A National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

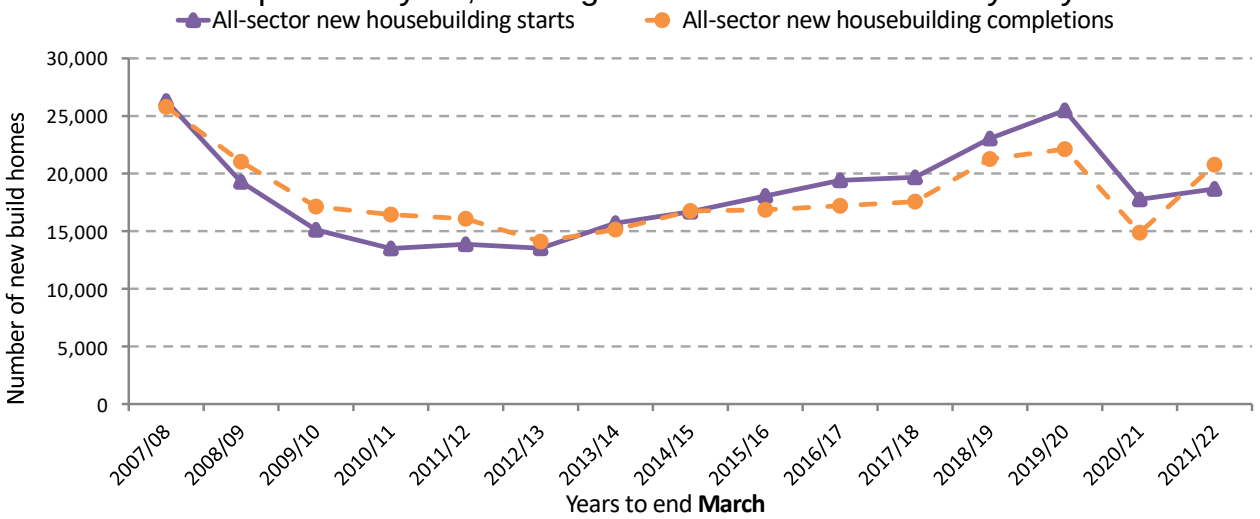
Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 04 October 2022)

This statistical publication provides information on the latest trends in:

- Quarterly all-sector and private-led new housebuilding starts and completions to end March 2022 and social sector new housebuilding starts and completions to end June 2022, with reporting periods now back to usual following progress over recent months in catching up with data collection delays that had arisen through the Covid period
- UK House Price Index Official Statistics on new build sales transactions, as a measure of private-led new housebuilding activity to end May 2022.
- Quarterly Affordable Housing Supply Programme approvals, starts and completions, by type, to end June 2022.

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

Chart 1: Annual all-sector new housebuilding completions increased by 40% in the latest year to end March 2022 after being affected by COVID-19 lockdown measures in the previous year, although starts have increased by only 5%.



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.

New Housebuilding

- The number of all-sector new build homes completed in Scotland increased by 40% (5,900 homes) in the latest year to end March 2022 to 20,767 homes, compared to 14,867 homes completed in the previous year to end March 2021, in which activity levels were impacted by COVID-19 lockdown measures. Despite this increase, the latest annual figure is 6% (1,357 homes) below the 22,124 homes completed in the pre-pandemic year to end March 2020.
- In the latest year to end March 2022, increases were seen across private-led new build completions (29% or 3,157 homes), local authority new build completions (87% or 1,256 homes), and housing association new build completions (63% or 1,488 homes).
- The number of all-sector new build homes started increased by a smaller amount, with 18,672 starts in the year to end March 2022, up 5% (914 homes) on the 17,758 starts in the previous year, but 27% (6,819 homes) below the 25,491 homes started in the pre-pandemic year to end March 2020.
- In the latest year to end March 2022, private-led new build starts rose by 3% (430 homes) and local authority new build starts increased by 43% (585 homes), whilst housing association new build approvals dropped by 4% (101 homes).
- Separate figures published as part of the UK House Price Index show a total of 11,850 private new build sales transactions in Scotland in the 12 months to end May 2022. This is an increase of 14% (1,473 transactions) on the 10,382 transactions recorded in the year to end May 2021, and an increase of 10% (1,038 transactions) on the year to end May 2020.
- Latest social sector new housebuilding figures to end June 2022 show an increase of 23% (1,170 homes) to 6,254 completions in the year to end June 2022, which compares to 5,084 completions in the previous year. Starts however fell by 4% (163 homes) to 4,437, down from 4,600 starts in the previous year.

Affordable Housing Supply Programme

- 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 1,250 affordable homes completed in the latest quarter April to June 2022 brings the total number of affordable homes completed in the 12 months to end June 2022 to 9,334, an increase of 17% (1,364 homes) on the 7,970 homes completed in the previous year. There were increases in the number of completions for social rent (by 29% or 1,657 homes), however affordable rent completions decreased by 11% or 136 homes), and affordable home ownership completions fell by 14% or 156 homes).
- A total of 1,005 affordable homes were approved in the latest quarter April to June 2022, which brings the total number of affordable homes approved in the 12 months to end June 2022 to 7,775, a decrease of 3% (203 homes) on the 7,978 homes approved in the previous year. Approvals for affordable rent dropped by 10% or 96 homes, and approvals for affordable home ownership fell by 13% or 127 homes, whilst approvals for social rent showed a slight increase of 0.3% or 21 homes.
- Meanwhile the 951 affordable homes started in the latest quarter April to June 2022 brings the total number of affordable homes started in the 12 months to end June 2022 to 7,287, a decrease of 35% (3,881 homes) on the 11,168 started in the previous year. Starts for social rent fell by 31% or 2,598 homes, starts for affordable rent decreased by 61% or 985 homes, whilst starts for affordable home ownership fell by 26% or 298 homes.
- Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the 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.
- There have been a total of 2,362 completions so far against the 110,000 target, across the period 23 March 2022 to 30 June 2022, consisting of 2,068 homes for social rent, 127 for affordable rent, and 167 for affordable home ownership.
- Figures on the remote, rural and island communities element of the target are planned to be reported on as part of future annual affordable housing supply out-turn reports, although we are considering whether it is feasible for these figures to be reported on a quarterly basis in addition to this.

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 March 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 the year ending March 2020, before dropping in the year to end March 2021 due to the impact of COVID-19 lockdown measures.

Starts and completions have since picked up in the year to end March 2022 following the easing of these restrictions, with starts up by 5% and completions up by 40%, to stand at 18,672 and 20,767 homes respectively. Private-led completions rose by 29% (3,157 homes), local authority completions increased by 87% (1,256 homes), and housing association completions rose by 63% (1,488 homes). Increases were seen across private-led starts (3% or 430 homes) and local authority starts (43% or 585 homes), whilst housing association approvals fell by 4% or 101 homes).

Chart 2 below presents the latest quarterly trends in completions to end March 2022, in which there were 5,226 all-sector completions in the latest quarter January to March 2022. This is an increase of 6% (319 homes) on the 4,907 completions in the same quarter in 2021.

The 3,241 private sector led completions in January to March 2022 is a decrease of 5% (165 homes) on the 3,406 completions in the same quarter in 2021.

The 870 local authority completions in January to March 2022 is more than double (456 homes) the 414 completions in the same quarter in 2021.

Meanwhile the 1,115 housing association completions in January to March 2022 is an increase of 3% (28 homes) on the 1,087 completions in the same quarter in 2021.

Chart 2: The total level of all-sector quarterly new housebuilding completions in the latest quarter January to March 2022 is higher than the same quarters in 2018, 2020 and 2021, but below the same quarter in 2019.

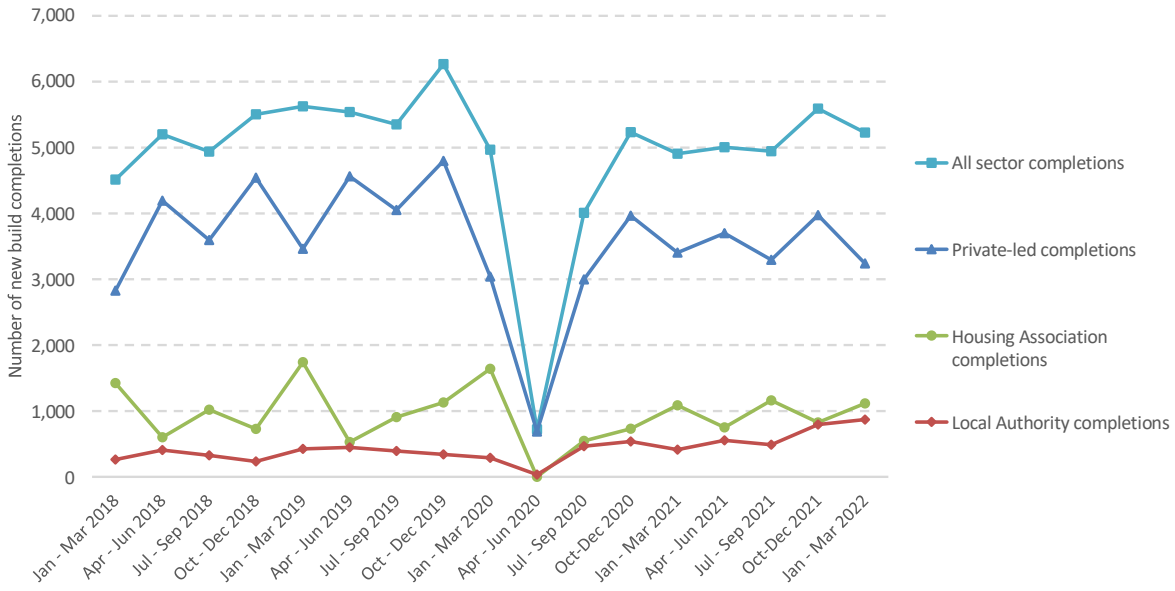


Chart 3 shows the quarterly trends in starts, in which there were 4,820 all-sector starts in the latest quarter January to March 2022. This is a decrease of 30% (2,114 homes) on the 6,934 starts in the same quarter in 2021.

The 3,199 private sector led starts in January to March 2022 is a decrease of 35% (1,704 homes) on the 4,903 starts in the same quarter in 2021.

The 802 local authority starts in January to March 2022 is an increase of 14% (98 homes) on the 704 starts in the same quarter in 2021.

Meanwhile the 819 housing association approvals in January to March 2022 is a decrease of 38% (508 homes) on the 1,327 approvals in the same quarter in 2021.

Chart 3: The total level of all-sector new housebuilding starts in latest quarter January to March 2022 is lower than the same quarter in each of the years 2018 to 2021.

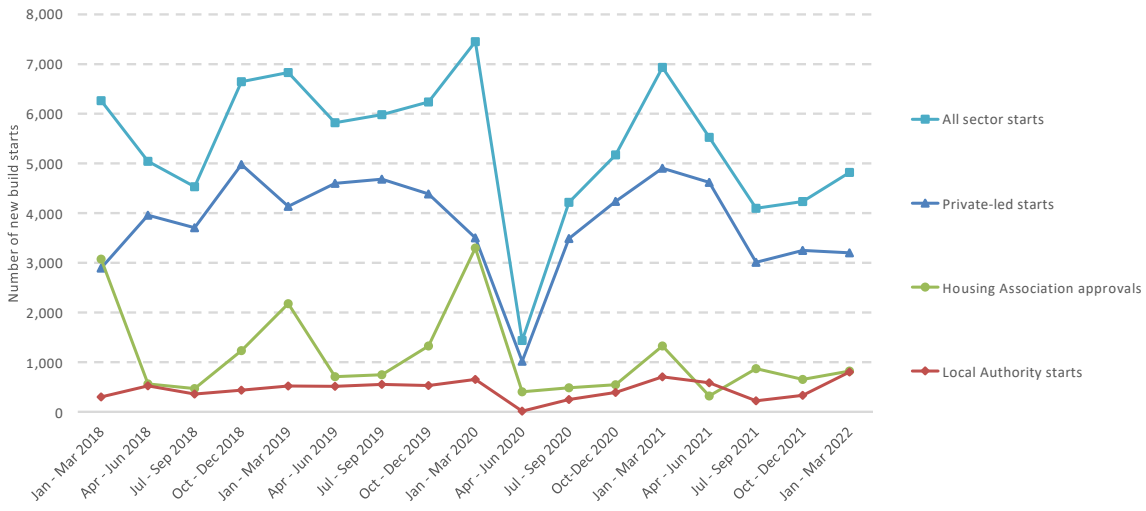


Table 1: All sector new housebuilding to end March 2022

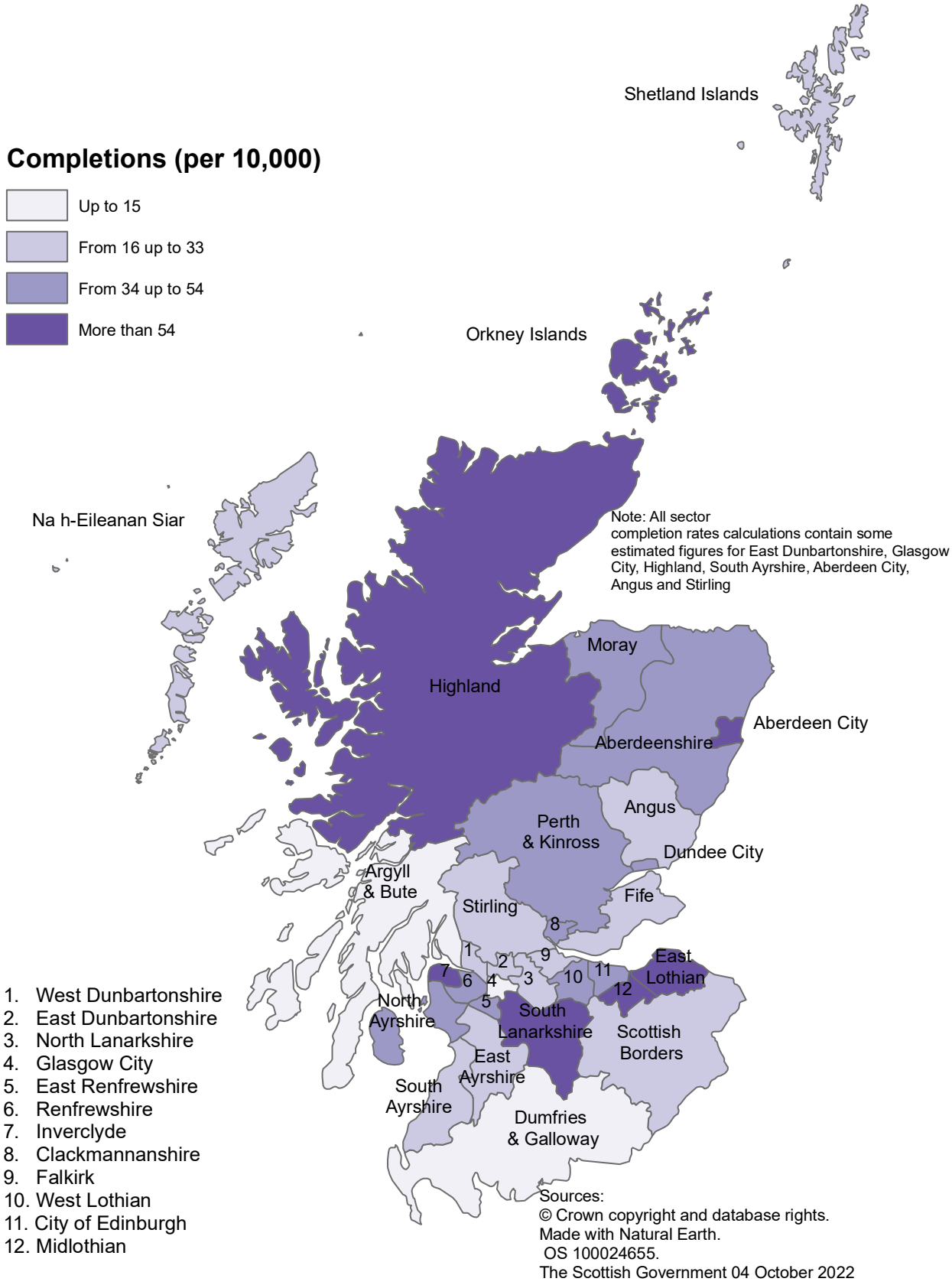
All sector homes	Starts	Completions
Quarter Jan to Mar 2019	**6,829**	**5,626**
Quarter Jan to Mar 2020	**7,452**	**4,968**
Quarter Jan to Mar 2021	**6,934**	**4,907**
Quarter Jan to Mar 2022	**4,820**	**5,226**
Change from Q1 2021 to Q1 2022	-2,114	319
Change from 2021 to 2022 (%)	-30%	6%
Year to Mar 2019	**23,047**	**21,267**
Year to Mar 2020	**25,491**	**22,124**
Year to Mar 2021	**17,758**	**14,867**
Year to Mar 2022	**18,672**	**20,767**
Change from 2021 to 2022 (%)	914	5,900
Change from 2021 to 2022 (%)	5%	40%

Map A below shows that in the year to end March 2022, the highest new build rates were observed in the local authority areas of Midlothian, Aberdeen City, Highland, East Lothian, South Lanarkshire, Orkney Islands, Inverclyde, and Perth & Kinross, which had rates of more than 54 homes per 10,000 population.

The lowest rates were observed in Dumfries & Galloway and Glasgow City,which had rates of 15 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 Glasgow City Council from April to June 2021, East Dunbartonshire and South Ayrshire from October to December 2021, and Angus and West Dunbartonshire for January to March 2022.. Local authority completions are estimated for Highland from April to June 2021, and East Dunbartonshire for January to March 2022.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end March 2022



New housebuilding across UK countries

Chart 4a presents trends in the rates of new housebuilding completions 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. However, this is not yet available for the latest financial year, with latest figures expected in November 2022. 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.

The chart 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.

Figures for 2021/22 show that in Scotland, Northern Ireland, and Wales, the completions rate increased from the previous year, with Scotland having the largest increase, up to 38 homes per 10,000 population. This is slightly below Northern Ireland’s rate of 39 per 10,000, and above the rate of 17 for Wales. The building control based figures for new housebuilding in England show an increase from the previous financial year as well.

Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland had a rate of 38 in the year to end March 2022, increasing from 27 in the equivalent period the previous year when levels of completions were affected by COVID-19 lockdown measures.

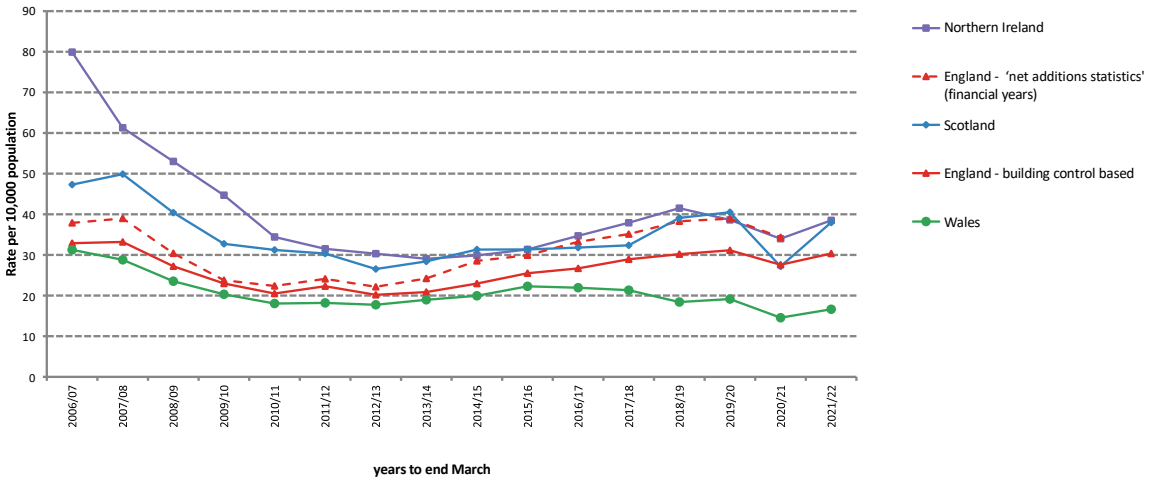
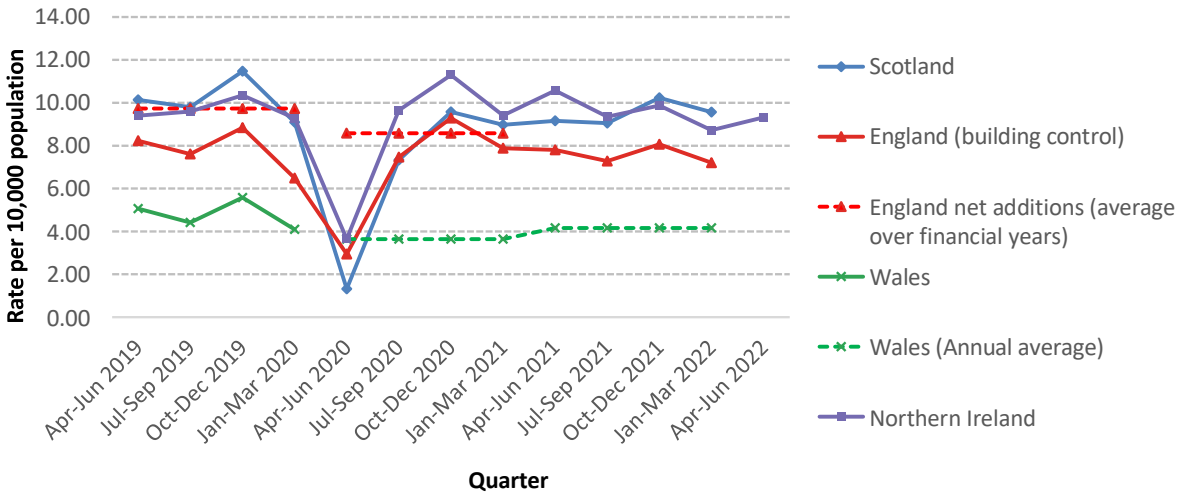


Chart 4b presents more recent trends in the rates of new housebuilding completions per 10,000 population across each of the UK countries on a quarterly basis[1], based on the latest published information available for each country. The England 'net additional dwelling' figures for the financial years 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 England and Northern Ireland have shown a slight downward trend over the quarters following the October to December 2020 quarter, whilst the rate in Scotland has shown a more steady trend, although is at a slightly lower level than in 2019.

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



[1] Quarterly figures for Wales 2020/21 and 2021/22 aren't available, so the annual figures have been averaged across the four quarters.

3. Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for around two-thirds (68%) of all homes completed in the 12 months to end March 2022.

Chart 5 shows the annual number of private sector led starts and completions from 2008 to 2022 (years to end March).

This shows the impact of the recession in the second half of the last decade, with private sector led starts and completions falling substantially in the years to end March 2009 and March 2010 due to the financial crisis. Starts and completions have been broadly increasing in more recent years until dropping in the year to end March 2021 due to the impact of COVID-19 construction lockdown measures in place between March and June 2020. Since then, completions have increased by 29% in the year to end March, however starts have risen by only 3%.

Chart 5: Annual private sector led new build starts and completions have both increased in the latest year to end March 2022, as activity levels picked up following the COVID-19 lockdown measures in place in the previous year, with starts up 3% and completions up 29%.

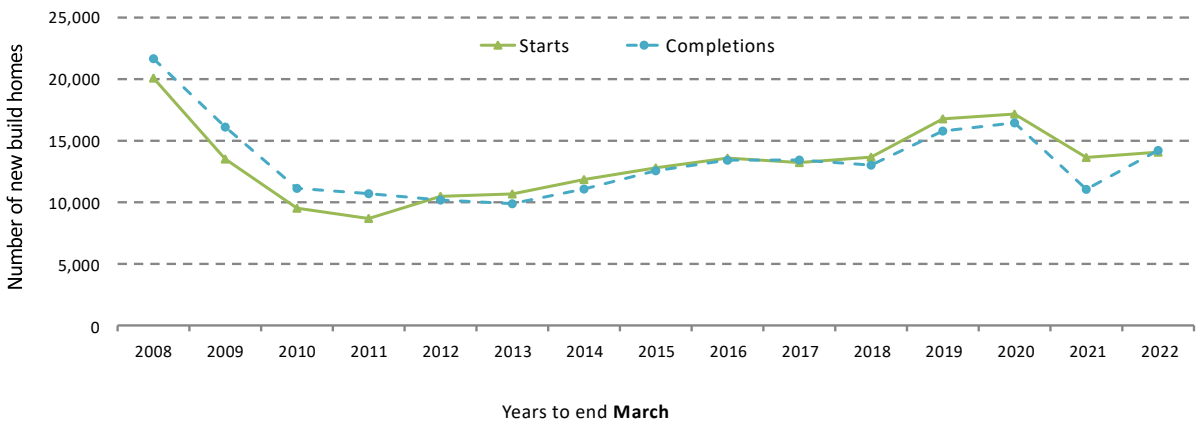


Chart 6 below presents the latest quarterly trends. In January to March 2022there were 3,241 private sector led homes completed, a decrease of 5% (165 homes) on the same quarter in 2021.This brings the total for the year ending March 2022 to 14,211, an increase of 29% (3,157 homes) on the 11,054 completions in the previous year.

There were 3,199 private sector led homes started in January to March 2022, a decrease of 35% (1,704 homes) on the same quarter in 2021. This brings the total for the year to end March 2022 to 14,075 starts, an increase of 3% (430 homes) on the 13,645 starts in the previous year.

Chart 6: Private sector led new housebuilding starts and completions in January to March 2022 are both lower than the same quarter in the previous year.

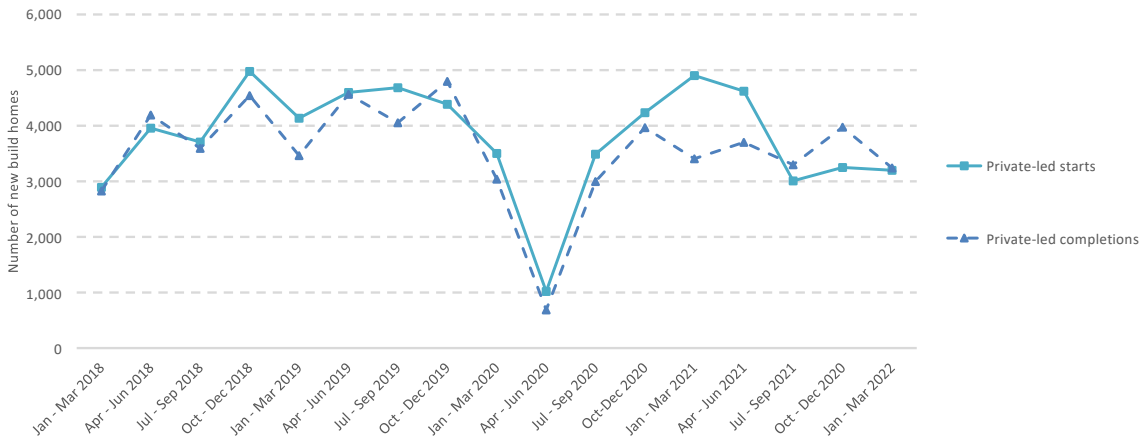


Table 2: Private-led new housebuilding to end March 2022

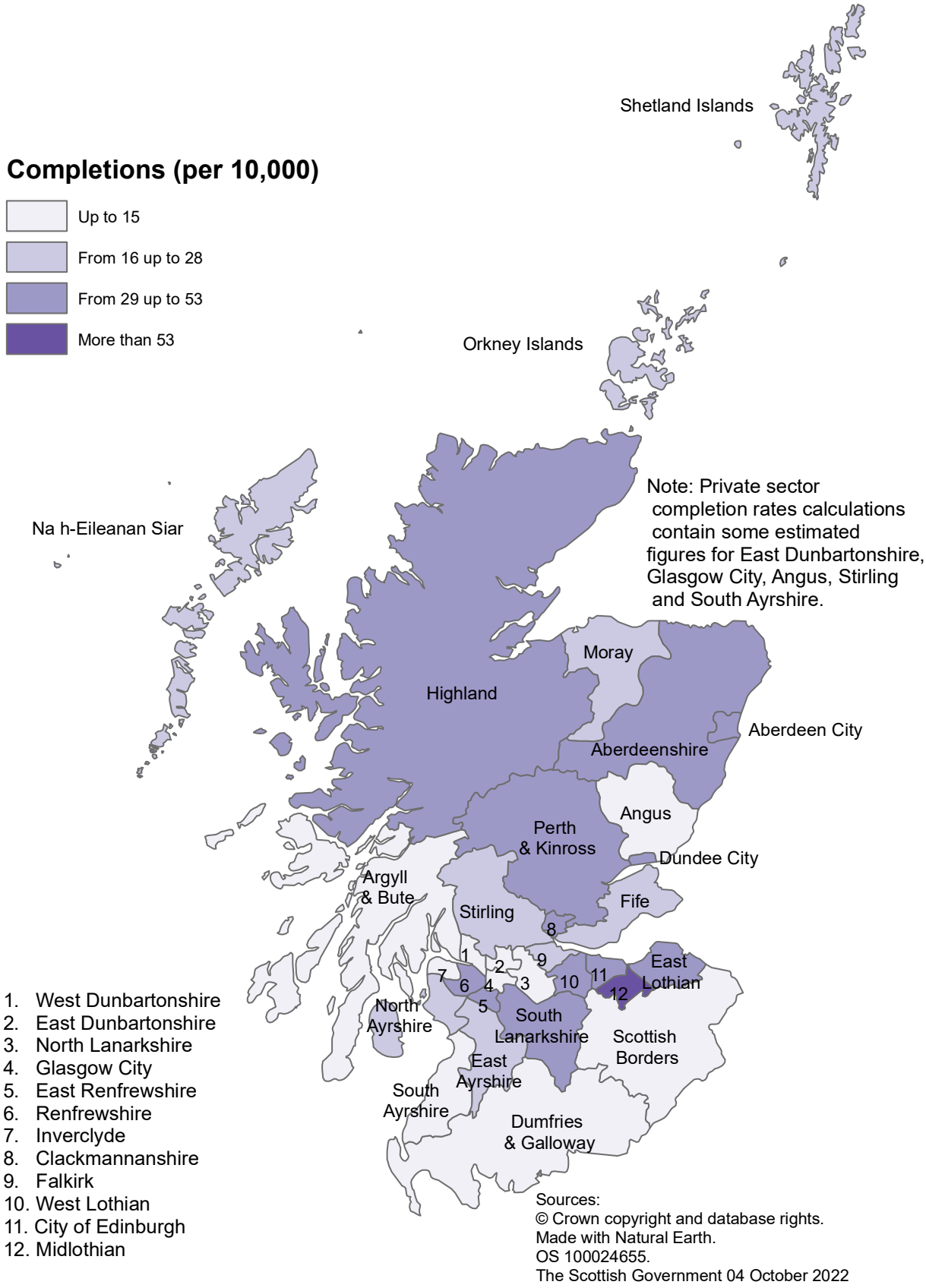
Private sector homes	Starts	Completions
Quarter Jan to Mar 2019	**4,135**	**3,461**
Quarter Jan to Mar 2020	**3,503**	**3,040**
Quarter Jan to Mar 2021	**4,903**	**3,406**
Quarter Jan to Mar 2022	**3,199**	**3,241**
Change from Q1 2021 to Q1 2022	-1,704	-165
Change from 2021 to 2022 (%)	-35%	-5%
Year to end March 2019	**16,774**	**15,789**
Year to end March 2020	**17,170**	**16,452**
Year to end March 2021	**13,645**	**11,054**
Year to end March 2022	**14,075**	**14,211**
Change from 2021 to 2022 (%)	430	3,157
Change from 2021 to 2022 (%)	3%	29%

Map B below shows that the highest private sector led completion rate in the year to end March 2022 was in Midlothian, with a rate of over 78 homes per 10,000 households.

The lowest rates meanwhile, have been in Glasgow City, West Dunbartonshire, Dumfries & Galloway, Scottish Borders, Inverclyde, East Dunbartonshire, North Lanarkshire, Argyll & Bute, South Ayrshire, and Angus, which have all seen rates of below to 15 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 Glasgow City Council from April to June 2021, East Dunbartonshire and South Ayrshire from October to December 2021, and Angus and West Dunbartonshire for January to March 2022.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end March 2022



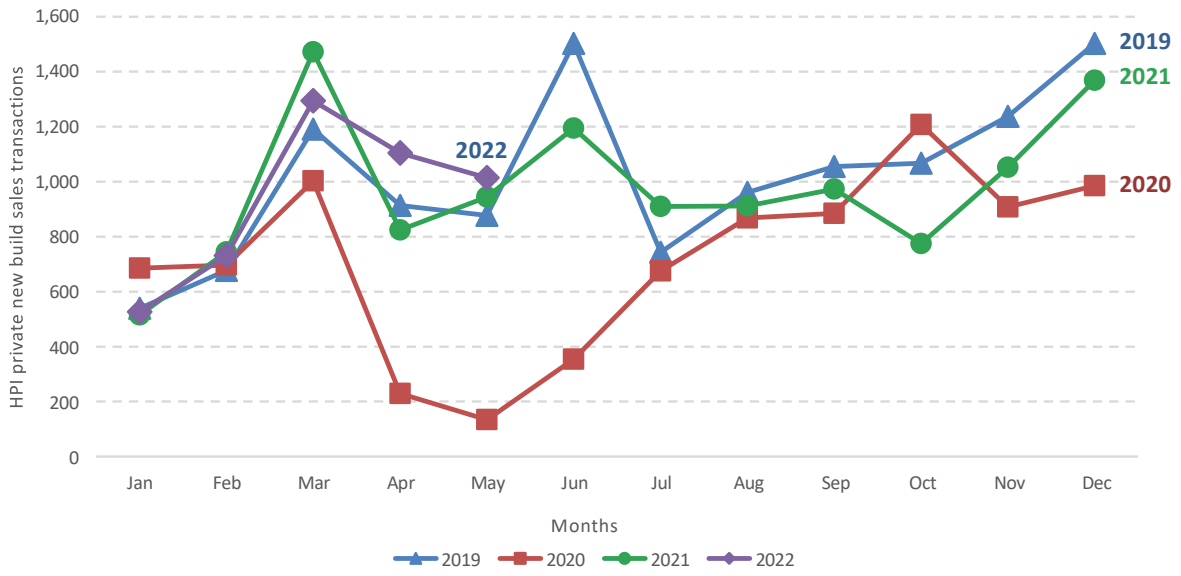
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end May 2022

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

The HPI figures show that there were 2,551 new build sales transactions in Scotland in the latest quarter January to March 2022, a decrease of 7% (180 transactions) on the 2,731 transactions seen in the same quarter in 2021.

More recent HPI figures for the month of May 2022 show a total of 1,014 transactions for this month (see Chart 7a). This brings the total transactions in the year to end May 2022 to 11,850, an increase of 14% (1,473 transactions) on the 10,382 transactions recorded in the year to end April 2021.

Chart 7a: Monthly private new build sales transactions in Scotland throughout the year 2022 have been broadly in line with the number of transactions in both 2021 as well as 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.

It can be seen across the period January to March 2019 to January to March 2022 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 Jan – Mar 2022.

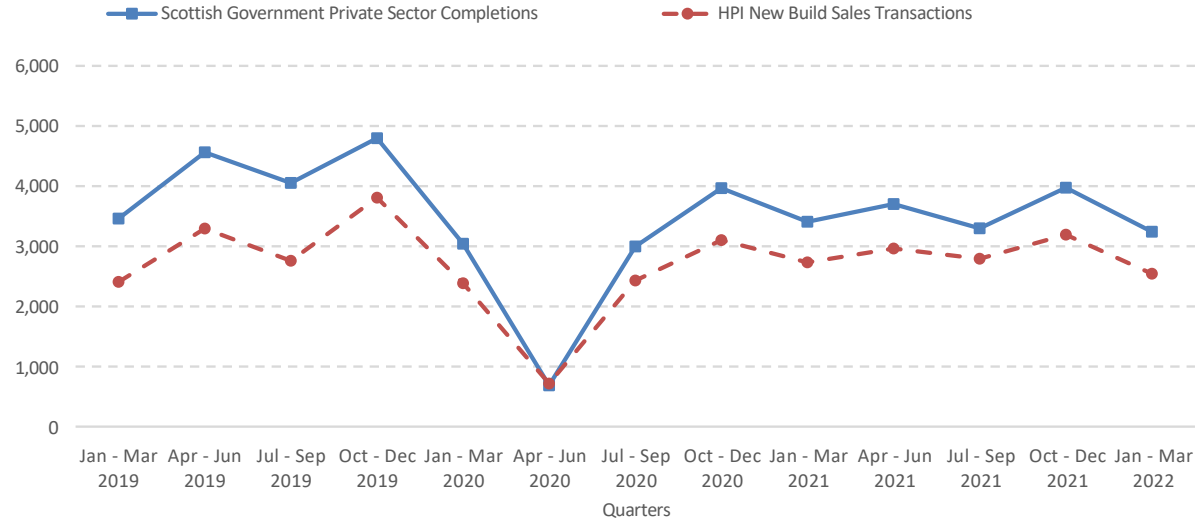


Table 3: Scotland-level HPI new Build Sales for Scotland and Scottish Government Private Sector-led new build completions

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**	**4,797**
Jan – Mar 2020	**2,385**	**3,040**
Apr – Jun 2020	**717**	**687**
Jul – Sep 2020	**2,428**	**2,996**
Oct – Dec 2020	**3101**	**3,965**
Jan – Mar 2021	**2,731**	**3,406**
Apr - Jun 2021	**2,963**	**3,700**
Jul – Sep 2021	**2,795**	**3,296**
Oct – Dec 2021	**3,196**	**3,974**
Jan – Mar 2022	**2,551**	**3,241**
Change from previous quarter	-645	-733
Change (%) from previous quarter	-20%	-18%
Change from same quarter in previous year	-180	-165
Change (%) from same quarter in previous year	-7%	-5%

5. Social sector new housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for around a third (32%) of all new build homes completed over the 12 months to the end of March 2022.

Chart 8a shows the number of local authority and housing association homes started and completed each year to end March. Between 2009 and 2010 the number of housing association completions increased from almost 4,600 to nearly 5,700, after which the number of homes completed dropped most years until reaching a low of around 2,300 in 2016. Following this, housing association completions increased after 2017, to just over 4,200 in 2020. Housing association completions then dropped to around 2,400 in 2021, with completions in this year being affected by COVID-19 lockdown measures, before increasing again to over 3,800 in the year to end March 2022.

Housing association new build approvals fell between 2009 and 2013, to a low of around 1,600, before trending up to over 6,000 in 2020. This then fell to almost 2,800 in 2021, and then in the 12 months ending March 2022, fell again slightly to under 2,700.

The number of local authority homes built gradually increased from around 300 homes in 2009 up to just over 1,100 in 2012 (years to end March). Completions then dropped slightly to just over 1,000 in 2011, after which they rose to almost 1,500 in 2020. Completions stayed around this level in 2021, before rising to just over 2,700 in the year to end March 2022. Local authority new build starts have followed a generally similar pattern to that of completions, starting around 250 in 2009, and reaching around 1,900 in 2022.

Chart 8a: Latest annual social sector starts and completions figures to end March 2022 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.

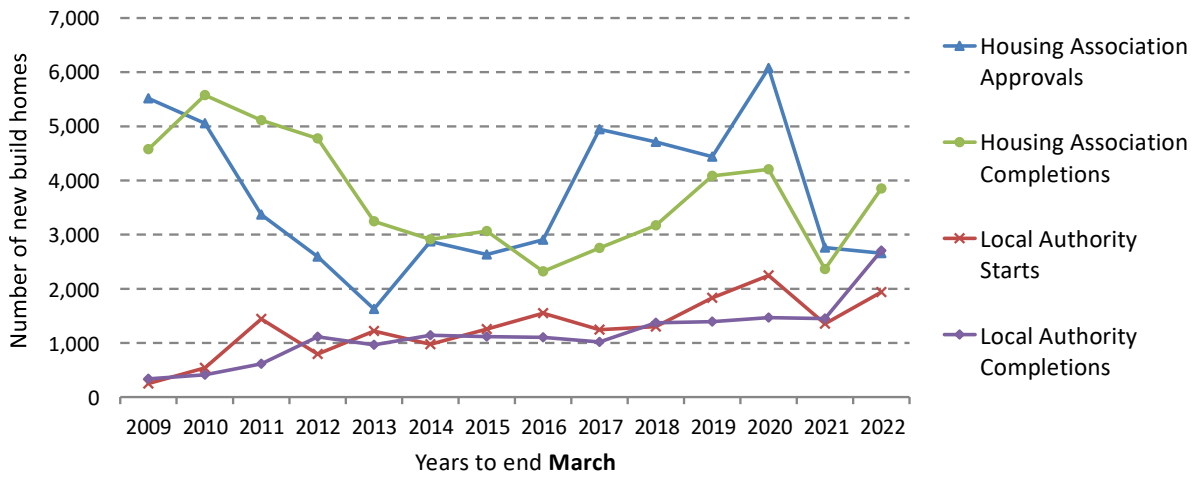


Chart 8b below shows the same figures but for years to end June.

Chart 8b: Latest annual social sector new build starts and completions figures to end June 2022 show increases on the previous year except for a decrease in local authority starts.

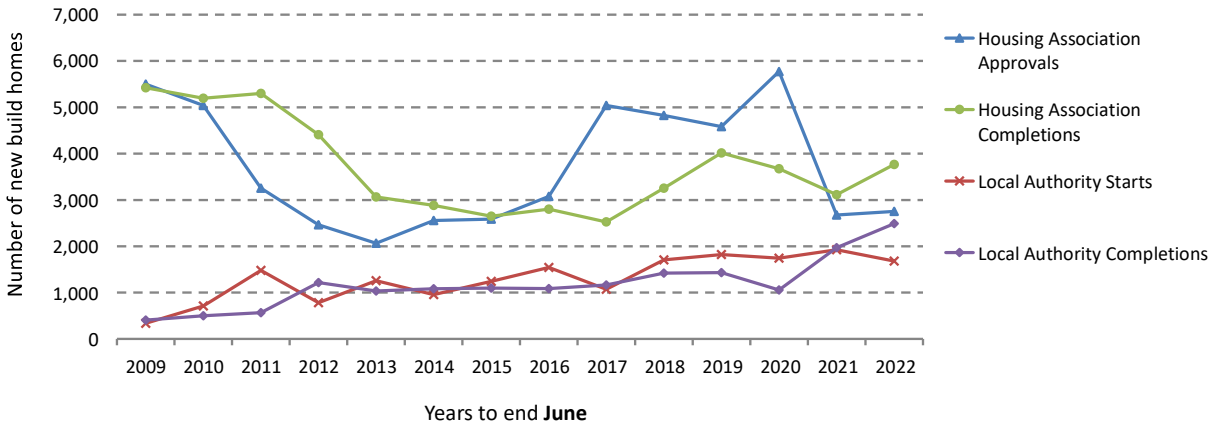


Table 4: Social sector new housebuilding to end March 2022

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jan - Mar 2019	**2,694**	**2,165**	**518**	**425**	**2,176**	**1,740**
Jan - Mar 2020	**3,949**	**1,928**	**651**	**289**	**3,298**	**1,639**
Jan - Mar 2021	**2,031**	**1,501**	**704**	**414**	**1,327**	**1,087**
Jan - Mar 2022	**1,621**	**1,985**	**802**	**870**	**819**	**1115**
Change	-410	484	98	456	-508	28
Change (%)	-20%	32%	14%	110%	-38%	3%
Year to Mar-19	**6,273**	**5,478**	**1,833**	**1,392**	**4,440**	**4,086**
Year to Mar-20	**8,321**	**5,672**	**2,245**	**1,468**	**6,076**	**4,204**
Year to Mar-21	**4,113**	**3,813**	**1,354**	**1,449**	**2,759**	**2,364**
Year to Mar-22	**4,597**	**6,557**	**1,939**	**2,705**	**2,658**	**3,852**
Change	484	2,744	585	1,256	-101	1,488
Change (%)	12%	72%	43%	87%	-4%	63%

A total of 1,985 social sector new build homes were completed between January to March 2022, an increase of 32% (484 homes) on the same quarter in 2021. This brings the total completions for the 12 months to end March 2022 to 6,557, an

increase of 72% (2,744 homes) on the 3,813 social sector new build homes completed in the previous year.

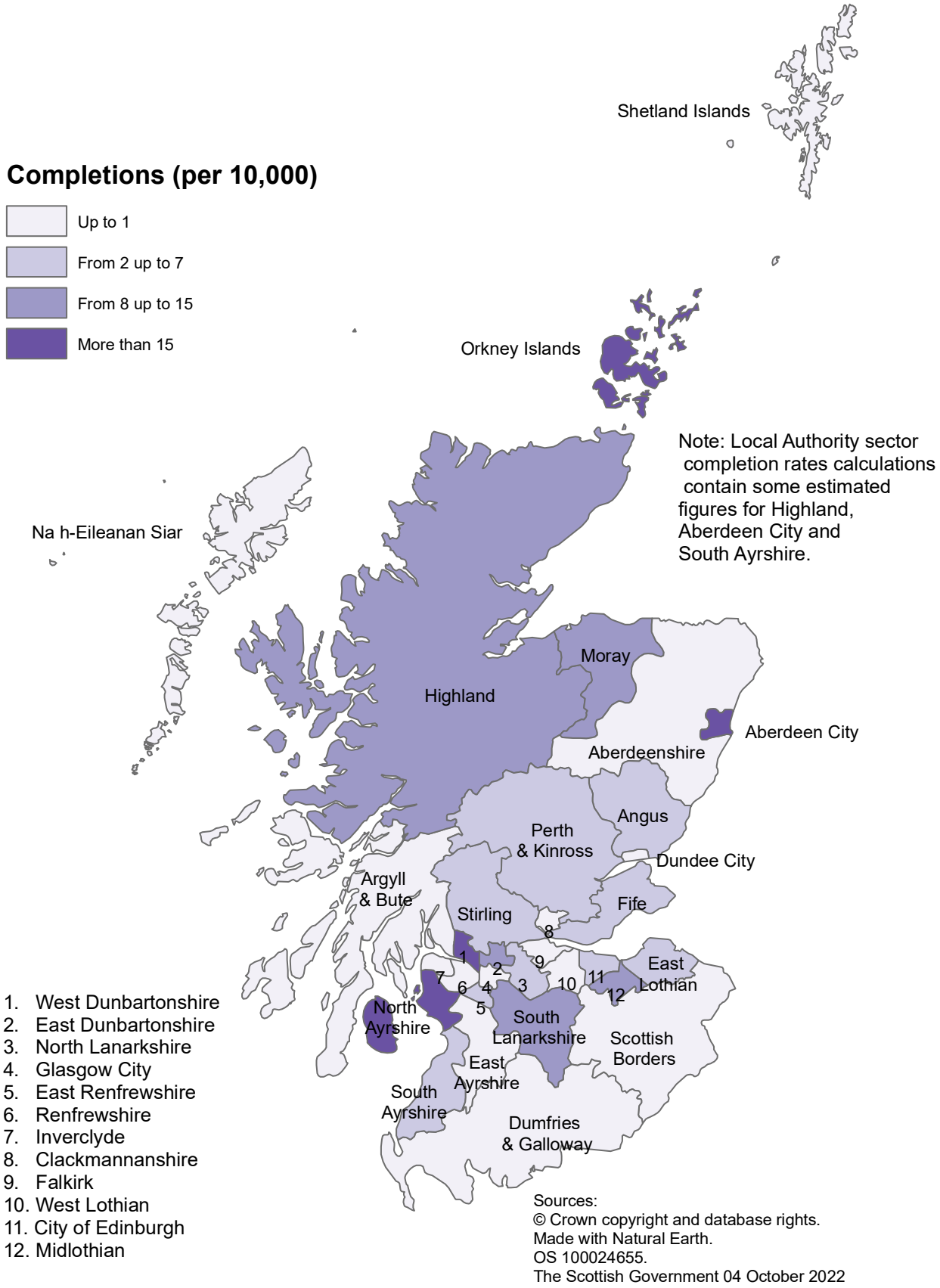
Meanwhile, 1,621 social sector new build homes were started between January to March 2022. This is 20% (410 homes) lower than the same quarter the previous year. This brings the total for the 12 months to end March 2022 to 4,597, an increase of 12% (484 homes) on the 4,113 social sector homes started in the same period in 2021.

Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end March 2022 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 March 2022 local authority new build rates were highest in West Dunbartonshire, Aberdeen City, Orkney Islands, and North Ayrshire, with rates over 15 homes per 10,000 households. As well as the 6 stock transfer authorities mentioned above, Aberdeenshire, Clackmannanshire, Dundee City, East Ayrshire, Falkirk, Renfrewshire, and the Shetland Islands built no new local authority homes in the year ending March 2022. West Lothian had a rate of less than 1 house built per 10,000 households.

Meanwhile rates of housing association new build completions were highest in Inverclyde and Scottish Borders, with rates of over 20 homes per 10,000 households. There were no completions in West Dunbartonshire, and East Ayrshire, Argyll & Bute, Edinburgh City, Fife, East Lothian, Angus, and Aberdeenshire had a rate less than 4 homes per 10,000 households.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end March 2022



Note: Local Authority sector completion rates calculations contain some estimated figures for Highland, Aberdeen City and South Ayrshire.

Sources:
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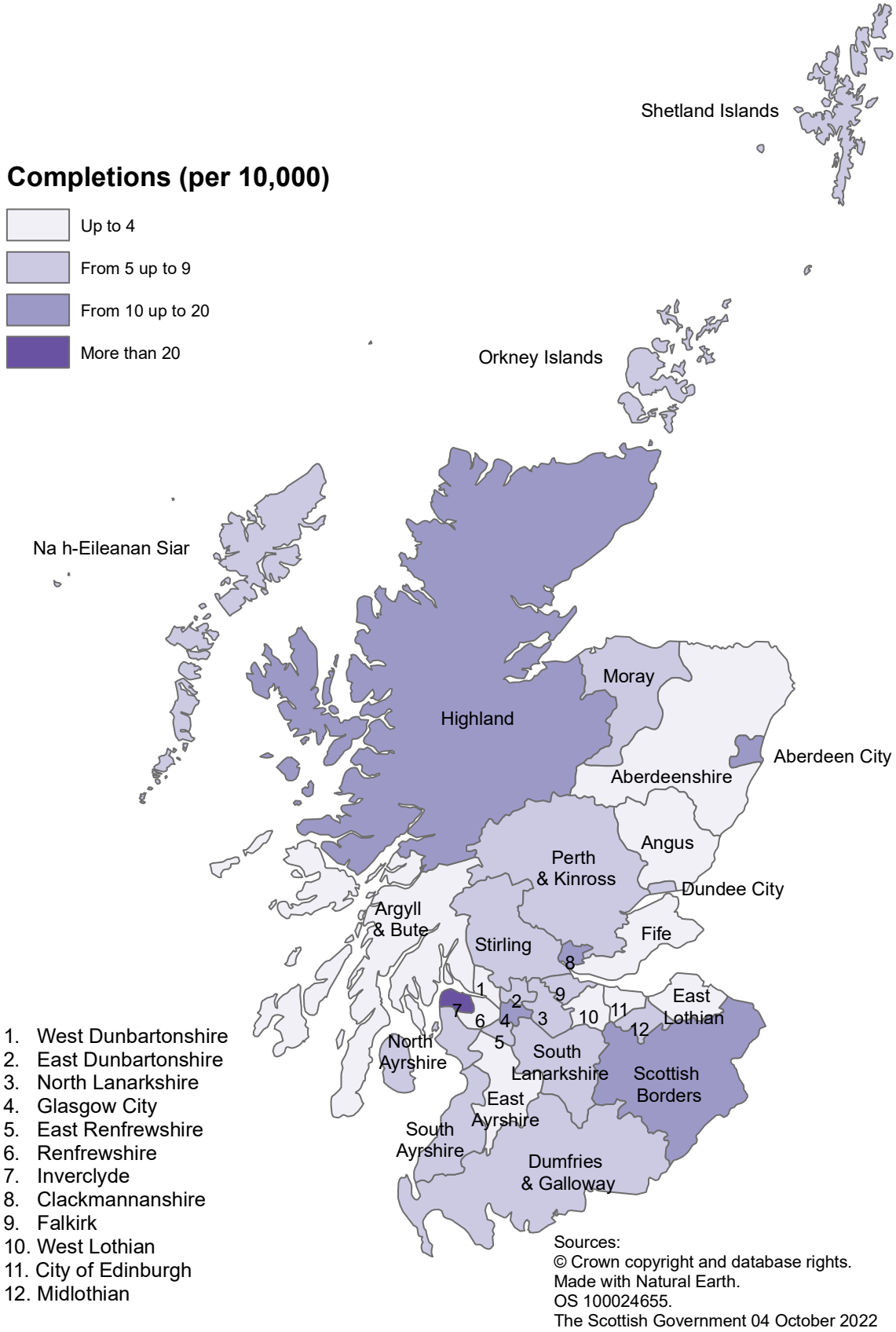
OS 100024655.
The Scottish Government 04 October 2022

Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end March 2022



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Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end June 2022.

Chart 9: Housing association new housebuilding approvals are higher, and completions lower, in the latest quarter Apr – Jun 2022 than the same quarter in 2021.

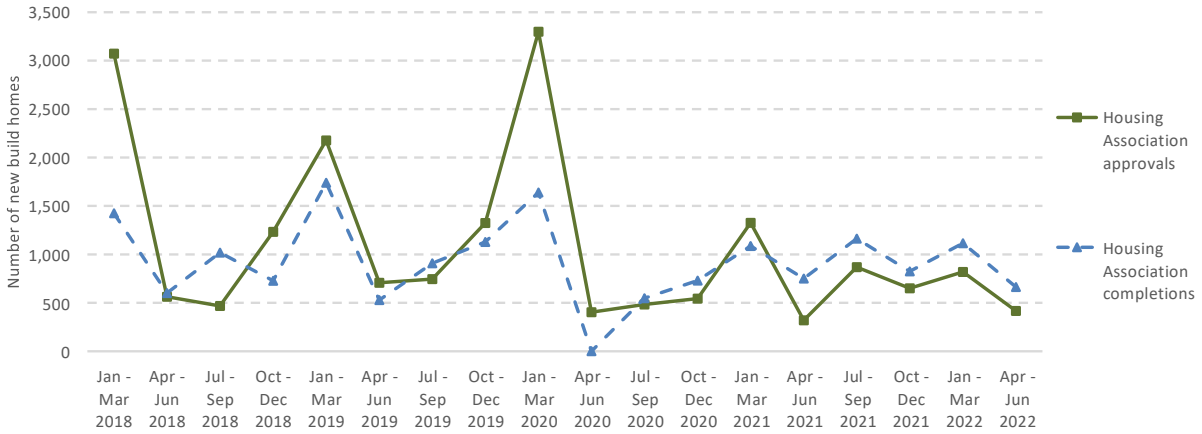
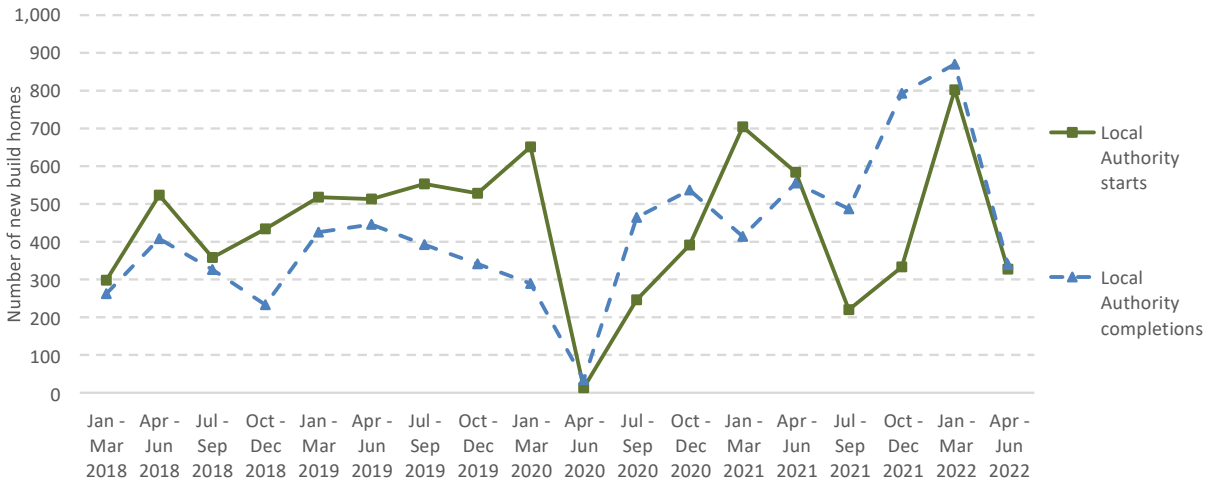


Chart 10: In the latest quarter Apr-Jun 2022, local authority new housebuilding starts and completions are below the levels seen in the same quarter in 2021.



A total of 1,002 social sector new build homes were completed between April to June 2022, a decrease of 23% (303 homes) on the 1,305 completions in the same quarter in 2021. This brings the total completions for the 12 months to end June 2022 to 6,254, an increase of 23% (1,170 homes) on the 5,084 social sector new build homes completed in the previous year.

Meanwhile, 744 social sector new build homes were started between April to June 2022. This is a decrease of 18% (160 homes) compared to the same quarter in the previous year. This brings the total for the 12 months to end June 2022 to 4,437, a decrease of 4% (163 homes) on the 4,600 social sector homes started in the same period in 2021.

In the year to end June 2022, housing association new build completions are up by 21% (651 homes), local authority new build completions are up by 26% (519 homes) and housing association new build approvals are up by 3% (80 homes). Local authority new build starts have however fallen by 13% (243 homes).

Table 5: Social sector new housebuilding to end June 2022

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Apr - Jun 2019	**1,220**	**975**	**513**	**446**	**707**	**529**
Apr - Jun 2020	**417**	**34**	**13**	**34**	**404**	**0**
Apr - Jun 2021	**904**	**1,305**	**584**	**555**	**320**	**750**
Apr - Jun 2022	**744**	**1,002**	**327**	**339**	**417**	**663**
Change	-160	-303	-257	-216	97	-87
Change (%)	-18%	-23%	-44%	-39%	30%	-12%
Year to Jun-19	**6,407**	**5,445**	**1,823**	**1,430**	**4,584**	**4,015**
Year to Jun-20	**7,518**	**4,731**	**1,745**	**1,056**	**5,773**	**3,675**
Year to Jun-21	**4,600**	**5,084**	**1,925**	**1,970**	**2,675**	**3,114**
Year to Jun-22	**4,437**	**6,254**	**1,682**	**2,489**	**2,755**	**3,765**
Change	-163	1,170	-243	519	80	651
Change (%)	-4%	23%	-13%	26%	3%	21%

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 June 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 June 2022, whilst the number of home approved has dropped slightly and the number of homes started has decreased significantly. In the year to end June 2022, 7,775 affordable homes were approved, a slight decrease of 3% (202 homes) on the previous year, and 7,287 homes were started, a decrease of 35% (3,881 homes). A total of 9,334 homes were completed, an increase of 17% (1,365 homes).

Chart 11: In the latest year to end June 2022, the number of affordable homes completed has increased by 17%, homes approved has dropped slightly by 3%, and the number of homes started has decreased by 35%.

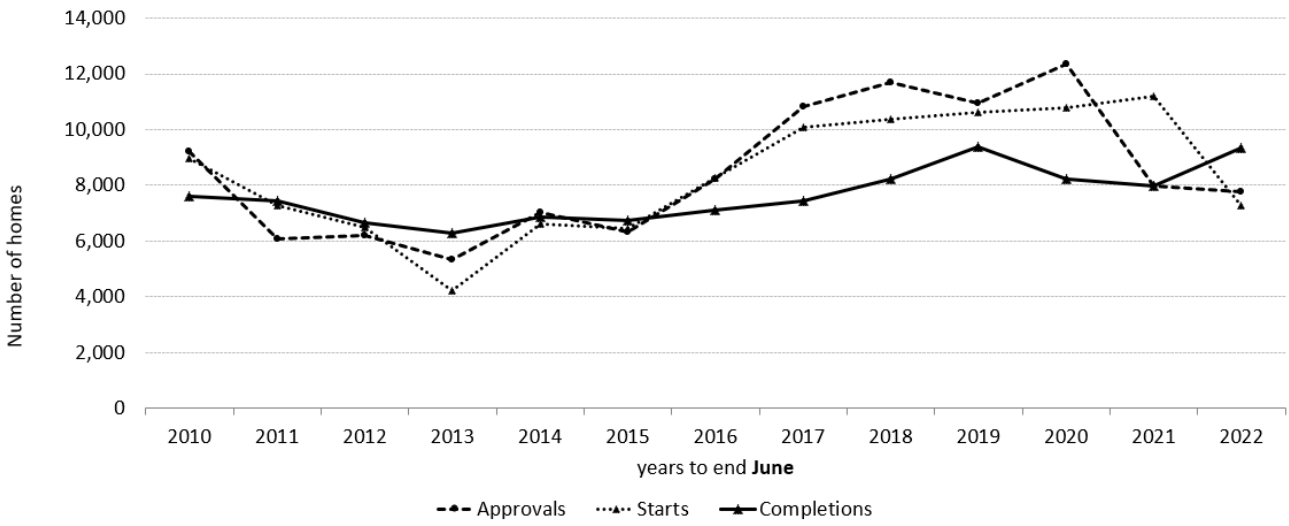


Table 6 below shows that in the latest quarter April to June 2022, 1,005 homes were approved, 951 homes were started, and 1,250 homes were completed. The levels of approvals, starts and completions are all lower than in the same period in the previous year, with approvals being 4% (46 homes) lower and starts being 50% (966 homes) lower, and completions being 25% (423 homes) lower than in April to June 2021.

Over the latest 12 months to end June 2022, the number of homes approved dropped slightly by 3% (203 homes) to 7,775 approvals, the number of homes started decreased by 35% (3,881 homes) to 7,287 starts, whilst completions increased by 17% (1,365 homes) compared to the previous year.

Table 6: Affordable Housing Supply to June 2022

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Apr to Jun 2016	**1,192**	**1,886**	**1,783**
Quarter Apr to Jun 2017	**1,286**	**2,523**	**909**
Quarter Apr to Jun 2018	**1,675**	**2,394**	**1,443**
Quarter Apr to Jun 2019	**1,476**	**2,128**	**1,248**
Quarter Apr to Jun 2020	**958**	**890**	**182**
Quarter Apr to Jun 2021	**1,051**	**1,907**	**1,673**
Quarter Apr to Jun 2022	**1,005**	**951**	**1,250**
Change over latest year	-46	-956	-423
Change (%) over latest year	-4%	-50%	-25%
Year to Jun 2016	**8,214**	**8,251**	**7,102**
Year to Jun 2017	**10,814**	**10,079**	**7,447**
Year to Jun 2018	**11,705**	**10,389**	**8,233**
Year to Jun 2019	**10,928**	**10,603**	**9,371**
Year to Jun 2020	**12,362**	**10,801**	**8,224**
Year to Jun 2021	**7,978**	**11,168**	**7,970**
Year to Jun 2022	**7,775**	**7,287**	**9,334**
Change over latest year	-203	-3,881	1,364
Change (%) over latest year	-3%	-35%	17%

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

Chart 12a: 1,005 affordable homes were approved in April to June 2022, a similar level to the same quarters in 2020 and 2021, but lower than the same quarters in 2018 and 2019.

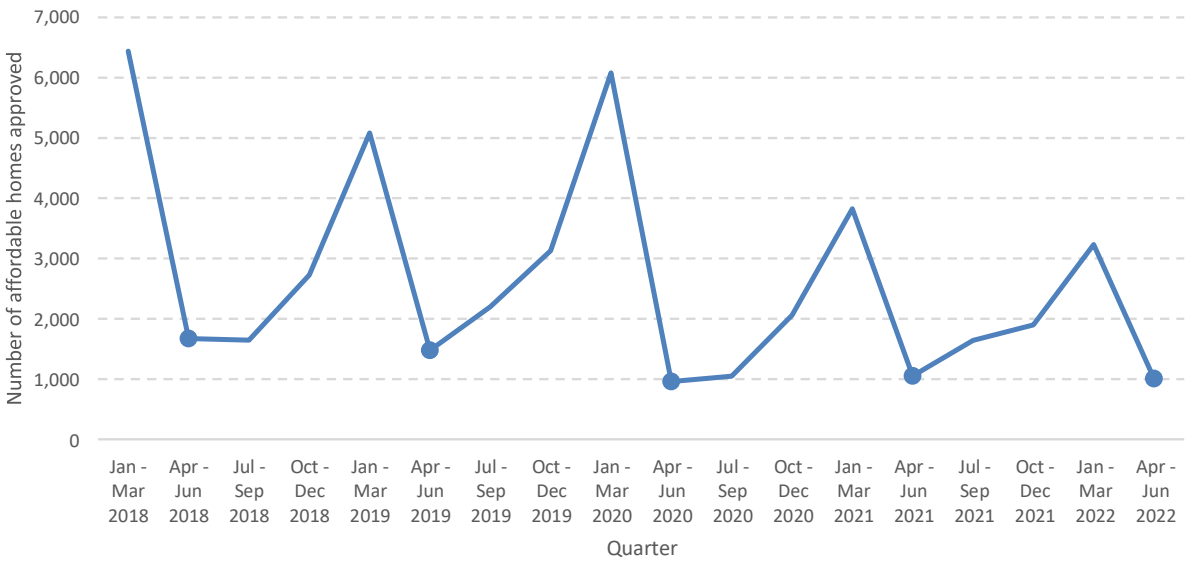


Chart 12b: The 951 affordable homes started in April to June 2022 is similar to the level in the same quarter in 2020, but lower than in the same quarters in 2018, 2019 and 2021.

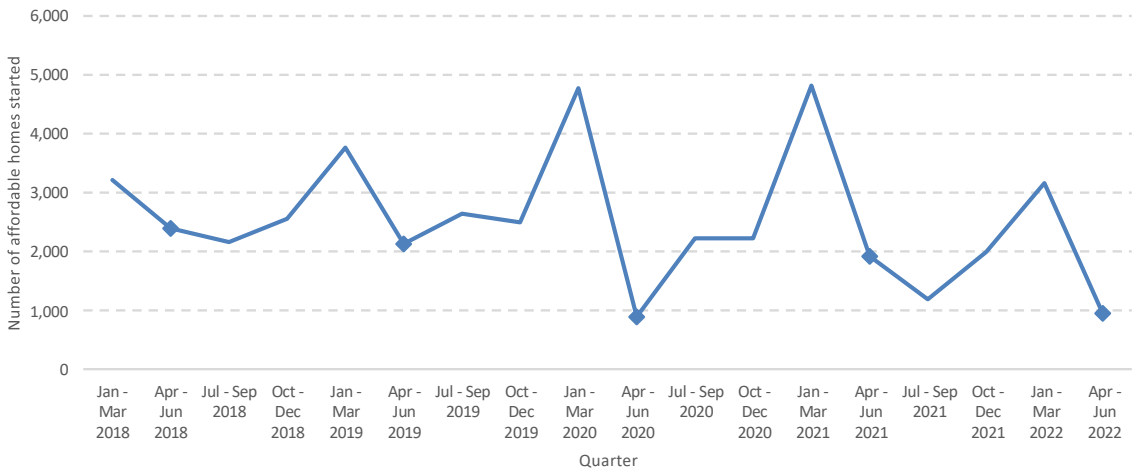
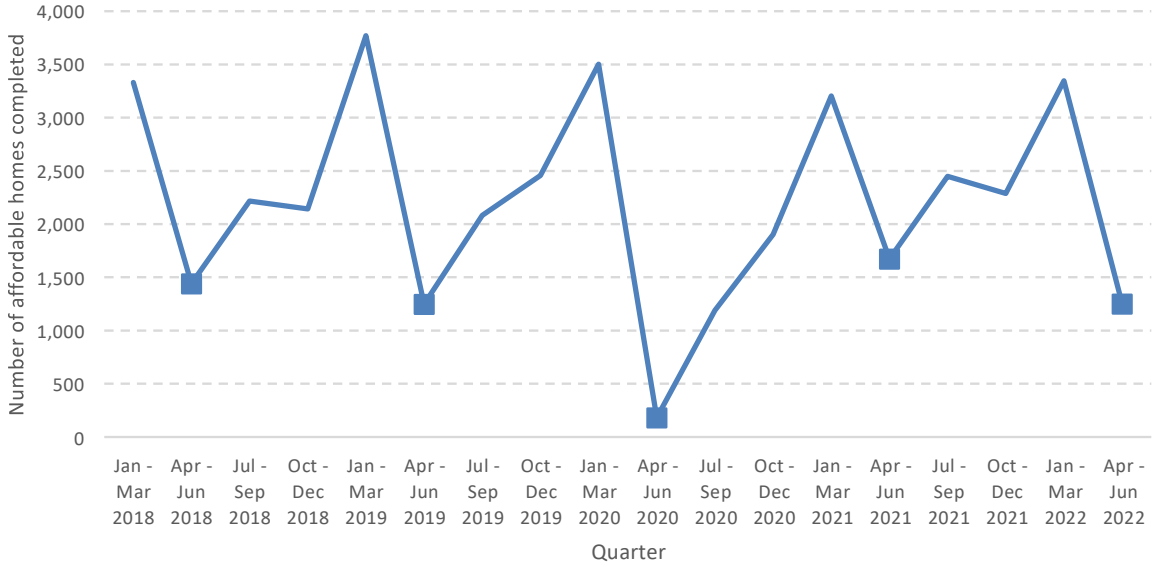


Chart 12c: There were 1,250 affordable homes completed in April to June 2022, broadly similar to the same quarter in 2018 and 2019, and higher than in the same quarter in 2020, but lower than the same quarter in 2021.



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 3% between 2021 and 2022 (years to end June). In the latest year 2022, social rent approvals accounted for 78% of all approvals, with affordable rent and affordable home ownership making up 12% and 11%, respectively.

Chart 13: In the latest year to end June 2022, there have been decreases in the number of Affordable Housing Supply approvals for affordable rent (by 10% or 96 homes) and for affordable home ownership (by 13% or 127 homes), however social rent approvals have increased slightly by 0.3% or 20 homes, compared to the same period in 2021.

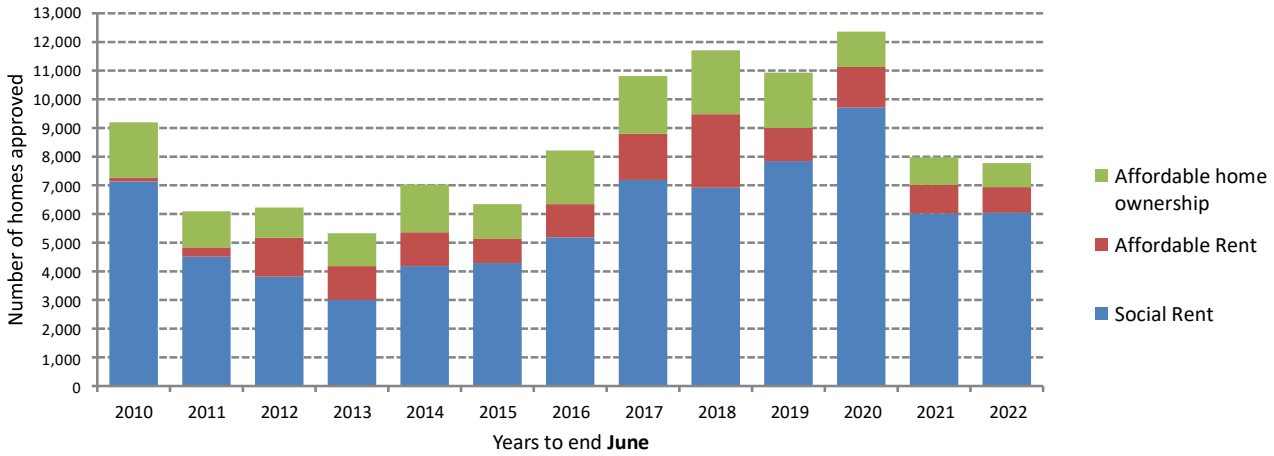


Chart 14 shows that total affordable housing supply programme starts decreased by 35% (3,881 homes) between 2021 and 2022 (years to end June). In the latest

year 2022, social rent approvals accounted for 80% of all approvals, with affordable rent and affordable home ownership making up 9% and 11%, respectively

Chart 14: In the latest year to end June 2022, there have been decreases in the number of Affordable Housing Supply starts for social rent (by 31% or 2,598 homes), affordable rent (by 61% or 985 homes) and affordable home ownership (by 26% or 298 homes), compared to the same period in 2020.

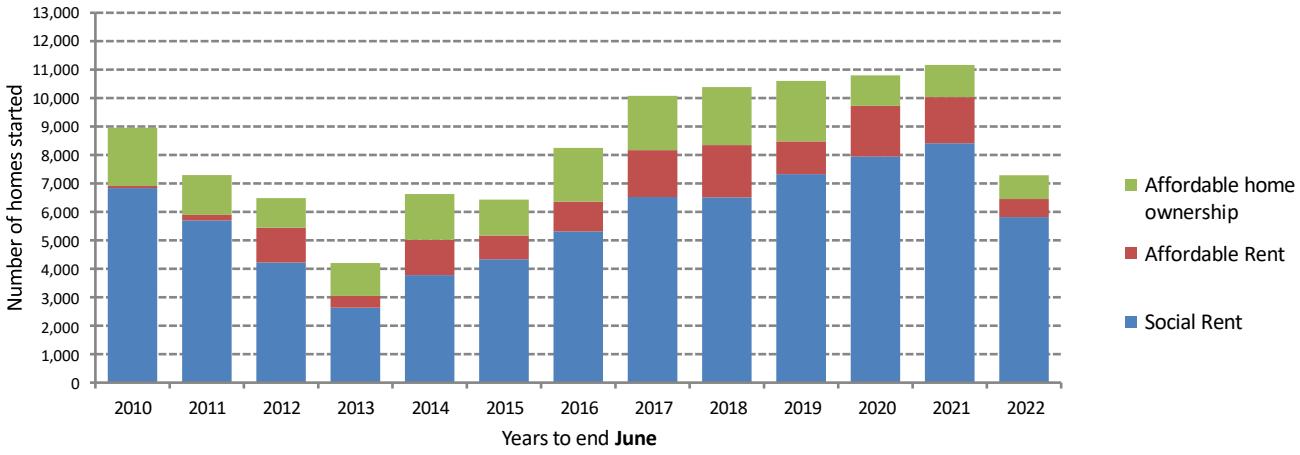
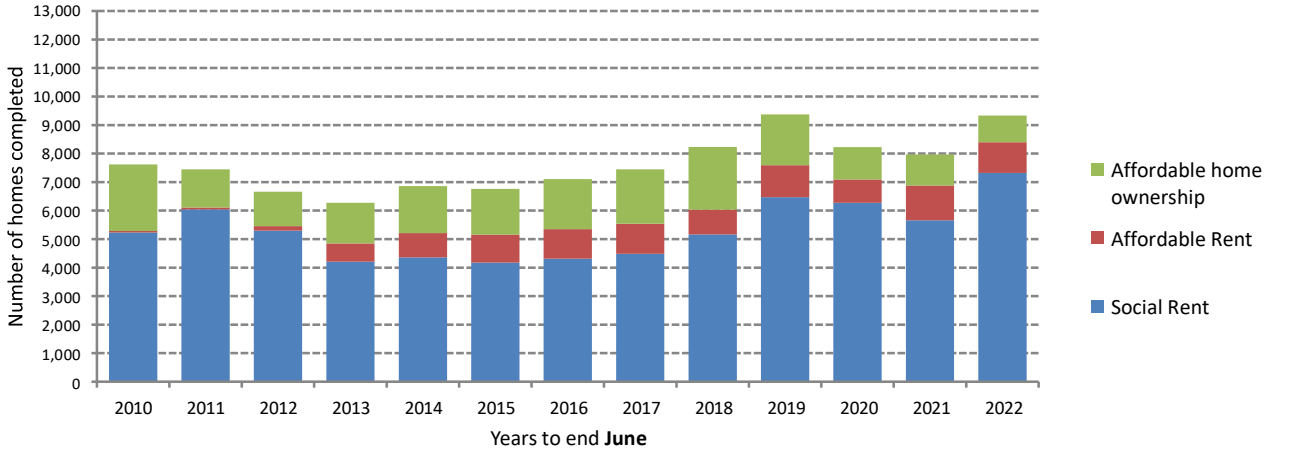


Chart 15 shows that total affordable housing supply programme completions increased by 17% (1,364 homes) between 2021 and 2022 (years to end June). In the latest year, social rent completions accounted for 78% of all completions, with affordable rent and affordable home ownership making up 12% and 10% of the total.

Chart 15: In the latest year to end June 2022, the number of Affordable Housing Supply completions for social rent has increased (by 29% or 1,657 homes), whereas affordable rent and affordable home ownership have decreased by 11% or 136 homes and 14% or 156 homes respectively, compared to the same period in 2021.



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

There have been a total of 2,362 completions so far against the 110,000 target, across the period 23 March 2022 to 30 June 2022, consisting of 2,068 homes for social rent, 127 for affordable rent, and 167 for affordable home ownership.

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.

Figures on the remote, rural and island communities element of the 110,000 target are planned to be reported on as part of future annual out-turn reports, although we are considering whether it is feasible for these figures to be reported on a quarterly basis in addition to this.

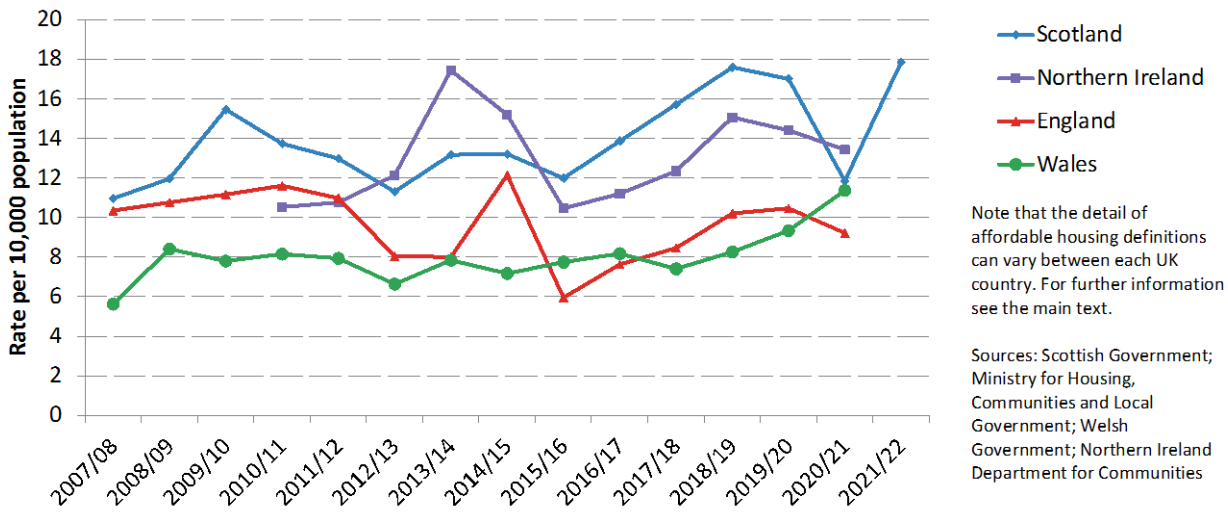
Affordable housing supply across UK countries

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 13.9 homes per 10,000 population, higher than England (9.7 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 5.1 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.

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 March 2022. Therefore headline findings for new housebuilding across all sectors are presented up to end March 2022, with other figures on social sector housebuilding presented up to end June 2022 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.

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

- Angus, private-led starts and completions for 2022 Q1
- 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
- North Ayrshire, private-led starts and completions in 2021 Q2.
- South Ayrshire, private-led starts and completions since 2021 Q4.
- Stirling, private-led starts and completions for 2022 Q1

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

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.

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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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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