A National Statistics publication for Scotland

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PEOPLE, COMMUNITIES AND PLACES

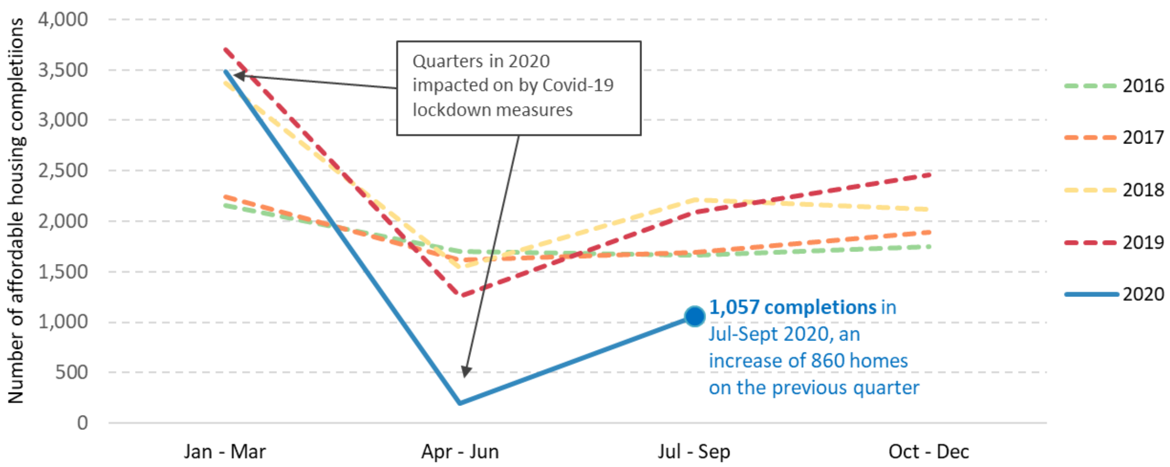
Housing Statistics for Scotland Quarterly Update: Affordable Housing Supply, and Long-Term Empty Properties and Second Homes (published 15 December 2020)

This statistical publication provides information on recent trends in

- The number of quarterly Affordable Housing Supply Programme approvals, starts and completions to end September 2020.
- The latest annual statistics on Long-Term Empty Properties and Second homes as at September 2020.

The latest quarterly statistics on new housebuilding that would usually be included in this publication have been delayed, as some local authorities have been unable to provide new build data to the usual timescales due to COVID-19 related staffing and resourcing issues. Further information on this is available in Section 4, which also includes reference to separate published figures from the UK House Price Index on the number of new build sales transactions completed, as an alternative measure of private-led housebuilding activity up to end June 2020.

Chart 1: There were 1,057 affordable housing supply completions in the latest quarter Jul-Sept 2020. This is an increase of 860 homes on the previous quarter, but is below levels seen in equivalent quarters in each of the previous four years



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

Contents

1. Main Points

- There were 1,057 affordable housing supply completions in the latest quarter July to September 2020, an increase of 860 homes on the 197 completions in the previous quarter April to June 2020. This increase reflects the re-starting of housing supply activity following the easing of construction and housing market activity COVID-19 restrictions from late June 2020 onwards.
- The 1,057 affordable homes completed in July to September 2020 is around half the level (51%) of the 2,087 completions recorded in the same quarter in the previous year 2019, although the levels achieved in the latest quarter may have been affected by the phased re-start of construction supply activity, as well as compliance with COVID-19 construction guidance.
- The number of approvals and starts recorded has also been impacted on in recent quarters by COVID-19 restrictions. Although in the latest quarter the volume of starts has risen higher than either approvals or completions (an increase of 1,208 starts), to reach 2,009 homes started in July to September 2020. Whilst this is below the number of starts seen in the same quarter in 2019 (2,650 homes), it is similar to the levels seen in the comparable quarters in each of the earlier years 2016 to 2018.
- The latest annual figures on affordable housing supply also show the impact of COVID-19 on activity levels, with a total of 11,110 approvals, 10,070 starts and 7,198 completions recorded in the year to September 2020. These are decreases on the previous year of 3% (291 homes), 9% (936 homes), and 21% (1,959 homes), respectively.
- Separate statistics on long-term empty properties and second homes show that as at September 2020, the number of long-term empty properties has increased by 16% (6,370 properties) from 40,963 in 2019 to 47,333 in 2020. Increases in the numbers of empty properties are likely to be associated with the COVID-19

pandemic, which has directly affected both the property rental and sales markets, with the movement restrictions in place also having a range of other impacts.

- The number of second homes in the latest year (24,466) is at a broadly similar level to the previous year 2019 (24,314 homes), having increased slightly by only 1% (152 dwellings).
- In the absence of the latest quarterly new housebuilding figures, which have been delayed due to data provision issues, an alternative measure of private-led new housebuilding activity has been included in the publication, based on published UK HPI data on new build sales transactions.
- This shows that there were 674 new build sales transactions in Scotland in the quarter April to June 2020, down 80% on the 3,293 transactions in the equivalent quarter in the previous year 2019, with most local authorities across Scotland seeing this level of decrease. This drop is likely to be due to the impact over this period from the COVID lockdown restrictions on construction and the housing market that were in place until late June.

2. Affordable Housing Supply

Affordable Housing Supply Programme 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. Statistics are available up to the end of September 2020.

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 Affordable Housing Supply Programme. Approval is the point at which funding is granted. Starts are recorded when an on-site presence is established to progress site work. Completion measures when the units are delivered and ready for occupation.

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.

Latest figures to end September 2020:

Affordable housing supply activity in the most recent period up to the end of September 2020 has been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March 2020 onwards, in which non-essential construction activity stopped, and home buyers were advised to delay moving to a new home where possible, until the lockdown restrictions began to ease towards the end of June 2020. It also continues to be impacted on by the application of COVID-19 construction guidance.

This has lowered the total amount of activity recorded for the two quarters from January to March 2020 and April to June 2020, compared to what would otherwise have been the case.

Following this, there has been a phased re-start of supply activity, in which the construction sector moved into Phase 4 of the Restart Plan in mid July 2020. This allows for sites to work up to a steady state operation using physical distancing, barriers, or controlled close working with PPE, but in some cases may result in fewer workforce staff on site to ensure safe working and physical distancing. In addition to this, some work on new approvals may have been affected over this period by the furloughing of some social landlord and construction sector staff.

Since the easing of the COVID-19 lockdown restrictions towards the end of June 2020, the total amount of activity recorded for the most recent quarter, July to September 2020, has therefore increased, although the levels achieved may have been affected by the phased re-start of supply activity. Summary Table 1 and Charts 1a to 1c below help to illustrate these trends.

Summary Table 1 below shows that in the latest quarter July to September 2020, 1,026 homes were approved, 2,009 homes were started, and 1,057 homes were completed, levels which are 53%, 24% and 49% below equivalent quarterly levels in the previous year 2019, respectively.

Latest annual figures are also showing decreases, with the number of homes approved, started and completed in the year to September 2020 falling by 3% (291 homes) to 11,110 approvals, 9% (936 homes) to 10,070 starts and 21% (1,959 homes) to 7,198 completions, compared with the year to end September 2019.

Summary Table 1 – Affordable Housing Supply to September 2020

	Approvals	Starts	Completions
Quarter July to Sept 2015	**1,260**	**1,612**	**1,809**
Quarter July to Sept 2016	**2,016**	**1,995**	**1,668**
Quarter July to Sept 2017	**1,998**	**2,048**	**1,692**
Quarter July to Sept 2018	**1,641**	**2,159**	**2,213**
Quarter July to Sept 2019	**2,202**	**2,650**	**2,087**
Quarter July to Sept 2020	**1,026**	**2,009**	**1,057**
Change over latest year	-1,176	-641	-1,030
Change (%) over latest year	-53%	-24%	-49%
Year to Sept 2015	**6,536**	**6,082**	**7,108**
Year to Sept 2016	**8,897**	**8,561**	**6,880**
Year to Sept 2017	**10,656**	**9,992**	**7,305**
Year to Sept 2018	**11,575**	**10,727**	**9,021**
Year to Sept 2019	**11,401**	**11,006**	**9,157**
Year to Sept 2020	**11,110**	**10,070**	**7,198**
Change over latest year	-291	-936	-1,959
Change (%) over latest year	-3%	-9%	-21%

Chart 1a below illustrates the quarterly trends in the numer of approvals in each year between 2016 and 2020, and shows that 1,026 homes were approved in the latest quarter July to September 2020. This is a 16% (143 homes) increase on the previous quarter, but the 1,026 approvals is below the levels seen in equivalent quarters in each of the previous four years.

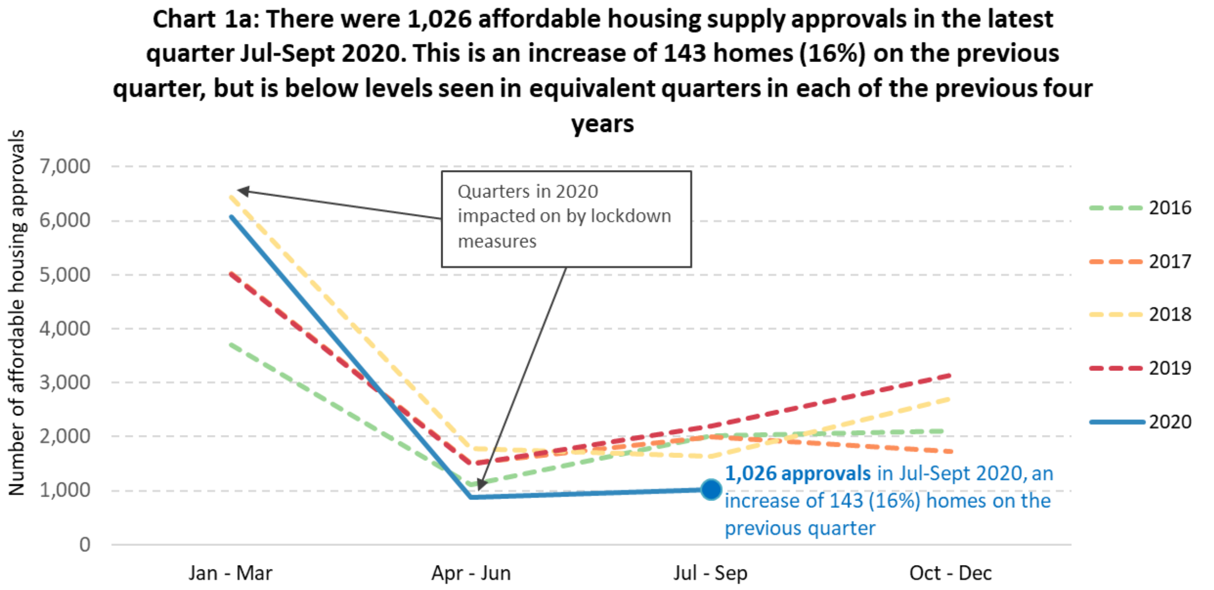


Chart 1b below shows the quarterly trends in the number of starts between 2016 and 2020, and shows that 2,009 homes were started in the latest quarter July to September 2020. This is over double (an increase of 1,208 homes) the number of starts in the previous quarter. The 2,009 starts is lower than the same quarter in 2019 (2,650 homes), but is at similar levels seen in the comparable quarters in each of the earlier years 2016 to 2018.

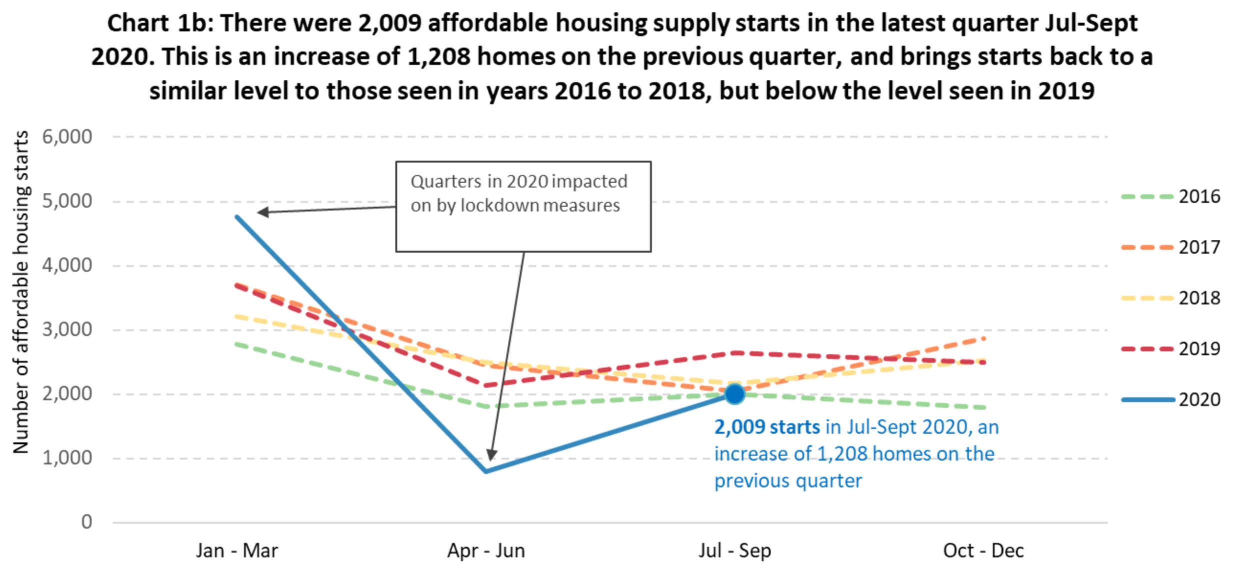


Chart 1c below (also shown on page 1 as Chart 1) illustrates the quarterly trends in the number of completions between 2016 and 2020, and shows that 1,057 homes were completed in the latest quarter July to September 2020. This is an increase of 860 homes on the previous quarter, but is below levels seen in the comparable quarters in each of the earlier years 2016 to 2018.

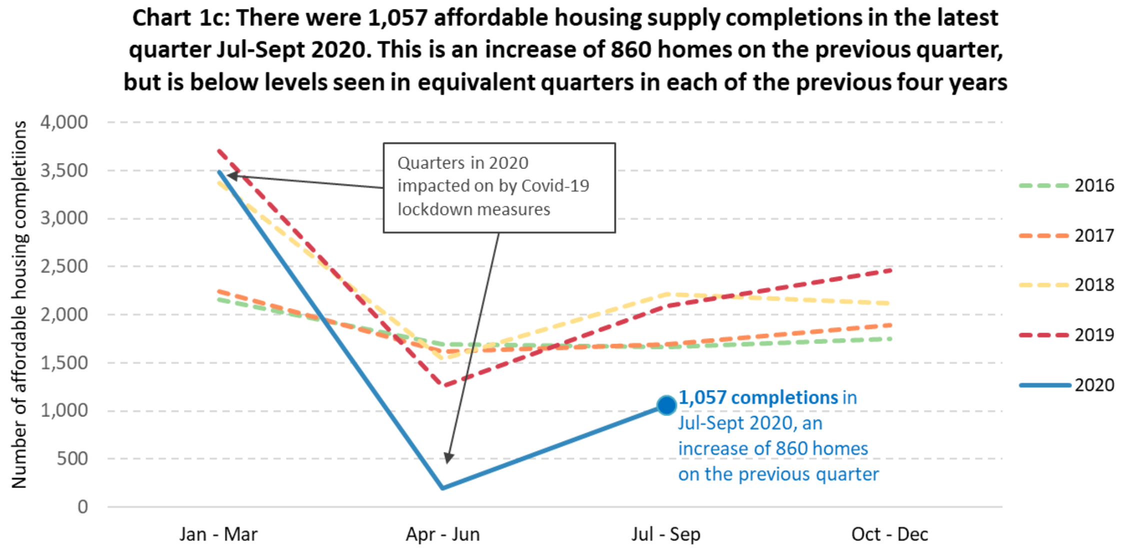


Chart 2 below shows that the numbers of homes approved, started and completed have all decreased on an annual basis over the latest year. In the year to end September 2020, 11,110 affordable homes were approved, a decrease of 291 homes (3%) on the previous year, but 70% more (4,574 homes) than the year to end September 2015. Over the same period, there were 10,070 homes started, a decrease of 936 homes (9%) on the previous year but 3,988 homes (66%) more than the same period in 2015. There were 7,198 affordable homes completed in the year to end September 2020, 1,959 homes (21%) less than in the previous year but 1% more (90 homes) than the same period in 2015.

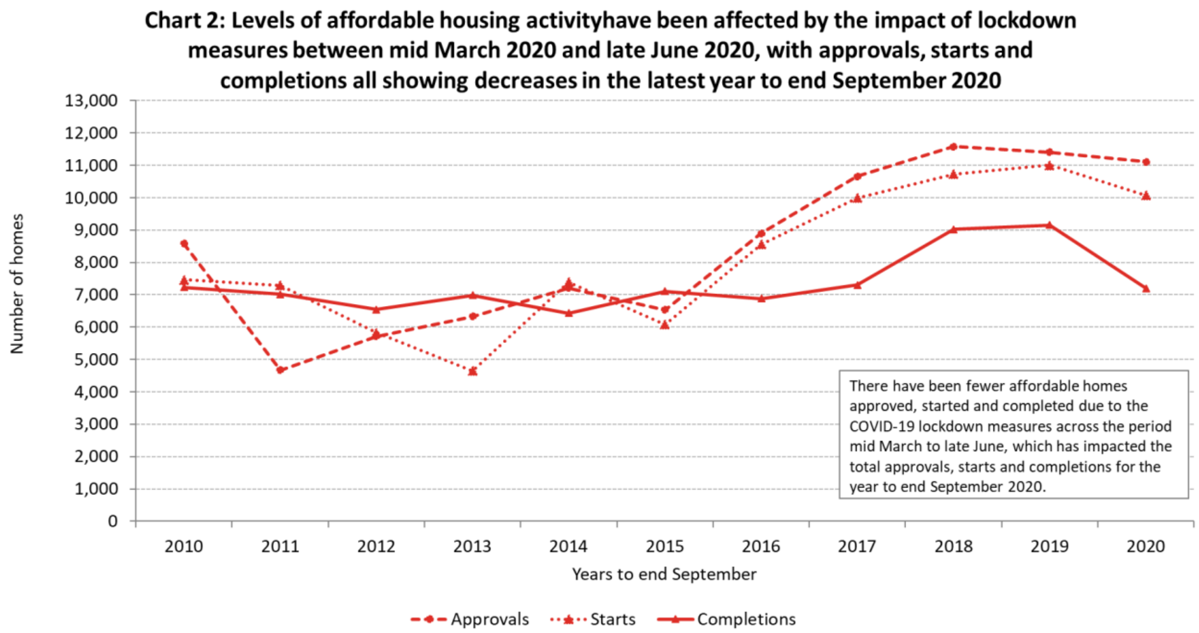


Chart 3 below shows that total affordable housing supply programme approvals decreased by 3% between 2019 and 2020 (years to end September). In the latest year 2020, social rent approvals accounted for 80% of all approvals, with affordable rent and affordable home ownership both making up 11% and 9% of the remaining total respectively.

In the year to end September 2020, there were 8,847 homes approved for social rent, 5% (409 homes) more than the same period in 2019. There were 1,218 approvals for affordable rent, 8% (108 homes) less than the same period in 2019. 1,045 homes were approved for affordable home ownership in the year to end September 2020, 36% less (592 homes) than the previous year.

Chart 3: In the latest year, Affordable Housing Supply Approvals consisted of 80% social rent approvals, 11% affordable rent approvals and 9% affordable home ownership approvals (years to end September)

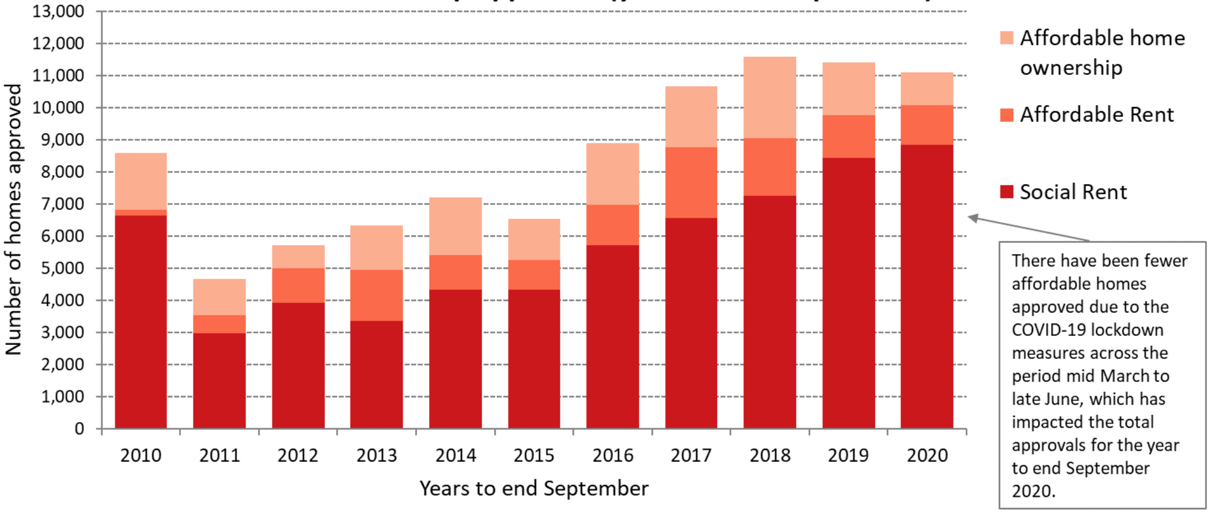


Chart 4 below illustrates that total affordable housing supply programme starts deceased by 9% between 2019 and 2020 (years to end September). In the latest year, social rent starts accounted for 76% of all starts, with affordable rent and affordable home ownership making up 15% and 9% of the total, respectively.

In the year to end September 2020, there were 7,642 starts for social rent, 1% less (64 homes) than the previous year. There were 1,545 homes started for affordable rent in the year to end September 2020, 8% more (115 homes) than the same period in 2019. In the year to end September 2020, 883 homes were started for affordable home ownership, 53% (987 homes) less than in the previous year.

Chart 4: In the latest year, Affordable Housing Supply Starts consisted of 76% social rent starts, 15% affordable rent starts and 9% affordable home ownership starts (years to end September)

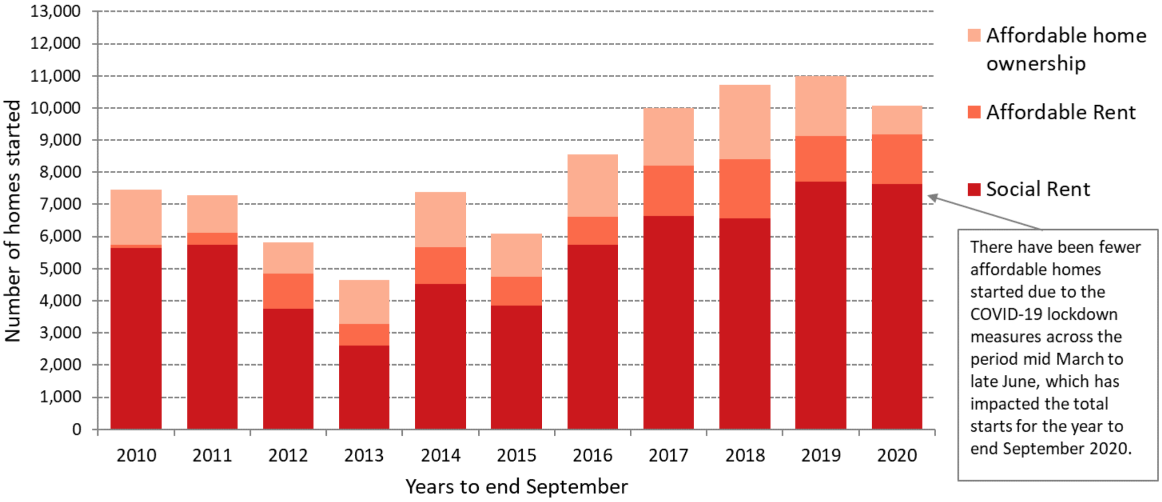
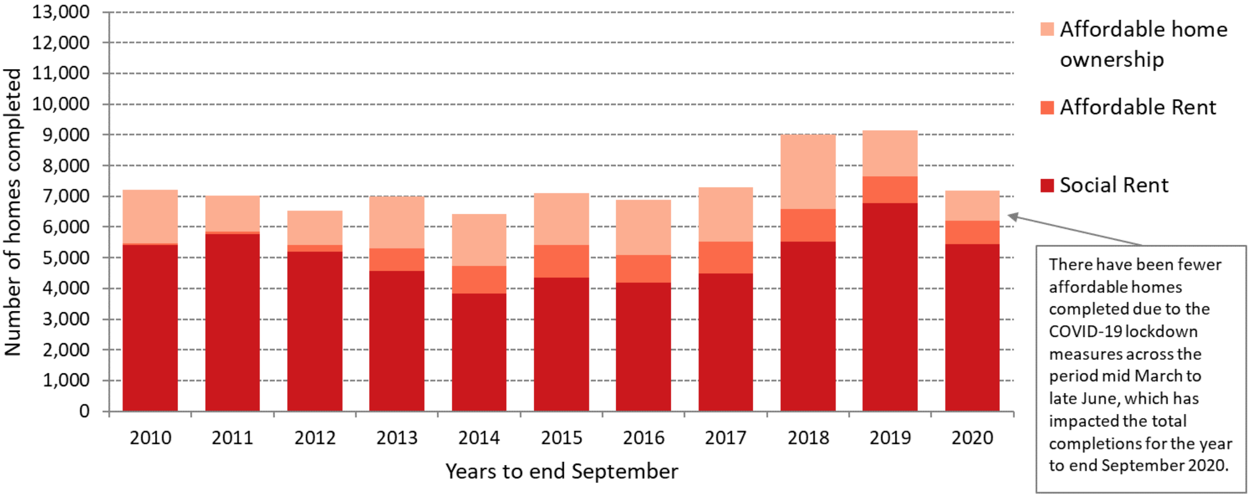


Chart 5[1] shows that total affordable housing supply programme completions decreased by 21% between 2019 and 2020 (years to end September). In the latest year, social rent completions accounted for 76% of all completions, with affordable rent and affordable home ownership making up 11% and 14% of the total, respectively.

In the year to end September 2020, there were 5,449 homes completed for social rent, 19% (1,317 homes) less than the previous year. There were 767 affordable rent homes completed in the year to end September 2020, 12% less (108 homes) than in 2019. A total of 982 homes were completed for affordable home ownership in the year to end September 2020, 21% (534 homes) less than in 2019.

Chart 5: In the latest year, Affordable Housing Supply Completions consisted of 76% social rent completions, 11% affordable rent completions and 14% affordable home ownership completions (years to end September)



[1] Note that the percentage figures presented do not sum to 100% due to rounding. The unrounded figures are 75.70% of approvals for social rent, 10.66% for affordable rent, and 13.64% for affordable home ownership.

Comparison with the rest of the UK from 2007/08 to 2019/20

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.

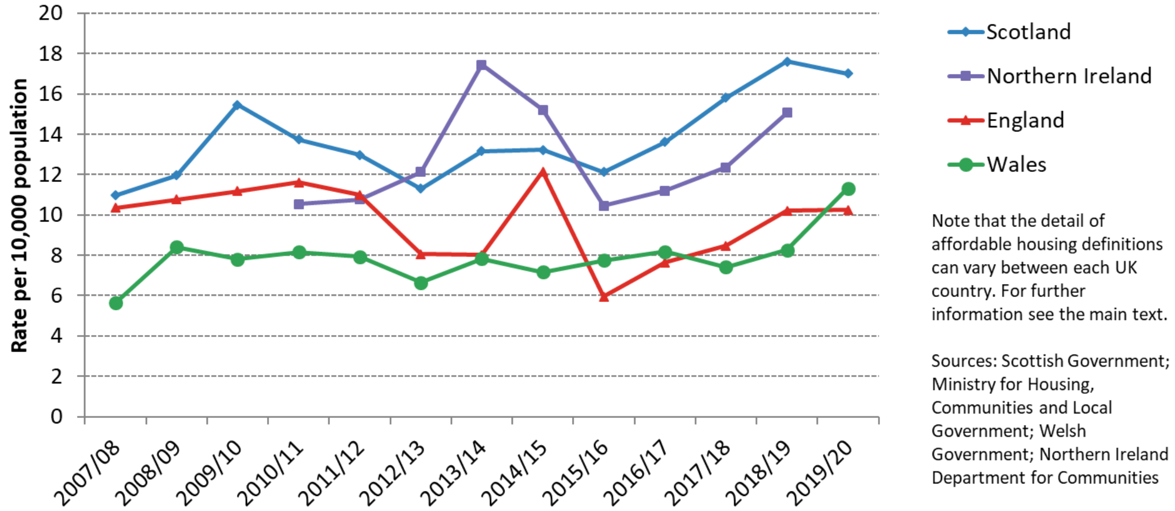
Each of the countries of the UK produces their own statistics on affordable housing supply[2]. Whilst there are some differences in the detail of affordable housing definitions and products used by each country, some comparisons can be made on how affordable housing supply varies per head of population.

Chart 6 below illustrates how the figures per 10,000 population have varied across the 2007/08 to 2019/20 period, with figures for Scotland, England and Wales for 2019/20.

Between 2007/08 and 2019/20, the annual average supply of affordable housing per head of population in Scotland has been 13.8 homes per 10,000 population, higher than England (9.7 homes per 10,000 population), Wales (7.9 homes per 10,000 population), and Northern Ireland (12.8 homes per 10,000 population – average across the years 2010/11 to 2018/19). Scotland has had annual rates above all other UK countries in most years since 2007/08, except for during 2012/13 to 2014/15, in which the rates for Northern Ireland were higher.

The 9,286 affordable homes completed in Scotland in the latest financial year 2019/20 equates to a rate of 17.0 homes delivered per 10,000 population. This is above the rate of 10.2 in England and the rate of 11.3 in Wales. Affordable housing supply figures for Northern Ireland for 2019/20 are not yet available but will be added to this chart in future publications.

Chart 6: 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 to 2014/15



[2] Affordable Housing Supply figures for England, Affordable Housing Supply figures for Wales, Affordable Housing Supply figures for Northern Ireland

Note that the way in which we calculate total affordable housing supply figures for Northern Ireland has been revised compared to previous publications so that this now incorporates information on off-the-shelf and rehabilitations as well as new build delivery. This has increased the level of the Northern Ireland total affordable housing supply figures compared to the figures previously published by an average of 25% across the period 2010/11 to 2018/19.

The 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 2019/20, in England there have been on average 5.2 affordable / intermediate rent homes completed per 10,000 head of population and 1.2 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 10.8 for social rented homes in Scotland.

3. Long-Term Empty Properties and Second Homes

Councils classify some properties in their area as long-term empty, unoccupied, or second homes for the purposes of calculating council tax liabilities. These statuses impact on the council tax through exemptions for unoccupied properties, discounts for second homes and some long term empty properties, or a levy for some long term empty properties. As a result information on the numbers of such properties is sourced from council tax statistics. It is collected annually from local authorities and is available for:

- **Unoccupied Exemptions:** generally properties which are empty and unfurnished for less than 6 months and exempt from paying council tax[3].

- **Long Term Empty Properties:** properties which have been empty for more than 6 months and are liable for council tax.

- **Second Homes:** homes which are furnished and lived in for at least 25 days in a 12 month period but not as someone's main residence.

Trends over time within each of these categories should be interpreted with some caution, given that increases and decreases can be caused in part by reclassification exercises

[3]Further details can be found on the Council Tax policy web pages.

which local authorities carry out from time to time, or issues with management information systems, rather than being real changes in the numbers of properties.

Empty properties are of particular interest as they can help increase the supply of occupied housing in Scotland when brought back into use.

There are several factors that can impact on the number of long term empty properties and second homes that are counted through the council tax statistics including changes to council tax liability policy and management information systems.

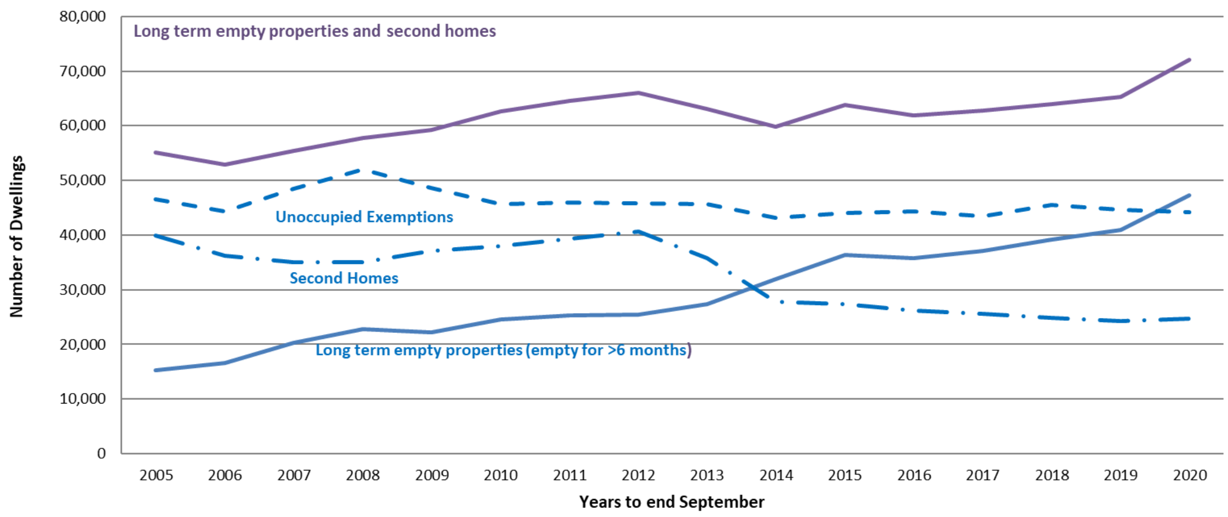
Regarding policy changes, from 1st April 2013, local authorities gained the discretionary power to remove the council tax discount associated with long term empty properties or to set a council tax increase of up to 100% on certain properties which have been empty for 12 months or more. Prior to April 2017, second homes were entitled to a council tax discount of between 10% and 50%, and as of April 2017, local authorities were also given the option to remove the council tax discount on second homes. For 2020-21, 25 out of the 32 local authorities have removed the council tax discount on second homes, 6 will retain the 10% discount and in one local authority from 1 October 2019 a second home discount of 10% will only apply for a period of 12 months from the date the property was last occupied as a sole or main residence, following the 12 month period the discount will be removed.

Management information systems can also have an impact on how properties are recorded. In addition, there have also been some improvements in the data held by some local authorities leading to the reclassification of a number of properties between the long term empty and second home categories. These changes should be kept in mind when comparing the numbers in recent years.

In addition, there may have been some impact of the COVID-19 lockdown restrictions on the levels of empty homes due to COVID-lockdown restrictions between mid-March and late June 2020.

The latest figures, for September 2020, show that there were 24,466 second homes, 44,143 unoccupied exemptions which have generally been empty and unfurnished for less

Chart 7: Long term empty properties have increased 16% and second homes have increased by 1% in the latest year, but unoccupied exemptions have decreased by 1%



than 6 months, and 47,333 long term empty properties that had been empty for more than 6 months. Of those that had been empty for more than 6 months, just under two-thirds (30,551 or 65%) had been empty for over 12 months, and of those 19,386 had a council tax discount below 10% or a council tax increase applied under the new powers described above.

Chart 7 above shows that, since 2005, the number of long term empty properties has generally been on the rise, having more than doubled over this period. Some some of the rises in 2013 to 2015 will be due to the reclassification of some properties in the light of the new powers described above. There has been a slight decrease between 2008 and 2009 2015 and 2016, but an increase since then until 2019. In the latest year to September 2020, the number of long term empty properties has increased by 16% (6,370 properties) to 47,333.

Increases in the numbers of empty properties in the latest year are likely to be associated with the COVID 19 pandemic, which has directly affected both the property rental and sales markets, with the movement restrictions in place also having a range of other impacts.

The number of second homes has remained more stable over the time series, with increases seen for 35,036 second homes in 2008 to 40,599 in 2012. This was followed by reductions in the number of second homes in 2013 to 2016 to 26,140 which are also likely to be at least partly due to reclassification. In the latest year, the number of second homes (24,466) is at a broadly similar level to the previous year 2019 (24,314 homes), having increased slightly by only 1% (152 dwellings).

The number of unoccupied exemptions has remained relatively steady each year since 2005 with the exception of a slight increase in 2008, with levels of unoccupied exemptions being at 46,530 in 2005 and 44,143 in 2020.

After a decrease between 2005 and 2006 the total number of long term empty properties and second homes increased from 52,823 in 2006 to 66,053 in 2012 (13,230 dwellings or 24%). It has since fallen to 59,763 in 2014 before increasing to 65,277 in 2019 (with a slight peak of 63,736 in 2015). In the latest year, the total number of long term empty properties and second homes has increased by 10% to 71,999 in 2020, driven by the increase in empty homes

4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end June 2020

This Housing Statistics for Scotland Quarterly update was due to include an update on private-led and all-sector new house building starts and completions to end March 2020, with more recent figures on social sector new builds to end June 2020.

However due to ongoing new build data supply delays from local authorities, due to COVID-19 related staffing and resourcing issues, which have affected a greater number of local authorities compared to the previous quarter, the release of these statistics has be delayed. We are continuing to liaise with local authorities on the supply of data and we plan to publish the latest quarterly new house building statistics as soon as we possibly can.

Previous quarterly publications on new housebuilding statistics can be found on the Housing Statistics webpages of the Scottish Government website.

The most recent published Excel tables on all-sector house building starts and completions to end December 2019, and social sector new build figures to end March 2020, can be found on the new housebuilding and affordable housing supply time series tables web page.

In the absence of the latest new house building figures, this publication includes some additional material that may help to provide an indication of the impacts of COVID-19 on private led new housebuilding activity to end June 2020, based on UK House Price Index (HPI) published figures on the number of new build sales transactions.

These are based on separately published 'UK House Price Index (HPI)' local authority and Scotland level figures of the number of private new build sales transactions completed each month. The HPI new build transaction figures cover trends on this basis for the time period up to end June 2020, and can be accessed through the 'New build and existing resold property' CSV file in the UK House Price Index data downloads.

Note that whilst the HPI new build sales transaction figures may be helpful in providing an indication of recent trends in new build activity, they will not be directly comparable to the Scottish Government time series on private-led new build starts and completions. This is due to differences in how the figures are constructed. For example the UK HPI new build sales transaction figures are based on completed sales transactions, which may differ to the point in time in which the building is constructed, and will also exclude self-build dwellings or dwellings built privately for tenures other than private sales.

Further information on the quality of the HPI data for Scotland, which is sourced from Registers of Scotland transactions registered, is available in the UK HPI Quality Assurance section of the UK House Price Index web page.

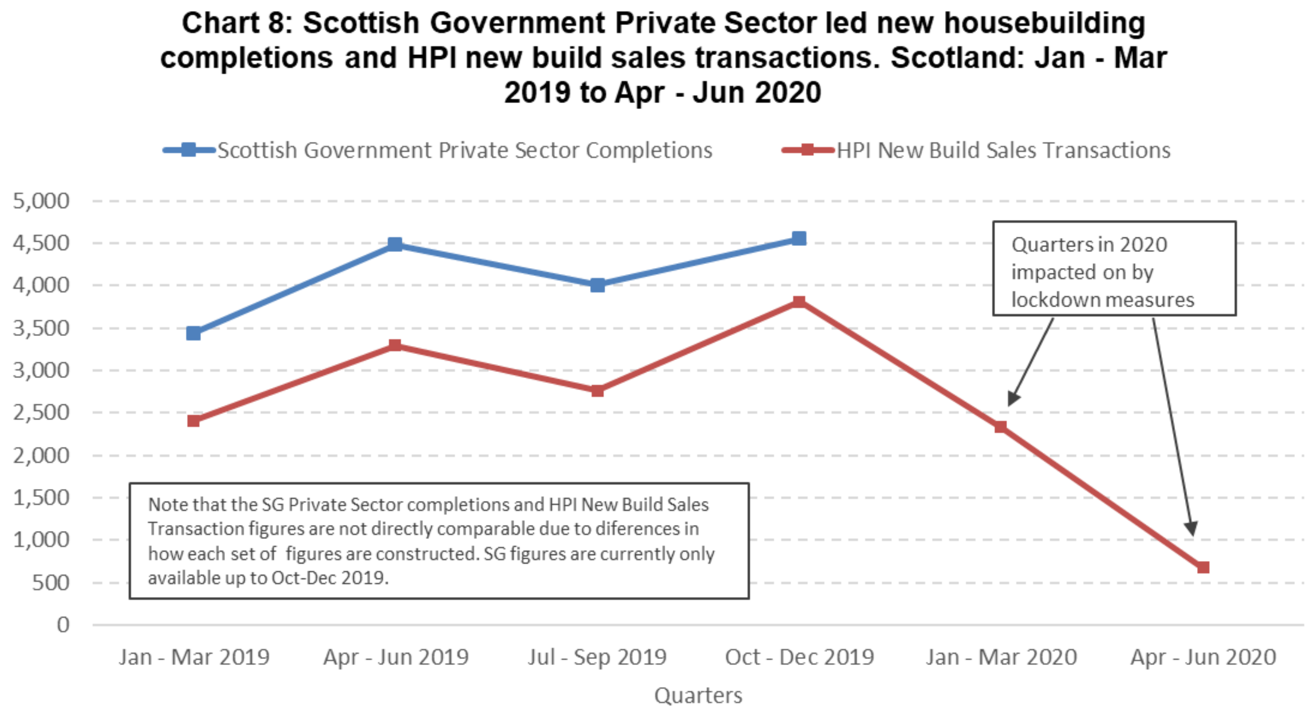
Summary Table 2 and Chart 8 below illustrate how the UK HPI figures compare to previously published Scottish Government Private sector-led completion figures in each quarter from January to March 2019 onwards, and also provide the latest trends seen in the UK HPI new build sales transactions figures across the two more recent quarters January to March and April to June 2020.

It can be seen across the period January to March 2019 to October to December 2019 (the latest available quarterly figures for Scottish Government Private led completions) that both data series follow similar trends in respect of increases or decreases compared to the previous quarter. The Scottish Government figures are higher each quarter, but this is likely to be explained by differences in how the figures are constructed, for example that some self-build dwellings or dwellings built privately for tenures other than private sales will be included, whereas the HPI figures are based on private sale transactions only.

Summary Table 2 – Scotland-level HPI New Build Sales Transactions Volume for Scotland and Scottish Government Private Sector-led new build completions

	HPI New Build Sales Transactions Volume	Scottish Government Private-led completions
Jan – Mar 2019	**2,407**	**3,438**
Apr – Jun 2019	**3,293**	**4,484**
Jul – Sep 2019	**2,759**	**4,005**
Oct – Dec 2019	**3,807**	**4,550**
Jan – Mar 2020	**2,327**	**Not available**
Apr – Jun 2020	**673**	**Not available**
Change from Apr-Jun 2019 to Apr-Jun 2020	-2,620	
Change (%) from Apr-Jun 2019 to Apr-Jun 2020	-80%	

Sources: Scotland-level HPI New Build Sales Transactions Volume for Scotland and Scottish Government Private Sector-led new build completions



The latest HPI figures show that there were 673 new build sales transactions in Scotland in the quarter from April to June 2020, a drop of 80% compared with the same quarter in the previous year.

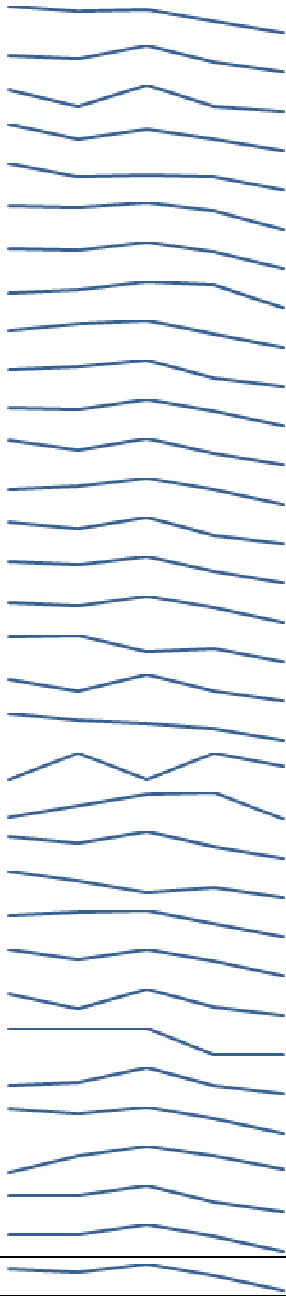
The Scotland-level HPI figures indicate that the COVID-19 lockdown from mid-March to end June 2020, where home buyers were advised to delay moving to a new home where possible, is likely to have had a significant impact on the volume of new build sales in Scotland, as shown in the figure for the quarter April to June 2020.

Table 3 below shows the local authority level HPI figures for the volume of private new build sales transactions. It can be seen that 29 of the 32 local authorities have seen a reduction in the volume of private new build sales when comparing the latest period April to June 2020 with the same quarter in the previous year. In addition, all local authorities apart from Shetland Islands have shown a decrease in the volume of sales recorded in April to June 2020 compared to the quarter immediately prior (January to March 2020).

HPI figures are also available for each local authority for the more recent single month of July 2020. These figures show higher volumes of private new build sales in the single month of July 2020 compared to the combined three months of April to June 2020 in nearly half of the local authorities. These more recent figures for July 2020 therefore indicate that the volume of new build sales transactions is likely to be beginning to increase in many areas following the low figures seen in the quarter April to June 2020.

Table 3: UK House Price Index (HPI) local authority level figures of the number of private new build sales transactions

	Apr-Jun 2019	Jul-Sep 2020	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Spark-line charts:	Apr-Jun 2020 compared to Apr-Jun 2019
Aberdeenshire	146	123	133	79	31		-79%
Angus	57	51	85	41	14		-75%
Argyll and Bute	38	14	44	14	7		-82%
City of Aberdeen	184	102	154	97	34		-82%
City of Dundee	87	51	57	50	14		-84%
City of Edinburgh	365	337	397	288	67		-82%
City of Glasgow	241	222	309	213	46		-81%
Clackmannanshire	20	23	31	28	7		-65%
Dumfries and Galloway	21	27	31	16	3		-86%
East Ayrshire	31	34	41	23	16		-48%
East Dunbartonshire	67	56	93	52	2		-97%
East Lothian	224	156	240	133	41		-82%
East Renfrewshire	66	82	117	66	9		-86%
Falkirk	97	71	117	45	11		-89%
Fife	193	175	223	137	64		-67%
Highland	125	105	160	102	20		-84%
Inverclyde	23	24	14	16	8		-65%
Midlothian	139	80	166	78	26		-81%
Moray	64	48	42	32	5		-92%
Na h-Eileanan Siar	0	2	0	2	1		n/a
North Ayrshire	12	31	50	52	11		-8%
North Lanarkshire	269	207	321	172	60		-78%
Orkney Islands	6	4	2	3	1		-83%
Perth and Kinross	114	129	137	77	20		-82%
Renfrewshire	180	124	176	113	29		-84%
Scottish Borders	20	9	23	10	4		-80%
Shetland Islands	3	3	3	0	0		-100%
South Ayrshire	25	30	53	25	11		-56%
South Lanarkshire	301	250	315	198	59		-80%
Stirling	5	18	27	18	8		60%
West Dunbartonshire	25	26	38	16	4		-84%
West Lothian	145	145	208	131	40		-72%
Scotland	**3,293**	**2,759**	**3,807**	**2,327**	**673**		**-80%**



Source: [Scotland Local Authority level HPI New Build Sales Transactions Volume]

5. Notes

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

Comparing over time

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 the Affordable Housing Supply Programme, comparisons are also made with the 12 month period to March 2016, the last year prior to the current Scottish Government target period to deliver 50,000 affordable homes by March 2021.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Statistical Service (GSS) webpages.

This includes material such as:

- The Cross-Government Housing, Homelessness and Planning Statistics Steering Group helps set the strategic direction for UK collaboration to improve the overall picture of housing statistics, including representatives from the devolved administrations.
- A 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.
- Topic reports on cross-UK areas such as on Affordable Housing Statistics.
- A report on the definitions, terminology and feasibility of harmonisation of affordable housing statistics across the UK.

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.

Correspondence and enquiries

For enquiries about this publication please contact:
Lyndsey Middleton,
Communities Analysis Division,
Telephone: 0131 244 7229,
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:
Office of the Chief Statistician, Telephone: 0131 244 0442,
e-mail: statistics.enquiries@scotland.gsi.gov.uk

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 Andrews House, Edinburgh, EH1 3DG, Telephone: (0131) 244 0302, e-mail statistics.enquiries@gov.scot.

If you would like to be consulted about statistical collections or receive notification of publications, please register your interest through the ScotStat register. Details of forthcoming publications can be found on the Scottish Government statistics and research pages.

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