

Official Statistics



Housing statistics for Scotland, 2024–25: summary

Key Points

Housing stock by tenure

- As of 31st March 2024, there were 2.73 million dwellings estimated in Scotland. Of these, 60% were owner-occupied, 23% were social rented properties, 13% were privately rented or lived in rent-free and 4% were vacant or second homes.

New housing supply (new build, rehabilitations, and net conversions)

- 19,779 new homes were added to the housing stock in 2024–25. This was 628 fewer homes (a 3% decrease) than in 2023–24. 2024–25 saw the lowest total of new housing supply since 2017–18, except for 2020–21, when COVID-19 restrictions impacted housebuilding.
- Nearly all the new housing supply came from new build homes (97%), a small proportion were from rehabilitations and conversions (3%).

Social rented sector

- There were 638,065 homes in the social rented sector as of 31st March 2025, a 1% (or 5,035) increase compared with the previous year. 51% were owned by local authorities and 49% were owned by housing associations.

Local authority housing

- During 2024–25, there were 26,602 permanent lettings of local authority housing. This was 1,179 more lets than the previous year, an increase of 5%. Nearly half of these homes (49%) were given to homeless households. A further 25% went to people on housing waiting lists, 21% were transfers for existing tenants, and 1% fell into other categories.
- In 2024–25, councils issued 16,543 notices to start eviction proceedings against tenants. This was similar (-0.6% difference) compared with 2023–24 but was 33% lower than before the pandemic in 2019–20. There were 676 cases that ended in eviction or tenants abandoning their homes, an increase of 20% from the previous year but 41% lower than levels before the pandemic. The temporary moratorium on evictions put in place through the Cost of Living (Tenant Protection) Scotland Act (in 2022, after COVID-19 eviction restrictions) ended on 31 March 2024. Eviction orders could be enforced as normal after this date. Most of cases ending in eviction/abandonment (94%) were because of rent arrears rather than antisocial behaviour or other reasons.
- As of 31st March 2025, there were 180,074 housing applications recorded across 26 local council (or common housing register) waiting lists. This was 1% higher than in March 2024 and the highest figure since March 2013. These figures exclude local authorities that do not have local authority housing stock, such as Glasgow. People can also apply to more than one council and can apply for both council and housing association homes, so some households may be counted more than once.

Local authority supported housing

- In March 2025 there were 20,754 supported houses for older people and 32,111 supported houses for people with physical disabilities provided by local authorities. The total number of supported housing for older people and people with physical disabilities has increased by 27% in 10 years.

Scheme of Assistance for homes

- The Scheme of Assistance provides financial and non-financial support to homeowners and private tenants in Scotland to repair, maintain, improve, or adapt their homes, particularly for disabled or vulnerable residents.
- In 2024–25, 5,157 Scheme of Assistance grants were paid to householders, a 15% decrease (or 881 fewer grants) than 2023–2024. The majority of these were for adaptations for disabled people (3,348 grants). The total Scheme of Assistance spend was £35 million, of which £26.6 million was spent on grants.

Houses in multiple occupation licences

- As of 31st March 2025, there were a total of 15,449 houses in multiple occupation licences in force, an increase of 1% since the previous year.

Introduction

This publication summarises:

- housing stock by tenure as of 31st March 2024
- new housing supply up to 31st March 2025
- social housing stock, and local authority lettings, evictions, and waiting lists up to 31st March 2025. [Vacant local authority stock](#) has already been published.
- scheme of assistance grants up to 31st March 2025
- supported housing up to 31st March 2025
- houses of multiple occupant licences as of 31st March 2025

The details of the data sources and methodology can be found [here](#).

An Official Statistics Publication for Scotland

These statistics are official statistics. The Office for Statistics Regulation has independently reviewed and accredited these statistics as complying with the standards of trustworthiness, quality, and value in the [Code of Practice for Statistics](#).

These statistics are official statistics. Official statistics are statistics that are produced by crown bodies, those acting on behalf of crown bodies, or those specified in statutory orders, as defined in the [Statistics and Registration Service Act 2007](#).

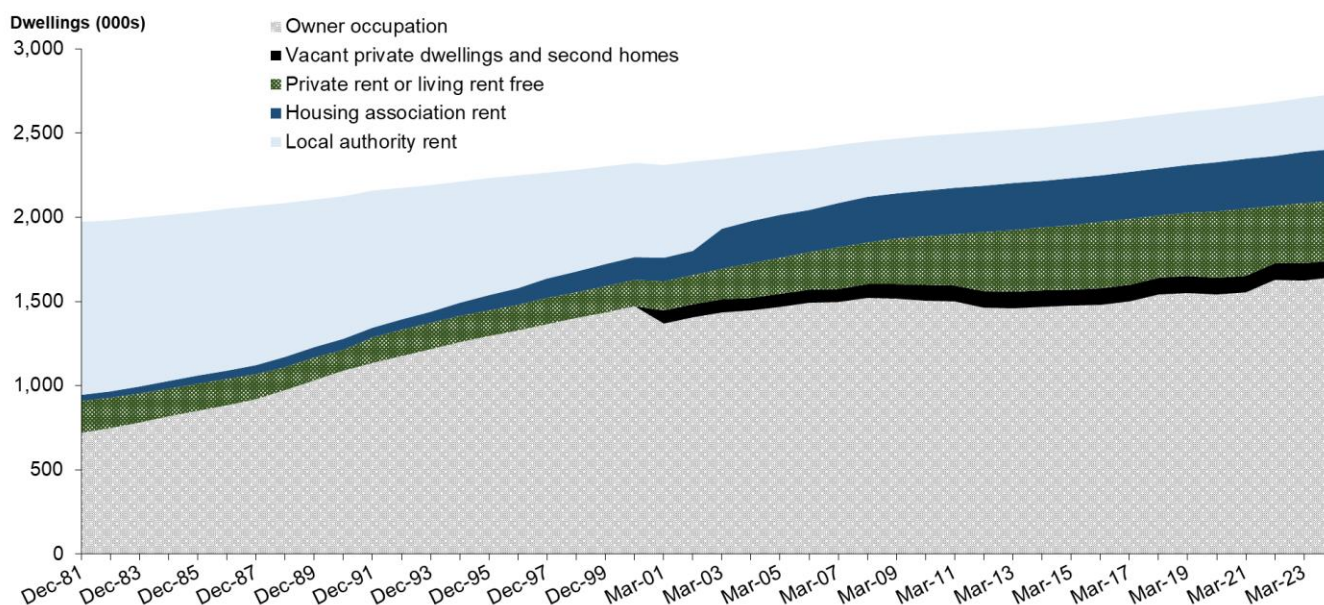
Scottish Government statistics are regulated by the Office for Statistics Regulation (OSR). OSR sets the standards of trustworthiness, quality and value in the [Code of Practice for Statistics](#) that all producers of official statistics should adhere to.

More information about Scottish Government statistics is available on the [Scottish Government website](#).

Housing stock by tenure

As of 31st March 2024, there were an estimated 2.73 million dwellings in Scotland. Of these, it is estimated, that 60% were owner-occupied, 23% were social rented properties, 13% were privately rented or lived in rent-free and 4% were vacant or second homes.

Chart 1: Estimated stock of dwellings by housing tenure, 1981 to 2024, Scotland



Notes:

1. Vacant private dwellings and second homes were recorded separately from owner occupation from 2001.
2. It is not recommended to compare data points with the 2020 and 2021 estimates of owner occupied or privately rented housing stock, due to data collection disruption during the COVID-19 period. The Scottish Household Survey (SHS) like other surveys, is subject to sampling margins of error. The SHS tenure estimates may have a slight bias in 2022 and 2023, the results have been assessed to be comparable in the most part to 2019 and earlier years. Please take this into consideration when making year to year comparisons.
3. Data for this chart is taken from the following spreadsheet: [Stock by Tenure Excel web tables](#).

The number of dwellings in Scotland has increased from 1.97 million in 1981 to 2.73 million in 2024. This has coincided with an increasing Scottish population and the increased prevalence of smaller households.

Chart 1 illustrates the composition of tenure types, showing a particular rise in owner occupation and a decrease in local authority stock from 1981 to 2003, attributed to the

Right to Buy initiative, transfers of stock to housing associations, and a decline in local authority new builds.

The reduction in owner occupation between 2008 and 2014 (of 4% or 55,000 dwellings) coincided with a large increase in the number of households renting privately or living rent free (of 51% or 127,000 dwellings). This trend was influenced by the 2008 financial crisis.

Chart 2: Housing stock by tenure estimates by local authority area, as of 31st March 2024

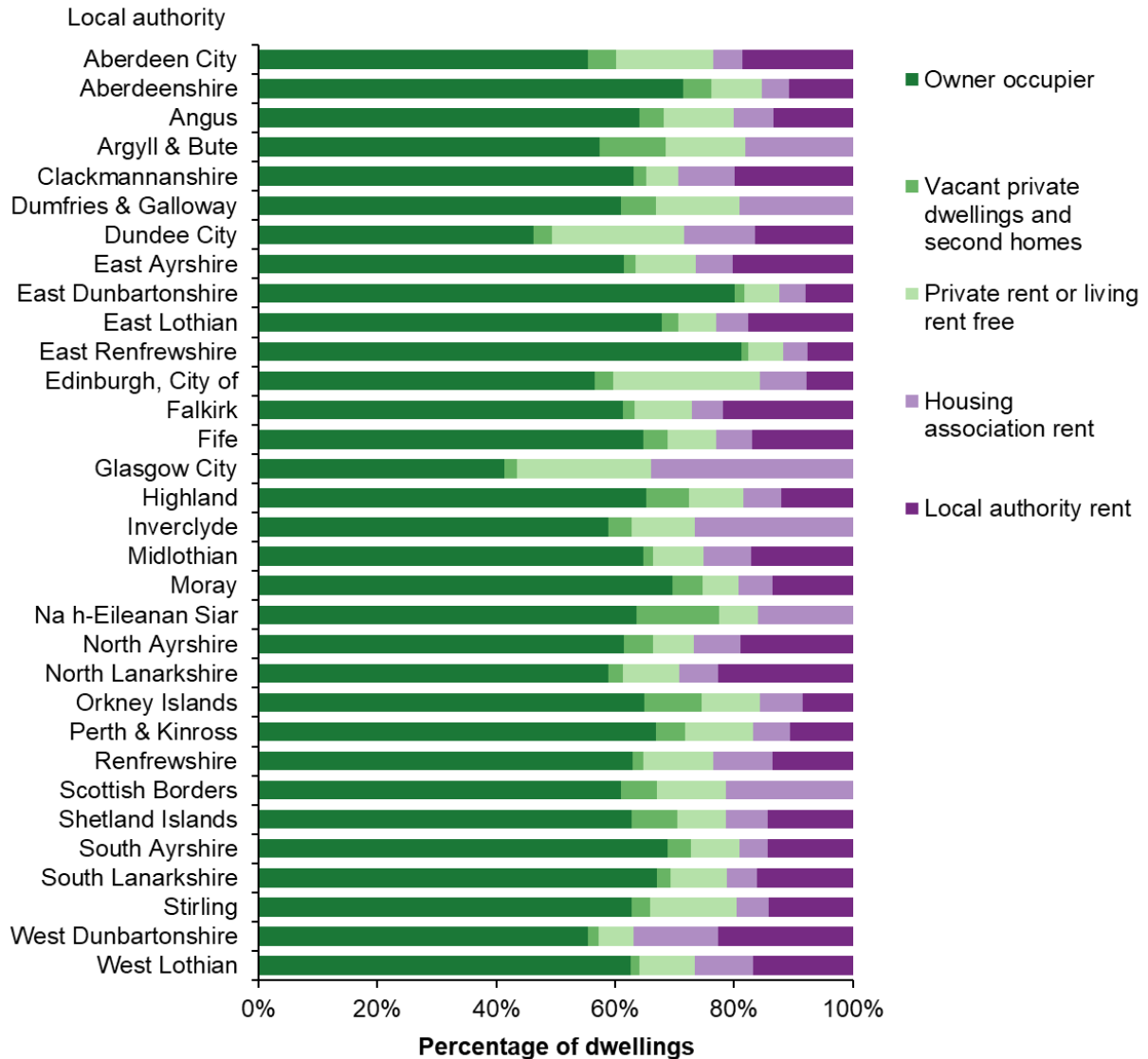


Chart 2 displays housing tenure estimates by local authority as of 31st March 2024, indicating varying rates of owner occupation, private renting or living rent free, and social renting across regions. Cities generally have lower owner occupation rates and higher private renting percentages.

Notes on housing stock by tenure estimates:

1. Further detailed figures are available in the [Stock by Tenure Excel web tables](#).

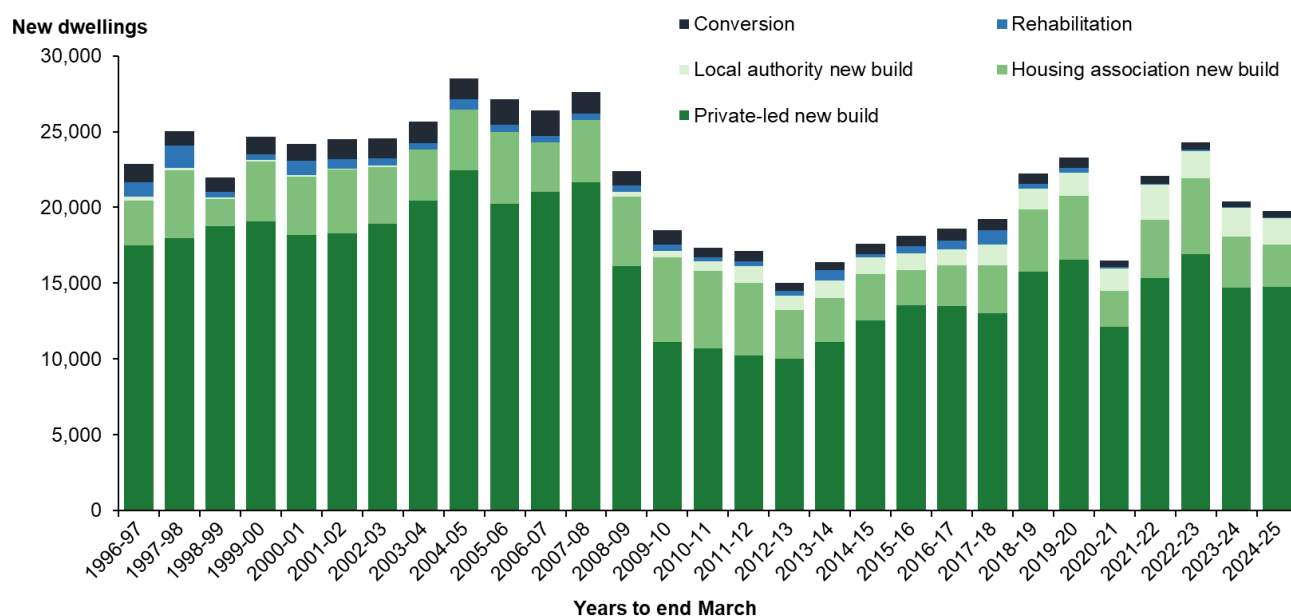
2. From 2001 social rented stock data is sourced directly from the Scottish Housing Regulator. The count of social rented stock is then subtracted from the total dwelling counts of occupied properties (sourced from the National Records of Scotland). The remainder of dwelling stock is then apportioned between privately owner occupied and private rented stock, based on the tenure proportions recorded in the [SHS](#). Estimates of stock of private vacant and second homes are based directly on the data from National Records of Scotland.
3. As the figures presented on private rented and owner-occupied dwellings are informed by proportions recorded in on the SHS, it is not recommended to compare data points with the 2020 and 2021 estimates of owner occupied or privately rented housing stock, due to SHS data collection disruption during the COVID-19 period.
4. The SHS, like other surveys, is subject to sampling margins of error. The SHS tenure estimates may have a slight bias in 2022 and 2023, the results have been assessed to be comparable in the most part to 2019 and earlier years. Please take this into consideration when making year to year comparisons.

New housing supply

Housing stock by tenure is available up to March 2024. However, we have more recent data on new housing supply, up to March 2025. New housing supply comprises the following elements:

- **new house building:** houses completed by or for housing associations, local authorities, or private developers for market sale, below market rent or low-cost home ownership.
- **rehabilitation:** houses acquired by housing associations and refurbished either for rent or low-cost home ownership. Refurbishment of private dwellings funded wholly or partly through the Affordable Housing Supply Programme (AHSP); and
- **conversion:** net new dwellings created by conversion from non-housing to housing use or by alterations to existing dwellings in all tenures. Please note that authorities can report negative numbers, as dwellings can be converted from domestic to non-domestic premises, therefore losing a domestic dwelling.

Chart 3: Total supply of new housing in Scotland, 1996–97 to 2024–25



19,779 new homes were added to the housing stock in 2024–25. This was 628 fewer homes (a 3% decrease) than in 2023–24. Nearly all the new housing supply came from new build homes (97%), a small proportion were from rehabilitations and conversions (3%).

As Chart 3 illustrates, 2024–25 was the lowest total of new housing supply since 2017–18 years, except for 2020–21, when COVID-19 restrictions impacted housebuilding. New housing supply in 2024–25 was 15% lower than in the pre-COVID-19 year of 2019–20 and 28% lower than 2007–08 (before the 2008 financial crisis).

Notes on new housing supply data:

Further detailed figures are available in the [Housing Supply Excel web tables](#).

1. Note that this measure of new housing supply does not consider any dwellings removed from the housing stock through demolitions. Annual figures on demolitions are published in the [Conversions and Demolitions Excel web tables](#). However, these demolitions figures are not comprehensive, and we advise that they should be considered as a minimum level of demolition activity in Scotland. This is due to local authorities differing in their ability to provide information on demolitions across tenures other than for local authority housing stock.

Social housing stock

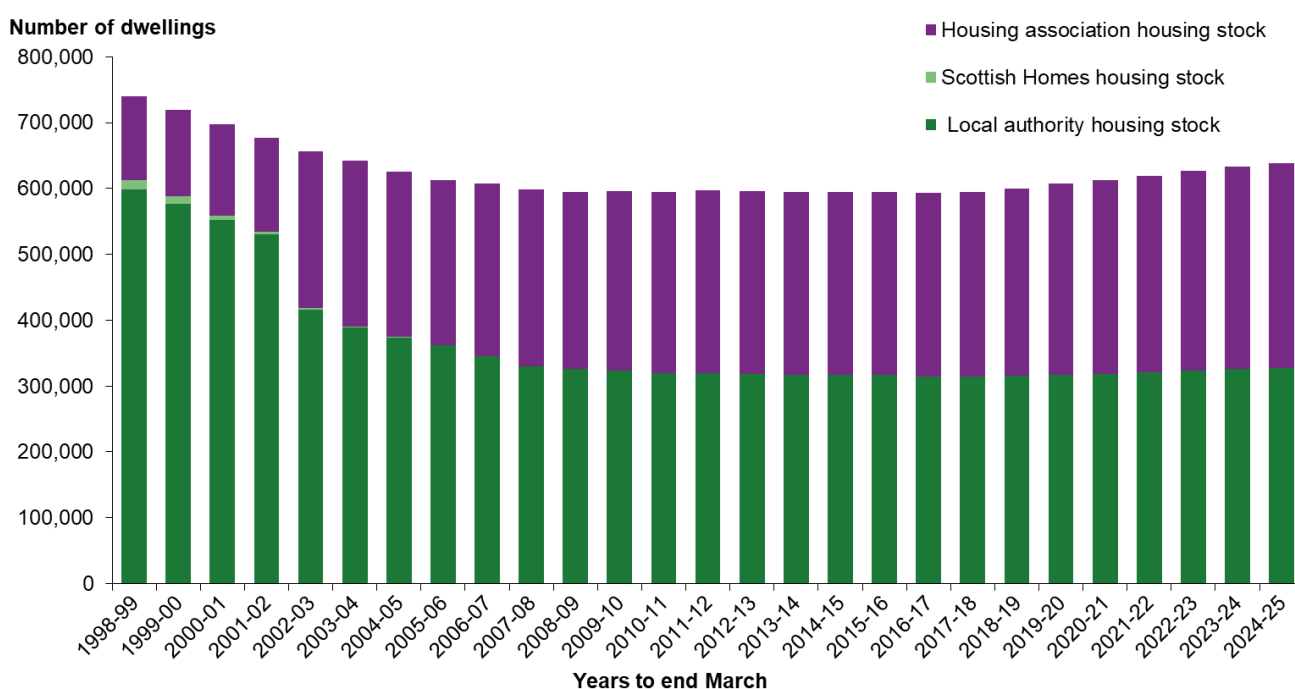
Housing stock by tenure is published up to March 2024. However, more recent data on social housing stock is available, up to March 2025.

There were 638,065 homes in the social rented sector as of 31st March 2025, a 1% (5,035) increase compared with the previous year. There were 327,746 local authority dwellings and 310,319 housing association dwellings as of 31st March 2025.

As of March 2025, local authorities own 51% of the social sector stock, with housing associations owning 49%. This compares local authorities owning 82% in March 1999. Total social sector stock has been increasing steadily since March 2018 while the proportion of housing association to local authority dwellings has stayed roughly the same. This is illustrated in Chart 4.

Local authority housing numbers declined from the 1980s but began stabilising in the 2010s. The drops in local authority housing stock since the 1980s can be explained by three main factors: tenants buying homes under Right to Buy, stock transfers to Registered Social Landlords (RSLs), and a decrease in new local authority builds. These factors have become less significant over time, particularly as the Housing (Scotland) Act 2014, included a provision to end Right to Buy for new applications in July 2016. Further details of previous trends in Right to Buy sales are available in the [Sales of Social Sector Housing Excel web tables](#).

Chart 4: Total social sector housing stock, 1998-99 to 2024-25, Scotland



Notes on social housing stock data:

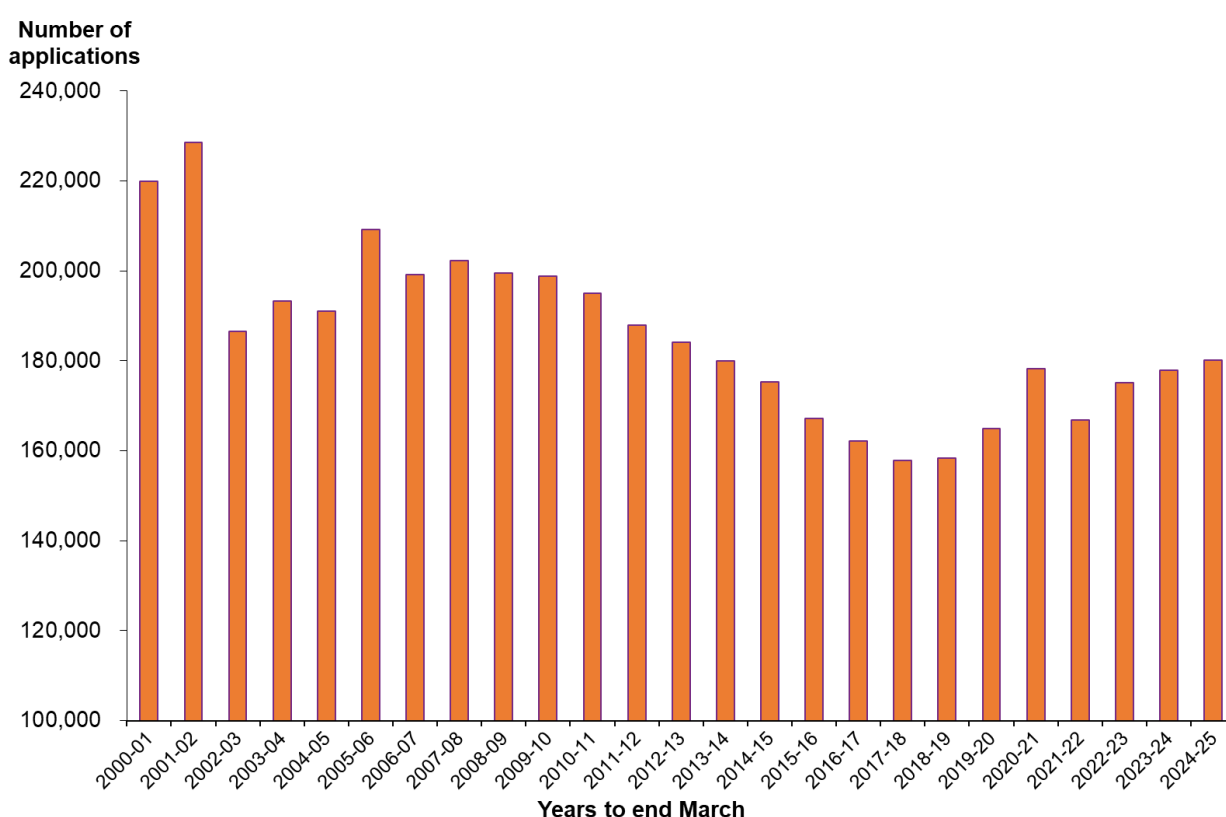
1. Further detailed figures are available in the [Social Housing Stock Excel web tables](#).

Social housing waiting lists

A snapshot of the local authority housing or common housing register list on 31st March 2025 shows 180,074 applications. This isn't a complete picture of the demand for social housing in Scotland, as this figure doesn't include six local authorities with registered social landlord stock only. This figure could also include double counting as applicants can apply to more than one list.

The number of applications in March 2025 was the highest since March 2013. There has been an increase of 1% or 2,228 more households than 2024, although the latest figure is 21% below the peak in 2002. This is illustrated in Chart 5.

Chart 5: The number of social housing list applications, 2000–01 to 2024–25



Note:

1. The administrative data reported through local authority and common housing register collections do not include six local authorities (including Glasgow) which have transferred all their housing stock to Registered Social Landlords.
2. Data for this chart is taken from the following spreadsheet: [Management of local authority housing](#)

Of the 180,074 applications on local authority or common housing register lists, 30,635 (17%) were recorded as being on transfer lists and 149,439 (83%) on waiting lists for entry into social housing. However, six out of twenty-six local authorities with housing stocks do not have separate waiting lists and transfer lists. One local authority did not provide this breakdown in 2024-25. Where this is the case, everyone is counted on waiting lists and none on the transfer list. This means that the waiting list figure is over-estimated, and the transfer list figure is under-estimated.

Notes on social housing waiting list data:

1. The separate reporting of waiting and transfer lists by local authorities has changed over time, which means historic trends are not consistent or reliable.
2. There will be applications where housing is no longer needed, however they may not be removed from the housing list immediately.
3. The administrative data reported through Local Authority and Common Housing Register collections do not include six local authorities (including Glasgow) which have transferred all their housing stock to Registered Social Landlords.
4. The number of applications is reported rather than actual numbers of people who wish to access social housing. It should be noted that people can apply to more than one local authority, and they also can apply for both council and Registered Social Landlords housing, leading to multiple counting on housing lists, although this has become less of an issue over time due to the increase in use of Common Housing Registers.
5. Population/household surveys are a useful source of information to provide additional insight on the population waiting for social housing. Since 2013, a question on housing lists was introduced to the [Scottish Household Survey](#). This survey avoids double counting and covers the whole of Scotland. Although it does not cover the population living in communal establishments or in temporary accommodation.
6. Further detailed Local Authority administrative data are available in the [housing lists Excel web tables](#).

New local authority lettings

During 2024–25, 26,602 permanent lettings were made. The number of permanent lettings increased (5% or 1,179 lets) compared to 2023–24.

Of all the local authority lettings made in 2024–25, 49% were to homeless households, 25% were to those on a housing waiting list, 21% were transfers to existing tenants, and 1% classified as other.

Chart 6: The number of permanent lettings, 2001–02 to 2024–25, Scotland

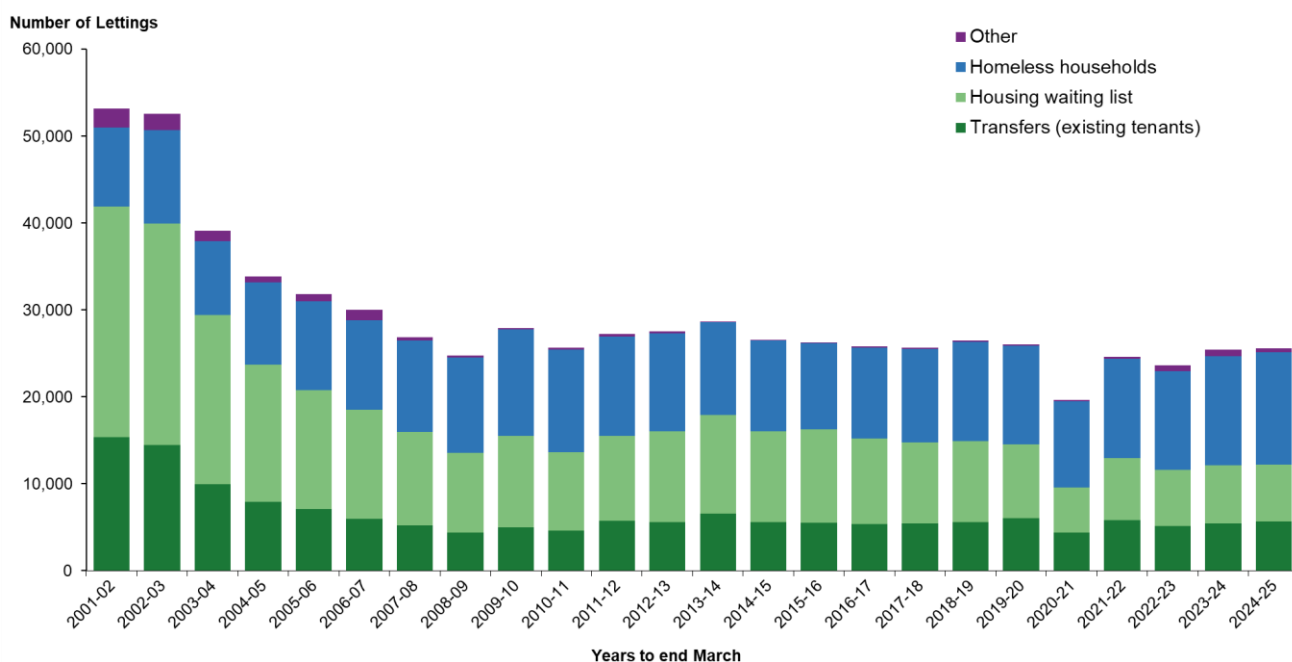
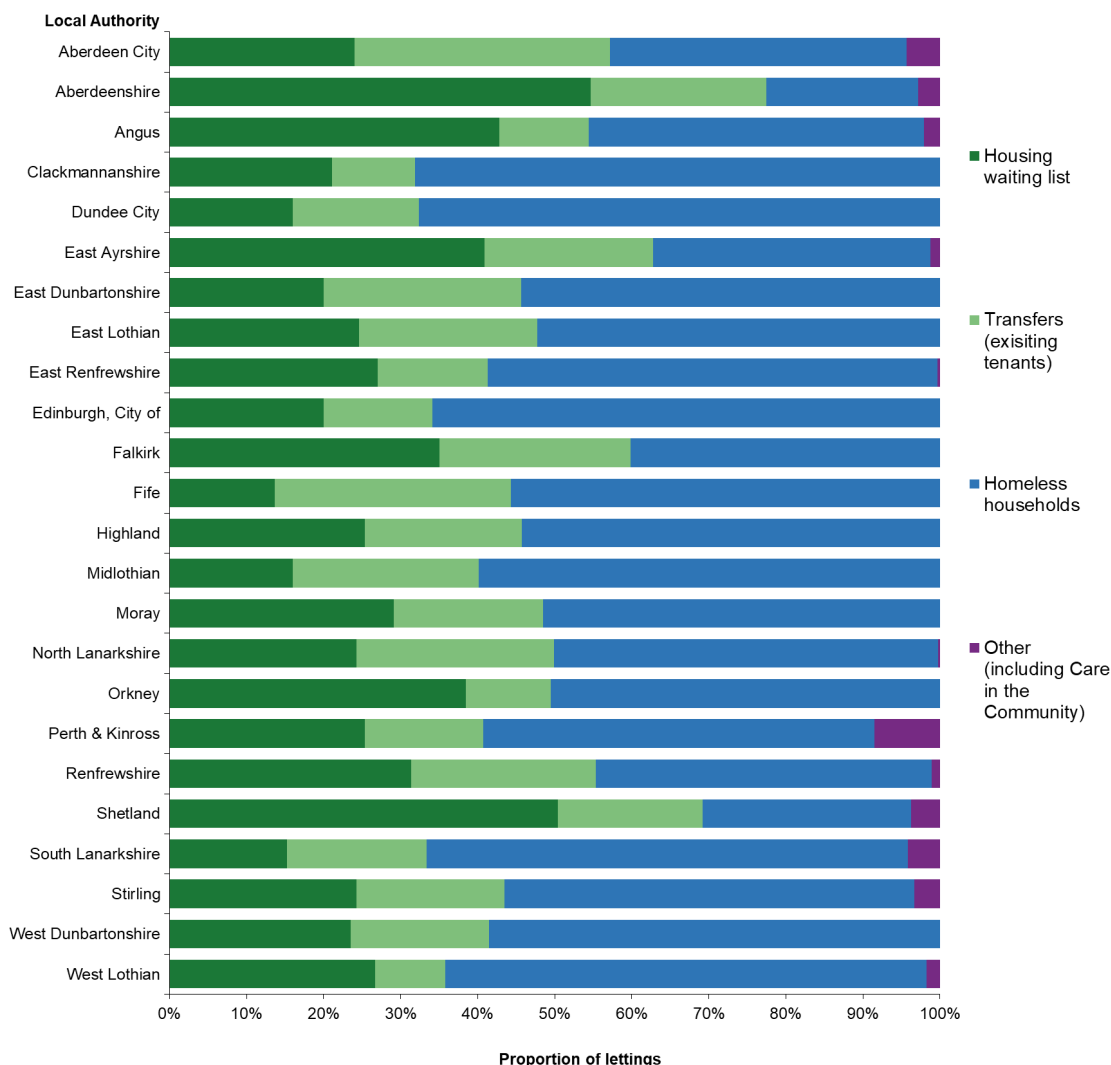


Chart 6 displays how the number of new local authority lettings has evolved over time and by source of tenant. There was a decline from 2001–02 to 2008–09, followed by stable levels from 2014–15 until the impact of the COVID-19 in 2020–21. It is important to recognise that the change in number of lettings will also relate to changes in the overall local authority stock numbers as well as availability. Notably, the chart shows an increasing share of permanent lettings going to homeless households, while the proportion going to those on a housing waiting list has decreased.

Chart 7: Proportion of permanent local authority lettings by sources of tenant in 2024-25 by local authority in Scotland



Notes:

1. A breakdown for North Ayrshire is not provided as we are only able to provide the total number of lettings.

There are geographical variations in the proportion of new permanent lettings by source of tenant, as illustrated in Chart 7. For example, homeless households made up 66% of all permanent lettings in Edinburgh compared to 20% in Aberdeenshire.

Notes on local authority lettings:

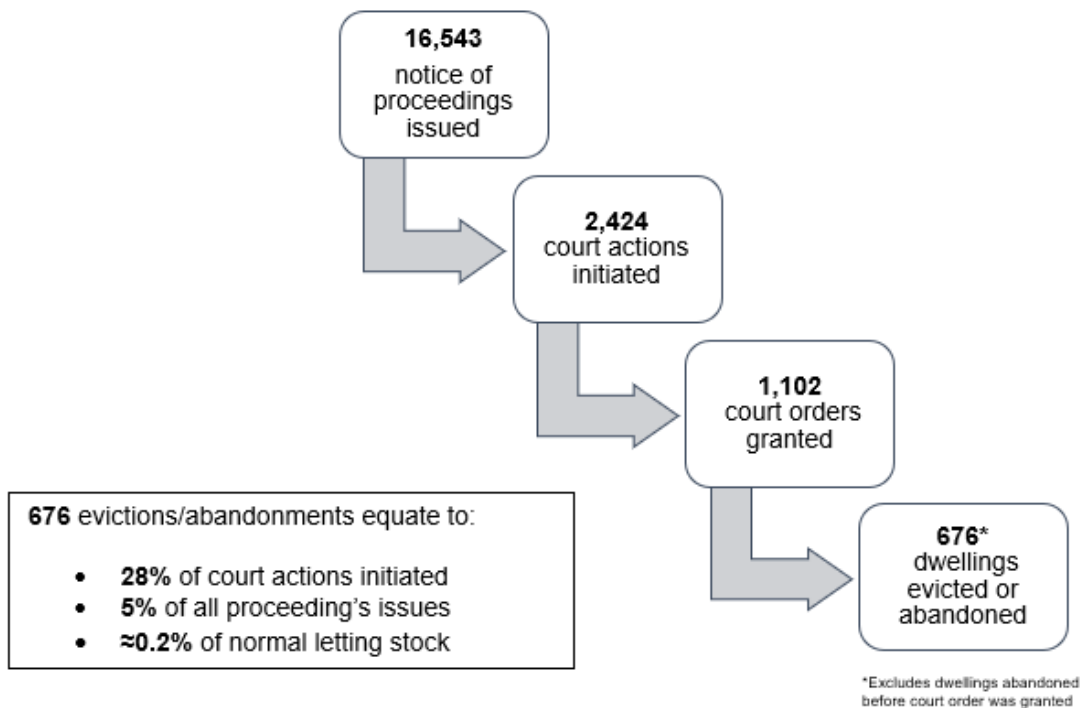
1. Further detailed figures are available in the [local authority lettings Excel web tables](#).
2. The Scottish Government also publishes a range of information on [Homelessness Statistics](#), including the number of lets for homeless households, collected through the HL1 return.

Local authority evictions

In 2024–25, there were 16,543 notices of eviction proceedings issued by local authorities and 676 cases resulting in evictions or dwellings abandoned. The number of notices of eviction proceedings issued compared with 2023–24 was similar in 2024-25 (-0.6%) but remains lower (33%) than levels before the COVID-19 pandemic in 2019–20.

The diagram below (Figure A) illustrates the numbers of court actions taken against local authority tenants in 2024–25. The number of court orders granted is usually higher than the number of tenancies terminated due to the proportion of cases where a way to resolve the rent arrears and avoid eviction is found prior to enforcement of the court order.

Figure A: The number of evictions and actions, 2024–25, Scotland



There were 676 cases that ended in eviction or tenants abandoning their homes, an increase of 20% from the previous year but 41% lower than levels before the pandemic. The temporary moratorium on evictions put in place through the Cost of Living (Tenant Protection) Scotland Act (in 2022, after COVID-19 eviction restrictions) ended on 31 March 2024. Eviction orders could be enforced as normal after this date.

Of the 676 tenancy terminations in 2024–25, 94% (634) were due to rent arrears – an increased proportion compared to 2023–24 (91%).

Chart 8: The number of evictions actions relating to tenants in social housing owned by local authorities, 2001–02 to 2024–25, Scotland

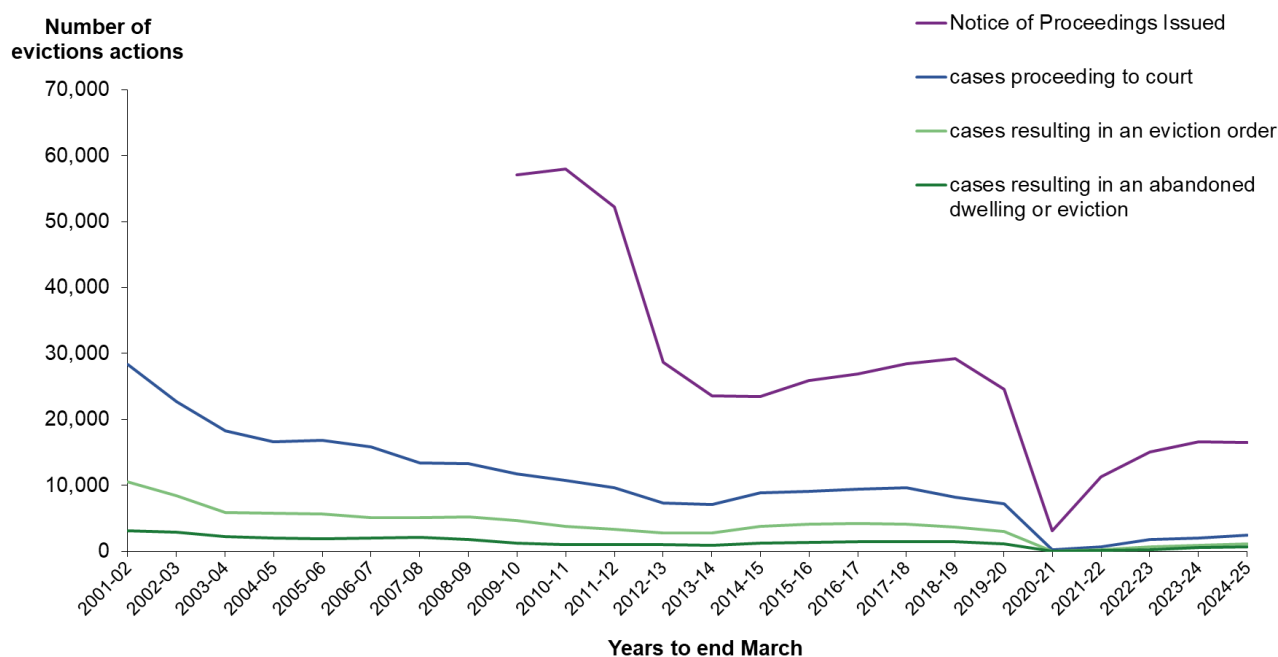


Chart 8 illustrates trends over time in the number of notices of eviction proceedings. Key aspects to consider are:

- Pre-action requirements, effective since 1 August 2012, aim to better protect tenants facing eviction due to rent arrears. Social landlords must try all options to resolve arrears with tenants before pursuing eviction. These changes mainly impact the early stages of eviction proceedings (notice of proceedings issued) rather than the later stages.
- In response to the COVID-19 pandemic, on 7 April 2020 eviction notice periods were extended to 6 months for most cases. An eviction ban was then in place from 11 December 2020, until 31 March 2021. During this time, only exceptional circumstances, like serious anti-social or criminal behaviour, allowed enforcement of eviction orders. Consequently, there was a drop in evictions as well as abandoned dwellings.
- Since COVID-19 restrictions were lifted the number of notices of eviction proceedings, and subsequent stages (actions initiated, court orders granted, and dwellings evicted or abandoned) have increased but have not returned to pre-COVID-19 levels.
- The Cost of Living (Tenant Protection) Scotland Act came into force in October 2022. The Act put in place a temporary moratorium on evictions (a pause on the enforcement of an eviction order or decree), with exceptions in a limited number of circumstances where there are substantial rent arrears. The temporary moratorium on evictions ended on 31 March 2024. Eviction orders could be enforced as normal after this date.

Notes on local authority evictions data:

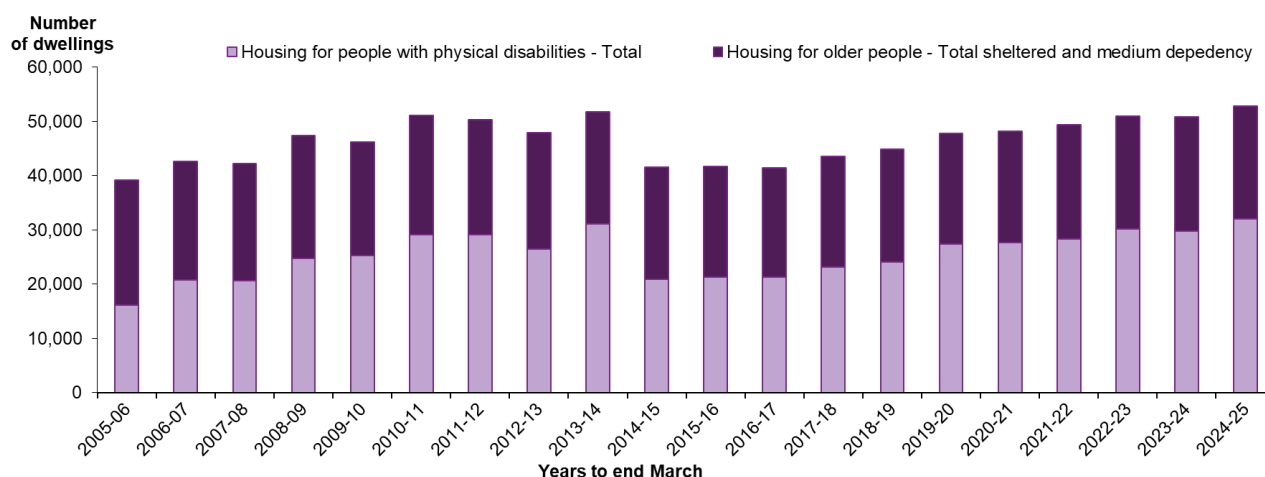
1. Further detailed figures are available in the [local authority evictions Excel web tables](#).

Local authority housing for older people and people with physical disabilities

Councils offer or arrange housing support services tailored to the specific needs of older and vulnerable individuals, to give them the opportunity to stay in their own homes. Housing options for those with variable needs include very sheltered, sheltered, medium dependency, wheelchair accessible, and ambulant disabled accommodations. The total numbers in each category may change annually based on the current needs of tenants or provider reclassifications.

At the end of March 2025 there were 20,754 supported houses for older people and 32,111 supported houses for people with physical disabilities provided by local authorities. The total number of supported housing for older people and people with physical disabilities has increased by 27% in 10 years.

Chart 9: Total housing for people with physical disabilities and for older people, 2005-06 to 2024-25



Notes on housing for older people and people with disabilities data:

1. Further detailed figures are available in the [housing for older people and people with disabilities Excel web tables](#).

Homeowners' scheme of assistance

Homeowners are primarily responsible for maintaining their own property in a decent state of repair. However, local authorities have statutory powers to maintain and improve the general condition of private sector housing in their area.

Under the Scheme of Assistance, introduced by the Housing (Scotland) Act 2006, local authorities can provide financial (loans or grants) and non-financial help (guidance, advice, or practical help) for private housing which is in disrepair or below the tolerable standard or needs to be adapted because a person is disabled. The local authority will determine and provide information on what assistance is available based on local priorities and budgets.

Total spend related to the Scheme of Assistance was £35 million, of which:

- £20.6 million was spend (59% of total spend) against disabled adaptations.
- £2.8 million was spend (8% of total spend) against assistance for work under notice.
- £6.2 million was spend (18% of total spend) against other types of assistance.
- £5.4 million (15% of total spend) was spend against administrative costs.

In 2024–25, 5,157 scheme of assistance grants were paid to householders, a 15% decrease (or 881 fewer grants) than 2023–2024. In 2024–25 a total of £27,372,241 was paid in scheme of assistance grants, a 2% decrease (or -£570,972) than 2023-24.

Most assistance grants were for disabled adaptations, 3,348 grants which is 20% less than the 2023–24 figure of 4,194. The amount spent on disabled adaptation grants has decreased 7% compared with the previous year, from £22.2 million to £20.6million.

Notes on scheme of assistance data:

1. Further detailed figures are available in the [Scheme of Assistance Excel web tables](#).

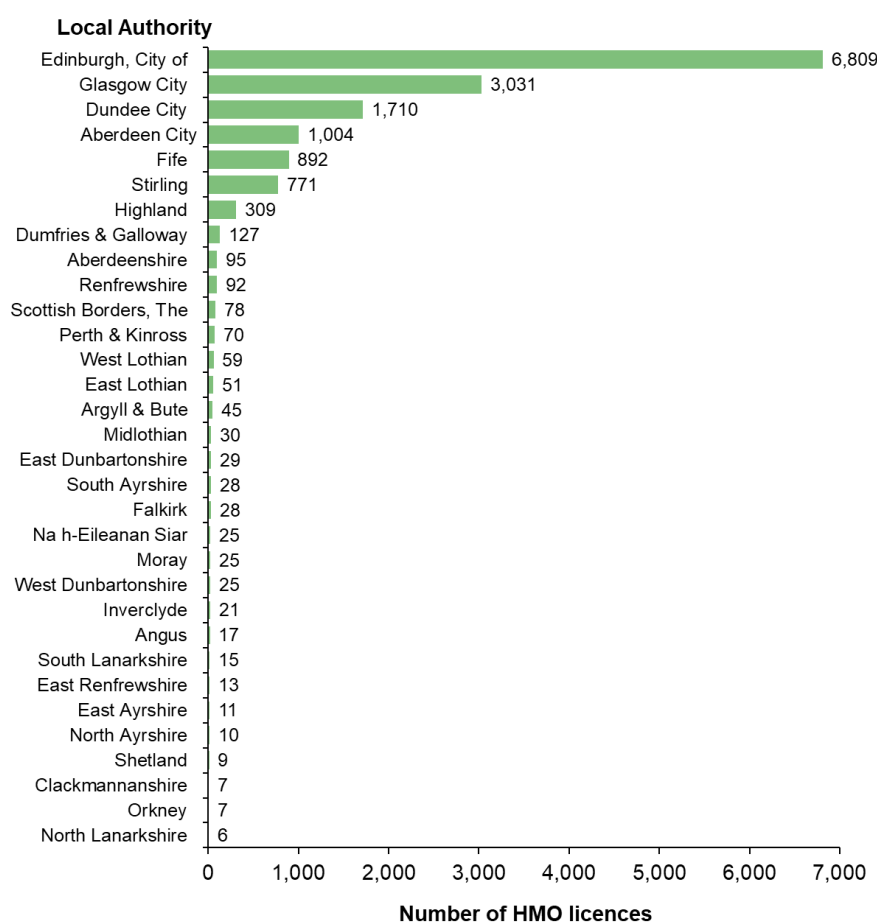
Houses in Multiple Occupation (HMO)

A house in multiple occupation (HMO) is a property that is shared by three or more people who are members of more than two families. It can also be known as a house share. HMO landlords must have a licence from the local authority. This ensures that the property is managed properly and meets certain safety standards.

The most recent figures as of 31st March 2025 show 15,449 licences in force. There has been a 1% increase in licences since March 2024.

Chart 10 shows that the City of Edinburgh has the highest number of licences in force, with 44% of Scotland’s HMO licences.

Chart 10: Houses in Multiple Occupation licences in force in Scotland in 2024–25, by local authority



There were approximately 6,316 new and renewal applications received in 2024–25, 9% less than 2023–24. New applications made up 23% of these, and 77% were applications for license renewals.

Notes on houses of multiple occupation data:

1. Further detailed figures are available in the [HMO Excel web tables](#).

Tell us what you think

We are always interested to hear from our users about how our statistics are used, and how they can be improved.

Enquiries

For enquiries about this publication please contact:

Housing Statistics Team
Communities Analysis Division
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:

Office of the Chief Statistician
e-mail: statistics.enquiries@gov.scot

Join our mailing list

If you would like to receive notification about statistical publications or find out about consultations on our statistics, please join the [ScotStat mailing list](#).

Future publications

Details of future publications can be found on our [forthcoming publications](#) page.