A National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

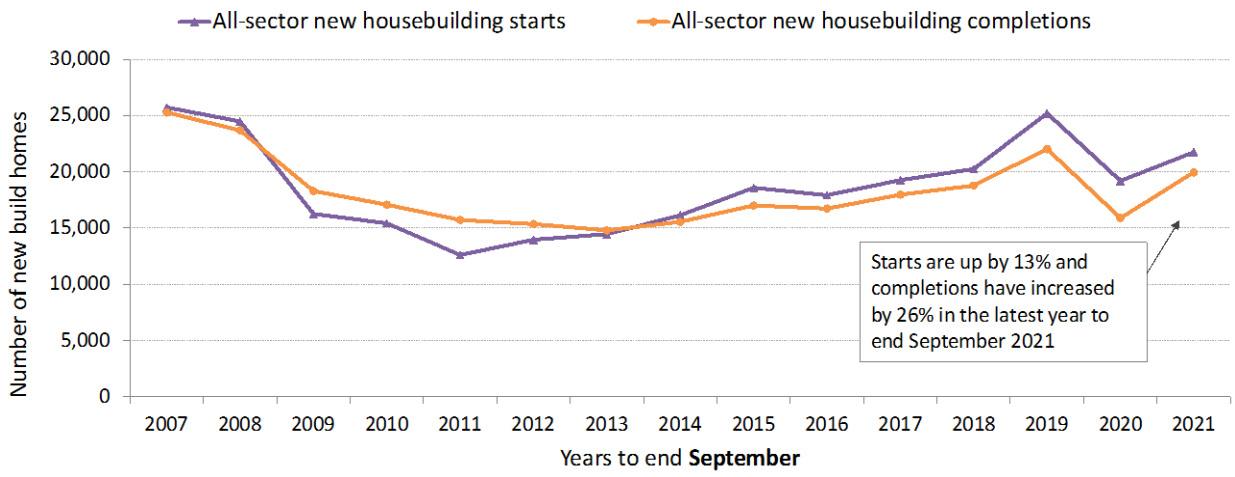
Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 14 June 2022)

This statistical publication provides information on the latest trends in:

- Quarterly all-sector and private-led new housebuilding starts and completions to end September 2021, and social sector new housebuilding starts and completions to end December 2021.
- UK House Price Index Official Statistics on new build sales transactions, as a measure of private-led new housebuilding activity to end January 2022.
- Quarterly Affordable Housing Supply Programme approvals, starts and completions, by type, to end March 2022.

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

Chart 1: Annual all-sector new housebuilding starts and completions both increased in the latest year to end September 2021 after being affected by COVID-19 lockdown measures in the previous year.



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

Contents

1. Main points

Note that the latest private-led and all-sector new housebuilding figures contain some estimates for a small number of authorities. Further details are provided in Section 7.

- The number of all-sector new build homes completed in Scotland increased by 26% (4,174 homes) in the latest year to end September 2021 to 20,056 homes, compared to 15,882 homes completed in the previous year to end September 2020, in which activity levels were impacted by COVID-19 lockdown measures. Despite this increase, the latest annual figure is 9% (1,963 homes) below the 22,019 homes completed in the pre-pandemic year to end September 2019.
- In the latest year to end September 2021, increases were seen across private-led completions (25% or 2,894 homes), local authority completions (77% or 865 homes), and housing association completions (13% or 415 homes).
- The number of new build homes started across all sectors also increased in the year to end September 2021, with 21,666 starts, up 13% (2,476 homes) on the 19,190 starts in the previous year. Despite this increase, the latest annual figure is 14% (3,522 homes) below the 25,188 homes completed in the pre-pandemic year to end September 2019.
- In the latest year to end September 2021, increases were seen across private-led starts (37% or 4,478 homes) and local authority starts (31% or 450 homes), whilst housing association approvals fell by 44% or 2,452 homes).
- More up-to-date figures published as part of the UK House Price Index show a total of 11,663 private new build sales transactions in Scotland in the 12 months to end January 2022. This is an increase of 38% (3,202 transactions) on the 8,461 transactions recorded in the previous year to end January 2021.
- Latest social sector new housebuilding figures to end December 2021 show an increase of 42% (1,785 homes) to 6,025 completions in the year to end December 2021, which compares to 4,240 completions in the previous year. Starts however fell by 17% (1,013 homes) to 5,007 in the year to end December 2021, down from 6,020 starts in the previous year.
- Affordable Housing Supply Programme statistics reflect the broader supply of affordable homes for social rent, affordable rent and affordable home ownership, and include off the shelf purchases and rehabilitations as well as new builds.
- The 3,346 affordable homes completed in the latest quarter January to March 2022 brings the total number of affordable homes completed in the 12 months to end March 2022 to 9,757, an increase of 51% (3,279 homes) on the 6,478 homes completed in the previous year, and the highest financial year figure recorded since the start of the series in 2000-01. There were increases in the

number of completions for social rent (by 56% or 2,608 homes), affordable rent (by 40% or 368 homes) and affordable home ownership (by 35% or 303 homes).

- A total of 3,232 affordable homes were approved in the latest quarter January to March 2022, which brings the total number of affordable homes approved in the 12 months to end March 2022 to 7,821, a slight decrease of 1% (63 homes) on the 7,884 homes approved in the previous year. There were increases in the number of approvals for affordable rent (by 6% or 56 homes) and affordable home ownership (by 19% or 164 homes), whilst approvals for social rent fell by 5% or 283 homes).
- Meanwhile the 3,160 affordable homes started in the latest quarter January to March 2022 brings the total number of affordable homes started in the 12 months to end March 2022 to 8,253, a decrease of 19% (1,897 homes) on the 10,150 homes started in the previous year. There was a rise of 16% (144 homes) in the number starts for affordable home ownership, whilst starts for social rent fell by 17% or 1,342 homes, and starts for affordable rent decreased by 49% or 699 homes.
- Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets. The latest quarterly figure of 3,346 affordable homes completed in January to March 2022 shows that the 50,000 affordable housing supply target was met by the end of March 2022, with a total of 51,119 homes completed between April 2016 and end March 2022.
- Of the 50,000 affordable homes completed between 1 April 2016 and 23 March 2022, 34,405 homes (69%) were for social rent, 6,245 (12%) were for affordable rent, and 9,350 (19%) were for affordable home ownership.
- Now that the 50,000 affordable homes target has been met, the longer term ambition is to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in remote, rural and island communities. The latest statistics show that from 24 March 2022 up to 31 March 2022, a total of 1,119 affordable homes (1,057 homes for social rent, 16 for affordable rent, and 46 for affordable home ownership) have been completed against the new 110,000 target.

2. All-sector new housebuilding

Chart 1 on page 1 shows that annual all-sector new build starts and completions in the years to end September both showed a broadly decreasing direction of trend following the financial crisis in 2008. Starts fell to a low in 2011 and completions reached their lowest point in 2013. Following this, starts and completions have then generally increased year on year, reaching a peak in 2019, before dropping due to the impact of COVID-19 lockdown measures in 2020.

Starts and completions have since picked up in 2021 following the easing of these restrictions, with starts up by 13% and completions up by 26% in the latest year to end September 2021, to stand at 21,666 and 20,056 homes respectively. Private-led completions rose by 25% (2,894 homes), local authority completions increased by 77% (865 homes), and housing association completions rose by 13% (415 homes). Increases were seen across private-led starts (37% or 4,478 homes) and local authority starts (31% or 450 homes), whilst housing association approvals fell by 44% or 2,452 homes).

Chart 2 below presents the latest quarterly trends in completions to end September 2021, in which there were 4,913 all-sector completions in the latest quarter July to September 2021. This is an increase of 23% (904 homes) on the 4,009 completions in the same quarter in 2020, but a decrease of 8% (439 homes) on the 5,352 completions in the same quarter in 2019.

The 3,264 private sector led completions in July to September 2021 is an increase of 9% (266 homes) on the 2,998 completions in the same quarter in 2020, but a decrease of 19% (788 homes) on the 4,052 completions in the same quarter in 2019.

The 487 local authority completions in July to September 2021 is an increase of 5% (23 homes) on the 464 completions in the same quarter in 2020, and an increase of 24% (95 homes) on the 392 completions in the same quarter in 2019.

Meanwhile the 1,162 housing association completions in July to September 2021 is an increase of over double (615 homes) on the 547 completions in the same quarter in 2020, and an increase of 28% (254 homes) on the 908 completions in the same quarter in 2019.

Chart 2: The level of all-sector quarterly new housebuilding completions in the latest quarter July to September 2021 is higher than the same quarter in 2020 but below the same quarters in 2018 and 2019.

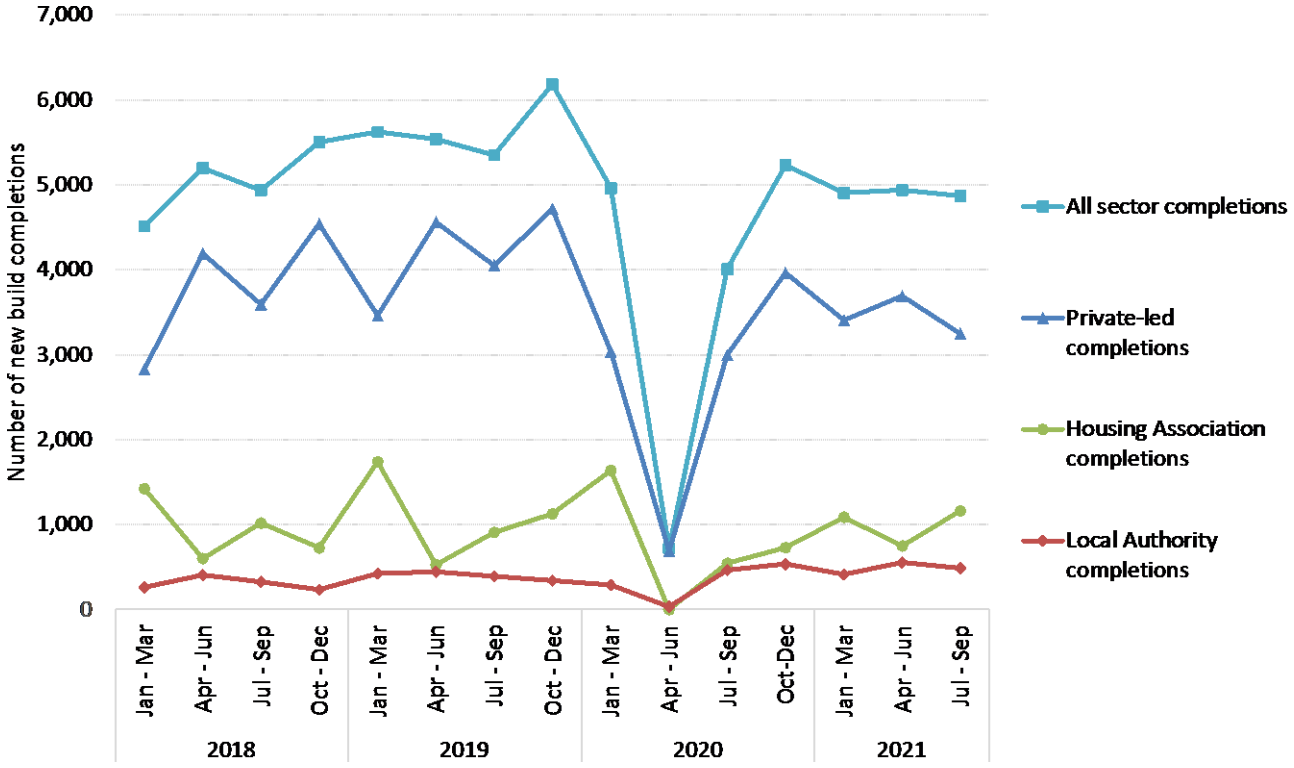


Chart 3 shows the quarterly trends in starts, in which there were 4,077 all-sector starts in the latest quarter July to September 2021. This is a decrease of 3% (123 homes) on the 4,200 completions in the same quarter in 2020, and a decrease of 32% (1,876 homes) on the 5,953 completions in the same quarter in 2019.

The 2,989 private sector led starts in July to September 2021 is a decrease of 14% (481 homes) on the 3,470 starts in the same quarter in 2020, and a decrease of 36% (1,665 homes) on the 4,654 starts in the same quarter in 2019.

The 220 local authority starts in July to September 2021 is a decrease of 11% (26 homes) on the 246 starts in the same quarter in 2020, and an fall of 60% (333 homes) on the 553 starts in the same quarter in 2019.

Meanwhile the 868 housing association approvals in July to September 2021 is an increase of 79% (384 homes) on the 484 approvals in the same quarter in 2020, and an increase of 16% (122 homes) on the 746 approvals in the same quarter in 2019

Chart 3: The total level of all-sector new housebuilding starts in latest quarter July to September 2021 is lower than the same quarters in 2018, 2019 and 2020.

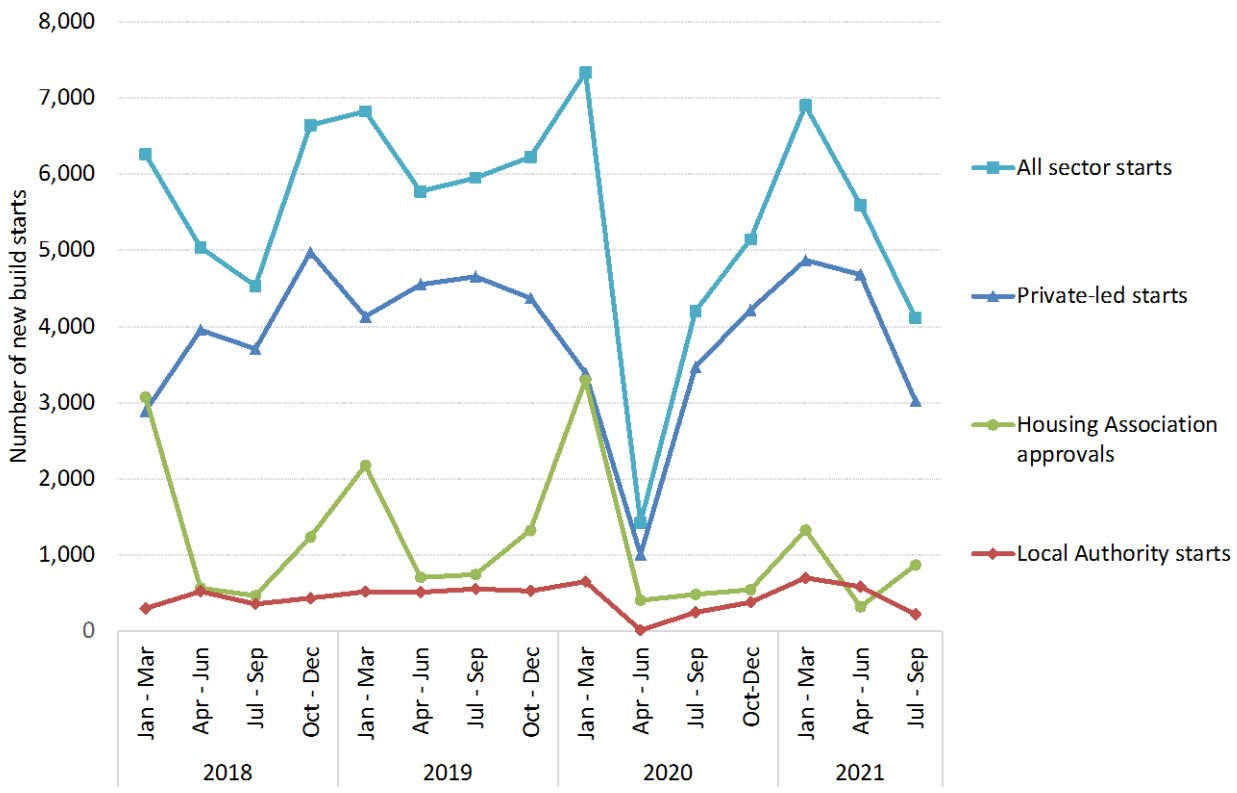


Table 1: All sector new housebuilding to end September 2021

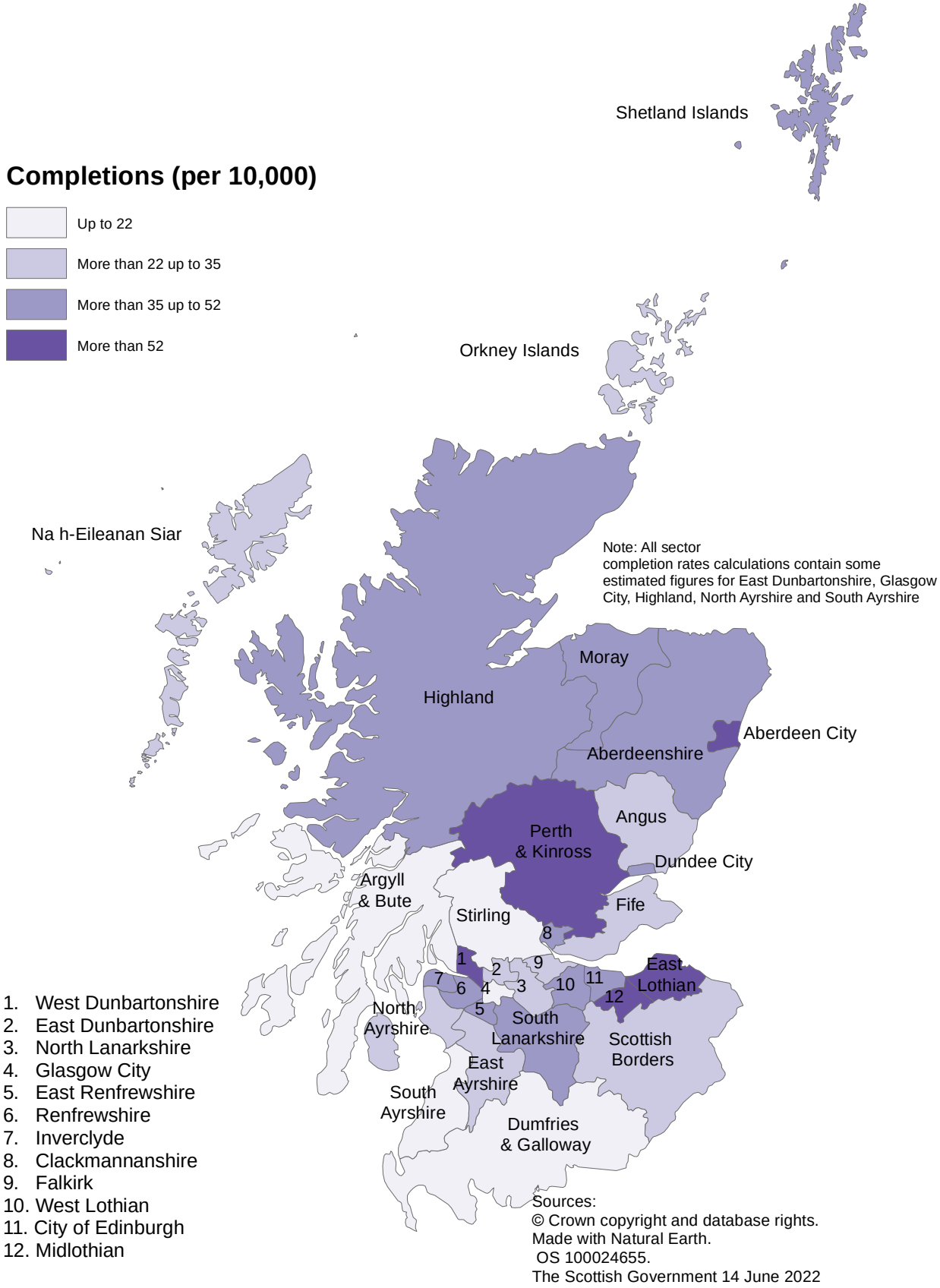
All sector homes	Starts	Completions
Quarter Jul to Sep 2018	**4,530**	**4,938**
Quarter Jul to Sep 2019	**5,953**	**5,352**
Quarter Jul to Sep 2020	**4,200**	**4,009**
Quarter Jul to Sep 2021	**4,077**	**4,913**
Change from Q3 2020 to Q3 2021	-123	904
Change from 2020 to 2021 (%)	-3%	23%
Year to Sep 2018	**20,236**	**18,779**
Year to Sep 2019	**25,188**	**22,019**
Year to Sep 2020	**19,190**	**15,882**
Year to Sep 2021	**21,666**	**20,056**
Change from 2020 to 2021	2,476	4,174
Change from 2020 to 2021 (%)	13%	26%

Map A below shows that in the year to end September 2021, the highest new build rates were observed in the local authority areas of Midlothian, Perth & Kinross, East Lothian, West Dunbartonshire and Aberdeen City, which had rates of more than 52 homes per 10,000 population.

The lowest rates were observed in South Ayrshire, Glasgow City, Stirling, and Dumfries & Galloway and Argyll and Bute, which had rates of 22 homes or fewer per 10,000 population.

Note that the all-sector completion rates calculations contain some estimated figures. Estimated figures have been used for private sector completions for East Dunbartonshire Council and South Ayrshire council from October to December 2020, Glasgow City Council from January to March 2021, and North Ayrshire for April to June 2021. Local authority completions are estimated for Highland from January to March 2021.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end September 2021



New housebuilding across UK countries

Chart 4a presents trends in the rates of new housebuilding per 10,000 population across each of the UK countries on a financial year basis (years to end March) to allow for comparisons with both the England financial year ‘net additional dwelling’ statistics and financial year rates derived from each of the quarterly UK series.

The England financial year ‘net additional dwellings' series is considered the primary and most comprehensive measure of housing supply in England. The quarterly new build statistical collection for England is not currently capturing all new build activity, and so is seen more as a leading indicator of activity throughout the year.

This shows that whilst Scotland had a higher rate of completions per 10,000 head of population than England over the period 2006/07 to 2013/14, that Scotland and England have seen broadly similar rates of housebuilding each year across the period 2014/15 to 2019/20, when comparing the Scotland figures to the England net addition figures.

Whilst all four countries have seen a decrease from 2019/20 to 2020/21 due to the impacts of COVID-19, Scotland has seen a sharper fall in 2020/21, down to a rate of 27 homes per 10,000 population, which may be due to the stricter lockdown restrictions that were in place for housing building in Scotland.

Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland had a rate of 27 in the year to end March 2021, falling from 40 in the equivalent period the previous year.

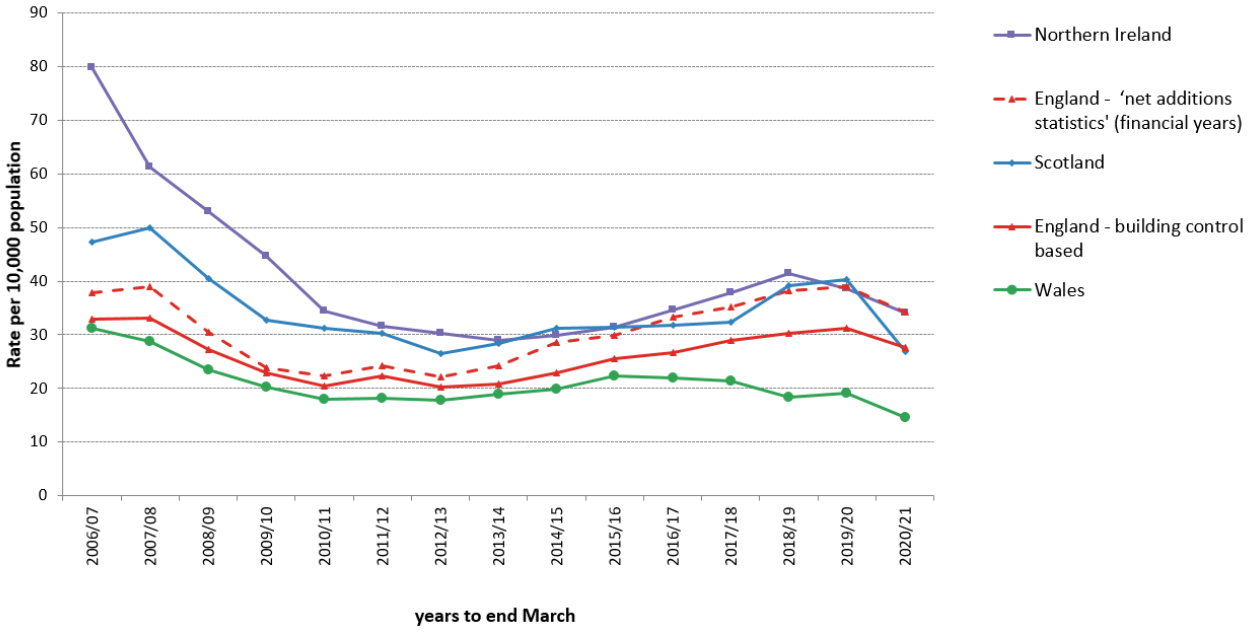
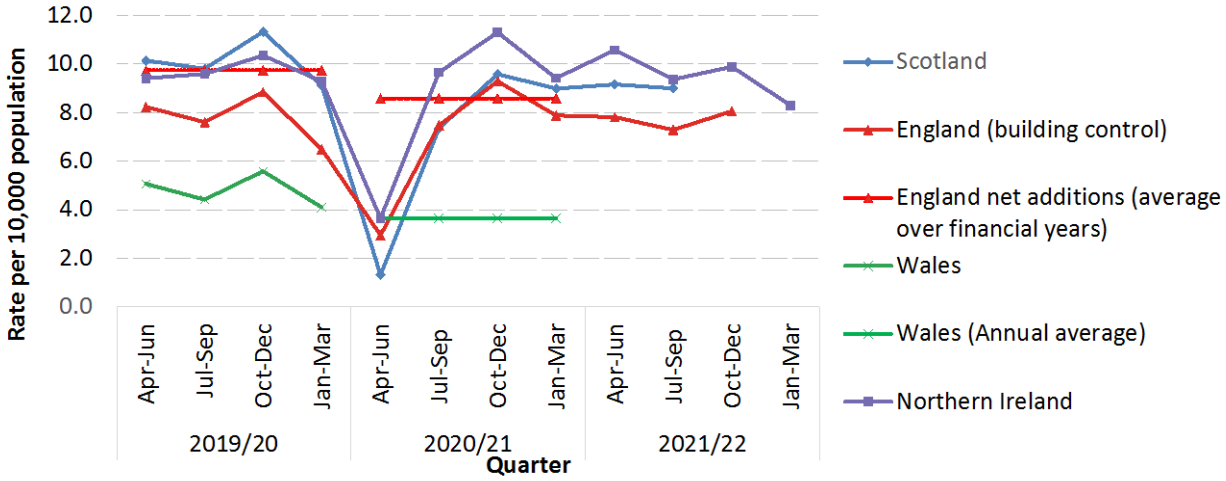


Chart 4b presents more recent trends in the rates of new housebuilding per 10,000 population across each of the UK countries on a quarterly basis[1], based on the latest published information available for each country. The England 'net additional dwelling' figures for the financial years 2019/20 and 2020/21 are also included as averages across each of the quarters within these years, to help demonstrate the difference in the relative level between this figure and the separate quarterly England building control based figures.

The chart shows the clear impact of COVID-19 lockdown restrictions on construction activity in the quarter April to June 2020, with the rates of new housebuilding per 10,000 population dropping compared to the same in quarter in the previous year by 87% in Scotland, 64% in England (building control based figures), and 61% in Northern Ireland, which may reflect stricter lockdown restrictions for Scottish housing building compared to England and Northern Ireland.

Following this, the rates of new housebuilding in each of these countries subsequently increased back up to higher levels, although the available quarterly rates for Scotland, England and Northern Ireland have shown a slight downward trend over the quarters following the October to December 2020 quarter.

Chart 4b: Quarterly new housebuilding rates per 10,000 population for Scotland, Northern Ireland and England (building control figures)



[1] Quarterly figures for Wales 2020/21 aren't available, so the annual figure has been averaged across the four quarters. No data is yet available for 2021/22.

3. Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for almost three quarters (71%) of all homes completed in the 12 months to end September 2021.

Chart 5 shows the annual number of private sector led starts and completions from 2007 to 2021 (years to end September). This shows the impact of the recession in the second half of the last decade, with private sector led starts falling substantially in the 12 months to end September 2009 due to the financial crisis.

Private led completions also fell sharply in the 12 months to end September 2009, then continued to decline more gradually until 2012, after which they have been broadly increasing in more recent years until dropping by 31% in the year to end September 2020 due to the impact of COVID-19 construction lockdown measures in place between March and June 2020. Since then, completions have increased by 25% and starts by 37% to the year ending September 2021.

Chart 5: Annual private sector led new build starts and completions have both increased in the latest year to end September 2021, with activity levels picking up following the COVID-19 lockdown measures in place in the previous year.

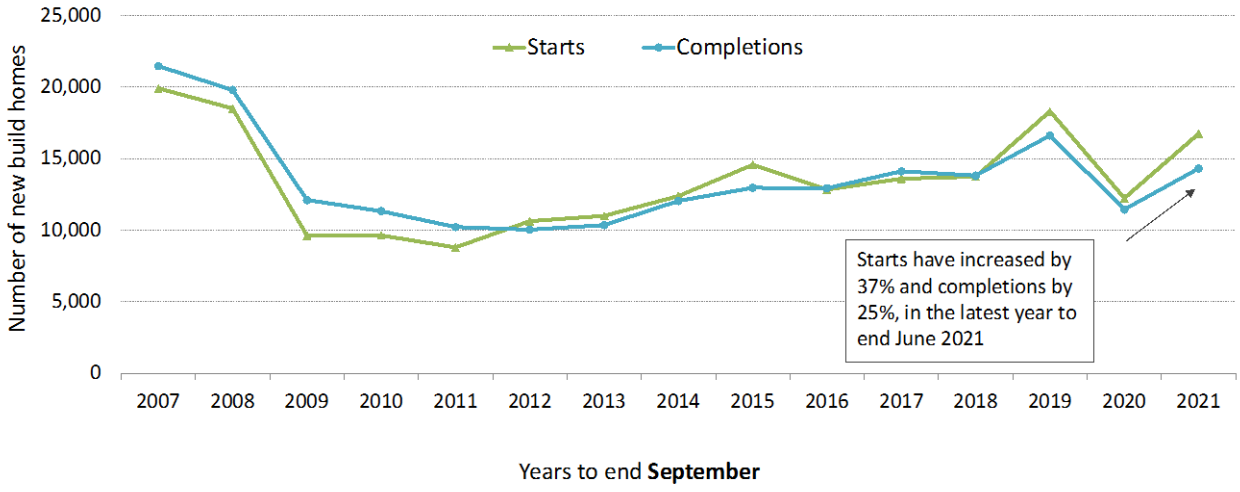


Chart 6 below presents the latest quarterly trends. In July to September 2021 there were 3,264 private sector led homes completed, an increase of 9% (266 homes) on the same quarter in 2020, but a decrease of 19% (788 homes) on the same quarter in 2019. This brings the total for the year ending September 2021 to 14,334, an increase of 25% (2,894 homes) on the 11,440 completions in the previous year.

There were 2,989 private sector led homes started in July to September 2021, a decrease of 14% (481 homes) on the same quarter in 2020, and a fall of 36% (1,665 homes) on the same quarter in 2019. This brings the total for the year to end September 2021 to 16,719 starts, an increase of 37% (4,478 homes) on the 12,241 starts in the previous year.

Chart 6: Private sector led new housebuilding completions in July to September 2021 are higher than the same quarter in the previous year, although starts are lower.

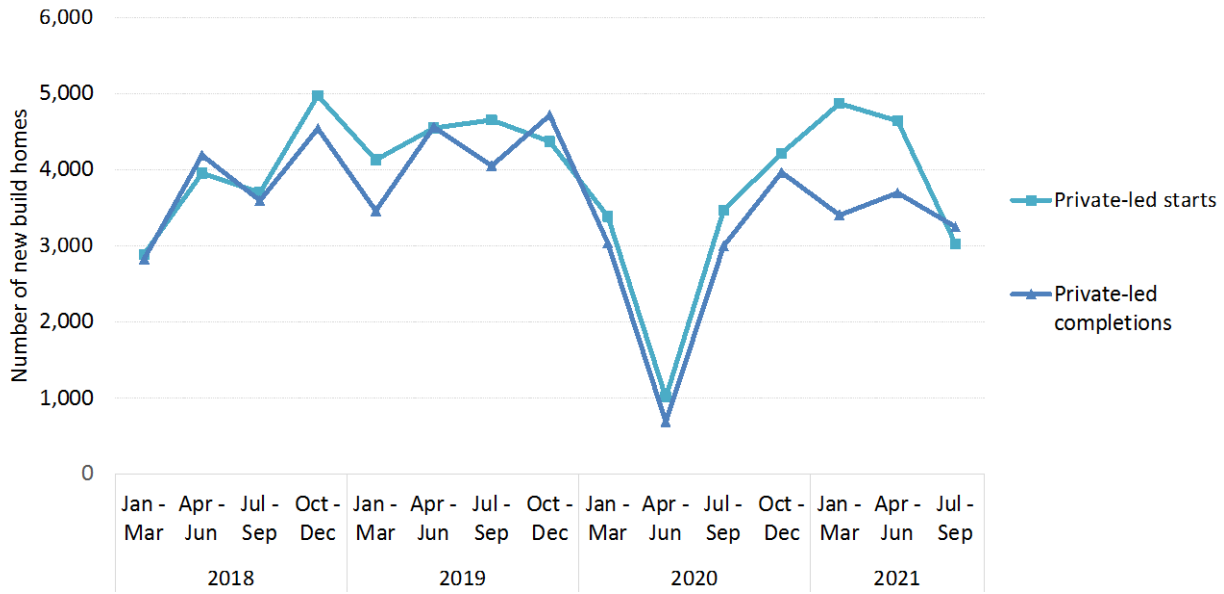


Table 2: Private-led new housebuilding to end September 2021

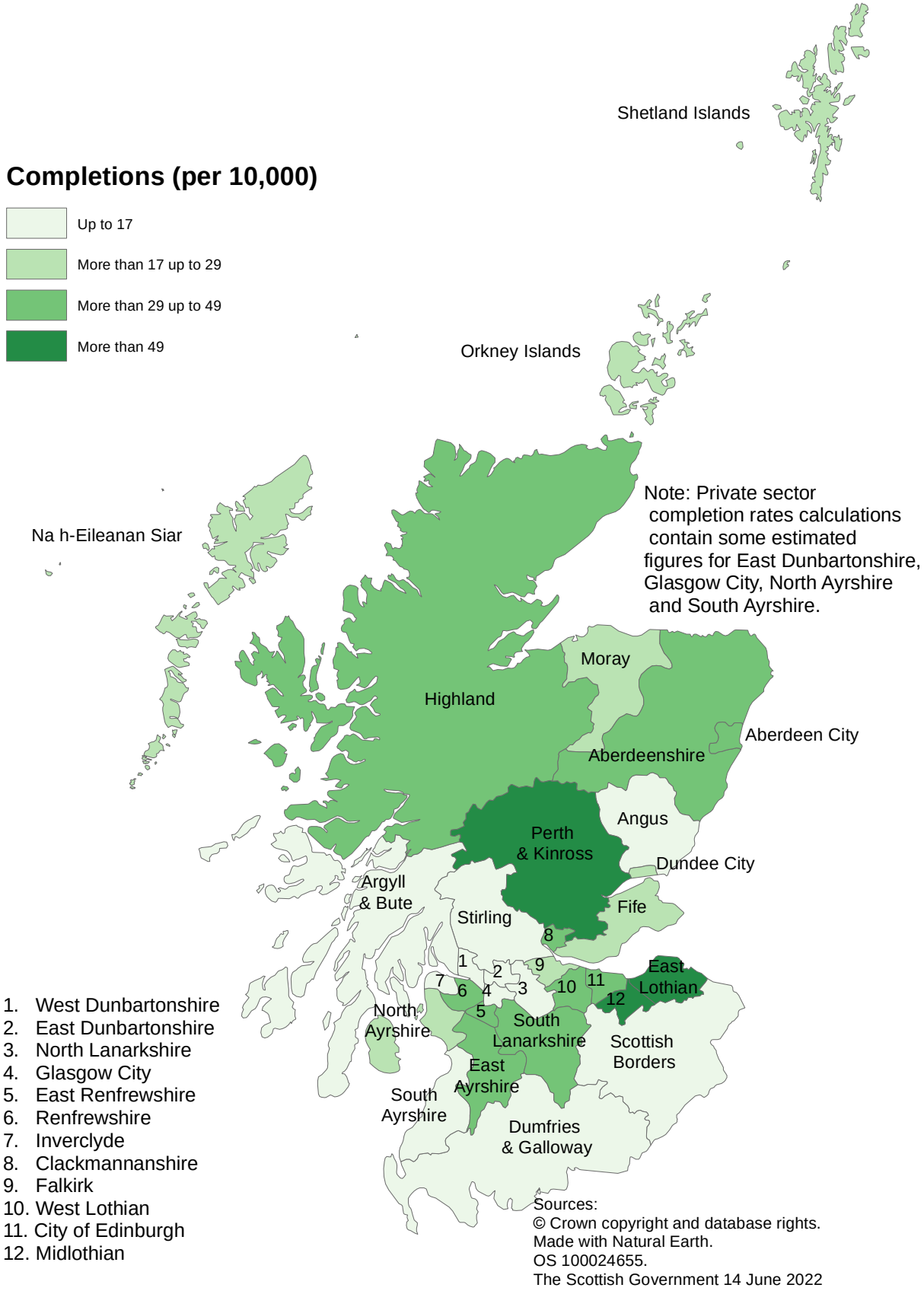
Private sector homes	Starts	Completions
Quarter Jul to Sep 2018	**3,704**	**2,827**
Quarter Jul to Sep 2019	**4,654**	**4,052**
Quarter Jul to Sep 2020	**3,470**	**2,998**
Quarter Jul to Sep 2021	**2,989**	**3,264**
Change from Q3 2020 to Q3 2021	-481	266
Change from 2020 to 2021 (%)	-14%	9%
Year to end September 2018	**13,214**	**13,435**
Year to end September 2019	**18,308**	**16,618**
Year to end September 2020	**12,241**	**11,440**
Year to end September 2021	**16,719**	**14,334**
Change from 2020 to 2021	4,478	2,894
Change from 2020 to 2021 (%)	37%	25%

Map B below shows that the highest private sector led completion rates in the year to end September 2021 have been in the local authority areas of Midlothian, East Lothian, and Perth & Kinross which have seen rates of over 49 homes per 10,000 households.

The lowest rates meanwhile, have been in Glasgow City, Dumfries & Galloway, Scottish Borders, East Dunbartonshire, Stirling, Angus, Inverclyde, West Dunbartonshire, South Ayrshire, North Lanarkshire, and Argyll and Bute, which have all seen rates of up to 17 homes per 10,000 households.

Note that the private sector completion rates calculations contain some estimated figures. Estimated figures have been used for private sector completions for East Dunbartonshire Council and South Ayrshire council from October to December 2020, Glasgow City Council from January to March 2021, and North Ayrshire for April to June 2021.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end September 2021



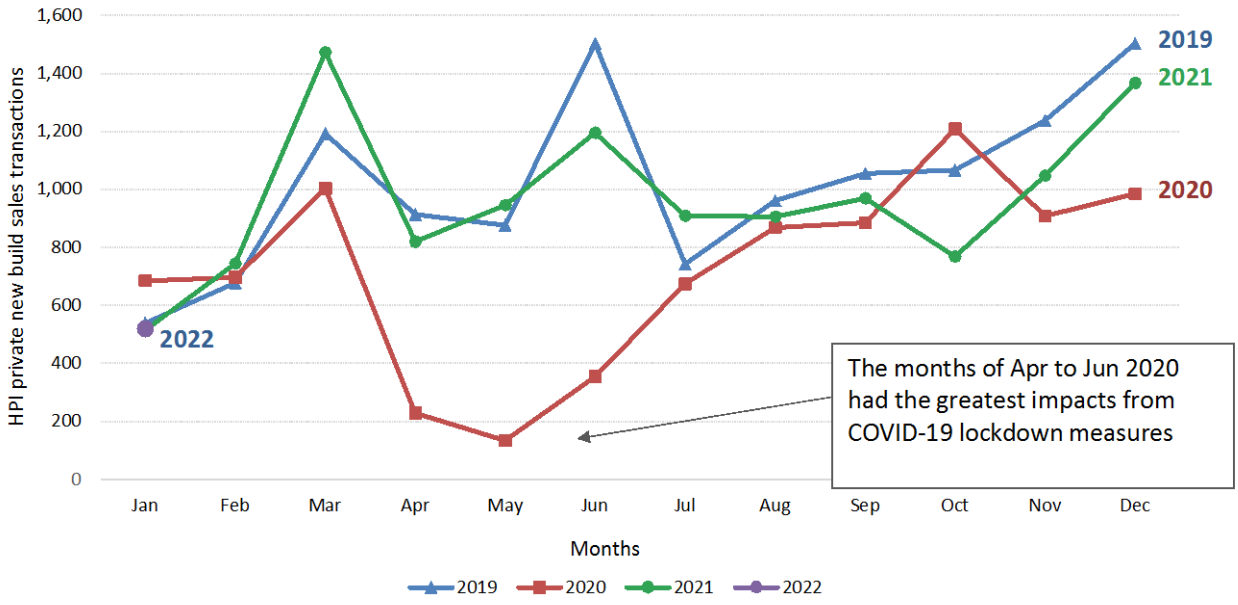
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end January 2022

This section sets out the latest quarterly and monthly trends in the number of new build sales transactions in Scotland to end January 2022, based on residential property transaction figures published as part of the UK House Price Index (HPI) .

The HPI figures show that there were 3,182 new build sales transactions in Scotland in the latest quarter October to December 2021, an increase of 3% (81 transactions) on the 3,101 transactions seen in the same quarter in 2020.

More recent HPI figures for the month of January 2022 show a total of 520 transactions for this month (see Chart 7a). This brings the total transactions in the year to end January 2022 to 11,663, an increase of 38% (3,202 transactions) on the 8,461 transactions recorded in the year to end January 2021.

Chart 7a: Monthly private new build sales transactions in Scotland throughout the year 2021 have been broadly in line with the number of transactions in the pre-pandemic year 2019.



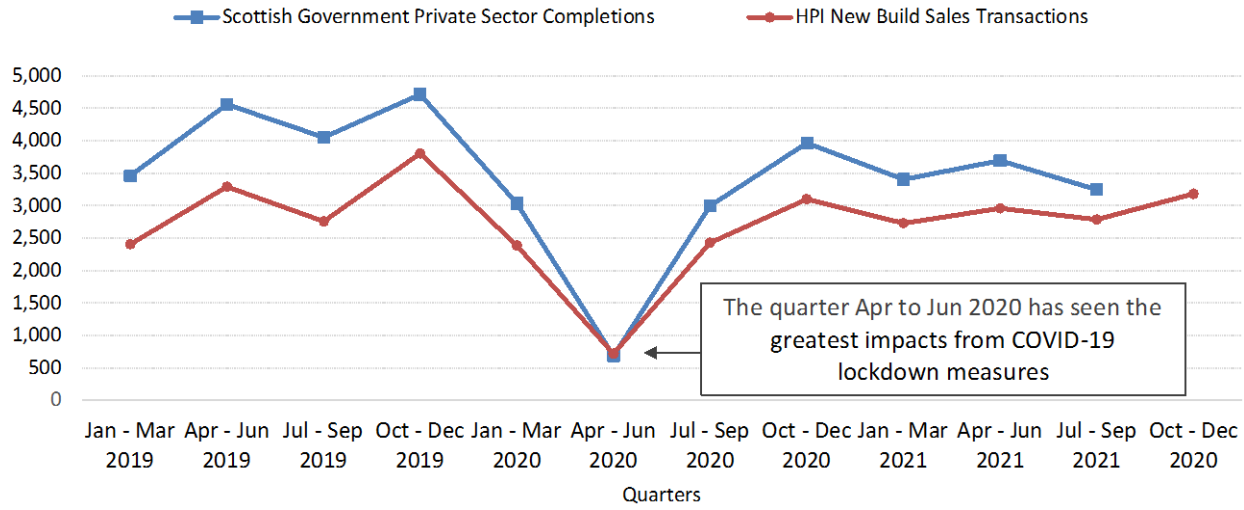
It should be noted that the HPI-based figures are not directly comparable to the Scottish Government time series on private-led new build starts and completion, due to some differences in how the two sets of figures are constructed. For example, the UK HPI new build sales transaction figures are based on the date of the completed sales transaction rather than the date of completion, and will also not include self-build dwellings or homes 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, is available in the UK HPI Quality Assurance section of the UK House Price Index web page.

Table 3 and Chart 7b below illustrate how the UK HPI figures compare to 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 more recent quarter to October to December 2021.

It can be seen across the period January to March 2019 to July to September 2021 that both data series follow broadly similar trends in respect of increases or decreases compared to the previous quarter. The Scottish Government figures are higher in most quarters, but this is likely to be explained by differences in how the figures are constructed, given 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.

Chart 7b: Scottish Government Private Sector led new housebuilding completions and HPI new build sales transactions. Scotland: Jan - Mar 2019 to Oct - Dec 2021.



Note that the SG Private Sector completions and HPI New Build Sales Transaction figures are not directly comparable due to diferences in how each set of figures are constructed. SG figures are currently only available up to Apr-Jun 2021.

Table 3: Scotland-level HPI new Build Sales for Scotland and Scottish Government Private Sector-led new build completions

Quarter or year	HPI New Build Sales Transactions Volume	Scottish Government Private-led completions
Jan – Mar 2019	**2,407**	**3,461**
Apr – Jun 2019	**3,293**	**4,563**
Jul – Sep 2019	**2,759**	**4,052**
Oct – Dec 2019	**3,807**	**4,717**
Jan – Mar 2020	**2,385**	**3,038**
Apr – Jun 2020	**717**	**687**
Jul – Sep 2020	**2,428**	**2,998**
Oct – Dec 2020	**3,101**	**3,967**
Jan – Mar 2021	**2,731**	**3,406**
Apr - Jun 2021	**2,961**	**3,697**
Jul – Sep 2021	**2,784**	**3,264**
Oct – Dec 2021	**3,182**	**Not Available**
Change from same quarter in previous year	81	
Change (%) from same quarter in previous year	3%	
12 months Jan 2020 - Dec 2020	**8,631**	**10,690**
12 months Jan 2021 - Dec 2021	**11,658**	**Not Available**
Change from previous year	3,027	
Change (%) from previous year	35%	

Note there were 520 transactions recorded in the most recent month of January 2022, which brings the total 12 month figure to end January 2022 to be 11,663, an increase of 3,202 (38%) on the previous year to end January 2021.

5. Social sector new housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for 29% of all new build homes completed over the 12 months to the end of September 2021.

Chart 8a shows the number of local authority and housing association homes started and completed each year to end September. Between 2008 and 2009 the number of housing association completions increased from around 3,800 to over 5,700, after which the number of homes completed dropped until reaching a low of around 2,500 in 2017. Following this, housing association completions increased after 2017, to just under 4,000 in 2019. Housing association completions then dropped to around 3,300 in 2020, then rose again to over 3,700 in the year to end September 2021.

Housing association new build approvals fell between 2009 and 2011, to a low of around 2,300, before rising year on year to around 5,500 in 2020. The latest year, the 12 months ending September 2021, has however seen a sharp fall to the lowest number of approvals since 2015, to under 3,100.

The number of local authority homes built gradually increased from under 100 homes in 2008 up to just over 1,200 in 2012 (years to end September). Completions then dropped slightly to just under 1,000 in 2014, after which they rose to almost 1,500 in 2019. COVID-19 restrictions saw completions fall to around 1,100 in 2020, with completions rising again to almost 2,000 in the year ending September 2021 after restrictions were lifted. Local authority new build starts have followed a generally similar pattern to that of completions, starting around 200 in 2008, and reaching almost 1,900 in 2021.

Chart 8a: Latest annual social sector starts and completions figures to end September 2021 show increases on the previous year for local authority and housing association completions, as well as local authority starts, but a decrease for housing association approvals.

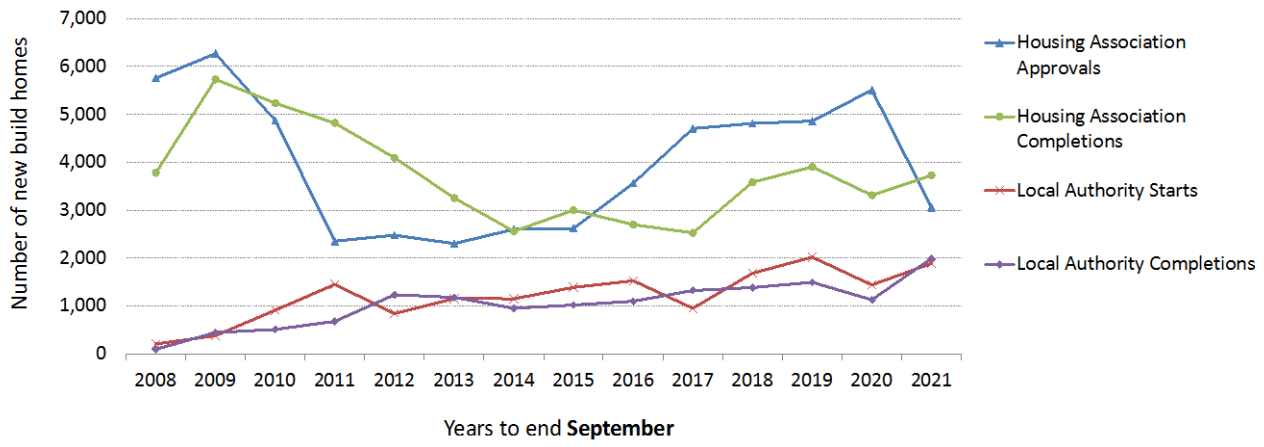


Chart 8b below shows the same figures but for years to end December.

Chart 8b: Latest annual social sector new build starts and completions figures to end December 2021 show increases on the previous year except for a decrease in housing association approvals.

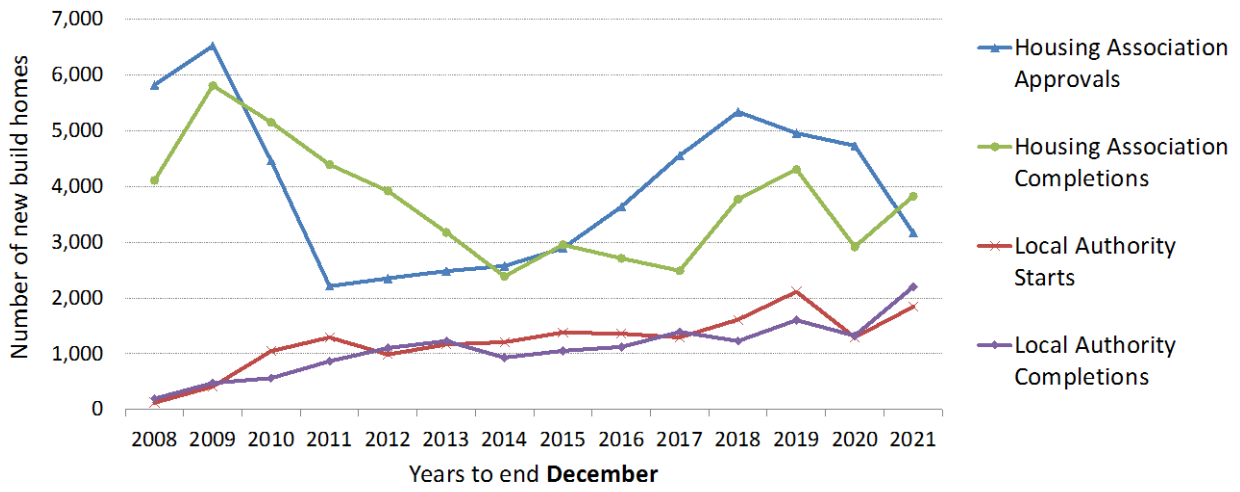


Table 4: Social sector new housebuilding to end September 2021

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jul - Sep 2018	**826**	**1,344**	**358**	**326**	**468**	**1,018**
Jul - Sep 2019	**1,299**	**1,300**	**553**	**392**	**746**	**908**
Jul - Sep 2020	**730**	**1,011**	**246**	**464**	**484**	**547**
Jul - Sep 2021	**1,088**	**1,649**	**220**	**487**	**868**	**1,162**
Change	358	638	-26	23	384	615
Change (%)	49%	63%	-11%	5%	79%	112%
Year to Sep-18	**6,496**	**4,970**	**1,682**	**1,384**	**4,814**	**3,586**
Year to Sep-19	**6,880**	**5,401**	**2,018**	**1,496**	**4,862**	**3,905**
Year to Sep-20	**6,949**	**4,442**	**1,438**	**1,128**	**5,511**	**3,314**
Year to Sep-21	**4,947**	**5,722**	**1,888**	**1,993**	**3,059**	**3,729**
Change	-2,002	1,280	450	865	-2,452	415
Change (%)	-29%	29%	31%	77%	-44%	13%

A total of 1,649 social sector new build homes were completed between July to September 2021, an increase of 63% (638 homes) on the same quarter in 2020 which was affected by COVID-19 lockdown restrictions. This brings the total completions for the 12 months to end September 2021 to 5,722, an increase of 29% (1,280 homes) on the 4,442 social sector new build homes completed in the previous year.

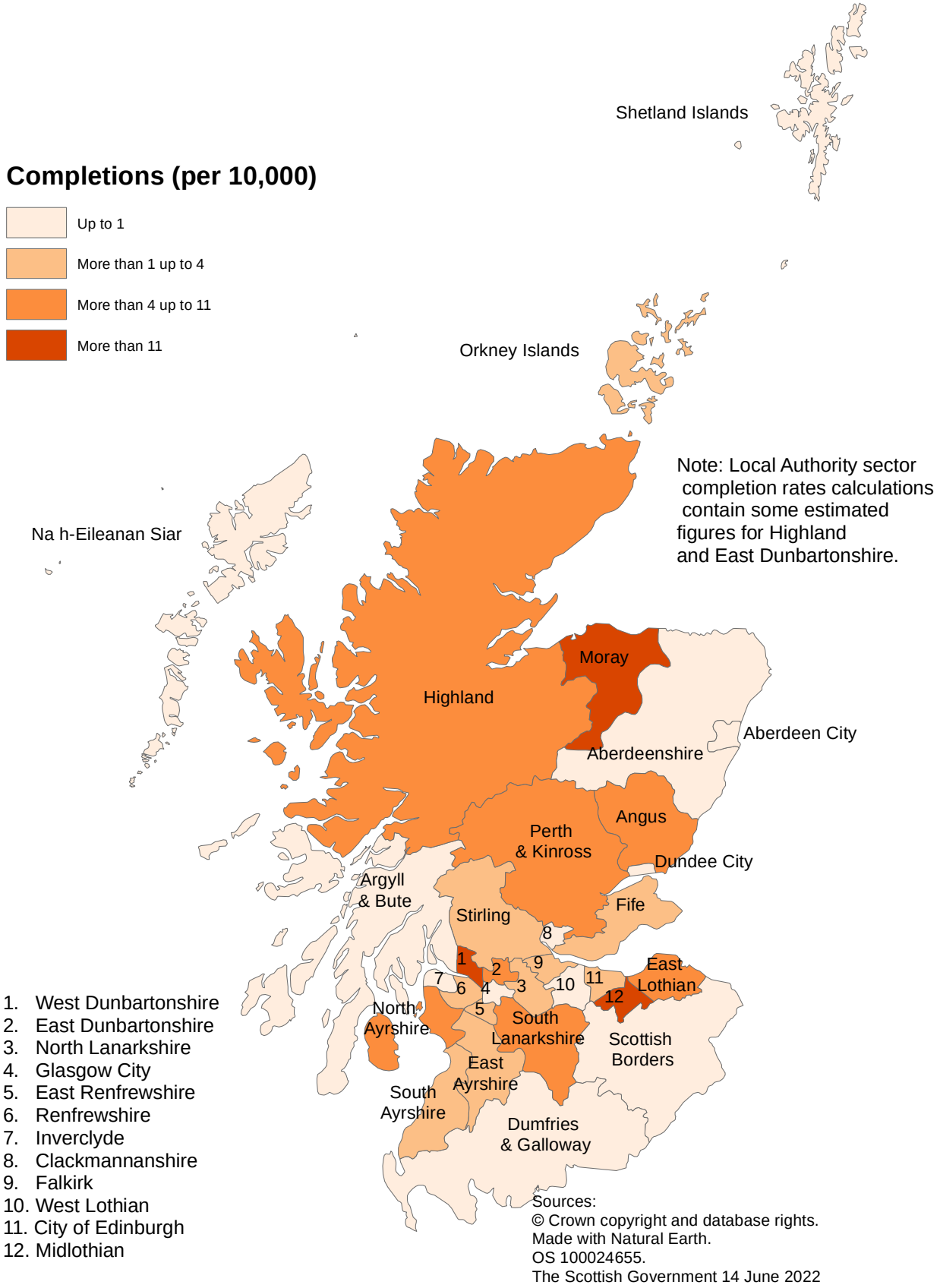
Meanwhile, 1,088 social sector new build homes were started between July to September 2021. This is 49% (358 homes) higher than the same quarter the previous year. This brings the total for the 12 months to end September 2021 to 4,947, a decrease of 29% (2,002 homes) on the 6,949 social sector homes started in the same period in 2020.

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 2021 per 10,000 of the population. 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.

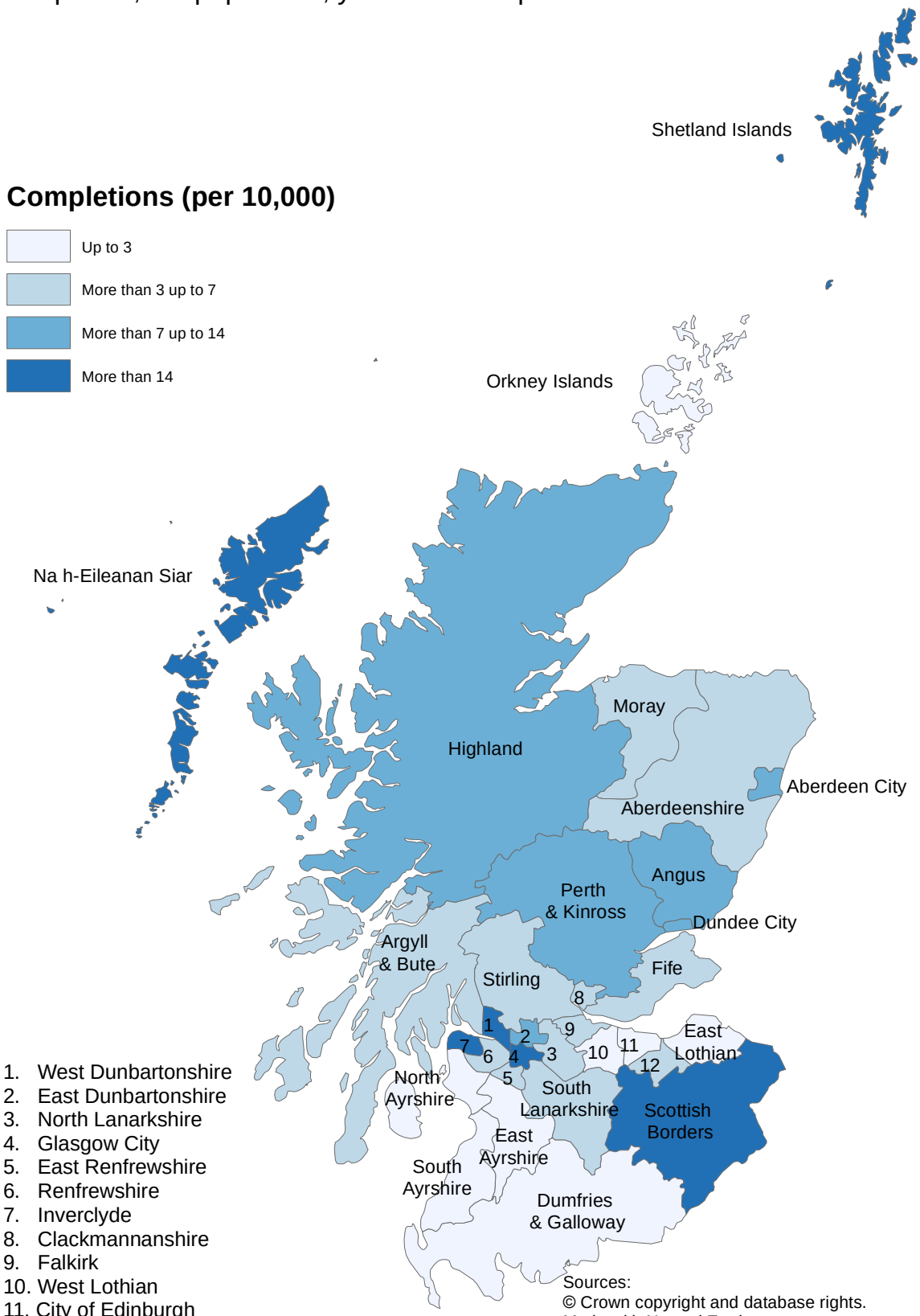
In the year to end September 2021 local authority new build rates were highest in West Dunbartonshire and Moray and Midlothian, with rates over 11 homes per 10,000 households. As well as the 6 stock transfer authorities mentioned above, Aberdeen City, Aberdeenshire, Clackmannanshire, Dundee City, Shetland Islands, and West Lothian built no new local authority homes in the year ending September 2021.

Meanwhile rates of housing association new build completions were highest in Inverclyde, Scottish Borders, Shetland Islands, West Dunbartonshire, Nah-Eilian Siar, and Glasgow City, with rates of over 14 homes per 10,000 households. There were no completions in the Orkney Islands.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end September 2021



Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end September 2021



1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

Sources:

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OS 100024655.
The Scottish Government 14 June 2022

Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end December 2021.

Chart 9: Housing association new housebuilding approvals and completions in the latest quarter Oct-Dec 2021 have increased compared to same quarter in 2020.

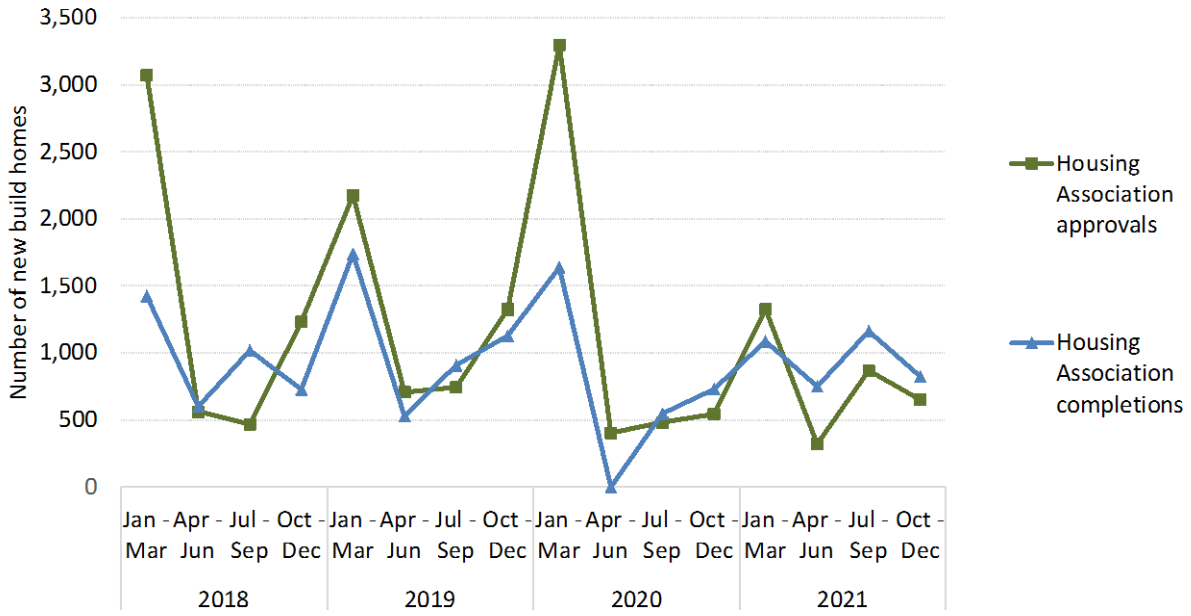
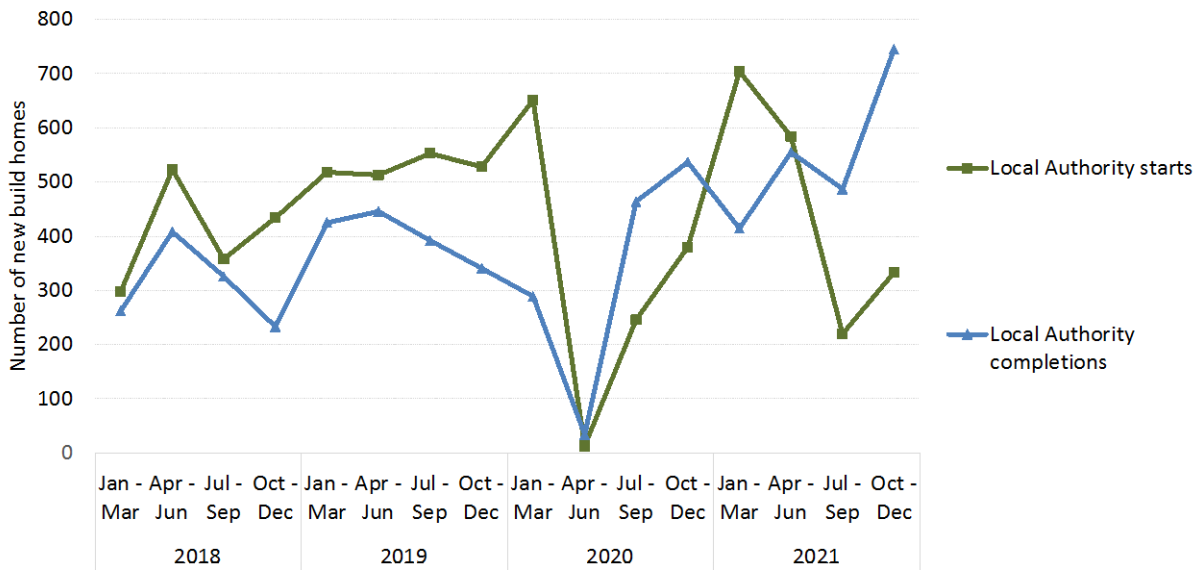


Chart 10: In the latest quarter Oct-Dec 2021, local authority new housebuilding starts are below the levels seen in the same quarter in 2020, but completions are higher.



A total of 1,570 social sector new build homes were completed between October to December 2021, an increase of 24% (303 homes) on the 1,267 completions in the same quarter in 2020. This brings the total completions for the 12 months to end December 2021 to 6,025, an increase of 42% (1,178 homes) on the 4,240 social sector new build homes completed in the previous year.

Meanwhile, 984 social sector new build homes were started between October to December 2021. This is an increase of 6% (60 homes) compared to the same quarter in the previous year. This brings the total for the 12 months to end December 2021 to 5,007, a decrease of 17% (1,013 homes) on the 6,020 social sector homes started in the same period in 2020.

In the year to end December 2021, housing association new build completions are up by 31% (908 homes), local authority new build completions are up by 66% (877 homes) and local authority new build starts are up by 43% (551 homes). Housing association new build approvals have however fallen by 33% (1,564 homes).

Table 5: Social sector new housebuilding to end December 2021

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Oct - Dec 2018	**1,667**	**961**	**434**	**233**	**1,233**	**728**
Oct - Dec 2019	**1,853**	**1,469**	**528**	**341**	**1,325**	**1,128**
Oct - Dec 2020	**924**	**1,267**	**380**	**537**	**544**	**730**
Oct - Dec 2021	**984**	**1,570**	**333**	**745**	**651**	**825**
Change	60	303	-47	208	107	95
Change (%)	6%	24%	-12%	39%	20%	13%
Year to Dec-18	**6,950**	**4,999**	**1,613**	**1,229**	**5,337**	**3,770**
Year to Dec-19	**7,066**	**5,909**	**2,112**	**1,604**	**4,954**	**4,305**
Year to Dec-20	**6,020**	**4,240**	**1,290**	**1,324**	**4,730**	**2,916**
Year to Dec-21	**5,007**	**6,025**	**1,841**	**2,201**	**3,166**	**3,824**
Change	-1,013	1,785	551	877	-1,564	908
Change (%)	-17%	42%	43%	66%	-33%	31%

6. 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. Latest statistics are available up to the end of March 2022.

The statistics 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.

Chart 11 below shows that the numbers of affordable homes completed has increased on an annual basis over the latest year to end March 2022, whilst the number of home approved has dropped slightly and the number of homes started has decreased. In the year to end March 2022, 7,821 affordable homes were approved, a slight decrease of 1% (63 homes) on the previous year, and 8,253 homes were started, a decrease of 19% (1,897 homes). A total of 9,757 homes were completed, an increase of 51% (3,279 homes), and the highest financial year figure recorded since the start of the series in 2000-01.

Chart 11: The number of affordable homes completed in the latest year to end March 2022 has increased on the previous year, whilst the number of affordable homes approved has dropped slightly and the number of homes started has decreased.

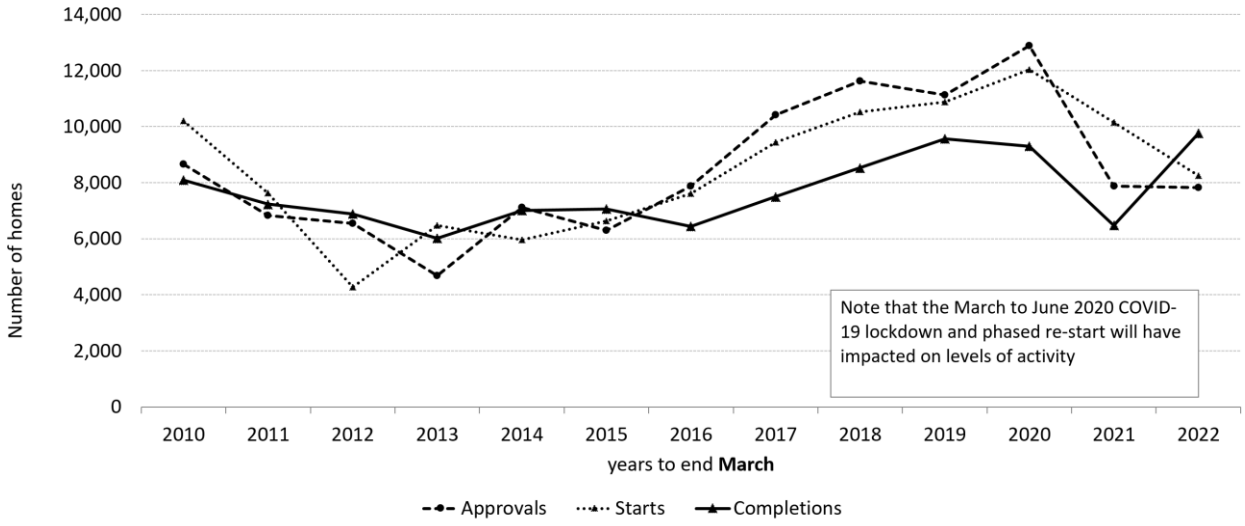


Table 6 below shows that in the latest quarter January to March 2022, 3,232 homes were approved, 3,160 homes were started, and 3,346 homes were completed. The levels of approvals and starts are lower than in the same period in the previous year, with approvals being 15% (592 homes) lower and starts being 34% (1,656 homes) lower than in January to March 2021. However the 3,346 completions in January to March 2022 is 4% (142 homes) higher than in January to March 2021.

Over the latest year to end March 2022, the number of homes approved dropped slightly by 1% (63 homes) to 7,821 approvals , the number of homes started decreased by 19% (1,897 homes) to 8,253 starts, whilst completions increased by 51% (3,279 homes) compared to the previous year.

Table 6: Affordable Housing Supply to March 2022

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Jan to Mar 2016	**3,675**	**2,750**	**2,114**
Quarter Jan to Mar 2017	**5,038**	**3,711**	**2,251**
Quarter Jan to Mar 2018	**6,441**	**3,219**	**3,331**
Quarter Jan to Mar 2019	**5,085**	**3,765**	**3,770**
Quarter Jan to Mar 2020	**6,078**	**4,775**	**3,502**
Quarter Jan to Mar 2021	**3,824**	**4,816**	**3,204**
Quarter Jan to Mar 2022	**3,232**	**3,160**	**3,346**
Change over latest year	-592	-1,656	142
Change (%) over latest year	-15%	-34%	4%
Year to Mar 2016	**7,878**	**7,615**	**6,445**
Year to Mar 2017	**10,414**	**9,446**	**7,497**
Year to Mar 2018	**11,626**	**10,518**	**8,527**
Year to Mar 2019	**11,130**	**10,872**	**9,569**
Year to Mar 2020	**12,881**	**12,040**	**9,291**
Year to Mar 2021	**7,884**	**10,150**	**6,478**
Year to Mar 2022	**7,821**	**8,253**	**9,757**
Change over latest year	-63	-1,897	3,279
Change (%) over latest year	-1%	-19%	51%

Charts 12a to 12c below present quarterly trends in the number of approvals, starts and completions from January 2018 up to end March 2022.

Chart 12a: 3,232 affordable homes were approved in January to March 2022, a lower level than in the same quarters in each of the years from 2018.

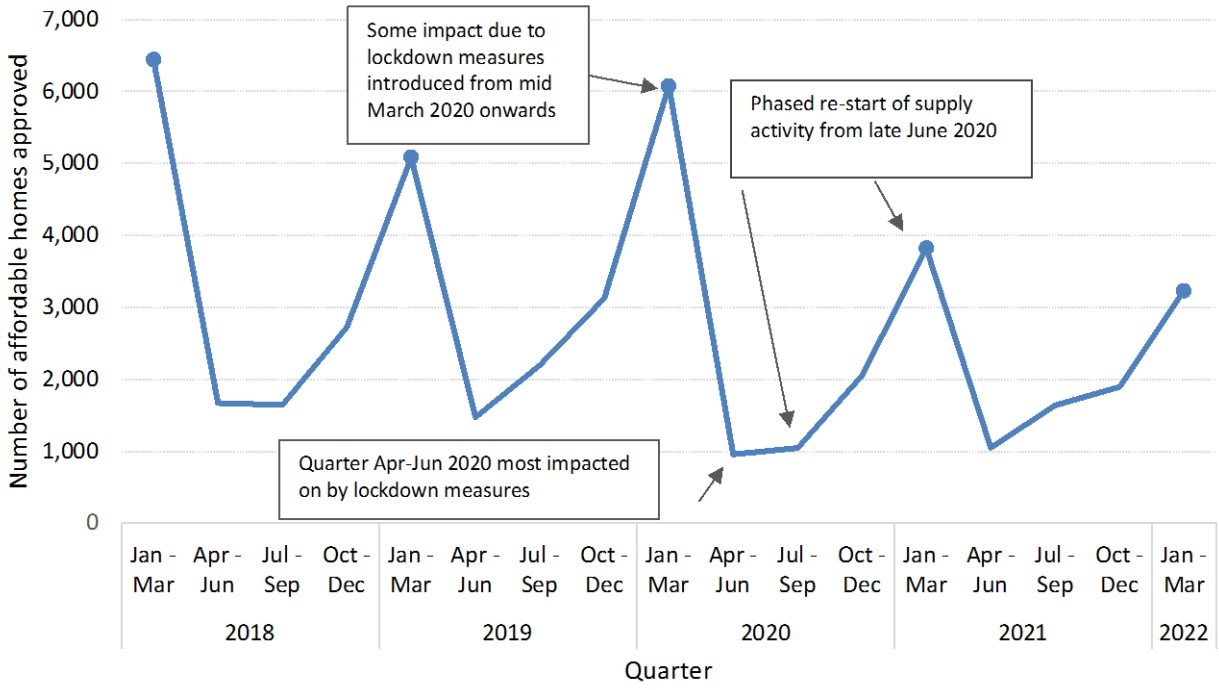


Chart 12b: The 3,160 affordable homes started in January to March 2022 is similar to the level in the same quarter in 2018, and lower than in the same quarters in each of the years since.

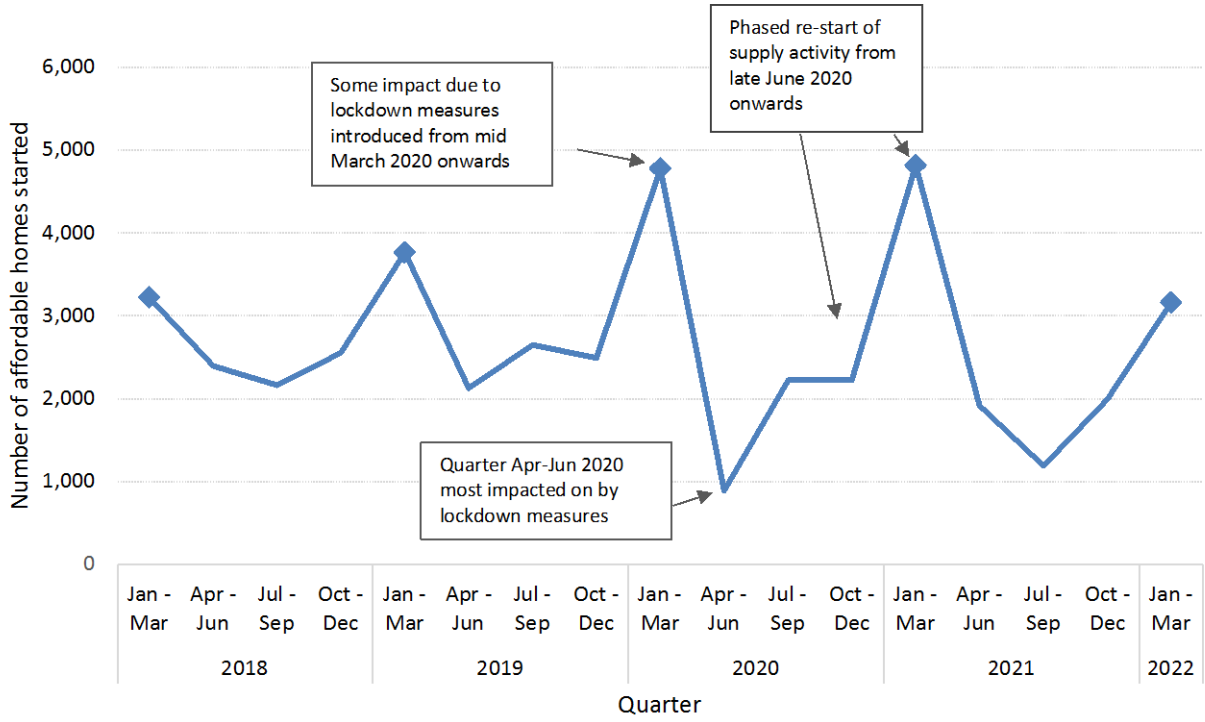
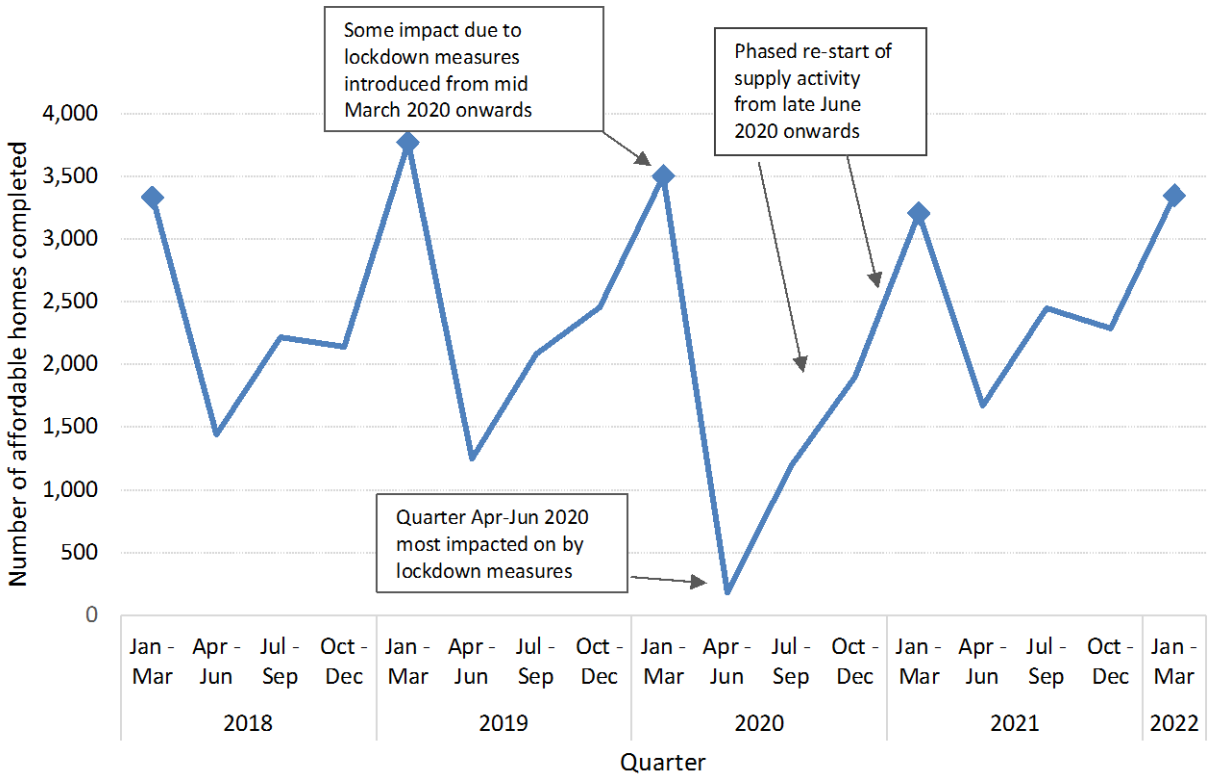


Chart 12c: There were 3,346 affordable homes completed in January to March 2022, broadly similar to the same quarter in each year from 2018, comparing to a Jan-Mar high of 3,770 in 2019 and a Jan-Mar low of 3,204 in 2021.



Charts 13 to 15 below present information on trends in affordable housing supply by type.

Chart 13 shows that total affordable housing supply programme approvals decreased slightly by 1% between 2021 and 2022 (years to end March). In the latest year 2022, social rent approvals accounted for 75% of all approvals, with affordable rent and affordable home ownership making up 12% and 13%, respectively.

Chart 13: In the latest year to end March 2022, there have been increases in the number of Affordable Housing Supply approvals for affordable rent (by 6% or 56 homes) and for affordable home ownership (by 19% or 164 homes), however social rent approvals have fallen by 5% or 283 homes, compared to the same period in 2020.

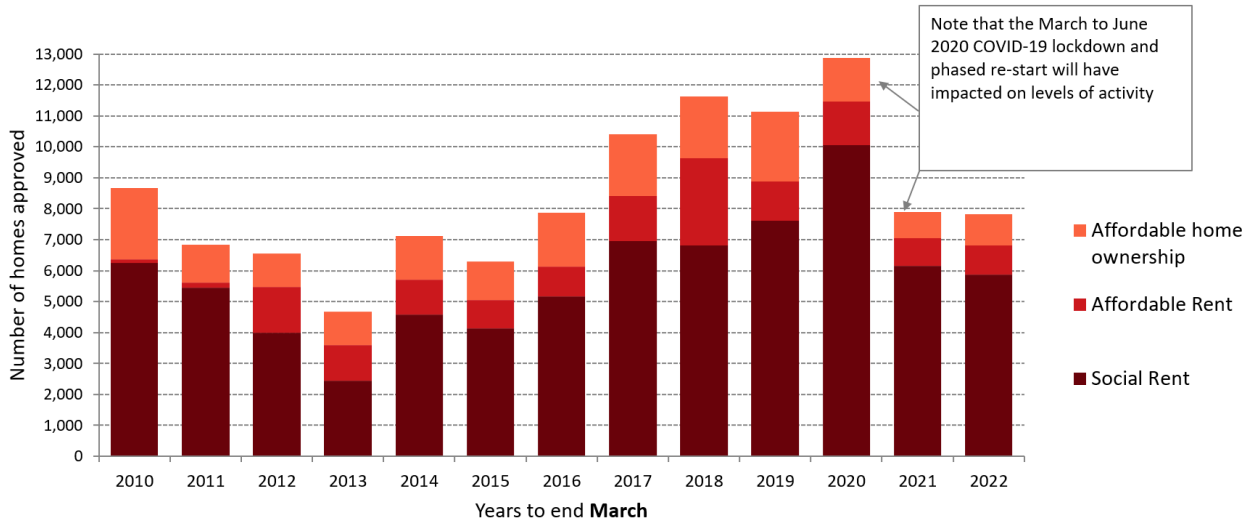


Chart 14 shows that total affordable housing supply programme starts decreased by 19% (1,897 homes) between 2021 and 2022 (years to end March). In the latest year 2022, social rent approvals accounted for 78% of all approvals, with affordable rent and affordable home ownership making up 9% and 13%, respectively

Chart 14: In the latest year to end March 2022, there have been decreases in the number of Affordable Housing Supply starts for social rent (by 17% or 1,342 homes) and affordable rent (by 49% or 699 homes), but an increase in the number of starts for affordable home ownership (by 16% or 144 homes), compared to the same period in 2020.

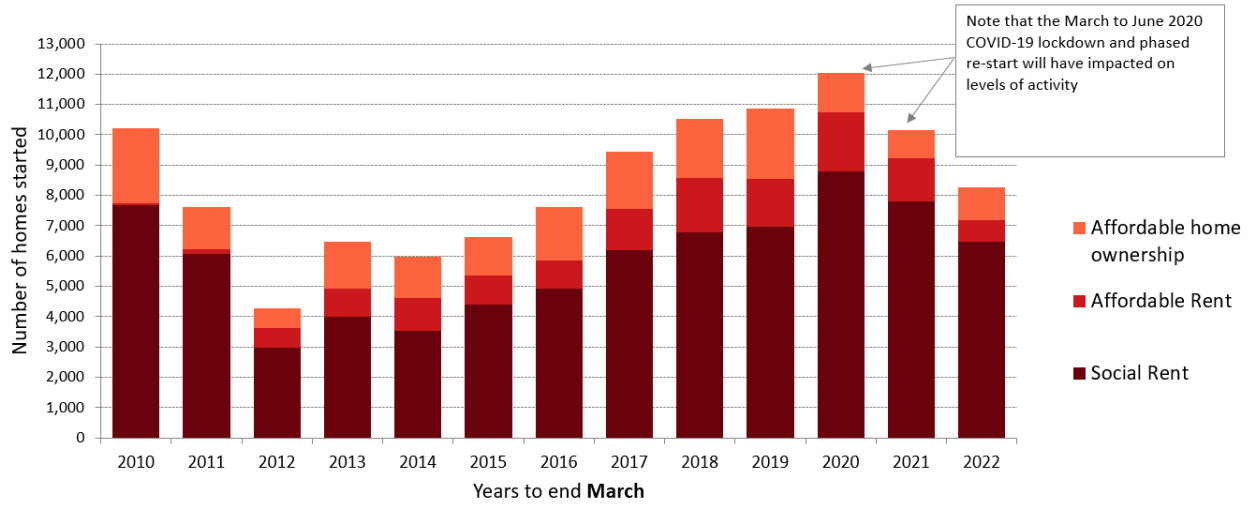
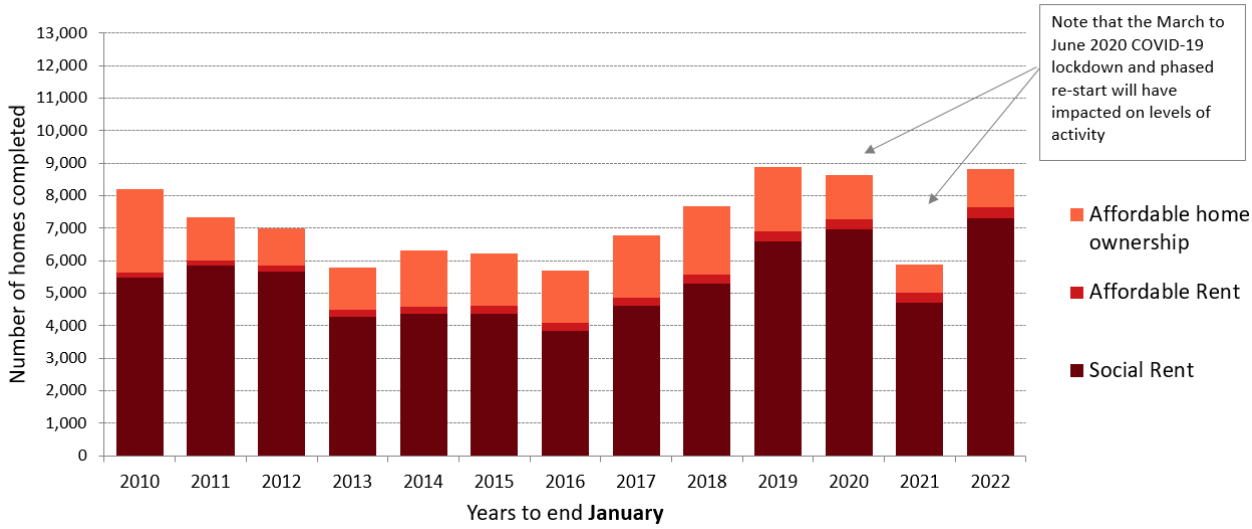


Chart 15 shows that total affordable housing supply programme completions increased by 51% (3,279 homes) between 2021 and 2022 (years to end March). In the latest year, social rent completions accounted for 75% of all completions, with affordable rent and affordable home ownership making up 13% and 12% of the total.

Chart 15: In the latest year to end March 2022, there have been increases in the number of Affordable Housing Supply completions for social rent (by 56% or 2,608 homes), affordable rent (by 40% or 368 homes) and affordable home ownership (by 35% or 303 homes), compared to the same period in 2021.



Affordable housing supply 50,000 homes target

Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets.

The latest quarterly figure of 3,346 affordable homes completed in January to March 2022 shows that the 50,000 affordable housing supply target that started in April 2016 has now been met, with a total of 51,119 homes completed between 1 April 2016 and end March 2022.

Of the 50,000 affordable homes completed between 1 April 2016 and 23 March 2022, 34,405 homes (69%) were for social rent, 6,245 (12%) were for affordable rent, and 9,350 (19%) were for affordable home ownership.

The 50,000 affordable homes target had initially been planned to cover the five-year period between 2016/17 and 2020/21. However this was impacted on by the COVID-19 lockdown measures in 2020, with the remaining homes being delivered as quickly as it has been safe to do so over the year 2021/22.

Table 7: Affordable housing supply completions, 1 April 2016 to 23 March 2022.

Affordable housing supply: 1 April 2016 to 23 March 2022	Completions
Homes for Social Rent:	
Housing Association	22,214
Council House	12,011
Home Owner Support Fund	180
Total Social Rent	**34,405**
Homes for Affordable Rent:	
Affordable rent	6,245
Total Affordable Rent	**6,245**
Homes for Affordable Home Ownership:	
Housing Association New Supply Shared Equity / Shared Ownership	975
Council House Shared Equity	40
Open Market Shared Equity	7,990
Other Affordable Home Ownership	345
Total Affordable Home Ownership	**9,350**
Total Affordable Housing Supply	**50,000**

Further detailed figure are available in the Affordable Housing Supply Excel webtables.

Now that the 50,000 affordable homes target has been met, the longer term ambition is to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in remote, rural and island communities.

The latest statistics show that from 24 March 2022 up to 31 March 2022, a total of 1,119 affordable homes (1,057 homes for social rent, 16 for affordable rent, and 46 for affordable home ownership) have been completed against the new 110,000 target.

Note that additional local authority level figures for total affordable housing supply completions and social rent completions from 2007-08 onwards are available in the Scottish Government Affordable Housing Supply Programme policy area webpages. This Excel table provides total figures for each financial year, as well as totals across the different target periods, including the 30,000 target between 2011-12 and 2015-16, the 50,000 target from 2016-17 to 2021-22 (to 23 March 2022), and the 110,000 target from 24 March 2022.

The Scottish Government Affordable Housing Supply Programme policy area webpages also include annual Out-Turn Reports, which provide further detailed programme information for each financial year. The 2021-22 Out-Turn Report will be published towards the end of this year.

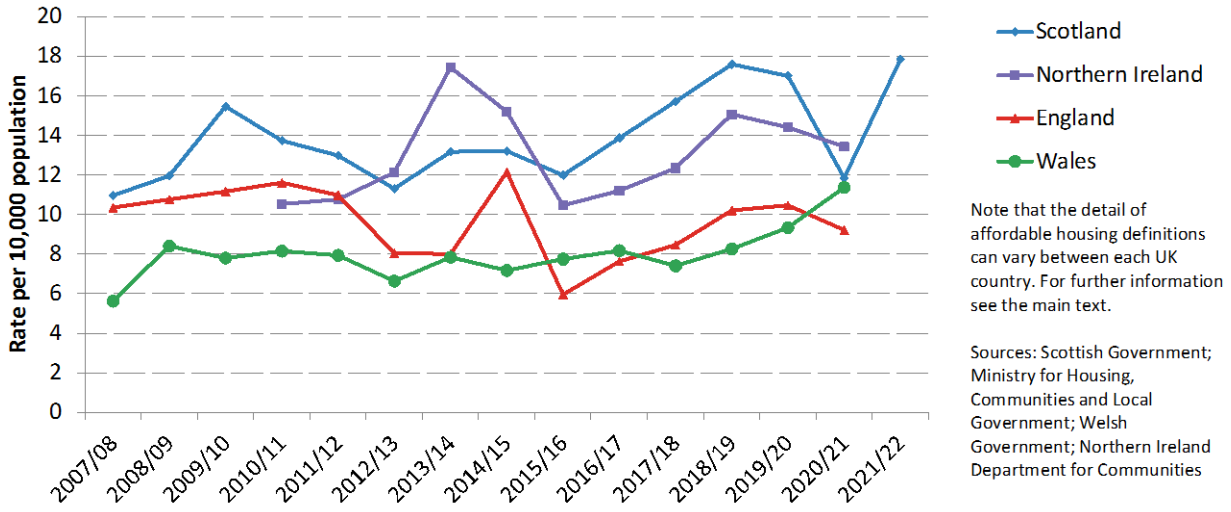
Affordable housing supply across UK countries

Chart 16 below illustrates how affordable housing supply figures per 10,000 population have varied on a financial year basis across the 2007/08 to 2020/21 period for England, Wales and Northern Ireland, and 2021/22 for Scotland.

Across the 14 years between 2007/08 and 2020/21, the annual average supply of affordable housing per head of population in Scotland has been 13.6 homes per 10,000 population, higher than England (9.6 homes per 10,000 population), Wales (8.0 homes per 10,000 population), and Northern Ireland (13.0 homes per 10,000 population – average across the years 2010/11 to 2020/21).

Scotland has had a higher rate of supply than all other UK countries across each year 2015/16 to 2019/20, although the rate dropped below the rate for Northern Ireland in the year 2020/21.

Chart 16: The 9,757 affordable homes completed in Scotland in the latest financial year 2021/22 equates to a rate of 17.9 homes delivered per 10,000 population, the highest rate since 2007/08.



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 2020/21, in England there have been on average 4.8 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 10.8 for social rented homes in Scotland.

Note that 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.

7. 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 Housing and Regeneration Programme (HARP) 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.

For the private sector the latest information available is for the quarter ending June 2021. Therefore headline findings for new housebuilding across all sectors are presented up to end June 2021, with other figures on social sector housebuilding presented up to end September 2021 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. Also note that some of the peaks in the number of starts in Quarter 1 (January to March) each year are generally due to greater numbers of housing association approvals being granted near the end of the financial year.

It should be noted that the amount of all-sector new housebuilding activity recorded in the quarters January to March 2020 and April to June 2020 will have been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March to late June, in which non-essential construction

activity stopped and home buyers were advised to delay moving to a new home where possible, after which there has been a phased re-start of supply activity.

Also note in that housing association new build approvals are used as a proxy for housing association new build starts due to data quality considerations, which is an approach consistent with that taken in previous publications.

Delays to new housebuilding statistics due to COVID-19, and estimates and revisions made for a small number of authorities

The Housing Statistics for Scotland Quarterly Update as at June would usually include an update on private-led and all-sector new house building starts and completions to end December, with more recent figures on social sector new builds to end March. However due to COVID-19 related delays in new build data provision, this publication includes figures on private-led and all-sector new house building starts and completions only up to end September 2021, with more recent figures on social sector new builds only up to end December 2021.

Given these delays in the reporting of new housebuilding trends, separate figures from the UK House Price Index on new build sales transactions are provided in Section 4 as an alternative measure of private-led new housebuilding activity in Scotland over the more recent period to end January 2022.

In the previous quarterly release we reduced the delay to 3 months, and we are working with local authorities with the aim to return usual reporting schedules by September 2022.

In addition to these delays in provision of data, the latest private-led and all-sector new housebuilding figures contain some estimates for a small number of authorities, and some revisions have been made to previously published figures.

A number of local authorities have private-led new build data estimated due to delays in the provision of this data. These are:

- East Dunbartonshire, private-led starts and completions since 2020 Q4.
- Glasgow City, private-led starts since 2020 Q4 and completions since 2021 Q1.
- Highland, private-led starts since 2020 Q4, local authority starts and completions since 2021 Q1.
- North Ayrshire, private-led starts and completions in 2021 Q2.
- South Ayrshire, private-led starts and completions since 2020 Q4.

We are working with these local authorities to obtain these figures and aim to replace these estimates with actual figures in future publications.

Previous estimated starts and completions for Aberdeen City and Angus private-led stars in 2021 Q1 have now been replaced with returned values. Estimates for local authority starts and completions for South Lanarkshire for 2021 Q3 have also been replaced with returned values.

As with previous publications, the estimates of private-led new build activity are each based on an average of the preceding four quarters, with an adjustment made to account for the lower levels of construction activity seen in particular quarters, which is based on the aggregate trends from the local authorities who have provided data across the period in question.

Additional estimates have been made for local authority new housebuilding starts and completions for Highland since 2020 Q4 due to a delay in the return. As with previous estimates for local authority new housebuilding figures, this estimate is based on separate starts and completions figures taken from the Scottish Government Housing and Regeneration Programme (HARP) system.

A number of additional historic corrections provided by local authorities have also been made, for example where more up-to-date data for activity related to previous quarters has come to light, with further details on these changes available in the Excel webtables.

Further details of these revisions, along with the impact on national totals, are detailed in Tables R1a to R7b in the Supporting Charts and Tables Excel document.

For this quarterly publication, the range of new build revisions made cover a total of 20 quarters for starts and 17 quarters for completions, across the period between 2014 Q3 and 2021 Q3. The largest impacts at a local authority level have been due to private sector led historic revisions to starts figures provided by Aberdeen City Council for 2020 Q2 which has increased starts by 96 homes (43.2%). For the same quarter, North Ayrshire reported an increase in starts of 36, four times higher than previously recorded.

At the local authority level, the largest impact seen for for local authority sector homes was in 2020 Q3, where Angus provided a series of historic revisions to this quarter, increasing the number of local authority homes completed by 38 homes, compared to the original value of 2.

For this quarterly publication affordable housing supply figures for the years 2014/15 and 2020/21 have been revised to reflect minor updates to the number of units approved, started and completed in these years. Further details can be found in Tables R5a to R7b in the Supporting Charts and Tables.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Analysis Function Housing, homelessness and planning statistics webpages.

This includes material such as:

- 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.
- Information about the cross-government housing and planning statistics work programmes.

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- meet identified user needs
- are produced, managed and disseminated to high standards
- are explained well

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How to access background or source data

Further detailed Excel webtables are available from the Housing Statistics webpages, and statistics.gov.scot. Further detailed data may be made available on request, subject to consideration of legal and ethical factors. Please contact housingstatistics@gov.scot for further information.

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