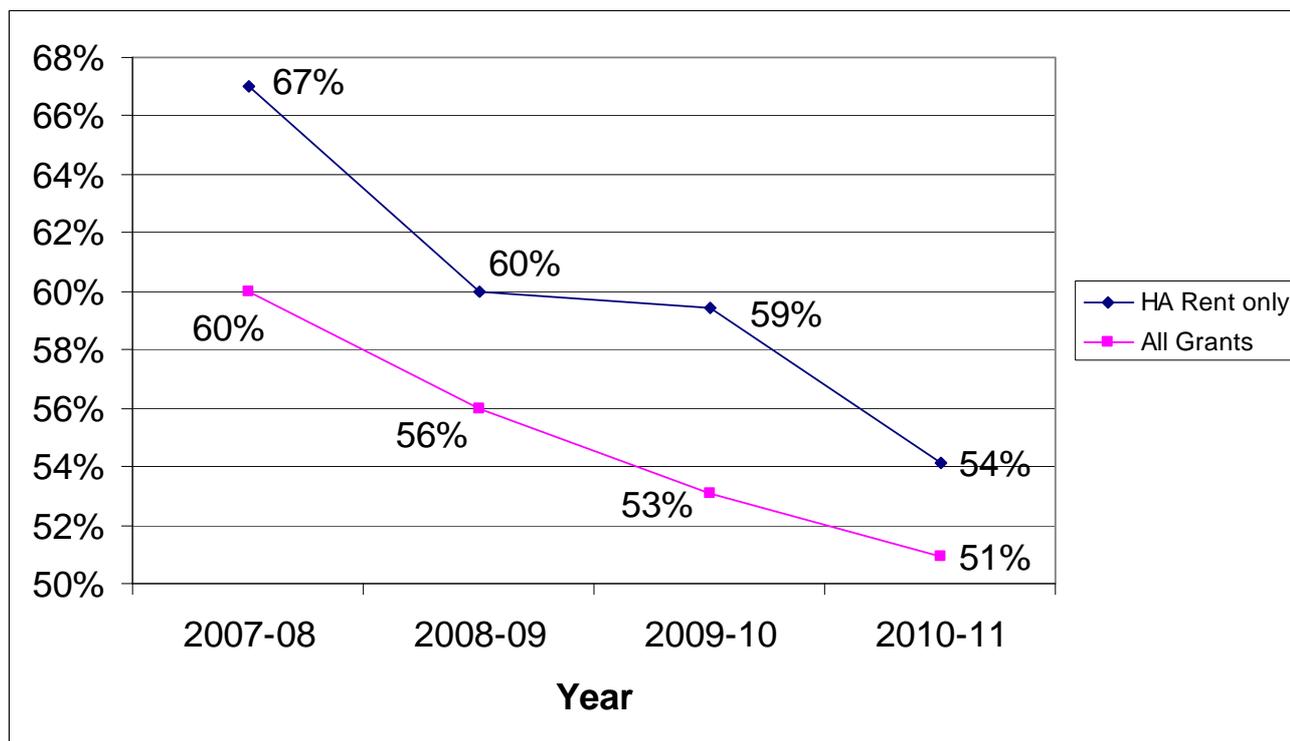
**Chart 6(a) – Historic Trends - Average Cost per Unit (Source: Table 12)**



**Chart 6(b) – Historic Trends - Average Grant per unit £ (Source: Table 12)**



**Chart 6(c) – Historic Trends - Average Grant per unit % (Source: Table 12)**



The approvals and completion figures referred to in the foregoing text differ from the published statistics at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild> due to reporting procedures for the 4 year Devanha programme in Grampian and other minor anomalies. Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications.

## **GLOSSARY**

AHIP – Affordable Housing Investment Programme

Approvals – units receiving approval at tender stage in the current financial year.

Budget Allocations – element of AHIP planned for spend in a financial year within a given local authority area.

Completions - units which have reached practical completion stage of the on site development process.

CHB – Council House Building

COP – Community Ownership Programme

GHA – Glasgow Housing Association

GRO – Grant for Rent and Owner Occupation (Now known as Partnership Support for Regeneration (PSR). Grants to private developers to kick start the market in areas where there is little or no home ownership currently. Was also used in pressurised market areas to reduce the purchase price for owners.

HA – Housing Association.

HAG – Housing Association Grant

HfVN – Housing for Varying Needs – expected good practice in the design of all housing, so that newly-built, refurbished or adapted buildings achieve a degree of flexibility, suit people of different abilities, are convenient to use and fit for their purpose housing designed to be barrier free internally to ensure that a wide range of needs can be met.

HOSF – Home Owners' Support Fund

I & R – Improvement and Repair grants to owners who are participating in projects in areas where the properties have previously transferred from Scottish Homes to RSLs.

LA – Local Authority

LCHO – Low Cost Home Ownership. Includes all LIFT products.

LHS – Local Housing Strategies

LIFT – Low-cost Initiative for First-Time Buyers

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NHT – National Housing Trust

NSSE – New Supply Shared Equity

OMSEP – Open Market Shared Equity Pilot

Own/Occ – Owner Occupier

Private Finance – includes loan finance, private contributions, HA reserves, sales income from house sales.

Partnership Support for Regeneration (PSR) – formerly known as GRO – Grant for Rent and Owner Occupation. Grants to private developers to kick start the market in areas where there is little or no home ownership currently. Was also used in pressurised market areas to reduce the purchase price for owners.

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

SBD – Secured by Design accreditation - Official UK Police flagship initiative supporting the principles of 'designing out crime'

SHIPs – Strategic Housing Investment Plans

Site Starts – from 2010-11 counted at point of contractor commencing on site, for all years pre- 2009-10 counted at the date of tender approval

Social Rent – any rented properties approved through the AHIP programme targeted at those on low incomes – usually provided by RSLs

TMDF – Transfer of the Management of Development Funding (Glasgow and Edinburgh Councils)

## CONTACTS

The AHIP in 2010-11 was administered through three regional teams, based in eight geographically dispersed local area offices, supported by a central investment co-ordination team. (In Glasgow and Edinburgh, day-to-day management of the Affordable Housing Investment Programme has been devolved to the relevant city council.)

The following table lists the mailbox for the new Housing Supply Division and Central Programme Co-ordination unit:-

<b>Area Offices</b>	<b>Mailbox</b>
Housing Supply Division (former Regional offices)	<a href="mailto:HousingSupply@scotland.gsi.gov.uk">HousingSupply@scotland.gsi.gov.uk</a>
Housing Supply Team (former Central Investment Team)	<a href="mailto:housingsupplyteam@scotland.gsi.gov.uk">housingsupplyteam@scotland.gsi.gov.uk</a>

Detailed information on AHIP is available within the Investment and Grants section of the Scottish Government website:-<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/ahip>