

Affordable Housing Supply Programme Out-turn Report 2012-13

**Housing Supply Division
December 2013**



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1. Introduction

The supply of affordable housing remains a high priority for the Scottish Government, which has 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 houses, during the lifetime of this Parliament.

In 2012-13 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.

The majority of funding was provided to Registered Social Landlords (RSLs) although the AHSP also provided funding to others including councils, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2012-13.

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2. Planning and delivery of the AHSP

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 were the key documents for setting out the priorities for investment at the local level in 2012-13. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

From 2012–2013 a new 3-year resource planning approach was adopted, which enables 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 a combined three-year resource planning assumption.

As in previous years, a central budget was retained by the Scottish Government for other parts of the AHSP.

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:

- Generally, **social housing** is rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

- **Affordable housing** within the context of the AHSP includes both social and mid-market rented homes, and also low cost home ownership properties.

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

In 2012-13 investment through the AHSP was made up of a variety of different grant mechanisms, (including payment of grants for projects previously available through the Affordable Housing Investment Programme (AHIP)). For the first time the AHSP also included the use of loan and equity funding to deliver parts of the programme. 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 2012-13:

- **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 for low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **Council House Build**

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

- **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.

- **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), New Supply Shared Equity with Developers (NSSE (D)) 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 **New Supply Shared Equity with Developers** scheme is similar to the New Supply Shared Equity scheme, but helps people on low to moderate incomes to buy a new build home built by a private developer. As with the NSSE scheme, buyers fund 60 to 80 per cent of the purchase price. The Scottish Government and the developer will each hold an equal share under a separate shared equity agreement.

The **Open Market Shared Equity** scheme helps people on low to moderate incomes to buy a home that is for sale on the open market. 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**

A new 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 this [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.

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 2012-13, 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.

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5. Budgets

The resources originally approved for the Affordable Housing Supply Programme in 2012-13 were £214.828m. The budget includes a mix of both grant and Financial Transaction Consequentials (FTCs) for loans and equity use. The final budget for 2012-13 was £316.328m and the additions are set out below:

Budget:	Grant 2012-13 £m	Loans 2012-13 £m	Total 2012-13 £m
Housing Supply budget as at SR 2011 (Assumed £5m of receipts)	125.310		125.310
Transfer of Management of Development Funding (TMDF)	79.518		79.518
Home Owners' Support Fund (HOSF)	10.000		10.000
Total	214.828		214.828
Subsequent additions			
1. February 2012	12.000	26.000	38.000
2. June 2012	20.500		20.500
3. June 2012	15.000		15.000
4. September 2012	22.500	7.500	30.000
5. Minor adjustments	-2.000		-2.000
Total	282.828	33.500	316.328

1. Announced 8 February 2012

<http://www.scotland.gov.uk/News/Releases/2012/02/greenerhomes08022012>

2 & 3. Announced 27 June 2012

<http://www.scotland.gov.uk/News/Releases/2012/06/affordable-housing-boost27062012>

4. Announced 20 September 2012

<http://www.scotland.gov.uk/News/Releases/2012/09/draft-budget20092012>

5. Combination of minor adjustments/ budget transfers/year end flexibility/final receipts.

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6. Programme Out-turn 2012-13: Tables

Table 1 – AHSP Expenditure by Category for 2012-13

AHSP spend in 2012-13, at £317.960, was slightly higher than the budget.

RENT

Social Rent	(£m)
RSL Social Rent General Needs	104.180
RSL Rent Particular Needs	22.149
Council House Building	45.578
GHA Reprovisioning	16.417
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE) ¹	9.871
Total Social Rent	198.195

Other Affordable Rent

Rural Homes for Rent	0.001
Mid Market Rent (grant funded)	17.164
Empty Homes Loan Fund (also Mid Market Rent)	2.390
Rural Empty Property Grant	0.035
Special Needs Capital Grant	0.104
Total Affordable Rent	19.694

HOME OWNERSHIP

Affordable Home Ownership

RSL Shared Ownership	3.024
RSL Shared Equity (NSSE)	8.006
Open Market Shared Equity	20.605
New Supply Shared Equity with Developers	1.490
Partnership Support for Regeneration (GRO Ownership Private Developers)	11.881
Partnership Support for Regeneration (Commonwealth Games Village)	33.375
Rural Home Ownership Grants	0.177
Improvement & Repair Grants	0.451
Total Affordable Home Ownership	79.009

OTHER

Environmentals	4.810
Govanhill Acquisitions	0.500
Scottish Veterans	0.825
Cumbernauld Regeneration	1.600
Shared Equity revaluation	5.654
Scotland's Housing Expo	5.400
Energy efficiency loans (Gas Grid and Warm Homes)	0.903
Rural Rent to Buy	1.370
Total Other	21.062
Total Affordable Housing Supply	317.960

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¹ A small proportion of this spend relates to 9 units which were for Mortgage to Shared Equity rather than Mortgage to rent.

Table 2 – AHSP Expenditure by Local Authority Area for 2012-13

Local Authority Area	2012-13 Expenditure £m
Aberdeen (City of)	3.702
Aberdeenshire	3.947
Angus	3.506
Argyll & Bute	6.987
Clackmannanshire	1.109
Dumfries & Galloway	6.841
Dundee (City of)	3.194
East Ayrshire	0.901
East Dunbartonshire	6.205
East Lothian	5.038
East Renfrewshire	1.636
Edinburgh (City of)	26.274
Falkirk	4.900
Fife	5.396
Glasgow (City of)	93.410
Glasgow Housing Association (GHA)	14.217
Highland	6.421
Inverclyde	4.191
Midlothian	5.496
Moray	3.427
North Ayrshire	5.894
North Lanarkshire	10.293
Orkney	2.493
Perth & Kinross	3.903
Renfrewshire	9.333
Shetland	2.789
South Ayrshire	2.781
South Lanarkshire	10.808
Stirling	3.135
The Scottish Borders	0.794
West Dunbartonshire	1.482
West Lothian	8.336
Western Isles	1.438
Local Programmes Total	270.277
Open Market Shared Equity Pilot (OMSE)	20.605
NSSE Developers	1.490
Empty Homes Loan Fund	2.390
Shared Equity revaluation	5.654
Scotland's Housing Expo	5.400
Energy efficiency loans (Gas Grid and Warm Homes)	0.903
Rural Rent to Buy	1.370
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	9.871
National Programmes Total	47.683
Local and National Programme Totals	317.960

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Unit Approvals

Table 3 – AHSP Unit Approvals by category for 2012-2013

RENT

Social Rent

RSL Rent	Social	New Build	1506
	Social	Off The Shelf	7
	Social	Rehab	57
Council House Building	Social	New Build	594
Home Owner Support Fund (Rent)	Social	Off The Shelf	288
Total Social Rent			2452

Other Affordable Rent

National Housing Trust	Affordable	New Build	570
Mid Market Rent	Affordable	New Build	514
Mid Market Rent	Affordable	Off The Shelf	6
Mid Market Rent	Affordable	Rehab	41
Empty Homes Loan Fund	Affordable	Rehab	305
Total Affordable Rent			1436

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity	Affordable	New Build	114
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	533
New Supply Shared Equity (Developers)	Affordable	New Build	73
Home Owner Support Fund (Shared Equity)	Affordable	Off The Shelf	9
Improvement & Repair Grants	Affordable	Rehab	373
Total Affordable Home Ownership			1102
Total Affordable Housing Supply			4990

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

Table 4 – AHSP Unit Approvals by Local Authority Area for 2012-13²

Local Authority Area	2012-13 Unit Approvals
Aberdeen (City of)	0
Aberdeenshire	109
Angus	7
Argyll & Bute	58
Clackmannanshire	48
Dumfries & Galloway	57
Dundee (City of)	0
East Ayrshire	0
East Dunbartonshire	48
East Lothian	100
East Renfrewshire	0
Edinburgh (City of)	588
Falkirk	0
Fife	185
Glasgow (City of)	900
Glasgow Housing Association (GHA)	258
Highland	168
Inverclyde	0
Midlothian	20
Moray	92
North Ayrshire	8
North Lanarkshire	96
Orkney	6
Perth & Kinross	47
Renfrewshire	0
Shetland	0
South Ayrshire	25
South Lanarkshire	60
Stirling	26
The Scottish Borders	64
West Dunbartonshire	33
West Lothian	209
Western Isles	0
Local Programmes Total	3212
Open Market Shared Equity (OMSE)	533
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	297
National Housing Trust	570
NSSE Developers	73
Empty Homes Loan Fund	305
National Programmes Total	1778
Local and National Programme Totals	4990

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²Zeros can appear for some councils in Tables 4, 6 and 8 because council programmes are managed over a 3-year period – see section 2 above.

Site Starts

Table 5 - AHSP Site Starts by category for 2012-2013

RENT

Social Rent

RSL Rent	Social	New Build	2385
	Social	Off The Shelf	0
	Social	Rehab	104
Council House Building	Social	New Build	1237
Home Owner Support Fund (Rent)	Social	Off The Shelf	288
Total Social Rent			4014

Other Affordable Rent

National Housing Trust	Affordable	New Build	195
Mid Market Rent	Affordable	New Build	606
Mid Market Rent	Affordable	Rehab	98
Rural Empty Property Grant	Affordable	Rehab	1
Special Needs Capital Grant	Affordable	New Build	2
Special Needs Capital Grant	Affordable	Rehab	1
Total Affordable Rent			903

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity	Affordable	New Build	251
New Supply Shared Equity	Affordable	Rehab	12
Shared Ownership (LCHO)	Affordable	New Build	6
Shared Ownership (LCHO)	Affordable	Rehab	16
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	533
New Supply Shared Equity (Developers)	Affordable	New Build	73
Home Owner Support Fund (Shared Equity)	Affordable	Off The Shelf	9
Partnership Support for Regeneration	Affordable	New Build	300
Improvement & Repair Grants	Affordable	Rehab	367
Total Affordable Home Ownership			1567
Total Affordable Housing Supply			6484

Table 6 – AHSP Site Starts by Local Authority for 2012-2013

Local Authority Area	2012-13 Site Starts
Aberdeen (City of)	52
Aberdeenshire	105
Angus	80
Argyll & Bute	129
Clackmannanshire	25
Dumfries & Galloway	106
Dundee (City of)	130
East Ayrshire	25
East Dunbartonshire	124
East Lothian	242
East Renfrewshire	32
Edinburgh (City of)	483
Falkirk	108
Fife	276
Glasgow (City of)	1438
Glasgow Housing Association (GHA)	271
Highland	189
Inverclyde	0
Midlothian	95
Moray	55
North Ayrshire	182
North Lanarkshire	105
Orkney	53
Perth & Kinross	115
Renfrewshire	141
Shetland	83
South Ayrshire	56
South Lanarkshire	101
Stirling	95
The Scottish Borders	48
West Dunbartonshire	39
West Lothian	393
Western Isles	10
Local Programmes Total	5386
Open Market Shared Equity Pilot (OMSE)	533
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	297
National Housing Trust	195
NSSE Developers	73
National Programmes Total	1098
Local and National Programme Totals	6484

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Unit Completions

Table 7 - AHSP Completions by category for 2012-2013

RENT

Social Rent

RSL Rent	Social	New Build	2784
RSL Rent	Social	Off The Shelf	0
RSL Rent	Social	Rehab	86
Council House Building	Social	New Build	1116
Home Owner Support Fund (Rent)	Social	Off The Shelf	288
Total Social Rent			4274

Other Affordable Rent

National Housing Trust	Affordable	New Build	145
Mid Market Rent	Affordable	New Build	268
Mid Market Rent	Affordable	Rehab	1
Special Needs Capital Grant	Affordable	New Build	2
Total Affordable Rent			416

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity	Affordable	New Build	290
New Supply Shared Equity	Affordable	Off The Shelf	12
New Supply Shared Equity	Affordable	Rehab	0
Shared Ownership (LCHO)	Affordable	New Build	170
Shared Ownership (LCHO)	Affordable	Off The Shelf	12
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	533
New Supply Shared Equity (Developers)	Affordable	New Build	73
Partnership Support for Regeneration (PSR)	Affordable	New Build	22
Rural Home Ownership Grants (RHOGs)	Affordable	New Build	6
Home Owner Support Fund (Shared Equity)	Affordable	Off The Shelf	9
Improvement & Repair Grants	Affordable	Rehab	192
Total Affordable Home Ownership			1319

Total Affordable Housing Supply			6009
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Table 8 – AHSP Completions by Local Authority Area for 2012-13

Local Authority Area	2012-13 Completions
Aberdeen (City of)	99
Aberdeenshire	134
Angus	40
Argyll & Bute	99
Clackmannanshire	69
Dumfries & Galloway	70
Dundee (City of)	0
East Ayrshire	52
East Dunbartonshire	149
East Lothian	170
East Renfrewshire	119
Edinburgh (City of)	609
Falkirk	100
Fife	313
Glasgow (City of)	816
Glasgow Housing Association (GHA)	47
Highland	239
Inverclyde	171
Midlothian	339
Moray	194
North Ayrshire	100
North Lanarkshire	170
Orkney	110
Perth & Kinross	79
Renfrewshire	175
Shetland	16
South Ayrshire	14
South Lanarkshire	235
Stirling	14
The Scottish Borders	83
West Dunbartonshire	13
West Lothian	108
Western Isles	15
Local Programmes Total	4961
Open Market Shared Equity Pilot (OMSE)	533
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	297
National Housing Trust (Local and National models)	145
NSSE with Developers	73
National Programmes Total	1048
Local and National Programme Totals	6009

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

In Table 1 which details the expenditure in 2012-13, 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 £m
New Supply Shared Equity (NSSE)	114	263	302	8.006
New Supply Shared Equity (NSSE) Developers	73	73	73	1.490
Shared Ownership (SO)	0	22	182	3.024
Open Market Shared Equity (OMSE)	533	533	533	20.605
GRO Grants/PSR	0	300	22	11.881
*Rural Home Ownership Grants (RHOGS)	0	9	6	0.177
Total	720	1200	1118	45.183

*Grant no longer available.

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8. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2012-13 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

Table 10 - Scheme Costs/Grant Rates 2012-13³

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 Social rent Total	89	1,563	5,463	17.6	70.729	95.705	5.459	171.892	41.15%	109,976	45,252	61,231	3,493
HA LCHO Total	12	114	436	9.5	6.703	8.249	0.034	14.986	44.73%	131,456	58,798	72,360	298
Mid market rent Total	25	561	1,815	22.4	17.508	45.797	0.310	63.615	27.52%	113,396	31,209	81,635	553
I&R	4	373	1,594	93.3	4.834	2.178	0.036	7.048	68.59%	18,895	12,960	5,839	97
Sub - Total	130	2,611	9,308	20.1	99.774	151.929	5.839	257.541	38.74%	98,637	38,213	58,188	2,236
OMSE	533	533	2,132	1.0	19.658	36.500	0.000	56.158	35.00%	105,362	36,882	68,480	0
HOSF - MTR & MTSE	297	297	891	1.0	10.264	4.399	0.000	14.663	70.00%	49,370	34,559	14,811	0
Grand Total	960	3,441	12,331	3.6	129.696	192.828	5.839	328.362	39.50%	95,426	37,691	56,038	1,697

[Link to Chart 1 - 2012-13 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

³ This table is based on approvals and excludes Council House Building (CHB), National Housing Trust (NHT) and New Supply Shared Equity with Developers (NSSE (D)). I & R – Improvement and Repair grants to owners.

Table 11 – 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.

	2009-10		2010-11		2011-12		2012-13	
	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHSP Grant per unit (%)	Average Cost per unit	Average AHSP Grant per unit (%)
HA Social Rent only	£130,058	£77,263 (59.41%)	£117,720	£63,753 (54.16%)	£112,057	£42,083 (37.56%)	£109,976	£45,252 (41.15%)
All Grants	£120,511	£63,963 (53.08%)	£112,003	£57,013 (50.90%)	£117,678	£44,411 (37.74%)	£95,426	£37,691 (39.50%)

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](#)

9. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2012-13. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

Table 12 – Registered Social Landlords (RSLs) and councils in receipt of grant:

Registered Social Landlords (RSLs) in receipt of grant

RSL	£m
Abbeyfield Scotland Ltd	0.029
Aberdeenshire Housing Partnership	0.031
Abertay Housing Association Ltd	0.168
Abronhill Housing Association Ltd	0.007
Albyn Housing Society Ltd	2.883
Almond Housing Association Ltd	1.558
Angus Housing Association Ltd	0.120
Antonine Housing Association Ltd	0.018
Ardenglen Housing Association Ltd	0.035
Argyll Community Housing Association Ltd	2.712
Ark Housing Association Ltd	0.050
Arklet Housing Association Ltd	0.047
Atrium Homes	0.666
Ayrshire Housing	0.292
Ayrshire North Community Housing Organisation Ltd	0.025
Barony Housing Association Ltd	0.021
Barrhead Housing Association Ltd	0.367
Bellsmyre Housing Association Ltd	0.038
Berwickshire Housing Association Ltd	0.035
Bield Housing & Care	1.109
Blairtummock Housing Association Ltd	0.017

Blochairn Housing Association Ltd	0.003
Bridgewater Housing Association Ltd	0.045
Broomhouse Housing Association Ltd	0.001
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	0.680
Cadder Housing Association Ltd	0.027
Cairn Housing Association Ltd	0.537
Caledonia Housing Association Ltd	2.787
Calvay Housing Association Ltd	0.018
Cassiltoun Housing Association Ltd	0.046
Castle Rock Edinvar Housing Association Ltd	3.235
Castlehill Housing Association Ltd	0.425
Cathcart & District Housing Association Ltd	0.017
Cernach Housing Association Ltd	0.862
Charing Cross Housing Association Ltd	0.042
Cloch Housing Association Ltd	0.044
Clyde Valley Housing Association Ltd	3.952
Clydebank Housing Association Ltd	0.036
Clydesdale Housing Association Ltd	0.208
Copperworks Housing Co-operative Ltd	0.008
Cordale Housing Association Ltd	0.214
Craigdale Housing Association Ltd	0.002
Cube Housing Association Ltd	0.258
Cunninghame Housing Association Ltd	2.430
Dalmuir Park Housing Association Ltd	0.022
Drumchapel Housing Co-operative Ltd	0.018
Dumfries & Galloway Housing Partnership	4.572
Dunbritton Housing Association Ltd	1.643
Dunedin Canmore Housing Association Ltd	4.685
East Kilbride & District Housing Association Ltd	0.013
East Lothian Housing Association Ltd	0.062
Easthall Park Housing Co-operative Ltd	0.017
Eildon Housing Association Ltd	0.824
Elderpark Housing Association Ltd	0.219
Faifley Housing Association Ltd	0.015
Fairfield Housing Association Ltd	0.020
Ferguslie Park Housing Association Ltd	0.026
Fife Housing Association Ltd	0.083
Forgewood Housing Co-operative Ltd	0.014
Forth Housing Association Ltd	1.722
Fyne Homes Ltd	0.668
Gardeen Housing Association Ltd	0.023
Garrion People's Housing Co-operative Ltd	0.016
Glasgow Housing Association Ltd	16.417
Glasgow West Housing Association Ltd	0.034
Glen Housing Association Ltd	0.021
Glen Oaks Housing Association Ltd	0.061
Govan Housing Association Ltd	1.643
Govanhill Housing Association Ltd	1.354

Grampian Housing Association Ltd	0.795
Hanover (Scotland) Housing Association Ltd	1.679
Hawthorn Housing Co-operative Ltd	0.004
Hebridean Housing Partnership Ltd	1.669
Hillcrest Housing Association Ltd	2.636
Hillhead Housing Association 2000	1.903
Hjaltland Housing Association Ltd	2.207
Home In Scotland Ltd	5.439
Homes For Life Partnership	0.007
Horizon Housing Association Ltd	0.262
Hunters Hall Housing Co-operative Ltd	0.005
Irvine Housing Association Ltd	2.856
Kendoon Housing Association Ltd	0.018
Key Housing Association Ltd	0.456
Kingdom Housing Association Ltd	4.438
Kingsridge Cleddans Housing Association Ltd	0.018
Knowes Housing Association Ltd	0.029
Lanarkshire Housing Association Ltd	0.037
Langstane Housing Association Ltd	0.252
Larkfield Housing Association Ltd	0.039
Link Group Ltd	8.115
Linstone Housing Association Ltd	0.032
Linthouse Housing Association Ltd	0.051
Lister Housing Co-operative Ltd	0.003
Lochaber Housing Association Ltd	0.086
Lochfield Park Housing Association Ltd	0.190
Loreburn Housing Association Ltd	1.040
Loretto Housing Association Ltd	5.278
Manor Estates Housing Association Ltd	0.038
Margaret Blackwood Housing Association Ltd	0.354
Maryhill Housing Association Ltd	1.072
Melville Housing Association Ltd	0.896
Milnbank Housing Association Ltd	0.499
Molendinar Park Housing Association Ltd	0.025
Moray Housing Partnership Ltd	0.018
Muirhouse Housing Association Ltd	0.409
New Gorbals Housing Association Ltd	7.150
North Glasgow Housing Association Ltd	0.210
North View Housing Association Ltd	0.059
Oak Tree Housing Association Ltd	0.085
Ochil View Housing Association Ltd	0.115
Ore Valley Housing Association Ltd	0.019
Orkney Housing Association Ltd	1.351
Paisley South Housing Association Ltd	0.032
Paragon Housing Association Ltd	0.058
Parkhead Housing Association Ltd	0.090
Partick Housing Association Ltd	0.544
Pentland Housing Association Ltd	0.054

Pineview Housing Association Ltd	0.030
Port Of Leith Housing Association Ltd	4.602
Prospect Community Housing	0.023
Provanhall Housing Association Ltd	0.003
Queens Cross Housing Association Ltd	0.733
Reidvale Housing Association Ltd	0.035
River Clyde Homes Ltd	3.885
Rosehill Housing Co-operative Ltd	0.080
Ruchazie Housing Association Ltd	0.006
Rural Stirling Housing Association Ltd	0.880
Rutherglen & Cambuslang Housing Association Ltd	1.305
Sanctuary (Scotland) Housing Association Ltd	15.522
Scottish Borders Housing Association Ltd	0.194
Scottish Veterans Housing Association Ltd	0.975
Shettleston Housing Association Ltd	1.074
Shire Housing Association Ltd	0.040
Southside Housing Association Ltd	0.049
Spireview Housing Association Ltd	0.032
Tenants First Housing Co-operative Ltd	2.432
Thenue Housing Association Ltd	21.397
Thistle Housing Association Ltd	0.026
Tollcross Housing Association Ltd	0.279
Trafalgar Housing Association Ltd	0.008
Trust Housing Association Ltd	1.131
Viewpoint Housing Association Ltd	0.044
Waverley Housing	0.029
Wellhouse Housing Association Ltd	0.032
Weslo Housing Management	0.097
West Granton Housing Co-operative Ltd	0.004
West Highland Housing Association Ltd	0.659
West Lothian Housing Partnership Ltd	0.009
West of Scotland Housing Association Ltd	9.308
West Whitlawburn Housing Co-operative Ltd	0.041
Whiteinch & Scotstoun Housing Association Ltd	0.050
Williamsburgh Housing Association Ltd	0.045
Wishaw & District Housing Association Ltd	0.736
Yoker Housing Association Ltd	0.032
Yorkhill Housing Association Ltd	0.009
Total	178.762

Councils in receipt of grant for Council House New Build

Council	£m
Aberdeen City	0.848
Aberdeenshire	2.105
Angus	1.982
City of Dundee	0.240
City of Edinburgh	1.674

Clackmannanshire	1.109
Dumfries & Galloway	0.333
East Ayrshire	0.300
East Dunbartonshire	2.113
East Lothian	4.250
Falkirk	1.992
Fife	0.871
Highland	2.096
Midlothian	3.975
Moray	3.427
North Ayrshire	0.929
North Lanarkshire	3.200
Orkney	1.116
Perth & Kinross	1.569
Renfrewshire	1.110
Shetland	0.600
South Ayrshire	0.570
South Lanarkshire	2.010
Stirling	0.660
The Scottish Borders	0.017
West Dunbartonshire	1.105
West Lothian	5.377
Total	45.578

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Table 13 – Other Grant Recipients

The following tables show other grant recipients during 2012-13:

Grant Type	Client Name	Spend (£m)
Rural Home Ownership Grants. (RHOG's)	Various individuals	0.177
Mid Market Rent – RSL Subsidiaries	Almond Housing Association Ltd	0.110
	Dumfries & Galloway Housing Partnership	1.541
	Dunedin Canmore Housing Association Ltd	1.306
	Albyn Housing Society Ltd	0.119
	Argyll Community Housing Association Ltd	0.195
	Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	0.198
	Castle Rock Edinvar Housing Association Ltd	1.000
	Castlehill Housing Association Ltd	0.187
	Grampian Housing Association Ltd	0.240
	Hillcrest Housing Association Ltd	1.026
	Home In Scotland Ltd	1.344
	Kingdom Housing Association Ltd	1.141
	Langstane Housing Association Ltd	0.424
	Muirhouse Housing Association Ltd	0.266
	Trust Housing Association Ltd	0.348
	Port Of Leith Housing Association Ltd	2.218
	Link Group Ltd	2.596
	Lothian Homes Ltd	0.505
	Malcolm Homes Ltd	1.560
Total	16.324	
Rural Homes for Rent (RHfR)	Knoydart Foundation	0.001
Special Needs Capital Grant (SNCG)	Orkney Islands Property Developments Ltd.	0.053
	AJ Brown	0.016
	Isle of Gigha Heritage Trust	0.035
	Total	0.104
Rural Empty Properties Grant (REPG)	Isle of Gigha Heritage Trust	0.035

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10. Forms of Housing

Table 14 - Forms of Housing Funded by AHSP in 2012-13

Form	Approvals	Site Starts	Completions
New Build	3371	5055	4876
Off the Shelf	843	830	842
Rehab	776	599	291
Total	4990	6484	6009

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11. Particular Needs

Table 15 - Housing for older people and disabled people

Category	2012-13
Older People	413
Disabled People	174 ⁴
Total	587

- Table 11 shows the numbers of homes which are *purpose built* for older people or disabled people, but these groups can also live in general needs housing, where necessary supported by adaptations. 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 the priorities for housing investment, including how much specialist housing is required, and where this should be delivered.

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12. 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 Registered Social Landlords and Council House New Build approvals meeting standards during 2012-13

Table 16 – 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	95%

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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

⁴ Includes Housing for Older Disabled People

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

13. 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.

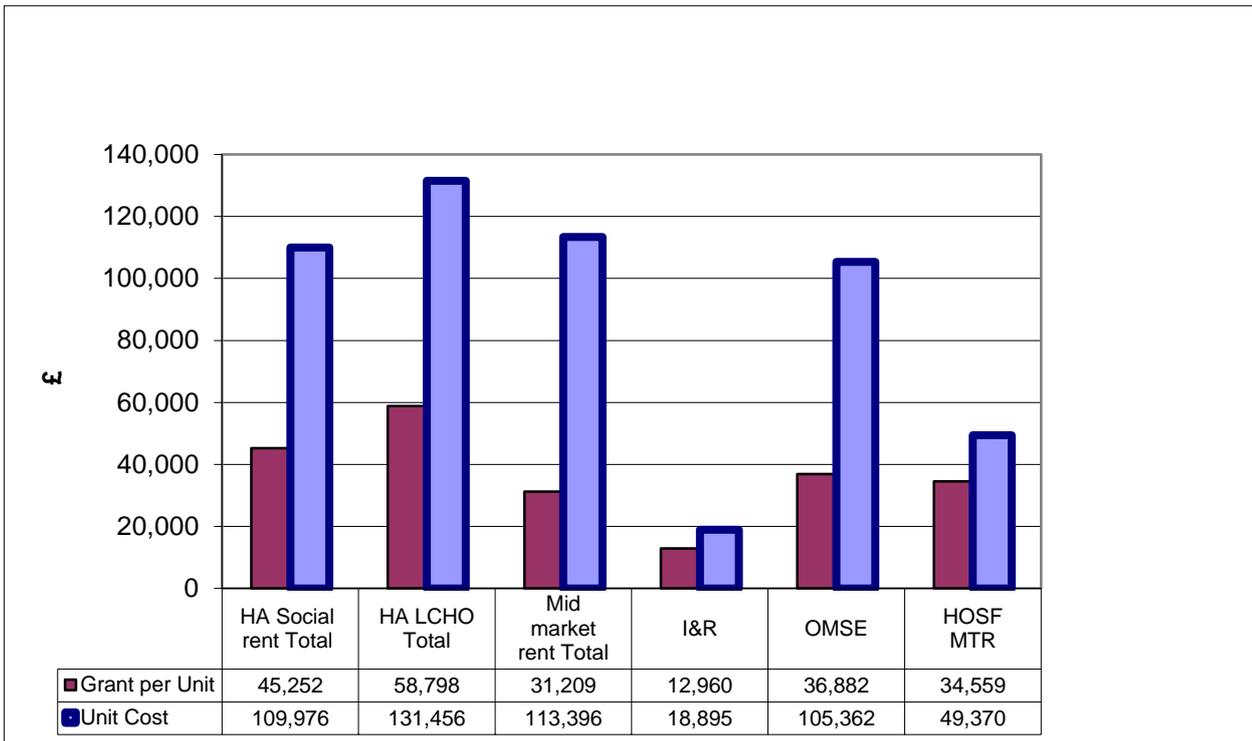
To qualify for higher subsidy, the building standards for the new homes must meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating.

During 2012-13, a total of 285 out of 2100 approvals for RSL/CHB new build units included the greener homes standard.

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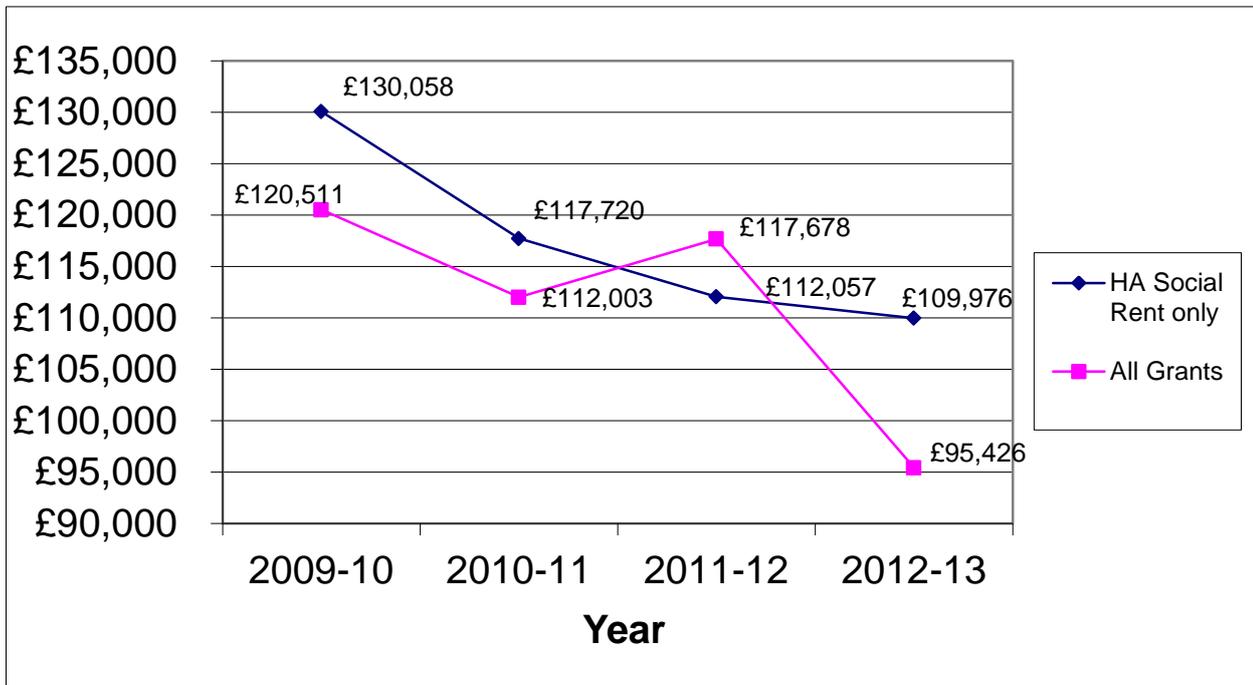
13. Affordable Housing Supply Programme (AHSP): Charts

Chart 1 – Scheme Costs/Grant Rates (Source Table 10)



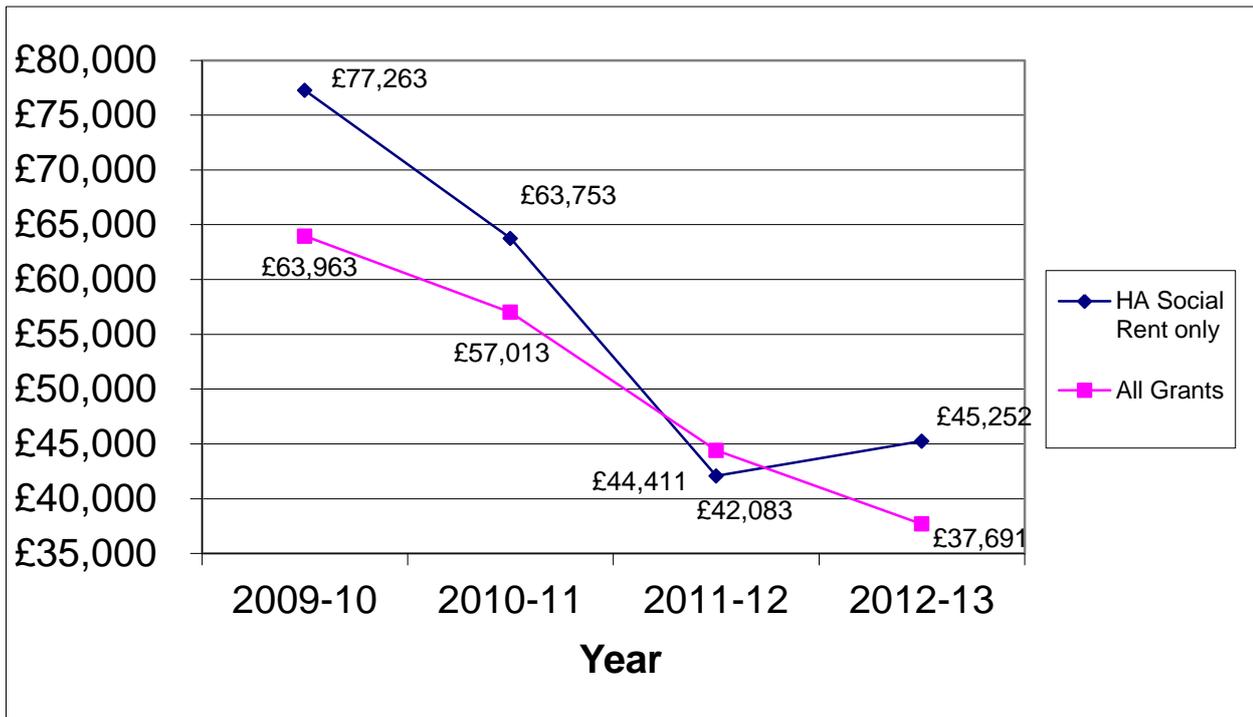
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Chart 2(a) – Historic Trends - Average Cost per Unit (Source: Table 11)



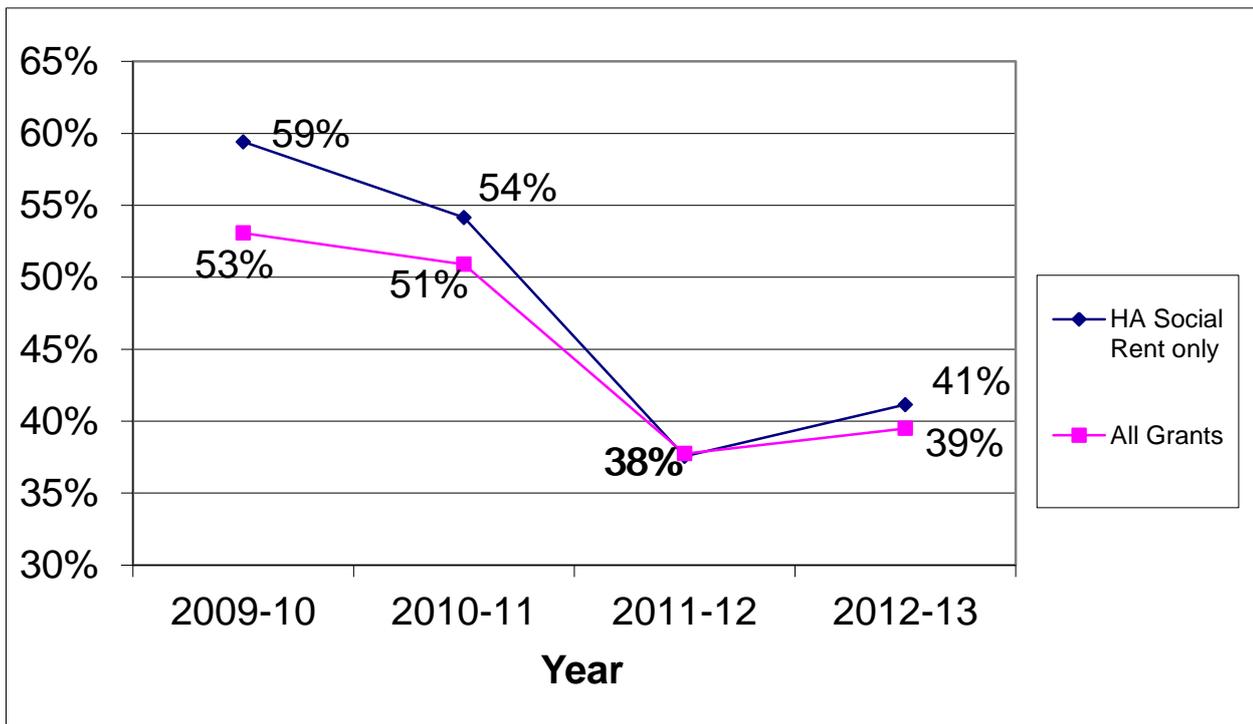
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Chart 2(b) – Historic Trends - Average Grant per unit £ (Source: Table 11)



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Chart 2(c) – Historic Trends - Average Grant per unit % (Source: Table 11)



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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.

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

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.

HA – Housing Association.

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

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.

RH – Rehabilitation of poor quality housing

REPG – Rural Empty Properties Grant

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

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.

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

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CONTACTS

The AHSP in 2012-13 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

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

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