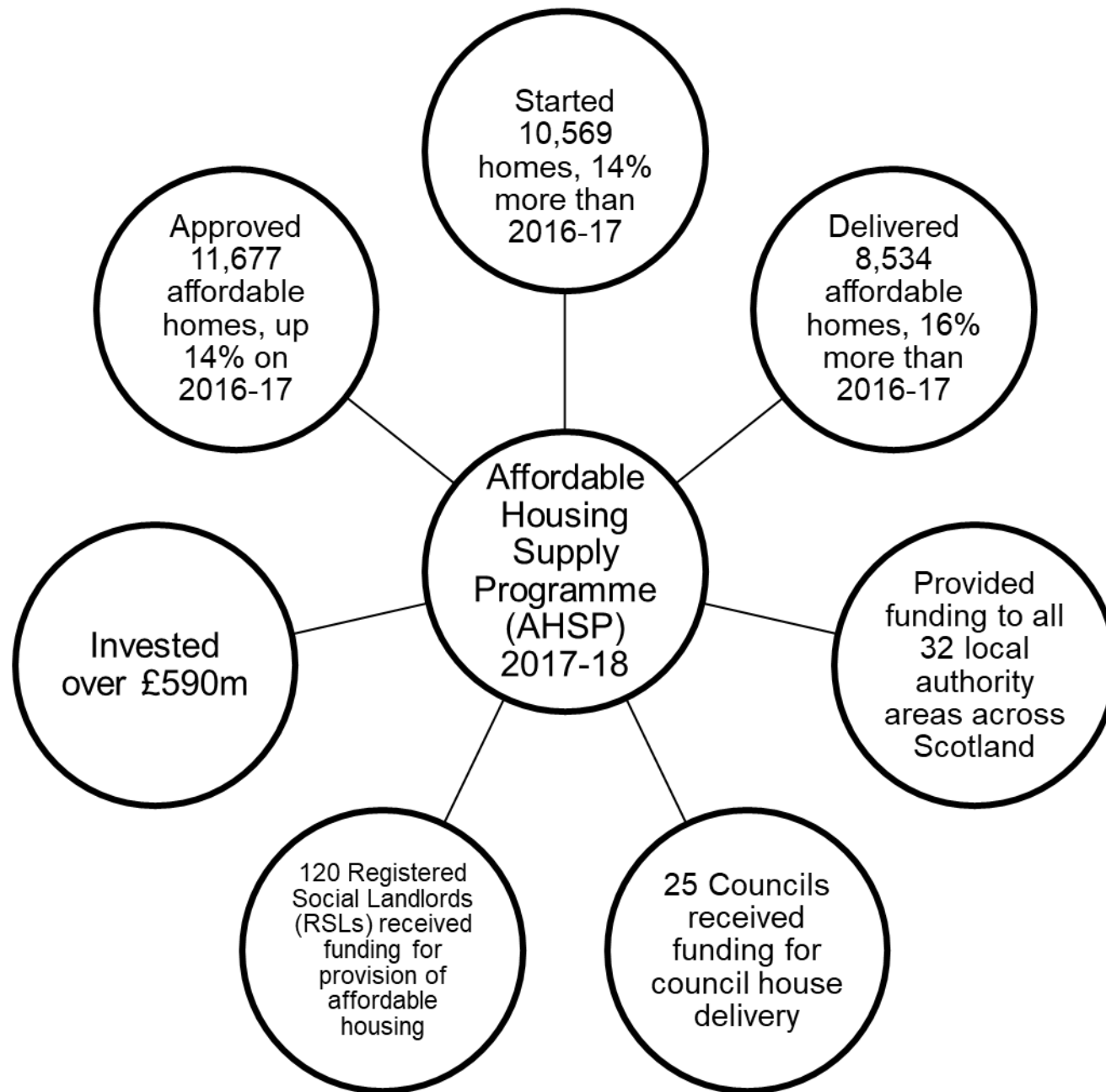


Affordable Housing Supply Programme Out-turn Report 2017-18

More Homes Division

December 2018



CONTENTS

Section	Title	Page No.
1	Introduction	4
2	Planning and Delivery	4
3	Official Statistics	5
4	Scope of the Affordable Housing Supply Programme (AHSP)	5 – 7
5	Budgets	8
6	Programme Out-turn 2017-18 TABLES Table 1 - Expenditure by Local Authority Area Table 2 – Expenditure by Category Table 3 – Unit Approvals by Local Authority Area and Programme Table 4 – Site Starts by Local Authority Area and Programme Table 5 – Completions by Local Authority Area and Programme	9 – 13
7	Case Study	14
8	Low-Cost Initiative for First Time Buyers (LIFT) Table 6 – LIFT Category Breakdown	15
9	Grant Rates Table 7 – Scheme Costs/Grant Rates Table 8 – Historic Trends (Grant Per Unit)	15 – 17
10	Forms and location of housing funded by AHSP Table 9 – Forms of housing funded by AHSP Table 10 – Location of housing funded by AHSP	17 – 18
11	Projects funded through the AHSP	19 – 20
12	Table 11 - Particular Needs	21
13	Quality Measures Table 12 (a) – Housing for Varying Needs Table 12 (b) – Secured by Design	22
14	Greener Standard	22
15	Grant Recipients Table 13 (a) and (b) – Registered Social Landlords (RSLs) and councils in receipt of grant Table 14 – Other grant recipients	23 – 27
16	Contacts	28
APPENDIX		29 - 30

Affordable Housing Supply Programme 2017-18 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, with a further [progress update in March 2018](#) which provides an overview of the More Homes Scotland approach to help increase housing supply across all tenures.

2017-18 was the second 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 2017-18, the affordable homes provided through the Scottish Government's Affordable Housing Supply Programme (AHSP) comprised homes for social rent, 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 2017-18.

[Back to contents page](#)

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 used to inform the priorities for investment at the local level in 2017-18. 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 for social and affordable housing developments, based on their Local Housing Strategy and SHIP. Councils were advised of Resource Planning Assumptions (RPA) for 2017-18 in March 2017. Following on from this in June 2017 the Scottish Government announced that it would provide Resource Planning Assumptions for future years providing the certainty and assurance that the housing sector needs to deliver the ambitious affordable homes target.

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 Islands Housing Funds.

The AHSP was delivered through the network of Scottish Government More Homes Division Area Teams. Glasgow City Council and 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.

[Back to contents page](#)

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 2017-18 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 purchases.

[Back to contents page](#)

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.
- **Social housing** is rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

In 2017-18 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 unit numbers delivered through the AHSP.

The following provides a summary of the types of support given in 2017-18

- **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. In 2017-18 they were 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 as well as innovative initiatives including 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 access homeownership where it is affordable for them to do so. 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 Grant for Rent and Owner Occupation (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 allowing them to continue 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 by the owner to the lender every month.

- **Town Centre Empty Homes Fund (TCEHF)**

A former 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.

- **Rural and Islands Housing Funds**

These funds were launched in 2016 with the primary aim of increasing the supply of long term affordable housing of all tenures in rural areas. They are open to a wide range of potential applicants, including those not able to access traditional funding streams such as community bodies, rural landowners, landlords and private developers. It will enable them to take a more active role in meeting the housing needs of their community. During 2017-18, we extended the timescale of availability of these funds from three years to five – matching the current Parliamentary term.

- **Innovative Financing**

The innovative use of government guarantees, loans, grant recycling and new sources of private funding is supporting the delivery of homes across all tenures and generating significant investment in addition to our conventional funding routes.

We continue to collaborate across the public and private sectors, working with local authorities and delivery partners to stretch available public resources and harness increased levels of private finance in innovative ways.

A number of other projects have contributed to the continued expansion of Mid Market Rent across Scotland including LAR Housing Trust and National Housing Trust.

Local Affordable Rented (LAR) Housing Trust – a Scottish charity set up to provide long-term, mid-market rented housing across Scotland. Supported by a package of SG loan funding and Institutional Investment, to date LAR has delivered MMR homes across six local authority areas.

National Housing Trust (NHT) – The first government guarantee-backed housing programme in the UK – is a pioneering example of creative working amongst the public, private and non-profit sectors to boost affordable housing supply and stimulate the economy.

Mid Market Rent Invitation - supported by Scottish Government loan funding with plans in place to attract significant investment from Institutional Investors to support delivery of Mid Market Rent (MMR) homes across Scotland.

Charitable Bond – The Charitable Bond model is an innovative funding mechanism which provides development finance for new affordable housing, while also generating instant capital funds, in the form of Charitable Donations. 2017-18 saw these charitable donations used as Housing Association Grant for the provision of new social housing. In some instances the donations formed the sole contribution from the Scottish Government towards the development of social housing but in other cases they were donated in addition to funding through the AHSP.

[Back to contents page](#)

5. Budgets

The resources available for the Affordable Housing Supply Programme in 2017-18 following in-year adjustments were £592.306 million.

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

Affordable Housing Supply Budget 2017-18	Budget £m	Outturn £m
Grant	375.000	375.000
Loan	119.500	121.217
Transfer of Management of Development Funding (TMDF)	96.089	96.089
Total	590.589	592.306

The difference of £1.717 million relates to additional authorised loan expenditure on Open Market Shared Equity (OMSE).

[Back to contents page](#)

6. Programme Out-turn 2017-18: Tables

Table 1 – AHSP Expenditure by Local Authority Area for 2017-18

Local Authority/Programme	Resource Planning Assumptions	Spend (£m)
Aberdeen (City of)	12.279	14.640
Aberdeenshire	19.393	17.717
Angus	5.754	6.795
Argyll & Bute	11.606	11.909
Clackmannanshire	3.888	3.941
Dumfries & Galloway	13.828	9.905
Dundee (City of)	11.459	12.826
East Ayrshire	8.003	5.274
East Dunbartonshire	5.247	4.556
East Lothian	7.544	8.035
East Renfrewshire	4.001	0.994
Edinburgh (City of)	31.288	40.693
Eilean Siar (Western Isles)	5.771	3.841
Falkirk	7.657	6.321
Fife	21.889	22.639
Glasgow (City of)	71.974	76.509
Glasgow Housing Association (GHA)	26.774	25.925
Highland	28.761	28.573
Inverclyde	7.531	7.313
Midlothian	6.035	6.335
Moray	6.908	6.358
North Ayrshire	10.160	14.210
North Lanarkshire	24.487	25.978
Orkney	3.594	3.086
Perth & Kinross	11.681	15.950
Renfrewshire	11.521	9.262
Shetland	3.287	3.462
South Ayrshire	8.047	5.596
South Lanarkshire	18.074	21.526
Stirling	6.102	6.839
The Scottish Borders	10.088	11.588
West Dunbartonshire	12.568	14.018
West Lothian	10.190	10.950
Local Programmes	447.389	463.564
Central Programmes	6.600	3.685
Infrastructure Fund	10.000	0.539
Open Market Shared Equity (OMSE)	70.000	72.523
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	3.000	1.127
Local Affordable Rented Housing Trust (LAR)	11.000	24.000
Town Centre Empty Homes Fund	0.700	0.907
Rural and Islands Housing Funds	6.000	1.061
In-year adjustment	0.900	0.400
Charitable Bond Loan Investment	25.000	24.500
Mid Market Rent Initiative	10.000	
National Totals (including financial Transactions, Grants and Loans)	143.200	128.742
Local and National Programme Totals	590.589	592.306

[Back to contents page](#)

Table 2 – AHSP Expenditure by Category for 2017-18**RENT****Social Rent****(£m)**

RSL Social Rent General Needs	285.216
RSL Social Rent Particular Needs	42.204
Council House Rent General Needs	69.584
Council House Rent Particular Needs	14.409
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	1.127
Total Social Rent	412.540

Other Affordable Rent

Local Affordable Rented Housing Trust (LAR)	24.000
Mid Market Rent (grant funded)	39.356
Total Affordable Rent	63.356

HOME OWNERSHIP**Affordable Home Ownership**

RSL Shared Equity (NSSE)	10.577
Open Market Shared Equity (OMSE)	72.523
Partnership Support for Regeneration (PSR)	1.081
Improvement & Repair Grants	1.115
Rural Home Ownership Grants	0.022
Total Affordable Home Ownership	85.318

OTHER

Central Programmes	3.685
Charitable Bonds	24.500
Infrastructure Fund	0.539
Town Centre Empty Homes Fund	0.907
Rural and Islands Housing Funds	1.061
In-year Adjustment	0.400
Total Other	31.092

Total Affordable Housing Supply Programme	592.306
--	----------------

[Back to contents page](#)

Table 3 – AHSP Unit Approvals by Local Authority Area and Programme for 2017-18

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	Mid Market Rent (MMR)	Mid Market Rent (MMR) Invitation	New Supply Shared Equity (NSSE)	Council House Build Shared Equity	Partnership Support for Regeneration (PSR)	Open Market Shared Equity (OMSE)	Local Affordable Rent Housing Trust (LAR)	Rural and Islands Housing Funds	Total Affordable	Totals
Aberdeen (City of)	296		2	298	58					154	43		255	553
Aberdeenshire	169	16		185	18					75			93	278
Angus	29	47	2	78						13			13	91
Argyll & Bute	321			321			18						18	339
Clackmannanshire	45	10		55						9			9	64
Dumfries & Galloway	142			142						39		10	49	191
Dundee (City of)	82	70		152	50					42			92	244
East Ayrshire	53	16	1	70									0	70
East Dunbartonshire	71	10	1	82	21		8			2			31	113
East Lothian	20	87	1	108	27					56	29		112	220
East Renfrewshire	20	23	1	44						1			1	45
Edinburgh (City of)	287	175	1	463	1,209		89			213			1,511	1,974
Eilean Siar (Western Isles)	35			35					1				1	36
Falkirk	5	90	1	96	17					50			67	163
Fife	421	216		637	24					143			167	804
Glasgow (City of)	991		2	993	112		82			94	20		308	1,301
Glasgow Housing Association	181			181									0	181
Highland	329	102	2	433	115		52	4		173		18	362	795
Inverclyde	255			255									0	255
Midlothian	58	171	1	230						104			104	334
Moray	22	36		58						24			24	82
North Ayrshire	125	109		234						5			5	239
North Lanarkshire	194	73	10	277	20		5			46			71	348
Orkney	1	32		33			4			3			7	40
Perth & Kinross	113	82		195	12		13			209		1	235	430
Renfrewshire	39		1	40						8			8	48
Shetland	45	2		47			6						6	53
South Ayrshire	95	20	2	117						2			2	119
South Lanarkshire	313	165	5	483						10			10	493
Stirling	70	43	2	115						16			16	131
The Scottish Borders	127		1	128						34		6	40	168
West Dunbartonshire				0						3			3	3
West Lothian	156	75	3	234						238			238	472
Various Local Authority Areas - Mid Market Rent (MMR) Initiative						1,000							1,000	1,000
2017-18 Unit Approvals Programme totals	5,110	1,670	39	6,819	1,683	1,000	277	4	1	1,766	92	35	4,858	11,677

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

Table 4 – AHSP Site Starts by Local Authority Area and Programme for 2017-18

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Total Social Rent	Mid Market Rent (MMR)	New Supply Shared Equity (NSSE)	Partnership Support for Regeneration (PSR)	Open Market Shared Equity (OMSE)	Local Affordable Rent Housing Trust (LAR)	Rural and Islands Housing Funds	National Housing Trust	Total Affordable	Totals
Aberdeen (City of)	319		2	321	58			154	43			255	576
Aberdeenshire	170	68		238	7			75			12	94	332
Angus	98	47	2	147				13		6		19	166
Argyll & Bute	19			19		8						8	27
Clackmannanshire	68	14		82				9				9	91
Dumfries & Galloway	71			71	3		14	39				56	127
Dundee (City of)	94	70		164				42				42	206
East Ayrshire	28	16	1	45								0	45
East Dunbartonshire		10	1	11		8		2				10	21
East Lothian	60	43	1	104	11	8		56	55			130	234
East Renfrewshire	8	13	1	22				1				1	23
Edinburgh (City of)	200	115	1	316	965	27		213				1,205	1,521
Eilean Siar (Western Isles)	29			29						2		2	31
Falkirk	5	90	1	96	17			50				67	163
Fife	305	193		498	24			143			36	203	701
Glasgow (City of)	1,272		2	1,274	254	76		94				424	1,698
Glasgow Housing Association	364			364	212							212	576
Highland	222	83	2	307	48	27		173		2		250	557
Inverclyde	51			51								0	51
Midlothian	70	7	1	78				104				104	182
Moray	22	84		106				24		6		30	136
North Ayrshire	142	76		218				5				5	223
North Lanarkshire	154	232	10	396	20	5		46				71	467
Orkney	6			6		4		3				7	13
Perth & Kinross	151	82		233	12	13		209		1		235	468
Renfrewshire	163		1	164		29		8				37	201
Shetland	61			61		6						6	67
South Ayrshire	88	20	2	110				2				2	112
South Lanarkshire	282	173	5	460				10				10	470
Stirling	58	63	2	123				16				16	139
The Scottish Borders	164		1	165				34		6		40	205
West Dunbartonshire	280			280				3				3	283
West Lothian	141	75	3	219				238				238	457
2017-18 Unit Starts													
Programme totals	5,165	1,574	39	6,778	1,631	211	14	1,766	98	23	48	3,791	10,569

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

Table 5 – AHSP Completions by Local Authority Area and Programme for 2017-18

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support Fund (Rent)	Town Centre Empty Homes (RSL Rent)	Total Social Rent	Mid Market Rent (MMR)	New Supply Shared Equity (NSSE)	Partnership Support for Regeneration (PSR)	Open Market Shared Equity (OMSE)	Local Affordable Rent Housing Trust (LAR)	National Housing Trust	Rural and Islands Housing Funds	Rural Home Ownership Grant (RHOG)	Improvement & Repair	Total Affordable	Totals
Aberdeen (City of)	127		2		129	78			154	43					275	404
Aberdeenshire	126	30			156	25			75		12				112	268
Angus	62	14	2		78	12	8		13			6			39	117
Argyll & Bute	86				86		4					2			6	92
Clackmannanshire	74	4			78	16			9		14				39	117
Dumfries & Galloway	10				10		34		39						73	83
Dundee (City of)	104				104				42						42	146
East Ayrshire	56	9	1		66										0	66
East Dunbartonshire	20	10	1		31				2						2	33
East Lothian	152	78	1		231	14			56	19					89	320
East Renfrewshire			1		1				1						1	2
Edinburgh (City of)	181	32	1		214	388	54		213		56				711	925
Eilean Siar (Western Isles)	16				16		8					2			10	26
Falkirk		98	1		99	17			50						67	166
Fife	115	550			665	109		16	143	7	24				299	964
Glasgow (City of)	1,060		2	2	1,064	189			94	20				187	490	1,554
Glasgow Housing Association	299				299	20									20	319
Highland	124	108	2		234	33	24		173			1	1		232	466
Inverclyde	68				68										0	68
Midlothian		88	1	6	95				104	12					116	211
Moray	72	47			119				24			6			30	149
North Ayrshire	84	70			154				5						5	159
North Lanarkshire	178	134	10		322		20		46						66	388
Orkney	33				33				3						3	36
Perth & Kinross	155	66			221		13		209			8			230	451
Renfrewshire	77		1		78				8						8	86
Shetland	36	2			38										0	38
South Ayrshire	14	29	2		45				2						2	47
South Lanarkshire	172	83	5		260				10						10	270
Stirling		53	2		55				16						16	71
The Scottish Borders	78		1		79				34						34	113
West Dunbartonshire	30				30				3						3	33
West Lothian	22	83	3		108				238						238	346
2017-18 Unit Completions totals	3,631	1,588	39	8	5,266	901	165	16	1,766	101	106	25	1	187	3,268	8,534

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

7. CASE STUDY

Leith Fort, North Fort Street, Edinburgh EH6 4HF –
Partnership working and award winning delivery of 94 affordable homes, completed during 2017-18

Designed as a modern interpretation of the 19th century Edinburgh 'colony' style, on the site of Leith Fort, a Napoleonic era military fort.

Assistance of almost £2.9million grant funding from the Scottish Government.



32 units for Social Rent (City of Edinburgh Council)



62 units for Mid Market Rent (Port of Leith Housing Association's subsidiary Persevere Developments)

[Port of Leith Housing Association official opening by Mr Kevin Stewart on 31 October 2017](#), [Homes for Scotland annual Awards – Affordable Housing Development of the Year](#)
[Scottish Housing News article after announcement of Homes for Scotland Award winner](#), other information on this [Council Housing](#) and [Mid Market Rent](#) development.

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](#)

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

This is a summary table relating to LIFT only, and details what the AHSP funding has delivered in 2017-18.

Table 6 – LIFT breakdown by category

LIFT Categories	Approvals	Site Starts	Completions	Spend (£m)
New Supply Shared Equity (NSSE)	277	211	165	10.577
Open Market Shared Equity (OMSE)	1766	1766	1766	72.523
Partnership Support of Regeneration (PSR) previously known as Grant for Rent and Owner Occupation (GRO)	1	14	16	1.081
Rural Home Ownership Grant (RHOG)	0	0	1	0.022
Total	2044	1991	1948	84.203

[Back to contents page](#)

9. Grant Rates

In January 2016, grant subsidies were increased for affordable homes for rent being delivered by councils and registered social landlords (RSLs). 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 2017-18 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 2017-18

Scotland Total	No of Schemes	No of Units	No of Bedspaces	Average Scheme Size	SG Funding	Private Finance	Public Finance	Total Est Scheme Costs	SG Funding Rate (%)	Unit Cost	SG Funding per Unit	Private Finance per Unit	Public Finance per Unit
RSL Social Rent	262	4,735	17,858	18	378,134,744	279,097,629	7,929,393	665,161,765	56.85%	140,478	79,860	58,944	1,675
RSL LCHO	23	270	1,165	12	13,387,825	21,477,045	8,182,387	43,047,257	31.10%	159,434	49,585	79,545	30,305
CHB Rent	118	1,675	5,965	14	91,625,263	18,912,601	101,963,177	212,501,040	43.12%	126,866	54,702	11,291	60,874
CHB LCHO	1	4	20	4	260,000	390,000	-	650,000	40.00%	162,500	65,000	97,500	-
Other Suppliers Rent	63	1,719	6,025	27	65,959,452	89,622,099	113,704,945	269,286,496	24.49%	156,653	38,371	52,136	66,146
Other Suppliers Owner Occupation	1	1	5	1	59,117	116,035	-	175,152	33.75%	175,152	59,117	116,035	-
Sub Total	468	8,404	31,038	18	549,426,400	409,615,409	231,779,902	1,190,821,711	46.14%	141,697	65,377	48,741	27,580
OMSE	1,766	1,766	7,064	1	72,523,000	134,700,000	-	207,223,000	35.00%	117,340	41,066	76,274	-
HOSF	39	39	117	1	1,127,000	483,000	-	1,610,000	70.00%	41,282	28,897	12,385	-
Totals	2,273	10,209	38,219	4	623,076,400	544,798,409	231,779,902	1,399,654,711	44.52%	137,100	61,032	53,365	22,703

A full list of [Grant Recipients is available within Section 15.](#)

[Back to contents page](#)

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		2017/18*	
	Average Cost per Unit	Average AHSP SG Funding per Unit (%)	Average Cost per Unit	Average AHSP SG Funding per Unit (%)	Average Cost per Unit	Average AHSP SG Funding per Unit (%)	Average Cost per Unit	Average AHSP SG Funding per Unit (%)	Average Cost per Unit	Average AHSP SG Funding per Unit (%)	Average Cost per Unit	Average AHSP SG Funding per Unit (%)
RSL Social Rent Only	£109,976	41.15%	£114,098	48.54%	£119,939	51.50%	£119,968	53.90%	£129,576	56.91%	£140,478	56.85%
		£37,691		£45,661		£50,559		£52,352		£61,058		£61,032
All Grants	£95,426	39.50%	£109,445	41.72%	£114,890	44.01%	£115,697	45.25%	£126,250	48.36%	£137,100	44.52%

*All Grants includes Council House Building

[Back to contents page](#)

10. Forms and Location of Housing

Table 9 - Forms of Housing Funded by AHSP in 2017-18

Form	Approvals	Site Starts	Completions
New Build	8599	7573	5308
Off the Shelf	2410	2312	2268
Rehab	668	684	958
Total	11677	10569	8534

[Back to contents page](#)

Table 10 – AHSP Completions and Spend by location for 2017-18¹**Total AHSP Completions by location 2017-18**

Local Programmes	Completions
Large Urban Areas	2521
Other Urban Areas	3177
Accessible Small Towns	5
Remote Small Towns	0
Accessible Rural	763
Remote Rural	23
Total Local Programmes	6489

Total Central Programmes	2045
---------------------------------	-------------

2017-18 Unit Completion Programme Totals	8534
---	-------------

Total AHSP Spend by location 2017-18

Local Programmes	Spend (£m)	Percentage of Local Programmes
Large Urban Areas	164.165	35%
Other Urban Areas	205.408	44%
Accessible Small Towns	6.779	1%
Remote Small Towns	1.389	0%
Accessible Rural	81.595	18%
Remote Rural	4.228	1%
Total Local Programmes	463.564	

Total Central Programmes	128.742
---------------------------------	----------------

2017-18 Spend	592.306
----------------------	----------------

[Back to contents page](#)

¹ In September 2017 our HARP system was introduced and data was migrated from our old IT system. As part of this migration, data was remapped to the [Scottish Government 6 fold classifications](#)."

11. Projects funded through the AHSP



[Ness Castle, Inverness](#)

Albyn Housing Society Limited

30 units for social rent and 12 units for shared equity

Completed June 2017

[Brand Street, Glasgow](#)

Glasgow Housing Association

85 units for social rent and 20 units for mid-market rent

Completed January 2018



[Old Military Road, Luss](#)

Link Group

5 units for social rent including one wheelchair unit

Completed May 2017

[West Whins, The Park, Findhorn, Moray](#)

Park Ecovillage Trust

6 Rural Housing Fund units

Completed December 2017



[Glenshellach Phase 10, Oban](#)

Argyll Community Housing Association

8 units for social rent

Completed November 2017

[Burdshaugh, Forres](#)

Moray Council

16 units for social rent

Completed April 2017



[Overton Road, Kirkcaldy, Fife](#)

Fife Council

160 units for social rent including 4 wheelchair units and 13 amenity

Completed November 2017

[Back to contents page](#)

12. 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. In line with the Programme for Government commitment, specific guidance to support local authorities in the development of these targets will be issued.

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 744 homes were *purpose built* for older people or disabled people including 145 identified as specifically designed for wheelchair users.

Table 11 - Housing for older people and disabled people

Category	2017-18
Older People	570
*Disabled People	174
Total	744

*includes housing for older disabled people

[Back to contents page](#)

13. 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.

Of the information returned, the following tables show the percentage of RSL (rent & LCHO), new build, council house new build and mid market rent new build completions meeting the following quality measures during 2017-18

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

% of new build units meeting Housing for Varying Needs (HfVN)	99%
---	-----

Table 12(b) - Secured by Design (SBD)



% of new build units intended to meet Secured by Design (SBD) accreditation standard	95%
--	-----

[Back to contents page](#)

14. 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 2017-18 a total of 4,606 out of 7,321 approvals for RSL/Council House/MMR new build units included the greener homes standard.

[Back to contents page](#)

15. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2017-18. 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 grant²:

Client Name	£m
Aberdeenshire Housing Partnership	3.490
Abertay Housing Association Ltd	5.443
Albyn Housing Society Ltd	9.623
Almond Housing Association Ltd	0.782
Angus Housing Association Ltd	4.312
Ardenglen Housing Association Ltd	0.025
Argyll Community Housing Association Ltd	4.941
Ark Housing Association Ltd	0.005
Atrium Homes	2.291
Ayrshire Housing	0.900
Berwickshire Housing Association Ltd	1.637
Bield Housing & Care	0.069
Blairtummock Housing Association Ltd	0.015
Blochairn Housing Association Ltd	0.011
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	4.746
Cadder Housing Association Ltd	3.073
Cairn Housing Association Ltd	1.001
Caledonia Housing Association Ltd	5.765
Calvay Housing Association Ltd	-0.024
Cassiltoun Housing Association Ltd	0.031
Castle Rock Edinvar Housing Association Ltd	9.383
Castlehill Housing Association Ltd	3.674
Cathcart & District Housing Association Ltd	0.348
Cernach Housing Association Ltd	0.105
Charing Cross Housing Association Ltd	0.025
Cloch Housing Association Ltd	-0.011
Clyde Valley Housing Association Ltd	18.305
Clydebank Housing Association Ltd	0.848
Copperworks Housing Co-operative Ltd	0.031
Craigdale Housing Association Ltd	0.010
Cube Housing Association Ltd	7.369
Cunninghame Housing Association Ltd	14.298
Drumchapel Housing Co-operative Ltd	0.025
Dumfries & Galloway Housing Partnership	2.157

² Only includes TMDf funded adaptations. Other adaptations are funded outwith the AHSP budget.

Client Name	£m
Dunbritton Housing Association Ltd	6.294
Dunedin Canmore Housing Ltd	7.932
East Lothian Housing Association Ltd	1.267
Easthall Park Housing Co-operative Ltd	0.030
Eildon Housing Association Ltd	9.951
Elderpark Housing Association Ltd	1.484
Fairfield Housing Co-operative Ltd	0.908
Fife Housing Association Limited	1.107
Forth Housing Association Ltd	2.794
Fyne Homes	2.752
Gardeen Housing Association Ltd	0.058
Glasgow Housing Association Ltd, The	18.148
Glasgow West Housing Association Ltd	0.026
Glen Housing Association Ltd	-0.204
Glen Oaks Housing Association Ltd	0.084
Govan Housing Association Ltd	0.402
Govanhill Housing Association Ltd	9.135
Grampian Housing Association Ltd	9.515
Hanover (Scotland) Housing Association Ltd	1.748
Hawthorn Housing Co-operative Ltd	3.025
Hebridean Housing Partnership Ltd	3.842
Hillcrest Housing Association Ltd	14.313
Hillhead Housing Association 2000	0.066
Hjaltland Housing Association Ltd	3.346
Home In Scotland Ltd	5.702
Horizon Housing Association Ltd	0.044
Hunters Hall Housing Co-operative Ltd	0.001
Irvine Housing Association Ltd	0.227
Kendoon Housing Association Ltd	0.012
Key Housing Association Ltd	0.014
Kingdom Housing Association Ltd	18.158
Kingsridge Cleddans Housing Association Ltd	0.020
Langstane Housing Association Ltd	3.860
Link Group Ltd	15.285
Linthouse Housing Association Ltd	0.843
Lochaber Housing Association Ltd	0.824
Lochfield Park Housing Association Ltd	0.041
Loreburn Housing Association Ltd	2.356
Loretto Housing Association Ltd	5.330
Manor Estates Housing Association Ltd	0.063
Margaret Blackwood Housing Association Ltd	0.122
Maryhill Housing Association Ltd	0.450
Melville Housing Association Ltd	2.941
Milnbank Housing Association Ltd	0.060
Molendinar Park Housing Association	0.087

Client Name	£m
Moray Housing Partnership Ltd	0.464
Muirhouse Housing Association Ltd	0.017
New Gorbals Housing Association Ltd	4.002
North Glasgow Housing Association Ltd	0.185
North View Housing Association Ltd	0.048
Oak Tree Housing Association Ltd	0.608
Ochil View Housing Association Ltd	0.063
Orkney Housing Association Ltd	3.085
Osprey Housing Moray	2.023
Parkhead Housing Association Ltd	0.899
Partick Housing Association Ltd	1.279
Pineview Housing Association Ltd	0.016
Port of Leith Housing Association Ltd	1.702
Prospect Community Housing	0.010
Provanhall Housing Association Ltd	0.029
Queens Cross Housing Association Ltd	0.178
Reidvale Housing Association	0.034
River Clyde Homes Ltd	5.142
Rosehill Housing Co-operative Ltd	2.709
Ruchazie Housing Association Ltd	0.018
Rural Stirling Housing Association Ltd	1.933
Rutherglen & Cambuslang Housing Association Ltd	1.240
Sanctuary Scotland Housing Association Ltd	25.582
Scottish Veterans Housing Association Ltd	0.026
Shettleston Housing Association Ltd	2.199
Southside Housing Association Ltd	4.316
Spire View Housing Association Ltd	0.187
Thenue Housing Association Ltd	7.263
Thistle Housing Association Ltd	2.677
Tollcross Housing Association Ltd	0.119
Trust Housing Association Ltd	0.531
Viewpoint Housing Association Ltd	0.036
Wellhouse Housing Association Ltd	-0.081
Weslo Housing Management	0.617
West Granton Housing Co-operative Ltd	0.008
West Highland Housing Association Ltd	0.004
West Lothian Housing Partnership Ltd	3.441
West of Scotland Housing Association Ltd	6.059
Whiteinch & Scotstoun Housing Association Ltd	0.078
Yoker Housing Association Ltd	0.200
Yorkhill Housing Association Ltd	0.016
Total	338.128

[Back to contents page](#)

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

Council	£m
Aberdeenshire	5.683
Angus	1.606
Aberdeen (City of)	0.683
Dundee (City of)	0.754
Edinburgh (City of)	5.118
Clackmannanshire	0.297
East Ayrshire	1.643
East Dunbartonshire	1.122
East Lothian	3.248
East Renfrewshire	0.418
Falkirk	4.125
Fife	4.708
Highland	8.960
Midlothian	1.482
Moray	4.411
North Ayrshire	5.168
North Lanarkshire	11.919
Perth & Kinross	3.582
Renfrewshire	1.465
Shetland	0.114
South Ayrshire	0.578
South Lanarkshire	5.818
Stirling	2.112
West Dunbartonshire	3.050
West Lothian	5.929
Total	83.993

[Back to contents page](#)

Table 14 – Other Grant Recipients

The following tables show Mid Market Rent and Other grant recipients during 2017-18

Mid Market Rent

Client Name	£m
Aberdeenshire Housing Partnership	0.280
Albyn Housing Society Ltd	1.687
Castle Rock Edinvar Housing Association Ltd	1.279
Castlehill Housing Association Ltd	0.541
Cathcart & District Housing Association Ltd	0.007
Clyde Valley Housing Association Ltd	0.547
Cube Housing Association Ltd	0.321
Dumfries & Galloway Housing Partnership	0.064
Dunedin Canmore Housing Association Ltd	1.918
Glasgow Housing Association Ltd	7.777
Glen Housing Association Ltd	0.204
Govan Housing Association Ltd	0.012
Grampian Housing Association Ltd	0.352
Highland Housing Alliance	0.280
Hillcrest Housing Association Ltd	1.369
Home In Scotland Ltd	1.060
Kingdom Housing Association Ltd	1.822
Link Group Ltd	10.380
Parkhead Housing Association Ltd	0.074
Partick Housing Association Ltd	0.433
Places for People Scotland Ltd	1.733
Port Of Leith Housing Association Ltd	2.431
Sanctuary (Scotland) Housing Association Ltd	2.093
Shettleston Housing Association Ltd	0.401
Southside Housing Association Ltd	0.749
Trust Housing Association Ltd	0.282
Weslo Housing Management	0.510
West Lothian Housing Partnership Ltd	0.747
Total	39.353

Partnership Support for Regeneration (PSR)

Client Name	£m
Building Craftsmen (Dumfries Ltd)	1.081

[Back to contents page](#)

16. CONTACTS

The AHSP in 2017-18 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](#)

[Back to contents page](#)

APPENDIX

AHSP – Affordable Housing Supply Programme

Approvals – units receiving approval at tender stage in that 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.

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.

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

[Back to contents page](#)