A National Statistics publication for Scotland

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PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 10 March 2020)

This quarterly statistical publication provides information on recent trends in:

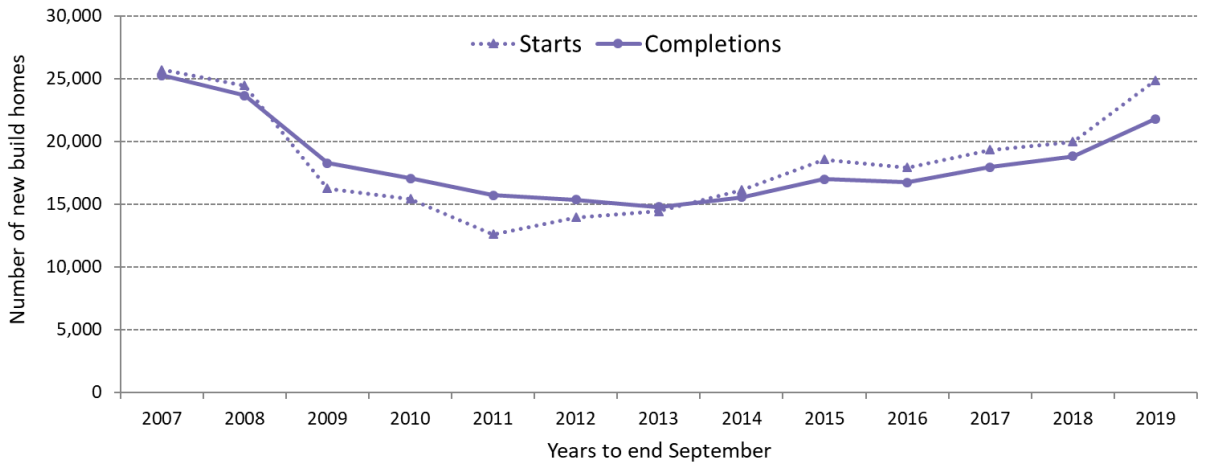
- The number of new housebuilding starts and completions by sector.
- The number of Affordable Housing Supply Programme approvals, starts and completions, by type.

Headline figures on all-sector and private-led new housebuilding starts and completions are presented up to end September 2019, whilst other figures are presented up to end December 2019 where more recent data allows.

The publication also presents rates of new housebuilding and affordable housing supply per head of population, including comparisons to other UK countries.

Background information including Excel tables and explanatory notes on data sources and quality are available in the Housing Statistics webpages.

Chart 1: Annual all-sector new housebuilding starts and completions have both increased substantially in the latest year, with the number of starts now higher than levels seen in 2008 (years to end September)



Contents

1. Main Points

There were 21,805 new build homes completed across all sectors in Scotland in the year to end September 2019, an increase of 16%, or 2,972 homes, on the previous year, and the highest number of homes completed since 2008.

There have been increases across private-led completions (19% or 2,668 homes), housing association completions (6% or 230 homes) and local authority completions (5% or 74 homes).

There were 24,873 new build homes started across all sectors in Scotland in the year to end September 2019, a substantial increase of 4,876 homes (24%) on the previous year, and the highest number of homes started since 2007.

Private-led starts increased by 4,516 homes (34%), and local authority starts increased by 377 homes (22%), whilst housing association approvals decreased slightly by 17 homes (0.3%). The total number of homes started in the social sector across both housing associations and local authorities increased by 360 homes (5%).

In the year to end December 2019 there were a total of 9,317 homes delivered through the Scottish Government affordable housing supply programme, which includes off-the-shelf purchases and rehabilitations as well as new builds. This is an increase of 1%, or 61 homes, on the previous year, and is the highest annual figure since the start of the series in 2000.

In the same period, 11,829 affordable homes were approved, a decrease of 716 homes (6%) on the previous year, and 10,765 homes were started, an increase of 380 homes (4%) on the previous year.

2. All-Sector New Housebuilding

The new-housebuilding 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. Social sector housebuilding is the combined total of local authority and housing association builds.

For the private sector the latest information available is for the quarter ending September 2019. Therefore headline findings for new housebuilding across all sectors are presented up to end September 2019, with other figures on social sector housebuilding presented up to end December 2019 where more recent data allows.

The figures have not been seasonally adjusted and so commentary tends to compare the latest 12 month period with the previous 12 month period, or the latest quarter with the same quarter in the previous year. To help with this, Quarter 3 figures (from July to September) 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.

Chart 1 (see page 1) shows that annual all-sector new build starts and completions (years to end September) have both shown a broadly increasing trend since 2013, with starts increasing since 2011. In the latest year, starts and completions have increased substantially by 24% and 16% respectively, with the number of starts now above levels last seen in 2008.

Figures for the year to end September 2019

There were 5,316 all sector new build homes completed between July and September 2019; an 8% increase (394 homes) on the same quarter in 2018. This brings the total for the year to end September 2019 to 21,805, up 16% (2,972 homes) compared to the 18,833 completed in the previous year.

There were 5,965 new build homes started between July and September 2019, 28% more (1,306 homes) than the same quarter in 2018. This brings the total for the year to end September 2019 to 24,873 which is up 24% (4,876 homes) compared to the 19,997 homes started in the previous year.

Table 1 – All sector new housebuilding to September 2019

	Starts	Completions
Quarter Jul to Sep 2018	**4,659**	**4,922**
Quarter Jul to Sep 2019	**5,965**	**5,316**
Change	+1,306	+394
Change (%)	+28%	+8%
Year to Sep 2018	**19,997**	**18,833**
Year to Sep 2019	**24,873**	**21,805**
Change	+4,876	+2,972
Change (%)	+24%	+16%

Trends since 2007

Chart 2 below presents new build completion trends on a quarterly basis and by sector. This shows the impact of the recession in the second half of the last decade, with private sector led completions falling throughout 2008 due to the financial crisis. Although total completions have since shown a marked increase over the last six quarters.

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

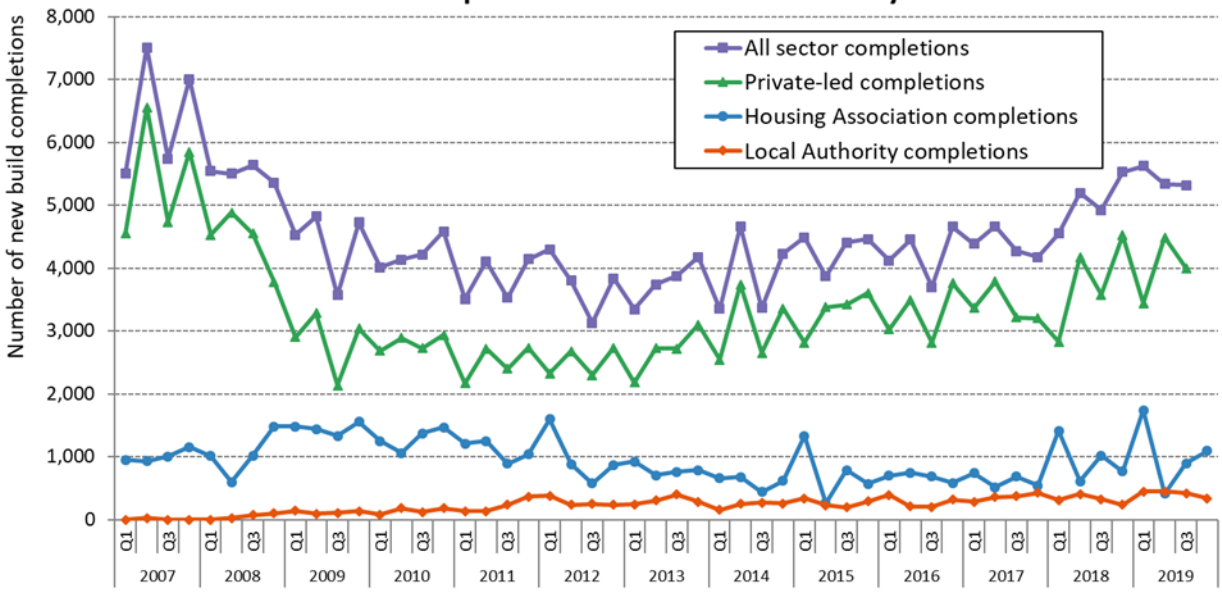
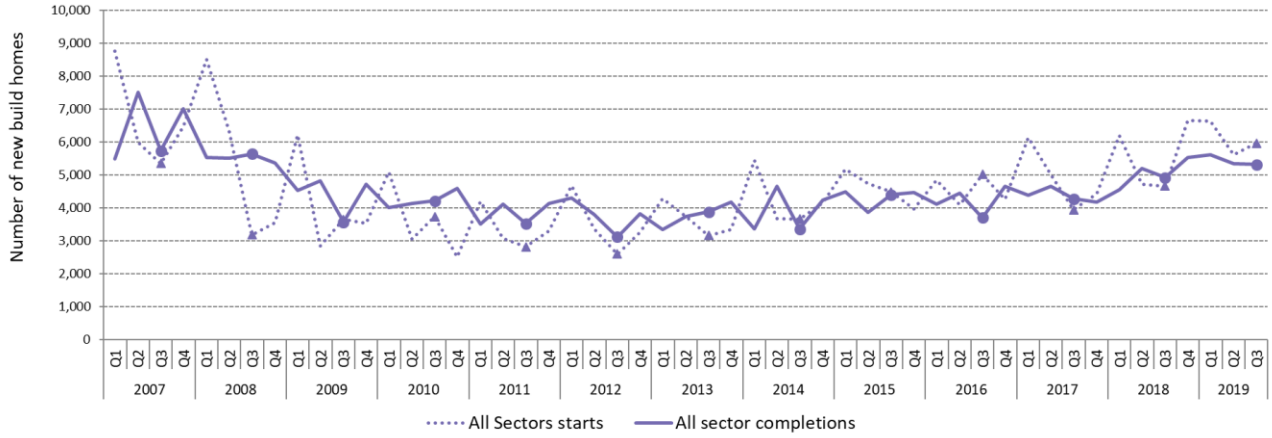


Chart 3 shows quarterly trends in all-sector starts and completions, which are generally showing an upwards trend since 2013.

Chart 3: Quarterly new build starts (since 2011) and completions (since 2013) across all sectors show an generally upward trend, but with some quarterly volatility evident, particularly for starts

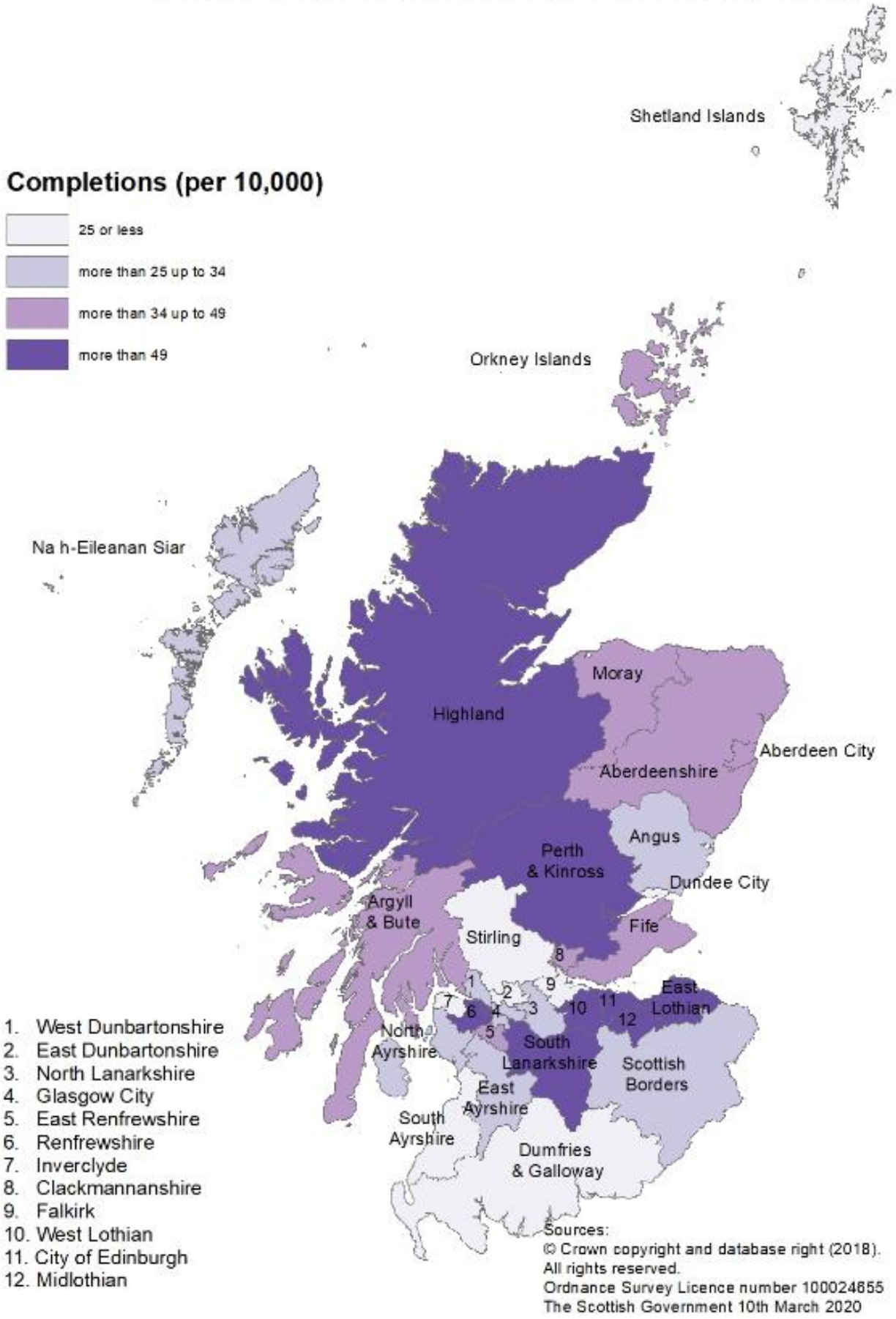


Sub-national local authority figures for the year to end September 2019

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 September 2019, as a rate per 10,000 population based on the latest mid-2018 population estimates.

In the year to end September 2019 the highest new build rates were observed in Midlothian, East Lothian, Perth & Kinross, South Lanarkshire, West Lothian, Edinburgh, Renfrewshire and Highland. The lowest rates were observed in Dumfries & Galloway, Inverclyde, Stirling, East Dunbartonshire and Shetland Islands.

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



Sources:

The Scottish Government 10th March 2020

Comparison with the rest of the UK from 2007 to 2019

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 can be found here: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/ukhousebuildingdata/julytoseptember2019.

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 2018/19 were published on 03 October 2019, and the 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. This is 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 from MHCLG, 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.

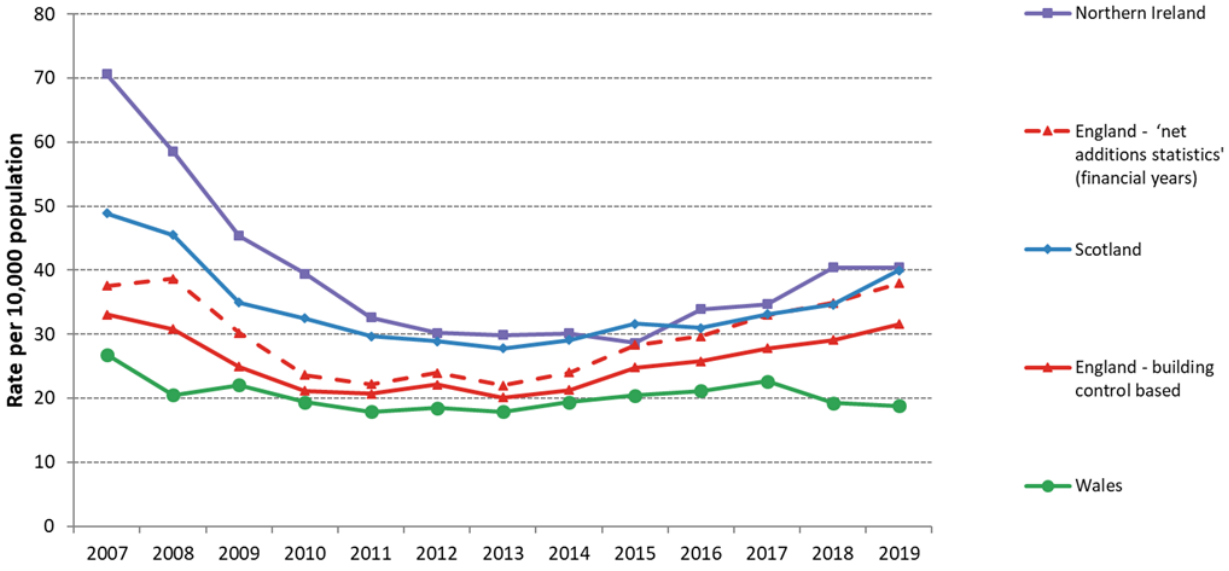
Chart 4 presents trends in the rates of new house building per 10,000 population across each of the UK countries. The latest available Ministry of Housing, Communities and Local Government (MHCLG) annual 'net additional dwelling' statistics for England indicate that whilst Scotland had a higher rate of completions per 10,000 head of population than England over the period 2007 to 2016, the rate in Scotland was the same as in England during both 2017 and 2018.However in the latest year Scotland has had a slightly higher rate of completions per 10,000 (40 in Scotland, compared to 38 in England).

In the latest year, the 40 homes built per 10,000 population in Scotland is similar to the rate seen in Northern Ireland (40 homes per 10,000), and higher than the rates seen in the England net additions statistics (38 home per 10,000 on a financial year basis), and in Wales (19 homes per 10,000). Note that the 'net additional dwellings' for England are on a financial year basis, i.e. the year to end March, and therefore

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

cover a slightly different time period as the other figures presented (to end September).

Chart 4: New house building as a rate per 10,000 population (years to end September) - Scotland had a rate of 40 in the latest year, the same as Northern Ireland (40) and higher than England net additions statistics (financial years) (38) and Wales (19)



3. Private-led New Housebuilding

The private sector is the biggest contributor to overall house building, accounting for three quarters (75%) of all homes completed in the 12 months to end September 2019.

Chart 5: Annual private sector led new build starts and completions have both increased substantially in the latest year, with starts close to levels last seen in 2008 (years to end September)

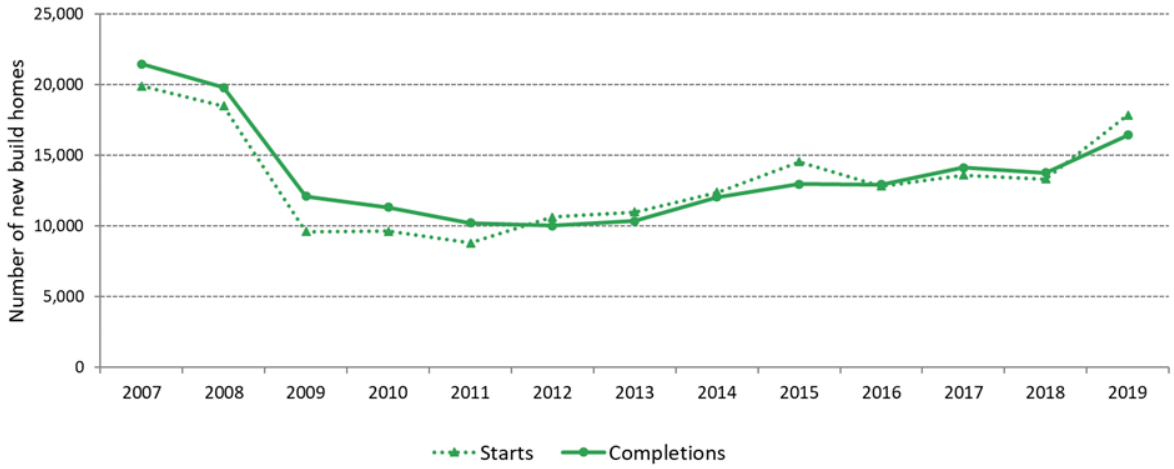
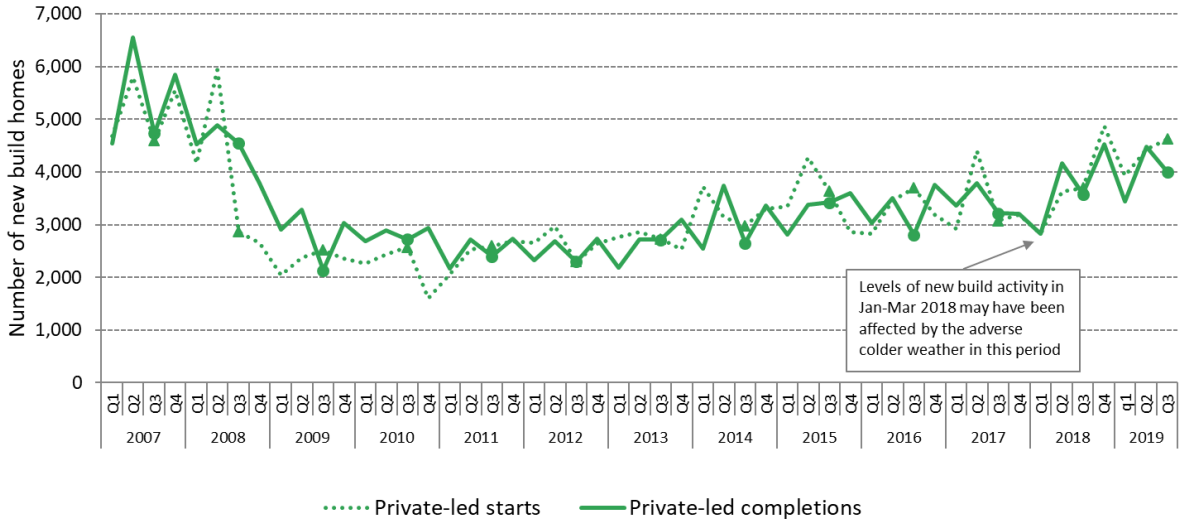


Chart 6: Private-led quarterly new build starts (since 2011) and completions (since 2013), show a generally upward trend, but with some quaterly volatility in the figures



Figures for the year to end September 2019

Between July and September 2019, 3,999 private sector led homes were completed; 12% more (421 homes) than the same quarter in 2018. This brings the total for the year to end September 2019 to 16,444 which is 19% more (2,668 homes) than the 13,776 completions in the previous year.

There were 4,623 private sector led starts between July and September 2019, 25% more (928 homes) than the same quarter in 2018. This brings the total for the year ending September 2019 to 17,856 which is 34% more (4,516 homes) than the 13,340 starts in the previous year.

Table 2 – Private-led new housebuilding to September 2019

	Starts	Completions
Quarter Jul to Sep 2018	**3,695**	**3,578**
Quarter Jul to Sep 2019	**4,623**	**3,999**
Change	+928	+421
Change (%)	+25%	+12%
Year to Sep 2018	**13,340**	**13,776**
Year to Sep 2019	**17,856**	**16,444**
Change	+4,516	+2,668
Change (%)	+34%	+19%

Trends since 2007

In 2007 (year to end September) the number of private sector homes started was around 20,000, while completions were just over 21,000. 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 10,000 in 2012. Since then, the number of homes completed has gradually increased each year, until 2017, before decreasing slightly in 2018, and then increasing substantially in the latest year ending September 2019 to 16,444.

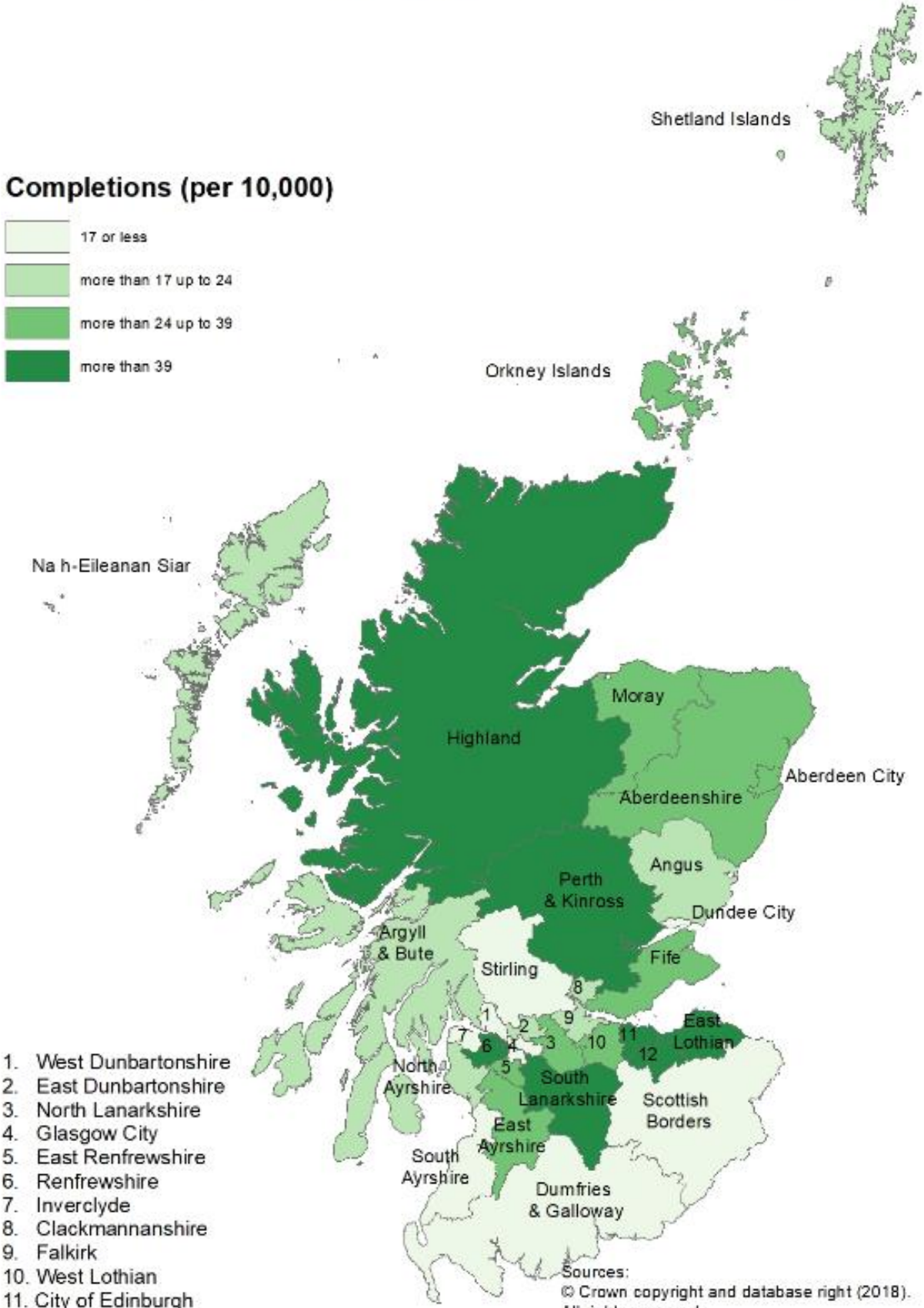
In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing a new build home and to stimulate the house building industry. Following this, the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers 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.

Sub-national local authority figures for the year to end September 2019

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 September 2019.

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

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



Sources:

The Scottish Government 10th March 2020

4. Social Sector New Housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for a quarter of all new build homes completed over the 12 months to end September 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 December 2019. However to enable easier understanding of how each sector contributes to the all sector totals described previously, some figures are also presented to end September.

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

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 September)

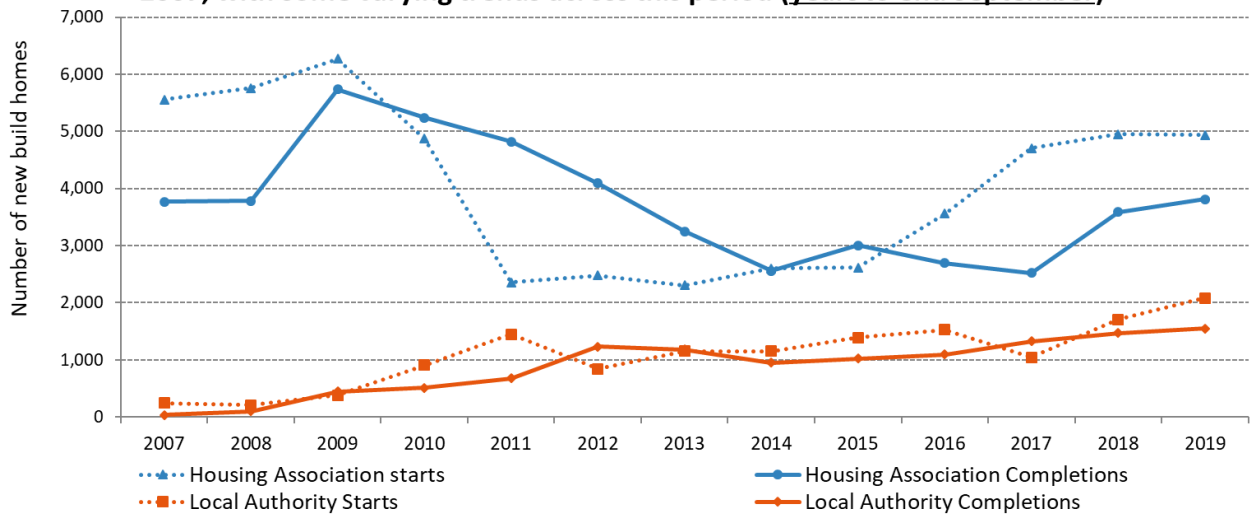


Chart 7b: Housing Association and Local Authority new build starts and completions figures for years to end December show a broadly similar trend to the figures for year to end September

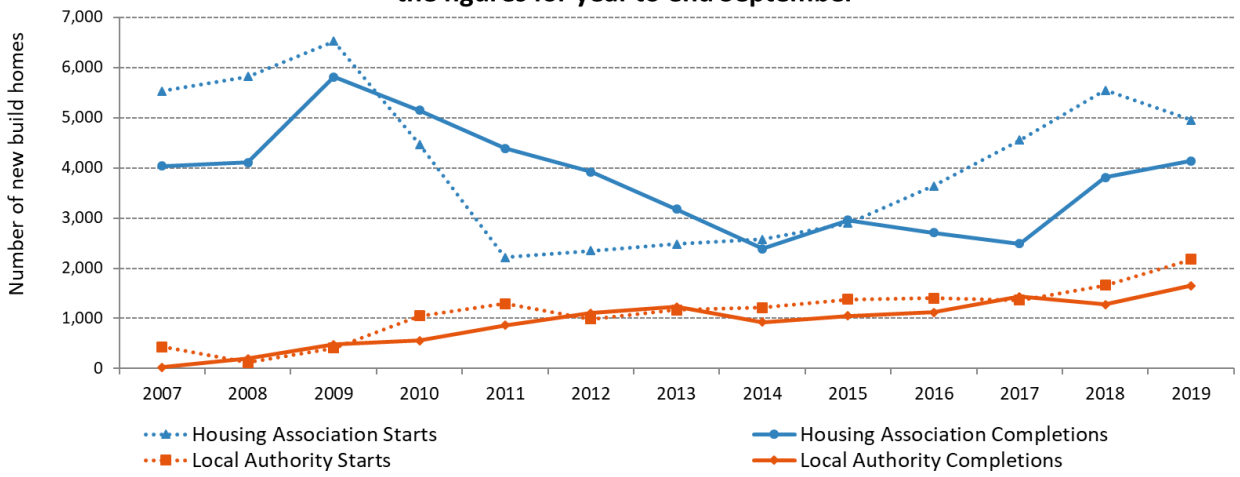


Chart 8: Quarterly Housing Association new build approvals show some quarterly volatility, with Q1 (Jan to Mar) typically seeing the highest numbers in each year

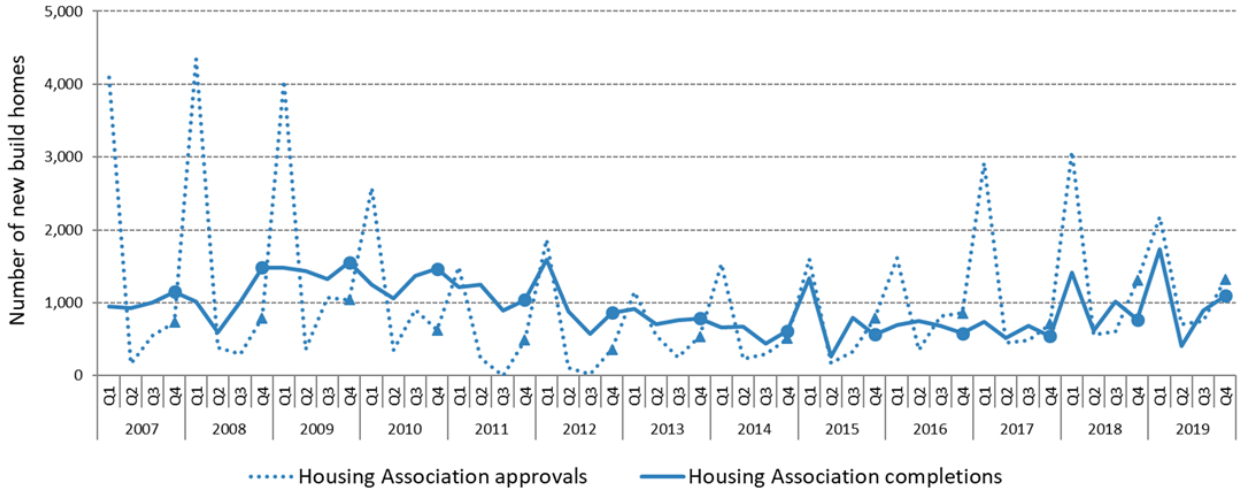
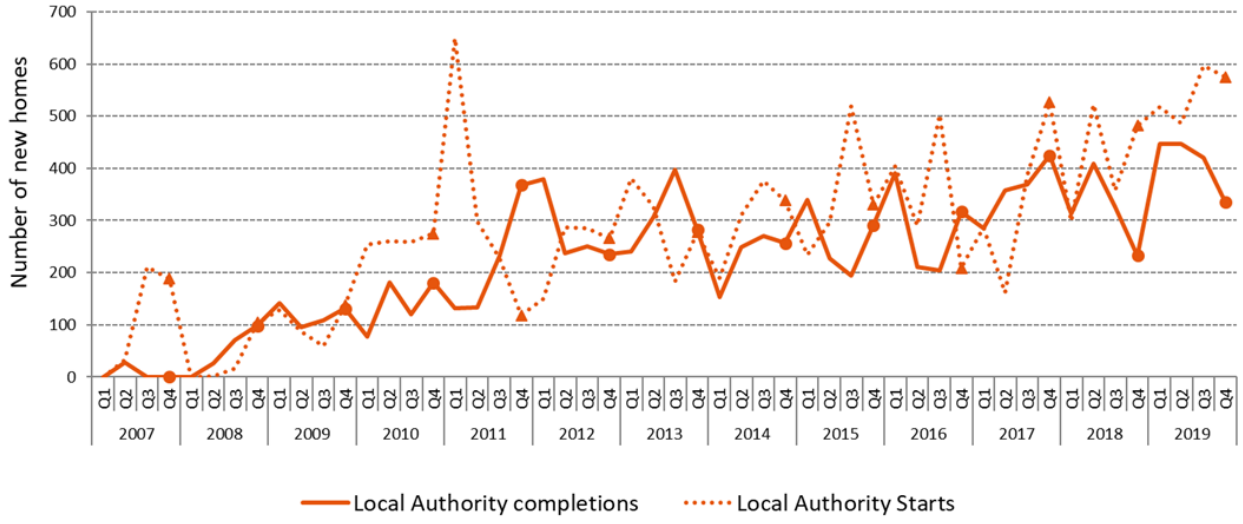


Chart 9: Quarterly Local Authority new build starts and completions also show some quarterly volatility, but with less clear annual seasonality patterns



Figures for the year to end September 2019

There were 1,317 social sector completions between July and September 2019; 2% less than the same quarter in 2018. This brings the total for the year to end September 2019 to 5,361. This is a 6% increase on the 5,057 social sector completions in the previous year.

Meanwhile, 1,342 social sector homes were started between July and September 2019; 39% more than the same quarter in 2018. This brings the total for the year to end September 2019 to 7,017. This is a 5% increase on the 6,657 social sector starts in the previous year.

Table 3 – Social sector new housebuilding to September 2019

	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jul to Sep-18	**964**	**1,344**	**358**	**326**	**606**	**1,018**
Jul to Sep-19	**1,342**	**1,317**	**596**	**421**	**746**	**896**
Change	+378	-27	+238	+95	+140	-122
Change (%)	+39%	-2%	+66%	+29%	+23%	-12%
Year to Sep-18	**6,657**	**5,057**	**1,705**	**1,472**	**4,952**	**3,585**
Year to Sep-19	**7,017**	**5,361**	**2,082**	**1,546**	**4,935**	**3,815**
Change	+360	+304	+377	+74	-17	+230
Change (%)	+5%	+6%	+22%	+5%	-0.3%	+6%

Trends since 2007

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 2007 and 2009 (years to end September) the number of housing association completions increased from just over 3,700 to just over 5,700. Completions then decreased each year, to just under 2,600 in 2014, before increasing to just over 3,000 in 2015. Completions then decreased to just over 2,500 in 2017. In the last two years, completions have increased to just over 3,800 in 2019.

The number of housing association approvals fell from just under 6,300 in 2009 to just over 2,300 in 2011 (years to end September). The figures have since increased over time, particularly since 2015, and are at just over 4,900 in 2019.

The number of local authority homes built has gradually increased from just 34 homes in 2007 up to just over 1,200 in 2012 (years to end September). Completions were then broadly flat until 2017, but have since increased to just over 1,500 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 September 2019.

Sub-national local authority figures for the year to end September 2019

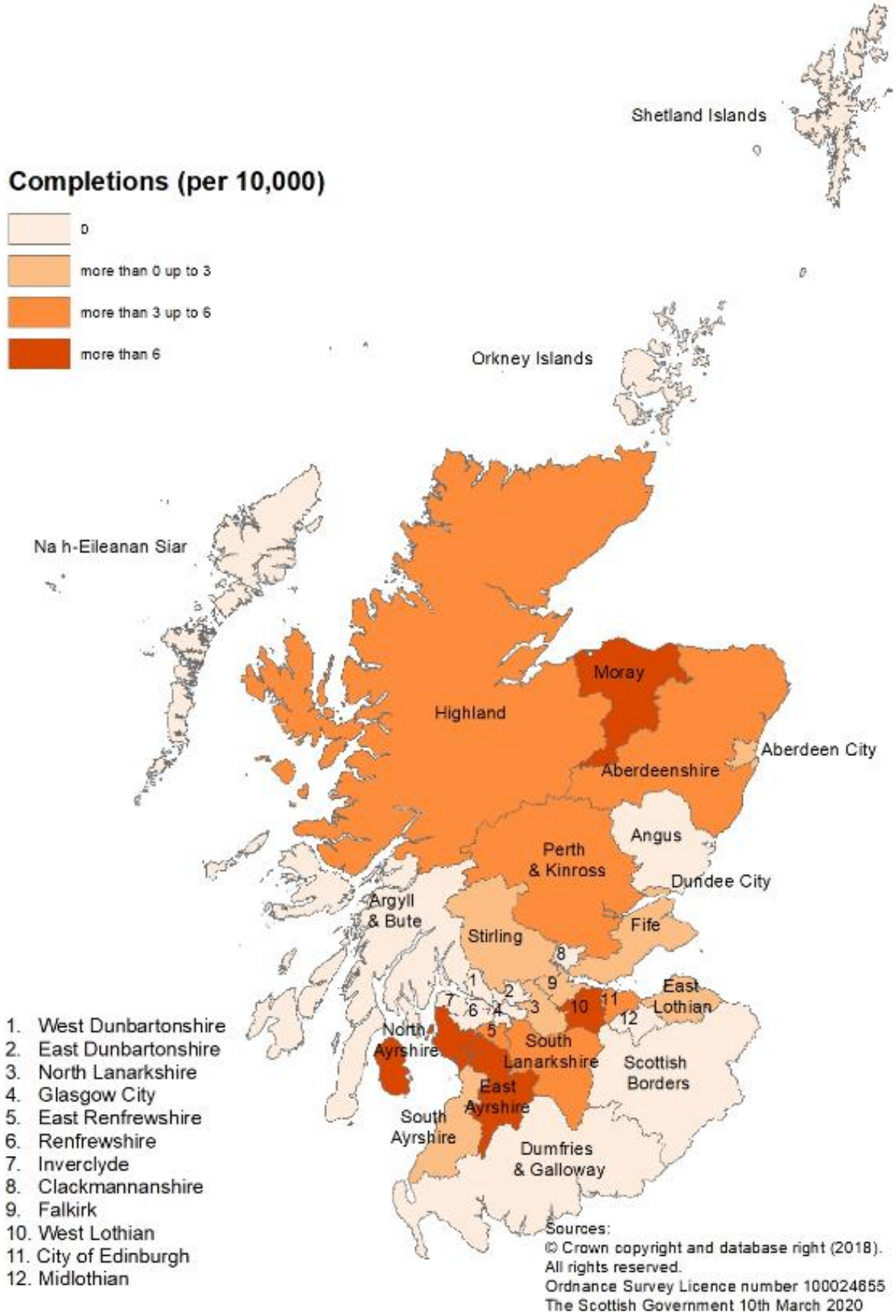
Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end September 2019 per 10,000 of the population (based on the latest mid-2018 population estimates). The housing stock of 6 local authorities (Argyll & Bute, Dumfries & 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 September 2019 rates of housing association new build completions were highest in Argyll & Bute, Glasgow City, Clackmannanshire, Renfrewshire, Orkney Islands and Scottish Borders, whilst the lowest rates of housing association new build were in Shetland Islands, Falkirk, Dumfries & Galloway, East Renfrewshire and East Ayrshire.

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

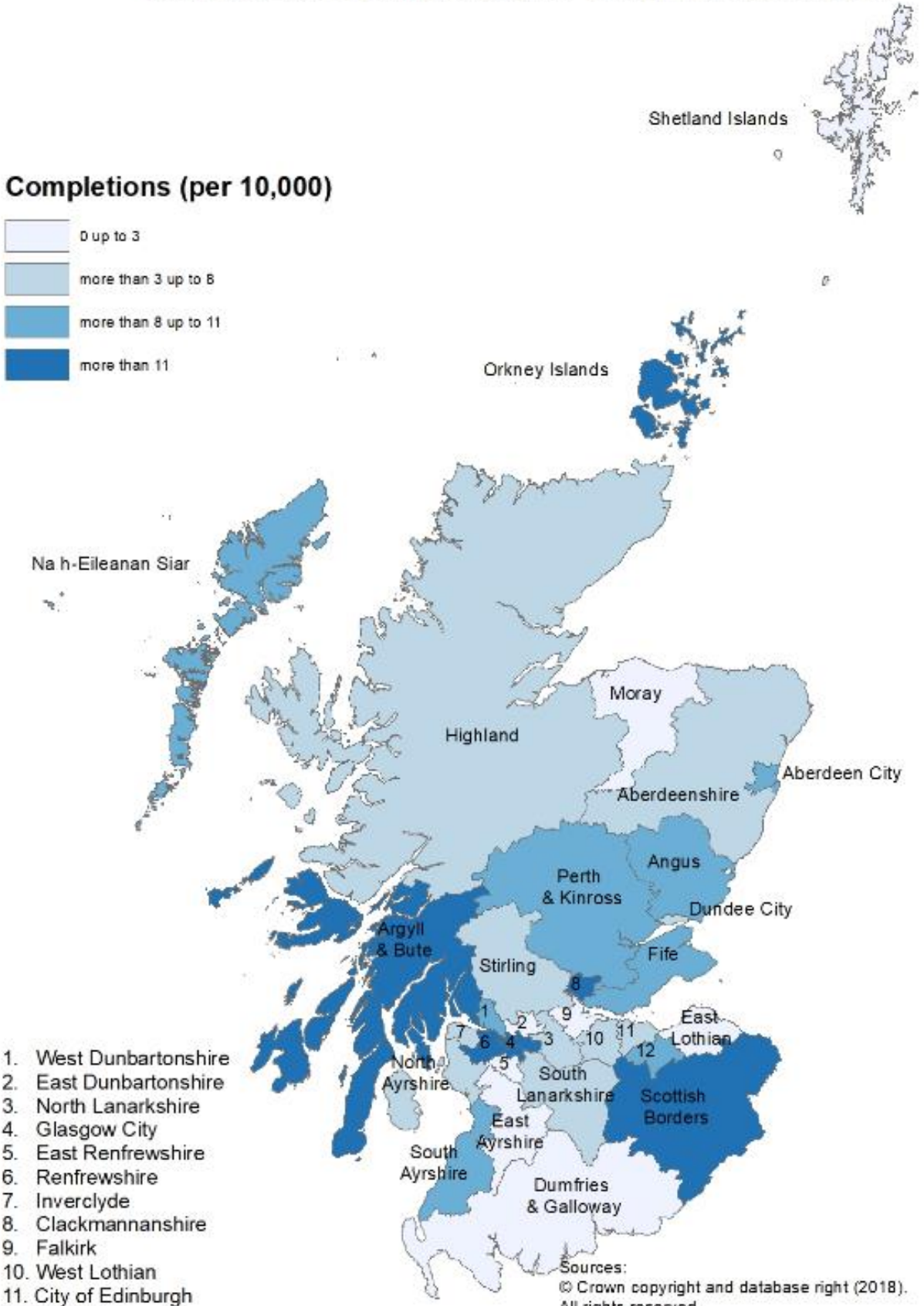
Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end September 2019



Sources:

The Scottish Government 10th March 2020

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



Sources:

The Scottish Government 10th March 2020

Latest figures to end December 2019

A total of 1,430 social sector homes were completed between October and December 2019, 43% more than the 1,002 completions in the same quarter in 2018. This brings the total completions for the 12 months to end December 2019 to 5,789 a 14% increase on the 5,090 social sector homes completed in the previous year.

Meanwhile, 1,900 social sector homes were started between October and December 2019. This is up 6% compared to the same quarter in the previous year. This brings the total for the 12 months to end December 2019 to 7,129 which is a 1% decrease (80 homes) on the 7,209 starts in the previous year. The decrease in the 12 months to end December 2019 is due to a 31% (514 homes) increase in Local Authority starts and a 11% (594 homes) decrease in Housing Association led approvals.

Table 4 – Social sector new housebuilding to December 2019

	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Oct to Dec-18	**1,788**	**1,002**	**482**	**233**	**1,306**	**769**
Oct to Dec-19	**1,900**	**1,430**	**575**	**336**	**1,325**	**1,094**
Change	*+112*	*+428*	*+93*	*+103*	*+19*	*+325*
Change (%)	*+6%*	*+43%*	*+19%*	*+44%*	*+1%*	*+42%*
Year to Dec-18	**7,209**	**5,090**	**1,661**	**1,280**	**5,548**	**3,810**
Year to Dec-19	**7,129**	**5,789**	**2,175**	**1,649**	**4,954**	**4,140**
Change	*-80*	*699*	*+514*	*+369*	*-594*	*+330*
Change (%)	*-1%*	*+14%*	*+31%*	*+29%*	*-11%*	*+9%*

5. Affordable Housing Supply

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 December 2019. As a result they have been presented here for the year to end December. This differs from the figures in much of the remainder of this report which cover years to end September.

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

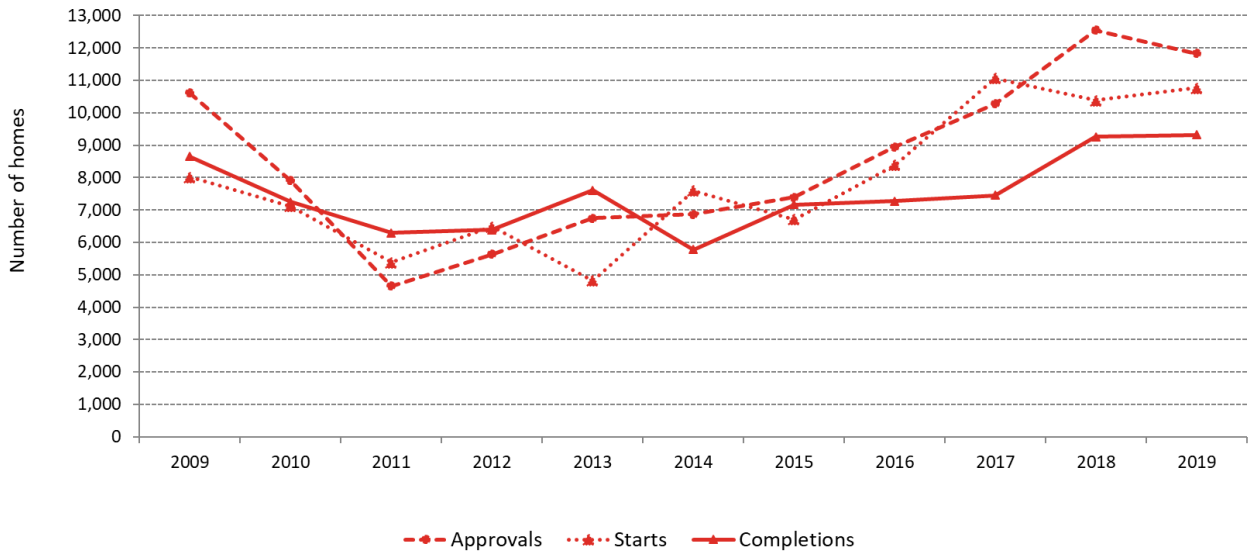
Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted and, along with completion, is a significant part of the administration process meaning that the data should be of good quality. Starts meanwhile can be recorded at any point in the development, 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: There have been substantial increases in annual Affordable Housing Supply Programme (AHSP) starts and approvals since 2015, and increases in completions since 2017 (years to end December).



A total of 2,428 affordable homes were completed in the quarter between September and December 2019, an increase of 15%, or 311 homes, when compared to the equivalent quarter in the previous year. This brings the total for the year to end December 2019 to 9,317, up 1% (61 homes) on the 9,256 completions in the previous year.

Between September and December 2019 a total of 3,134 affordable homes were approved. This is 431 (16%) more than in the same quarter in the previous year. It brings the total for the year to end December 2019 to 11,829 approvals, down 6% on the previous year.

There were 2,438 affordable homes started in the quarter September to December 2019, a 4% decrease, or 90 less homes than the same quarter last year. This brings the total for the year to end December 2019 to 10,765, up 4% (380 homes) on the 10,385 starts in the previous year.

Table 5 – Affordable Housing Supply to December 2019

	Approvals	Starts	Completions
Quarter Oct to Dec 2018	**2,703**	**2,528**	**2,117**
Quarter Oct to Dec 2019	**3,134**	**2,438**	**2,428**
Change	+431	-90	+311
Change (%)	+16%	-4%	+15%
Year to Dec 2018	**12,545**	**10,385**	**9,256**
Year to Dec 2019	**11,829**	**10,765**	**9,317**
Change	-716	+380	+61
Change (%)	-6%	+4%	+1%

Chart 11 below shows that total affordable housing supply programme completions increased by 1% in 2019 (year to end December). In the latest year, social rent completions accounted for 74% of all completions, with affordable rent and affordable home ownership making up 11% and 15% of the total, respectively.

Chart 12 below shows that the total affordable housing supply programme approvals decreased by 6% in 2019 (year to end December). In the latest year, social rent approvals accounted for 78% of all approvals, with affordable rent and affordable home ownership making up 10% and 12% of the total, respectively.

Chart 11: In the latest year, Affordable Housing Supply Completions consisted of 74% social rent completions, 11% affordable rent and 15% affordable home ownership (years to end December)

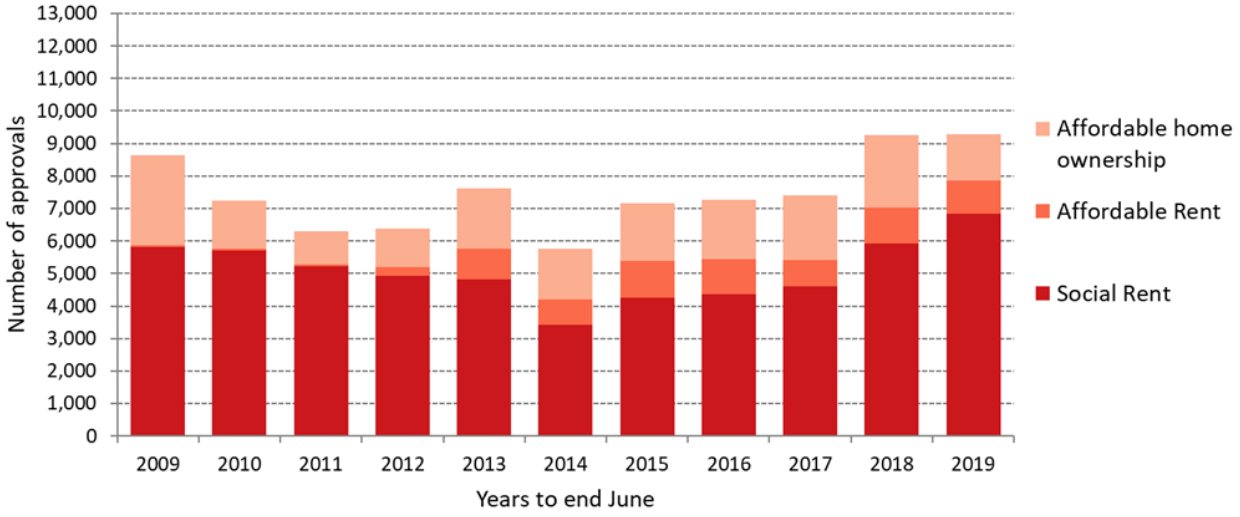
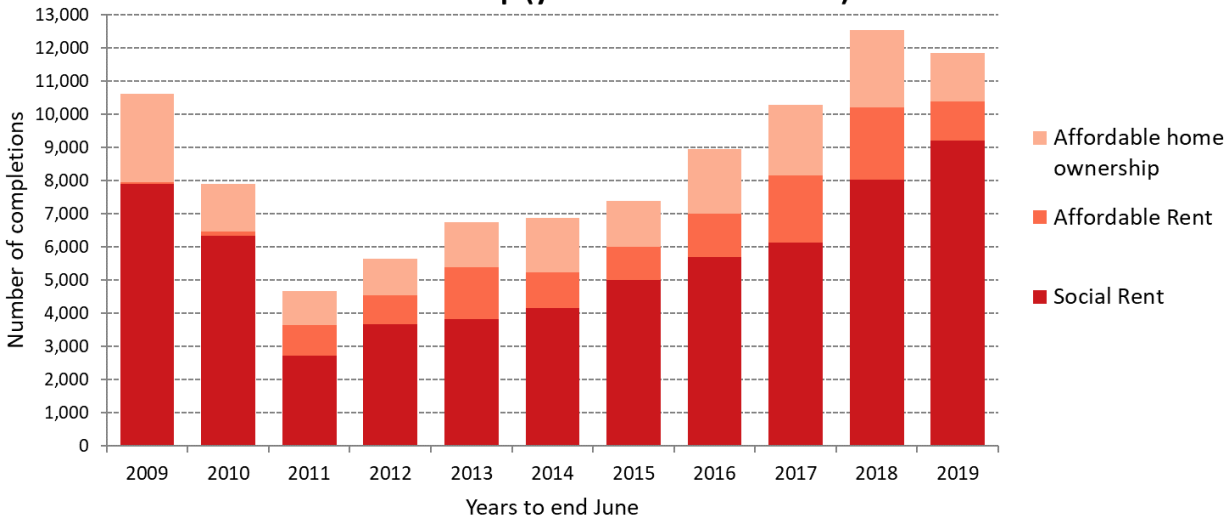


Chart 12: In the latest year, Affordable Housing Supply Approvals consisted of 78% social rent approvals, 10% affordable rent and 12% affordable home ownership (years to end December)



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

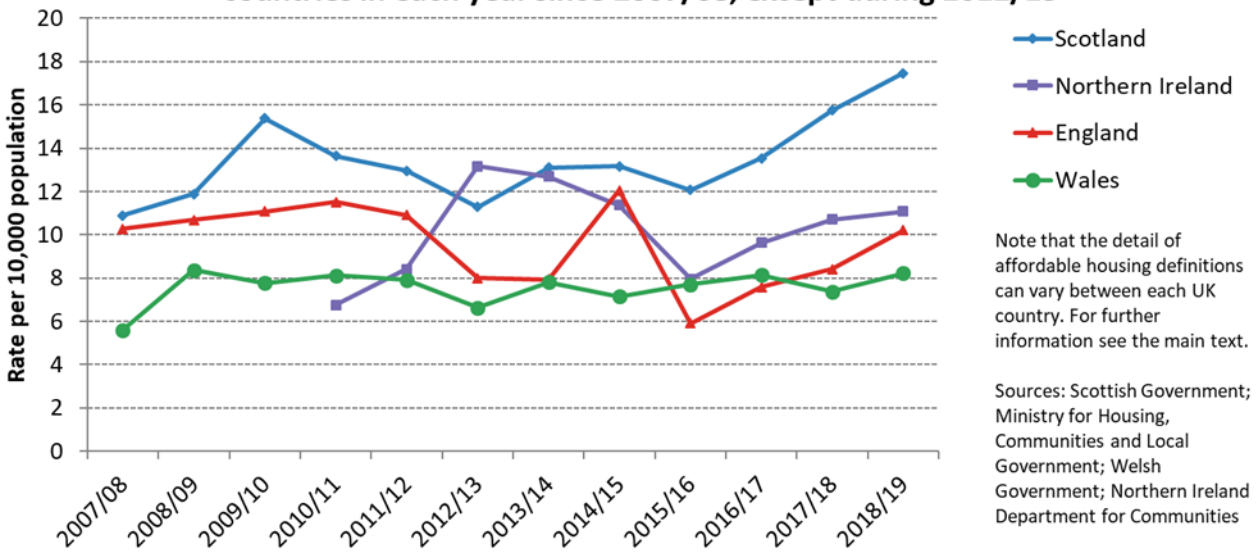
This section compares how the level of affordable housing supply per head of population varies between Scotland and other UK countries, to help meet user demand for cross country analysis on this.

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.

[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

Chart 13 below illustrates how the figures per 10,000 population have varied across the 2007/08 to 2018/19 period. Between 2007/08 and 2017/18, the annual average supply of affordable housing per head of population in Scotland has been 13.4 homes per 10,000 population, higher than England (9.5 homes per 10,000 population), Wales (7.6 homes per 10,000 population), and Northern Ireland (10.2 homes per 10,000 population). In 2018/19 the figures were 17.5 homes per 10,000 population in Scotland, 10.2 in England, and 8.2 in Wales.

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



Note that statistics for England and Wales 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. Data for Scotland include Section 75 units receiving some form of government funding. Data are not available to estimate the number of affordable homes delivered without central government funding in Scotland, but it is thought that the numbers of these homes may be relatively low based on current estimates of the number of funded Affordable and Section 75 homes being delivered.

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 2018/19, in England there have been on average 4.6 affordable / intermediate rent homes completed per 10,000 head of population and 1.1 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.8 for affordable rent homes and a rate of 9.3 for social rented homes in Scotland.

Work on the harmonisation and comparability of affordable housing statistics across the UK has recently been published as part of a programme of cross-UK Housing Statistics work. In November 2019, ONS released a comparison of affordable housing in the UK on affordable housing stock, supply, sales and characteristics compared between England, Scotland, Wales and Northern Ireland. The article brings together the published data from across the UK to present an overall picture of affordable housing, highlighting similarities and differences between the regions of the UK and discusses data considerations including data limitation and gaps: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/comparingaffordablehousingintheuk/april2008tomarch2018

In addition, a review of the definitions, terminology and the feasibility of the harmonisation of affordable housing statistical definitions was published on the same day. This report includes definitions and key types of affordable housing across the UK and provides a summary of the statistics available and a summary of next steps: https://gss.civilservice.gov.uk/policy-store/affordable-housing/

6. Notes

This document should be read along with the explanatory notes on data sources and quality can be found in the Housing Statistics webpages.

Starts and completions

The statistics break down new build construction activity into private-led and social sector starts and completions, with the social sector further broken down between local authority and housing association activity.

The figures are sourced from local authority administrative systems and the Scottish Government Affordable Housing Supply Programme (AHSP) system. Private sector construction activity includes not only homes built for private sale but also some homes which are used in the affordable housing sector and self-build activity by local builders.

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.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Statistical Service (GSS) webpages at https://gss.civilservice.gov.uk/user-facing-pages/housing-and-planning-statistics.

This includes material such as:

- A recently developed GSS housing and planning statistics interactive tool, which contain a searchable database of all housing and planning statistics produced by UK public bodies and devolved administrations, along with a summary of the UK housing topic landscape.
- The Cross-UK housing statistics workplan for 2019/20
- Recent topic reports on cross-UK areas such as on Affordable Housing Statistics, and the UK Private Rented Sector.
- A report on the definitions, terminology and feasibility of harmonisation of affordable housing statistics across the UK.
- Results from the April 2019 GSS Housing and Planning Statistics User Engagement Survey.

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.

Some presentational changes have been made to this publication, such as the shortening of main findings, the addition of detailed summary tables at the start of each section and amending the commentary to emphasise trends. We would welcome feedback on these changes via the contact details below.

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 may be made available on request, subject to consideration of legal and ethical factors. Please contact housingstatistics@gov.scot for further information.

Complaints and suggestions

If you are not satisfied with our service or have any comments or suggestions, please write to the Chief Statistician, 3WR, St Andrew's House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@gov.scot.

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