A National Statistics publication for Scotland

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PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update (published 24 September 2019)

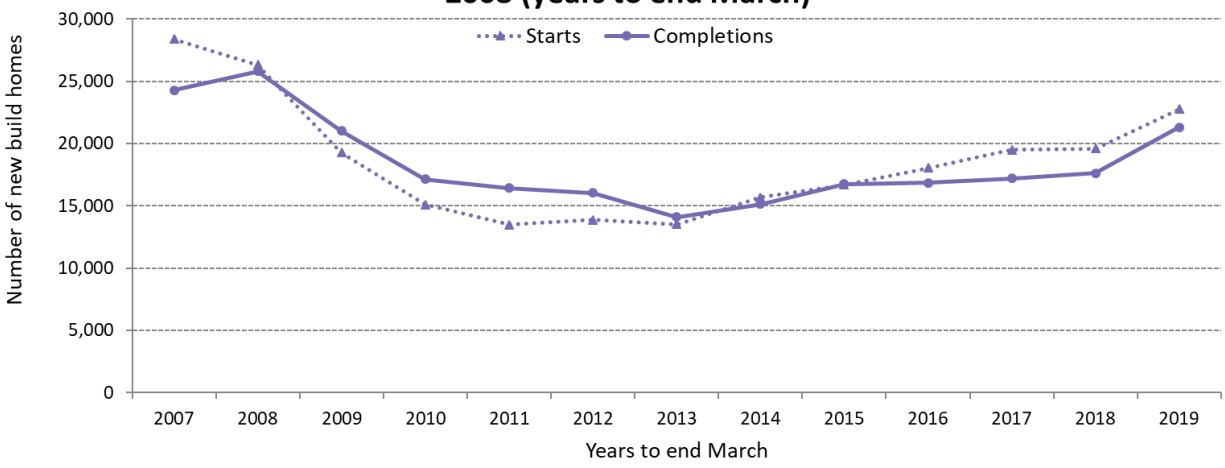
This quarterly statistical publication provides information on recent trends in:

- **New build housing starts and completions** by sector (up to end Mar-19, with more up-to-date social sector information available up to end Jun-19)
- **The Affordable Housing Supply Programme** (up to end Jun-19). A new section has been added that compares how the level of affordable housing supply per head of population varies between Scotland and other UK countries, to help meet demand for cross country analysis on this.

Background information including Excel tables and an explanatory note on the Quarterly Housing Statistics can be found in the Housing Statistics webpages.

Separate annual information on total new housing supply in Scotland across all sectors (conversions and rehabilitations along with new build) is available in the separate Annual Housing Statistics for Scotland 2019: Key Trends Summary publication, which also includes information on various elements of local authority housing such as stock and lettings etc.

Chart 1: Annual all-sector new build starts and completions have both increased in the latest year, but are still below levels seen in 2007 and 2008 (years to end March)



Key Points

New Build Housing – All Sectors – up to end March 2019

There were 5,612 **new build homes completed** between January and March 2019; a 24% increase (1,092 homes) on the same quarter in 2018. This brings the total for the year to end March 2019 to 21,292, up 21% (3,669 homes) compared to the 17,623 completed in the previous year.

There were 6,759 **new build homes started** between January and March 2019, 9% more (566 homes) than the same quarter in 2018. This brings the total for the year to end March 2019 to 22,764 which is up 16% (3,160 homes) compared to the 19,604 homes started in the previous year.

New Build Housing – Private-led Housing – up to end March 2019

Between January and March 2019, 3,438 **private sector led homes** were **completed**; 22% more (613 homes) than the same quarter in 2018. This brings the total for the year to end March 2019 to 15,710 which is 21% more (2,679 homes) than the 13,031 completions in the previous year.

There were 3,922 **private sector led starts** between January and March 2019, 39% more (1,100 homes) than the same quarter in 2018. This brings the total for the year ending March 2019 to 16,045 which is 19% more (2,525 homes) than the 13,520 starts in the previous year.

New Build Housing – Social Sector Housing (Housing Association and Local Authority combined) – up to end March 2019

There were 2,174 **social sector completions** between January and March 2019; 28% more than the same quarter in 2018. This brings the total for the year to end March 2019 to 5,582. This is a 22% increase on the 4,592 social sector completions in the previous year.

Meanwhile, 2,837 **social sector homes** were **started** between January and March 2019; 16% less than the same quarter in 2018. This brings the total for the year to end March 2019 to 6,719. This is a 10% increase on the 6,084 social sector starts in the previous year.

More up-to-date figures – up to end June 2019

Between April and June 2019, 856 social sector homes were completed (19% less than the 1,060 completions in the same quarter in 2018), and 1,193 were started (5% more than the same quarter in the previous year). This brings the total completions for the 12 months to end June 2019 to 5,378 (a 13% increase on the 4,778 social sector homes completed in the previous year). Total starts over the 12 months to end June 2019 are now at 6,776 (2% more than the 6,611 started in the previous year).

New Build Housing – Housing Association Homes – up to end March 2019

There were 1,728 **housing association completions** between January and March 2019, 25% more than the 1,382 completions in the same quarter in 2018. This brings the total for the year to end March 2019 to 4,169, a 33% (1,041 homes) increase on the 3,128 completions over the previous year.

There were 2,319 **housing association approvals** between January and March 2019; 25% less than the 3,073 approvals in the same quarter in the previous year. This brings the total for the year to end March 2019 to 4,838. This is a 3% (128 homes) increase on the 4,710 approvals in the previous year.

More up-to-date figures – up to end June 2019

A total of 410 Housing Association homes were completed between April and June 2019, 37% (242 homes) less completions than in the same period in the previous year. This brings the total completions for the 12 months to end June 2019 to 3,927 which is an increase of 20% on the 3,263 homes completed in the previous year. A total of 707 Housing Association homes were approved between April and June 2019, 15% more than the 613 approvals in the same quarter in 2018. This brings the total approvals for the 12 months to end June 2019 to 4,932, a 1% increase on the 4,876 approvals in the previous year.

New Build Housing – Local Authority Homes – up to end March 2019

There were 446 **local authority completions** between January and March 2019, which is a 42% increase (133 homes) than the number that were completed in the same quarter in 2018. This brings the total for year ending March 2019 to 1,413. This is a 3% (51 homes) decrease on the 1,464 completions in the previous year.

There were 518 **local authority starts** between January and March 2019; 74% more than in the same quarter in the previous year. This brings the total for year ending March 2019 to 1,881. This is a 37% (507 homes) increase on the 1,374 starts in the previous year.

More up-to-date figures – up to end June 2019

Between April and June 2019, 446 local authority houses were completed (9% more than the same quarter in the previous year), and 486 were started (7% less than in the same quarter in the previous year). This brings the total completions for the year to end June 2019 to 1,451, which is 4% less than the previous year. Total starts for the 12 months to end June 2019 now stands at 1,844 which is an increase of 6% on the 1,735 local authority homes started in the previous year.

Affordable Housing Supply – up to end June 2019

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off-the-shelf purchases and rehabilitations as well as new builds.

The latest statistics for the year to end June 2019 show that **affordable housing supply completions** have totalled 9,128, up 7% (633 homes) on the previous year. This includes increases in social rent completions (up by 23% or 1,189 homes) and affordable rent completions (up by 21% or 187 homes), and a decrease in affordable home ownership completions (down 30% or 743 homes).

There were 10,844 **affordable housing approvals** over the year up to end June 2019, down by 9% or 1,088 homes compared to the previous year. This includes decreases in affordable rent approvals (down 55% or 1,403 homes) and affordable home ownership approvals (down 25% or 620 homes), with an increase in social rent approvals (up 14% or 935 homes).

There were 10,370 **affordable houses started** in the year to end June 2019, down 2% or 246 homes compared to the previous year. This includes decreases in affordable rent starts (down by 43% or 792 homes) and affordable home ownership starts (down by 10% or 237 homes), but an increase in social rent starts (up 12% or 783 homes).

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Contents

New Build Housing – All Sectors – up to end March 2019

The new-build section of this document provides figures on the number of homes started (when the foundations are begun) and completed (when a building inspector deems the property complete).

Figures are presented for homes built on privately led (referred to throughout as private sector), local authority led (referred to as local authority sector) and housing association led (referred to as housing association sector) sites. For the private sector the latest information available is for the quarter ending March 2019. Whilst more up-to-date information is available for local authority and housing association new builds, findings for these sectors are mainly presented up to March 2019 to simplify comparisons between sectors.

The figures have not been seasonally adjusted and so commentary tends to compare the latest quarter with the same quarter the previous year. To help with this, Quarter 2 figures (from April to June) have been highlighted in the charts to allow easy comparison over time. Some of the peaks in the number of starts in Quarter 1 each year are due to large numbers of housing association approvals being granted near the end of the financial year.

Trends since 2007 – all sectors

Chart 1 (see page 1) shows the annual number of all-sector new build homes completed since 2007 over years to end March, whilst Charts 2 and 3 (below) show quarterly trends in starts and completions across all sectors and by individual sector.

Chart 1 shows that annual all-sector new build starts and completions (years to end March) have both increased in each year since 2013, with increases in the latest year of 16% and 21% respectively, but are still below levels seen in 2007 and 2008.

Chart 2 presents new build completion trends on a quarterly basis and by sector, which shows the impact of the recession in the second half of the last decade, with private sector led completions falling throughout 2008 and 2009 due to the financial crisis. Chart 3 presents quarterly trends in all-sector starts and completions, which are generally showing an upwards trend since the end of 2017, but with some quarterly volatility evidence, particularly for starts.

Chart 2: Quarterly new build completions show some overall increases over the latest four quarters, although as with earlier time periods, figures for individual quarters can show some volatility over time

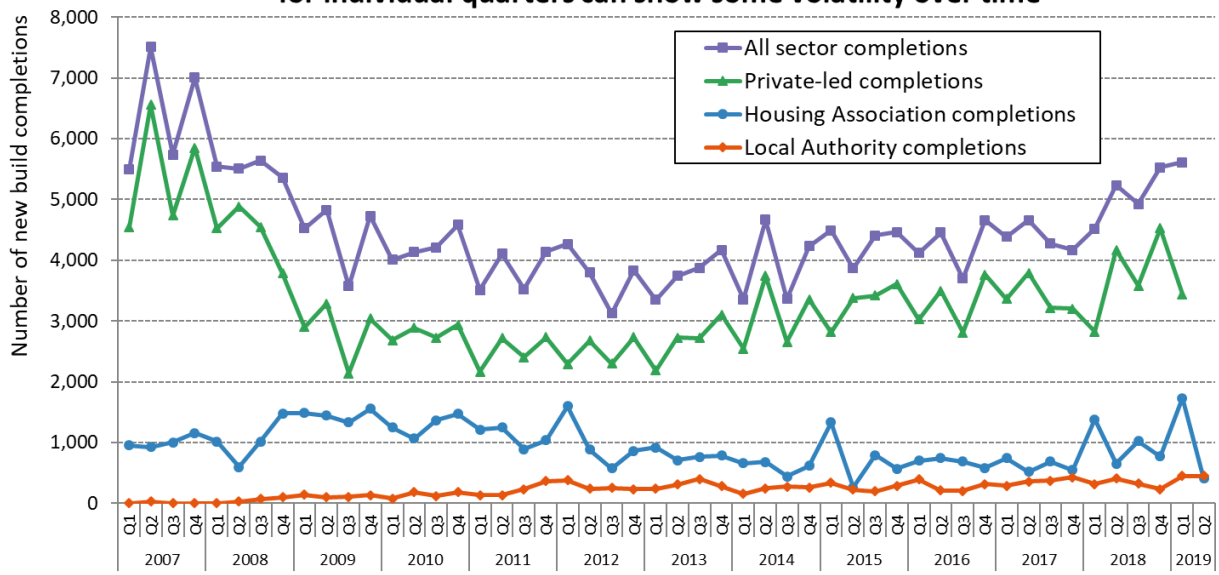
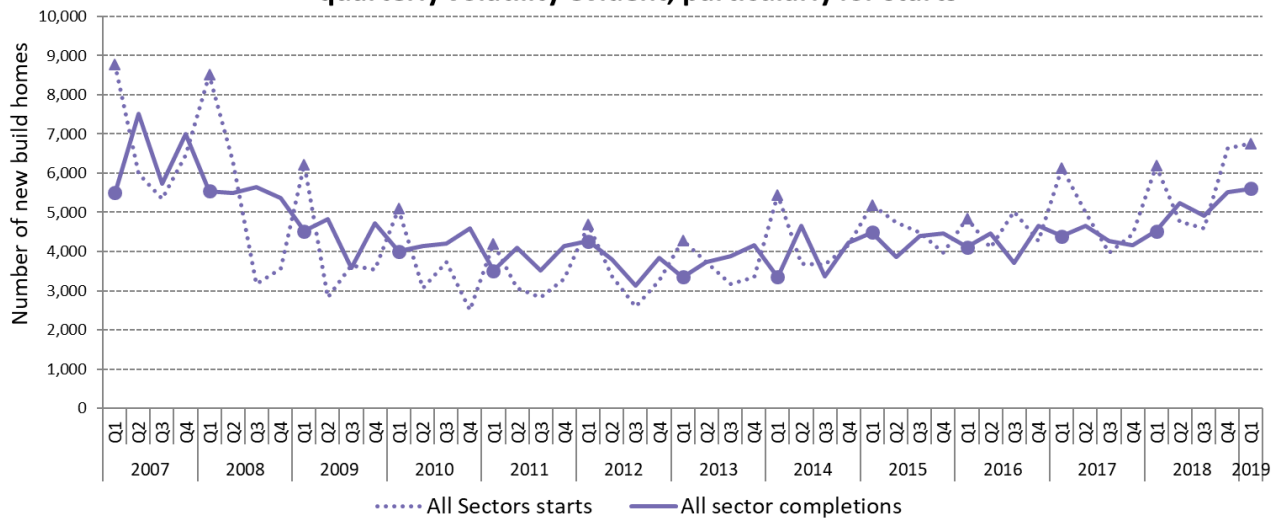


Chart 3: Quarterly new build starts and completions across all sectors show an generally upward trend since the end of 2017, but with some quarterly volatility evident, particularly for starts



Trends to end March 2019 – all sectors

There were 5,612 new build homes completed between January and March 2019; a 24% increase (1,092 homes) on the same quarter in 2018. This brings the total for the year to end March 2019 to 21,292, up 21% (3,669 homes) compared to the 17,623 completed in the previous year.

There were 6,759 new build homes started between January and March 2019, 9% more (566 homes) than the same quarter in 2018. This brings the total for the year to end March 2019 to 22,764 which is up 16% (3,160 homes) compared to the 19,604 homes started in the previous year.

Comparison with the rest of the UK from 2007 to 2019 – all sectors

Each of the countries of the UK produces their own statistics on quarterly new build housing starts and completions by tenure, and all use broadly consistent definitions. These new build statistics for each of the countries of the UK, as well as for Great Britain and the UK as a whole can be found here: https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building.

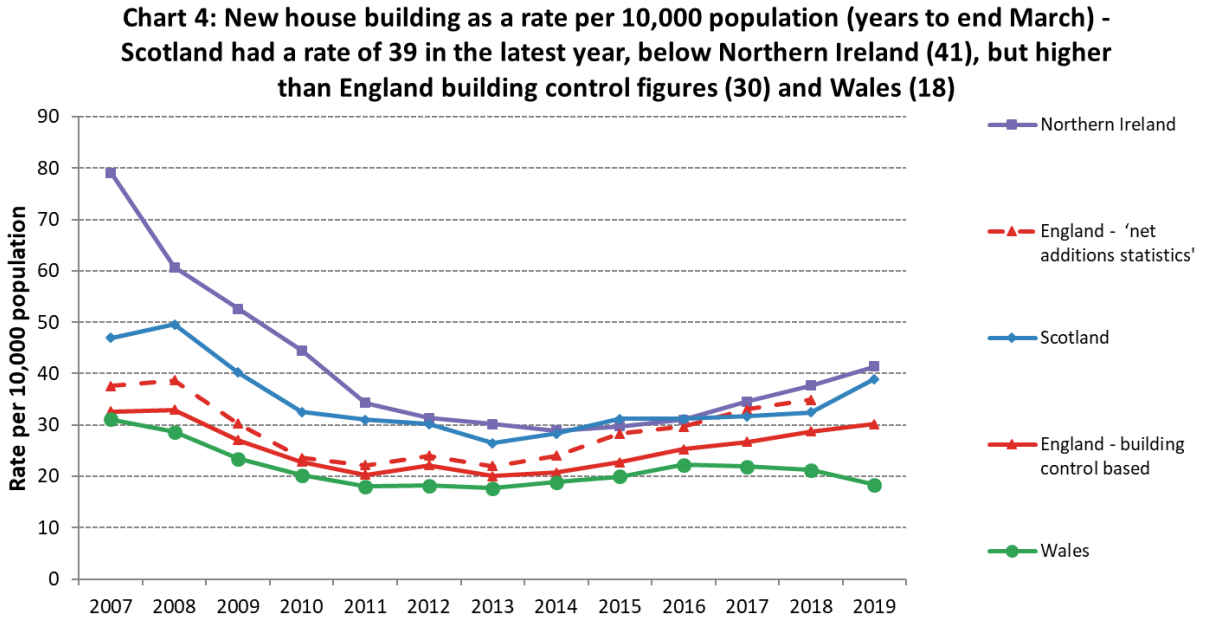
In addition to this, the Ministry of Housing, Communities and Local Government (MHCLG) also produces an additional annual set of statistics for England on new build homes, as a component part of the 'Housing supply; net additional dwellings, England' set of statistics[1]. These statistics are collected on a different basis to the quarterly UK country statistics as local authorities can use a range of data sources to collate these figures rather than solely using building control information. Figures on this for 2016/17 were published on 16 November 2017, and this publication advised that the 'net additional dwellings' should be considered the primary and most comprehensive measure of housing supply in England.

MHCLG have advised that the quarterly new build statistical collection for England, whilst being a useful leading indicator of activity throughout the year, is not currently capturing all new build activity, largely due to difficulties in collecting accurate starts and completions data from independent building inspectors or where building control has been sourced out to strategic partnerships or the private sector. These data issues do not exist in the Scotland quarterly housing statistics, given that all of the 32 local authorities in Scotland directly manage building control and the associated provision of data to the Scottish Government on starts and completions.

As a result of this advice, the new build component figures of the 'net additional dwellings' statistics for England are included in the UK comparisons as an additional set of figures to consider when comparing between countries. However note that the latest 'net additional dwellings' figures available are for 2017/18 so there is no data to compare for 2018/19.

Chart 4 shows that the rate of house building completions in Scotland has been above that of England (building control based figures) and Wales throughout the 2007 to 2019 period (years to end March). In the latest year, the rate in Scotland (39 per 10,000 population) has been above the comparable quarterly statistics for England (30 per 10,000 population), and the rate of 'net additional dwellings' new builds in England for the previous year 2017/18 (35 per 10,000 population), although a figure for England for the latest year 2018/19 is not yet available. The rate of house building completions in Scotland has been below that of Northern Ireland between 2007 and 2019, except for in 2015 and 2016.

[1] https://www.gov.uk/government/collections/net-supply-of-housing

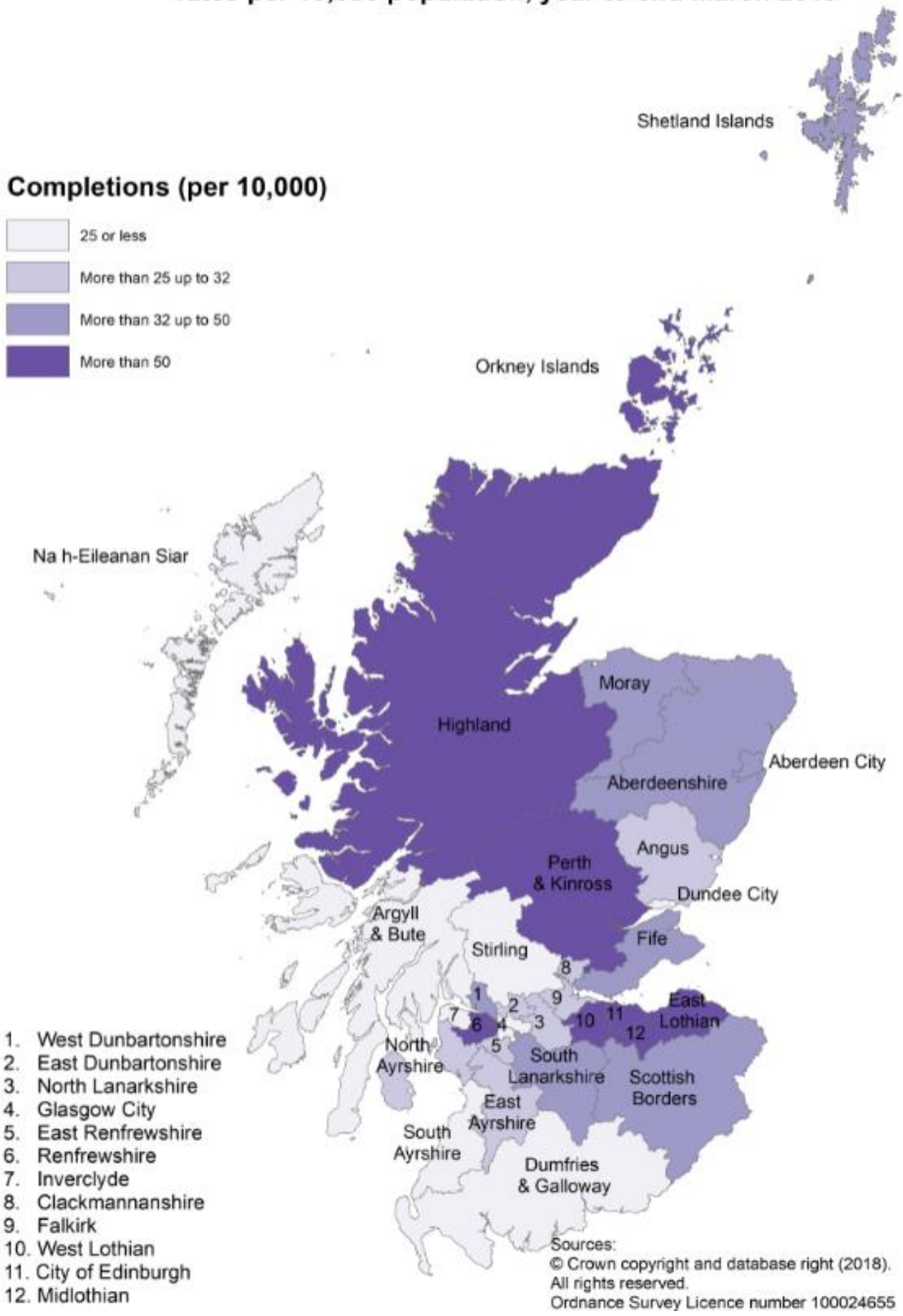


Sub-national figures for the year to end March 2019 – all sectors

The information on new build housing in Scotland is collected and published at local authority level. Map A, below, shows new house building in the year to end March 2019, as a rate per 10,000 population based on the latest mid-2018 population estimates.

In the year to end March 2019 the highest new build rates were observed in Midlothian, East Lothian, Perth & Kinross, Highland and Orkney Islands. The lowest rates were observed in Dumfries & Galloway, Dundee City, Stirling, Na h-Eilean Siar and Argyll & Bute.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end March 2019



Sources:

New Build Housing – Private-led – up to end March 2019

The private sector is the biggest contributor to overall house building, accounting for just under four-fifths (74%) of all homes completed in the 12 months to end March 2019.

Chart 5: Annual private sector led new build starts and completions have both increased in the latest year, but are still below levels seen in 2007 and 2008 (years to end March)

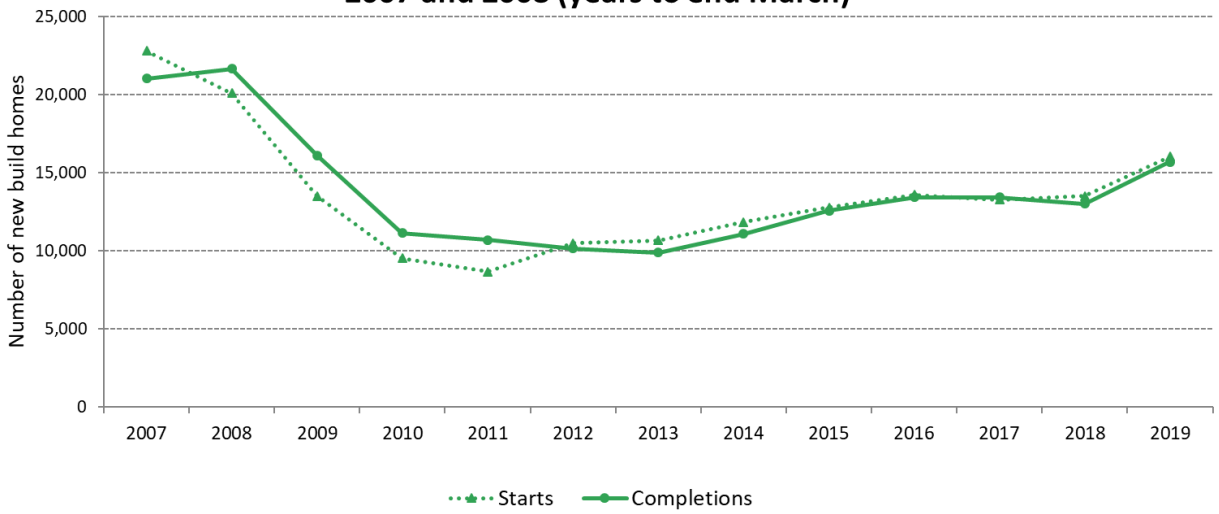
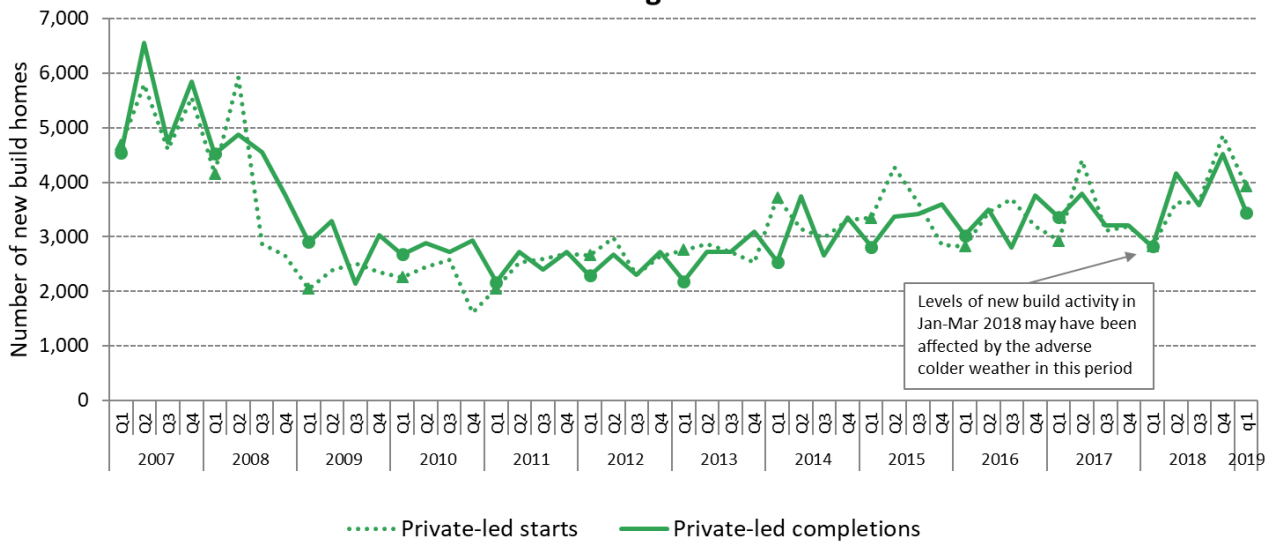


Chart 6: Quarterly new build starts and completions (private-led), show a generally upward trend in the latest year, but with some quaterly volatility in the figures



Trends since 2007 – private sector

In 2008 (year to end March) the number of private sector homes started was around 20,100, while completions were just under 21,700. Private sector led new build housing was hit particularly hard by the recession. The number of homes completed dropped steeply between 2008 and 2010 then continued to decrease

more gradually to just under 9,900 in 2013. Since then, the number of homes completed has increased each year, until 2017, before decreasing slightly in 2018, and then increasing in the latest year ending March 2019 to 15,710.

It should be noted that levels of private-led new build activity in the January to March 2018 period may have been affected by the adverse cold weather during this period. This in turn may have impacted on the latest two annual financial year totals recorded, should some starts and completions that were planned for this period have been shifted from the final quarter of 2017/18 and into the first quarter of 2018/19.

In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing a new build home and to stimulate the house building industry. Following this, the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers schemes were launched on 21 January 2016. Further information on the schemes, along with monitoring information setting out numbers of sales and the characteristics of buyers, is available at http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy.

Trends to end March 2019 – private sector

Between January and March 2019, 3,438 private sector led homes were completed; 22% more (613 homes) than the same quarter in 2018. This brings the total for the year to end March 2019 to 15,710 which is 21% more (2,679 homes) than the 13,031 completions in the previous year.

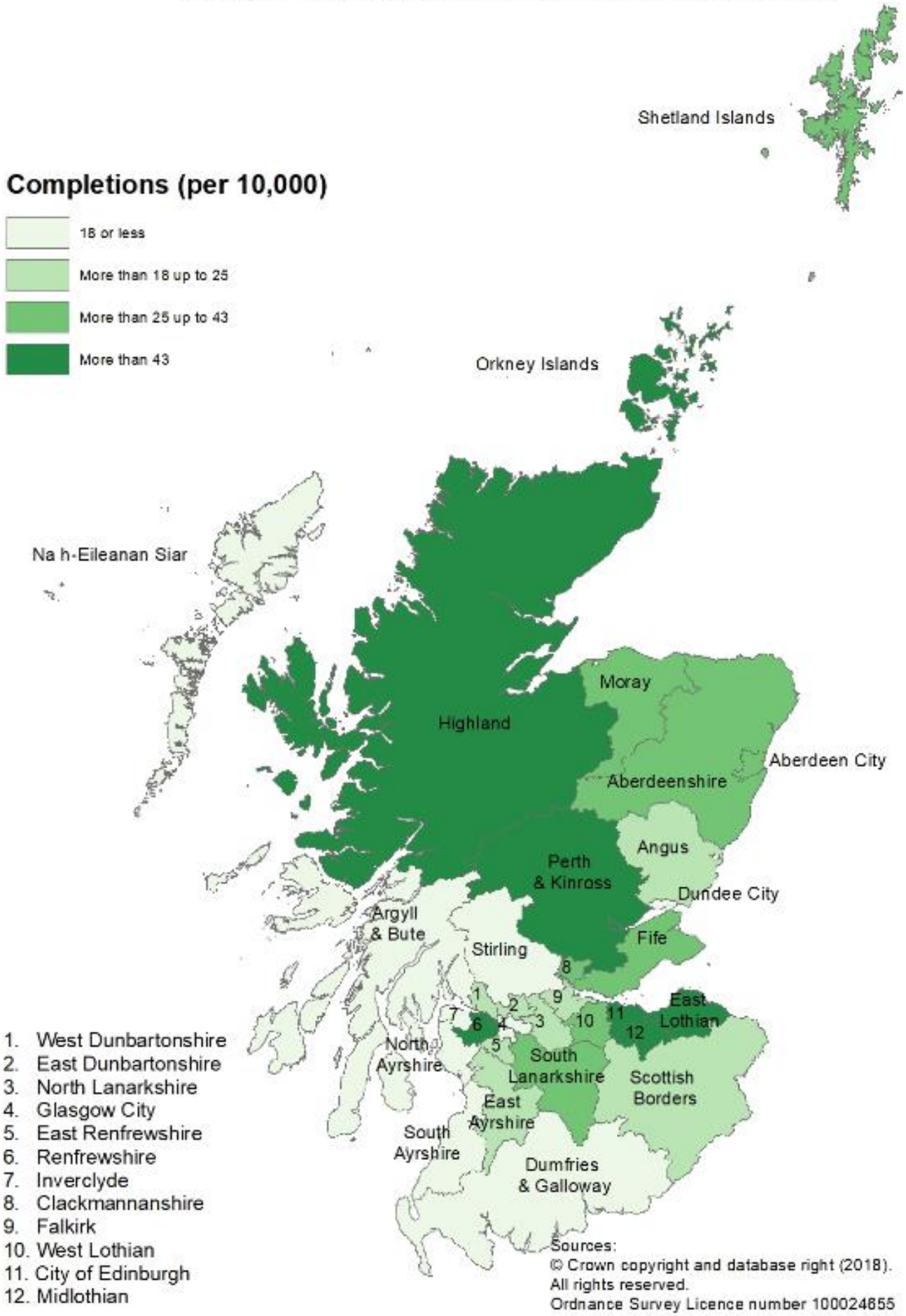
There were 3,922 private sector led starts between January and March 2019, 39% more (1,100 homes) than the same quarter in 2018. This brings the total for the year ending March 2019 to 16,045 which is 19% more (2,525 homes) than the 13,520 starts in the previous year.

Sub-national figures for the year to end March 2019 – private sector

Map B shows the rates per 10,000 head of population (based on the latest mid-2018 population estimates) of private sector led new build completions in each local authority for the year to end March 2019.

The highest completion rates have been in Midlothian, East Lothian, Perth & Kinross, Renfrewshire and Highland. The lowest rates meanwhile, have been in Dumfries & Galloway, Inverclyde, South Ayrshire and Argyll & Bute.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end March 2019



Sources:

New Build Housing – Social Sector

Social sector housing consists of local authority and housing association housing, and has accounted for just over a quarter of all new build homes completed over the 12 months to end March 2019. Social sector figures are collected a quarter ahead of those for the private sector meaning that figures are available up to the end of June 2019. However, to enable easier understanding of how each sector contributes to the all sector totals described previously, figures are also presented for the same time period to end March (although quarterly charts include the latest quarter's data).

The more up-to-date figures for the social sector are presented later in this section.

Chart 7a: Annual Housing Association starts and completions have been at higher levels than Local Authority starts and completions in each year since 2007, with some varying trends across this period (years to end March)

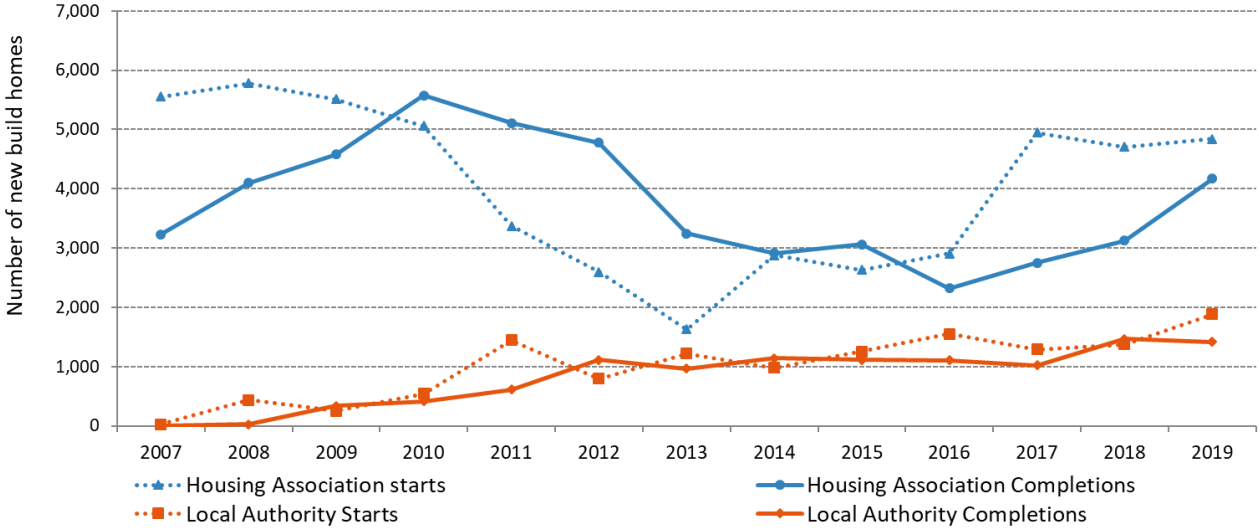


Chart 7b: Housing Association and Local Authority new build starts and completions figures for years to end June show a broadly similar trend to the figures for year to end March

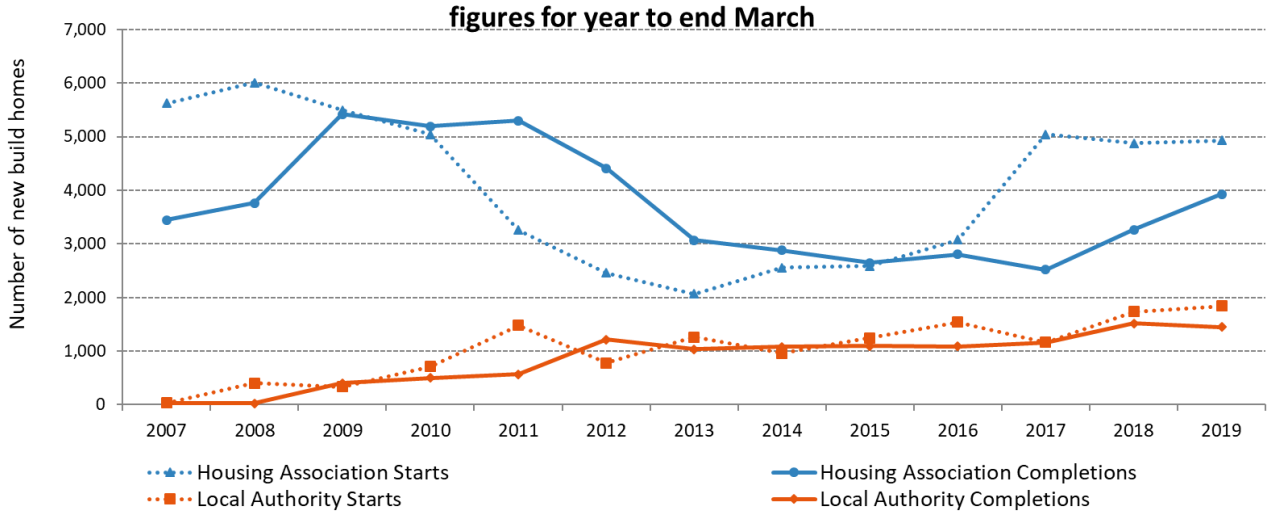


Chart 8: Quarterly Housing Association new build approvals show some quarterly volatility, with Q1 (Jan to Mar) typically seeing the highest numbers in each year

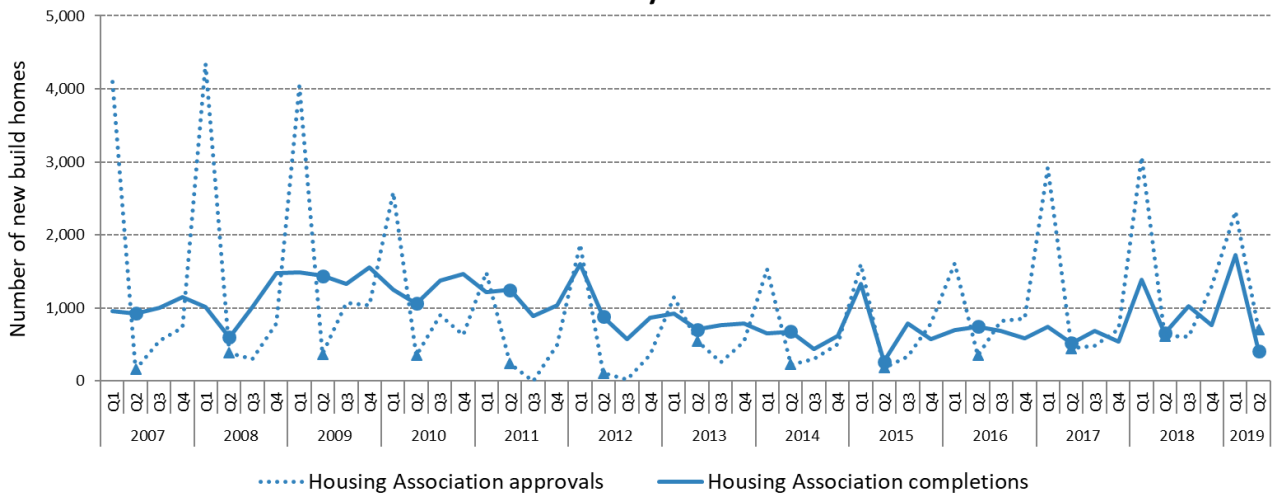
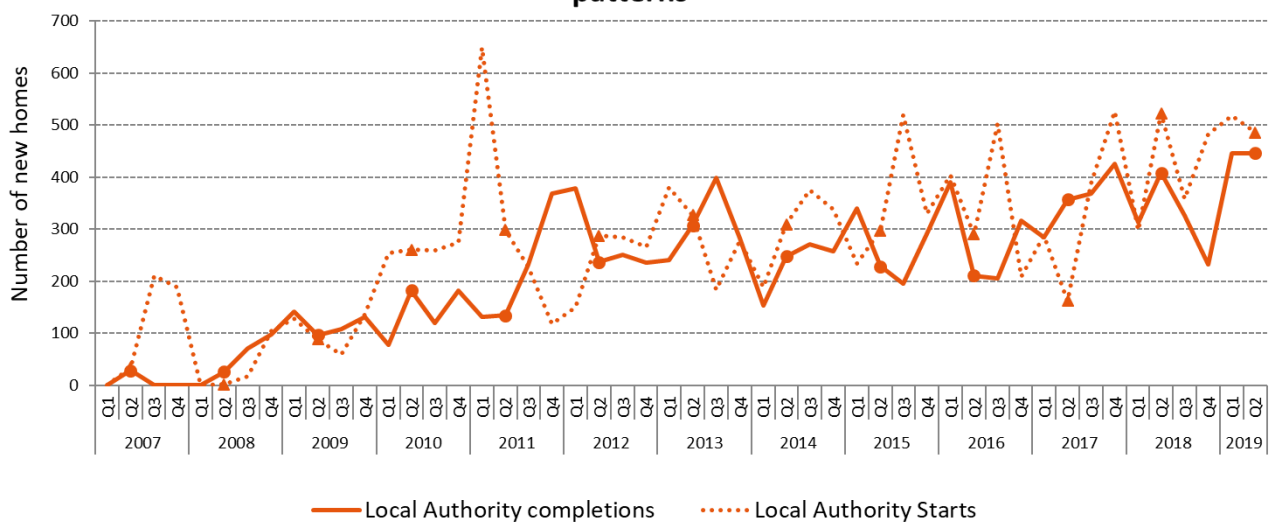


Chart 9: Quarterly Local Authority new build starts and completions also show some quarterly volatility, but with less clear annual seasonality patterns



Trends since 2007 – social sector

Chart 7a shows the number of local authority and housing association homes started and completed each year (to end March) since 2007, whilst Chart 7b shows the same information but up to end June (the most recent information available). Charts 8 and 9 show quarterly figures for housing associations and local authorities, respectively.

Social sector house building has not followed the same pattern as the private sector over time as the number of homes being built did not suddenly drop in 2008 following the recession.

Between 2008 and 2010 (years to end March) the number of housing association completions increased from just over 4,000 to just under 5,600. Completions

then decreased each year to just over 2,900 in 2014, before increasing to just under 3,100 in 2015. Completions then decreased in the following year to just over 2,300 in 2016. In the last three years, completions have increased to just over 4,100 in 2019.

The number of housing association approvals meanwhile decreased from just under 5,800 in 2008 to just over 1,600 in 2013 (years to end March). The figures then increased overall and are at just over 4,800 in 2019.

The number of local authority homes built has gradually increased from just 28 homes in 2008 up to just over 1,100 in 2012 (years to end March). Completions were then broadly flat until 2017, but have since increased to just over 1,400 in 2019. Local Authority housing has accounted for 7% of the total amount of new build homes completed across all sectors in the 12 months to end March 2019.

Trends to end March 2019 – social sector

There were 2,174 social sector completions between January and March 2019; 28% more than the same quarter in 2018. This brings the total for the year to end March 2019 to 5,582. This is a 22% increase on the 4,592 social sector completions in the previous year.

Meanwhile, 2,837 social sector homes were started between January and March 2019; 16% less than the same quarter in 2018. This brings the total for the year to end March 2019 to 6,719. This is a 10% increase on the 6,084 social sector starts in the previous year.

Sub-national figures for the year to end March 2019 – social sector

Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end March 2019 per 10,000 of the population (based on the latest mid-2018 population estimates). The housing stock of 6 local authorities (Argyll & Bute, Dumfries & Galloway, Glasgow, Inverclyde, Na h-Eileanan Siar and Scottish Borders) has been transferred to housing associations and so these areas do not build new local authority houses.

In the year to end March 2019 rates of housing association new build completions were highest in Scottish Borders, Midlothian, Orkney Islands and Glasgow City, whilst the lowest rates of housing association new build were in Falkirk, East Renfrewshire, Moray and West Lothian.

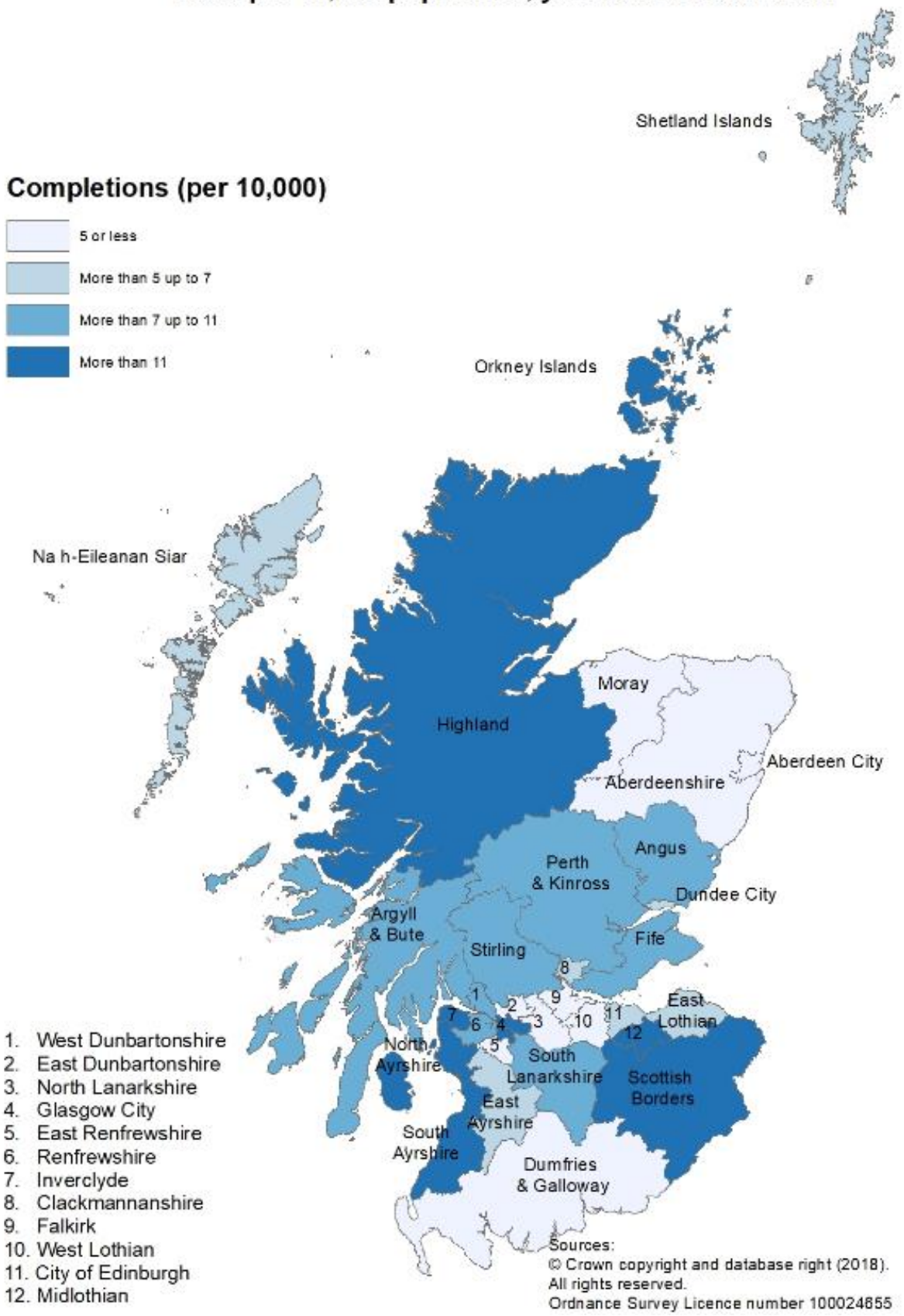
Meanwhile local authority new build rates were highest in West Lothian, Moray. Perth & Kinross, North Ayrshire and Aberdeen City. As well as the 6 stock transfer authorities mentioned above, East Dunbartonshire, Clackmannanshire, Shetland Islands, Stirling, Renfrewshire, South Ayrshire, Orkney and Midlothian built no new homes in the year ending March 2019.

Latest data to end June 2019 – social sector

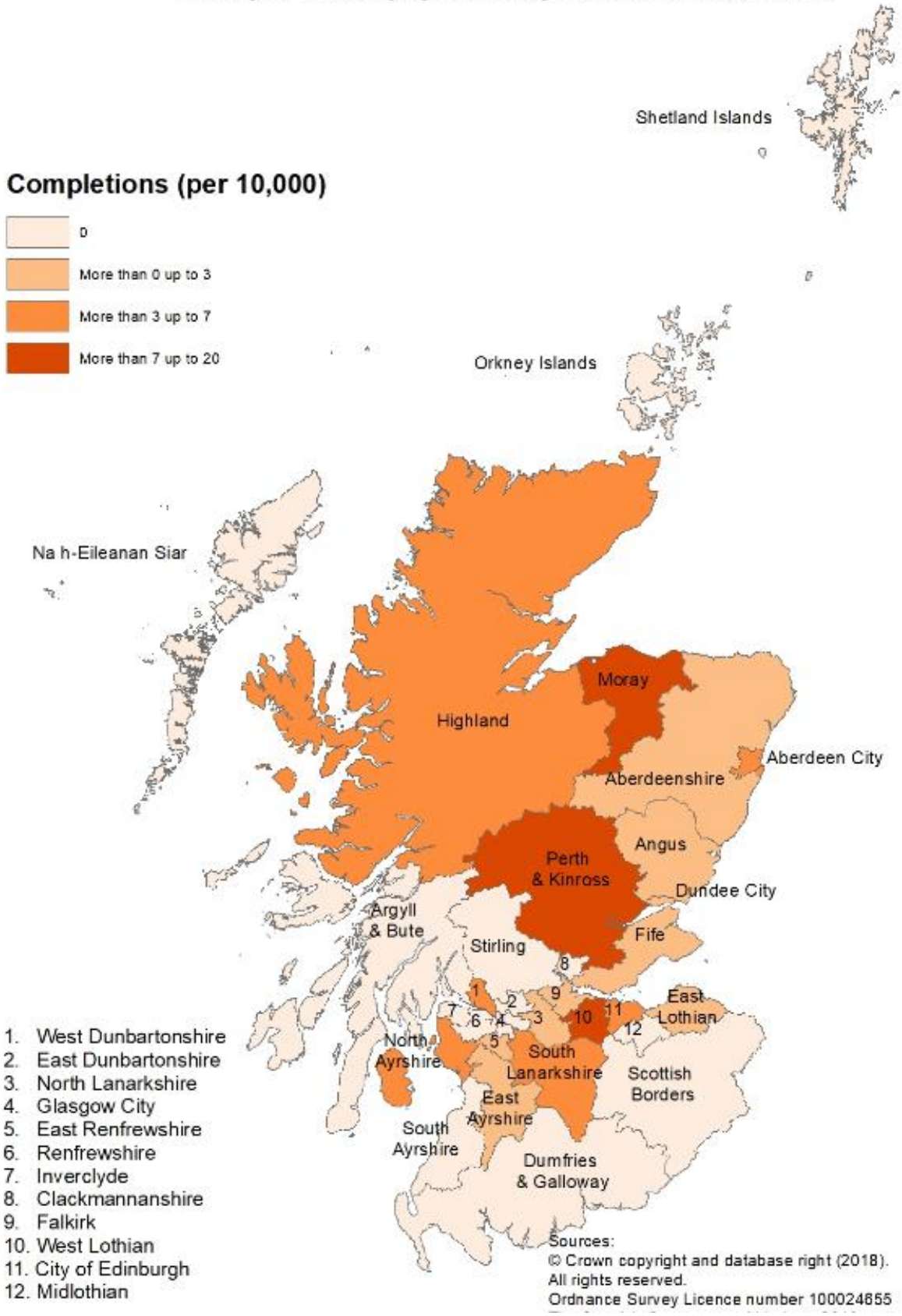
A total of 856 social sector homes were completed between April and June 2019, 19% less than the 1,060 completions in the same quarter in 2018. This brings the total completions for the 12 months to end June 2019 to 5,378 a 13% increase on the 4,778 social sector homes completed in the previous year. The increase in the 12 months to end June 2019 is due to an increase in Housing Association led completions, which increased by 20% (664 homes).

Meanwhile, 1,193 social sector homes were started between April and June 2019. This is up 5% compared to the same quarter in the previous year. This brings the total for the 12 months to end June 2019 to 6,776 which is a 2% increase (165 homes) on the 6,611 starts in the previous year. The increase in the 12 months to end June 2019 is due to a 6% (109 homes) increase in Local Authority starts and a 1% (56 homes) increase in Housing Association led approvals.

Map C: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end March 2019



Map D: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end March 2019



Affordable Housing Supply – up to end June 2019

Affordable Housing Supply Programme (AHSP) statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off the shelf purchases and rehabilitations as well as new builds. The social rent new build element of this covers largely the same houses referred to in the social sector new build section of this report. Statistics for the AHSP are available up to the end of June 2019. As a result they have been presented here for the year to end June. This differs from the figures in much of the remainder of this report which cover years to end March.

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees

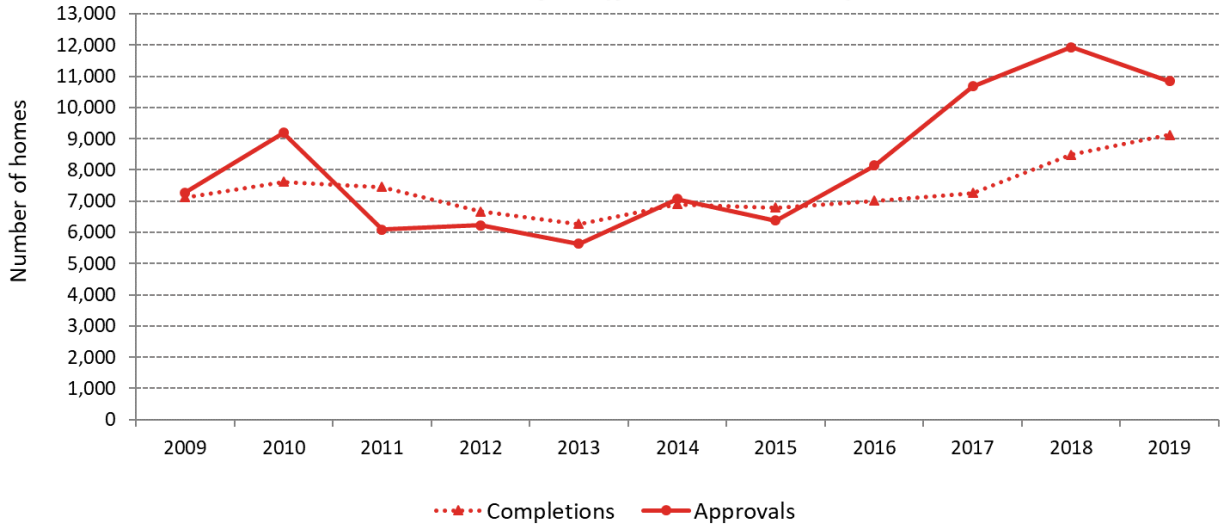
Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, for example when site clearance begins or any point up to the beginning of ground works for foundations. As a result approvals are generally deemed a better measure than starts for AHSP data.

Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent.

Affordable Rent includes Mid-Market Rent (MMR), National Housing Trust (NHT) Rent as well as other programmes such as the Empty Homes Loan Fund (EHLF) and Rural Homes for Rent (RHfR).

Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Home Owner Support Fund Shared Equity.

Chart 10: Annual Affordable Housing Supply Programme (AHSP) approvals and completions have both increased since 2015, with approvals dropping in the latest year (years to end June)



A total of 1,128 affordable homes were completed in the quarter between April and June 2019, a decrease of 27%, or 426 homes when compared to the equivalent quarter in the previous year. This brings the total for the year to end June 2019 to 9,128, up 7% on the 8,495 completions in the previous year.

Between April and June 2019 a total of 1,487 affordable homes were approved. This is 286 (16%) less than in the same quarter in the previous year. It brings the total for the year to end June 2019 to 10,844 approvals, down 9% on the previous year.

There were 1,990 affordable homes started in the quarter between April and June 2019, a 20% decrease, or 502 fewer homes than the same quarter last year. This brings the total for the year to end June 2019 to 10,370, down 2% on the 10,616 starts in the previous year.

Chart 11 below shows that total affordable housing supply programme completions increased by 7% in 2019 (year to end June). In the latest year, social rent completions accounted for 70% of all completions, with affordable rent and affordable home ownership making up 12% and 19% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals decreased by 9% in 2019 (year to end June). In the latest year, social rent approvals accounted for 72% of all approvals, with affordable rent and affordable home ownership making up 11% and 17% of the total, respectively.

Chart 11: In the latest year, Affordable Housing Supply Completions consisted of 70% social rent completions, 12% affordable rent and 19% affordable home ownership (years to end June)

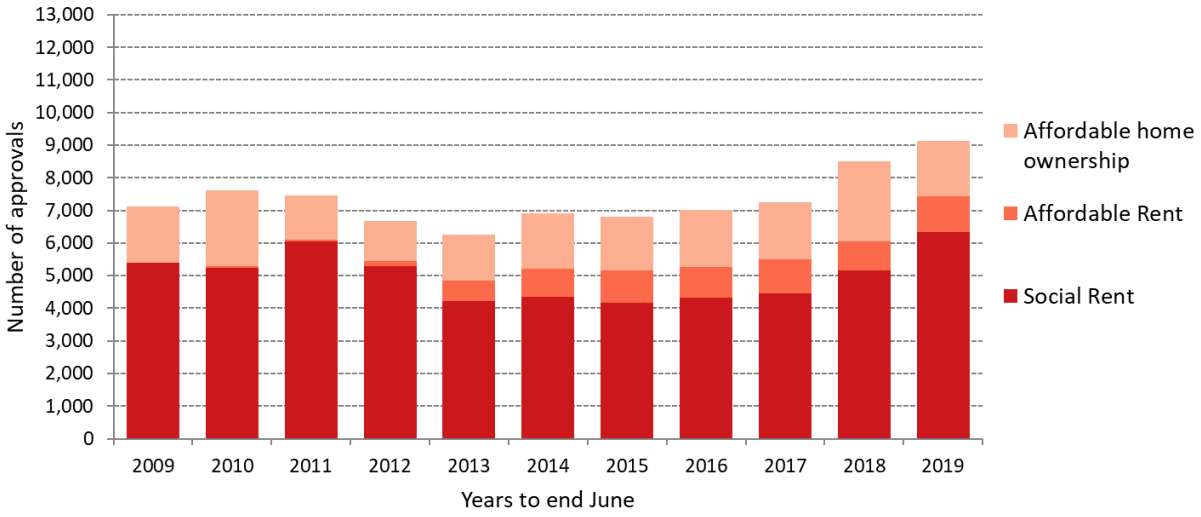
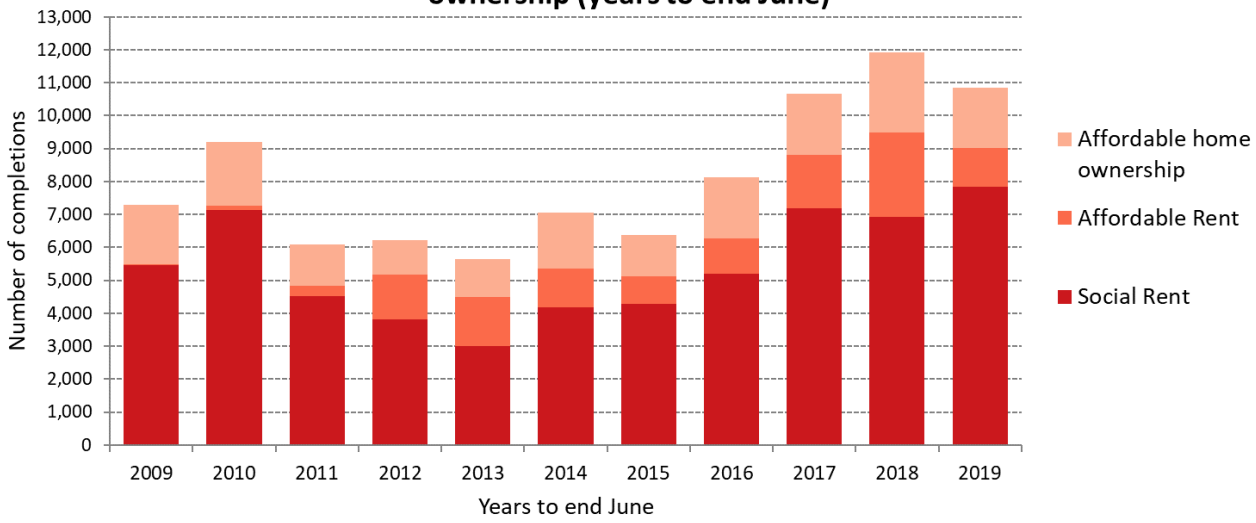


Chart 12: In the latest year, Affordable Housing Supply Approvals consisted of 72% social rent approvals, 11% affordable rent and 17% affordable home ownership (years to end June)



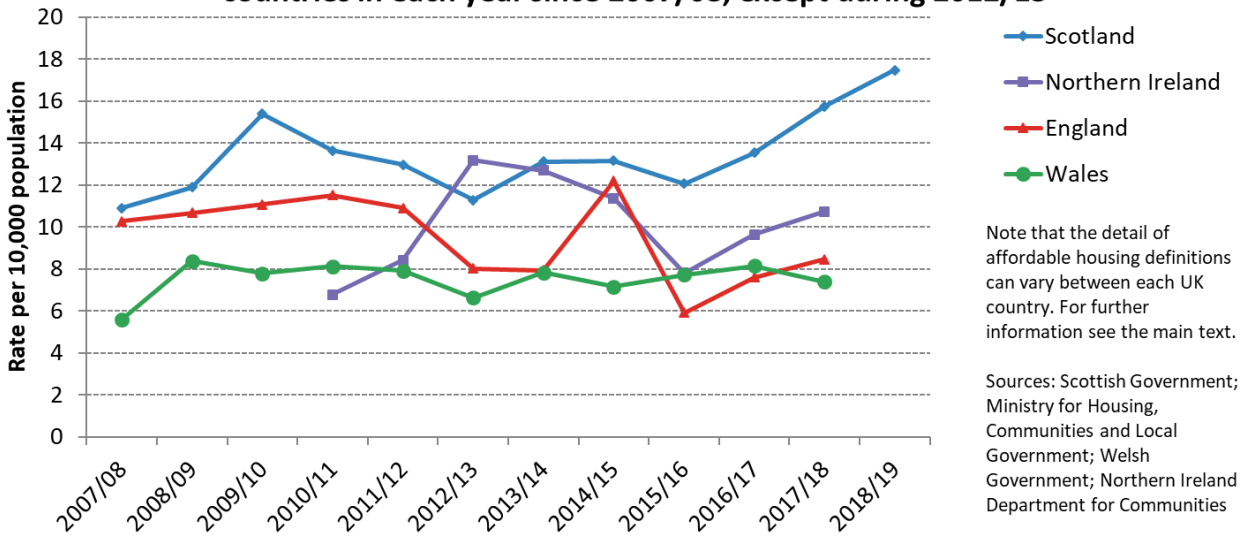
Comparison with the rest of the UK from 2007/08 to 2018/19

This is a new section that has been added to compare how the level of affordable housing supply per head of population varies between Scotland and other UK countries, to help meet demand for cross country analysis on this.

Each of the countries of the UK produces their own statistics on affordable housing supply[2]. Whilst there are some differences in the detail of affordable housing definitions and products used by each country, some comparisons can be made on how affordable housing supply varies per head of population.

Chart 13 below illustrates how the figures per 10,000 population have varied across the 2007/08 to 2017/18 period. Between 2007/08 and 2017/18, the annual average supply of affordable housing per head of population in Scotland has been 13.1 homes per 10,000 population, higher than England (9.5 homes per 10,000 population), Wales (7.5 homes per 10,000 population), and Northern Ireland (10.1 homes per 10,000 population).

Chart 13: Total Affordable Housing Supply Completions as a rate per 10,000 population - Scotland has had annual rates above all other UK countries in each year since 2007/08, except during 2012/13



One difference in definitions used across countries is that the Scotland figures only include units funded through the Affordable Housing Supply Programme and therefore do not capture any non-government funded supply, whilst the statistics for Wales and England both include developer-funded Section 106 supply, although for England it is thought that some will be missed as local authorities are not aware of it all. Northern Ireland does not currently have an equivalent mechanism.

[2] https://www.gov.uk/government/collections/affordable-housing-supply, https://statswales.gov.wales/Catalogue/Housing/Affordable-Housing/Provision, https://www.communities-ni.gov.uk/publications/northern-ireland-housing-statistics-2017-18

In addition to the differences in total affordable supply between each country, there are also some differences in the use of different affordable housing products within the mix of overall affordable housing in each country. For example in England in recent years there has been a greater use of affordable / intermediate rent compared to social rent. Therefore when looking over the four years to 2017/18, in England there have been on average 5.1 affordable / intermediate rent homes completed per 10,000 head of population and 1.3 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.9 for affordable rent homes and a rate of 8.4 for social rented homes in Scotland.

Work on the harmonisation and comparability of affordable housing statistics across the UK is being developed as part of a programme of cross-UK Housing Statistics work[3]. Two reports are intended to be released later this year, which will cover work being carried out on the harmonisation of affordable housing statistics, as well as a UK wide Topic Report on affordable housing statistics.

[3] https://gss.civilservice.gov.uk/user-facing-pages/housing-and-planning-statistics/

Notes

This document should be read along with the explanation of the statistics which provides information on how the statistics are collected and how they should be interpreted are provided below.

Starts and completions

New build information is provided for starts (when the foundations are begun) and completions (when a building inspector deems the property complete). In general, the number of starts will be a strong indicator of the likely trend in completions over the longer term, but there may well be differences over the short and medium term depending on factors such as the housing market, economic climate, access to finance, and speed of construction. A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 years to 2.75 years. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

Comparing over time

New build figures are not seasonally adjusted and so it's not always appropriate to compare the latest quarter's figure with the previous one. In particular Housing Association approvals tend to peak in Quarter 1 of each year due to the way in which funding is allocated to these projects. This document generally compares the latest quarter's figures with those for the equivalent quarter in previous years or it compares the latest 12 month period with the previous one. For series where there is no obvious seasonal pattern it may also compare with the average quarterly figure over a period of time.

A National Statistics publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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How to access background or source data

The data collected for this statistical bulletin are available via an alternative route:
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