

High Level Summary of Statistics

Housing and Regeneration

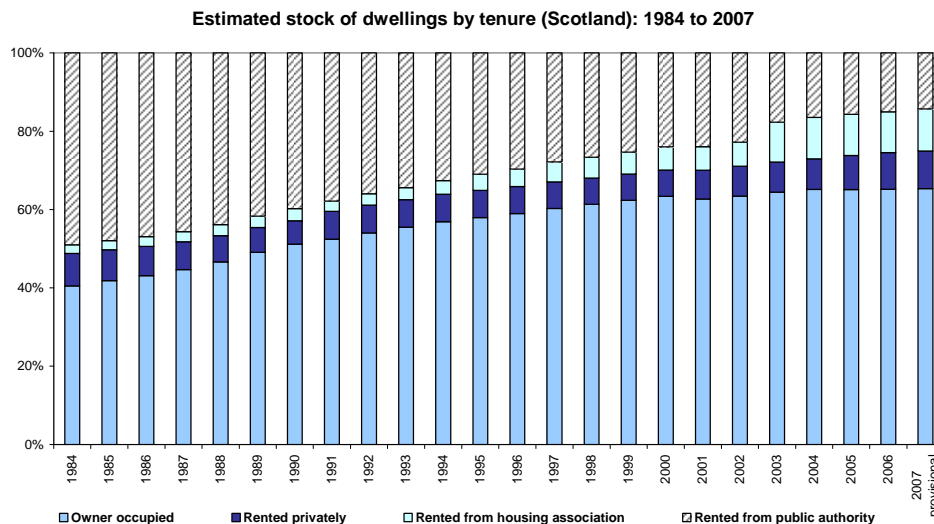
Housing market	2
Tenure	2
Stock.....	2
House prices.....	5
Quality	6
Dampness, condensation and the Scottish Housing Quality Standard	6
Fuel poverty	7
Perceptions of neighbourhood	8
Homelessness	10
Applications, assessments and households in temporary accommodation	10
Lets to homeless households	11

Housing market

Tenure

Updated May 2008

The last quarter of a century has seen a significant change in housing tenure. In 1982, less than 40% of households were owner occupiers. By 2004, this had risen to 65%. Although there has been a similar pattern of change across much of Europe, the change has been particularly marked in Scotland, where the level of owner-occupation has increased by almost a third since the early 1980s.



Source: Scottish Government Communities Analytical Services (Housing Statistics)

Mirroring changes in cultural attitudes toward home ownership, two structural factors have contributed to this shift: the introduction of the right to buy for public authority tenants in 1979 coupled with the decline of public authority new build, and the increased contribution of private sector building. In recent years, there has been some indication that the rising trend in relation to owner-occupation may be levelling out to some extent, while the private rented sector has shown consistent signs of growth since 2001 from about 7% to nearly 10% in 2007.

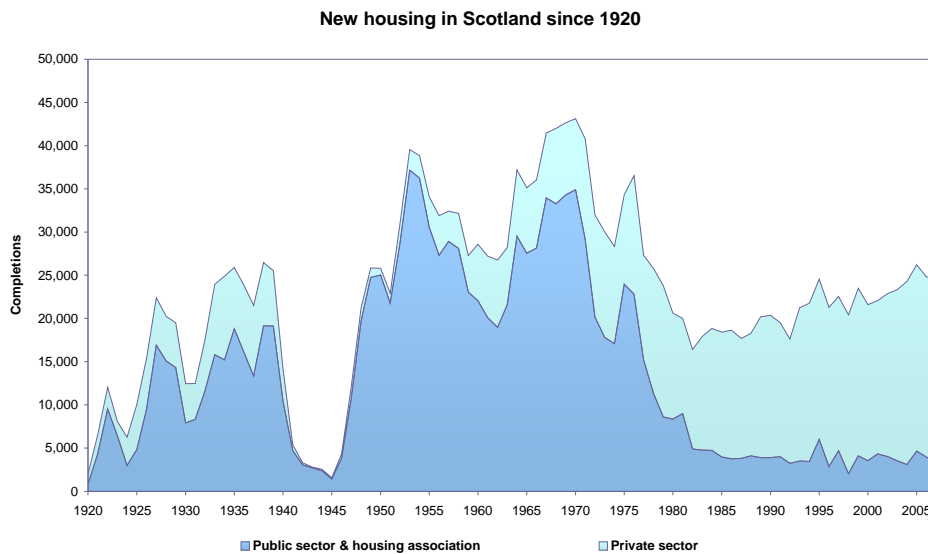
More information can be obtained from the [Housing Statistics for Scotland](#) on-line information resource.

Stock

Updated: June 2008

Historic trends in new build showed peaks in the early 1950s and late 1960s resulting primarily from programmes of post-war reconstruction and slum clearances. From a high point of about 41,000-43,000 completions a year, mainly in the public sector, the level of new build fell during the early 80s to under 20,000 completions per year. Since then, there has been an overall upward trend to just under 25,000 completions per year during the past few years, predominantly due to private sector new build which currently represents over 80% of all completions. The remainder of new build is mainly by housing associations.

To give some indication of future building levels, over recent years new build starts are running at about 27,000 per year.

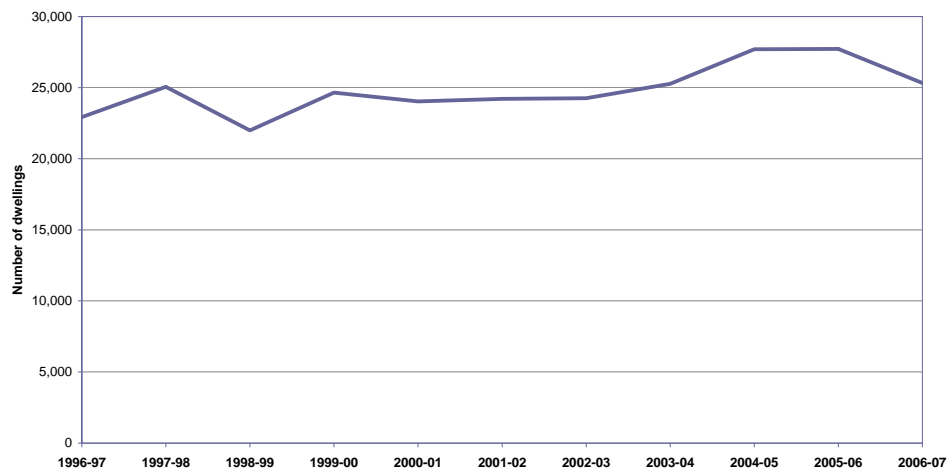


Source: Scottish Government Communities Analytical Services (Housing Statistics)

However, the demand for home ownership has put severe pressure on the housing system in many areas, driving up house price inflation and restricting opportunities for sizeable sectors of the population. Increasing the supply of housing to respond to housing need and aspiration, and improving the responsiveness of the housing market more generally, is the most effective way of improving affordability in the medium to long term. The Scottish government's discussion document [Firm foundations](#), highlights this commitment to increasing the capacity of the housing market to meet demand across all tenures. Total supply of new housing from public and private new building, rehabilitation and conversion to housing use is a Scottish government National Indicator reflecting the importance of a sufficient supply of housing to support the government's purpose.

HOUSING and REGENERATION Housing market

New housing supply including refurbishment/conversion (Scotland): 1996-97 to 2006-07



Source: Scottish Government Communities Analytical Services (Housing Statistics)

More information can be obtained from the [Housing Statistics for Scotland](http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild) on-line information resource.

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild>

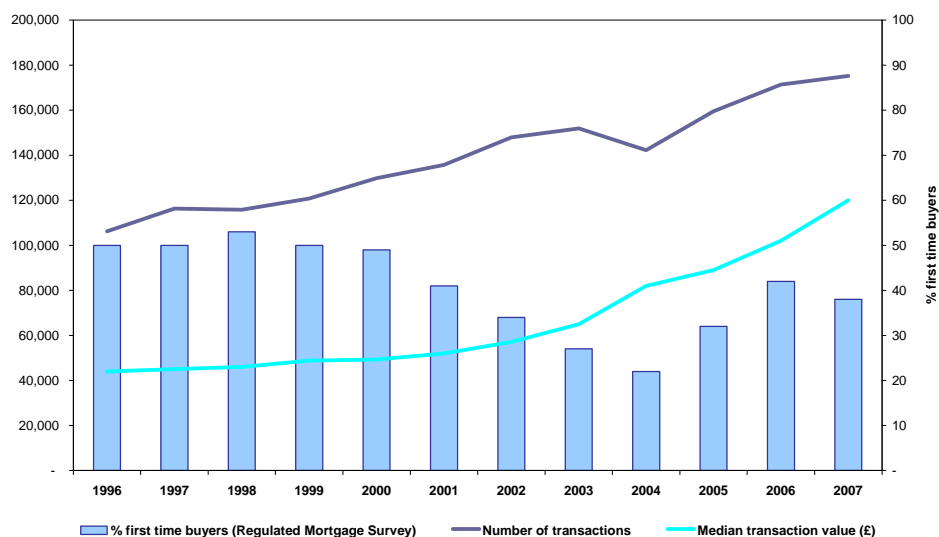
House prices

Updated: May 2008

Although not as acute as elsewhere in the UK, Scotland has experienced a marked upswing in average house prices since 2000. While Scotland is one of the most affordable regions in the UK in terms of house price to earnings ratios, there are still major problems of affordability in some areas, particularly for potential first-time buyers who may find the costs of owner-occupation prohibitive. The increase in real price is most pronounced in Edinburgh. However, all parts of Scotland, including rural areas, have experienced real price growth well above earnings growth, with national average house price to income ratios rising by 23% between 2002 and 2006.

More recently, there has been some indication that the market may be easing off somewhat (Table 592, [Department for Communities and Local Government live tables on housing market](#)), and the proportion of first time buyers is beginning to pick up from a low point in 2004, in part due to mortgage products becoming increasingly accessible and financially attractive in recent years.

Residential property transactions and first time buyers (Scotland): 1996 to 2007



Source: Scottish Government Communities Analytical Services (Housing Statistics)

However, while house price **growth** has now begun to moderate, the relatively high **level** of house prices means that households now face greater obstacles in fulfilling aspirations toward home ownership. Recent changes in the mortgage lending market in response to fears of a debt crisis have also resulted in a reduction of the more attractive mortgage deals, and the most recent figures for 2007 do show a slight drop in the proportion of first time buyers. As affordability in the market sector has worsened, pressure has increased on an already stretched social housing sector.

More information can be obtained from the [Housing Statistics for Scotland](#) on-line information resource.

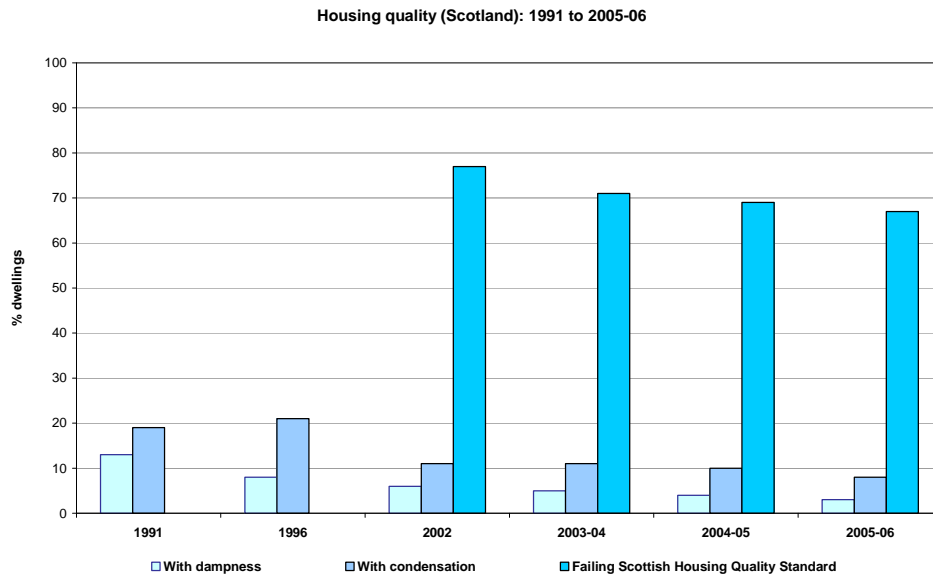
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

Quality

Dampness, condensation and the Scottish Housing Quality Standard

Updated: May 2008

While successive Scottish House Condition Surveys show that the proportion of dwellings with condensation or dampness, or failing the Scottish Housing Quality Standard, has fallen, the most recent figures for 2005-06 show that 60% of social housing and 69% of private sector housing falls short of the Scottish Housing Quality Standard. Nearly half (47%) of dwellings have some urgent disrepair.



Source: Scottish House Condition Survey

Web link

[Scottish House Condition Survey](http://www.scotland.gov.uk/topics/statistics/shcs)

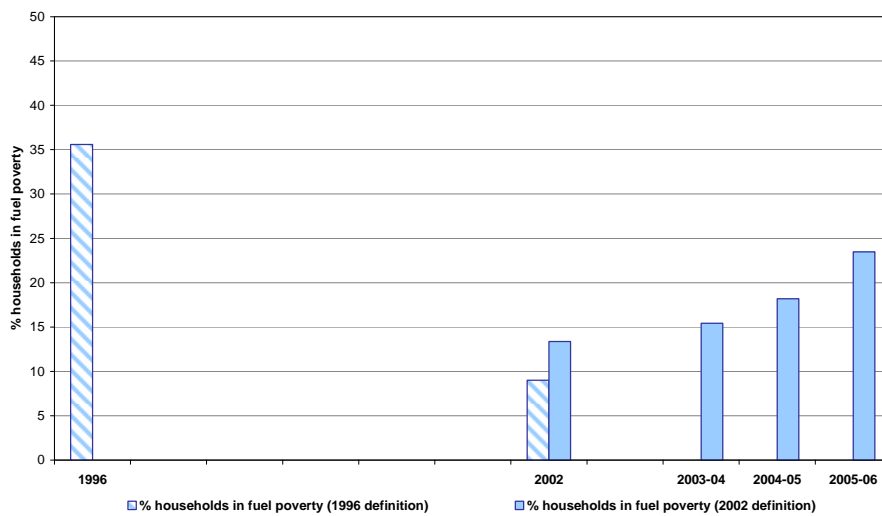
<http://www.scotland.gov.uk/topics/statistics/shcs>

Fuel poverty

Updated: May 2008

Central heating is an important factor in reducing the incidence of condensation, resulting in improved comfort for occupants, as well as contributing to enhanced energy efficiency of the dwelling. Between 1991 and 2005-06, the percentage of dwellings with full central heating has risen from 62% to 93%. Fuel poverty fell sharply between 1996 and 2002, mainly due to increased income and falling fuel prices. However, fuel poverty has been rising in more recent years, largely because current increases in fuel prices are only being partially offset by rising incomes and energy efficiency increases.

Fuel poverty (Scotland): 1996 to 2005-06



Source: Scottish House Condition Survey

Note: The definition of fuel poverty changed in 2002, and figures for 1996 are therefore not comparable with later years.

Web link

[Scottish House Condition Survey](http://www.shcs.gov.uk/)

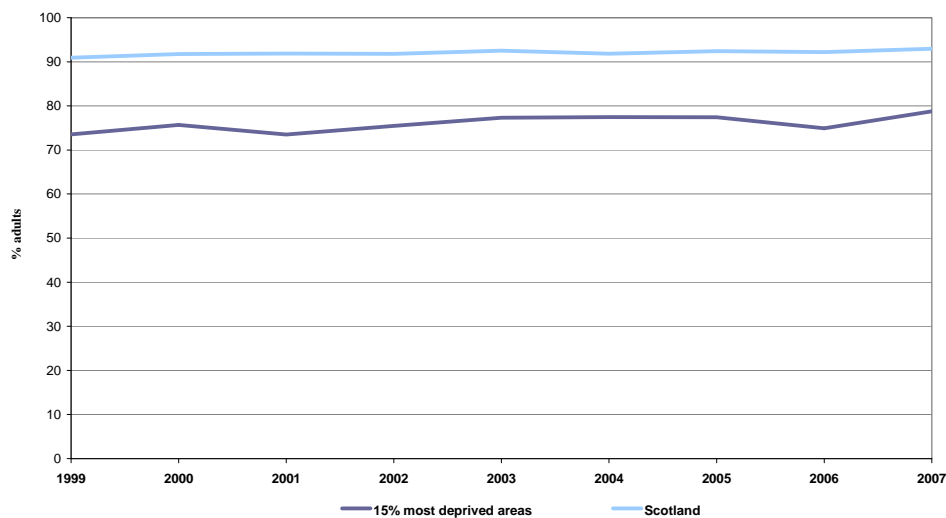
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Perceptions of neighbourhood

Updated: June 2008

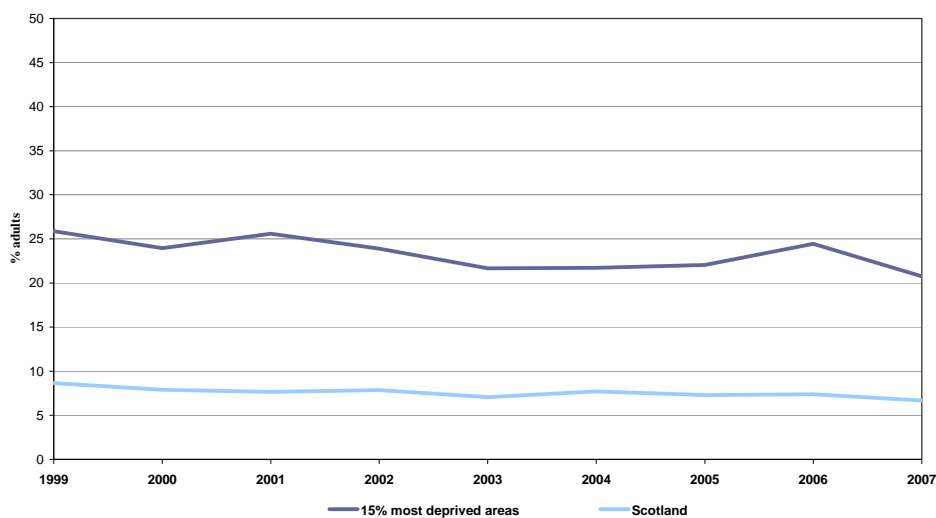
Improving housing is not just about increasing supply, but also about a wider investment in building attractive and sustainable communities, and enhancing the opportunities and quality of life for those who live in them. This focus is reflected in the Scottish government National Indicator on the proportion of adults who rate their neighbourhood as a good place to live. In 2007, 93% of adults rated their neighbourhood as a fairly or very good place to live, and there has been very little variation between 1999 and 2007.

Perception of neighbourhood as fairly/very good place to live (Scotland): 1999-2007



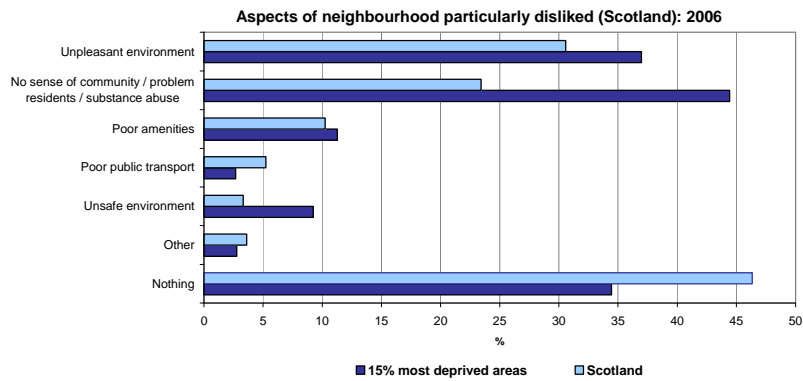
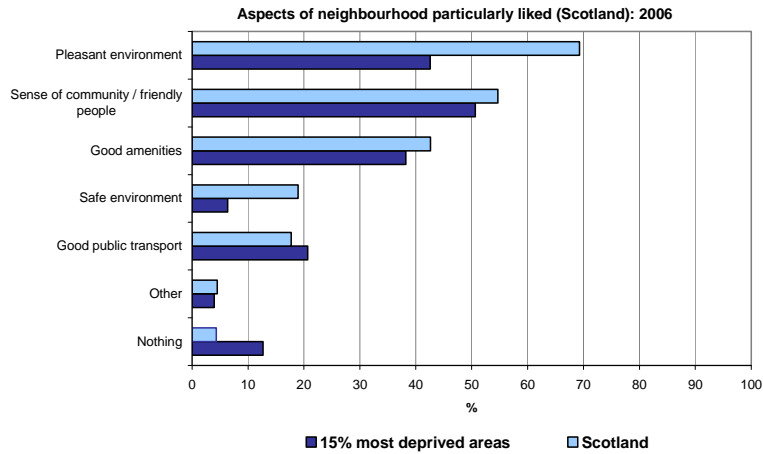
Delivering these improved outcomes is especially challenging in Scotland's most deprived areas – those ranked in the most deprived 15% identified in the Scottish Index of Multiple Deprivation. There is some indication that perceptions of neighbourhood may be becoming somewhat less negative over time for these areas.

Perception of neighbourhood as fairly/very poor place to live (Scotland): 1999-2007



However, while the most deprived areas are similar to the rest of Scotland in terms of what residents like about them, there are marked differences in terms of what they dislike, with much greater dissatisfaction with quality of life issues such as the

unpleasant or unsafe environments, problem residents and lack of sense of community.



Source: Scottish Household Survey

Web Link

[Scottish Household Survey](http://www.scotland.gov.uk/Topics/Statistics/16002)

<http://www.scotland.gov.uk/Topics/Statistics/16002>

Homelessness

Applications, assessments and households in temporary accommodation

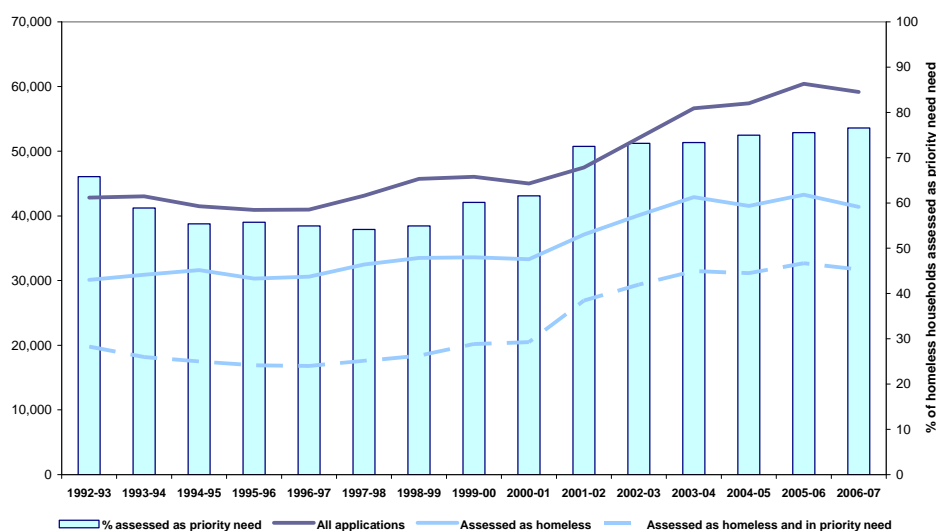
Updated: May 2008

In 2001, the Scottish Parliament passed legislation which placed additional duties on councils to provide a minimum of temporary accommodation, advice and assistance to all applicants assessed as homeless. This has had a noticeable impact on applications, which has been reflected in changing assessments and outcomes for homeless households, and increased numbers of households in temporary accommodation. The observed increases in levels of applications since 2001 have primarily been due to the increase in the numbers of single-person households applying, with no or very little variation in applications from other household.

Legislative change is likely to have been an important driver of this increase as single applicants have benefited most from the changes. However, some of the increase may also reflect wider social change in relation to the increasing number of single young heads of households in general, as well as an increase in the rate of household dissolution following breakdown of relationships.

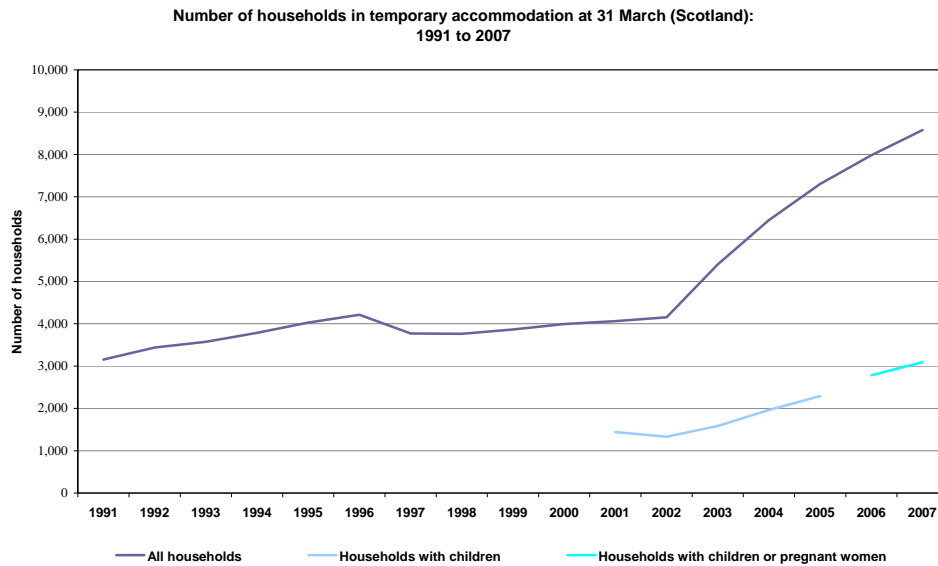
The most recent data indicate a levelling out in numbers of applications with about 59,500 applications recorded for 2006-07, representing a drop of 2% over the previous year. This is consistent with data from previous years which have shown a slowing down of the rate of increase since 2003-04. There is also some indication that the increase in households in temporary accommodation may be tapering off to some extent.

Homelessness applications and proportion assessed as priority need (Scotland): 1992-93 to 2006-07



Source: Scottish Government Communities Analytical Services (Housing Statistics)

HOUSING and REGENERATION Homelessness



Source: Scottish Government Communities Analytical Services (Housing Statistics)

There has been a consistent increase since the mid-90s in the proportions of homeless/potentially homeless applicant households being assessed as being in priority need, which currently stands at 77%. Again, this increase has been more marked for single-person households.

The Homelessness Etc (Scotland) Act 2003 aims to ensure that by 2012 everyone assessed as being unintentionally homeless is entitled to settled accommodation, therefore ending the distinction between priority and non-priority cases. Progress towards this commitment would be reflected in increasing proportions of applicants assessed as homeless/potentially homeless also being assessed as priority need, which the Scottish government has designated as a National Indicator.

More information can be found in the [Operation of the homeless persons legislation in Scotland](#) publication section of the Housing Statistics website.
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/PubHomeless>

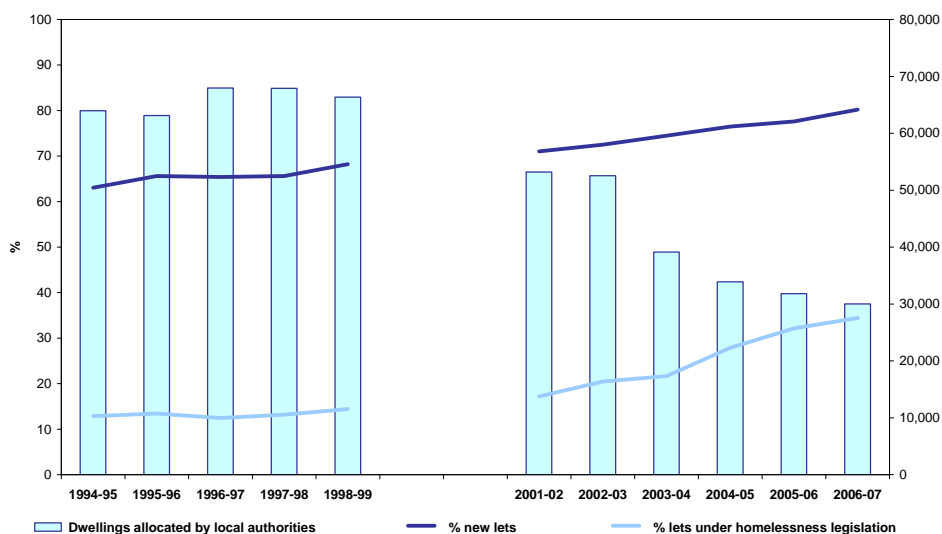
Lets to homeless households

Updated May 2008

The proportion of lets to homeless households is a key indicator in measuring local authorities' capacity to respond to the 2012 commitment to remove the priority need test in homelessness legislation. While the number of local authority lets overall have been falling over the past couple of years, the proportion of lets to homeless have increased, with the latest figures confirming the observed upward trend: in 2006-07, 34% of all local authority lettings were to homeless households, compared to 17% for 2001-02.

HOUSING and REGENERATION Homelessness

Local authority lets to homeless (Scotland): 1994-95 to 2006-07



Source: Scottish Government Communities Analytical Services (Housing Statistics)
 Note: Figures do not include councils with complete stock transfers.

More information can be obtained from the [Housing Statistics for Scotland](http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo) on-line information resource.
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>