

## AFFORDABLE HOUSING SECURING PLANNING CONSENT, 2005-2008

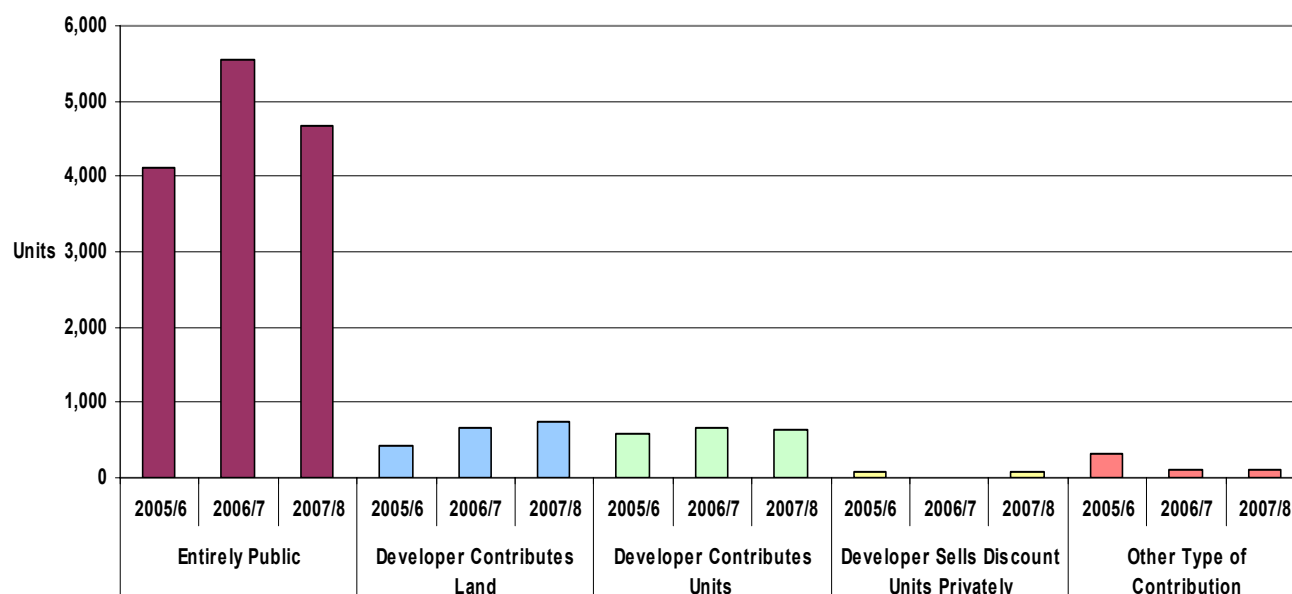
## 1. INTRODUCTION AND SUMMARY

- This summary presents key statistics from the second survey of Planning Authorities on the amount of affordable housing provision granted planning consent during the 2005-2008 financial years. The survey records information on all affordable housing provision through the planning system – be it by public subsidy or developer contributions (either land/built units or commuted payments).
- The survey is a co-operative effort between Planning Authorities and the Scottish Government. Over the two surveys that have so far taken place, data has been received covering 33 of Scotland's 34 Planning Authorities for at least part of the survey period. Where data was not provided, this has been indicated alongside the tables. It should be borne in mind that the National totals are likely to be slightly higher than those shown, due to the non-responses.
- Planning Authorities were asked to provide information in a Register on each application with affordable housing provision, that was granted planning consent during 2005-2008 financial years. This includes both full and outline planning consents, though every effort has been taken to ensure that where a proposed development has received both, the units have not been double counted. It is important to stress that this survey is of Planning Consents for new affordable housing provision. It is not a survey of newly built affordable units or units under construction, rather information is recorded on affordable units at the first stage of delivery, i.e. the granting of planning consent. Further information on the survey's background and operation is available in the Annex.
- Profile Pages detailing councils' affordable housing policies, along with illustrative information on ratios of house prices-to-earnings and new build rates etc are available through the Planning Statistics web pages at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Publications>

Those examining the results of this survey summary for particular authorities may find it useful to refer to these Profile Pages for further context-setting information.

**Chart 1: Primary Contribution Toward Affordable Housing, Scotland Total 2005/08**



## 1. INTRODUCTION AND SUMMARY (CONTINUED)

The following main points emerge from the 2005-2008 survey:

- An estimated 18,763 affordable housing units were granted planning consent during 2005/08. Of those 18,763 units, 5,538 were granted consent during 2005/06, 6,995 during 2006/07 and 6,230 during 2007/08.
- 76 per cent (14,319) of those units granted consent are to be publicly funded (i.e. no direct contribution from developers). This could include where a not-for-profit Registered Social Landlord (RSL) intends to supply commercially raised funds. The remaining 24 per cent (4,444) is split between a variety of provisions. This includes where a private developer has agreed to contribute land or units for affordable housing to a RSL (or other body) at a price that allows for the provision of affordable housing or where the developer sells discount units privately at a below-market rate (See Table and Chart 1).

**Table 1: Primary Contribution Toward Affordable Housing, Scotland Total 2005/08<sup>1-2</sup>**

Contribution towards Affordable Housing			Entirely Public <sup>4</sup>	Developer Contributes Land	Developer Contributes Units <sup>5</sup>	Developer Sells Discount Units Privately <sup>5</sup>	Other Type of Developer Contribution	SCOTLAND
Financial Year	2005/06	Applications	194	13	32	9	14	262
		Units	4,107	437	593	89	312	5,538
		Hectares <sup>3</sup>	124	26	14	4	4	172
	2006/07	Applications	222	25	44	4	17	312
		Units	5,552	665	673	10	95	6,995
		Hectares <sup>3</sup>	172	20	41	0	6	239
	2007/08	Applications	171	33	45	15	23	287
		Units	4,660	731	636	90	113	6,230
		Hectares <sup>3</sup>	133	21	54	5	4	217
	Total	Units	14,319	1,833	1,902	189	520	18,763
		% of Contributed Units	76%	10%	10%	1%	3%	100%

1. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

2. See Annex for further details on Contribution Types and the recording of Planning Applications

3. Figures on Hectares may not sum due to rounding

4. Entirely Public Contribution includes where a Registered Social Landlord intends to supply commercially raised funds

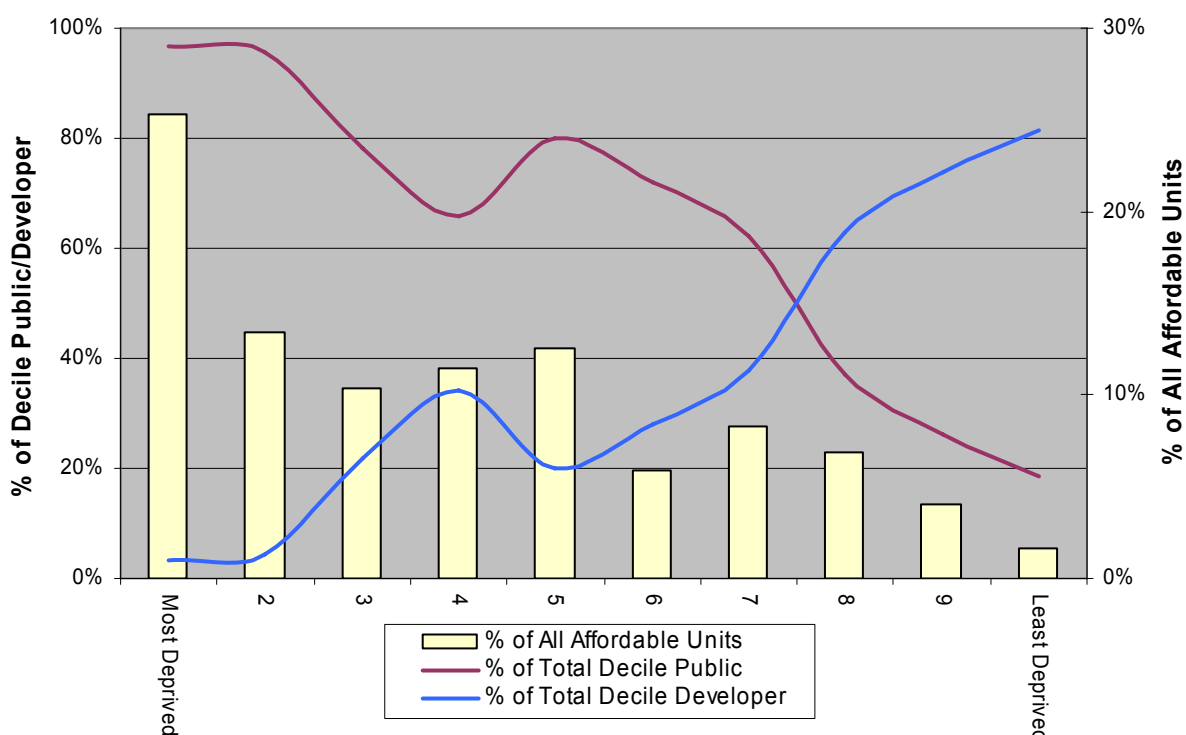
5. Developer Contributes Land/Units is where a developer agrees to provide built units to a Registered Social Landlord (or other body) at a price that allows for the provision of affordable housing

- In addition to the 18,763 affordable units granted planning consent, a further 573 planning applications (the vast majority for market-price housing) contained a developer commuted payment for affordable housing in return for planning consent. This was split across 53 applications in 2005/06, 153 during 2006/07 and 367 in 2007/08. Section 5 contains further information on commuted payments.
- Glasgow City had the largest number of affordable units granted planning consent (3,539 or 19 per cent of the national total). All those proposed units are to be publicly funded. This was followed by Highland (2,025 units, 11 per cent), Edinburgh (1,889 units, 10 per cent) and Fife (892 units, 5 per cent), of which were a mixture of consents between publicly funded and developer-contributed affordable housing. Section 3 contains further information on affordable housing provision by Planning Authority.

## 2. COMPARATIVE ANALYSIS

- Section 2 provides analysis on the location of affordable housing granted planning consent relative to a) The Scottish Index of Multiple Deprivation 2006 (SIMD) and b) The Scottish Government Urban-Rural Classification Scheme (2007-2008).
- The SIMD 2006 project identifies small areas of multiple deprivation across all of Scotland. Further information on SIMD 2006 is available in the Annex.
- Table and Chart 2 below show the amount of affordable housing granted planning consent for each deprivation decile, and how this is split between affordable housing contributed solely by the public sector and affordable housing containing a form of developer contribution.

**Chart 2: Contribution Towards Affordable Housing by Deprivation Decile, 2005/08**



**Table 2: Contribution Towards Affordable Housing by Deprivation Decile, 2005/08<sup>1-2</sup>**

Deprivation Decile (SIMD 2006)	Type of Affordable Housing Contribution (Units)						
	Entirely Public	% of all Public	Developer	% of all Developer	% of All Affordable Units	% of Total Decile Public <sup>3</sup>	% of Total Decile Developer <sup>3</sup>
Highest Deprivation	4,605	32%	162	4%	25%	97%	3%
2	2,405	17%	112	3%	13%	96%	4%
3	1,523	11%	428	10%	10%	78%	22%
4	1,414	10%	736	17%	11%	66%	34%
5	1,875	13%	474	11%	13%	80%	20%
6	795	6%	309	7%	6%	72%	28%
7	964	7%	585	13%	8%	62%	38%
8	478	3%	817	18%	7%	37%	63%
9	201	1%	563	13%	4%	26%	74%
Lowest Deprivation	59	0%	258	6%	2%	19%	81%
<b>SCOTLAND</b>	<b>14,319</b>	<b>100%</b>	<b>4,444</b>	<b>100%</b>	<b>100%</b>	<b>76%</b>	<b>24%</b>

1. 2005-2008 Analysis uses the results of the SIMD 2006 General Report, published in October 2006

2. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

3. As a percentage of the total affordable units granted planning consent within decile

- Chart and Table 2 show that the amount of affordable housing granted planning consent generally decreases as datazones get progressively less deprived. 25 per cent of all affordable housing granted planning consent lies within the 10 per cent most deprived areas. This is in contrast to the 10 per cent least deprived areas in Scotland, where only 2 per cent of all affordable housing granted planning consent is situated. This relationship is a little more varied in the mid-range of deprivation deciles.
- The proportion of consented affordable housing that is entirely publicly funded generally decreases as datazones become less deprived. At the same time, the proportion of affordable housing that has some type of developer contribution generally increases. Again this relationship is a little more varied in the mid-range of deprivation deciles.
- Whilst affordable housing with a developer contribution accounts for more than two-thirds of all consented affordable housing in the 3 lowest-deprivation deciles (i.e. 8, 9 and 10), this is of a much smaller base of affordable housing than has had planning consent in the 3 highest-deprivation deciles (1,2 and 3). 49 per cent of all consented affordable housing is situated in the 30 per cent most deprived areas and this is split between 8,533 (92 per cent) entirely publicly funded and 702 (8 per cent) with a developer contribution. Conversely, 13 per cent of all consented affordable housing is situated in the 30 per cent least deprived areas with 31 per cent entirely publicly funded (738) and 69 per cent with a developer contribution (1,638).
- Table 3 (below) shows a breakdown of affordable housing granted planning consent (during 2005/08) by urban/rural classification. More information on the Scottish Government's urban rural classification system is available in the Annex.
- 42 per cent (7,968) of affordable housing units granted planned consent during 2005/08 are situated within 'large urban areas'. A further 4,931 units (26 per cent) are within 'other urban areas'. 3,789 units (20 per cent) are within 'accessible rural' and 'remote rural' areas.
- Proportionally more of the proposed entirely publicly funded units (45 per cent) are within large urban areas, compared to 36 per cent of proposed units with a developer contribution. Units funded entirely by public means are in the majority irrespective of the urban/rural classification. This ranges from 56 per cent (1,198 out of 2,154 units) of all consented affordable housing in 'other urban areas' to 81 per cent (4,003 out of 4,931 units) of all consented affordable housing in 'accessible rural' areas.

**Table 3: Contribution Towards Affordable Housing by Urban/Rural Classification, 2005/08<sup>1-2</sup>**

Urban/Rural Classification	Type of Affordable Housing Contribution (Units)					
	Entirely Public	% of all Public	Developer	% of all Developer	% of All Affordable Units	% of Total Area Public <sup>3</sup> % of Total Area Developer <sup>3</sup>
Large Urban Areas	6,375	45%	1,593	36%	42%	80%    20%
Other Urban Areas	4,003	28%	928	21%	26%	81%    19%
Accessible Small Towns	599	4%	297	7%	5%	67%    33%
Remote Small Towns	854	6%	325	7%	6%	72%    28%
Accessible Rural	1,198	8%	956	22%	11%	56%    44%
Remote Rural	1,290	9%	345	8%	9%	79%    21%
<b>SCOTLAND</b>	<b>14,319</b>	<b>100%</b>	<b>4,444</b>	<b>100%</b>	<b>100%</b>	<b>76%    24%</b>

1. 2005-2008 Analysis uses the results of the Scottish Government Urban Rural Classification System (2007-2008)

2. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

3. As a percentage of the total affordable units granted planning consent within area

### 3. TENURE AND PLANNING AUTHORITY BREAKDOWN

- Section 3 provides a breakdown of affordable housing granted planning consent (during 2005/08) by tenure and planning authority.
- Table 4 shows a tenure breakdown of affordable housing granted planning consent. 71 per cent (13,355 units) of all housing granted planned consent during the survey period are for rent by a RSL. This accounts for 79 per cent of affordable housing entirely publicly funded and 47 per cent of affordable housing with a developer contribution.
- 13 per cent (2,486 units) of all affordable housing granted planned consent are for low cost homeownership by a RSL. This accounts for 11 per cent of affordable housing entirely publicly funded and 21 per cent of affordable housing with a developer contribution. 37 per cent of all low-cost home ownership units granted planning consent involve a developer contribution. This compares to 16 per cent of all consented units for social rent by a RSL.
- 3 per cent (498 units) of all affordable housing granted planning consent during 2005/08 are to be for rent by the local authority. This is split into 394 granted planning consent in Midlothian, 60 in East Lothian, 33 in Aberdeen City, 7 in Falkirk and 4 in Aberdeenshire.
- 11 per cent of all affordable units granted planning consent during the survey reporting period currently have an unknown tenure type (and this accounts for a quarter of all units provided by way of developer contribution). This may be due to proposed developments not being at an advanced enough stage yet for Planning Authorities to know final decisions on tenure (some Planning Applications will not distinguish tenure types beyond affordable status). These unknown units should be re-classified into other tenure types as events develop (and this will be recorded in future issues of the survey).

**Table 4: Contribution Towards Affordable Housing by Tenure, 2005/08<sup>1-2</sup>**

Affordable Housing Tenure	Type of Affordable Housing Contribution (Units)						
	Entirely Public	% of all Public	Developer	% of all Developer	% of All Affordable Units	% of Total Tenure Public <sup>2</sup>	% of Total Tenure Developer <sup>2</sup>
Registered Social Landlord - Rent	11,263	79%	2,092	47%	71%	84%	16%
Registered Social Landlord - Low Cost Home Ownership	1,560	11%	926	21%	13%	63%	37%
Local Authority - Rent	494	3%	4	0%	3%	99%	1%
Developer Sells at Discount Price to Private Individuals	n/a	0%	228	5%	1%	n/a	100%
Other Type of Affordable	28	0%	61	1%	0%	31%	69%
Unknown	974	7%	1,133	25%	11%	46%	54%
<b>SCOTLAND</b>	<b>14,319</b>	<b>100%</b>	<b>4,444</b>	<b>100%</b>	<b>100%</b>	<b>76%</b>	<b>24%</b>

1. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

2. As a percentage of the total affordable units granted Planning Consent for tenure

- Table 5 (overleaf) shows a breakdown of planning consents for affordable housing (during 2005/08) by Planning Authority. This also shows what type of contribution is being made towards affordable housing by Planning Authority. Some Planning Authorities also agree commuted payments with developers for affordable housing, information on this is available in Section 5. Pages 7, 8 and 9 contain illustrative maps on affordable housing planning consents (for the South of Scotland, Central Scotland and the North of Scotland).

**Table 5: Contribution Towards Affordable Housing by Planning Authority, 2005/08<sup>1-2</sup>**

Planning Authority	Type of Affordable Housing Contribution (Units)										
	Entirely Public <sup>3</sup>		Developer Contributes Land <sup>4</sup>		Developer Contributes Units <sup>4</sup>		Developer sells discount units Privately		Other Type of Developer Contribution		Total
	Units	% of PA's Units	Units	% of PA's Units	Units	% of PA's Units	Units	% of PA's Units	Units	% of PA's Units	Units
Aberdeen City	187	60%	0	0%	118	38%	8	3%	0	0%	313
Aberdeenshire	437	59%	0	0%	244	33%	30	4%	28	4%	739
Angus	205	62%	18	5%	50	15%	46	14%	11	3%	330
Argyll & Bute <sup>1</sup>	333	98%	8	2%	0	0%	0	0%	0	0%	341
Cairngorms <sup>5</sup>	-	-	-	-	-	-	-	-	-	-	-
Clackmannanshire <sup>1</sup>	51	50%	0	0%	0	0%	30	30%	20	20%	101
Dumfries & Galloway	522	95%	29	5%	0	0%	0	0%	1	0%	552
Dundee City	406	100%	0	0%	0	0%	0	0%	0	0%	406
East Ayrshire	374	100%	0	0%	0	0%	0	0%	0	0%	374
East Dunbartonshire	86	55%	30	19%	40	26%	0	0%	0	0%	156
East Lothian	94	66%	0	0%	49	34%	0	0%	0	0%	143
East Renfrewshire	75	30%	155	62%	20	8%	0	0%	0	0%	250
Edinburgh, City of	768	41%	546	29%	243	13%	5	0%	327	17%	1,889
Eilean Siar	459	100%	0	0%	0	0%	0	0%	0	0%	459
Falkirk	201	87%	30	13%	0	0%	0	0%	0	0%	231
Fife	663	74%	127	14%	84	9%	12	1%	6	1%	892
Glasgow City	3,539	100%	0	0%	0	0%	0	0%	0	0%	3,539
Highland	981	48%	149	7%	886	44%	0	0%	9	0%	2,025
Inverclyde	435	100%	0	0%	0	0%	0	0%	0	0%	435
Loch Lomond & The Trossachs	4	22%	0	0%	0	0%	0	0%	14	78%	18
Midlothian	436	93%	0	0%	0	0%	33	7%	0	0%	469
Moray <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	366	100%	0	0%	0	0%	0	0%	0	0%	366
North Lanarkshire	566	100%	0	0%	0	0%	0	0%	0	0%	566
Orkney Islands	112	100%	0	0%	0	0%	0	0%	0	0%	112
Perth & Kinross	298	43%	254	36%	91	13%	0	0%	54	8%	697
Renfrewshire	582	100%	0	0%	0	0%	0	0%	0	0%	582
Scottish Borders	114	42%	49	18%	41	15%	25	9%	40	15%	269
Shetland Islands	159	100%	0	0%	0	0%	0	0%	0	0%	159
South Ayrshire	102	66%	53	34%	0	0%	0	0%	0	0%	155
South Lanarkshire	731	100%	0	0%	0	0%	0	0%	0	0%	731
Stirling	200	53%	166	44%	0	0%	0	0%	10	3%	376
West Dunbartonshire	566	78%	120	17%	36	5%	0	0%	0	0%	722
West Lothian	267	73%	99	27%	0	0%	0	0%	0	0%	366
SCOTLAND	14,319	76%	1,833	10%	1,902	10%	189	1%	520	3%	18,763

1. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

2. See Annex for further details on Contribution Types and the recording of Planning Applications

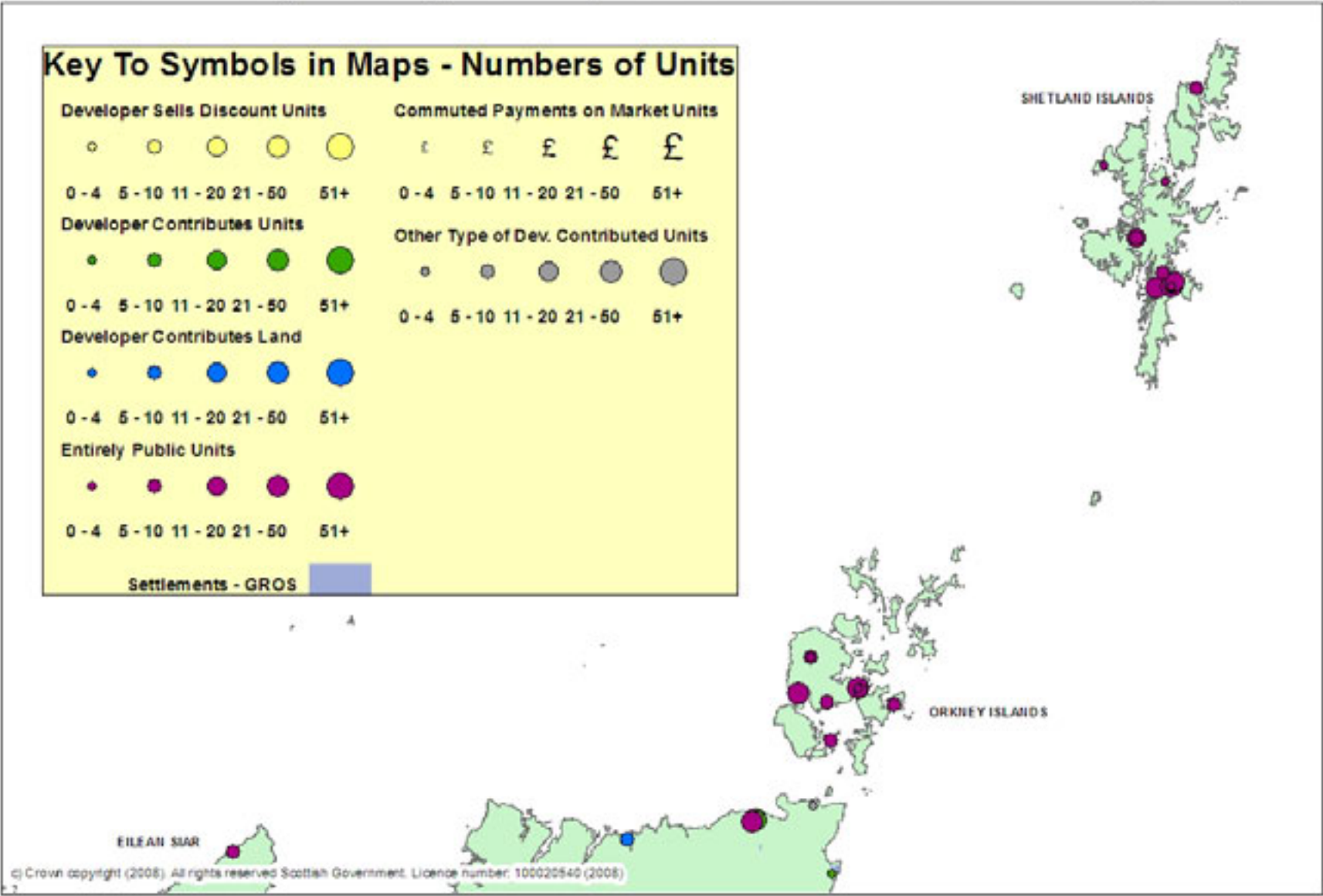
3. Entirely Public Contribution includes where a Registered Social Landlord intends to supply commercially raised funds

4. Developer Contributes Land/Units is where developer agrees to provide land/built units to a Registered Social Landlord (or other body) at a price that allows for the provision of affordable housing

5. Cairngorms developments have been recorded by overlapping authorities

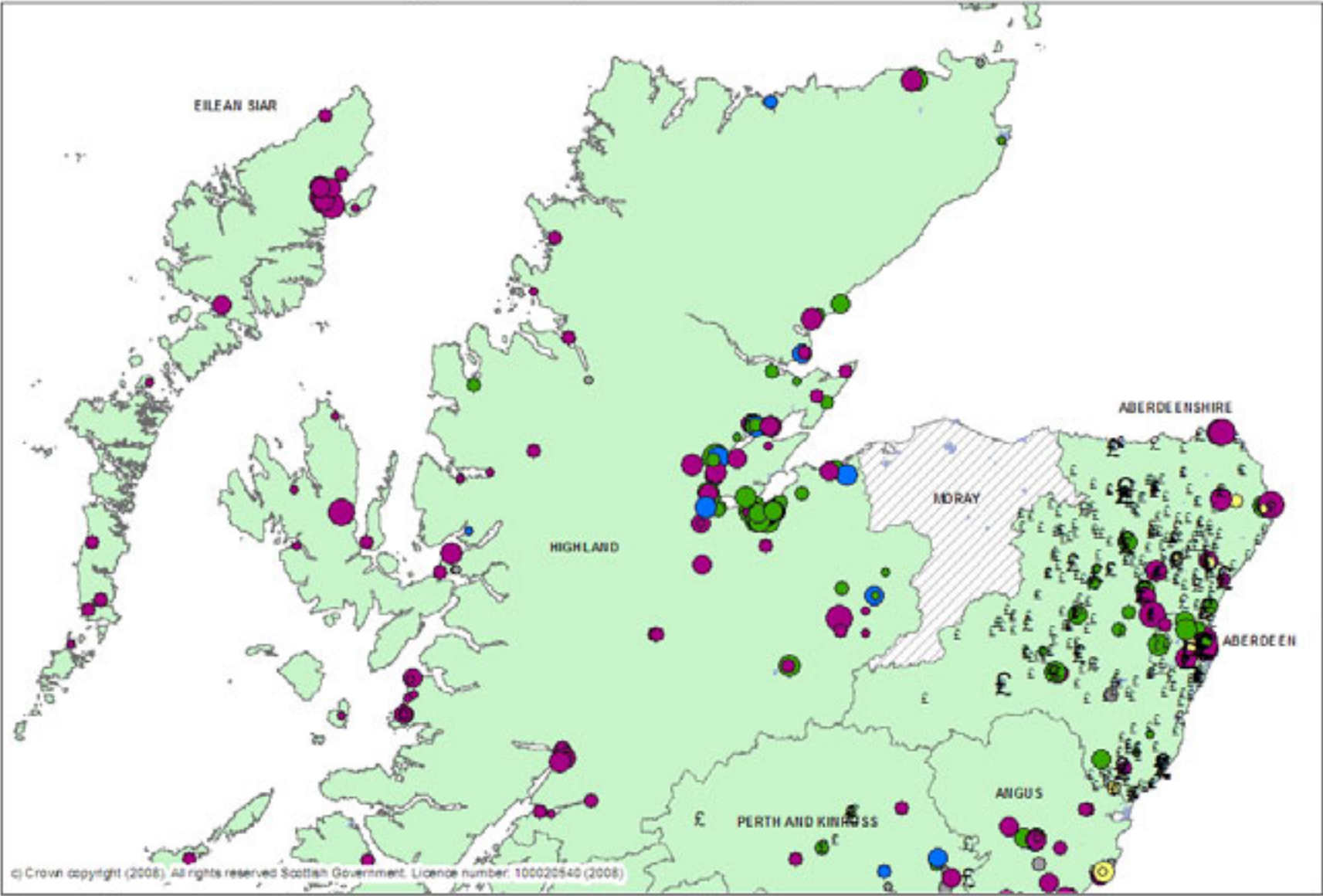
Map 1: Contribution Towards Affordable Housing – NORTHERN ISLES AND KEY TO MAPS

Affordable Housing Securing Planning Consent - Northern Isles and Key to Symbols

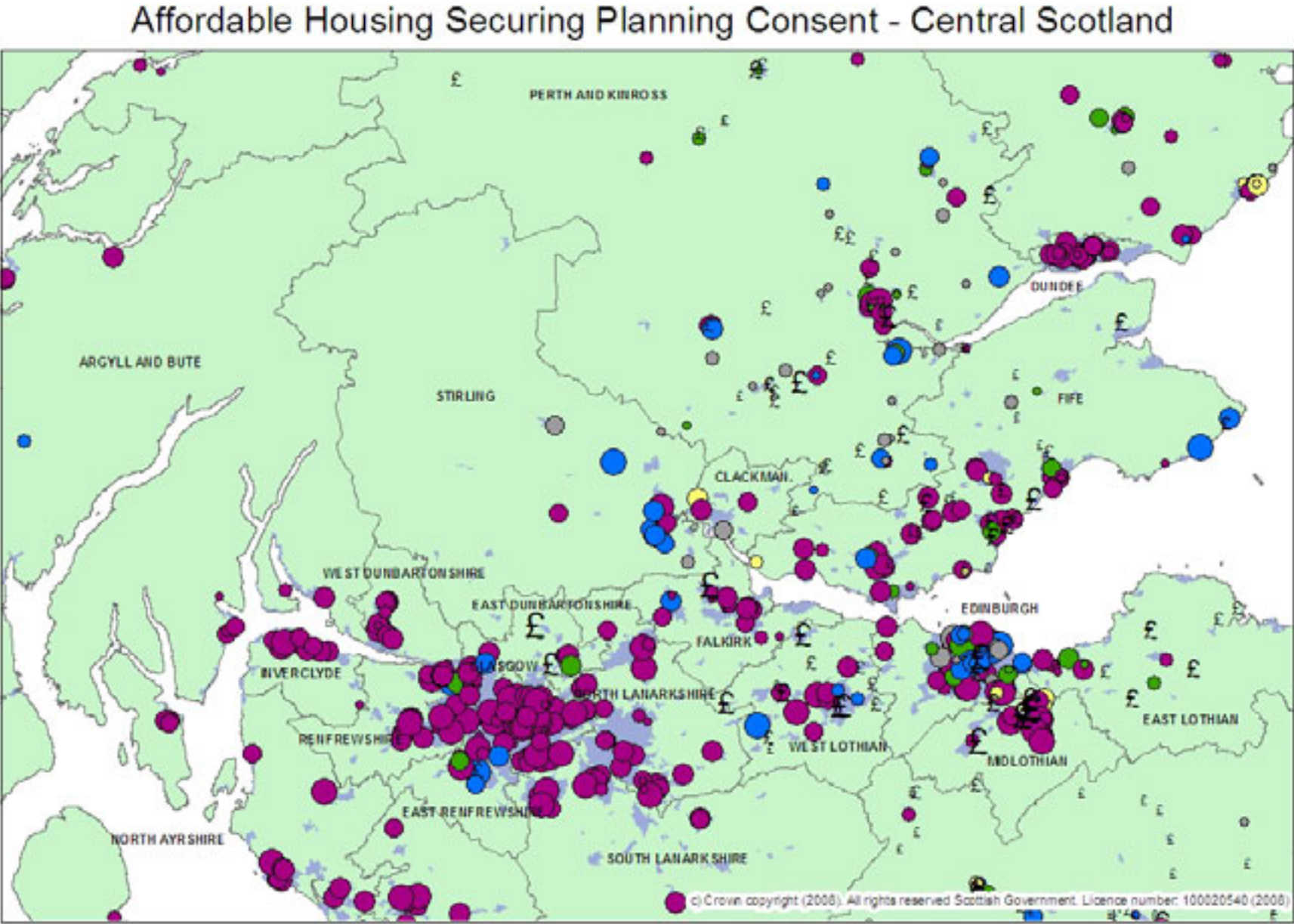


Map 2: Contribution Towards Affordable Housing – NORTHERN SCOTLAND

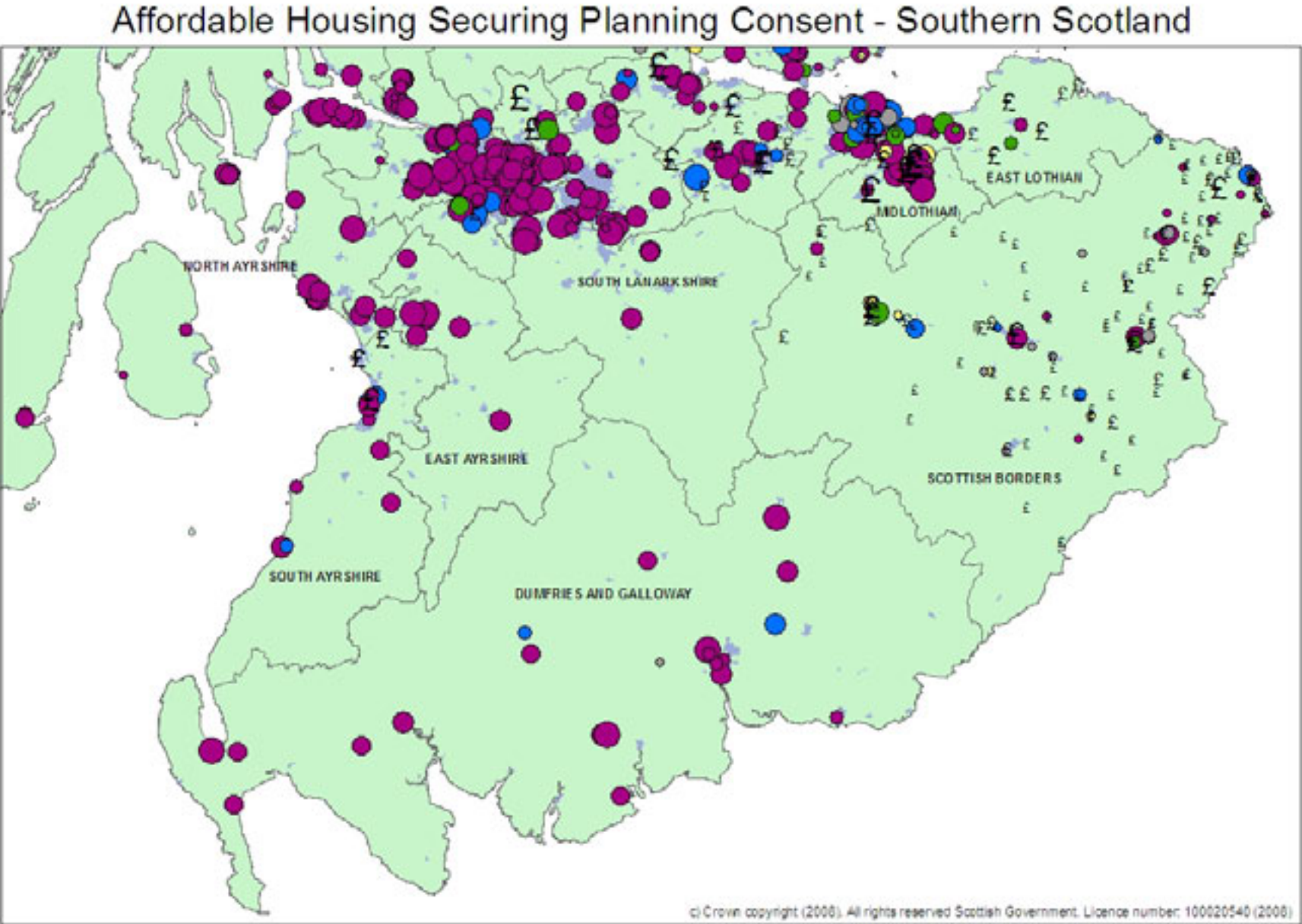
Affordable Housing Securing Planning Consent - Northern Scotland



Map 3: Contribution Towards Affordable Housing – CENTRAL SCOTLAND



Map 4: Contribution Towards Affordable Housing – SOUTHERN SCOTLAND



### 3. TENURE AND PLANNING AUTHORITY BREAKDOWN (CONTINUED)

- Table 5 (and Maps 1, 2 and 3) show that the highest number of affordable housing units granted consent during the survey reporting period were in Glasgow City (3,539 units), followed by Highland (2,025 units), Edinburgh (1,889 units) and Fife (892 units). Collectively those 4 Planning Authorities account for 44 per cent of all affordable housing units granted planning consent during 2005/08.
- Within 11 Planning Authorities, 100 per cent of consented affordable units are to be entirely publicly funded. This includes a mixture of urban authorities (such as Glasgow City and Dundee City) and more rural authorities (Eilean Siar, Orkney Islands and the Shetland Islands).
- In terms of contributed units, those Planning Authorities who granted consent to the largest amount of affordable housing with a developer contribution were Edinburgh (1,121 units), Highland (1,044 units) and Perth and Kinross (399 units). Collectively those 3 Planning Authorities account for 58 per cent of all affordable housing granted consent (with a developer contribution) during 2005/08.
- Developers agreeing to sell units to private individuals at below market rate (as part of Planning Agreements) remains relatively rare. Only 189 units were granted planning consent during 2005/08 under this scenario. And handful of Authorities granted this sort of consent, the most being 46 in Angus.
- 'Other Type of Developer Contribution' refers to various types of contribution which cannot presently be categorised under one of the other headings. Quite often this is because although affordable units have been granted planning consent (either full or outline), decisions on final contribution types have not yet been reached. This currently accounts for 3 per cent (520 units) of all affordable housing granted planning consent during 2005/08.

### 4. MIXED SITES WHERE DEVELOPER CONTRIBUTES LAND OR UNITS (AND EXCLUDING 100 PER CENT MARKET- PRICE DEVELOPMENTS)

- Section 4 provides analysis on those applications granted consent where a developer agrees to contribute a proportion of the total site towards affordable housing, alongside the market housing on the same site. Hence this section excludes any applications for market-price housing where the only contribution towards affordable housing is a commuted payment (see Section 5) or where no contribution is made at all.
- Table 6 provides information on planning applications granted consent, where there is an element of market-price housing and an element of affordable housing, contributed in part by the developer. This excludes any applications granted consent during the survey reporting period that consist of 100 per cent market-price housing.

**Table 6: Applications for Mixture of Affordable/Market Units where Developer Contributes Land or Units (Excluding 100% Market-Price Developments), 2005/08<sup>1-3</sup>**

Total Units in Application	Applications with Mixture of Affordable/Market Units and Developer Contributes Land or Units					
	Number of Applications	Average Number of Total Units	Average Number of Market Units	Average Number of Contributed Units	Average % Market Units	Average % Contributed Units
Less than 5 units	0	0	0	0	0%	0%
5 to 10 units	8	9	6	3	64%	36%
11 to 20 units	24	15	11	4	71%	29%
21 to 50 units	48	35	26	9	75%	25%
Over 50 units	84	246	216	30	88%	12%
<b>All Applications</b>	<b>164</b>	<b>139</b>	<b>120</b>	<b>19</b>	<b>87%</b>	<b>13%</b>

1. Where Developer has either contributed land, built units or has sold units privately at a discount price.

2. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

3. See Annex for further details on Table Construction. Data is illustrative only and does not include applications where a contribution is off-site, where 100% of applications' units are being contributed by a developer, or where it is thought part of a developer's total contribution has fallen outwith the survey reporting period.

- The information should be treated with caution and only used illustratively. This is because the table draws on a relatively small base of applications granted consent during 2005/08 (164 in total) and doesn't take account of mixed applications where it is thought likely a proportion of the affordable housing contributed has occurred outwith the survey reporting period. The Annex contains further information on how Table 6 was constructed.
- With regard to the referred 164 applications granted planning consent (where there is a mixture of market-price and developer-contributed on-site affordable housing) the average break-down during 2005/08 was for 87 per cent market housing and 13 per cent affordable housing. This doesn't mean that in total 13 per cent of all private developer applications are to be contributed towards affordable housing, rather that where the developer has agreed to contribute either land or built units, the average contribution was 13 per cent.
- The survey results suggest that within those 164 applications, as the size of the overall development increases, the amount of on-site affordable housing (as a proportion of the total development) generally decreases. Again caution should be exercised as the number of applications in the smaller size brackets is relatively low. There are more applications in the higher size brackets. For those 48 planning applications within the '21 to 50 unit' bracket, there were on average 75 per cent market units and 25 per cent developer-contributed units. This rises to 88 per cent market units and 15 per cent developer-contributed units for the 81 applications within the 'Over 50 units' bracket.
- Table 6 doesn't include applications granted consent where the planning authority and developer agree to an off-site (i.e. a different site to the market housing) contribution of affordable housing. This scenario accounts for 128 units during 2005/08, although some of these developments look likely to be updated in the future.

## 5. COMMUTED PAYMENTS FOR AFFORDABLE HOUSING

- The 2005/08 survey reported 570 applications for new housing, where the sole agreed contribution towards affordable housing provision was a commuted payment. Table 7 shows a breakdown of those consented applications, by the number of market units contained within them.

**Table 7: Applications where only Affordable Housing Contribution is a Commuted Payment, 2005-2008<sup>1-3</sup>**

Total Units in Application	Number of Applications	% of Applications
1 unit	237	42%
2 to 5 units	206	36%
6 to 10 units	61	11%
11 to 20 units	29	5%
21 to 50 units	28	5%
Over 50 units	9	2%
<b>Total Number of Applications</b>	<b>570</b>	<b>100%</b>

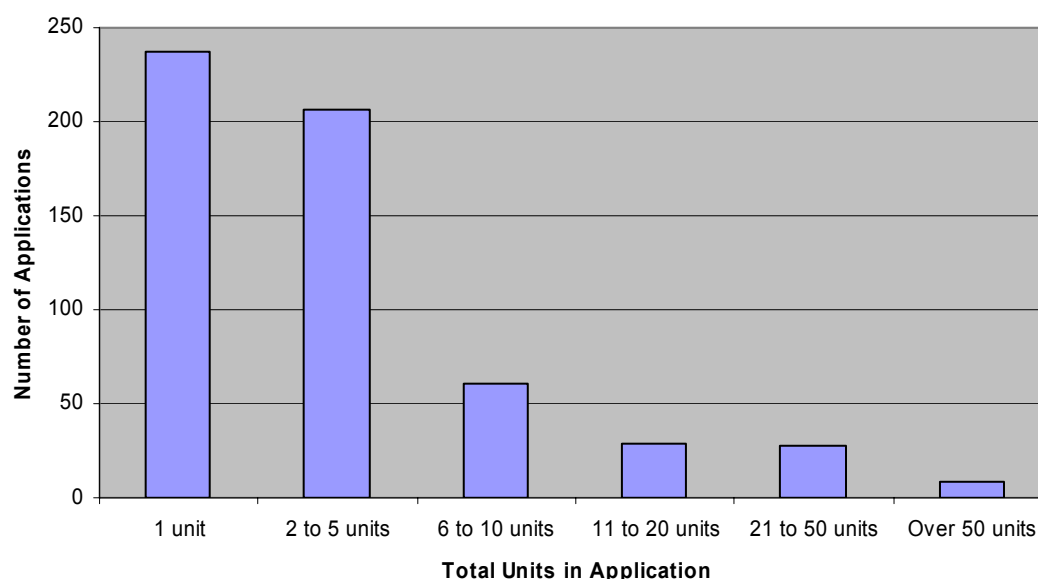
1. Excludes Information from Moray for all years, and Argyll and Bute and Clackmannanshire for 2007/08

2. There were a further 9 applications for non-housing developments where only Affordable Housing Contribution is a Commuted Payment (2005-2008)

3. Three further applications were excluded from this table as numbers of units are not yet known

- Table 7 and Chart 3 show that more than three-quarters (78 per cent) of all market housing applications, for which only a commuted payment was made towards affordable housing provision, are no larger than 5 units in size. 9 applications were for developments of over 50 units in size.
- Of the 570 planning applications granted consent in Table 7 / Chart 3, 349 were from Aberdeenshire, 126 were from Scottish Borders and the remaining 96 were spread across 11 other Planning Authorities.

**Chart 3: Applications where only Affordable Housing Contribution is a Commuted Payment, 2005-2008**



- Table 8 (overleaf) shows information by Planning Authority on the amount of commuted payments dealt with for affordable housing provision.
- The first two columns show the total level (for each Planning Authority) of commuted payments agreed on planning applications granted consent during the 2005/08 financial years. The financial years 2005/06 and 2006/07 have been amalgamated for ease of display. A total of £5,083,074 was agreed to be paid by developers towards affordable housing provision on applications granted planning consent during 2005/07. This figure covering two financial years was still less than the agreed £7,512,552 for the 2007/08 financial year. Note that these figures refer to agreements to provide commuted payments. Actual commuted payment provision will be based on the commencement of the development receiving planning consent.
- The rest of Table 8 outlines the flow of actual commuted payments dealt with by Planning Authorities. The amount of commuted payments for affordable housing held by Planning Authorities at the start of the 2005/06 financial year is shown. This is followed by the amount received during 2005/07, the amount spent on affordable housing provision and the amount no longer available. The final column shows the amount of commuted payments held by Planning Authorities at the end of the 2006/07 financial year. This information is then provided in the same format for the 2007/08 financial year.
- Planning Authorities collectively held £4,704,596 in received commuted payments for affordable housing at the start of the 2007/08 financial year. During the following year they took in a further £5,848,857 on applications where the granting of consent included a commuted payment. They spent £701,721 on affordable housing provision and concluded with £9,851,793 at the end of the 2007/08 financial year.
- Aberdeenshire Planning Authority held the greatest amount of commuted payment for affordable housing provision at the end of the 2007/08 financial year (£2,714,770 or 28 per cent of the total). This was followed by Perth and Kinross Planning Authority (£1,464,412 or 15 per cent).
- A majority of Planning Authorities (19) did not receive or spend any commuted payments for affordable housing during 2005/08 (and held no commuted payments throughout this period). Cairngorms Planning Authority is not counted in this total due to the coverage of its neighbours.
- Caution should be used with these figures, as detailed in the footnotes.

**Table 8: Commuted Payments for Affordable Housing by Planning Authority , 2005-2008<sup>1-2</sup>**

Planning Authority	Commuted Payments Agreed 2005/07	Commuted Payments Agreed 2007/08	On Hand Start of 2005/07	Received 2005/07	Spent 2005/07	No Longer Available 2005/07	On Hand at end of 2005/07	On Hand Start of 2007/08	Received 2007/08	Spent 2007/08	No Longer Available 2007/08	On Hand at end of 2007/08
Aberdeen City	£610,320	£0	£136,000	£791,314	£185,000	£0	£742,314	£742,314	£336,000	£0	£0	£1,078,314
Aberdeenshire <sup>2</sup>	£734,209	£907,429	£328,632	£430,883	£123,412	£0	£1,317,785	£1,317,785	£1,505,052	£108,067	£0	£2,714,770
Angus	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Argyll & Bute <sup>1</sup>	£0	-	£0	£0	£0	£0	£0	-	-	-	-	-
Cairngorms <sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-	-
Clackmannanshire <sup>1</sup>	£0	-	£0	£0	£0	£0	£0	-	-	-	-	-
Dumfries & Galloway	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Dundee City	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
East Ayrshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
East Dunbartonshire <sup>1</sup>	-	£3,000,000	-	-	-	-	-	£0	£450,000	£0	£0	£450,000
East Lothian	£307,799	£134,000	£0	£161,899	£0	£0	£161,899	£161,899	£0	£126,564	£0	£35,335
East Renfrewshire	£0	£125,000	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Edinburgh, City of	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Eilean Siar	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Falkirk	£500,000	£0	£0	£500,000	£0	£0	£500,000	£500,000	£0	£0	£0	£500,000
Fife	£0	£0	£0	£0	£0	£0	£0	£0	£398,233	£7,090	£0	£391,143
Glasgow City	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Highland	£236,000	£0	£165,000	£236,000	£236,000	£0	£165,000	£165,000	£45,000	£0	£0	£210,000
Inverclyde	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Loch Lomond & The Trossachs	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Midlothian	£985,000	£684,183	£0	£985,000	£985,000	£0	£0	£0	£1,040,158	£375,000	£0	£665,158
Moray <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-
North Ayrshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
North Lanarkshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Orkney Islands	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Perth & Kinross	£544,670	£1,168,750	£0	£544,670	£1,507	£0	£543,162	£543,162	£1,006,250	£85,000	£0	£1,464,412
Renfrewshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Scottish Borders	£434,840	£1,216,600	£0	£457,700	£0	£0	£457,700	£457,700	£597,366	£0	£0	£1,055,066
Shetland Islands	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
South Ayrshire	£220,000	£0	£90,000	£220,000	£22,800	£0	£287,200	£287,200	£92,900	£0	£0	£380,100
South Lanarkshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Stirling	£0	£0	£290,700	£180,000	£180,000	£0	£290,700	£290,700	£219,000	£0	£0	£509,700
West Dunbartonshire	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
West Lothian	£510,236	£276,590	£66,195	£172,641	£0	£0	£238,836	£238,836	£158,898	£0	£0	£397,734
<b>SCOTLAND</b>	<b>£5,083,074</b>	<b>£7,512,552</b>	<b>£1,076,527</b>	<b>£4,680,107</b>	<b>£1,733,719</b>	<b>£0</b>	<b>£4,704,596</b>	<b>£4,704,596</b>	<b>£5,848,857</b>	<b>£701,721</b>	<b>£0</b>	<b>£9,851,733</b>

1. Excludes Information from Moray for all years, from East Dunbartonshire for 2005/07, and from Argyll and Bute and Clackmannanshire for 2007/08

2. Excludes Information from Aberdeenshire on sums received and spent during 2005/06

3. Cairngorms developments have been recorded by overlapping authorities

## ANNEX

- *Survey Background:* The 'Affordable Housing Securing Planning Consent' survey is a new survey, this being its second publication. It gathers information about all planning applications, that contain provision for affordable housing, that were granted planning permission during the reporting period. Planning Authorities are asked to record information on active affordable housing provision i.e. – provision that involves intervention, either by way of public subsidy or through negotiations/contributions agreed with private developers. The return does not report information on housing provision where the market price of the local area makes it affordable to people on modest incomes without any intervention.
- *Survey Operation:* Planning Authorities have been asked to complete an application-based register (in excel format). For each Planning Application (with provision for affordable housing) granted planning consent during 2005/08, Authorities have provided various details about the nature of the provision. This includes number of units, location, tenure type, size and the nature of the affordable contribution (i.e. who is making the contribution towards affordable housing and how?). Further information on the operation of the survey and the types of contribution that are recorded within the Registers, can be viewed from the Guidance Notes issued to Planning Authorities. The link below is for the 2005/07 notes, but an updated version for 2007/08 was distributed in May 2008.

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/PlanningConsentGuidance#top>

- *Survey of Consents:* It is important to remember that this survey is of Planning Consents for new affordable housing provision. It is not a survey of newly built affordable units or units under construction. The survey seeks to gather information on the flow of new affordable housing provision coming through the first stage of delivery, i.e. receiving planning consent. Whilst it is likely a proportion of those affordable units granted planning consent during 2005/08 are currently under construction (or have even been completed), there may be others where construction has yet to proceed. Information on actual Affordable Housing completions can be accessed from the Housing Statistics web-pages (link below)

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

- *Survey Results:* It is important to take care when interpreting survey results as some applications (though granted planning consent) will not yet have final details of affordable provision agreed. Furthermore the nature of some agreed provision may change prior to the commencement of new construction. Some Planning Authorities had difficulty supplying information for every variable in the Register, hence there is a degree of estimation for some returns. One Planning Authority (Moray) has not submitted any data, and two authorities Argyll and Bute, Clackmannanshire) did not supply data for 2007/08. As events proceed, the quality of response for those areas that have estimation, and developments where some aspect of provision is not yet fully known, will improve in future surveys.
- *Chart / Table 2 – Scottish Index of Multiple Deprivation (SIMD):* The SIMD 2006 project identifies small area concentrations of multiple deprivation across all of Scotland. It contains 37 indicators in seven domains: Current Income, Employment, Health, Education, Skills and Training, Geographic Access to Services, Housing and Crime. Further information on the SIMD 2006 project can be found on the Scottish Government's web pages at –

<http://www.scotland.gov.uk/Topics/Statistics/SIMD/Overview>

- *Table 3 – Urban / Rural Classification System:* The 2007/08 Scottish Government urban/rural classification system classifies areas of Scotland into 6 categories. These are 1) 'Large Urban Areas' (settlements of over 125,000 people), 2) 'Other Urban Areas' (settlements of 10,000 to 125,000 people), 3) 'Accessible Small Towns' (settlements of between 3,000 and 10,000 people and within 30 minutes of a drive of a settlement of 10,000 or more), 4) 'Remote Small Towns' (settlements of between 3,000 and 10,000 people and with a drive time of over 30 minutes to a settlement of 10,000 or more), 5) 'Accessible Rural' (settlements of less than 3,000 people and within 30 minutes drive of a settlement of 10,000 or more) and 6) 'Remote Rural' (settlements of less than 3,000 people and with a drive time of over 30 minutes to a settlement of 10,000 or more). Further information on the Classification system can be found at the link below:

<http://www.scotland.gov.uk/Publications/2008/07/29152642/0>

- *Table 6 –Mixture of Affordable/Market Unit Applications:* Care should be taken when interpreting this table as it draws on a relatively small base of applications granted consent during 2005/08. To construct this table all Planning Applications granted consent in the survey register that fulfilled the following conditions were selected - 1. The affordable housing provision is being contributed by a private developer (and falls within CONTRIBUTE1 codes of 2, 3 and 4 of the survey guidance), 2. The application site in question contains a mixture of both affordable and market-price units (and hence the affordable units are on-site), 3. There is a reasonable level of confidence that the full extent of affordable units being contributed have been captured within the survey reporting period. In terms of Point 3, there have been some instances of large developments for which more than 1 application contains an on-site developer contribution of affordable housing. However, because it is thought likely that part of this contribution has fallen outwith the survey reporting period (and hence hasn't been recorded), those developments have been deliberately excluded from Table 6 so as to avoid under-estimating the true extent of the affordable housing granted planning consent. Hence, as previously stated, it is advised that Table 6's contents are treated as illustrative only.

- *Copy of Bulletin and Further Information:* A free copy of this Summary can be downloaded from the Planning Statistics page of the Scottish Government's Web site at:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning/Planning/Publications>

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	Supporting People Client Statistics 2007-08 <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HSfSSP">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HSfSSP</a>	October 2008	Free Online
	Local Authority Housing Income & Expenditure: 1997-98 to 2008-09 <a href="http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09">http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HRA2008-09</a>	August 2008	Free Online
	Affordable Housing Securing Planning Consent 2005/07 <a href="http://www.scotland.gov.uk/Publications/2008/04/25153806/0">http://www.scotland.gov.uk/Publications/2008/04/25153806/0</a>	April 2008	Free Online
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