

Affordable Housing Supply Programme Out-turn Report 2014-15

**Housing Supply Division
February 2016**



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Affordable Housing Supply Programme 2014-15 Out-turn Report

1. Introduction

Making sure everyone in Scotland has access to good quality housing is a vital part of the Scottish Government's drive to secure economic growth, promote social justice, strengthen communities and tackle inequality.

In 2014-15 the affordable homes provided through the Scottish Government's Affordable Housing Supply Programme (AHSP) comprised social rented housing, homes for mid-market rent and homes for low cost home ownership.

Funding was provided to Registered Social Landlords (RSLs), councils, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2014-15.

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2. Planning and delivery of the AHSP

All local authorities publish Local Housing Strategies (LHSs). They supplement their LHS with a Strategic Housing Investment Plan (SHIP) which sets out over a five year period, how they plan to prioritise delivery of objectives set out in their LHS. These were the key documents for setting out the priorities for investment at the local level in 2014-15. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

From 2012–13 a new 3-year resource planning approach was adopted, enabling each council to exercise its strategic role more flexibly and to put forward to Scottish Government strategic local proposals of social and affordable housing developments, based on their Local Housing Strategy. In moving forward with this new approach, council and registered social landlord funding streams have been brought into one budget and from this, each council has been given combined resource planning assumptions to March 2016. Councils have also been advised of their minimum resource planning assumption for the three years to March 2019 to allow for the necessary longer term planning.

As in previous years, a central budget was retained by the Scottish Government for other parts of the AHSP, including funding for the Low Cost Initiative for First Time buyers, the Home Owners' Support Fund and increased subsidy for homes built to a higher greener standard.

The AHSP was delivered through the network of Scottish Government Housing Supply Division Area Teams. Glasgow City Council and the City of Edinburgh Council managed the AHSP 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.

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3. Scope of the AHSP

The AHSP aims to deliver a mix of social housing and other affordable housing, which are defined as follows:

- **Affordable housing** within the context of the AHSP includes both social and mid-market rented homes, and also low cost home ownership properties.
- Generally, **social housing** is rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy

The AHSP is delivered through a mixture of grants, loans and guarantees.

In 2014-15 investment through the AHSP was made up of a variety of different grant mechanisms and loan and equity funding. Guarantees from the Scottish Government continued to support the National Housing Trust Initiative which contributes to the AHSP.

Further information on the grants, loans and guarantees used to support the delivery of the AHSP is available on the Scottish Government website within the [Grants and Loans area of the Investment and Grants section](#).

However, the following provides a summary for 2014-15

- **Grant to Housing Associations**

Grant is available to registered social landlords (RSLs) to acquire land or buildings and to build, convert or improve housing for social rent, or their subsidiaries for Mid Market Rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **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 enough to afford owner occupation but who can afford to pay more than a social rent. They are (mainly) provided by RSL subsidiaries. In exchange for the financial support from Scottish Government, the landlord accepts restrictions on the rents that they can charge.

- **Council House Build**

Grant is available to incentivise local authorities to build new council homes.

- **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 on low to moderate incomes to become homeowners where it is affordable for them over the long term. The shared equity schemes in operation were New Supply Shared Equity (NSSE) and the Open Market Shared Equity Scheme (OMSE).

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 and provide them on a shared equity basis to people on low to moderate incomes. Buyers fund 60 to 80 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

The **Open Market Shared Equity** scheme helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government. Purchasers fund 60 to 90 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

- **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 to the RSL on the remaining portion. (The occupancy payment entitles a sharing owner to occupy the whole property although technically the housing association still owns a share). Over a period of time the sharing 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 owner of the property.

- **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 the Local Housing Strategy of the local authority where development is proposed.

- **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.

- **Empty Homes Loan Fund (EHLF)**

A loan fund to encourage owners of empty homes to bring these back into use as affordable housing, generally for mid-market rent.

- **Greener Homes Innovation Scheme**

Under the [Greener Homes Innovation Scheme](#) the Scottish Government invited bid applications that offered new approaches to the delivery of energy efficient affordable housing using innovative modern methods of off-site construction.

- **National Housing Trust (NHT)**

The [NHT](#) initiative is a guarantee-based model which is delivering homes for mid-market rent for a period of between five and 10 years at various locations across the country.

- **Town Centre Housing Fund**

Many of our town centres have empty properties that are no longer in use and blight our high streets. To tackle this, the £2.75 million [Town Centre Housing Fund](#) will see empty town centre properties brought back into use as affordable housing.

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4. Official Statistics

The data provided in this report is based on management information. It should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. Whilst the Official Statistics are based on the management information, it 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 Supply Programme for 2014-15, and on other housing statistics, can be found at the [Housing statistics for Scotland web pages](#).

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.

Since May 2013 [quarterly statistics on approvals, site starts and completions by tenure](#) have been published, clearly identifying the numbers for social rent, mid-market rent and affordable home ownership. This is in addition to the previous format of these statistics which focused primarily on the split between new build, refurbishment and off-the-shelf purchase.

[SCORE](#) (Scottish Continuous Recording system) data is available for 2014-15. SCORE is a system which collects information from Registered Social Landlords (RSLs) about the new lets they are making in any given year.

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5. Budgets

The resources available for the Affordable Housing Supply Programme in 2014-15 were £358.8m. The budget includes a mix of both grant and Financial Transaction Consequentials (FTCs) for loans and equity use:

Original Affordable Housing Supply Budget (£m)	341.3
Add: in-year adjustments to grant	26.8
Less: re-assigned loan	-9.3
Total resources available	358.8
Grant	217.2
Loan	40.3
Transfer of Management of Development Funding (TMDF)	101.3

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6. Programme Out-turn 2014-15: Tables

Table 1 – AHSP Expenditure by Category for 2014-15

RENT

Social Rent	(£m)
RSL Social Rent General Needs	153.675
RSL Rent Particular Needs	30.087
Council House Building	66.926
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	5.661
Total Social Rent	256.349

Other Affordable Rent

Rural Homes for Rent	0.736
Mid Market Rent (grant funded)	21.032
Total Affordable Rent	21.768

HOME OWNERSHIP

Affordable Home Ownership

RSL Shared Ownership	0.731
RSL Shared Equity (NSSE)	10.758
Open Market Shared Equity	40.710
Partnership Support for Regeneration (Commonwealth Games Village)	0.120
Home Owners' Support Fund (HOSF) - Mortgage to Shared Equity (MTSE)	0.259
Improvement & Repair Grants	0.738
Total Affordable Home Ownership	53.316

OTHER

Grants to Improve the Physical and Social Environment (GPSE) previously approved through Affordable Housing Investment Programme (AHIP)	2.029
Govanhill Acquisitions	0.488
Govanhill Backcourts	0.500
Govanhill Early Action Programme	0.300
Greener Homes Innovation Scheme	3.180
Scottish Veterans Project	0.250
Clyde Valley Innovation Project	1.458
GHA (Reprovisioning including Commonwealth Games)	19.247
Total Other	27.452
Total Affordable Housing Supply Programme	358.885

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Table 2 – AHSP Expenditure by Local Authority Area for 2014-15

Local Authority Area	2014-15 Expenditure £m
Aberdeen (City of)	8.163
Aberdeenshire	9.464
Angus	4.119
Argyll & Bute	7.133
Clackmannanshire	2.566
Dumfries & Galloway	4.966
Dundee (City of)	6.144
East Ayrshire	3.832
East Dunbartonshire	4.177
East Lothian	6.356
East Renfrewshire	1.573
Edinburgh (City of)	31.042
Falkirk	4.835
Fife	11.317
Glasgow (City of)	77.506
Glasgow Housing Association (GHA)	19.247
Highland	16.877
Inverclyde	7.306
Midlothian	3.206
Moray	5.093
North Ayrshire	5.749
North Lanarkshire	15.789
Orkney	3.295
Perth & Kinross	6.663
Renfrewshire	6.964
Shetland	1.440
South Ayrshire	2.723
South Lanarkshire	8.567
Stirling	4.548
The Scottish Borders	6.070
West Dunbartonshire	6.785
West Lothian	4.614
Western Isles	2.669
Local Programmes Total	310.798
Open Market Shared Equity (OMSE)	40.710
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	5.920
Clyde Valley Innovation Project	1.458
National Programmes Total	48.088
Local and National Programme Totals¹	358.886

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¹ Due to rounding, there is a difference of £0.001 from Table 1.

Unit Approvals

Table 3 – AHSP Unit Approvals by category for 2014-15

RENT

Social Rent

RSL Rent	Social	New Build	2436
	Social	Off The Shelf	10
	Social	Rehab	125
Council House Building	Social	New Build	1254
		Off The Shelf	88
		Rehab	34
Home Owners' Support Fund (Rent)	Social	Off The Shelf	192
Total Social Rent			4139

Other Affordable Rent

National Housing Trust	Affordable	New Build	345
Mid Market Rent	Affordable	New Build	559
Mid Market Rent	Affordable	Off The Shelf	18
Total Affordable Rent			922

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)/Shared Ownership (LCHO)	Affordable	New Build	173
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1030
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	8
Partnership Support for Regeneration (PSR)	Affordable	New Build	25
Total Affordable Home Ownership			1236
Total Affordable Housing Supply			6297

[Link to definition of Approvals](#) or [Back to contents page](#)

Table 4 – AHSP Unit Approvals by Local Authority Area and Programme for 2014-15

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	**Home Ownership	Open Market Shared Equity (OMSE)	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)	36	222		258		27		11		38	296
Aberdeenshire	12			12	160			10		170	182
Angus	20	41	2	63				8	1	9	72
Argyll & Bute	56			56				3		3	59
Clackmannanshire	32	15	4	51				9		9	60
Dumfries & Galloway	36		1	37				21	1	22	59
Dundee (City of)	155			155		6		23		29	184
East Ayrshire		23	1	24						0	24
East Dunbartonshire	28		4	32			15	3		18	50
East Lothian	52	20	7	79		24	12	53		89	168
East Renfrewshire	15	10	6	31				5		5	36
Edinburgh (City of)	241		1	242	176	356	52	298		882	1124
Falkirk		27	16	43				27		27	70
Fife	102	58	2	162		10		37		47	209
Glasgow (City of)	560		20	580		122	25	69	1	217	797
Glasgow Housing Association (GHA)	315			315		20				20	335
Highland	89	91	2	182	9	12	28	92	1	142	324
Inverclyde	60			60			8	3		11	71
Midlothian	36	86	11	133				53		53	186
Moray	34	128		162				8		8	170
North Ayrshire	12	59	14	85						0	85
North Lanarkshire	8	97	18	123			4	19		23	146
Orkney	23	57		80			15	9		24	104
Perth & Kinross	53	58	8	119				90		90	209
Renfrewshire	84		9	93			39	13		52	145
Shetland	26			26						0	26
South Ayrshire	100	82	7	189				1		1	190
South Lanarkshire	192	6	23	221				25		25	246
Stirling	16	26	9	51				15	1	16	67
The Scottish Borders	43	3	1	47				3		3	50
West Dunbartonshire	86	37	2	125					1	1	126
West Lothian	49	230	24	303				122	1	123	426
Western Isles				0					1	1	1
2014-2015 Unit Approval Programme Totals	2571	1376	192	4139	345	577	198	1030	8	2158	6297

*Other suppliers rent includes Mid Market Rent (MMR) ** Home ownership includes New Supply Shared Equity (NSSE), Shared Ownership (LCHO) and Partnership Support for Regeneration (PSR) [Back to contents page](#)

Site Starts

Table 5 - AHSP Site Starts by category for 2014-2015

RENT

Social Rent

RSL Rent	Social	New Build	2437
	Social	Off The Shelf	3
	Social	Rehab	94
Council House Building	Social	New Build	1522
		Off The Shelf	113
		Rehab	44
Home Owners' Support Fund (Rent)	Social	Off The Shelf	192
Total Social Rent			4405

Other Affordable Rent

National Housing Trust	Affordable	New Build	307
Mid Market Rent	Affordable	New Build	565
Mid Market Rent	Affordable	Off The Shelf	6
Mid Market Rent	Affordable	Rehab	21
Empty Homes Loan Fund	Affordable	Rehab	46
Total Affordable Rent			945

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)/Shared Ownership (LCHO)	Affordable	New Build	253
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1030
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	8
Total Affordable Home Ownership			1291
Total Affordable Housing Supply			6641

[Link to definition of Site Starts](#) or [Back to contents page](#)

Table 6 – AHSP Site Starts by Local Authority Area for 2014-2015

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	** Home Ownership	Open Market Shared Equity (OMSE)	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)	36			36	26	27		11			64	100
Aberdeenshire	52	131		183				10			10	193
Angus	30	45	2	77				8	13	1	22	99
Argyll & Bute	86			86				3			3	89
Clackmannanshire	32	51	4	87				9			9	96
Dumfries & Galloway	127		1	128		32	34	21		1	88	216
Dundee (City of)	172			172				23			23	195
East Ayrshire		42	1	43					1		1	44
East Dunbartonshire	28	15	4	47			15	3			18	65
East Lothian	33	36	7	76				53			53	129
East Renfrewshire			6	6				5			5	11
Edinburgh (City of)	231	214	1	446	96	282	82	298	3		761	1207
Falkirk	14	46	16	76		14		27			41	117
Fife	116	186	2	304	110	20		37			167	471
Glasgow (City of)	575		20	595		174	27	69	27	1	298	893
Glasgow Housing Association	216			216							0	216
Highland	80	108	2	190	41	17	16	92	2	1	169	359
Inverclyde	79			79			8	3			11	90
Midlothian	28	86	11	125				53			53	178
Moray	33	104		137				8			8	145
North Ayrshire		64	14	78							0	78
North Lanarkshire	46	85	18	149			13	19			32	181
Orkney	14	63		77			12	9			21	98
Perth & Kinross	87	70	8	165				90			90	255
Renfrewshire	69		9	78			39	13			52	130
Shetland	26			26							0	26
South Ayrshire		82	7	89				1			1	90
South Lanarkshire	98	120	23	241		14		25			39	280
Stirling	32	32	9	73	24			15		1	40	113
The Scottish Borders	83		1	84	10	12		3			25	109
West Dunbartonshire	54	37	2	93						1	1	94
West Lothian	49	62	24	135				122		1	123	258
Western Isles	8			8			7			1	8	16
2014-2015 Unit Starts Programme Totals	2534	1679	192	4405	307	592	253	1030	46	8	2236	6641

* other suppliers rent includes Mid Market Rent (MMR) ** Home ownership includes New Supply Shared Equity (NSSE) and Shared Ownership (LCHO) [Back to contents page](#)

Unit Completions

Table 7 - AHSP Completions by category for 2014-2015

RENT

Social Rent

RSL Rent	Social	New Build	2808
	Social	Off The Shelf	32
	Social	Rehab	89
Council House Building	Social	New Build	1088
		Off The Shelf	140
		Rehab	27
Home Owners' Support Fund (Rent)	Social	Off The Shelf	192
Total Social Rent			4376

Other Affordable Rent

National Housing Trust	Affordable	New Build	307
Mid Market Rent	Affordable	New Build	627
Mid Market Rent	Affordable	Off The Shelf	46
Mid Market Rent	Affordable	Rehab	40
Empty Homes Loan Fund	Affordable	Rehab	46
Rural Homes for Rent (RHfR)	Affordable	New Build	11
Total Affordable Rent			1077

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)/Shared Ownership (LCHO)	Affordable	New Build	256
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1030
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	8
Partnership Support for Regeneration	Affordable	New Build	300
Improvement and Repair Grants	Affordable	Rehab	22
Total Affordable Home Ownership			1616
Total Affordable Housing Supply			7069

[Link to definition of 'Completions'](#) or [Back to contents page](#)

Table 8 – AHSP Completions by Local Authority Area for 2014-15

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	** Home Ownership	Open Market Shared Equity (OMSE)	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)	32			32		4		11			15	47
Aberdeenshire	0	8		8				10			10	18
Angus	42	39	2	83				8	13	1	22	105
Argyll & Bute	91			91		51	6	3			60	151
Clackmannanshire	5	40	4	49	28			9			37	86
Dumfries & Galloway	352	12	1	365	52	12	12	21		1	98	463
Dundee (City of)	42			42	15	26	2	23			66	108
East Ayrshire	0	90	1	91					1		1	92
East Dunbartonshire	61	54	4	119		40	39	3			82	201
East Lothian	2	100	7	109				53			53	162
East Renfrewshire	0		6	6				5			5	11
Edinburgh (City of)	222	48	1	271	89	286	38	298	3		714	985
Falkirk	51	160	16	227		7		27			34	261
Fife	149		2	151	50	29		37			116	267
Glasgow (City of)	824		20	844		88	401	69	27	1	586	1430
Glasgow Housing Association	446			446							0	446
Highland	23	191	2	216	39	26	16	92	2	1	176	392
Inverclyde	6			6				3			3	9
Midlothian	11	1	11	23		38		53			91	114
Moray	1	108		109				8			8	117
North Ayrshire	101	121	14	236			16				16	252
North Lanarkshire	100	85	18	203		8	37	19			64	267
Orkney	5	26		31			2	9			11	42
Perth & Kinross	8	52	8	68		36		90			126	194
Renfrewshire	56		9	65				13			13	78
Shetland	48	10		58			9				9	67
South Ayrshire		6	7	13				1			1	14
South Lanarkshire	45		23	68		28		25			53	121
Stirling	58	68	9	135	24			15		1	40	175
The Scottish Borders	49		1	50	10	11		3			24	74
West Dunbartonshire	66	36	2	104						1	1	105
West Lothian	25		24	49		34		122		1	157	206
Western Isles	8			8						1	1	9
2014-2015 Unit Completions Programme Totals	2929	1255	192	4376	307	724	578	1030	46	8	2693	7069

* other suppliers rent includes Mid Market Rent (MMR) and Rural Homes for Rent (RHfR) ** Home ownership includes New Supply Shared Equity (NSSE), Shared Ownership (LCHO), Partnership Support for Regeneration (PSR) and Improvement and Repair Grants

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Table 9 – AHSP Completions by location for 2014-15²

*Local Programmes	
Cities/Urban	4,280
Rural	1,206
Total Local Programmes	5,486
Total Central Programmes	
	1,583
2014-15 Unit Completion Programme totals	7,069

*Local Programmes		
Cities	SIMD Areas	1,649
	Other	965
Urban	SIMD Areas	54
	Other	1,612
Total Cities/Urban		4,280
Rural	Other	1,206
Total Rural		1,206
Total		5,486

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² Please note, this is the existing terminology used in the current reporting system. The aim is to have the Scottish Government classifications incorporated within future reporting. In general, large urban areas are classified as “cities”, other urban areas and towns as “urban”, and accessible and remote rural as “rural”.

7. PROJECTS

Our [geographically dispersed area teams](#) have taken or received photos from partners of projects funded through the AHSP.

The following are only a selection of recent completed developments covering a range of funding mechanisms and contributions in various geographic locations, demonstrating community engagement and regeneration.



An Irvine Housing Association development at St Molio's Park, Benlister Road, **Arran** comprising 56 units with a mix of rent and shared equity.

There is a mix of houses and cottage flats and represents the largest new build development to be undertaken by a Registered Social Landlord on Arran.

There were 16 properties completed in 2013 and the remaining 40 properties completed in July 2014.



Ref: 31854



A Castle Rock Edinvar Housing Association development at Fortune Place, St Barnabas **Edinburgh** comprising 54 Particular Needs Social Rented units suitable for older people.

Completed in March 2015

Ref: 32190



An East Ayrshire Council development at Gilbert Burns Place (Skeoch Road), **Mauchline** (Ayrshire), consisting of 10 bungalows designed for older and ambulant disabled people.

Completed in December 2014



A Loretto Housing Association project in Belmont Road, Springburn, **Glasgow** comprising 49 units for social rent.

Completed in December 2014.

Ref: 32572



A Cunninghame Housing Association project - working in partnership with North Ayrshire Council on the Vineburgh Regeneration Masterplan in **Irvine** - and over 4 phases, delivered 287 new, affordable homes for local families and individuals.

Completed in March 2015.

Ref: 33203



A Highland Council project at Alain Baxter Court, **Aviemore** comprising 20 social rented units. Completed in February 2015.

Ref: 32351



A North Ayrshire Council project in **Largs**, Ayrshire comprising 11 units for social rent.

Built on the site of the Stevenson Institute – dated 1893, a social, literary and recreational centre – which was abandoned after a fire in 2009. The Bell Tower has been reinstated as a landmark feature to the front of the flats.

Completed in March 2015.

Ref: 33199



Completed Development - Showing Photovoltaics and Landscaping

A Kingdom Housing Association development at Largoward, Hall Park (Phase 3), **Fife** comprising 12 social rented units.

Completed in December 2014

Ref: 33062

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

This is a summary table relating to LIFT only, and details what the funding has delivered

Table 10 – LIFT breakdown by category

LIFT Categories	Approvals	Site Starts	Completions	Spend £m
New Supply Shared Equity (NSSE)	165	237	252	10.758
Shared Ownership (SO)	8	16	4	0.731
Open Market Shared Equity (OMSE) ³	1030	1030	1030	40.710
Total	1203	1283	1286	52.199

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9. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2014-15 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

Table 11 - Scheme Costs/Grant Rates 2014-15

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
RSL Social Rent Total	159	2,571	8,905	16.2	158.822	145.062	4.480	308.364	51.50%	119,939	61,774	56,422	1,743
RSL LCHO Total	18	173	693	9.6	7.908	15.577	0.000	23.485	33.67%	135,751	45,711	90,040	0
Other Suppliers Rent Total	26	577	2,010	22.2	18.618	51.147	0.253	70.018	26.59%	121,348	32,267	88,643	438
Other Suppliers Owner Occupation Total	1	25	110	25.0	1.119	2.912	0.000	4.031	27.76%	161,240	44,760	116,480	0
Sub - Total	204	3,346	11,718	16.4	186.467	214.698	4.733	405.898	45.94%	121,308	55,728	64,166	1,415
OMSE	1,030	1,030	4,120	1.0	39.003	72.420	0.000	111.423	35.00%	108,178	37,867	70,311	0
HOSF - MTR & MTSE	200	200	600	1.0	5.890	2.524	0.000	8.414	70.00%	42,070	29,450	12,620	0
*Grand Total	1,434	4,576	16,438	3.2	231.360	289.642	4.733	525.735	44.01%	114,890	50,559	63,296	1,034

[Link to Chart 1 - 2014-15 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

*excludes Council House Building (CHB) and National Housing Trust (NHT)

³ The [Open Market Shared Equity Scheme](#) helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government.

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, calculated at tender approval stage.

	2011/12		2012/13		2013/14		2014/15	
	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)
RSL Social Rent Only	£112,057	£42,083 37.56%	£109,976	£45,252 41.15%	£114,098	£55,385 48.54%	£119,939	£61,774 51.50%
All Grants	£117,678	£44,411 37.74%	£95,426	£37,691 39.50%	£109,445	£45,661 41.72%	£114,890	£50,559 44.01%

Link to Charts [2a \(Average Costs per Unit\)](#); [2b \(Average AHSP Grant per unit \(£\)\)](#); [2c \(Average AHSP Grant per unit \(%\)\)](#) or [Back to contents page](#)

10. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2014-15. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

Tables 13(a) and (b) –

Registered Social Landlords (RSLs) and (b) councils in receipt of grant⁴:

(a) Registered Social Landlords (RSLs) in receipt of grant

Client Name	£m
Albyn Housing Society Ltd	3.224
Almond Housing Association Ltd	2.395
Angus Housing Association Ltd	3.727
Ardenglen Housing Association Ltd	0.044
Argyll Community Housing Association Ltd	4.162
Ark Housing Association Ltd	0.013
Arklet Housing Association Ltd	0.009
Atrium Homes	0.021
Ayrshire Housing	0.028
Barrhead Housing Association Ltd	0.449
Berwickshire Housing Association Ltd	2.258
Bield Housing & Care	0.364
Blairtummock Housing Association Ltd	0.023
Broomhouse Housing Association (1986) Ltd	0.012

⁴ Excluding Adaptations, Glasgow Housing Association (GHA) Demolitions and GHA Owner Occupiers

Client Name	£m
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	1.211
Cadder Housing Association Ltd	0.290
Cairn Housing Association Ltd	0.181
Caledonia Housing Association Ltd	3.028
Calvay Housing Association Ltd	0.119
Cassiltoun Housing Association Ltd	0.241
Castle Rock Edinvar Housing Association Ltd	5.842
Castlehill Housing Association Ltd	0.471
Cathcart & District Housing Association Ltd	0.035
Cernach Housing Association Ltd	0.034
Charing Cross Housing Association Ltd	0.798
Cloch Housing Association Ltd	0.680
Clyde Valley Housing Association Ltd	10.260
Copperworks Housing Co-operative Ltd	0.025
Craigdale Housing Association Ltd	0.005
Cube Housing Association Ltd	6.218
Cunninghame Housing Association Ltd	1.948
Drumchapel Housing Co-operative Ltd	0.026
Dumfries & Galloway Housing Partnership	3.174
Dunbritton Housing Association Ltd	0.837
Dunedin Canmore Housing Ltd	0.550
East Lothian Housing Association Ltd	1.819
Easthall Park Housing Co-operative Ltd	0.019
Eildon Housing Association Ltd	3.788
Elderpark Housing Association Ltd	1.974
Fairfield Housing Co-operative Ltd	0.768
Fife Housing Association Ltd	1.565
Forth Housing Association Ltd	1.444
Fyne Homes	0.758
Gardeen Housing Association Ltd	0.037
Glasgow Housing Association Ltd, The	19.476
Glen Oaks Housing Association Ltd	0.245
Govan Housing Association Ltd	1.719
Govanhill Housing Association Ltd	2.780
Grampian Housing Association Ltd	2.385
Hanover (Scotland) Housing Association Ltd	0.707
Hawthorn Housing Co-operative Ltd	0.046
Hebridean Housing Partnership Ltd	2.669
Hillcrest Housing Association Ltd	6.870
Hillhead Housing Association 2000	0.181
Hjaltland Housing Association Ltd	1.440
Home In Scotland Ltd	8.712
Horizon Housing Association Ltd	0.014
Hunters Hall Housing Co-operative Ltd	0.004

Client Name	£m
Key Housing Association Ltd	0.165
Kingdom Housing Association Ltd	7.741
Kingsridge Cleddans Housing Association Ltd	0.020
Langstane Housing Association Ltd	2.138
Link Group Ltd	17.907
Linstone Housing Association Ltd	0.657
Linthouse Housing Association Ltd	0.574
Lochaber Housing Association Ltd	0.074
Lochfield Park Housing Association Ltd	0.082
Loreburn Housing Association Ltd	1.356
Loretto Housing Association Ltd	1.593
Manor Estates Housing Association Ltd	1.134
Maryhill Housing Association Ltd	0.106
Melville Housing Association Ltd	0.992
Milnbank Housing Association Ltd	1.501
Molendinar Park Housing Association	0.033
Muirhouse Housing Association Ltd	1.313
New Gorbals Housing Association Ltd	0.702
North Glasgow Housing Association Ltd	2.688
North View Housing Association Ltd	0.093
Oak Tree Housing Association Ltd	1.466
Ore Valley Housing Association Ltd	0.092
Orkney Housing Association Ltd	0.814
Parkhead Housing Association Ltd	4.636
Partick Housing Association Ltd	2.644
Pineview Housing Association Ltd	0.026
Port of Leith Housing Association Ltd	0.891
Prospect Community Housing	0.025
Provanhall Housing Association Ltd	0.003
Queens Cross Housing Association Ltd	4.368
Reidvale Housing Association	0.028
River Clyde Homes Ltd	3.273
Rosehill Housing Co-operative Ltd	0.400
Ruchazie Housing Association Ltd	0.004
Rural Stirling Housing Association Ltd	0.254
Sanctuary Scotland Housing Association Ltd	25.944
Scottish Borders Housing Association Ltd	0.024
Scottish Veterans Housing Association Ltd	0.255
Shettleston Housing Association Ltd	1.846
Southside Housing Association Ltd	3.749
Spire View Housing Association Ltd	0.023
Margaret Blackwood Housing Association Ltd	0.048
Thenue Housing Association Ltd	1.728
Thistle Housing Association Ltd	0.543

Client Name	£m
Tollcross Housing Association Ltd	0.306
Trust Housing Association Ltd	0.109
Viewpoint Housing Association Ltd	0.048
Wellhouse Housing Association Ltd	1.144
Weslo Housing Management	0.613
West Granton Housing Co-operative Ltd	0.014
West Highland Housing Association Ltd	0.333
West of Scotland Housing Association Ltd	0.216
Whiteinch & Scotstoun Housing Association Ltd	0.214
Yoker Housing Association Ltd	0.972
Yorkhill Housing Association Ltd	0.008
Total	210.05

(b) Councils in receipt of grant for Council House New Build

Council	(£m)
Aberdeen (City of)	2.748
Aberdeenshire	7.239
Angus	1.570
Clackmannanshire	1.623
East Ayrshire	3.812
East Dunbartonshire	1.348
East Lothian	4.131
East Renfrewshire	0.116
Edinburgh (City of)	2.852
Falkirk	2.116
Fife	1.099
Highland	9.645
Midlothian	1.006
Moray	4.355
North Ayrshire	3.756
North Lanarkshire	4.592
Orkney	2.481
Perth & Kinross	1.673
South Ayrshire	2.695
South Lanarkshire	1.994
Stirling	2.652
West Dunbartonshire	2.168
West Lothian	1.255
Total	66.926

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Table 14 – Other Grant Recipients

The following tables show other grant recipients during 2014-15:

Grant Type	Client Name	£m
Mid Market Rent	Castle Rock Edinvar Housing Association Ltd	0.749
	Castlehill Housing Association Ltd	0.044
	Clyde Valley Housing Association Ltd	0.229
	Cube Housing Association Ltd	0.423
	Dumfries & Galloway Housing Partnership	0.436
	Dunedin Canmore Housing Association Ltd	0.598
	Glasgow Housing Association Ltd	1.373
	Hillcrest Housing Association Ltd	2.104
	Home In Scotland Ltd	3.452
	Kingdom Housing Association Ltd	2.091
	Langstane Housing Association Ltd	0.810
	Link Group Ltd	2.450
	Lothian Homes Ltd	1.934
	Manor Estates Housing Association Ltd	0.720
	Muirhouse Housing Association Ltd	0.701
	New Gorbals Housing Association Ltd	1.037
	Port Of Leith Housing Association Ltd	0.988
	Southside Housing Association Ltd	0.392
	The Highlands Small Communities Housing Trust	0.150
	Weslo Housing Management	0.350
Total	21.031	
Rural Homes for Rent	Individuals	0.736

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11. Forms of Housing

Table 15 - Forms of Housing Funded by AHSP in 2014-15

Form	Approvals	Site Starts	Completions
New Build	4792	5084	5397
Off the Shelf	1346	1352	1448
Rehab	159	205	224
Total	6297	6641	7069

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12. Particular Needs

Table 16 - Housing for older people and disabled people

Category	2014-15
Older People	436
Disabled People	244
Total	680

- The table shows that 680 homes which were *purpose built* for older people or disabled people including 218 known to be specifically designed for wheelchair users. The Affordable Housing Supply Programme supports the delivery of flexible housing capable of being adapted to suit peoples' changing requirements. Therefore wherever possible, all units are built to Varying Need Standards.
- It is also for local authorities through their Local Housing Strategy and Strategic Housing Investment Plans to set out local housing needs and the priorities for housing investment, including how much specialist housing is required, and where this should be delivered.

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13. Quality Measures

The programme delivered housing that can be accessed by the majority of the population and that is safe and secure to live in.

The following quality measure table shows the percentage of RSL (rent & LCHO) new build, council house new build and mid market rent new build completions meeting standards during 2014-15 –

Table 17 – Housing for Varying Needs (HfVN) and Secured by Design (SBD)

% of units meeting Housing for Varying Needs (HfVN)	96%
% of units to Secured by Design (SBD) accreditation standard	93%

- A high proportion (78%) of the RSL (rent & LCHO) new build, council house new build and mid market rent new build completions are built on brownfield sites.

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14. Greener Standard

Within the AHSP there exists a strong focus on enhancing energy efficiency. To incentivise delivery of new homes which meet a greener standard, a system to vary the subsidy benchmarks for new council and housing association homes was introduced in 2012-13.

To qualify for higher subsidy, the building standards for the new homes must meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating. During 2014-15 a total of 1,127 out of 3,888 approvals for RSL/CHB new build units included the greener homes standard.

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15. Progress towards the 5-year, 30,000 affordable homes target

Table 18

The Scottish Government made clear its commitment to deliver at least 30,000 affordable homes, of which at least 20,000 will be for social rent including 5,000 council homes, during the lifetime of this Parliament. The following table shows the progress made to the end of year four of the target:

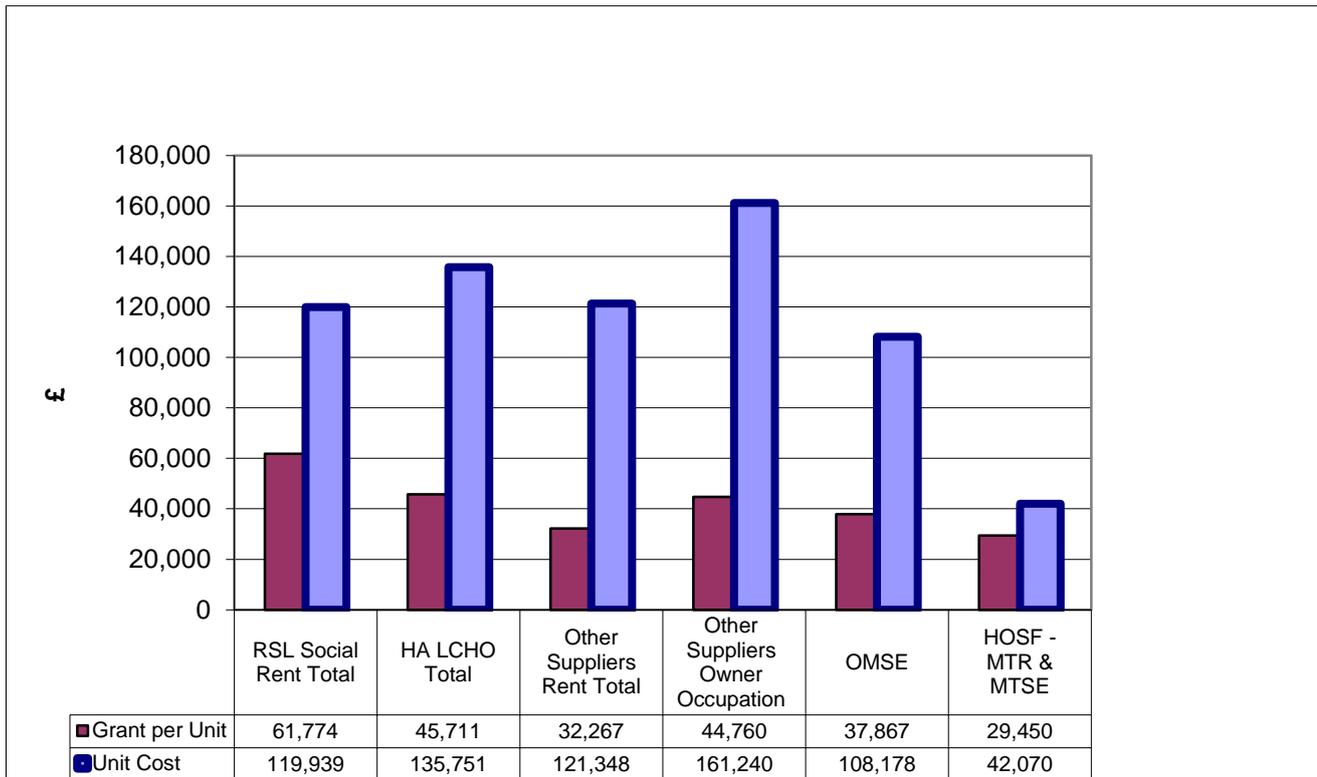
Local Authority Area	2011-12	2012-13	2013-14	2014-15	Total
Aberdeen (City of)	169	146	231	47	593
Aberdeenshire	145	148	86	18	397
Angus	75	43	165	105	388
Argyll & Bute	78	100	159	151	488
Clackmannanshire	4	71	31	86	192
Dumfries & Galloway	103	96	137	463	799
Dundee (City of)	122	21	117	108	368
East Ayrshire	149	55	16	92	312
East Dunbartonshire	36	154	151	201	542
East Lothian	105	214	197	162	678
East Renfrewshire	21	129	19	11	180
Edinburgh (City of)	671	810	1,149	985	3,615
Falkirk	177	152	78	261	668
Fife	215	361	223	267	1,066
Glasgow (City of)	1,247	912	1,173	1,430	4,762
Glasgow Housing Association (GHA)	370	47	215	446	1,078
Highland	382	329	372	392	1,475
Inverclyde	384	175	129	9	697
Midlothian	158	374	174	114	820
Moray	150	113	78	42	383
North Ayrshire	126	120	117	252	615
North Lanarkshire	254	201	284	267	1,006
Orkney	114	196	7	117	434
Perth & Kinross	186	136	153	194	669
Renfrewshire	292	195	221	78	786
Shetland	58	17	31	67	173
South Ayrshire	174	21	95	14	304
South Lanarkshire	335	268	312	121	1,036
Stirling	120	45	149	175	489
The Scottish Borders	7	117	71	74	269
West Dunbartonshire	229	28	54	105	416
West Lothian	135	195	583	206	1,119
Western Islands	91	20	35	9	155
TOTAL	6,882	6,009	7,012	7,069	26,972

Section 4 of this report refers to further [statistical information](#).

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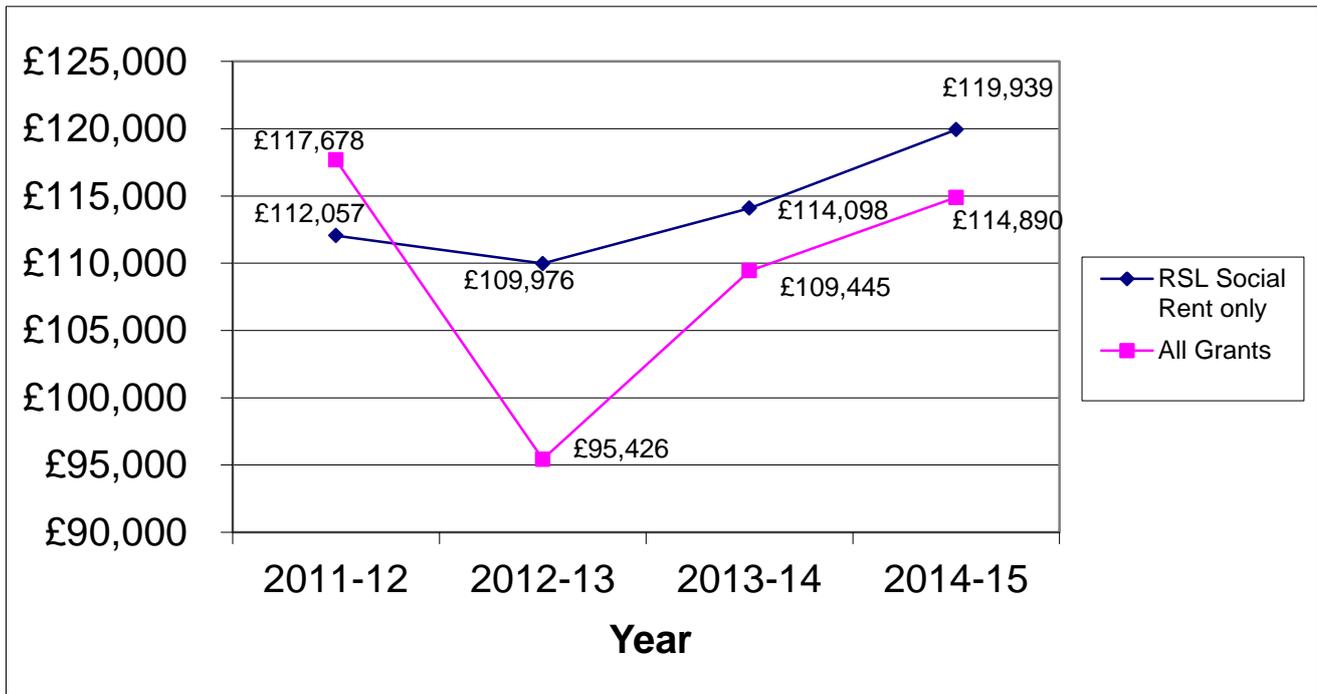
16. Affordable Housing Supply Programme (AHSP): Charts

Chart 1 – Scheme Costs/Grant Rates (Source Table 11)



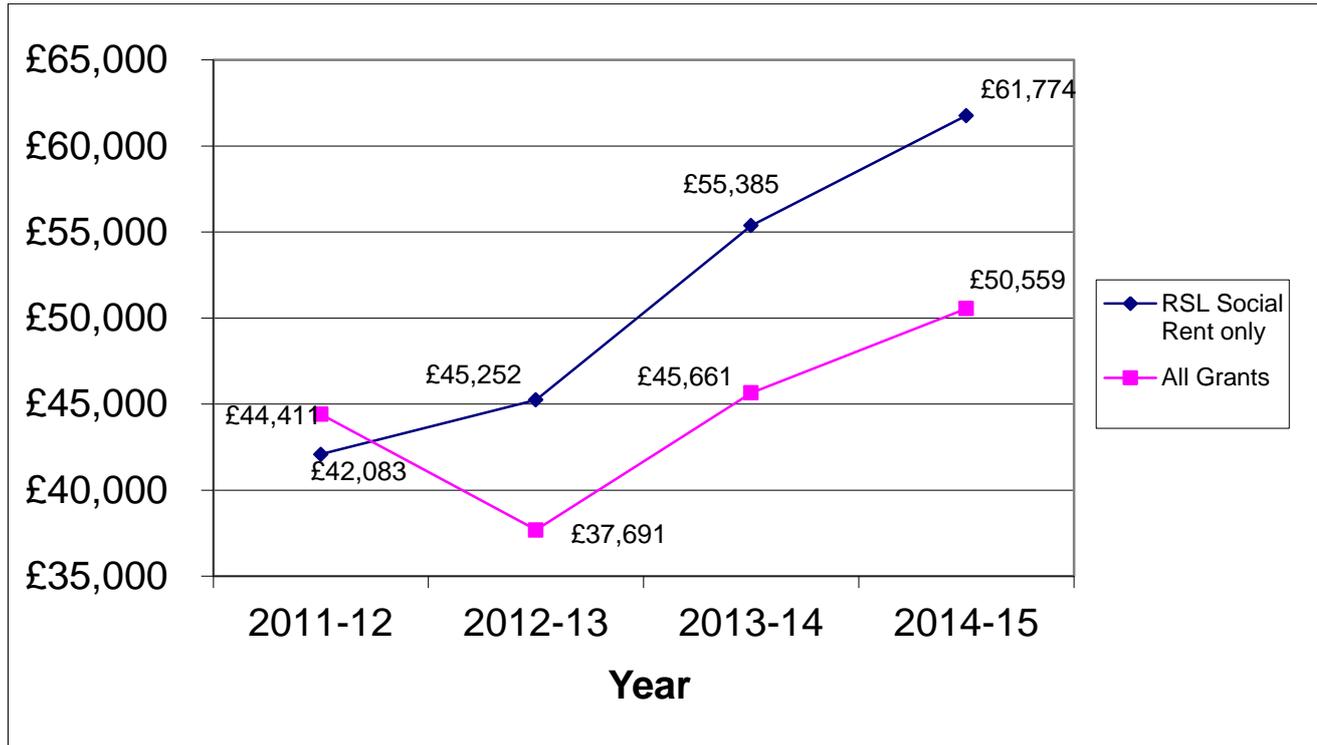
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Chart 2(a) – Historic Trends - Average Cost per Unit (Source: Table 12)



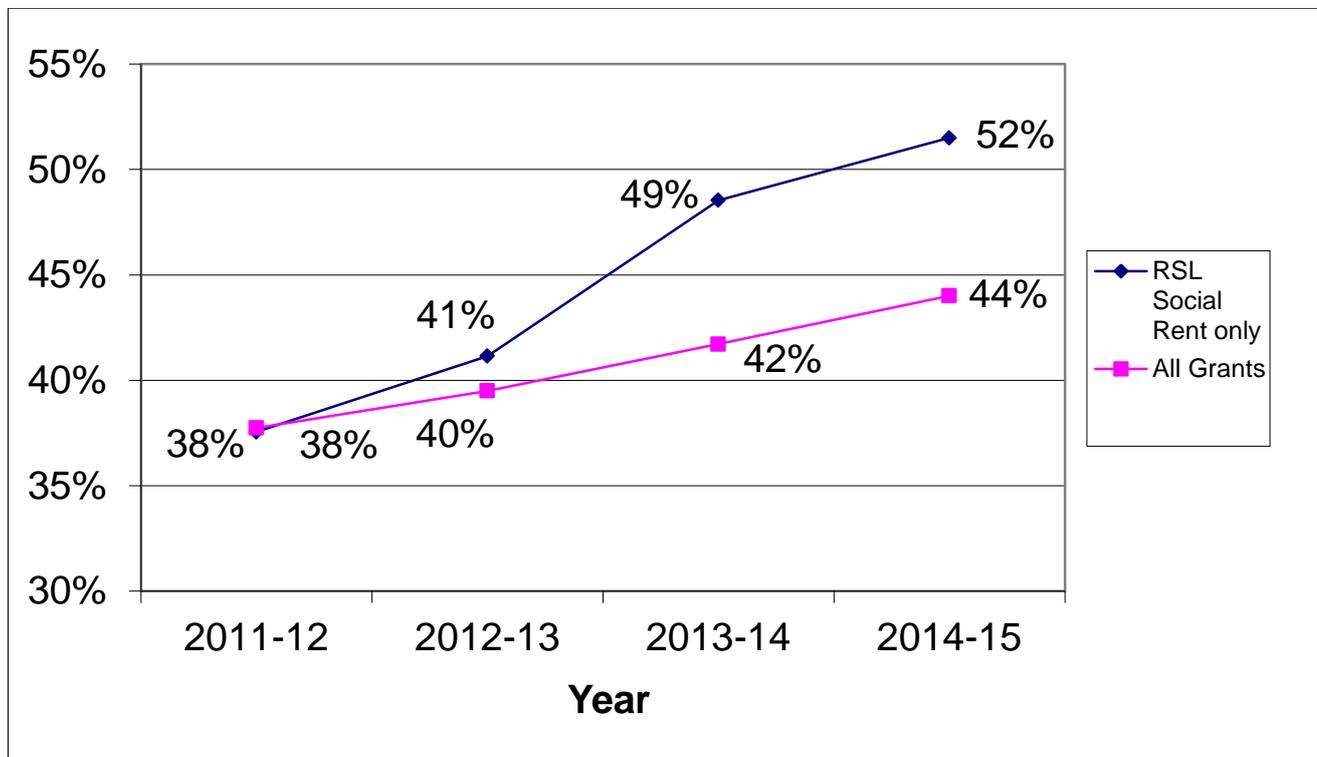
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Chart 2(b) – Historic Trends - Average Grant per unit £ (Source: Table 12)



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Chart 2(c) – Historic Trends - Average Grant per unit % (Source: Table 12)



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17. GLOSSARY

AHSP – Affordable Housing Supply Programme

Approvals – units receiving approval at tender stage in the current financial year. [Back to Table 3](#)

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

CHB – Council House Building

Central Programmes - Includes funding for programmes such as LIFT, HOSF and increased subsidy for homes built to a higher greener standard. [Back to Table 9](#)

Completions - units which have reached practical completion stage of the on site development process. [Back to Table 7](#)

COP – Community Ownership Programme

EHLF – Empty Homes Loan Fund

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.

HA – Housing Association.

HfVN – Housing for Varying Needs

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

Local Programmes - Form the main part of the AHSP and relates to council and registered social landlord development activity. [Back to Table 9](#)

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NHT – National Housing Trust

NSSE – New Supply Shared Equity

OMSE – Open Market Shared Equity

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.

REPG – Rural Empty Properties Grant

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

SBD – Secured by Design

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 [Back to Table 5](#)

Social Rent – Generally rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

TCHF - Town Centre Housing Fund

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

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18. CONTACTS

The AHSP in 2014-15 was administered through Housing Supply Division Area Teams, supported by a central programme co-ordination team. (In Glasgow and Edinburgh, day-to-day management of the Affordable Housing Supply Programme has been devolved to the relevant city council.)

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

Area Offices	Mailbox
Housing Supply Division	HousingSupply@scotland.gsi.gov.uk
Housing Supply Team (Central Programme Co-ordination Team)	housingsupplyteam@scotland.gsi.gov.uk

Information is also available within the [Investment and Grants section of the Scottish Government website.](#)

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