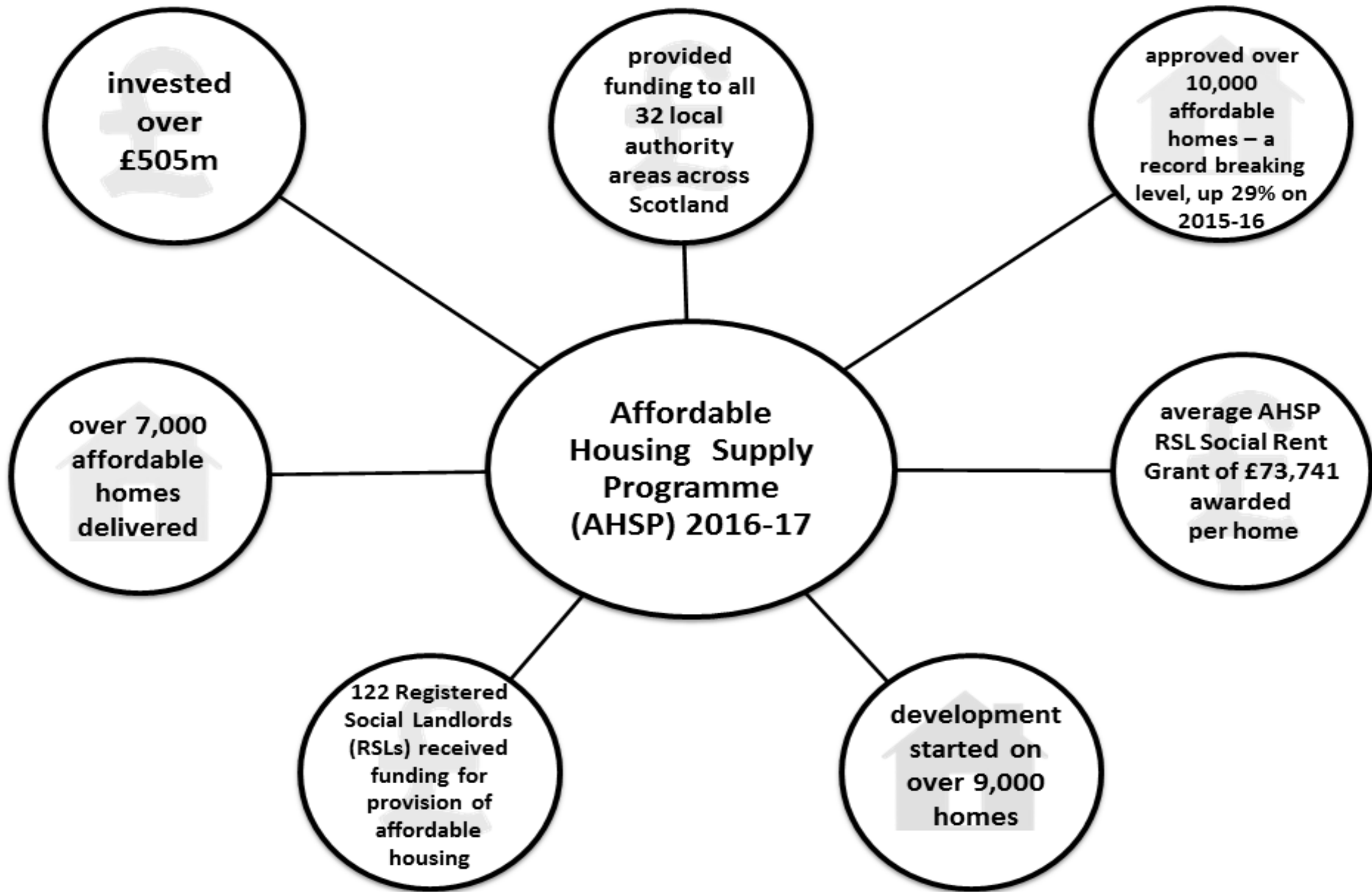


**Affordable Housing Supply Programme
Out-turn Report
2016-17**

**More Homes Division
January 2018**



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Affordable Housing Supply Programme 2016-17 Out-turn Report

1. Introduction

Making sure everyone in Scotland has access to good quality housing is a vital part of the Scottish Government's drive to secure economic growth, promote social justice, strengthen communities and tackle inequality.

Through the More Homes Scotland approach, the Scottish Government has introduced measures to support the increase in the supply of homes.

A [factsheet](#) was published on 01 June 2016, and a [progress update in March 2017](#), which provides an overview of the More Homes Scotland approach to help increase housing supply across all tenures.

2016-17 was the first year of the Scottish Government's five year programme to deliver at least 50,000 affordable homes over the current parliamentary term, 35,000 of which will be for social rent. This is backed with investment of over £3 billion, representing a 76% increase on our previous five year investment.

In 2016-17, the affordable homes provided through the Scottish Government's Affordable Housing Supply Programme (AHSP) comprised homes for social rented, for mid-market rent and for low cost home ownership.

Funding was provided to Registered Social Landlords (RSLs), councils, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2016-17.

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2. Planning and delivery of the AHSP

All local authorities publish Local Housing Strategies (LHSs). They supplement their LHS with a Strategic Housing Investment Plan (SHIP) which sets out over a five year period, how they plan to prioritise delivery of the objectives set out in their LHS. These were the key documents for setting out the priorities for investment at the local level in 2016-17. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

A resource planning approach operates. This enables each council to exercise its strategic role more flexibly and to put forward to Scottish Government strategic local proposals of social and affordable housing developments, based on their Local Housing Strategy. Councils were advised of their full Resource Planning Assumption (RPA) for 2016-17 in March 2016.

A central budget was retained by the Scottish Government for other parts of the AHSP, including funding for the Low Cost Initiative for First Time buyers, the Home Owners' Support Fund and the Rural and Island Housing Fund.

The AHSP was delivered through the network of Scottish Government More Homes Division Area Teams. Glasgow City Council and the City of Edinburgh Council managed the AHSP for their own local authority areas as a result of the Transfer of Management of Development Funding (TMDF), which is governed by an annual grant offer.

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3. Official Statistics

The data provided in this report is based on management information. It should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. Whilst the Official Statistics are based on the management information, it may differ slightly due to statistical adjustments which are carried out to ensure consistency across different measures and across time.

The Official Statistics on the Affordable Housing Supply Programme for 2016-17 and other housing statistics can be found at the [Housing statistics for Scotland web pages](#).

Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications.

Since May 2013 [quarterly statistics on approvals, site starts and completions by tenure](#) have been published, clearly identifying the numbers for social rent, mid-market rent and affordable home ownership. This is in addition to the previous format of these statistics which focused primarily on the split between new build, refurbishment and off-the-shelf purchase.

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4. Scope of the Affordable Housing Supply Programme

The AHSP aims to deliver a mix of social housing and other affordable housing, which are defined as follows:

- **Affordable housing** within the context of the AHSP includes both social and mid-market rented homes, and also low cost home ownership properties.
- Generally, **social housing** is rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy

In 2016-17 investment through the AHSP was made up of a variety of different grant mechanisms and loan and equity funding. Guarantees from the Scottish Government continued to support the National Housing Trust Initiative which contributes to the AHSP.

The following provides a summary for 2016-17

- **Grant to Housing Associations**

Grant is available to registered social landlords (RSLs) to acquire land or buildings and to build, convert or improve housing for social rent, or their subsidiaries for Mid Market Rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **Support to Mid Market Rent (MMR)**

Mid Market Rent properties are aimed at assisting people on low and modest incomes to access affordable rented accommodation. This housing option is targeted at people on incomes that are not enough to afford owner occupation but who can afford to pay more than a social rent. They are (mainly) provided by RSL subsidiaries. In exchange for the financial support from Scottish Government, the landlord accepts restrictions on the rents that they can charge.

Mid Market Rent is supported by Scottish Government through grant funding, loan finance and financial guarantees.

Council House Delivery

Grant is available to incentivise local authorities to deliver more council homes.

Low Cost Initiative for First-Time Buyers (LIFT)

LIFT brings together several ways to help households get onto the housing ladder. These include:

- **Shared Equity**

Shared equity as part of LIFT, helps people on low to moderate incomes to become homeowners where it is affordable for them over the long term. The LIFT shared equity schemes in operation were New Supply Shared Equity (NSSE) and the Open Market Shared Equity Scheme (OMSE).

Under the **New Supply Shared Equity** scheme, the Scottish Government gives grants to registered social landlords to help them build or buy new homes for sale and provide them on a shared equity basis to people on low to moderate incomes. Buyers fund 60 to 80 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

The **Open Market Shared Equity** scheme helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government. Purchasers fund 60 to 90 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

- **Shared Ownership**

Under this scheme households buy part-ownership of a property, in tranches of 25 per cent, 50 per cent or 75 per cent and make an occupancy payment to the RSL on the remaining portion. (The occupancy payment entitles a sharing owner to occupy the whole property although technically the housing association still owns a share). Over a period of time the sharing owner has a right to buy further 25 per cent shares of equity, up to and including 100 per cent when they become the full owner of the property.

- **Partnership Support for Regeneration (PSR) – (former GRO Grants)**

These are grants to private developers to build houses for sale. They are used to introduce housing for sale in areas with little or no private housing and to help meet local shortages.

Grant is only considered where projects meet the local strategic investment objectives of the area and are consistent with the Local Housing Strategy of the local authority where development is proposed.

- **Home Owners' Support Fund (HOSF)**

The Mortgage to Rent scheme and the Mortgage to Shared Equity scheme make up the Home Owners' Support Fund, which helps owners who are experiencing difficulty in paying any loans that are secured against their property. The Mortgage to Rent scheme enables households to remain in their home by selling it to a social landlord - such as a housing association or local authority – and continuing to live there as a tenant. The Mortgage to Shared Equity scheme involves the Scottish Government taking a financial stake in the property. This reduces the amount to be paid to the lender every month.

- [Town Centre Empty Homes Fund \(TCEHF\)](#)

A fund to create affordable homes for sale and rent by converting disused commercial premises. It also targeted long-term empty homes needing renovation to make them habitable.

- The **Town Centre Housing Fund** saw £2.75 million awarded to six projects in December 2013. Its aim was to help bring empty town centre properties back into use for affordable housing.

- **Greener Homes Innovation Scheme**

Under the [Greener Homes Innovation Scheme](#) the Scottish Government invited bid applications that offered new approaches to the delivery of energy efficient affordable housing using innovative modern methods of off-site construction.

- [Innovative Financing](#)

We are continuing to create innovative financing models to increase housing supply, help make the most of existing public funding and secure additional private sector investment.

National Housing Trust (NHT) – a guarantee-based model which is delivering homes for mid-market rent for a period of between five and 10 years at various locations across the country

Local Affordable Rented (LAR) Housing Trust – a Scottish charity set up to provide long-term, mid market rented housing in Scotland.

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5. Budgets

The resources available for the Affordable Housing Supply Programme in 2016-17 following in-year adjustments were £550.779m.

The budget included a mix of grant and Financial Transactions (FTCs) for loans and equity use:

Affordable Housing Supply Budget 2016-17	£m
Grant	343.250
Loan	111.000
Transfer of management of Development Funding (TMDF)	96.529
Total	550.779

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6. Programme Out-turn 2016-17: Tables

Table 1 – AHSP Expenditure by Local Authority Area for 2016-17

Local Authority Area	Expenditure £m	Resource Planning Assumptions £m
Aberdeen (City of)	15.370	10.956
Aberdeenshire	13.848	17.167
Angus	6.247	5.394
Argyll & Bute	10.949	11.075
Clackmannanshire	6.146	3.654
Dumfries & Galloway	8.106	12.79
Dundee (City of)	7.328	10.68
East Ayrshire	5.865	7.684
East Dunbartonshire	5.217	5.247
East Lothian	8.792	6.894
East Renfrewshire	0.918	3.975
Edinburgh (City of)	37.238	29.249
Falkirk	5.917	7.015
Fife	25.619	19.747
Glasgow (City of)	72.780	67.28
Glasgow Housing Association (GHA)	18.589	18.425
Highland	32.865	27.362
Inverclyde	5.475	7.531
Midlothian	8.428	5.364
Moray	7.541	6.908
North Ayrshire	13.464	9.106
North Lanarkshire	22.759	23.004
Orkney	2.469	3.594
Perth & Kinross	9.726	11.681
Renfrewshire	13.749	11.521
Shetland	2.589	3.201
South Ayrshire	5.527	7.343
South Lanarkshire	15.527	16.934
Stirling	4.127	5.705
The Scottish Borders	8.812	8.633
West Dunbartonshire	8.526	7.65
West Lothian	10.429	8.963
Western Isles (Eilean Siar)	1.898	4.799
Local Programmes Total	422.840	406.531
Infrastructure Fund (Grant)	9.639	
Open Market Shared Equity (OMSE)	65.896	
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	2.980	
Town Centre Empty Homes Fund	0.732	
Rural Housing & Islands Fund	0.134	
Craiginches, Aberdeen	3.646	
Other Programmes/Costs	0.448	
National Programmes Total	83.475	
In-year Adjustment	-0.649	
Local and National Programme Totals	505.666	

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Table 2 – AHSP Expenditure by Category for 2016-17**RENT**

Social Rent	(£m)
RSL Social Rent General Needs	255.006
RSL Rent Particular Needs	31.565
Council House Delivery	85.164
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	2.980
Total Social Rent	374.715

Other Affordable Rent

Rural Empty Properties Grant (REPG)	0.023
Mid Market Rent (grant funded)	38.252
Total Affordable Rent	38.275

HOME OWNERSHIP**Affordable Home Ownership**

RSL Shared Equity (NSSE)	8.638
Open Market Shared Equity (OMSE)	65.896
Partnership Support for Regeneration (PSR)	1.029
Total Affordable Home Ownership	75.563

OTHER

Grants to Improve the Physical and Social Environment (GPSE) previously approved through Affordable Housing Investment Programme (AHIP)	3.163
Craiginches, Aberdeen	3.646
Infrastructure Fund (Grant)	9.639
Other Programmes/Costs	0.448
Town Centre Empty Homes Fund	0.732
Rural Housing & Islands Fund	0.134
In-year Adjustment	-0.649
Total Other	17.113

Total Affordable Housing Supply Programme	505.666
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Table 3 – AHSP Unit Approvals by Local Authority Area and Programme for 2016-17

Local Authority Area	RSL Rent	Town Centre Empty Homes Fund (RSL Rent)	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	Town Centre Empty Homes Fund	Local Affordable Rented Housing Trust (LAR)	Rural Housing & Islands Fund	Mid Market Rent (MMR)	New Supply Shared Equity (NSSE)	Partnership Support for Regeneration (PSR)	Open Market Shared Equity (OMSE)	Total Affordable	Totals
Aberdeen (City of)	124				124					148			53	201	325
Aberdeenshire	206		106		312					8			21	29	341
Angus	97		22		119				6		8		5	19	138
Argyll & Bute	184				184				2				1	3	187
Clackmannanshire	96		14		110								16	16	126
Dumfries & Galloway	16			4	20					2		46	21	69	89
Dundee (City of)	210		33		243								30	30	273
East Ayrshire	117		7		124								1	1	125
East Dunbartonshire	22		4		26					19	8		5	32	58
East Lothian	88		108	2	198					11	8		65	84	282
East Renfrewshire	10		10	3	23								10	10	33
Edinburgh (City of)	360			1	361	150				436	28		350	964	1,325
Falkirk	30		107	4	141								55	55	196
Fife	257		242		499	36				45			119	200	699
Glasgow (City of)	1,160	37		6	1,203			20		338	36		76	470	1,673
Glasgow Housing Association	204				204									0	204
Highland	213		180	1	394		2		3	60	57		158	280	674
Inverclyde	0				0									0	0
Midlothian	89	6	4	2	101					26			126	152	253
Moray	21		63		84		6		6				18	30	114
North Ayrshire	118		98	1	217								2	2	219
North Lanarkshire	110	12	169	5	296						5		21	26	322
Orkney	38				38								8	8	46
Perth & Kinross	152		81	2	235				7		21		157	185	420
Renfrewshire	268			7	275						68		4	72	347
Shetland	33				33									0	33
South Ayrshire	94			2	96								2	2	98
South Lanarkshire	232	5		5	242								25	25	267
Stirling	47		28	7	82								25	25	107
The Scottish Borders	201				201								24	24	225
West Dunbartonshire	280		40	3	323								3	3	326
West Lothian	76		317	10	403					42			251	293	696
Western Isles (Eilean Siar)	34				34				2		18		1	21	55
2016-17 Unit Approvals Programme totals	5,187	60	1,633	65	6,945	186	8	20	26	1,135	257	46	1,653	3,331	10,276

[Link to definition of Approvals](#)
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Table 4 – AHSP Site Starts by Local Authority Area and Programme for 2016-17

Local Authority Area	RSL Rent	Town Centre Empty Homes Fund (RSL Rent)	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	Town Centre Empty Homes Fund	Local Affordable Rented Housing Trust (LAR)	Rural Housing & Islands Fund	Mid Market Rent (MMR)	New Supply Shared Equity (NSSE)	Open Market Shared Equity (OMSE)	Total Affordable	Totals
Aberdeen (City of)	164		179		343	19				210		53	282	625
Aberdeenshire	180		63		243	15				37		21	73	316
Angus	47		22		69					12	8	5	25	94
Argyll & Bute	219				219				2		4	1	7	226
Clackmannanshire	58		10		68	14				16		16	46	114
Dumfries & Galloway	26			4	30					2		21	23	53
Dundee (City of)	164		33		197							30	30	227
East Ayrshire	94		7		101							1	1	102
East Dunbartonshire	52		4		56						12	5	17	73
East Lothian	83		90	2	175					14		65	79	254
East Renfrewshire	10		10	3	23							10	10	33
Edinburgh (City of)	511			1	512	150				392	44	350	936	1,448
Falkirk	30		107	4	141							55	55	196
Fife	264		242		506					45		119	164	670
Glasgow (City of)	731	37		6	774			20		174	36	76	306	1,080
Glasgow Housing Association	183				183								0	183
Highland	133		210	1	344	10			2	33	44	158	247	591
Inverclyde	23				23								0	23
Midlothian	68	6	36	2	112					26		126	152	264
Moray	42		31		73		6					18	24	97
North Ayrshire	84		96	1	181							2	2	183
North Lanarkshire	155	12	112	5	284						5	21	26	310
Orkney	36				36							8	8	44
Perth & Kinross	114		81	2	197				7		21	157	185	382
Renfrewshire	144			7	151							4	4	155
Shetland	15				15								0	15
South Ayrshire	62		20	2	84							2	2	86
South Lanarkshire	147		16	5	168							25	25	193
Stirling	24		36	7	67							25	25	92
The Scottish Borders	112				112	22						24	46	158
West Dunbartonshire	74		40	3	117							3	3	120
West Lothian	21		518	10	549					42		251	293	842
Western Isles (Eilean Siar)	40				40						18	1	19	59
2016-17 Unit Starts Programme Totals	4,110	55	1,963	65	6,193	230	6	20	11	1,003	192	1,653	3,115	9,308

[Link to definition of site starts](#)
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Table 5 – AHSP Completions by Local Authority Area and Programme for 2016-17

Local Authority Area	RSL Rent	Town Centre Housing Fund (RSL Rent)	Town Centre Empty Homes (RSL Rent)	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	Town Centre Housing Fund	Town Centre Empty Homes Fund	Local Affordable Rented Housing Trust (LAR)	Rural Housing & Islands Fund	Mid Market Rent (MMR)	Shared Ownership (LCHO)	New Supply Shared Equity (NSSE)	Partnership Support for Regeneration (PSR)	Open Market Shared Equity (OMSE)	Total Affordable	Totals
Aberdeen (City of)	28					28	47					26				53	126	154
Aberdeenshire	61			96		157	15					32				21	68	225
Angus	13			15		28										5	5	33
Argyll & Bute	141					141										1	1	142
Clackmannanshire	10	17		29		56										16	16	72
Dumfries & Galloway	76				4	80						22				21	43	123
Dundee (City of)	87					87						6				30	36	123
East Ayrshire				22		22										1	1	23
East Dunbartonshire	47			4		51								29		5	34	85
East Lothian	24			126	2	152						24		12		65	101	253
East Renfrewshire	70			10	3	83										10	10	93
Edinburgh (City of)	225			88	1	314	108					280		57		350	795	1,109
Falkirk	82			98	4	184										55	55	239
Fife	106	14		341		461		4				25				119	148	609
Glasgow (City of)	834		2		6	842				20		132		6	30	76	264	1,106
Glasgow Housing Association	262					262											0	262
Highland	50			130	1	181	10				2	44		24		158	238	419
Inverclyde						0											0	0
Midlothian	28			58	2	88						21				126	147	235
Moray	37			29		66			6							18	24	90
North Ayrshire	11			24	1	36										2	2	38
North Lanarkshire	55			75	5	135						8		6		21	35	170
Orkney	31			26		57							6	4		8	18	75
Perth & Kinross	48			38	2	88										157	157	245
Renfrewshire	69				7	76								39		4	43	119
Shetland	28					28											0	28
South Ayrshire	94			18	2	114										2	2	116
South Lanarkshire	162			72	5	239						36				25	61	300
Stirling	36			50	7	93										25	25	118
The Scottish Borders	96			3		99	22									24	46	145
West Dunbartonshire	83				3	86										3	3	89
West Lothian	61			157	10	228										251	251	479
Western Isles (Eilean Siar)	18					18										1	1	19
2016-17 Unit Completions Programme Totals	2,973	31	2	1,509	65	4,580	202	4	6	20	2	656	6	177	30	1,653	2,756	7,336

[Link to definition of Completions](#) [Back to contents page](#)

7. CASE STUDY

Completed during 2016 and part funded through the Affordable Housing Supply Programme, Dalmore in Alness is an excellent example of partnership working in order to deliver affordable housing at a high standard to the Alness community.



Ref: T33472, T33821, T34048

Provided by Albyn Housing Society and Highland Council, approved in May 2015 and completed in June 2016, the development comprises 15 social rented (Highland Council), 12 Mid Market Rent and 10 Shared Equity (Albyn Housing Society) homes. This diverse tenure mix means a number of local needs have been met.

Accessible - All the houses meet Housing for Varying Need standard. The Council also developed two of their social rented properties to meet Wheelchair standard, and seven for older/ambulant disabled standards.

Greener - Built to a Greener Standards Level these properties are highly energy efficient with mains gas central heating and highly insulated walls. Careful consideration was also given to long term maintenance with regards to windows, doors and cladding.

The site also benefits from being a very open layout with large amounts of landscaped areas.

The Scottish Government Affordable Housing Supply Programme provided funding of £1.4m towards the development of the site.

“As well as providing much needed affordable new homes, the project will provide a welcome boost to the local construction industry”.¹

The Minister for Local Government and Housing Kevin Stewart said “This is an excellent example of partnership working in order to deliver vital affordable housing at a high standard to the Alness community”.²

Our geographically dispersed area teams have also taken or received photos from partners of some other projects funded through the AHSP, which are accessible via [Area team photos in our Housing Photos Flickr page](#) [Back to contents page](#)

¹ Albyn Housing Society News Release, 20 May 2015 “Work Starts at Dalmore Site for New Affordable Homes.... A range of Highland Consultants, including Bracewell Stirling, Horner & MacLennan, Cameron & Ross, KLM Partnership and Armour & Partners, will work alongside O’Brien Properties to provide design, engineering and consultancy services”

² Albyn Housing Society News Release, 15 July 2016 “We Take Handover of New Alness Homes”

8. Low-Cost Initiative for First-Time Buyers (LIFT)

This is a summary table relating to LIFT only, and details what the funding has delivered

Table 6 – LIFT breakdown by category

LIFT Categories	Approvals	Site Starts	Completions	Spend (£m)
New Supply Shared Equity (NSSE)	257	192	177	8.638
Shared Ownership (LCHO)	0	0	6	0.000
Open Market Shared Equity (OMSE ³)	1653	1653	1653	65.896
Partnership Support for Regeneration (PSR)	46	0	30	1.029
Total	1956	1845	1866	75.563

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9. Grant Rates

In January 2016, grant subsidies were increased for affordable homes for rent being delivered by councils and registered social landlords (RSLs) over the next three years. Subsidies were increased by up to £14,000 for each new home with incentives being offered for those homes achieving the higher greener standard.

The following table details the average total cost per unit and the average grant per unit for the 2016-17 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

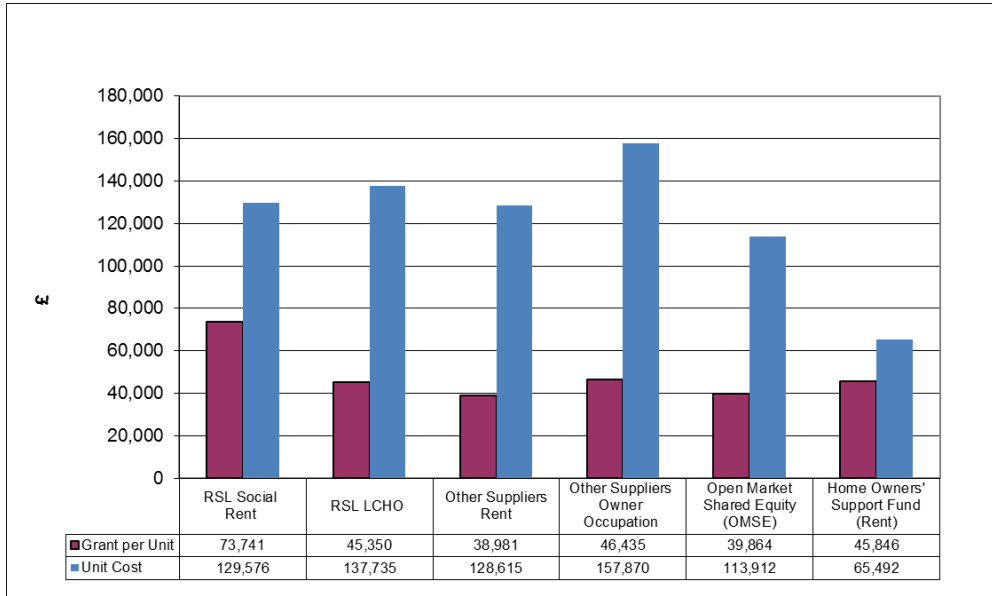
Table 7 - Scheme Costs/Grant Rates 2016-17

Scotland Total	No of Schemes	No of Units	No of Bedspaces	Average Scheme Size	Grant	Private	Public	Total Est. Scheme Costs	Grant Rate	Unit Cost	Grant per Unit	Private Finance per Unit	Public Finance per Unit
RSL Social Rent	279	5,187	19,277	18.6	382.494	283.137	6.480	672.111	56.91%	129,576	73,741	54,586	1,249
RSL LCHO	21	257	1,062	12.2	11.655	23.247	0.496	35.398	32.93%	137,735	45,350	90,455	1,930
Other Suppliers Rent	45	1,135	3,969	25.2	44.244	100.674	1.060	145.978	30.31%	128,615	38,981	88,700	934
Other Suppliers Owner Occupation	3	46	207	15.3	2.136	5.126	0.000	7.262	29.41%	157,870	46,435	111,435	0
Sub-total	348	6,625	24,515	19.0	440.529	412.184	8.036	860.749	51.18%	129,924	66,495	62,216	1,213
OMSE	1,653	1,653	6,612	1.0	65.896	122.400	0.000	188.296	35.00%	113,912	39,864	74,047	0
Home Owners' Support Fund (Rent)	65	65	195	1.0	2.980	1.277	0.000	4.257	70.00%	65,492	45,846	19,646	0
Total	2,066	8,343	31,322	4.0	509.405	535.861	8.036	1,053.302	48.36%	126,250	61,058	64,229	963

*excludes Council House (Rent), National Housing Trust (NHT), Local Affordable Rent (LAR) Housing Trust, Rural Housing & Islands Fund and Town Centre Empty Homes Fund

³ The [Open Market Shared Equity Scheme](#) helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government.

Scheme Costs/Grants Rates



A full list of [Grant Recipients](#) is available within Section 14.

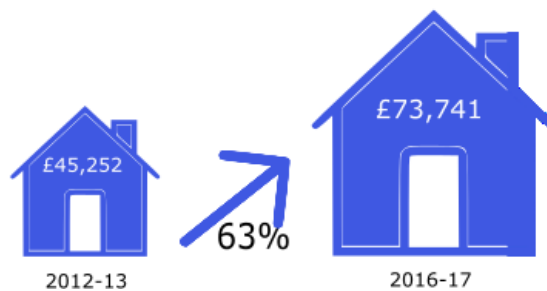
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Table 8 – Historic Trends (Grant per Unit)

The following table illustrates the average cost per unit to build a new home over the past 5 years and also the average grant input by the Scottish Government, calculated at tender **approval** stage. In January 2016 subsidy rates for affordable homes for rent delivered by councils and registered social landlords were increased by up to £14,000 per unit.

	2012-13		2013-14		2014-15		2015-16		2016-17	
	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)
RSL Social Rent Only	£109,976	£45,252 41.15%	£114,098	£55,385 48.54%	£119,939	£61,774 51.50%	£119,968	£64,668 53.90%	£129,576	£73,741 56.91%
All Grants	£95,426	£37,691 39.50%	£109,445	£45,661 41.72%	£114,890	£50,559 44.01%	£115,697	£52,352 45.25%	£126,250	£61,058 48.36%

AHSP Grant per unit for RSL Rent



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10. Forms and Location of Housing

Table 9 - Forms of Housing Funded by AHSP in 2016-17

Form	Approvals	Site Starts	Completions
New Build	7,364	6,397	4,634
Off the Shelf	2,162	2,112	2,103
Rehab	750	799	599
Total	10,276	9,308	7,336

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Table 10 – AHSP Completions by location for 2016-17⁴

Local Programmes		
Cities	SIMD ⁵ Areas	703
	Other	1,068
Urban	SIMD Areas	52
	Other	2,433
Total Cities/Urban		4,256
Rural	Other	1,095
Total Rural		1,095
Total Local Programmes		5,351

Total Central Programmes	1,985
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2016-17 Unit Completion Programme Totals	7,336
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Local Programmes		
Spend by Rural/ Urban	2016-17	
	Spend (£m)	Percentage
Cities/Urban	346.359	82%
Rural	76.481	18%
Total Local Programmes	422.840	

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⁴ Please note, this was the existing terminology used in the reporting system. In general, large urban areas are classified as “cities”, other urban areas and towns as “urban”, and accessible and remote rural as “rural”.

⁵ [Scottish Index of Multiple Deprivation \(SIMD\)](#)

11. Particular Needs

The Affordable Housing Supply Programme supports the delivery of flexible housing capable of being adapted to suit peoples' changing requirements. Therefore wherever possible, all units are built to Varying Need Standards.

Local Housing Strategies and Strategic Housing Investment Plans developed by local authorities set out local housing needs and the priorities for housing investment, including how much specialist housing is required, and where this should be delivered. As set out in our Disability Delivery Plan – a [Fairer Scotland for Disabled People](#), we have committed to working with local authorities, disabled people, and other stakeholders to ensure that each local authority sets a realistic target within its Local Housing Strategy for the delivery of wheelchair accessible housing across all tenures and reports annually on progress.

The grant subsidy arrangements for the Affordable Housing Supply Programme are sufficiently flexible to support the development of specialist housing identified by local authorities as a priority, helping disabled people with more complex needs live independently in their own homes and older people to stay in their own homes for longer.

The table below shows that 653 homes were *purpose built* for older people or disabled people including 212 known to be specifically designed for wheelchair users.

Table 11 - Housing for older people and disabled people

Category	2016-17
Older People	408
Disabled People	*245
Total	653

*includes housing for older disabled people

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12. Quality Measures

The programme delivered housing that can be accessed by the majority of the population and that is safe and secure to live in.

The following quality measures table shows the percentage of RSL (rent & LCHO), new build, council house new build and mid market rent new build completions meeting standards during 2016-17

Table 12(a) – Housing for Varying Needs (HfVN)

% of units meeting Housing for Varying Needs (HfVN)	91%
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Table 12(b) - Secured by Design (SBD)

% of units to Secured by Design (SBD) accreditation standard	91%
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13. Greener Standard

Within the AHSP there exists a strong focus on enhancing energy efficiency. To incentivise delivery of new homes which meet a greener standard, a system to vary the subsidy benchmarks for new council and housing association homes was introduced in 2012-13.

To qualify for higher subsidy, the building standards for the new homes must meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating. During 2016-17 a total of 3,162 out of 7110 approvals for RSL/Council House/MMR new build units included the greener homes standard.

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14. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2016-17. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

Tables 13(a) and (b) –

(a) Registered Social Landlords (RSLs) and (b) councils in receipt of grant⁶:

Client Name	£m
Aberdeenshire Housing Partnership	5.004
Albyn Housing Society Ltd	9.037
Almond Housing Association Ltd	0.629
Angus Housing Association Ltd	1.103
Ardenglen Housing Association Ltd	0.042
Argyll Community Housing Association Ltd	3.740
Ark Housing Association Ltd	0.008
Atrium Homes	1.054
Ayrshire Housing	0.010
Barrhead Housing Association Ltd	0.271
Berwickshire Housing Association Ltd	2.158
Bield Housing & Care	1.262
Blairtummock Housing Association Ltd	0.006
Blochairn Housing Association Ltd	0.021
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	1.643
Cadder Housing Association Ltd	0.199
Cairn Housing Association Ltd	0.892
Caledonia Housing Association Ltd	5.915
Calvay Housing Association Ltd	0.017
Cassiltoun Housing Association Ltd	0.211
Castlehill Housing Association Ltd	5.596
Castle Rock Edinvar Housing Association Ltd	5.282
Cathcart & District Housing Association Ltd	0.445
Cernach Housing Association Ltd	0.023
Charing Cross Housing Association Ltd	0.016
Cloch Housing Association Ltd	0.006
Clydebank Housing Association Ltd	1.915
Clyde Valley Housing Association Ltd	18.315
Copperworks Housing Co-operative Ltd	0.053
Craigdale Housing Association Ltd	0.024
Cube Housing Association Ltd	6.330
Cunninghame Housing Association Ltd	12.404
Drumchapel Housing Co-operative Ltd	0.103
Dumfries & Galloway Housing Partnership	4.927
Dunbritton Housing Association Ltd	1.593

⁶ Excluding Adaptations, Glasgow Housing Association (GHA) Demolitions and GHA Owner Occupiers

Client Name	£m
Dunedin Canmore Housing Ltd	8.581
Easthall Park Housing Co-operative Ltd	0.031
East Lothian Housing Association Ltd	2.777
Eildon Housing Association Ltd	6.142
Elderpark Housing Association Ltd	0.519
Fairfield Housing Co-operative Ltd	1.123
Forgewood Housing Co-operative Ltd	0.060
Forth Housing Association Ltd	2.034
Fyne Homes	2.052
Gardeen Housing Association Ltd	0.130
Glasgow Housing Association Ltd, The	16.033
Glasgow West Housing Association Ltd	1.360
Glen Housing Association Ltd	0.647
Glen Oaks Housing Association Ltd	1.264
Govan Housing Association Ltd	3.166
Govanhill Housing Association Ltd	7.386
Grampian Housing Association Ltd	6.926
Hanover (Scotland) Housing Association Ltd	3.260
Hawthorn Housing Co-operative Ltd	0.223
Hebridean Housing Partnership Ltd	1.898
Hillcrest Housing Association Ltd	9.709
Hjaltland Housing Association Ltd	2.566
Home In Scotland Ltd	7.524
Horizon Housing Association Ltd	0.035
Hunters Hall Housing Co-operative Ltd	0.006
Kendoon Housing Association Ltd	0.029
Key Housing Association Ltd	0.169
Kingdom Housing Association Ltd	12.178
Kingsridge Cleddans Housing Association Ltd	0.024
Langstane Housing Association Ltd	0.745
Link Group Ltd	10.808
Linthouse Housing Association Ltd	2.056
Lister Housing Co-operative Ltd	0.005
Lochaber Housing Association Ltd	3.478
Lochfield Park Housing Association Ltd	0.293
Loreburn Housing Association Ltd	0.652
Loretto Housing Association Ltd	2.982
Manor Estates Housing Association Ltd	0.792
Maryhill Housing Association Ltd	0.843
Melville Housing Association Ltd	0.408
Milnbank Housing Association Ltd	0.612
Molendinar Park Housing Association	0.125
Moray Housing Partnership Ltd	0.349
Muirhouse Housing Association Ltd	0.014
New Gorbals Housing Association Ltd	2.907
North Glasgow Housing Association Ltd	0.401

Client Name	£m
North View Housing Association Ltd	0.073
Oak Tree Housing Association Ltd	1.130
Ochil View Housing Association Ltd	0.345
Ore Valley Housing Association Ltd	0.596
Orkney Housing Association Ltd	2.017
Osprey Housing Moray	0.367
Parkhead Housing Association Ltd	2.314
Partick Housing Association Ltd	0.190
Pineview Housing Association Ltd	0.016
Port of Leith Housing Association Ltd	3.477
Prospect Community Housing	0.004
Provanhall Housing Association Ltd	0.078
Queens Cross Housing Association Ltd	0.158
Reidvale Housing Association	0.030
River Clyde Homes Ltd	3.235
Rosehill Housing Co-operative Ltd	0.046
Ruchazie Housing Association Ltd	0.017
Rural Stirling Housing Association Ltd	0.812
Rutherglen & Cambuslang Housing Association Ltd	0.207
Sanctuary Scotland Housing Association Ltd	28.798
Scottish Borders Housing Association Ltd	0.392
Scottish Veterans Housing Association Ltd	0.005
Shettleston Housing Association Ltd	1.854
Southside Housing Association Ltd	6.402
Spire View Housing Association Ltd	0.046
Margaret Blackwood Housing Association Ltd	0.336
Thenue Housing Association Ltd	2.615
Thistle Housing Association Ltd	1.373
Tollcross Housing Association Ltd	2.609
Trust Housing Association Ltd	0.059
Viewpoint Housing Association Ltd	0.070
Wellhouse Housing Association Ltd	0.116
Weslo Housing Management	1.102
West Granton Housing Co-operative Ltd	0.002
West Highland Housing Association Ltd	4.482
West Lothian Housing Partnership Ltd	0.261
West of Scotland Housing Association Ltd	2.846
Whiteinch & Scotstoun Housing Association Ltd	0.583
Williamsburgh Housing Association Ltd	0.008
Yoker Housing Association Ltd	0.744
Yorkhill Housing Association Ltd	0.005
Total	285.396

(b) Councils in receipt of grant for Council House Delivery

Council	(£m)
Aberdeen (City of)	4.037
Aberdeenshire	1.566
Angus	1.748
Clackmannanshire	0.357
Dundee (City of)	1.800
East Ayrshire	0.937
East Dunbartonshire	1.268
East Lothian	2.674
East Renfrewshire	0.498
Edinburgh (City of)	3.955
Falkirk	4.077
Fife	10.643
Highland	9.825
Midlothian	5.285
Moray	3.734
North Ayrshire	6.255
North Lanarkshire	5.200
Orkney	0.452
Perth & Kinross	3.045
Renfrewshire	0.172
South Ayrshire	2.655
South Lanarkshire	3.519
Stirling	1.282
The Scottish Borders	0.120
West Dunbartonshire	1.077
West Lothian	8.984
Total	85.165⁷

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⁷ Due to rounding, the figure differs by £0.001 from the Table 2 expenditure.

Table 14 – Other Grant Recipients

The following tables show Mid Market Rent and Other Rent recipients during 2016-17:

Mid Market Rent

Client Name	£m
Aberdeenshire Housing Partnership	1.528
Albyn Housing Society Ltd	1.956
Castle Rock Edinvar Housing Association Ltd	1.496
Castlehill Housing Association Ltd	0.510
Cathcart & District Housing Association Ltd	0.001
Clyde Valley Housing Association Ltd	0.537
Cube Housing Association Ltd	0.117
Dumfries & Galloway Housing Partnership	0.070
Dunedin Canmore Housing Association Ltd	3.274
Glasgow Housing Association Ltd	2.556
Grampian Housing Association Ltd	2.825
Hillcrest Housing Association Ltd	1.057
Home In Scotland Ltd	1.628
Kingdom Housing Association Ltd	2.710
Kingdom Initiatives	1.399
Link Group Ltd	1.500
Loretto Housing Association Ltd	0.592
Lothian Homes Ltd	0.757
Manor Estates Housing Association Ltd	0.149
Parkhead Housing Association Ltd	0.007
Partick Housing Association Ltd	0.095
Places for People Scotland Ltd	0.527
Port Of Leith Housing Association Ltd	3.469
Sanctuary (Scotland) Housing Association Ltd	8.370
Southside Housing Association Ltd	0.565
West Lothian Housing Partnership Ltd	0.555
Total	38.250

Other Rent (empty homes back into use for social rent)

Client Name	£m
National Trust for Scotland	0.023

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15. GLOSSARY

AHSP – Affordable Housing Supply Programme

Approvals – units receiving approval at tender stage in the current financial year. [Back to Table 3](#)

Budget Allocations – element of AHSP planned for spend in a financial year within a given local authority area.

Central Programmes - Includes funding for programmes such as LIFT, HOSF and increased subsidy for homes built to a higher greener standard. [Back to Table 10](#)

Completions - units which have reached practical completion stage of the on site development process. [Back to Table 5](#)

GHA – Glasgow Housing Association

GRO – Grant for Rent and Owner Occupation (Now known as Partnership Support for Regeneration (PSR). Grants to private developers to kick start the market in areas where there is little or no home ownership currently.

HA – Housing Association.

HfVN – Housing for Varying Needs. When receiving funding support from the Grant Provider, the [Housing for Varying Needs Design Guide](#) (Part 1: Houses and Flats and Part 2: Houses with Integral Support) contains the criteria and principles to be adhered to.

HOSF – Home Owners' Support Fund

I & R – Improvement and Repair grants to owners who are participating in projects in areas where the properties have previously transferred from Scottish Homes to RSLs.

LA – Local Authority

LAR – Local Affordable Rent Housing Trust

LCHO – Low Cost Home Ownership. Includes all LIFT products.

LHS – Local Housing Strategies

LIFT – Low-cost Initiative for First-Time Buyers

Local Programmes - Form the main part of the AHSP and relates to council and registered social landlord development activity. [Back to Table 10](#)

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NHT – National Housing Trust

NSSE – New Supply Shared Equity

OMSE – Open Market Shared Equity

Own/Occ – Owner Occupier

Private Finance – includes loan finance, private contributions, HA reserves, sales income from house sales.

Partnership Support for Regeneration (PSR) – formerly known as GRO – Grant for Rent and Owner Occupation. Grants to private developers to kick start the market in areas where there is little or no home ownership currently.

REPG – Rural Empty Properties Grant

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RPA – Resource Planning Assumptions

RSLs – Registered Social Landlords

SBD – Secured by Design

SHIPs – Strategic Housing Investment Plans

Site Starts – from 2010-11 counted at point of contractor commencing on site, for all years pre- 2009-10 counted at the date of tender approval. [Back to Table 4](#)

Social Rent – Generally rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

TCEHF - Town Centre Empty Homes Fund

T MDF – Transfer of the Management of Development Funding (Glasgow and Edinburgh Councils)

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16. CONTACTS

The AHSP in 2016-17 was administered through More Homes Division Area Teams, supported by a central programme co-ordination team. (In Glasgow and Edinburgh, day-to-day management of the Affordable Housing Supply Programme has been devolved to the relevant city council.)

The More Homes Division mailbox is MoreHomes@gov.scot

Current and historic information is also available in the [More Homes Affordable Housing Supply Programme webpage](#)

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