

Affordable Housing Supply Programme
Out-turn Report
2021-22



More Homes Division

Contents

Affordable Housing Supply Programme 2021-22 Out-turn Report Key Figures	5
Introduction	6
Planning and delivery of the AHSP	9
Official Statistics and Information within the Report	11
Official Statistics	11
Information within the Report	11
Scope of the AHSP	12
Grant to Housing Associations	12
Support to Mid market rent (MMR)	12
Council House Delivery	13
Low Cost Initiative for First-Time Buyers (LIFT)	13
Partnership Support for Regeneration (PSR) – (former Grant for Rent and Owner Occupation (GRO) Grants)	13
Home Owners’ Support Fund (HOSF)	14
Town Centre Empty Homes Fund (TCEHF)	14
Rural and Islands Housing Fund (RIHF)	14
Housing Infrastructure Fund (HIF)	14
Innovative Financing	15
Budgets	17
Table 1	17
Programme Out-turn 2021-22	18
Table 2 - AHSP Expenditure by Local Authority Area and Central Programmes	18
Table 3 - AHSP Expenditure by Category for 2021-22	20
Table 4 - AHSP Expenditure by Local Authority Area and Programme for 2021-22	21
Table 5 - AHSP Approvals by Local Authority Area and Programme for 2021-22	22
Table 6 - AHSP Site Starts by Local Authority Area and Programme for 2021-22	23
Table 7 - AHSP Completions by Local Authority Area and Programme for 2021-22	24
Charitable Bonds	25
Summary of Completions and Expenditure	26
Table 8 a - Reporting on 50,000 Unit Completions Target	26

Table 8 b - Expenditure from 2016-17 to 2021-22	27
Low-Cost Initiative for First-Time Buyers (LIFT)	28
Table 9 - LIFT breakdown by category	28
Grant Funding	30
Table 10 - Scheme Costs/Grant funding 2021-22	30
Table 11 a - Historic Trends (AHSP Grant Funding per Home) – RSL Social Rent Only	32
Table 11 b - Historic Trends (AHSP Grant Funding per Home) – All Grants	32
Forms and Location of Housing	33
Table 12 a - 2021-22 Approvals	33
Table 12 b - 2021-22 Site Starts	34
Table 12 c - 2021-22 Completions	35
Table 13 a - AHSP Completions by location showing local and central programmes	39
Table 13 b - AHSP Expenditure by location showing local and central programmes	40
Table 14 a - AHSP Approvals, Site Starts, Completions and Expenditure on Islands for 2016-2017 to 2021-2022	41
Table 14 b - AHSP Approvals, Site Starts, Completions and Expenditure on Islands by Programme for 2021-22	41
Accessible Homes	44
Table 15 a – Completed homes for older people and disabled people by Provision and Client Type	45
Table 15 b – Completed homes for Wheelchair Users by Local Authority and Tenure	46
Quality Measures	50
Table 16 a - Housing for Varying Needs (HfVN)	50
Table 16 b - Secured by Design  (SBD)	50
Table 17 – Enhancing Energy Efficiency 	53
Grant Recipients	56
Table 18 a - Registered Social Landlords (RSLs) / Subsidiaries	56
Table 18 b - Councils in receipt of grant for Council House Delivery	60

Table 19 a - Partnership Support for Regeneration (PSR)	61
Table 19 b - Housing Infrastructure Fund (HIF) Grant	61
Monitoring of Affordable Housing Investment Benchmarks	62
Table 20 a - Homes Under, At and Above Benchmark - by Geographic Benchmark - excluding Glasgow City	62
Table 20 b - Projects Under, At and Above Benchmark - by Geographic Benchmark - excluding Glasgow City	63
Table 20 c - Projects Approved Above Benchmark	64
Contacts and Further Information	65
Glossary	66

Affordable Housing Supply Programme 2021-22 Out-turn Report Key Figures

Approved 7,820 affordable homes

Started 8,227 affordable homes

Completed 9,757 affordable homes

123 registered social landlords (RSLs) received funding for provision of affordable housing

Invested over £671 million

25 councils received funding for council house delivery



Introduction

This document - excluding pictures of projects – can be accessed via the [Affordable Housing Supply Programme webpage](#) within the annual out-turn reports and related data section. All of the tables can be accessed via the [supporting accessible excel document](#) on the [AHSP Out-turn Report 2021-2022 webpage](#).

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.

Recognising the importance of everyone having a safe and affordable home that meets their needs, [Housing to 2040](#) – Scotland's first long-term national housing strategy – outlines what the Scottish Government wants housing and communities to look and feel like for the people of Scotland, with actions on how to get there. The strategy is a culmination of extensive stakeholder engagement and consultation.

This work contributes to the vision for national wellbeing in Scotland laid out in the National Performance Framework. A range of indicators are used to assess the Scottish Government's progress towards our purpose and national outcomes. These provide a broad measure of national wellbeing, incorporating a range of economic, social and environmental factors.

The Affordable Housing Supply Programme (AHSP) contributes to the following National Outcomes: Health, Communities, Human Rights, Education, Children, Poverty, Economy and Environment -



Warm and affordable homes are much more than just bricks and mortar, they provide the foundation for family life and the much needed security families require to work, learn and thrive. Ensuring families have suitable accommodation, free from overcrowding, gives children a safe space to do their homework and have friends home from school. Affordable and secure housing removes a significant barrier for parents who can then focus on accessing employment or training opportunities.

An estimated 3,200 households with children have been helped into affordable housing in the year to March 2022. And keeping social rents lower than market rents benefits approximately 110,000 children in poverty each year.

In 2021-22 the affordable homes provided through the AHSP comprised homes for social rent, for mid-market rent and for low cost home ownership. These homes took various forms including; new build homes, rehabilitation projects, conversions and off-the-shelf purchases of both new and second hand homes.

Funding was provided to Registered Social Landlords (RSLs), councils, community partnerships and trusts, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2021-22.

2021-22 – Additional Reporting

Of particular note in 2021-22, on 23 March 2022 the previous 50,000 affordable homes target was met, a year later than planned, after delays caused by the COVID-19 pandemic and global issues around supply and workforce affected the pace at which homes could be delivered. We have included details of the breakdown of this target in [Table 8 a](#) as well as the balance of homes delivered during March which signal the start of progress towards delivering the current 110,000 affordable homes target. Further information on this can also be found in our [published statistics](#) and on [our webpage](#).

Also of note was the [review of Affordable Housing Investment Benchmarks](#) which was undertaken between March and June 2021. The review was carried out by a cross-sector working group of officials and was jointly chaired by the Scottish Government and COSLA. As part of that review we agreed to:

- a. monitor the number of tender approvals which are approved at, above and below benchmark on an annual basis (with the exception of projects in Glasgow given that the City Council (a) has a separate standard that it requires RSLs to deliver to and (b) undertakes detailed appraisals of all projects) – and publish this information in our annual Affordable Housing Supply Programme out-turn report
- b. analyse, for those projects that are approved above benchmark, the average person size of projects, as well as their geography and tenure (again with the above exception) – and publish this information in the annual Affordable Housing Supply Programme out-turn report, and
- c. monitor the cost of installing the following two quality features that are being phased into the Programme, particularly given concerns expressed by some group members that the proposed benchmark assumptions for these measures may be too low – automatic fire suppression systems and heating systems which produce zero direct emissions at the point of use.

Information relating to (a) and (b) are available within the [Monitoring of Affordable Housing Investment Benchmark section](#). Information on (c) is not available for 2021-22 but will be included within the AHSP 2022-23 report.

[Back to contents table](#)

Planning and delivery of the AHSP

All local authorities have a statutory requirement to prepare a Local Housing Strategy (LHS) which sets out their strategic vision for the delivery of housing and housing related services and the outcomes that it will seek to achieve.

Priorities and outcomes identified in the LHS help inform Strategic Housing Investment Plans (SHIPs) which are prepared annually by local authorities and which include affordable housing investment priorities over a five year period. SHIPs are submitted to the Scottish Government annually and identify the projects to be included in the Affordable Housing Supply Programme annual Strategic Local Programme Agreements.

A resource planning approach operates. This enables each local authority to put forward local proposals for social and affordable housing developments, based on the strategic priorities in their LHS. Local authorities were advised of [Resource Planning Assumptions \(RPA\) for the period 2021-22 – 2025-26](#) in July 2021.

A Strategic Housing Investment Framework (SHIF) was agreed with the Convention of Scottish Local Authorities (COSLA) to determine the allocation of funding to 30 of the 32 local authority areas, (funding for Glasgow City Council and City of Edinburgh Council is agreed separately and includes funding from the Local Government Settlement). The SHIF formula takes into account four indicators; affordability, deprivation, rurality and homelessness.

Each local authority has flexibility to apply the available Scottish Government funding to strategic priorities it identifies within its geographic area. If any funding is not spent within the financial year it has been allocated, those funds may be reallocated to other local authority areas across Scotland. Where monies are reallocated, the Scottish Government cannot guarantee that local authority allocations will be readjusted in future years to compensate for any previous reallocations.

A central budget is 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 Fund.

The AHSP is managed through a network of Scottish Government More Homes Division Area Teams. Glasgow City Council and City of Edinburgh Council manage 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 table](#)

Official Statistics and Information within the Report

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, they 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 (AHSP) for 2021-22 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.

The information contained within this report is based on the most accurate information available at the time of collation. Given the scope of the programme there may be instances where information is subsequently updated. Where previous years are referenced, there may be differences with previously reported information due to updates or revisions.

Information within the Report

It should also be noted that within the report there may be tables relating to expenditure, where individual lines do not add up to the totals within the tables due to rounding to £0.000 million.

[Back to contents table](#)

Scope of the AHSP

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 let by councils and registered social landlords, normally with a Scottish Secure Tenancy Agreement.

In 2021-22 investment through the AHSP was made up of a variety of different grant mechanisms and loan and equity funding. The following provides a summary of the types of support given in 2021-22.

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 2021-22 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 the Scottish Government through grant funding as well as innovative initiatives including loan finance and financial guarantees.

Council House Delivery

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

Low Cost Initiative for First-Time Buyers (LIFT)

LIFT brings together ways to help households access homeownership. 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 holds 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. It is administered through an agent on behalf of the Scottish Government. Purchasers fund 60 to 90 per cent of the purchase price and the Scottish Government holds the remaining share under a shared equity agreement.

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 offers help to home owners at the lower end of the market who are experiencing difficulty in paying loans that are secured against their property. The Mortgage to Rent scheme enables home owners 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 temporary equity stake in the property reducing mortgage payments paid by the homeowner to the lender.

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 Fund (RIHF)

The demand-led £30 million Rural and Islands Housing Fund is open to a wide range of potential applicants, including those not able to access traditional affordable housing funding streams such as community bodies, rural landowners, landlords and private developers. It enables them to take a more active role in meeting the housing needs of their community. The fund continues to operate over the current five-year Parliamentary term.

[Housing Infrastructure Fund \(HIF\)](#)

HIF funds housing infrastructure where projects have stalled or cannot proceed due to the level or cost of infrastructure. With the launch of the Housing to 2040 Strategy, we have set out a clear case for “infrastructure first” investment to support long-term housing development, focused on strong place-based investment approaches.

To support these aims, Scottish Ministers approved a second round of HIF grant funding in October 2021 with an anticipated five-year funding allocation. The continuation of HIF provides an opportunity to build on the successes and lessons learned to date and ensure there remains infrastructure support to unlock housing and deliver on the core aims of Housing to 2040.

Innovative Financing

Innovative funding solutions such as government guarantees, loans and grant recycling are supporting our ambitions to create communities that are inclusive, empowered, resilient and safe, while expanding the delivery of more homes across all tenures.

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

A number of other projects have contributed to the continued expansion of affordable housing supply through Mid market rent (MMR) across Scotland including Local Affordable Rented (LAR) Housing Trust and Places for People (PfP) Capital through the MMR Invitation.

Local Affordable Rented (LAR) Housing Trust – a Scottish charity supported by a package of Scottish Government loan funding and Institutional Investment, to provide MMR homes across Scotland.

Mid-market rent Invitation – Places for People (PfP) Capital were selected as the preferred bidder and are supported by a package of Scottish Government loan funding and pension fund investment to provide MMR homes across Scotland.

Charitable Bond – The Charitable Bond model is an innovative funding mechanism which provides loan finance for affordable housing, while also generating capital funds, in the form of Charitable Donations. In some instances, the donations formed the sole subsidy contribution from the Scottish Government towards the development of social housing but in other cases they were donated in addition to grant funding through the AHSP.

[Back to contents table](#)

Budgets

The 2021-22 budget included a mix of grant and Financial Transactions (FTs) for loans and equity.

The £145.481 million net underspend against our revised capital budget was due to the ongoing impacts of COVID and the impact of construction supplies and workforce issues which slowed down the rate of progress on sites thereby reducing the amount able to be claimed by partners.

Spend on Financial Transactions was £19.779 million less than the available budget and was due to reduced activity in the demand led Open Market Shared Equity Scheme (OMSE).

Table 1

Actual spend on Zero Direct Emissions Heating (ZDEH) is reported within the Capital Grant Line as the funding supplements our capital budget.

Affordable Housing Supply Budget 2021-22	Budget (£m)	Out-turn (£m)
Capital Grant	675.370	534.889
Transfer of Management of Development Funding (TMDF)	92.245	92.245
Subtotal (£m)	767.615	627.134
Financial Transactions	64.000	44.221
Total (£m)	831.615	671.355
Directorate for Energy and Climate Change Capital Grant - Transfer in	5.000	0.000
Revised Budget (£m)	836.615	671.355

[Back to contents table](#)

Programme Out-turn 2021-22

Table 2 - AHSP Expenditure by Local Authority Area and Central Programmes

Local Authority Area/Programme	Resource Planning Assumptions (£m)	Actual Spend (£m)
Aberdeen City	20.658	29.748
Aberdeenshire	32.626	14.507
Angus	10.491	8.200
Argyll & Bute	21.250	2.802
Clackmannanshire	6.666	1.025
Dumfries & Galloway	23.796	12.912
Dundee City	19.977	15.083
East Ayrshire	14.910	11.235
East Dunbartonshire	10.082	4.241
East Lothian	13.651	15.772
East Renfrewshire	8.406	4.535
Falkirk	14.601	6.976
Fife	40.205	52.534
Glasgow City	129.030	115.319
Inverclyde	11.428	9.796
Midlothian	12.256	15.108
Moray	10.357	11.763
na Eilean Siar	9.709	5.373
North Ayrshire	18.205	20.641
North Lanarkshire	38.246	28.246
Orkney Islands	3.980	3.534
Perth & Kinross	19.298	12.924
Renfrewshire	19.942	20.322
Scottish Borders	18.562	18.838
Shetland Islands	5.987	4.170
South Ayrshire	14.793	11.617
South Lanarkshire	34.990	20.066
Stirling	11.968	10.193
The City of Edinburgh	52.418	52.418
The Highland Council	53.828	38.752
West Dunbartonshire	12.515	9.854
West Lothian	17.889	24.665
Local Programmes (£m)	732.720	613.169
Central Programmes - Grant		
Miscellaneous	0.616	0.033
Housing Infrastructure Fund	10.000	0.490

Local Authority Area/Programme	Resource Planning Assumptions (£m)	Actual Spend (£m)
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	2.000	0.382
Rural and Islands Housing Fund	6.000	4.793
New Gorbals Reprovisioning	6.932	6.100
Sanctuary/ Thistle Transfer	2.212	1.995
Construction Scotland Innovation Centre	0.172	0.172
Directorate for Energy and Climate Change Capital Grant - Transfer in	5.000	0.000
Contingency Sum - Unallocated	6.963	0.000
Total Central Programmes - Grant (£m)	39.895	13.965
Total Capital Grant (including TMDF) (£m)	772.615	627.134
Central Programmes - Loan		
Open Market Shared Equity (OMSE)	64.000	44.221
Total Financial Transactions (£m)	64.000	44.221
Local and Central Programme Totals (£m)	836.615	671.355

[Back to contents table](#)

Table 3 - AHSP Expenditure by Category for 2021-22

*Miscellaneous consists of Site Signage and Scotland Construction Innovation Centre

Note - Individual lines may not add up to totals due to roundings to £0.000m.

Social Rent

Tenure	Spend (£m)
RSL Social Rent General Needs	311.721
RSL Social Rent Particular Needs	70.054
Council House Rent General Needs	113.533
Council House Rent Particular Needs	44.261
Home Owners' Support Fund (HOSF) - Mortgage to Rent	0.382
Total Social Rent	539.951

Other Rent

Tenure	Spend (£m)
RSL Mid Market Rent General Needs (grant funded)	59.463
RSL Mid Market Rent Particular Needs (grant funded)	7.044
Council House Mid Market Rent General Needs (grant funded)	2.124
Rural and Islands Housing Fund (grant funded)	4.596
Total Affordable Rent	73.227

Affordable Home Ownership

Tenure	Spend (£m)
RSL Shared Equity (NSSE) General Needs	8.564
RSL Shared Equity (NSSE) Particular Needs	0.384
Council House Shared Equity General Needs	2.642
Open Market Shared Equity (OMSE)	44.221
Partnership Support for Regeneration (PSR) General Needs	1.472
Rural and Islands Housing Fund (grant funded)	0.197
Total Affordable Home Ownership	57.480

Other

Other	Spend (£m)
Housing Infrastructure Fund (grant funded)	0.490
Miscellaneous*	0.205
Total Other	0.695

Affordable Housing Supply Programme

All Tenures	Spend (£m)
Total Affordable Housing Supply Programme (£m)	671.355

[Back to contents table](#)

Table 4 - AHSP Expenditure by Local Authority Area and Programme for 2021-22

Central Programmes include: Rural and Islands Housing Fund, Open Market Shared Equity and Housing Infrastructure Fund

Various Local Authorities include spend not attributed to any specific Local Authority such as, Site Signage, Veterans and administration costs relating to HOSF (Home Owners' Support Fund) Note - Individual lines may not add up to totals due to roundings to £0.000m

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support (Rent)	Total Social Rent (£m)	RSL Mid Market Rent	Council House Mid Market Rent	Rural and Islands Housing Fund (RIHF) (Grant)	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)	Partnership Support for Regeneration (PSR)	Total Affordable (£m)	Housing Infrastructure Fund (HIF) (Grant)	Miscellaneous	Totals (£m)
Aberdeen City	14.753	14.382	-0.016	29.119	0.499			0.114		5.707		6.320			35.439
Aberdeenshire	6.794	5.608		12.402	1.578			0.527		12.074		14.179			26.581
Angus	5.490	1.720		7.210	0.212				0.778	0.950		1.940			9.150
Argyll & Bute	2.716			2.716			1.488	0.086		0.144		1.718			4.434
Clackmannanshire	0.160	0.865		1.025						0.121		0.121			1.146
Dumfries & Galloway	12.912			12.912			0.196			0.709		0.905			13.817
Dundee City	13.046	0.272		13.318	1.765					0.263		2.028			15.346
East Ayrshire	4.808	6.427		11.235						0.086		0.086			11.321
East Dunbartonshire	1.139	3.103		4.242	0.014			-0.015		0.091		0.090			4.332
East Lothian	4.649	9.649	0.095	14.393	1.474					1.624		3.098			17.491
East Renfrewshire	1.796	2.739		4.535						0.214		0.214			4.749
Falkirk	1.559	4.873		6.432				0.544		0.080		0.624			7.056
Fife	38.230	13.341	-0.001	51.571	0.962					0.580		1.542			53.113
Glasgow City	85.248		0.081	85.329	31.993			5.496		0.476	0.677	38.642	0.042		124.013
Inverclyde	9.796			9.796						0.021		0.021	0.449		10.266
Midlothian	7.271	7.472		14.743	0.365					0.642		1.007			15.750
Moray	10.338	1.424		11.763			1.020			0.977		1.997			13.760
na Eilean Siar	5.373			5.373			0.328			0.103		0.431			5.804
North Ayrshire	10.225	10.417		20.641						0.081		0.081			20.722
North Lanarkshire	12.306	15.599	0.086	27.991	0.341					0.048		0.389			28.380
Orkney Islands	2.747	0.488		3.236			0.536	0.299		0.134		0.969			4.205
Perth & Kinross	5.795	2.468		8.263	4.005			0.164	0.492	4.585		9.246			17.509
Renfrewshire	13.603	6.284		19.887				0.039	0.396	0.084		0.519			20.406
Scottish Borders	18.838			18.838			0.647			0.615		1.262			20.100
Shetland Islands	3.685			3.685				0.485		0.155		0.640			4.325
South Ayrshire	10.465	1.152		11.617						0.010		0.010			11.627
South Lanarkshire	11.836	8.230	0.056	20.122						0.087		0.087			20.209
Stirling	6.027	3.344	0.081	9.452	0.822					0.129		0.951			10.403
The City of Edinburgh	24.485	14.046		38.531	11.763	2.124				8.317		22.204			60.735
The Highland Council	15.773	12.650		28.423	7.713		0.579	0.846	0.976	4.625	0.794	15.533			43.956
West Dunbartonshire	8.465	1.389		9.854						0.027		0.027			9.881
West Lothian	11.447	9.852		21.299	3.002			0.364		0.463		3.829			25.128
Various Local Authorities				0.000								0.000		0.205	0.205
2021-2022 Spend totals (£m)	381.776	157.794	0.382	539.951	66.507	2.124	4.793	8.948	2.642	44.221	1.472	130.708	0.490	0.205	671.355

[Back to contents table](#)

Table 5 - AHSP [Approvals](#) by Local Authority Area and Programme for 2021-22

Central Programmes include: Local Affordable Rented Housing Trust (LAR), Rural and Islands Housing Fund (RIHF) and Open Market Shared Equity (OMSE)

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support (Rent)	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	Local Affordable Rented Housing Trust (LAR)	Rural and Islands Housing Fund (RIHF)	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)	Total Affordable	Totals
Aberdeen City	129	542	1	672	44						141	185	857
Aberdeenshire	104	113		217					4		207	211	428
Angus	66	11		77	8					6	25	39	116
Argyll & Bute	33			33				11	4		6	21	54
Clackmannanshire	10	7		17							2	2	19
Dumfries & Galloway	39			39				5			20	25	64
Dundee City	96			96							8	8	104
East Ayrshire	102	98		200							3	3	203
East Dunbartonshire	8	55		63							3	3	66
East Lothian	84	151	1	236	15						26	41	277
East Renfrewshire	12	27		39							3	3	42
Falkirk	67	122		189					11		4	15	204
Fife	207	524		731	6						19	25	756
Glasgow City	460		2	462	156				3		17	176	638
Inverclyde	121			121							1	1	122
Midlothian	54	83		137	14						15	29	166
Moray	85	17		102							32	32	134
na Eilean Siar	72			72				4			2	6	78
North Ayrshire	24	22		46							2	2	48
North Lanarkshire	57	315	1	373							2	2	375
Orkney Islands	8			8				2	6		3	11	19
Perth & Kinross	27	74		101	51			4	2	6	100	163	264
Renfrewshire	177	1	1	179							3	3	182
Scottish Borders	281			281				5			16	21	302
Shetland Islands	2			2							4	4	6
South Ayrshire	114	21	1	136							1	1	137
South Lanarkshire	154	77	1	232							2	2	234
Stirling	10	48		58				4			5	9	67
The City of Edinburgh	217	300		517	190	229	95				154	668	1,185
The Highland Council	41	139		180	27			9	10	3	96	145	325
West Dunbartonshire	18	14		32							1	1	33
West Lothian	160	71	1	232	59				10		14	83	315
2021-2022 Approvals Programme totals	3,039	2,832	9	5,880	570	229	95	44	50	15	937	1,940	7,820

[Back to contents table](#)

Table 6 - AHSP [Site Starts](#) by Local Authority Area and Programme for 2021-22

Central Programmes include: Local Affordable Rented Housing Trust (LAR), Rural and Islands Housing Fund (RIHF) and Open Market Shared Equity (OMSE)

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support (Rent)	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	Local Affordable Rented Housing Trust (LAR)	Rural and Islands Housing Fund (RIHF)	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)	Partnership Support for Regeneration (PSR)	Total Affordable	Totals
Aberdeen City	460	553	1	1,014	44						141		185	1,199
Aberdeenshire	29	59		88	30				8		207		245	333
Angus	46	11		57	8					6	25		39	96
Argyll & Bute	51			51				17			6		23	74
Clackmannanshire	18	10		28							2		2	30
Dumfries & Galloway	105			105				2			20	16	38	143
Dundee City	109			109							8		8	117
East Ayrshire	30	119		149							3		3	152
East Dunbartonshire	29	90		119							3		3	122
East Lothian	84	151	1	236	15						26		41	277
East Renfrewshire	30	13		43							3		3	46
Falkirk	10	122		132					11		4		15	147
Fife	285	98		383	6						19		25	408
Glasgow City	605		2	607	208				43		17		268	875
Inverclyde	106			106							1		1	107
Midlothian	54	266		320	14						15		29	349
Moray	142			142							32		32	174
na Eilean Siar	6			6				4			2		6	12
North Ayrshire	175	51		226							2		2	228
North Lanarkshire	114	285	1	400	24						2		26	426
Orkney Islands	22			22				4	6		3		13	35
Perth & Kinross	30	78		108	51				2	6	100		159	267
Renfrewshire	126	135	1	262						6	3		9	271
Scottish Borders	285			285				7			16		23	308
Shetland Islands	6			6							4		4	10
South Ayrshire	114	35	1	150							1		1	151
South Lanarkshire	208	77	1	286							2		2	288
Stirling	39	70		109							5		5	114
The City of Edinburgh	155	119		274	59		95				154		308	582
The Highland Council	147	118		265	48			3	10		96		157	422
West Dunbartonshire	66	14		80							1		1	81
West Lothian	167	104	1	272	87				10		14		111	383
2021-2022 Site Starts Programme totals	3,853	2,578	9	6,440	594		95	37	90	18	937	16	1,787	8,227

[Back to contents table](#)

Table 7 - AHSP [Completions](#) by Local Authority Area and Programme for 2021-22

Central Programmes include: PfP Capital (MMR Invitation), Local Affordable Rented Housing Trust (LAR), Rural and Islands Housing Fund (RIHF) and Open Market Shared Equity (OMSE)

Local Authority Area	RSL Rent	Council House (Rent)	Home Owners' Support (Rent)	Total Social Rent	RSL Mid Market Rent	PfP Capital (MMR Invitation)	Local Affordable Rented Housing Trust (LAR)	Rural and Islands Housing Fund (RIHF)	New Supply Shared Equity (NSSE)	Council House Shared Equity	Open Market Shared Equity (OMSE)	Partnership Support for Regeneration (PSR)	Total Affordable	Totals
Aberdeen City	248	492	1	741	97						141		238	979
Aberdeenshire	84	38		122	25				23		207		255	377
Angus	50	63		113				6	14	6	25		51	164
Argyll & Bute	20			20				4			6		10	30
Clackmannanshire	65	30		95	21						2		23	118
Dumfries & Galloway	95			95				4			20		24	119
Dundee City	81			81					19		8		27	108
East Ayrshire	8	15		23							3		3	26
East Dunbartonshire	68	88		156							3		3	159
East Lothian	39	37	1	77	10						26		36	113
East Renfrewshire	53	39		92							3		3	95
Falkirk	106	82		188							4		4	192
Fife	227	126		353	33						19		52	405
Glasgow City	676		2	678	315				50		17	81	463	1,141
Inverclyde	372			372							1		1	373
Midlothian	78	87		165	15						15		30	195
Moray	87	46		133				8			32		40	173
na Eilean Siar	22			22				1			2		3	25
North Ayrshire	91	281		372							2		2	374
North Lanarkshire	252	212	1	465							2		2	467
Orkney Islands	20	44		64				3			3		6	70
Perth & Kinross	78	179		257	51						100		151	408
Renfrewshire	77	96	1	174							3		3	177
Scottish Borders	298			298				1			16		17	315
Shetland Islands	12			12							4		4	16
South Ayrshire	73	78	1	152							1		1	153
South Lanarkshire	189	362	1	552							2		2	554
Stirling	50	116		166							5		5	171
The City of Edinburgh	177	110		287	359	115	95				154		723	1,010
The Highland Council	320	224		544	97			26	29	6	96		254	798
West Dunbartonshire		298		298							1		1	299
West Lothian	80	58	1	139							14		14	153
2021-2022 Completions Programme totals	4,096	3,201	9	7,306	1,023	115	95	53	135	12	937	81	2,451	9,757

[Back to contents table](#)

Charitable Bonds

The Scottish Government was the first major Scottish investor in Charitable Bonds. The Charitable Bond programme was first introduced in 2013-14 as an innovative investment model for the affordable housing sector. It makes development finance available to Registered Social Landlords for affordable housing, whilst also generating capital funds in the form of Charitable Donations which then funds additional social rented homes.

During 2021-22 there was no investment in Charitable Bonds and no donations were issued. This was due initially to a lack of available Financial Transactions and then the need to re-procure an agent to administer the Charitable Bond Funding. Due to challenges with the pace of delivery, additional funding from Charitable Donations previously generated was not required to supplement the core AHSP funding.

[Back to contents table](#)

Summary of Completions and Expenditure

Table 8 a - Reporting on 50,000 Unit Completions Target

Notes - 2021-22 a: 1st April 2021 to 23 March 2022 – Homes delivered towards the 50,000 target.

2021-22 b: 23 March to 31 March - Homes delivered towards the 110,000 target.

Completions figures for years 2016-17 to 2019-20 have been revised to reflect minor updates which are also reflected in published Quarterly Official Statistics

Financial Year	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22 a	50,000 Target Totals	2021-22 b
Social Rent Completions	4,602	5,294	6,591	6,963	4,699	6,258	34,407	1,048
Other Affordable Completions	2,891	3,233	2,975	2,327	1,780	2,387	15,593	64
Total Affordable Completions	7,493	8,527	9,566	9,290	6,479	8,645	50,000	1,112

Table 8 b - Expenditure from 2016-17 to 2021-22

Financial Year	2016-17 Outturn (£m)	2017-18 Outturn (£m)	2018-19 Outturn (£m)	2019-20 Outturn (£m)	2020-21 Outturn (£m)	2016-2021 Outturn (£m)	2021-22 Outturn (£m)	6 Year Total (£m)
Grant	343.241	375.000	522.833	565.208	567.709	2373.991	534.889	2,908.880
Transfer of management of Development Funding (TMDF)	96.529	96.089	92.245	111.800	92.245	488.908	92.245	581.153
Sub total (£m)	£439.770	£471.089	£615.078	£677.008	£659.954	£2,862.899	£627.134	£3,490.033
Financial Transactions	65.896	121.217	130.110	162.931	94.543	574.697	44.221	618.918
Total (£m)	£505.666	£592.306	£745.188	£839.939	£754.497	£3,437.596	£671.355	£4,108.951

[Back to contents table](#)

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

The Open Market Shared Equity (OMSE) scheme aims to help first time buyers and priority access groups on low to moderate incomes to purchase a home on the open market with an equity contribution of up to 40%.

[Monitoring information](#) is available on the characteristics of households purchasing through the OMSE scheme.

Table 9 - LIFT breakdown by category

Rural and Islands Housing Fund (RIHF) line relates to affordable home ownership homes and expenditure only, and does not include any RIHF affordable rent homes

LIFT Categories	Approvals	Site Starts	Completions	Spend (£m)
New Supply Shared Equity (NSSE)	50	90	135	8.948
Council House Shared Equity	15	18	12	2.642
Open Market Shared Equity (OMSE)	937	937	937	44.221
Partnership Support for Regeneration (PSR)		16	81	1.472
Rural and Islands Housing Fund (RIHF)	4	2	4	0.197
Total	1,006	1,063	1,169	£57.480 m

Kinellan, Strathpeffer

Providers – Highland Council and
Highland Housing Alliance





Project information – 37 homes including
21 for social rent (2 for wheelchair
users), 10 for mid market rent and 6 New
Supply Shared Equity. All meet Housing
for Varying Needs (HfVN), Secured by
Design  and 27 homes built to greener
homes standard  Completed
November 2021

Photo credit – Highland Housing Alliance
website

Chapelton Phase 3, Aberdeenshire
Provider – Places for People Scotland
Limited




Project information – 23 New Supply
Shared Equity homes. All meet
Housing for Varying Needs (HfVN) and
Secured by Design 
Completed October 2021

Photo credit – Places for People
Scotland Limited

[Back to contents table](#)

Grant Funding

The table on the following page details the average total cost per home and the average grant per home for the 2021-22 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, recorded at tender **approval** stage.

Table 10 - Scheme Costs/Grant funding 2021-22

Private Finance can include: Council borrowing from Public Works Loan Board; Housing Association Private Finance; Sales proceeds from Shared Equity and; Individual's Private Finance from a Bank or Building Society

Public Finance can include: Council funding through their Housing Revenue Account; 2nd Homes Council Tax Income; Developer Contributions through Commuted Sums; Public Sector Contributions; Recycled Grant; and; Capital Funded from Current Revenue (CFCR)

Scotland Total	Number of Projects	Number of Homes	No. of Bedspaces	Average Project Size	Average Bedspaces	SG Funding (£)	Private Finance (£)	Public Finance (£)	Total Est Project Costs (£)	SG Funding Rate (%)	Total Cost per Home (£)	SG Funding per Home (£)	Private Finance per Home (£)	Public Finance per Home (£)
RSL Social Rent	123	3,039	11,806	25	4	287,484,335.57	216,515,692.37	3,863,452.81	507,863,480.75	56.61%	167,115.33	94,598.33	71,245.70	1,271.29
RSL Low Cost Home Ownership (LCHO)/New Supply Shared Equity (NSSE)	9	50	230	6	5	3,215,668.87	6,284,008.00	536,834.86	10,036,511.73	32.04%	200,730.23	64,313.38	125,680.16	10,736.70
RSL Mid Market Rent (MMR)	39	1,157	4,708	30	4	88,769,715.23	119,401,647.32	6,626,286.34	214,797,648.89	41.33%	185,650.52	76,724.04	103,199.35	5,727.13
Council House Rent	114	2,225	7,999	20	4	138,691,786.77	214,960,045.48	23,172,498.99	376,824,331.24	36.81%	169,359.25	62,333.39	96,611.26	10,414.61
Council House Low Cost Home Ownership (LCHO)/New Supply Shared Equity (NSSE)	6	35	158	6	5	2,324,768.00	3,830,198.00	0.00	6,154,966.00	37.77%	175,856.17	66,421.94	109,434.23	0.00
Council House Mid Market Rent (MMR)	4	229	801	57	3	14,476,678.00	29,350,356.00	0.00	43,827,034.00	33.03%	191,384.43	63,216.93	128,167.49	0.00
Sub Total	295	6,735	25,702	23	4	534,962,952.44	590,341,947.17	34,199,073.00	1,159,503,972.61	46.14%	172,160.95	79,430.28	87,652.85	5,077.81
Open Market Shared Equity	937	937	3,748	1	4	44,221,321.50	86,890,734.50	0.00	131,112,056.00	33.73%	139,927.49	47,194.58	92,732.91	0.00
Home Owners' Support Fund (HOSF)	9	9	36	1	4	381,589.89	338,101.89	0.00	719,691.78	53.02%	79,965.75	42,398.88	37,566.88	0.00
Totals	1,241	7,681	29,486	6	4	579,565,863.83	677,570,783.56	34,199,073.00	1,291,335,720.39	44.88%	168,120.78	75,454.48	88,213.88	4,452.42

A full list of [Grant Recipients is available](#)

[Back to contents table](#)

Historic Trends (AHSP Grant Funding per Home)

The following tables illustrate the average cost to deliver an affordable home over the past five-years and also the average grant input by the Scottish Government, recorded at tender **approval** stage.

Table 11 a - Historic Trends (AHSP Grant Funding per Home) – RSL Social Rent Only

RSL Social Rent Only

Financial Year	Average Cost per Home	Average AHSP SG Funding per Home	SG Funding Rate (%)
2017-18	£140,478	£79,860	56.85%
2018-19	£150,293	£83,660	55.66%
2019-20	£157,811	£87,994	55.76%
2020-21	£158,262	£85,553	54.06%
2021-22	£167,115	£94,598	56.61%

Table 11 b - Historic Trends (AHSP Grant Funding per Home) – All Grants

All Grants

2019-20 and 2020-21 excludes Homes Owners' Support Fund (HOSF)

To note that the 2020-21 line in the Table below has been corrected from that published in the 2020-21 Out-turn Report

Financial Year	Average Cost per Home	Average AHSP SG Funding per Home	SG Funding Rate (%)
2017-18	£137,100	£61,032	44.52%
2018-19	£143,839	£65,645	45.64%
2019-20	£152,646	£71,630	46.93%
2020-21	£158,262	£85,553	54.06%
2021-22	£168,121	£75,454	44.88%

[Back to contents table](#)

Forms and Location of Housing

Forms of Housing Funded by AHSP in 2021-22

Table 12 a - 2021-22 Approvals

Local Authority	Social Rent New Build	Social Rent Off the Shelf	Social Rent Rehab	Social Rent Total	Other Affordable New Build	Other Affordable Off the Shelf	Other Affordable Rehab	Other Affordable Total	Total New Build	Total Off the Shelf	Total Rehab	Total Approvals
Aberdeen City	539	127	6	672	44	141		185	583	268	6	857
Aberdeenshire	207	10		217	4	207		211	211	217	0	428
Angus	65	12		77	14	25		39	79	37	0	116
Argyll & Bute	32		1	33	15	6		21	47	6	1	54
Clackmannanshire		17		17		2		2	0	19	0	19
Dumfries & Galloway	39			39	2	20	3	25	41	20	3	64
Dundee City	96			96		8		8	96	8	0	104
East Ayrshire	185	15		200		3		3	185	18	0	203
East Dunbartonshire	56	7		63		3		3	56	10	0	66
East Lothian	235	1		236	15	26		41	250	27	0	277
East Renfrewshire	29	10		39		3		3	29	13	0	42
Falkirk	103	86		189	11	4		15	114	90	0	204
Fife	583	148		731	6	19		25	589	167	0	756
Glasgow City	361	7	94	462	159	17		176	520	24	94	638
Inverclyde	49	50	22	121		1		1	49	51	22	122
Midlothian	131	5	1	137	14	15		29	145	20	1	166
Moray	102			102		32		32	102	32	0	134
na Eilean Siar	72			72		2	4	6	72	2	4	78
North Ayrshire	40		6	46		2		2	40	2	6	48
North Lanarkshire	297	76		373		2		2	297	78	0	375
Orkney Islands	8			8	8	3		11	16	3	0	19
Perth & Kinross	69	32		101	63	100		163	132	132	0	264
Renfrewshire	174	5		179		3		3	174	8	0	182
Scottish Borders	218	63		281	5	16		21	223	79	0	302
Shetland Islands	2			2		4		4	2	4	0	6
South Ayrshire	113	23		136		1		1	113	24	0	137
South Lanarkshire	178	54		232		2		2	178	56	0	234
Stirling	10	48		58	4	5		9	14	53	0	67
The City of Edinburgh	433	84		517	416	243	9	668	849	327	9	1,185
The Highland Council	146	31	3	180	48	96	1	145	194	127	4	325
West Dunbartonshire	18	14		32		1		1	18	15	0	33
West Lothian	218	14		232	69	14		83	287	28	0	315
Total Homes	4,808	939	133	5,880	897	1,026	17	1,940	5,705	1,965	150	7,820

[Back to contents table](#)

Table 12 b - 2021-22 Site Starts

Local Authority	Social Rent New Build	Social Rent Off the Shelf	Social Rent Rehab	Social Rent Total	Other Affordable New Build	Other Affordable Off the Shelf	Other Affordable Rehab	Other Affordable Total	Total New Build	Total Off the Shelf	Total Rehab	Total Site Starts
Aberdeen City	876	138		1,014	44	141		185	920	279	0	1,199
Aberdeenshire	78	10		88	38	207		245	116	217	0	333
Angus	45	12		57	14	25		39	59	37	0	96
Argyll & Bute	50		1	51	11	6	6	23	61	6	7	74
Clackmannanshire	10	18		28		2		2	10	20	0	30
Dumfries & Galloway	105			105	18	20		38	123	20	0	143
Dundee City	109			109		8		8	109	8	0	117
East Ayrshire	134	15		149		3		3	134	18	0	152
East Dunbartonshire	112	7		119		3		3	112	10	0	122
East Lothian	235	1		236	15	26		41	250	27	0	277
East Renfrewshire	33	10		43		3		3	33	13	0	46
Falkirk	51	81		132	11	4		15	62	85	0	147
Fife	235	148		383	6	19		25	241	167	0	408
Glasgow City	485	6	116	607	251	17		268	736	23	116	875
Inverclyde	49	35	22	106		1		1	49	36	22	107
Midlothian	314	5	1	320	14	15		29	328	20	1	349
Moray	142			142		32		32	142	32	0	174
na Eilean Siar	6			6		2	4	6	6	2	4	12
North Ayrshire	220		6	226		2		2	220	2	6	228
North Lanarkshire	324	76		400	24	2		26	348	78	0	426
Orkney Islands	22			22	10	3		13	32	3	0	35
Perth & Kinross	76	32		108	59	100		159	135	132	0	267
Renfrewshire	257	5		262	6	3		9	263	8	0	271
Scottish Borders	218	63	4	285	5	16	2	23	223	79	6	308
Shetland Islands	6			6		4		4	6	4	0	10
South Ayrshire	127	23		150		1		1	127	24	0	151
South Lanarkshire	232	54		286		2		2	232	56	0	288
Stirling	61	48		109		5		5	61	53	0	114
The City of Edinburgh	190	84		274	59	243	6	308	249	327	6	582
The Highland Council	233	31	1	265	60	96	1	157	293	127	2	422
West Dunbartonshire	66	14		80		1		1	66	15	0	81
West Lothian	258	14		272	97	14		111	355	28	0	383
Total Homes	5,359	930	151	6,440	742	1,026	19	1,787	6,101	1,956	170	8,227

[Back to contents table](#)

Table 12 c - 2021-22 Completions

Local Authority	Social Rent New Build	Social Rent Off the Shelf	Social Rent Rehab	Social Rent Total	Other Affordable New Build	Other Affordable Off the Shelf	Other Affordable Rehab	Other Affordable Total	Total New Build	Total Off the Shelf	Total Rehab	Total Completions
Aberdeen City	617	124		741	82	156		238	699	280	0	979
Aberdeenshire	112	10		122	48	207		255	160	217	0	377
Angus	101	12		113	26	25		51	127	37	0	164
Argyll & Bute	16		4	20	4	6		10	20	6	4	30
Clackmannanshire	67	28		95	21	2		23	88	30	0	118
Dumfries & Galloway	95			95	4	20		24	99	20	0	119
Dundee City	81			81	19	8		27	100	8	0	108
East Ayrshire	1	22		23		3		3	1	25	0	26
East Dunbartonshire	149	7		156		3		3	149	10	0	159
East Lothian	76	1		77	10	26		36	86	27	0	113
East Renfrewshire	91	1		92		3		3	91	4	0	95
Falkirk	106	81	1	188		4		4	106	85	1	192
Fife	230	123		353	33	19		52	263	142	0	405
Glasgow City	629	6	43	678	446	17		463	1,075	23	43	1,141
Inverclyde	357	15		372		1		1	357	16	0	373
Midlothian	148	17		165	15	15		30	163	32	0	195
Moray	133			133	8	32		40	141	32	0	173
na Eilean Siar	22			22		2	1	3	22	2	1	25
North Ayrshire	347		25	372		2		2	347	2	25	374
North Lanarkshire	414	51		465		2		2	414	53	0	467
Orkney Islands	64			64		3	3	6	64	3	3	70
Perth & Kinross	225	32		257	51	100		151	276	132	0	408
Renfrewshire	170	4		174		3		3	170	7	0	177
Scottish Borders	235	63		298		16	1	17	235	79	1	315
Shetland Islands	12			12		4		4	12	4	0	16
South Ayrshire	139	13		152		1		1	139	14	0	153
South Lanarkshire	498	54		552		2		2	498	56	0	554
Stirling	111	55		166		5		5	111	60	0	171
The City of Edinburgh	287			287	474	243	6	723	761	243	6	1,010
The Highland Council	513	31		544	158	96		254	671	127	0	798
West Dunbartonshire	284	14		298		1		1	284	15	0	299
West Lothian	125	14		139		14		14	125	28	0	153
Total Homes	6,455	778	73	7,306	1,399	1,041	11	2,451	7,854	1,819	84	9,757

[Back to contents table](#)



Joe Yates Court, Dingwall
Highland Council


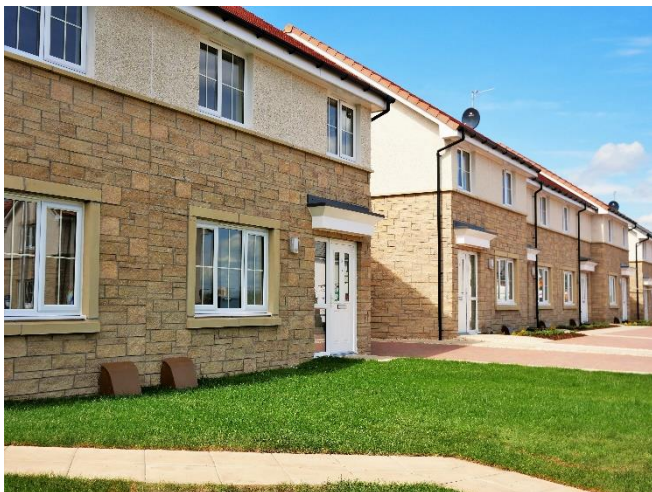
Project information – 6 homes for social rent. All meet Housing for Varying Needs (HfVN) and Secured by Design  Completed July 2021

Photo credit – Highland Council



Blackbyres Road/Grahamston Road, Barrhead
Barrhead Housing Association



Project information – 10 homes for social rent. All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed June 2021

Photo credit – Maryhill Housing Association on behalf of Barrhead Housing Association



Stracathro Gate, Inchbare, Angus

Stracathro Estates

Project information – 6 homes supported by Rural and Islands Housing Fund

Completed September 2021



Rosebank, Dunipace, Falkirk

Kingdom Housing Association





Project information – 52 homes for social rent (including 4 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed July 2021

Photo credit – Kingdom Housing Association



James Watt Dock (Phases 1 and 2), Greenock
River Clyde Homes

Project information – 136 homes for social rent (including 8 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed July 2021



Caledonian Court, Fort Augustus
Fort Augustus & Glenmoriston Community Company

Project information – 12 homes for social rent equivalent (including 2 for wheelchair users) supported by Rural and Islands Housing Fund
Completed August 2021

Photo credit – Fort Augustus & Glenmoriston Community Company

[Back to contents table](#)

AHSP Completions and Expenditure by location for 2021-22

The Scottish Government use the 6 Fold Urban Rural Classification when categorising homes delivered through the Affordable Housing Supply Programme (AHSP), based on information provided by AHSP grant applicants. The postcode information is checked using the [National Registers of Scotland Scottish Postcode Directory](#).

Table 13 a - AHSP Completions by location showing [local](#) and [central](#) programmes

RIHF(a) relates to Other Affordable Rent completions

RIHF(b) relates to Affordable Home Ownership completions

6 Fold Urban/ Rural Classification	Housing Association Rent	Council House Rent	Home Owners Support Fund (HOSF)	Total Social Rent	RSL Mid Market Rent	PfP Capital (MMR Invitation)	Local Affordable Rented Housing Trust (LAR)	Rural & Islands Housing Fund (RIHF)(a)	Total Other Affordable Rent	RSL New Supply Shared Equity	Council House Shared Equity	Open Market Shared Equity (OMSE)	Partnership Support for Regeneration (PSR)	Rural & Islands Housing Fund (RIHF)(b)	Total Affordable Home Ownership	Total Completions
Large Urban Areas	1,271	963	4	2,238	747	115	95		957	69		315	81		465	3,660
Other Urban Areas	1,700	1,520	5	3,225	111				111	32		319			351	3,687
Accessible Small Towns	187	223		410	51				51			127			127	588
Remote Small Towns	119	92		211					0			44			44	255
Accessible Rural	680	271		951	96			14	110	34	6	97			137	1,198
Remote Rural	139	132		271	18			35	53		6	35		4	45	369
Total	4,096	3,201	9	7,306	1,023	115	95	49	1,282	135	12	937	81	4	1,169	9,757

[Back to contents table](#)

Table 13 b - AHSP Expenditure by location showing [local](#) and [central](#) programmes

RIHF(a) relates to Other Affordable Rent spend

RIHF(b) relates to Affordable Home Ownership spend

Other includes spend relating to Construction Scotland Innovation Centre and Miscellaneous

No Classification relates to spend not directly associated with the delivery of homes

Individual lines may not add up to totals due to roundings to £0.000m

6 Fold Urban/ Rural Classification	Housing Association Rent (£m)	Council House Rent (£m)	Home Owners Support Fund (HOSF) (£m)	Total Social Rent (£m)	RSL Mid Market Rent (£m)	Council House Mid Market Rent (£m)	Rural & Islands Housing Fund (RIHF)(a) (£m)	Total Other Affordable Rent (£m)	RSL New Supply Shared Equity (£m)	Council House Shared Equity (£m)	Open Market Shared Equity (OMSE) (£m)	Partnership Support for Regeneration (PSR) (£m)	Rural & Islands Housing Fund (RIHF)(b) (£m)	Total Affordable Home Ownership (£m)	Housing Infrastructure Fund (£m)	Other (£m)	Total Spend (£m)
Large Urban Areas	153.723	38.480	0.064	192.267	45.408	2.124		47.532	5.535	0.396	14.523	0.677		21.131			260.930
Other Urban Areas	102.042	87.144	0.318	189.504	7.235			7.235	0.668	0.276	14.354	0.794		16.092			212.831
Accessible Small Towns	30.344	5.542		35.886	5.822			5.822		0.713	6.375			7.088			48.796
Remote Small Towns	10.444	5.575		16.019	0.436		0.467	0.903	0.195		2.029			2.224			19.146
Accessible Rural	65.613	16.799		82.412	5.968		1.062	7.030	1.468	0.926	5.298			7.692			97.134
Remote Rural	19.609	4.254		23.863	1.639		3.067	4.706	1.083	0.331	1.642		0.197	3.253			31.822
No Classification				0.000				0.000						0.000	0.490	0.205	0.695
Total Spend (£m)	381.776	157.794	0.382	539.951	66.507	2.124	4.596	73.228	8.949	2.642	44.221	1.472	0.197	57.480	0.490	0.205	671.355

[Back to contents table](#)

Table 14 a - AHSP Approvals, Site Starts, Completions and Expenditure on Islands for 2016-2017 to 2021-2022

This includes all homes and spend in Eilean Siar (Western Isles), Orkney and Shetland and homes and spend on islands within the Argyll and Bute, Highlands and North Ayrshire Local Authorities.

It should be noted that due to the nature of grant funding provided through the AHSP there is no direct correlation between homes delivered and spend in each year. Spend and homes delivered through the OMSE and RIHF programme have also been included.

Financial Year	Approvals	Site Starts	Completions	Spend (£m)
2016-17	185	192	158	9.586
2017-18	165	125	147	16.395
2018-19	258	98	116	13.220
2019-20	204	294	168	19.848
2020-21	171	226	87	27.736
2021-22	161	90	184	22.717
Totals	1,144	1,025	860	£109.502 m

Table 14 b - AHSP Approvals, Site Starts, Completions and Expenditure on Islands by Programme for 2021-22

This includes all homes and spend in Eilean Siar (Western Isles), Orkney and Shetland and, homes and spend on islands within the Argyll and Bute, Highlands and North Ayrshire Local Authorities.

It should be noted that due to the nature of grant funding provided through the AHSP there is no direct correlation between homes delivered and spend in each year. Spend and homes delivered through the OMSE and RIHF programme have also been included.

Programme	Approvals	Site Starts	Completions	Spend (£m)
Main AHSP	134	55	162	19.869
Rural and Islands Housing Fund (RIHF)	17	25	12	2.401
Open Market Shared Equity (OMSE)	10	10	10	0.447
Totals	161	90	184	£22.717 m



Carness Road Phase 1, Kirkwall
Orkney Islands Council

Project information – 32 homes for social rent. 22 homes meet Housing for Varying Needs (HfVN) All 32 homes built to greener homes standard🌿 Completed November 2021

Photo credit – Orkney Islands Council



Staffin, Isle of Skye
Lochalsh & Skye Housing
Association

Project information – 2 homes for social rent as part of wider development of 6 homes with Staffin Community Trust and Communities Housing Trust. All meet Housing for Varying Needs (HfVN), Secured by Design🔒 and all built to greener homes standard🌿 Completed January 2022

Photo credit – Lochalsh & Skye
Housing Association



Houlland Lea, Sandwick, Shetland
Hjaltland Housing Association

Project information – 12 homes for social rent. All meet Housing for Varying Needs (HfVN) Completed September 2021

Photo credit – Hjaltland Housing Association



Flodigarry, Isle of Skye
Communities Housing Trust

Project information - 2 homes for affordable Rent to Buy supported by Rural and Islands Housing Fund. Completed May 2021

Photo credit – Communities Housing Trust

[Back to contents table](#)

Accessible Homes

The Scottish Government wants disabled people in Scotland to have choice, dignity and freedom to access suitable homes, built or adapted to enable them to participate as full and equal citizens and we are working with local authorities to implement this through our investment.

The Affordable Housing Supply Programme (AHSP) continues to support the delivery of flexible, adaptable housing to meet people's needs as they change where local authorities have included these in their Strategic Housing Investment Plans. Wherever possible, all homes are built to Housing for Varying Needs Standards (HfVN). The grant subsidy arrangements for the AHSP are sufficiently flexible to support the development of specialist housing identified by local authorities as a priority, helping disabled people live independently in their own homes, and older people to stay at home for longer.

Local authorities have a statutory responsibility to prepare a Local Housing Strategy (LHS). In guidance to support local authorities with preparing a LHS local authorities are required to demonstrate that consideration has been given to the specialist provision requirements for those of all ages, in all types of household, across all tenures, including disabled people and people with high support needs currently either in long term care in hospital or out of area placement, those discharged from hospital or a similar institution. The guidance also requires local authorities to include information in a LHS on what target it has set for delivery of wheelchair accessible housing across all tenures in the local authority area. Priorities and outcomes identified in a LHS help inform local authority Strategic Housing Investment Plans which set out the key strategic affordable housing investment priorities over a five year period.

The table shows that 1,315 homes were specifically provided for older people or disabled people including 359 identified as specifically for wheelchair users.

Table 15 a – Completed homes for older people and disabled people by Provision and Client Type

Wheelchair User Total includes housing for: Older Wheelchair Users and Wheelchair Users

Older People includes housing for: Older People, Older Amenity and Older Sheltered

Disabled people includes housing for: Older Wheelchair Users, Wheelchair Users and Physical/Sensory Disablement

Particular Needs	Council House Social Rent	RSL Social Rent	RSL Mid Market Rent	Total
Older		25		25
Older Amenity	245	475	51	771
Older Sheltered	69	39		108
Older Wheelchair Users	4	5		9
Wheelchair Users	144	175	31	350
Physical/Sensory Disabled	33	10	9	52
Total	495	729	91	1,315
Wheelchair Total	148	180	31	359
Older People	314	539	51	904
Disabled People	181	190	40	411
Total	495	729	91	1,315

Table 15 b – Completed homes for Wheelchair Users by Local Authority and Tenure



Wheelchair User includes housing for: Older Wheelchair Users and Wheelchair Users

Local Authority	Council House Social Rent	RSL Social Rent	RSL Mid Market Rent	Total Homes
Aberdeen City		8		8
Aberdeenshire	8			8
Angus		15		15
Argyll & Bute				0
Clackmannanshire		3		3
Dumfries & Galloway		5		5
Dundee City		6		6
East Ayrshire		1		1
East Dunbartonshire	8	6		14
East Lothian	2			2
East Renfrewshire				0
Falkirk	1	9		10
Fife	2	5		7
Glasgow City		55	31	86
Inverclyde		8		8
Midlothian				0
Moray		4		4
na Eilean Siar				0
North Ayrshire	51	8		59
North Lanarkshire	19	7		26
Orkney Islands				0
Perth & Kinross	4			4
Renfrewshire	2	4		6
Scottish Borders		4		4
Shetland Islands				0
South Ayrshire	4	1		5
South Lanarkshire		8		8
Stirling	2	7		9
The City of Edinburgh	4	2		6
The Highland Council	21	14		35
West Dunbartonshire	17			17
West Lothian	3			3
Total Homes	148	180	31	359



Flatt Road, Largs (Phase 1)

North Ayrshire Council

Project information – 81 homes for social rent (including 8 for wheelchair users and 16 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard 



Completed December 2021



Flatt Road, Largs (Phase 2)

North Ayrshire Council

Project information – 42 homes for social rent (including 5 for wheelchair users)

All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed December 2021



Williamson Street, Falkirk
Link Group




Project information – 37 homes for social rent (5 for wheelchair users and 32 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard 
Completed September 2021

Photo credit – Link Group





Earlsgate, Scone, Perth
Kingdom Initiatives

Project information - 51 amenity homes for mid market rent. All meet Housing for Varying Needs (HfVN) and Secured by Design  Completed February 2022





Wilkie Gardens, Galashiels
Eildon Housing Association

Project information – 39 homes for social rent. All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed November 2021



Tom Johnston House, Phases 1, 2 and 3, Kirkintilloch
East Dunbartonshire Council

Project information – 81 homes for social rent (including 8 for wheelchair users and 8 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed February 2022

[Back to contents table](#)

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 2021-22.

* From 2018-19 the classification of new build has been updated to include new build off the shelf properties, the latter were previously classified as off the shelf properties thus excluded from the figures.

Table 16 a - Housing for Varying Needs (HfVN)

Housing for Varying Needs	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Shared Equity	Council House Shared Equity	RSL Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Yes	3,749	2,549	6,298	135	10	993	1,138	7,436	98%
No	85	32	117		2	15	17	134	2%
Total Homes	3,834	2,581	6,415	135	12	1,008	1,155	7,570	

Table 16 b - Secured by Design  (SBD)



Secured by Design	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Shared Equity	Council House Shared Equity	RSL Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Yes	3,384	2,147	5,531	129	6	888	1,023	6,554	87%
No	450	434	884	6	6	120	132	1,016	13%
Total Homes	3,834	2,581	6,415	135	12	1,008	1,155	7,570	



Monreith (Phase 2)

Dumfries and Galloway Housing Partnership

Project information – 5 homes for social rent. All meet Housing for Varying Needs

(HfVN), Secured by Design  and all built to greener homes standard 

Completed May 2021

Photo credit – Wheatley Group



Glebe (former school), Scone

Perth and Kinross Council

Project information - 65 homes for social rent (including 4 for wheelchair users)





All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed October 2021

Photo credit – Perth and Kinross Council



Easterfield, Inverness
Highland Council

Project information – 30 homes for social rent (including 2 for wheelchair users) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed March 2022

[Back to contents table](#)

Enhancing Energy Efficiency

Within the AHSP there exists a strong focus on enhancing energy efficiency. The current set of affordable housing investment benchmarks therefore includes provision for delivering homes to Section 7, Silver Level, of the 2019 Building Regulations in respect of Energy for Space Heating (that is, full Bronze Level plus Aspect 2 of Silver Level).

Of the information returned the following table shows the percentage of RSL (rent & Mid market rent) and council house social rent approvals which met this standard.

Table 17 – Enhancing Energy Efficiency 

New build homes approved against the Greener Standard in 2021-22

Greener Standards	RSL Social Rent	Council House Social Rent	Total Social Rent	RSL Mid Market Rent	Council House Mid Market Rent	Total Other Affordable	Total Affordable Homes	%
Yes	2,454	2,022	4,476	474	229	703	5,179	92%
No	211	121	332	93		93	425	8%
Total Homes	2,665	2,143	4,808	567	229	796	5,604	



Caledonian Avenue/Nobles View, Bellshill
North Lanarkshire Council





Project information – 27 homes for social rent (including 5 for wheelchair users and 4 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed April 2021

Photo credit – North Lanarkshire Council



Linn Walk, Garelochhead
Argyll Community Housing Association

Project information – 10 homes for social rent (including 3 amenity) All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard 

Completed June 2021

All homes built to Passivhaus standard

Photo credit – Argyll Community Housing Association



Jackson Drive, Tain
Highland Council

Project information – 32 homes for social rent (including 5 for wheelchair users)



All meet Housing for Varying Needs (HfVN), Secured by Design  and all built to greener homes standard  Completed May 2021

Photo credit – Highland Housing Alliance

[Back to contents table](#)

Grant Recipients

The following tables show the RSLs and councils in receipt of grant during 2021-22. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

RSLs with £0.000 funding relate to funding of less than £500.00

This table lists RSLs / Subsidiaries which are in positive net receipt of funds

Note – Individual lines may not add up to totals due to roundings to £0.000 million.

Table 18 a - Registered Social Landlords (RSLs) / Subsidiaries

Client Name	Social Rent (£m)	Mid-Market Rent (£m)	Shared Equity (£m)	Total (£m)
Abertay Housing Association Ltd	0.151			0.151
Albyn Housing Society Ltd	2.883	0.887	0.427	4.197
Angus Housing Association Ltd	4.362			4.362
Ardenglen Housing Association Ltd	0.029			0.029
Argyll Community Housing Association	1.714			1.714
Ark Housing Association Ltd	0.293			0.293
Atrium Homes	0.250			0.250
Ayrshire Housing	5.124			5.124
Barrhead Housing Association Ltd	1.802			1.802
Berwickshire Housing Association Ltd	1.973			1.973
Bield Housing & Care	0.058			0.058
Blackwood Homes & Care	2.376			2.376
Blairtummock Housing Association Ltd	0.022			0.022
Blochairn Housing Co-Op Ltd	0.019			0.019
Buidheann Tigheadas Loch Aillse	5.438			5.438
Cadder Housing Association	0.049			0.049
Cairn Housing Association Ltd	8.315		0.053	8.368
Caledonia Housing Association Ltd	8.827		0.164	8.991
Calvay Housing Association Ltd	0.239			0.239
Cassiltoun Housing Association Ltd	2.042			2.042
Castle Rock Edinvar Housing Association Ltd	12.373	9.918		22.291
Castlehill Housing Association Ltd	1.004			1.004
Cathcart & District Housing Association Ltd	0.181			0.181
Cernach Housing Association Ltd	0.003			0.003
Charing Cross Housing Association Ltd	0.008			0.008
Cloch Housing Association Ltd	0.122			0.122

Client Name	Social Rent (£m)	Mid-Market Rent (£m)	Shared Equity (£m)	Total (£m)
Clyde Valley Housing Association Ltd	8.064	0.341		8.405
Clydebank Housing Association Ltd	1.772			1.772
Copperworks Housing Association	0.029			0.029
Craigdale Housing Association Ltd	2.851			2.851
Cube Housing Association Ltd	1.852	0.268		2.120
Cunninghame Housing Association Ltd	18.728			18.728
Drumchapel Housing Co-Op Ltd	0.021			0.021
Dumfries & Galloway Housing Partnership	1.593			1.593
Dunbritton Housing Association Ltd	0.294			0.294
Dunedin Canmore Housing Association Ltd	12.407	2.368		14.775
East Kilbride & District Housing Association	1.048			1.048
East Lothian Housing Association Ltd	0.109			0.109
Easthall Park Housing Co-op	0.053			0.053
Eildon Housing Association Ltd	16.238			16.238
Elderpark Housing Association Ltd	0.085			0.085
Ferguslie Park Housing Association Ltd	0.082			0.082
Fife Housing Association Ltd	2.129			2.129
Forth Housing Association Ltd	3.319			3.319
Fyne Homes Ltd	0.077			0.077
Fyne Initiatives			0.019	0.019
Gardeen Housing Association Ltd	0.041			0.041
Glasgow Housing Association Ltd	4.031	9.475		13.506
Glasgow West Housing Association Ltd	4.061			4.061
Glen Oaks Housing Association Ltd	0.191			0.191
Govan Housing Association Ltd	1.433	0.928		2.361
Govanhill Housing Association Ltd	6.158			6.158
Grampian Housing Association Ltd	5.106			5.106
Hanover (Scotland) Housing Association Ltd	3.979			3.979
Hawthorn Housing Co-Op Ltd	0.025			0.025
Hebridean Housing Partnership Ltd	5.373			5.373
Hillcrest Housing Association Ltd	18.285	2.277		20.562
Hjaltland Housing Association Ltd	3.685		0.485	4.170
Home In Scotland Ltd	8.324	12.227	0.400	20.951
Irvine Housing Association	7.608			7.608
Key Housing Association Ltd	0.008			0.008
Kingdom Housing Association Ltd	38.031	4.967	0.544	43.542
Kingsridge Cleddans Housing Association Ltd	0.025			0.025
Link Group	28.089	2.017	0.024	30.130

Client Name	Social Rent (£m)	Mid-Market Rent (£m)	Shared Equity (£m)	Total (£m)
Linstone Housing Association Ltd	0.509			0.509
Linthouse Housing Association Ltd	3.800			3.800
Lister Housing Co-Op Limited	0.005			0.005
Lochfield Park Housing Association Ltd	4.672			4.672
Loreburn Housing Association Ltd	3.106			3.106
Loretto Housing Association Ltd	2.587			2.587
Lowther Homes		0.855		0.855
Manor Estates Housing Association Ltd	0.021			0.021
Maryhill Housing Association Ltd	3.716	1.569	2.269	7.554
Melville Housing Association Ltd	1.602			1.602
Milnbank Housing Association Ltd	0.042			0.042
Molendinar Park Housing Association Ltd	0.057			0.057
Muirhouse Housing Association Ltd	0.007			0.007
New Gorbals Housing Association Ltd	8.324			8.324
North Glasgow Housing Association	0.182			0.182
North View Housing Association	1.166			1.166
Oak Tree Housing Association Ltd	1.035			1.035
Ochil View Housing Association Ltd	0.160			0.160
Ore Valley Housing Association Ltd	0.395			0.395
Orkney Housing Association Ltd	2.747		0.299	3.046
Osprey Housing Ltd	5.064			5.064
Paisley Housing Association Ltd	1.411			1.411
Paragon Housing Association	0.070			0.070
Parkhead Housing Association Ltd	0.220			0.220
Partick Housing Association Ltd	0.791	0.546		1.337
Pineview Housing Co-Op Ltd	0.045			0.045
Places for People Scotland Ltd			1.254	1.254
Port Of Leith Housing Association Ltd	10.575	5.480		16.055
Prospect Community Housing	0.049			0.049
Provanhall Housing Association Ltd	0.049			0.049
Queen's Cross Housing Association Ltd	2.093			2.093
Reidvale Housing Association Ltd	0.035			0.035
River Clyde Homes	0.111			0.111
Rosehill Housing Co-Op Ltd	0.217			0.217
Ruchazie Housing Association	0.003			0.003
Rural Stirling Housing Association Ltd	1.466			1.466
Sanctuary Scotland Housing Association	24.198	0.487	2.207	26.892
Scottish Borders Housing Association Ltd	0.508			0.508
Scottish Veterans Housing Association Ltd	0.004			0.004

Client Name	Social Rent (£m)	Mid-Market Rent (£m)	Shared Equity (£m)	Total (£m)
Shettleston Housing Association Ltd	3.666	0.146		3.812
Southside Housing Association Ltd	10.949		0.635	11.584
Spireview Housing Association Ltd	0.087			0.087
The Highland Housing Alliance		6.479		6.479
Thenue Housing Association Ltd	4.120			4.120
Tollcross Housing Association Ltd	0.011			0.011
Trust Housing Association Ltd	3.259			3.259
Viewpoint Housing Association Ltd	0.083			0.083
Waverley Housing	0.120			0.120
Wellhouse Housing Association Ltd	0.050			0.050
Weslo Housing Management	0.000			0.000
West Granton Housing Co-Op Ltd	0.003			0.003
West Highland Housing Association Ltd	0.807		0.067	0.874
West Lothian Housing Partnership Ltd	3.016	0.175		3.191
West Of Scotland Housing Association Ltd	4.004	5.099		9.103
West Whitlawburn Housing Co-Op	4.600			4.600
Whiteinch & Scotstoun Housing Association Ltd	0.063			0.063
Williamsburgh Housing Association Ltd	2.564			2.564
Yoker Housing Association Ltd	0.307			0.307
Yorkhill Housing Association Ltd	0.031			0.031
Total (£m)	383.643	66.507	8.847	458.997

[Back to contents table](#)

Table 18 b - Councils in receipt of grant for Council House Delivery

Includes TMDF funded adaptations. Other adaptations are funded out with the AHSP budget.

Note - Individual lines may not add up to totals due to roundings to £0.000m

Council	Social Rent (£m)	Mid-Market Rent (£m)	Shared Equity (£m)	Total (£m)
Aberdeen City	14.382			14.382
Aberdeenshire	5.608			5.608
Angus	1.720		0.778	2.498
Clackmannanshire	0.866			0.866
Dundee City	0.272			0.272
East Ayrshire	6.427			6.427
East Dunbartonshire	3.103			3.103
East Lothian	9.649			9.649
East Renfrewshire	2.739			2.739
Falkirk	4.873			4.873
Fife	13.341			13.341
Midlothian	7.472			7.472
Moray	1.424			1.424
North Ayrshire	10.417			10.417
North Lanarkshire	15.599			15.599
Orkney Islands	0.488			0.488
Perth and Kinross	2.468		0.492	2.960
Renfrewshire	6.284		0.396	6.680
South Ayrshire	1.152			1.152
South Lanarkshire	8.230			8.230
Stirling	3.344			3.344
The City of Edinburgh	14.046	2.124		16.170
The Highland Council	12.650		0.976	13.626
West Dunbartonshire	1.389			1.389
West Lothian	9.852			9.852
Total (£m)	157.794	2.124	2.642	162.560

[Back to contents table](#)

The following tables show other grant recipients during 2021-22.

Table 19 a - Partnership Support for Regeneration (PSR)

Client Name	£m
Cruden Estates Ltd	0.450
McTaggart Construction Ltd	0.227
The Highland Housing Alliance	0.794
Total (£m)	1.471

[Back to contents table](#)

Table 19 b - Housing Infrastructure Fund (HIF) Grant

Client Name	£m
Link Group	0.449
Queen's Cross Housing Association Ltd	0.042
Total (£m)	0.491

[Back to contents table](#)

Monitoring of Affordable Housing Investment Benchmarks

As mentioned in the introduction to the report we agreed to undertake some additional monitoring in relation to projects approved against investment benchmarks. The following tables report on projects from 29 October 2021 (when the new investment benchmarks came into operation) to 31 March 2022.

Table 20 a - Homes Under, At and Above Benchmark - by Geographic Benchmark - excluding Glasgow City

Homes approved between 29 October 2021 and 31 March 2022

Geography	Tenure	Homes Approved Against Benchmark	Under Benchmark	% Under Benchmark	At Benchmark	% At Benchmark	Over Benchmark	% Over Benchmark
City and Urban Homes	RSL Social Rent	909	229	25%	96	11%	584	64%
	RSL Mid Market Rent	299	32	11%	49	16%	218	73%
	Council House Social Rent	1,458	898	62%	301	21%	259	18%
	Council House Mid Market Rent	229	43	19%			186	81%
	Sub-Total Homes	2,895	1,202	42%	446	15%	1,247	43%
Other Rural Homes	RSL Social Rent	234	24	10%	30	13%	180	77%
	Council House Social Rent	116	81	70%			35	30%
	Sub-Total Homes	350	105	30%	30	9%	215	61%
West Highland, Island Authorities, and Remote/Rural Argyll Homes	RSL Social Rent	95					95	100%
	Sub-Total Homes	95	0	0%	0	0%	95	100%
Total Homes		3,340	1,307	39%	476	14%	1,557	47%

[Back to contents table](#)

Table 20 b - Projects Under, At and Above Benchmark - by Geographic Benchmark - excluding Glasgow City

Projects approved between 29 October 2021 and 31 March 2022

Geography	Tenure	Projects Approved Against Benchmark	Under Benchmark	% Under Benchmark	At Benchmark	% At Benchmark	Over Benchmark	% Over Benchmark
City and Urban Projects	RSL Social Rent	36	10	28%	7	19%	19	53%
	RSL Mid Market Rent	15	4	27%	4	27%	7	47%
	Council House Social Rent	40	21	53%	10	25%	9	23%
	Council House Mid Market Rent	4	1	25%			3	75%
	Sub-Total Projects	95	36	38%	21	22%	38	40%
Other Rural Projects	RSL Social Rent	11	2	18%	1	9%	8	73%
	Council House Social Rent	7	3	43%			4	57%
	Sub-Total Projects	18	5	28%	1	6%	12	67%
West Highland, Island Authorities, and Remote/Rural Argyll Projects	RSL Social Rent	5					5	100%
	Sub-Total Projects	5	0	0%	0	0%	5	100%
Total Projects		118	41	35%	22	19%	55	47%

[Back to contents table](#)

Table 20 c - Projects Approved Above Benchmark

Average Person Size

Geography	RSL Social Rent	RSL Mid Market Rent	Council House Social Rent	Council House Mid Market Rent
City & Urban	2.3	2.0	2.6	3.5
	2.7	2.5	2.9	3.7
	3.0	2.8	3.3	3.9
	3.1	3.0	3.3	
	3.2	3.3	3.8	
	3.4	3.7	4.0	
	3.5	4.0	4.0	
	3.6		4.4	
	3.7		4.8	
	3.7			
	3.7			
	3.8			
	3.8			
	3.8			
	3.9			
	4.0			
	4.2			
	4.4			
	4.4			
	19 Projects	7 Projects	9 Projects	3 Projects
Other Rural	2.3	2.0		
	3.1	2.4		
	4.0	4.4		
	4.2	5.0		
	4.2			
	4.3			
	4.5			
	4.5			
	8 Projects	4 Projects		
West Highland, Island Authorities, and Remote/Rural Argyll	3.0			
	3.7			
	4.0			
	5.0			
	6.0			
	5 Projects			

[Back to contents table](#)

Contacts and Further Information

The AHSP in 2021-22 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 AHSP has been devolved to the relevant city council)

The More Homes Business Management mailbox is morehomesbusman@gov.scot

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

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

This document - excluding pictures of projects – can be accessed via the [Affordable Housing Supply Programme webpage](#) within the annual out-turn reports and related data section. All of the tables can be accessed via the [supporting accessible excel document](#) on the [AHSP Out-turn Report 2021-2022 webpage](#).

[Back to contents table](#)

Glossary

AHSP – Affordable Housing Supply Programme

Approvals – homes receiving approval at tender stage in that financial year. [Back to Table 5](#)

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

Central Programmes - Includes funding for programmes such as LIFT, and HOSF. Back to [Tables 13\(a\)](#) and [13\(b\)](#)

Completions - homes which have reached practical completion stage of the on site development process. [Back to Table 7](#)

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.

HIF – Housing Infrastructure Fund

HARP – Housing and Regeneration Programmes, Scottish Government computerised system to administer, manage and report on the AHSP and regeneration programmes

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

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 [Tables 13\(a\)](#) and [13\(b\)](#)

MMR – Mid market rent

MTR – Mortgage to Rent

NB – New Build housing includes new build, new build off the shelf and conversion of non-housing property for a housing use. Back to [Tables 12 \(a\)](#) [\(b\)](#) [\(c\)](#)

NSSE – New Supply Shared Equity

Off the Shelf – refers to second hand properties bought on the open market and can include buybacks of former Right to Buy properties. Back to [Tables 12 \(a\) \(b\) \(c\)](#)

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.

Rehab - refers to existing properties which are undergoing extensive refurbishment and improvements. Back to [Tables 12 \(a\) \(b\) \(c\)](#)

RIHF – Rural and Islands Housing Fund

RPA – Resource Planning Assumptions - Funding for the AHSP is allocated to local authorities in the form of Resource Planning Assumptions (RPAs), giving each local authority the flexibility to apply the available Scottish Government funding to its strategic priorities within its geographic area.

RSLs – Registered Social Landlords

SBD – [Secured by Design](#) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

[Back to Table 16b](#)

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 6](#)

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

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

[Back to contents table](#)