

Statistics Revisions Notice

A National Statistics Publication for Scotland

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REVISED SOCIAL HOUSING NEW BUILD STARTS AND COMPLETIONS

1. Revised statistics on the levels of housing association starts and completions have been released today by Scotland's Chief Statistician.

Summary

2. New build housing starts and completions are published each quarter on the Housing Statistics for Scotland website: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

3. It has come to our attention that some of the starts and completions we have been recording as housing association new build are in fact developments by private individuals or private developers who have received public funding under subsidy schemes designed to provide affordable housing.

4. It is likely that these figures have been double counted in the data which councils send us on private housing starts and completions, so correcting the figures requires an adjustment to both the housing association starts and completions and total starts and completions.

5. Corrected tables are now available on the Housing Statistics for Scotland web pages. A new analysis of affordable housing provided via public subsidy will follow in the summer, and this will help provide a clearer picture of what the various subsidies have provided.

Impact of revisions

6. The numbers involved are relatively small, so will not have any impact on the overall assessment of the housing market or key housing trends. However, the revisions do affect the baseline figures for the National Indicator on housing supply. This will be corrected in time for publication of Scotland Performs.

7. Overall, between 1999-00 and 2006-07 new housing starts were overestimated by 3,600 and completions by 6,800. The revisions have reduced social housing starts by 8% and completions by 18% during that time. The biggest impact is on data for 1999-00 to 2002-03, with recent years being less affected.

8. A summary of the revisions is shown in Annex A.



Ensuring data quality in future

10. We have eliminated the potential for future double counting by ensuring that we have a clear description of the codes under which new housing built under public subsidy is recorded. However with increasingly sophisticated approaches to providing affordable housing through public subsidy, the planning system and local authorities' own direct investment there is a small risk that in future we may double count or fail to record the full impact of these on affordable housing supply.

11. The recently introduced statistical data collection on affordable housing secured at planning agreement stage will help here and we will take these points forward with councils in our current work in developing statistics on housing land audits and the supply of land for housing.

Annex A – Impact of New Build Corrections

Between 1999-00 and 2006-07, housing association approvals (starts) were overestimated by 3,363, and completions by 6,795. While this represents an overestimate of social sector starts of 8% and completions of 18%, it is only a very small proportion of all new build starts and completions during that time, at 2% and 3% respectively.

The impact of the correction is illustrated in the following chart and tables:

- Chart 1 shows the impact of the correction on total new build and social sector new build completions
- Tables 1a and 1b show the impact on starts and completions for each year since 1999-00.
- Tables 2a and 2b show the the total impact on starts and completions for each local authority

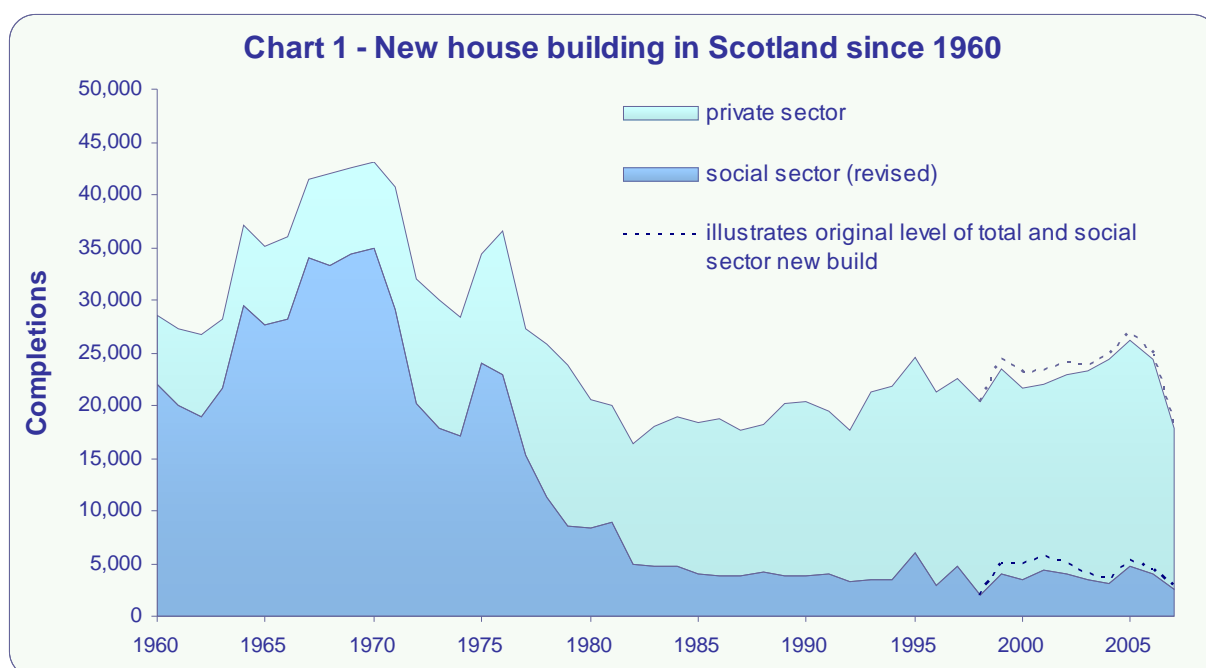


Table 1a - Impact of correction on new build starts, by year

	New Housing Started:		error (new-old)	% impact on total new build starts	% impact on social new build starts
	original	revised			
1999-00	22,681	22,681	0	0%	0%
2000-01	23,341	22,317	-1,024	-4%	-18%
2001-02	23,306	23,177	-129	-1%	-3%
2002-03	22,858	22,280	-578	-3%	-13%
2003-04	27,154	26,274	-880	-3%	-19%
2004-05	27,500	27,042	-458	-2%	-9%
2005-06	26,443	26,212	-231	-1%	-4%
2006-07	27,948	27,885	-63	0%	-1%

Table 1b - Impact of correction on new build completions, by year

	New Housing Completed:		error (new-old)	% impact on total new build completions	% impact on social new build completions
	original	revised			
1999-00	24,220	23,081	-1,139	-5%	-22%
2000-01	23,478	21,964	-1,514	-6%	-28%
2001-02	23,589	22,307	-1,282	-5%	-23%
2002-03	23,416	22,436	-980	-4%	-20%
2003-04	23,812	23,453	-359	-2%	-10%
2004-05	26,460	25,732	-728	-3%	-15%
2005-06	26,288	25,884	-404	-2%	-8%
2006-07	23,663	23,274	-389	-2%	-11%

Table 2a - Impact of correction on new build starts between 1999-00 and 2006-07, by local authority

	New Housing Started 1999-00 to 2006-07:		error (new-old)	% impact on total new build starts	% impact on social new build starts
	original	revised			
SCOTLAND	201,231	197,868	-3,363	-2%	-8%
Aberdeen City	6,288	6,061	-227	-4%	-23%
Aberdeenshire	11,729	11,527	-202	-2%	-14%
Angus	3,815	3,759	-56	-1%	-8%
Argyll & Bute	2,601	2,513	-88	-3%	-10%
Clackmannanshire	2,454	2,454	0	0%	0%
Dumfries & Galloway	4,969	4,969	0	0%	0%
Dundee City	5,108	5,028	-80	-2%	-4%
East Ayrshire	4,281	4,219	-62	-1%	-12%
East Dunbartonshire	1,689	1,689	0	0%	0%
East Lothian	3,817	3,817	0	0%	0%
East Renfrewshire	1,861	1,861	0	0%	0%
Edinburgh, City of	16,297	16,212	-85	-1%	-3%
Eilean Siar	1,085	1,077	-8	-1%	-3%
Falkirk	6,600	6,588	-12	0%	-4%
Fife	12,831	12,685	-146	-1%	-8%
Glasgow City	28,060	27,135	-925	-3%	-10%
Highland	9,296	9,047	-249	-3%	-11%
Inverclyde	3,180	3,042	-138	-4%	-12%
Midlothian	1,689	1,689	0	0%	0%
Moray	3,436	3,386	-50	-1%	-10%
North Ayrshire	4,057	4,051	-6	0%	-1%
North Lanarkshire	13,439	13,116	-323	-2%	-14%
Orkney	1,034	909	-125	-12%	-31%
Perth & Kinross	6,701	6,653	-48	-1%	-3%
Renfrewshire	6,242	6,208	-34	-1%	-2%
Scottish Borders, The	5,120	5,102	-18	0%	-3%
Shetland	938	922	-16	-2%	-8%
South Ayrshire	2,868	2,868	0	0%	0%
South Lanarkshire	14,244	13,962	-282	-2%	-17%
Stirling	3,063	3,020	-43	-1%	-6%
West Dunbartonshire	2,830	2,690	-140	-5%	-12%
West Lothian	9,609	9,609	0	0%	0%

Table 2b - Impact of correction on new build completions between 1999-00 and 2006-07, by local authority

	New Housing Completed 1999-00 to 2006-07:		error (new-old)	% impact on total new build completions	% impact on social new build completions
	original	revised			
SCOTLAND	194,926	188,131	-6,795	-3%	-18%
Aberdeen City	5,902	5,619	-283	-5%	-29%
Aberdeenshire	11,761	11,416	-345	-3%	-23%
Angus	3,534	3,434	-100	-3%	-13%
Argyll & Bute	2,271	2,203	-68	-3%	-12%
Clackmannanshire	2,450	2,434	-16	-1%	-5%
Dumfries & Galloway	4,258	4,218	-40	-1%	-5%
Dundee City	4,795	4,636	-159	-3%	-10%
East Ayrshire	3,451	3,266	-185	-5%	-53%
East Dunbartonshire	1,463	1,439	-24	-2%	-9%
East Lothian	3,849	3,849	0	0%	0%
East Renfrewshire	1,870	1,803	-67	-4%	-17%
Edinburgh, City of	16,967	16,477	-490	-3%	-14%
Eilean Siar	834	822	-12	-1%	-8%
Falkirk	6,758	6,680	-78	-1%	-20%
Fife	13,573	13,247	-326	-2%	-16%
Glasgow City	27,776	25,389	-2,387	-9%	-24%
Highland	8,592	8,292	-300	-3%	-20%
Inverclyde	2,692	2,519	-173	-6%	-19%
Midlothian	1,478	1,458	-20	-1%	-11%
Moray	3,080	2,989	-91	-3%	-23%
North Ayrshire	3,785	3,737	-48	-1%	-8%
North Lanarkshire	13,672	13,211	-461	-3%	-21%
Orkney	784	670	-114	-15%	-35%
Perth & Kinross	6,225	6,136	-89	-1%	-7%
Renfrewshire	5,073	5,010	-63	-1%	-5%
Scottish Borders, The	4,973	4,945	-28	-1%	-5%
Shetland	944	914	-30	-3%	-18%
South Ayrshire	2,973	2,973	0	0%	0%
South Lanarkshire	13,691	13,309	-382	-3%	-24%
Stirling	2,979	2,833	-146	-5%	-28%
West Dunbartonshire	2,840	2,721	-119	-4%	-10%
West Lothian	9,633	9,482	-151	-2%	-18%