A National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

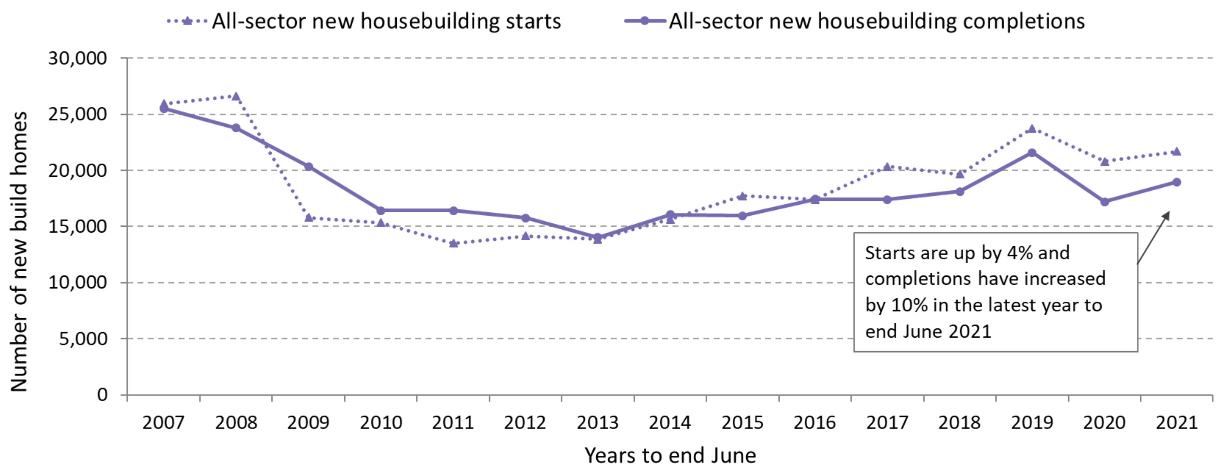
Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 29 March 2022)

This statistical publication provides information on the latest trends in:

- Quarterly all-sector and private-led new housebuilding starts and completions to end June 2021, and social sector new housebuilding starts and completions to end September 2021 (with an update provided for the latest two quarters).
- UK House Price Index Official Statistics on new build sales transactions, as a measure of private-led new housebuilding activity in Scotland to end October 2021.
- Quarterly Affordable Housing Supply Programme approvals, starts and completions, by type, to end December 2021.

The publication also presents annual rates of new housebuilding and affordable housing supply per head of population, including comparisons to other UK countries.

Chart 1: Annual all-sector new housebuilding starts and completions both increased in the latest year to end June 2021, with activity levels increasing after being affected by COVID-19 lockdown measures in the previous year



Background information including Excel tables and explanatory notes on data sources and quality are available in the Housing Statistics webpages.

Contents

1. Main points

Note that the latest private-led and all-sector new housebuilding figures contain some estimates for a small number of authorities. Further details are provided in Section 7.

- There were 18,974 all-sector new build homes completed in Scotland in the year to end June 2021. This is an increase of 10% (1,751 homes) on the 17,223 completions in the previous year, in which activity levels were impacted by COVID-19 lockdown measures. However the latest annual figure is below the 21,603 homes completed in the year to end June 2019. Increases in the latest year were seen across private-led completions (12% or 1,495 homes) and local authority completions (83% or 876 homes). Housing association completions however dropped by 17% or 620 homes.
- The number of new build homes started across all sectors also increased in the year to end June 2021. There were 21,686 starts, up 4% (886 homes) on the 20,800 starts in the previous year. However the latest annual figure is below the 23,754 homes started in the year to end June 2019. Private-led starts rose by 29% (3,810 homes) and local authority starts increased by 10% (166 homes). Whilst housing association approvals dropped by 54% (3,090 homes).
- More up-to-date figures published as part of the UK House Price Index show that there have been 11,029 private new build sales transactions in the 12 months to end October 2021. This is an increase of 16% (1,551 transactions) on the 9,478 transactions recorded in the previous year to end October 2020.
- Latest social sector new housebuilding figures to end September 2021 show that in the 12 months to end September 2021, 5,598 homes were completed, an increase of 27% (1,194 homes) on the 4,404 social sector homes completed in the previous year, in which activity levels were affected by COVID-19 lockdown measures. Starts however fell by 29% (2,014 homes) to 4,935 in the year to end September 2021, down from 6,949 in the year to end September 2020.

- Affordable Housing Supply Programme statistics reflect the broader supply of affordable homes for social rent, affordable rent and affordable home ownership, and include off the shelf purchases and rehabilitations as well as new builds.
- A total of 2,159 affordable homes were completed in the latest quarter October to December 2021, bringing the total number of affordable homes completed in the 12 months to end December 2021 to 9,211. This is an increase of 35% (2,412 homes) on the 6,799 affordable homes completed in the previous year, with increases in the number of completions for social rent (by 26% or 1,353 homes), affordable rent (by 103% or 683 homes) and affordable home ownership (by 42% or 376 homes).
- A total of 1,892 affordable homes were approved in October to December 2021, bringing the total number of homes approved in the 12 months to end December 2021 to 8,398. This is a decrease of 17% (1,763 homes) on the 10,161 homes approved in the previous year, with decreases in the number of approvals for social rent (by 20% or 1,576 homes) and affordable rent (by 26% or 311 homes), but an increase in approvals for affordable home ownership (by 13% or 124 homes).
- Over the same period, a total of 1,897 affordable homes were started in October to December 2021, bringing the total number of homes started in the 12 months to end December 2021 to 9,679. This is a decrease of 4% (453 homes) on the 10,132 homes started in the previous year, with decreases in the number of starts for social rent (by 10% or 783 homes) and affordable rent (by 2% or 31 homes), but an increase in the number of starts for affordable home ownership (by 42% or 361 homes).

2. All-sector new housebuilding

Chart 1 on page 1 shows that annual all-sector new build starts and completions in the years to end June both showed a broadly decreasing direction of trend following the financial crisis in 2008. Starts fell until to a low in 2011 and completions reached their lowest point in 2013. Following this, starts and completions have then generally increased year on year, reaching a peak in 2019, before dropping due to the impact of COVID-19 lockdown measures in 2020. Starts and completions have since picked up in 2021 following the easing of these restrictions, with starts up by 4% and completions up by 10% in the latest year to end June 2021.

Chart 2 below presents the latest quarterly trends in completions to end June 2021. There were 4,897 all-sector completions in the latest quarter April to June 2021. This is an increase of 4,176 homes on the 721 completions in the same quarter in 2020, in which COVID-19 lockdown measures were in place. April to June 2021 completions were however 12% (640 homes) below the same quarter in 2019.

The 3,651 private sector led completions in April to June 2021 is an increase of 2,964 homes compared to April to June 2020. However completions were 20% (911 homes) lower than the same quarter in 2019. The 555 local authority completions in April to June 2021 is an increase of 521 homes on the 34 completions in April to June 2020, and is also an increase of 24% (109 homes) on the same quarter in 2019. The 691 housing association completions in April to June 2021 is 691 homes higher than same quarter in 2020, in which there were no completions. This figure is also 31% (162 homes) higher than the same quarter in 2019.

Over the latest 12 months, there have been 18,974 all-sector new build homes completed in in the year to end June 2021. This is an increase of 10% (1,751 homes) on the 17,223 completions in the previous year. However the latest annual figure is below the 21,603 homes completed in the year to end June 2019. Increases in the latest have been seen across private-led completions (12% or 1,495 homes) and local authority completions (83% or 876 homes). Housing association completions however dropped by 17% or 620 homes.

Chart 2: Levels of all-sector quarterly new housebuilding completions in the latest quarter April to June 2021 are higher than the same quarter in 2020 in which activity levels were impacted by COVID-19 lockdown measures, however are below the same quarter in 2019.

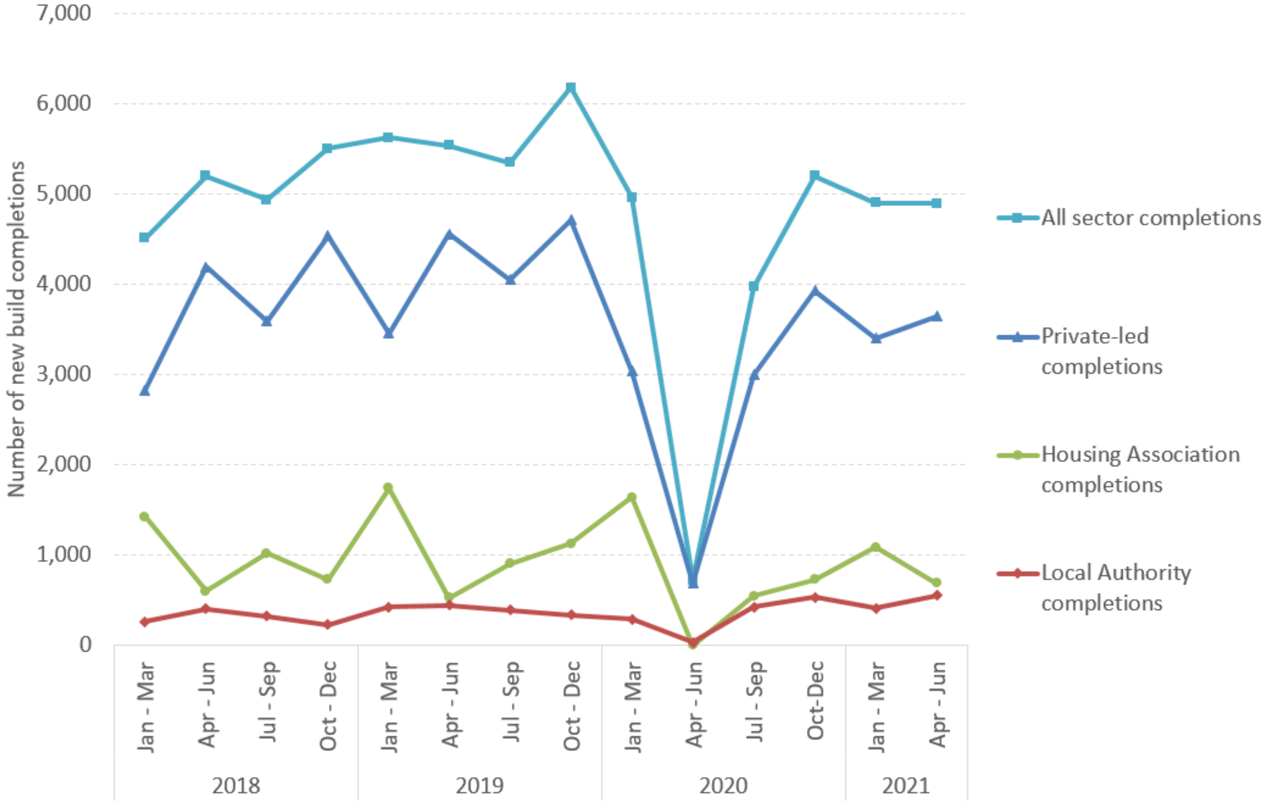


Chart 3 shows the quarterly trends in starts, in which there were 5,471 all-sector homes started in April to June 2021, an increase of 4,181 compared with April to June 2020 when lockdown measures were in place. However starts were 5% (298 homes) lower than the same quarter in 2019.

The 4,559 private sector led starts in April to June 2021 is an increase of 3,686 homes compared to April to June 2020, and is also a slight increase of 10 homes on April to June 2019. The 584 local authority starts in April to June 2021 is an increase of 571 homes on the 13 starts in April to June 2020, and is also an increase of 14% (71 homes) on the same quarter in 2019. The 328 housing association approvals in April to June 2021 is 19% (76 homes) homes lower than same quarter in 2020, and also 54% (379 homes) lower than the same quarter in 2019.

Over the latest 12 months to end June 2021, the number of all-sector new build homes started has increased. There have been 21,686 starts, up 4% (886 homes) on the 20,800 starts in the previous year, although the latest annual figure is below the 23,754 homes started in the year to end June 2019. Private-led starts rose by 29% (3,810 homes) and local authority starts increased by 10% (166 homes), whilst housing association approvals dropped by 54% (3,090 homes).

Chart 3: Total levels of all-sector new housebuilding starts in April to June 2021 are higher than the same quarter in 2020, when coronavirus restrictions were in place, but are lower than the same quarter in 2019.

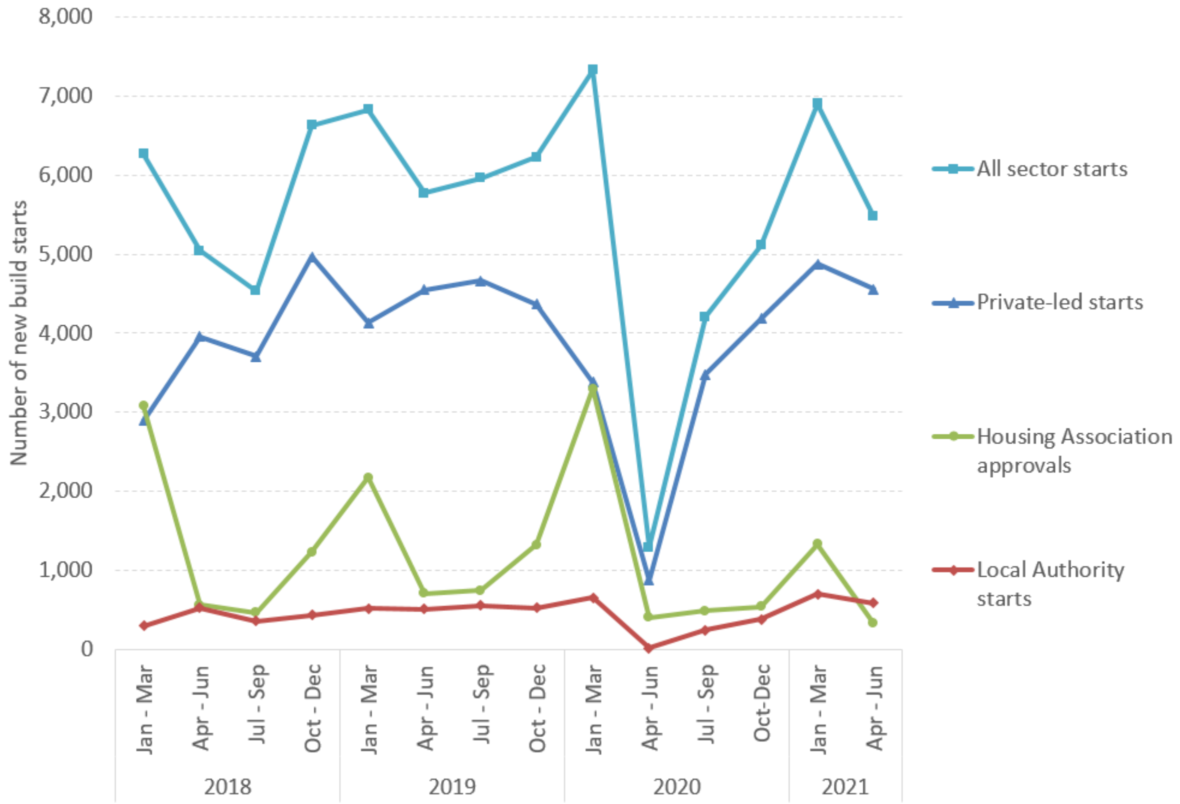


Table 1 – All sector new housebuilding to end June 2021

All sector homes	Starts	Completions
Quarter Apr to Jun 2018	**5,039**	**5,200**
Quarter Apr to Jun 2019	**5,769**	**5,537**
Quarter Apr to Jun 2020	**1,290**	**721**
Quarter Apr to Jun 2021	**5,471**	**4,897**
Change from Q2 2020 to Q2 2021	+4,181	+4,176
Change from 2020 to 2021 (%)	+324%	+579%
Year to Jun 2018	**19,656**	**18,109**
Year to Jun 2019	**23,754**	**21,603**
Year to Jun 2020	**20,800**	**17,223**
Year to Jun 2021	**21,686**	**18,974**
Change from 2020 to 2021	+886	+1,751
Change from 2020 to 2021 (%)	+4%	+10%

Map A below shows that in the year to end June 2021, the highest new build rates were observed in the local authority areas of Midlothian, East Lothian and Perth & Kinross, which had rates of more than 38 homes per 10,000 population.

The lowest rates were observed in Dumfries & Galloway, South Ayrshire, Stirling and Inverclyde, which had rates of 16 homes or fewer per 10,000 population.

Note that the all-sector completion rates calculations contain some estimated figures. Estimated figures have been used for private sector completions for East Dunbartonshire, South Ayrshire from October to December 2020, Angus, Glasgow City, and Highland from January to March 2021 and for Aberdeen City and North Ayrshire for April to June 2021.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end June 2021

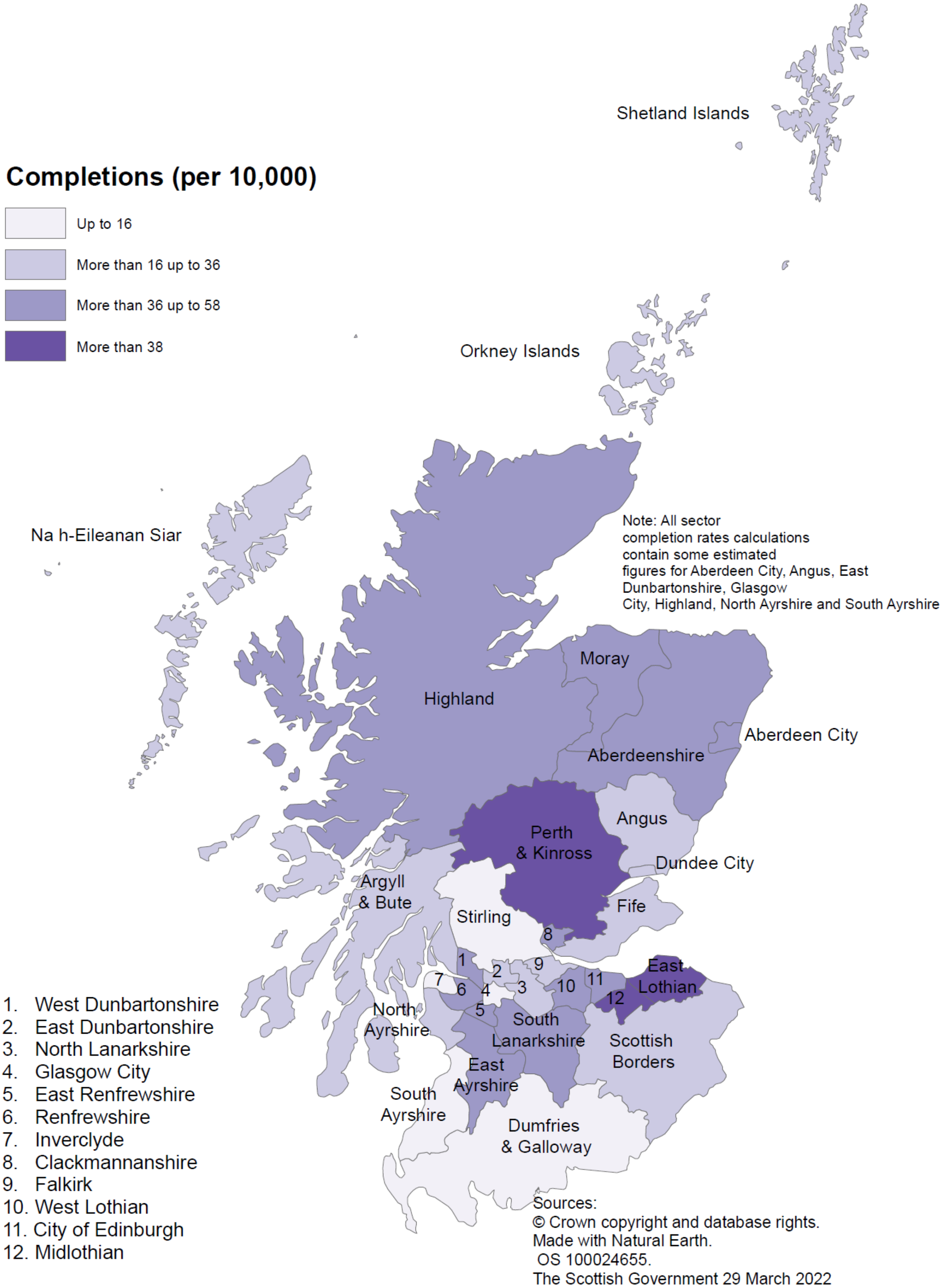


Chart 4a presents trends in the rates of new house building per 10,000 population across each of the UK countries on a financial year basis (years to end March) to allow for comparisons with both the England financial year 'net additional dwelling' statistics and financial year rates derived from each of the quarterly UK series.

The England financial year 'net additional dwellings' series is considered the primary and most comprehensive measure of housing supply in England. The quarterly new build statistical collection for England is not currently capturing all new build activity, and so is seen more as a leading indicator of activity throughout the year.

This shows that whilst Scotland had a higher rate of completions per 10,000 head of population than England over the period 2006/07 to 2013/14, that Scotland and England have seen broadly similar rates of housebuilding each year across the period 2014/15 to 2019/20, when comparing the Scotland figures to the England net addition figures.

Whilst all four countries have seen a decrease from 2019/20 to 2020/21 due to the impacts of COVID-19, Scotland has seen a sharper fall in 2020/21, down to a rate of 27 homes per 10,000 population, which may be due to the stricter lockdown restrictions that were in place for housing building in Scotland.

Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland had a rate of 27 in the year to end March 2021, falling from 40 in the equivalent period the previous year.

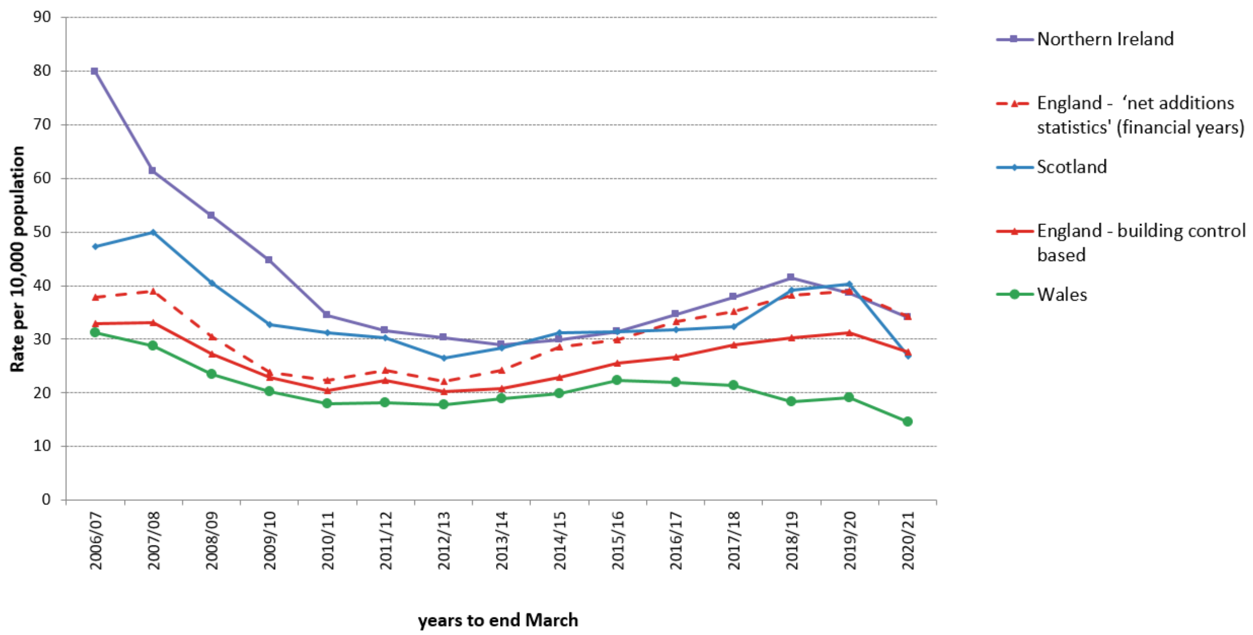


Chart 4b presents more recent trends in the rates of new housebuilding per 10,000 population across each of the UK countries on a quarterly basis, based on the latest published information available for each country[1]. The England 'net additional dwelling' figures for the financial year 2019/20 and 2020/21 is also included as an average across

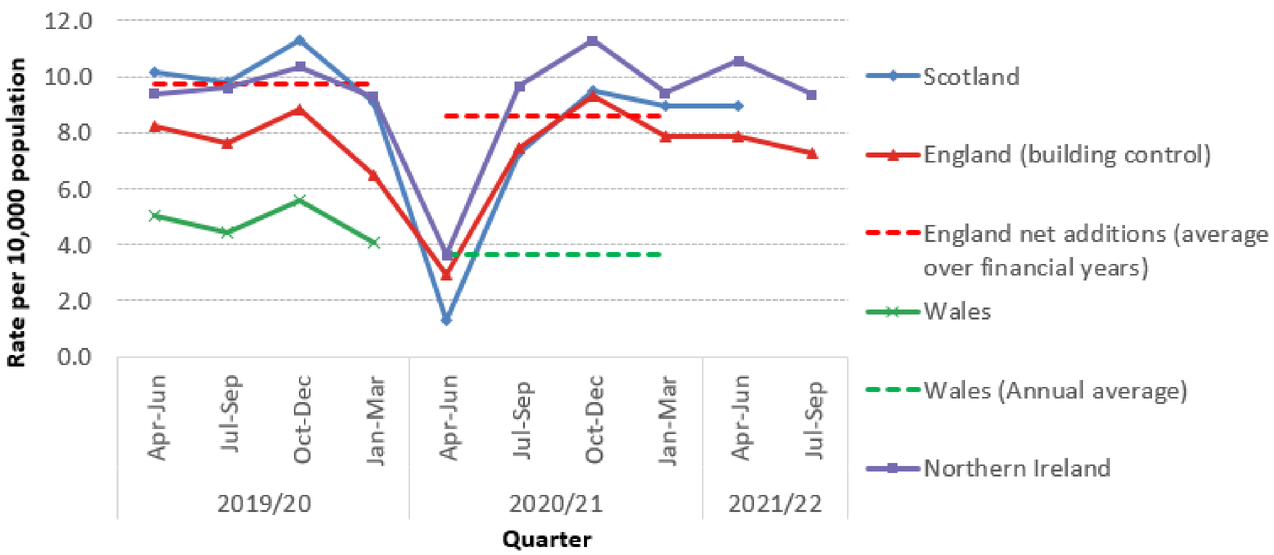
[1] The most recent quarterly figures for Northern Ireland and England have been sourced from Land and Property Services (LPS) in Northern Ireland and the MHCLG Live tables on housing supply.

each of the quarters within this year, to help demonstrate the difference in the relative level between this figure and the separate quarterly England building control based figures.

The chart shows the clear impact of COVID-19 lockdown restrictions on construction activity in the quarter April to June 2020, with the rates of new housebuilding per 10,000 population dropping compared to the same in quarter in the previous year by 87% in Scotland, 64% in England (building control based figures), and 61% in Northern Ireland, which may reflect stricter lockdown restrictions for Scottish housing building compared to England and Northern Ireland.

Following this, the rates of new housebuilding in each of these countries subsequently increased back up to higher levels, although the quarterly rates for Scotland, England and Northern Ireland have shown a slight downward trend following the October to December 2020 quarter.

Chart 4b: Quarterly new housebuilding rates per 10,000 population for Scotland, Northern Ireland and England (building control figures)



3. Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for almost three quarters (74%) of all homes completed in the 12 months to end June 2021.

Chart 5 shows the annual number of private sector led starts and completions from 2007 to 2021 (years to end June). This shows the impact of the recession in the second half of the last decade, with private sector led starts falling substantially throughout 2008 due to the financial crisis. Private led completions decreased more gradually until 2010 and then stayed at a broadly similar level to 2013, after which they have been broadly increasing in more recent years until dropping by 23% in the year to end June 2020, due to the impact of COVID-19 construction lockdown measures in place between March and June 2020. Since then, completions have increased 12% and starts 29% to the year ending June 2021.

Chart 5: Annual private sector led new build starts and completions have both increased in the latest year to end June 2021, with activity levels picking up following the COVID-19 lockdown measures in place in the previous year.

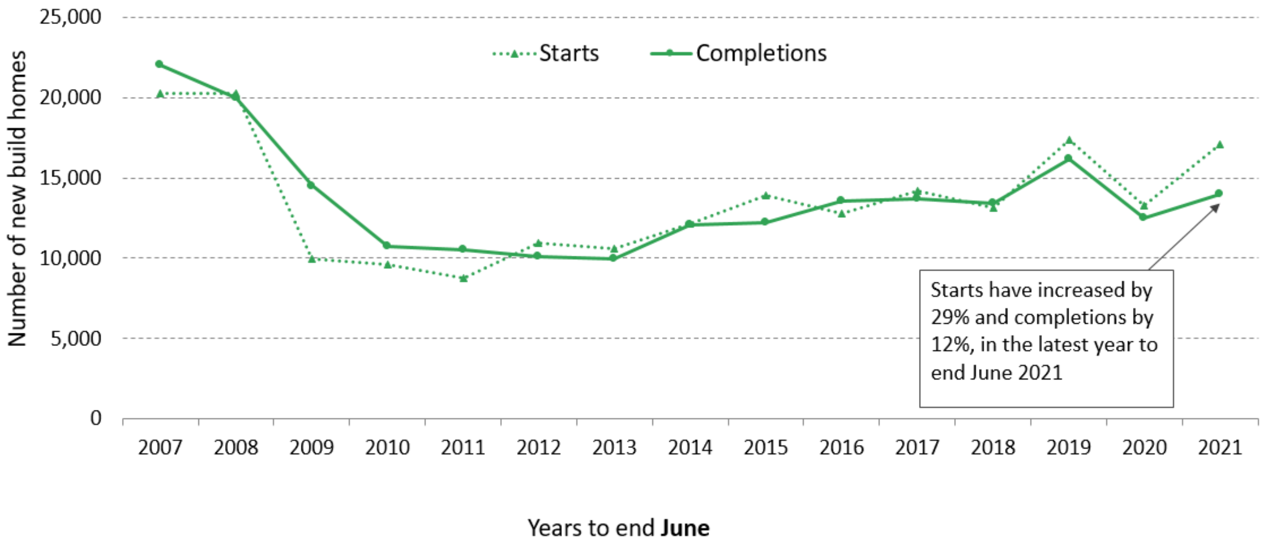


Chart 6 below presents the latest quarterly trends. Between April and June 2021 there were 3,651 private sector led homes completed, 2,964 more homes completed than in April to June 2020 during which housebuilding activity was largely paused due to lockdown measures. However the latest quarter is below the 4,562 homes completed in the same quarter in 2019. This brings the total for the year ending June 2021 to 13,987, an increase of 12% (1,495 homes) on the 12,492 completions in the previous year.

There were 4,559 private sector led homes started in April to June 2021, an increase of 3,686 homes on April to June 2020, during which housebuilding activity was largely paused due to lockdown measures, and at a similar level (10 homes more) to the same quarter in 2019. This brings the total for the year to end June 2021 to 17,092 starts, an increase of 29% (3,810 homes) on the 13,282 starts in the previous year.

Chart 6: Private sector led new housebuilding starts and completions are both higher than the same quarter in the previous year in which activity was affected by COVID-19 lockdown measures, although completions are at a lower level than the same quarter in 2019.

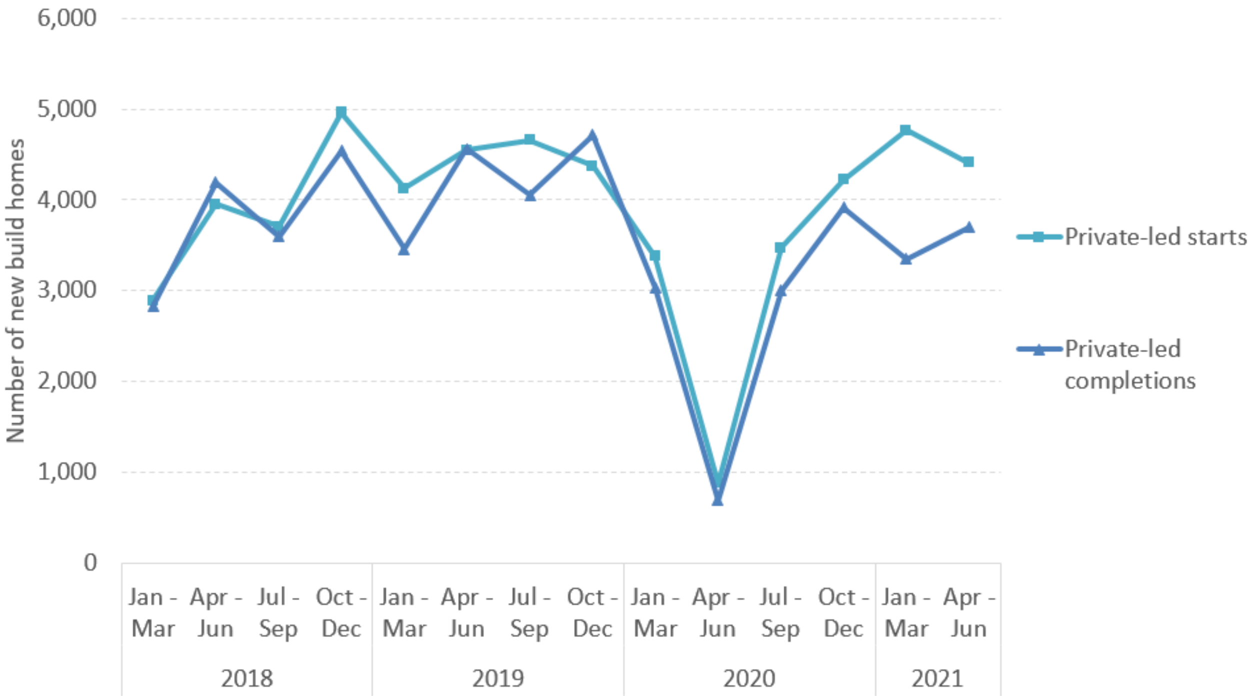


Table 2 – Private-led new housebuilding to end June 2021

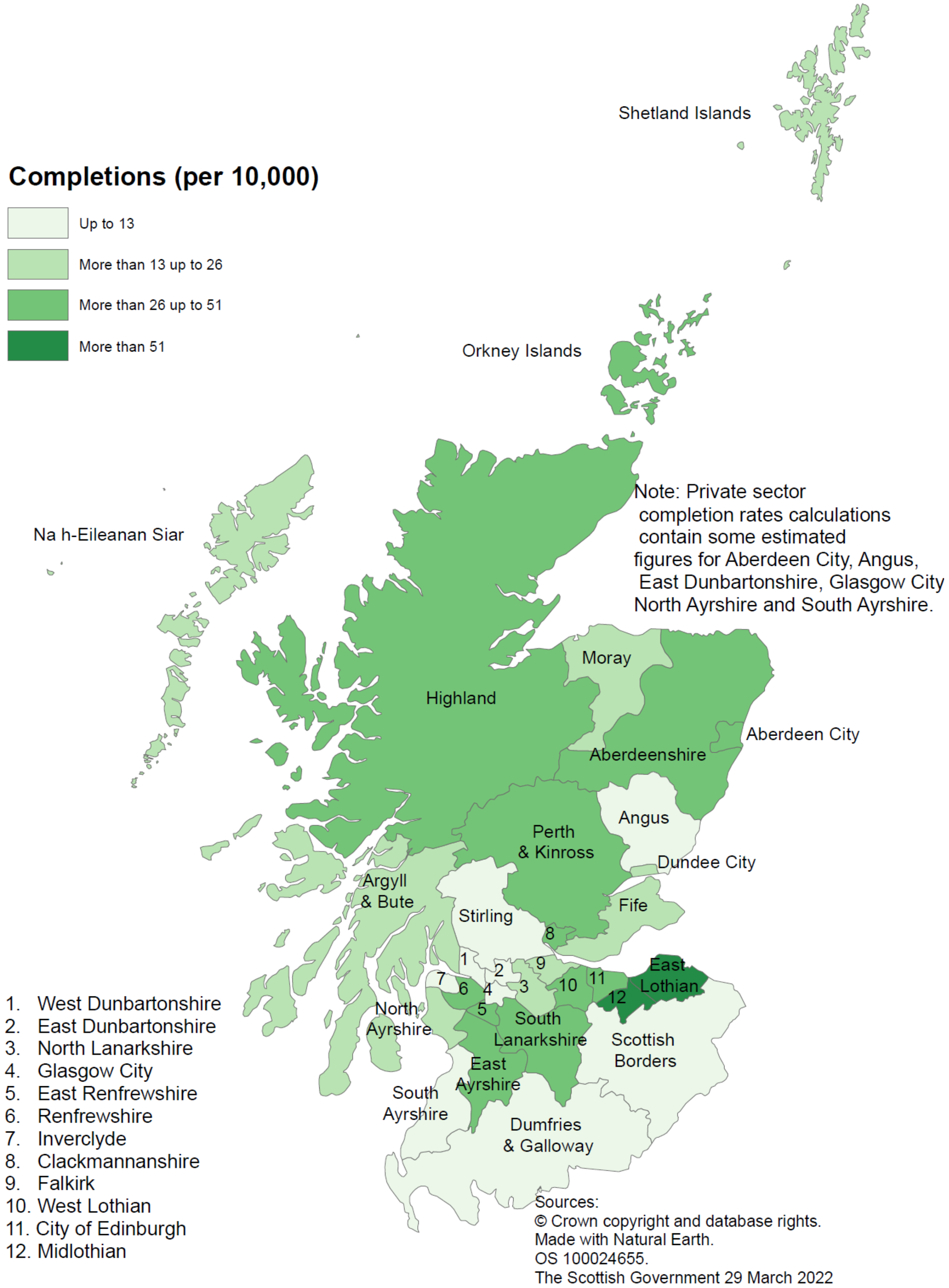
Private sector homes	Starts	Completions
Quarter Apr to Jun 2018	**3,953**	**4,192**
Quarter Apr to Jun 2019	**4,549**	**4,562**
Quarter Apr to Jun 2020	**873**	**687**
Quarter Apr to Jun 2021	**4,559**	**3,651**
Change from Q2 2020 to Q2 2021	+3,686	+2,964
Change from 2020 to 2021 (%)	+422%	+431%
Year to end June 2018	**13,214**	**13,435**
Year to end June 2019	**17,347**	**16,158**
Year to end June 2020	**13,282**	**12,492**
Year to end June 2021	**17,092**	**13,987**
Change from 2020 to 2021	+3,810	+1,495
Change from 2020 to 2021 (%)	+29%	+12%

Map B below shows that the highest private sector led completion rates in the year to end June 2021 have been in the local authority areas of East Lothian and Midlothian, which have seen rates of over 51 homes per 10,000 households.

The lowest rates meanwhile, have been in Glasgow City, Dumfries & Galloway, South Ayrshire, Stirling and East Dunbartonshire, which have all seen rates of under 10 homes per 10,000 households.

Note that the private sector completion rates calculations contain some estimated figures. Estimated figures have been used for private sector completions for East Dunbartonshire Council and South Ayrshire council from October to December 2020, Angus Council and Glasgow City Council from January to March 2021, and Aberdeen City from April to June 2021.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end June 2021



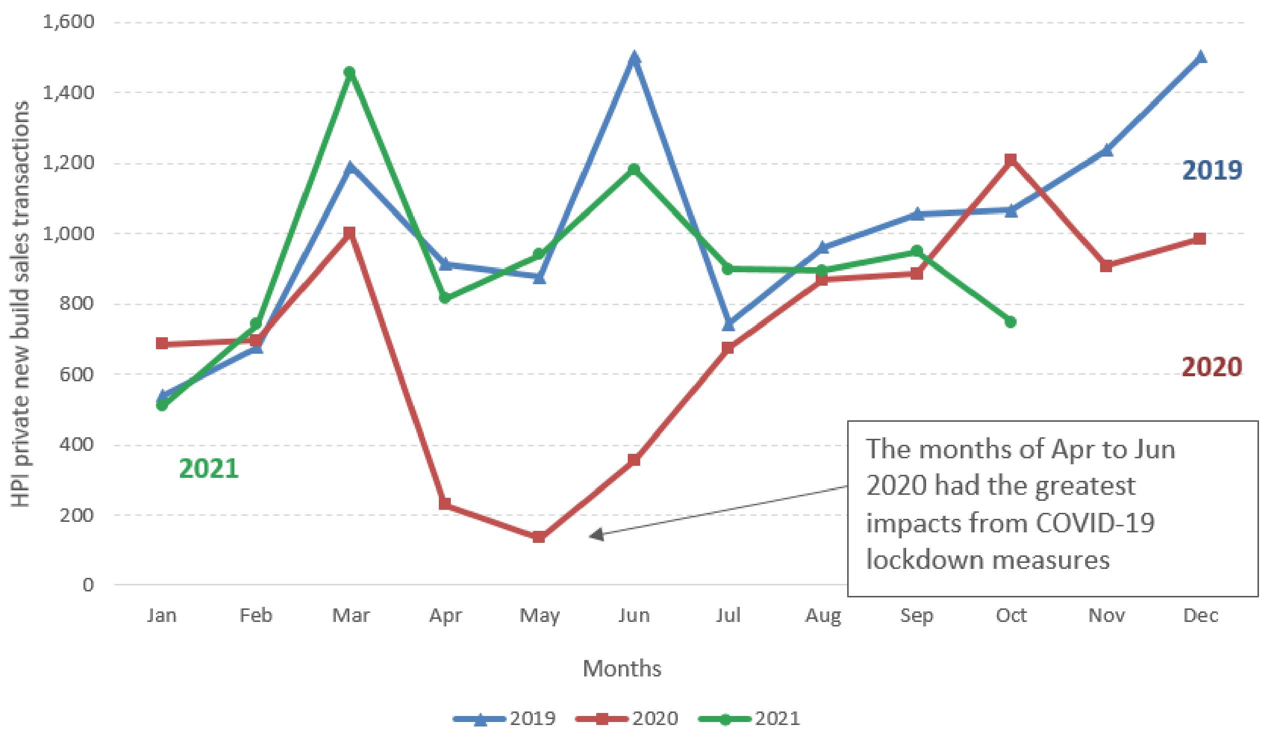
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end October 2021

This section sets out the latest quarterly and monthly trends in the number of new build sales transactions in Scotland to end October 2021, based on residential property transaction figures published as part of the UK House Price Index (HPI)[2].

The HPI figures show that there were 2,743 new build sales transactions in Scotland in the latest quarter July to September 2021, an increase of 13% (315 transactions) on the 2,428 transactions seen in the same quarter in 2020.

More recent HPI figures for the month of October 2021 show a total of 747 transactions for this month (see Chart 7a). This brings the total transactions in the year to end October 2021 to 11,029, an increase of 16% (1,551 transactions) on the 9,478 transactions recorded in the year to end October 2020.

Chart 7a: Monthly private new build sales transactions in Scotland across January to September 2021 have been broadly in line with the number of transactions seen in these months in the pre-pandemic year 2019, although transactions have fallen in October 2021.



It should be noted that the HPI-based figures are not directly comparable to the Scottish Government time series on private-led new build starts and completion, due to some differences in how the two sets of figures are constructed. For example, the UK HPI new build sales transaction figures are based on the date of the completed sales transaction

[2] The most recent figures are accessed through the [UK House Price Index: data downloads September 2021](#).

rather than the date of completion, and will also not include self-build dwellings or homes built privately for tenures other than private sales.

Further information on the quality of the HPI data for Scotland, which is sourced from Registers of Scotland, is available in the [UK HPI Quality Assurance section of the UK House Price Index web page].

Table 3 and Chart 7b below illustrate how the UK HPI figures compare to Scottish Government Private sector-led completion figures in each quarter from January to March 2019 onwards, and also provide the latest trends seen in the UK HPI new build sales transactions figures across the more recent quarter to July to September 2021.

It can be seen across the period January to March 2019 to April to June 2021 (the latest available quarterly figures for Scottish Government Private led completions) that both data series follow broadly similar trends in respect of increases or decreases compared to the previous quarter. The Scottish Government figures are higher in most quarters, but this is likely to be explained by differences in how the figures are constructed, given that some self-build dwellings or dwellings built privately for tenures other than private sales will be included, whereas the HPI figures are based on private sale transactions only.

Chart 7b: Scottish Government Private Sector led new housebuilding completions and HPI new build sales transactions. Scotland: Jan - Mar 2019 to Jul - Sep 2021

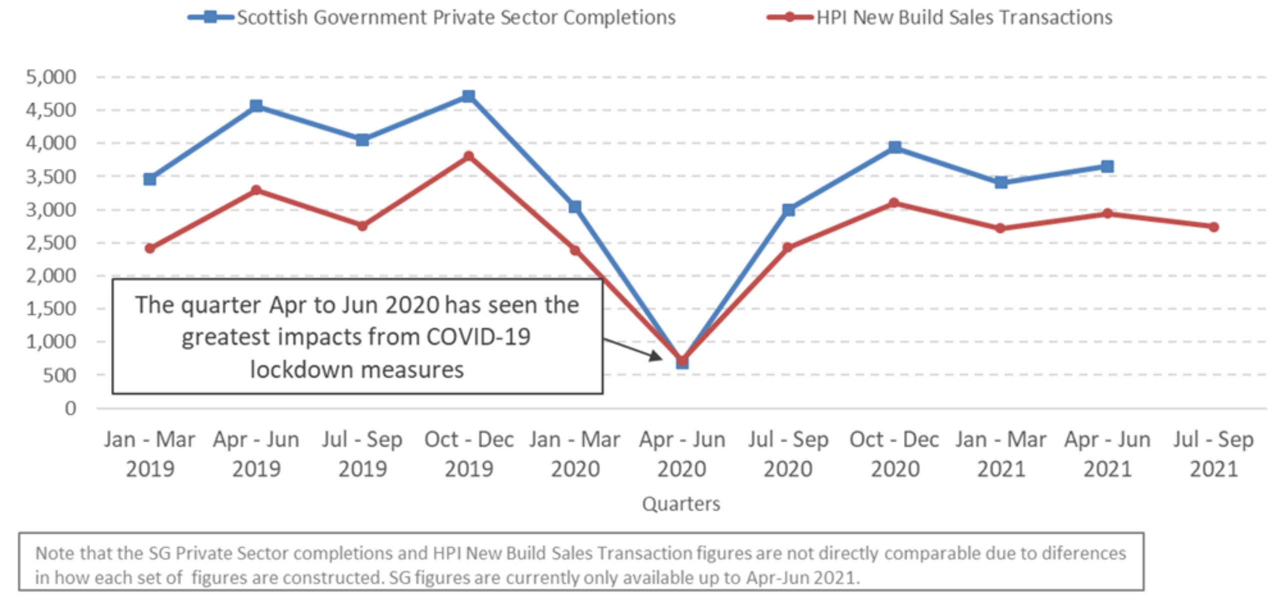


Table 3 – Scotland-level HPI New Build Sales Transactions Volume for Scotland and Scottish Government Private Sector-led new build completions

Quarter or year	HPI New Build Sales Transactions Volume	Scottish Government Private-led completions
Jan – Mar 2019	**2,407**	**3,460**
Apr – Jun 2019	**3,293**	**4,562**
Jul – Sep 2019	**2,759**	**4,052**
Oct – Dec 2019	**3,807**	**4,715**
Jan – Mar 2020	**2,385**	**3,038**
Apr – Jun 2020	**717**	**687**
Jul – Sep 2020	**2,428**	**2,998**
Oct – Dec 2020	**3,101**	**3,934**
Jan – Mar 2021	**2,708**	**3,404**
Apr - Jun 2021	**2,938**	**3,651**
Jul – Sep 2021	**2,743**	**Not Available**
Change from same quarter in previous year	+315	
Change (%) from same quarter in previous year	+13%	
12 months Oct 2019 - Sep 2020	**9,337**	**11,438**
12 months Oct 2020 - Sep 2021	**11,490**	**Not Available**
Change from previous year	+2,153	
Change (%) from previous year	+23%	

Note there were 747 transactions recorded in the most recent month of October 2021, which brings the total 12 month figure to end October 2021 to be 11,029, an increase of 1,551 (16%) on the previous year to end October 2020. Sources: UK House Price Index: reports - GOV.UK (www.gov.uk) (December 2021 data downloads) and Scottish Government Private Sector-led new build completions

5. Social sector new housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for 26% of all new build homes completed over the 12 months to the end of June 2021.

Chart 8a shows the number of local authority and housing association homes started and completed each year to end June. Between 2008 and 2009 the number of housing association completions increased from around 3,800 to over 5,400, after which the number of homes completed dropped until reaching a low of around 2,500 in 2017. Following this, housing association completions increased to just over 4,000 in 2019. Housing association completions have dropped in the two subsequent years, falling to below 3,100 in the year to end June 2021.

Housing association new build approvals fell each year between 2008 and 2013, to a low of around 2,100, before rising year on year to around 5,000 in 2017. After two years of decreases, approvals rose once again in 2020 to the highest level since 2008, at almost 5,800. The latest year, the 12 months ending June 2021, has however seen a sharp fall to the lowest number of approvals since 2015, to under 2,700.

The number of local authority homes built gradually increased from under 30 homes in 2008 up to just over 1,200 in 2012 (years to end June). Completions flucuated around the 1,100 mark until 2018, where they reached over 1,400, with a similar number again in 2019. COVID-19 restrictions saw completions fall to under 1,100 in 2020, with completions rising again to over 1,900 in the year ending June 2021 after restrictions were lifted. Local authority new build starts have followed a generally similar pattern to that of completions, starting at 400 in 2008, and reaching over 1,900 in 2021, the highest annual number of starts since 2008. Local authority starts fluctuated less during the COVID-19 restrictions, with the number of starts dropping by only 4% in 2020 compared with 2019.

Chart 8a: Latest annual social sector starts and completions figures to end June 2021 show increases on the previous year for local authorities but decreases for housing associations.

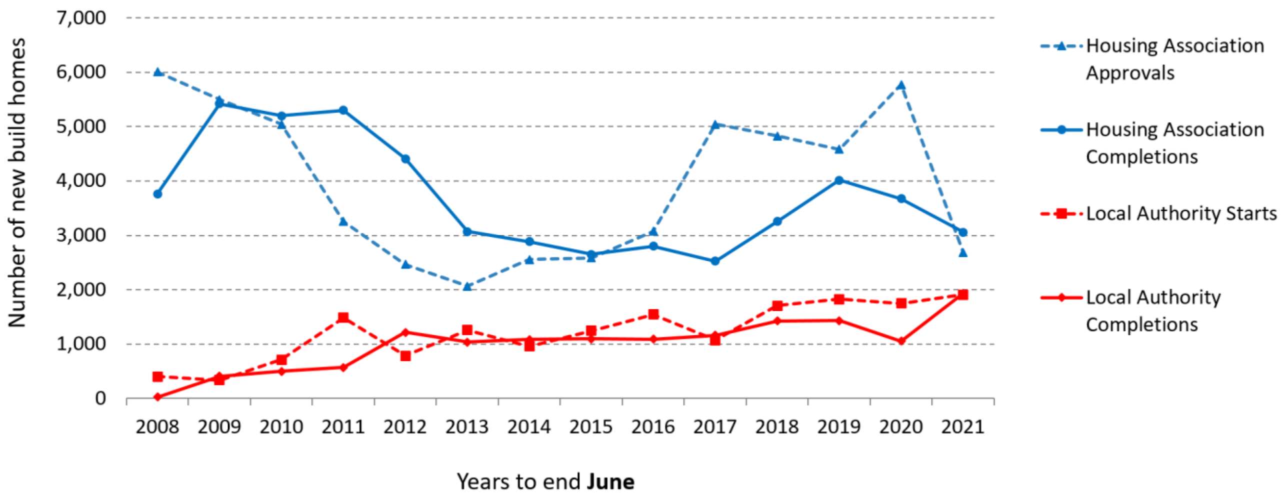


Table 4 – Social sector new housebuilding to end June 2021

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Apr - Jun 2018	**1,086**	**1,008**	**523**	**408**	**563**	**600**
Apr - Jun 2019	**1,220**	**975**	**513**	**446**	**707**	**529**
Apr - Jun 2020	**417**	**34**	**13**	**34**	**404**	**0**
Apr - Jun 2021	**912**	**1,246**	**584**	**555**	**328**	**691**
Change[3]	+495	+1,212	+571	+521	-76	+691
Year to Jun-18	**6,532**	**4,674**	**1,706**	**1,421**	**4,826**	**3,253**
Year to Jun-19	**6,407**	**5,445**	**1,823**	**1,430**	**4,584**	**4,015**
Year to Jun-20	**7,518**	**4,731**	**1,745**	**1,056**	**5,773**	**3,675**
Year to Jun-21	**4,594**	**4,987**	**1,911**	**1,932**	**2,683**	**3,055**
Change	-2,924	+256	+166	+876	-3,090	-620
Change (%)	-39%	+5%	+10%	+83%	-54%	-17%

A total of 1,246 social sector new build homes were completed between April to June 2021, an increase of 1,212 homes on the same quarter in 2020 which was affected by COVID-19 lockdown restrictions. This brings the total completions for the 12 months to end June 2021 to 4,987, an increase of 5% (256 homes) on the 4,731 social sector new build homes completed in the previous year.

Meanwhile, 912 social sector new build homes were started between April to June 2021. This is more than double (495 homes) the 417 homes started in the same quarter the previous year. This brings the total for the 12 months to end June 2021 to 4,594, a decrease of 39% (2,924 homes) on the 7,518 social sector homes started in the same period in 2020.

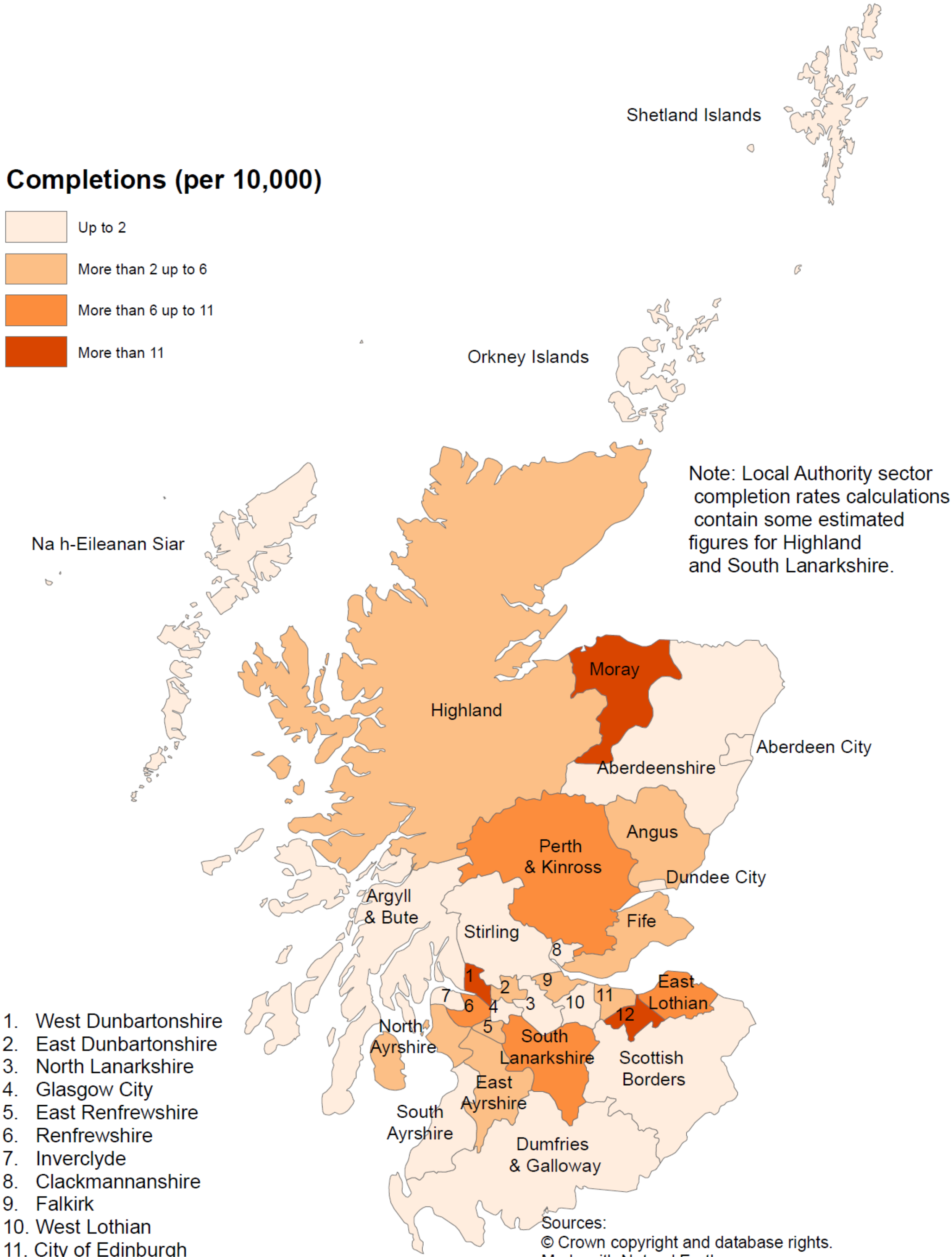
Maps C and D show the rates of housing association and local authority new build completions in each local authority for the year to end June 2021 per 10,000 of the population. The housing stock of 6 local authorities (Argyll & Bute, Dumfries & Galloway, Glasgow, Inverclyde, Na h-Eileanan Siar and Scottish Borders) has been transferred to housing associations and so these areas do not build new local authority houses.

[3] The quarterly percentage change figures between Apr-Jun 2020 and Apr-Jun 2021 have been excluded from this table due to the small numbers of starts and completions in Apr-Jun 2020 in some categories. For the categories that have been less affected by small numbers, total social starts increased by 119% and housing association approvals dropped by 19% between Apr-Jun 2020 and Apr-Jun 2021.

In the year to end June 2021 local authority new build rates were highest in Moray and West Dunbartonshire, with rates over 23 homes per 10,000 households. As well as the 6 stock transfer authorities mentioned above, Aberdeen City, Aberdeenshire, Clackmannanshire, Dundee City, Shetland Islands, Stirling and West Lothian built no new local authority homes in the year ending June 2021.

Meanwhile rates of housing association new build completions were highest in Na h-Eileanan Siar and Glasgow, with rates of over 12 homes per 10,000 households, and West Dunbartonshire with a rate of over 22 homes per 10,000 households. There were no completions in Inverclyde, Moray and Orkney Islands.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end June 2021



Note: Local Authority sector completion rates calculations contain some estimated figures for Highland and South Lanarkshire.

1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end June 2021

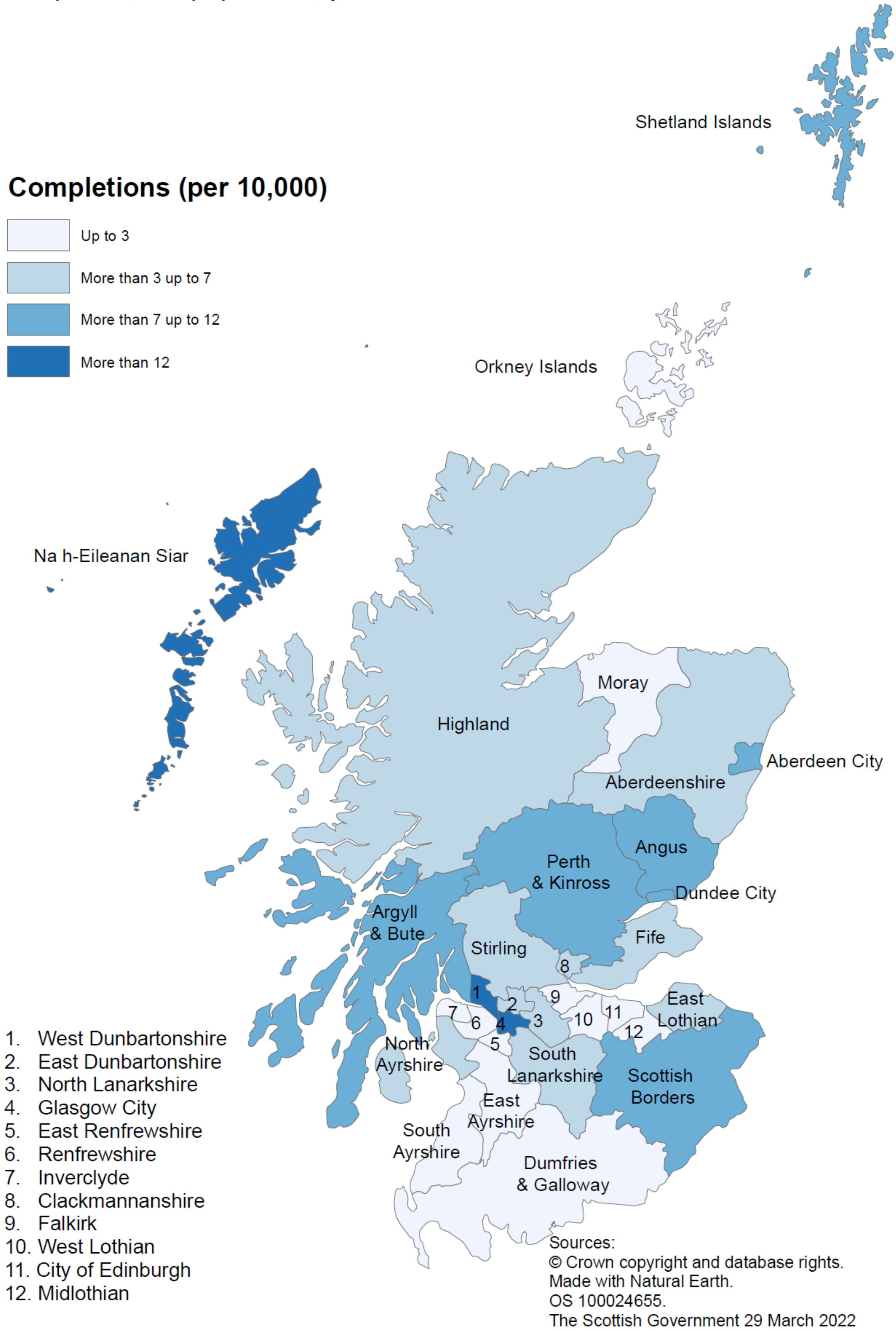
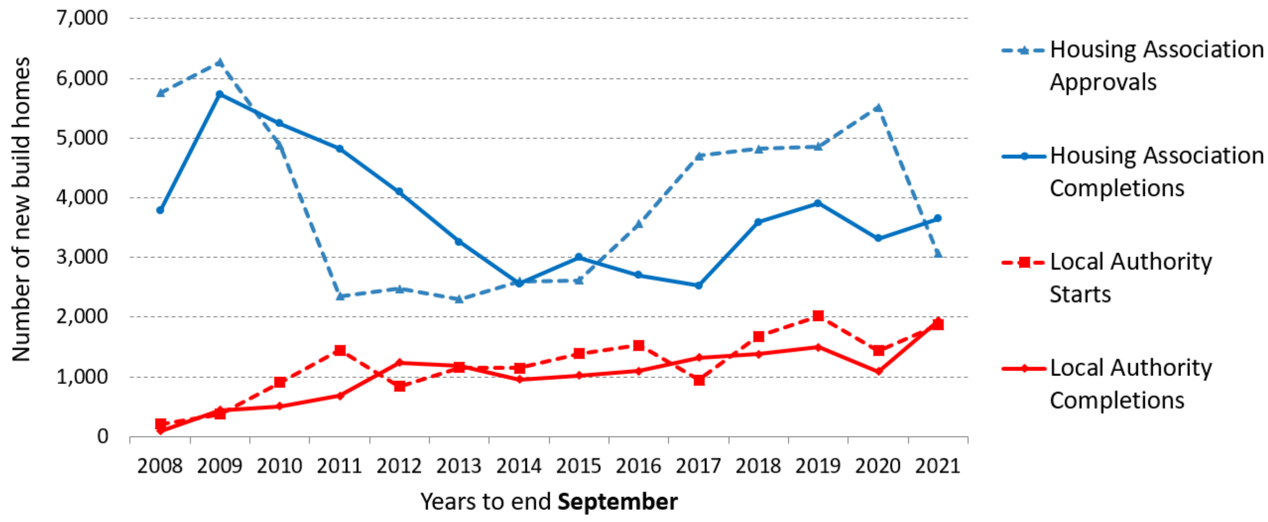


Chart 8b: Latest annual social sector new build starts and completions figures to end September 2021 show increases on the previous year except for a large decrease in housing association approvals**.**



Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end September 2021.

Chart 9: Housing association new housebuilding approvals and completions in the latest quarter Jul - Sep 2021 have increased compared to the previous quarter, and are also higher than the same quarter in both 2020 and 2019.

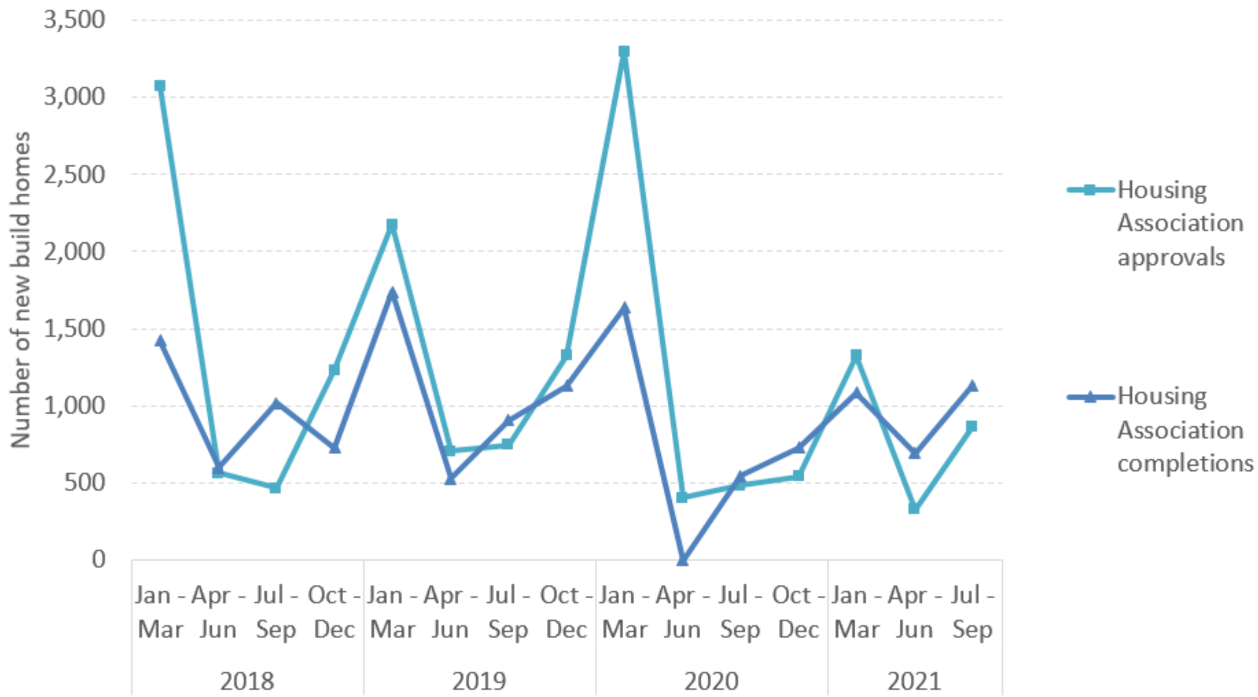
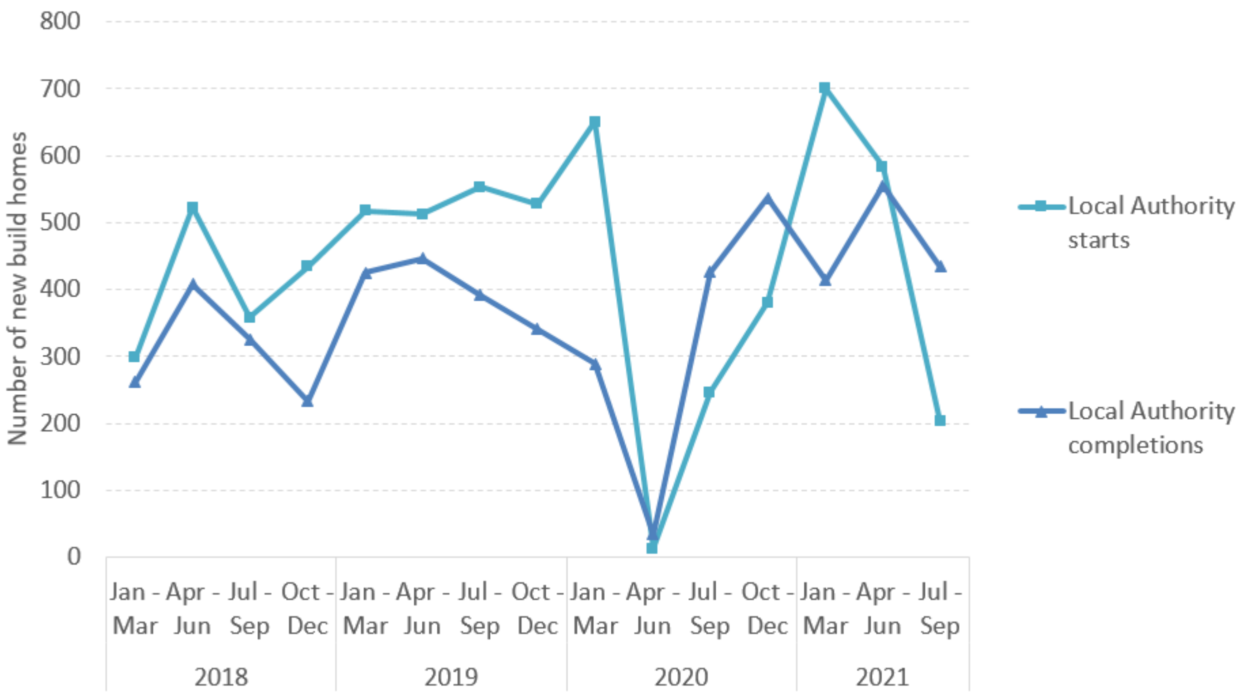


Chart 10: In the latest quarter Jul-Sep 2021 local authority new housebuilding starts are below the levels seen in the same quarters in 2019 and 2020, but completions are higher.



A total of 1,584 social sector new build homes were completed between July to September 2021, an increase of 63% (611 homes) on the 973 completions in the same quarter in 2020. This brings the total completions for the 12 months to end September 2021 to 5,598, an increase of 27% (1,194 homes) on the 4,404 social sector new build homes completed in the previous year.

Meanwhile, 1,071 social sector new build homes were started between July to September 2021. This is an increase of 47% (341 homes) compared to the same quarter in the previous year. This brings the total for the 12 months to end September 2021 to 4,935, a decrease of 29% (2,014 homes) on the 6,949 social sector homes started in the same period in 2020.

In the year to end September 2021, housing association new build completions are up by 10% (329 homes), local authority new build completions are up by 79% (865 homes) and local authority new build starts are up by 30% (430 homes). Housing association new build approvals have however fallen by 44% (2,444 homes).

Table 5 – Social sector new housebuilding to end September 2021

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jul - Sep 2018	**826**	**1,344**	**358**	**326**	**468**	**1,018**
Jul - Sep 2019	**1,299**	**1,300**	**553**	**392**	**746**	**908**
Jul - Sep 2020	**730**	**973**	**246**	**426**	**484**	**547**
Jul - Sep 2021	**1,071**	**1,584**	**203**	**449**	**868**	**1135**
Change	+341	+611	-43	+23	+384	+588
Change (%)	+47%	+63%	-17%	+5%	+79%	+107%
Year to Sep-18	**6,496**	**4,970**	**1,682**	**1,384**	**4,814**	**3,586**
Year to Sep-19	**6,880**	**5,401**	**2,018**	**1,496**	**4,862**	**3,905**
Year to Sep-20	**6,949**	**4,404**	**1,438**	**1,090**	**5,511**	**3,314**
Year to Sep-21	**4,935**	**5,598**	**1,868**	**1,955**	**3,067**	**3,643**
Change	-2,014	+1,194	+430	+865	-2,444	+329
Change (%)	-29%	+27%	+30%	+79%	-44%	+10%

6. Affordable housing supply

Chart 11 below shows that the numbers of affordable homes approved and started have decreased on an annual basis over the latest year to end December 2021, but the number of completions has increased over the same time period. In the year to end December 2021, 8,398 affordable homes were approved, a decrease of 1,763 homes (17%) on the previous year, and 9,679 homes were started, a decrease of 453 homes (4%). A total of 9,211 homes were completed, an increase of 2,412 homes (35%).

Chart 11: Levels of affordable homes approved and started in the latest year to end December 2021 have both decreased on the previous year, whereas the number of affordable homes completed has increased.

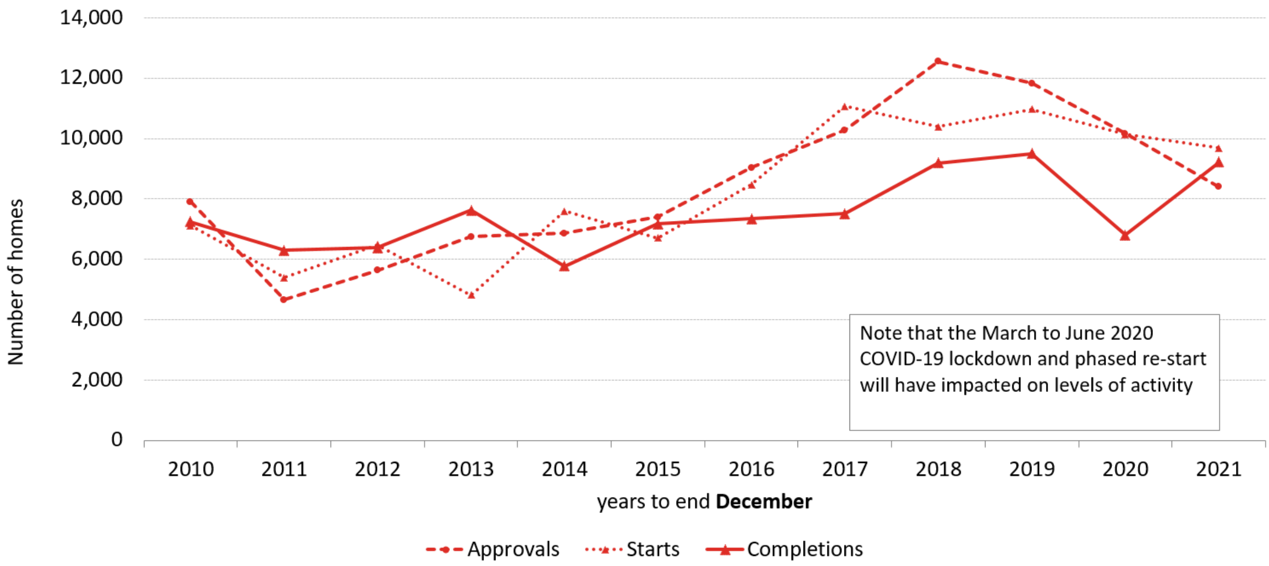


Table 6 below shows that in the latest quarter October to December 2021, 1,892 homes were approved, 1,897 homes were started, and 2,159 homes were completed. The levels of approvals and starts are lower than in the same period in the previous year, with approvals being 9% (194 homes) lower and starts being 16% (355 homes) lower than in October to December 2020. The 2,159 completions in October to December 2021 is 12% (227 homes) more than in October to December 2020.

Over the latest year to end December 2021, the number of homes approved and started in the year to December 2021 fell by 17% (1,763 homes) to 8,398 approvals and 4% (453 homes) to 9,679 starts, compared with the year to end December 2020. However completions have increased by 35% (2,412 homes) in the year to end December 2021 compared to the previous year.

Table 6 – Affordable Housing Supply to December 2021

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Oct to Dec 2015	**2,053**	**1,969**	**1,362**
Quarter Oct to Dec 2016	**2,522**	**1,794**	**1,431**
Quarter Oct to Dec 2017	**1,733**	**2,870**	**1,909**
Quarter Oct to Dec 2018	**2,703**	**2,528**	**2,117**
Quarter Oct to Dec 2019	**3,132**	**2,494**	**2,461**
Quarter Oct to Dec 2020	**2,086**	**2,252**	**1,932**
Quarter Oct to Dec 2021	**1,892**	**1,897**	**2,159**
Change over latest year	-194	-355	+227
Change (%) over latest year	-9%	-16%	+12%
Year to Dec 2015	**7,392**	**6,705**	**7,163**
Year to Dec 2016	**9,037**	**8,471**	**7,346**
Year to Dec 2017	**10,281**	**11,068**	**7,505**
Year to Dec 2018	**12,545**	**10,385**	**9,189**
Year to Dec 2019	**11,830**	**10,972**	**9,501**
Year to Dec 2020	**10,161**	**10,132**	**6,799**
Year to Dec 2021	**8,398**	**9,679**	**9,211**
Change over latest year	-1,763	-453	+2,412
Change (%) over latest year	-17%	-4%	+35%

Charts 12a to 12c below present quarterly trends in the number of approvals, starts and completions from January 2018 up to end December 2021.

Chart 12a: 1,892 affordable homes were approved in Oct - Dec 2021, fewer than in the same quarters in each of the years 2018, 2019 and 2020.

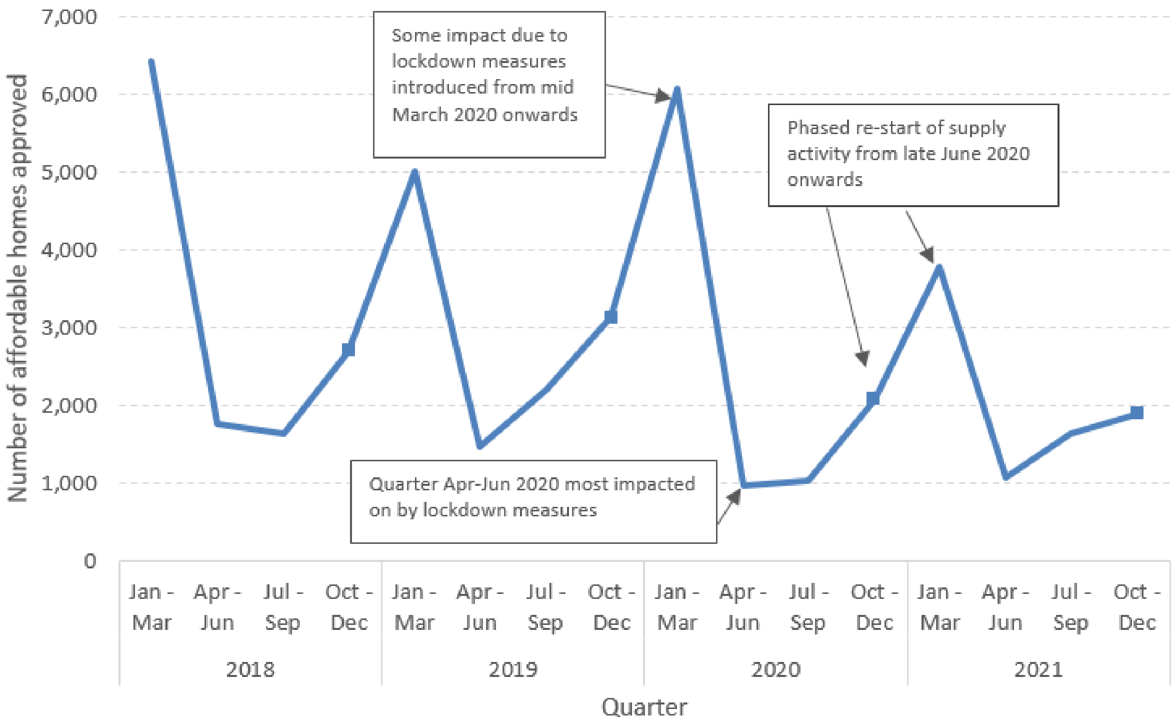


Chart 12b: The 1,897 affordable homes started in Oct - Dec 2021 is fewer than in the same quarters in each of the years 2018, 2019 and 2020.

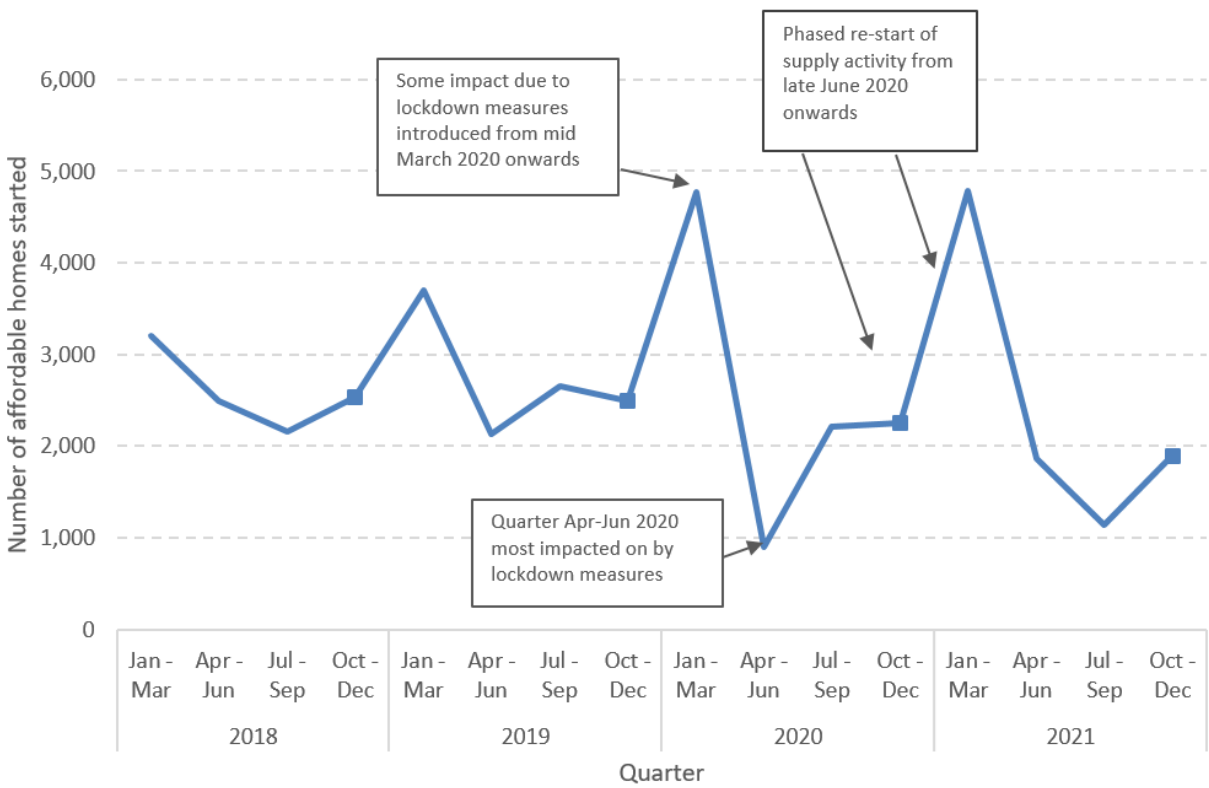
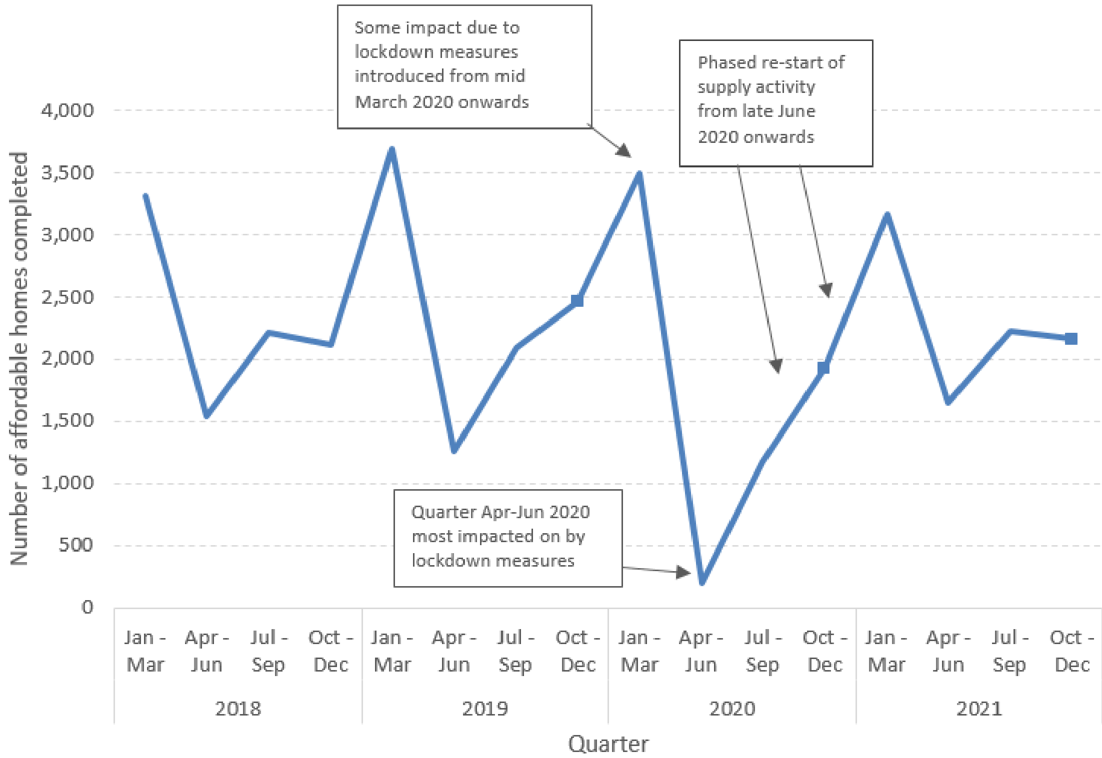


Chart 12c: There were 2,159 affordable homes completed in Oct-Dec 2021, 12% (227 homes) more than the 1,932 completions in the same quarter in the previous year, but 12% (302 homes) down on the same quarter in 2019.



Charts 13 to 15 below present information on trends in affordable housing supply by type. Chart 13 shows that total affordable housing supply programme approvals decreased by 17% between 2020 and 2021 (years to end December). In the latest year 2021, social rent approvals accounted for 76% of all approvals, with affordable rent and affordable home ownership making up 10% and 13%, respectively.

In the year to end December 2021, there were 6,421 homes approved for social rent, a decrease of 20% (1,576 homes) on the same period in 2020. There were 879 approvals for affordable rent, a decrease of 26% (311 homes), and 1,098 homes were approved for affordable home ownership, an increase of 13% (124 homes).

Chart 13: In the latest year to end December 2021, there have been decreases in the number of Affordable Housing Supply approvals for social rent (by 20% or 1,576 homes), affordable rent (by 26% or 311 homes) but an increase in affordable home ownership (by 13% or 124 homes), compared to the same period in 2020

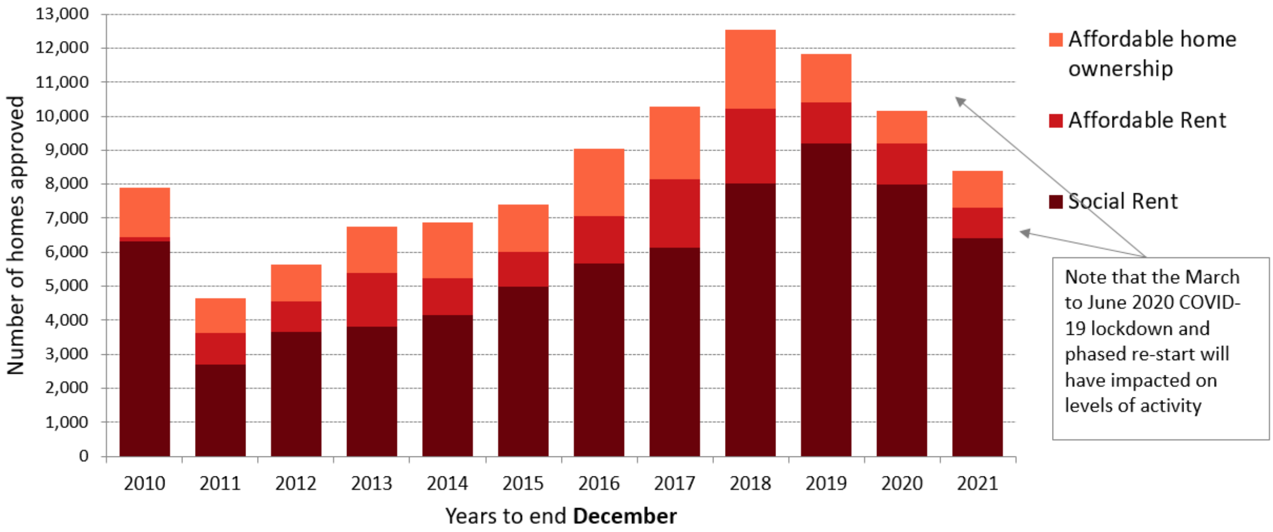


Chart 14 illustrates that total affordable housing supply programme starts decreased by 4% between 2020 and 2021 (years to end December). In the latest year, social rent starts accounted for 73% of all starts, with affordable rent and affordable home ownership making up 14% and 13% of the total, respectively.

In the year to end December 2021, there were 7,103 starts for social rent, a decrease of 10% (783 homes) on the previous year. There were 1,362 homes started for affordable rent, a drop of 2% (31 homes), and 1,214 homes were started for affordable home ownership, an increase of 42% (361 homes).

Chart 14: In the latest year to end December 2021, there have been decreases in the number of Affordable Housing Supply starts for social rent (by 10% or 783 homes) and affordable rent (by 2% or 31 homes), but an increase in the number of starts for affordable home ownership (by 42% or 361 homes), compared to the same period in 2020

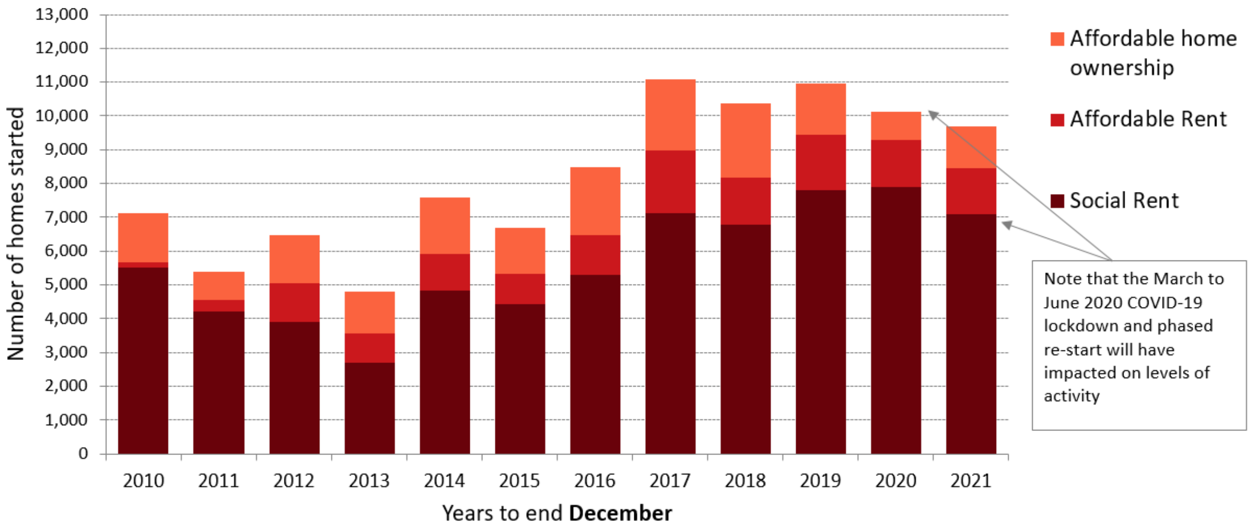
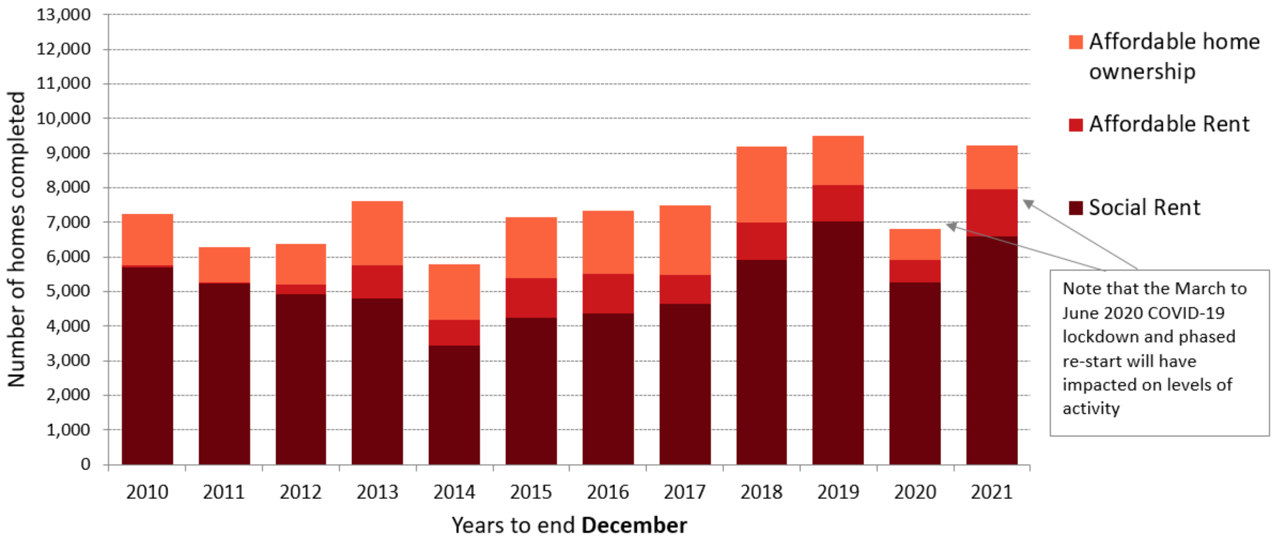


Chart 15 shows that total affordable housing supply programme completions increased by 35% between 2020 and 2021 (years to end December). In the latest year, social rent completions accounted for 72% of all completions, with affordable rent and affordable home ownership making up 15% and 14% of the total.

In the year to end December 2021, there were 6,606 homes completed for social rent, an increase of 26% (1,353 homes) on the previous year. There were 1,343 affordable rent homes completed, more than double (683 homes) the previous year, and 1,262 homes completed for affordable home ownership, an increase of 42% (376 homes).

Chart 15: In the latest year to end December 2021, there have been increases in the number of Affordable Housing Supply completions for social rent (by 26% or 1,343 homes), affordable rent (by 103% or 683 homes) and affordable home ownership (by 42% or 376 homes), compared to the same period in 2020



It should be noted that Affordable Housing Supply Programme statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership) and include off the shelf purchases and rehabilitations as well as new builds. Statistics are available up to the end of December 2021.

Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, including to deliver the remaining 50,000 target homes as quickly as it is safe to do so over the year 2021/22, along with the longer term ambition to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in remote, rural and island communities. The statistics reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Approvals, starts and completions are all measured for the Affordable Housing Supply Programme. Approval is the point at which funding is granted. Starts are recorded when an on-site presence is established to progress site work. Completion measures when the units are delivered and ready for occupation.

Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent.

Affordable Rent includes Mid-Market Rent (MMR), National Housing Trust (NHT) Rent as well as other programmes such as the Empty Homes Loan Fund (EHLF) and Rural Homes for Rent (RHfR).

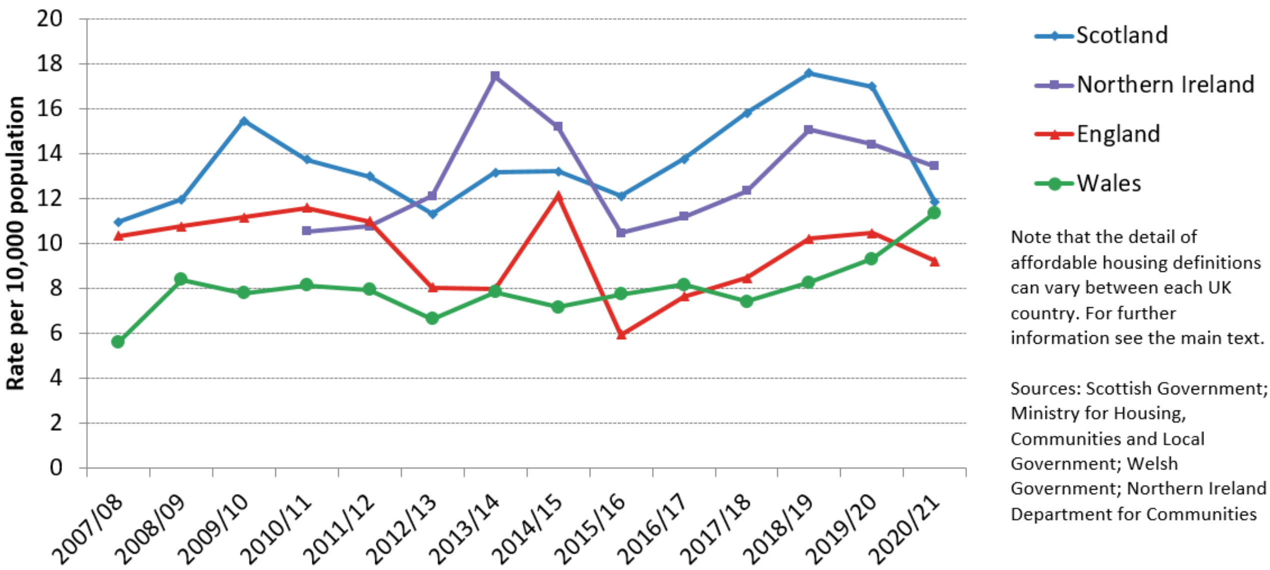
Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Home Owner Support Fund Shared Equity.

Chart 16 below illustrates how affordable housing supply figures per 10,000 population have varied on a financial year basis across the 2007/08 to 2020/21 period for Scotland, England, Wales and Northern Ireland.

Across the 14 years between 2007/08 and 2020/21, the annual average supply of affordable housing per head of population in Scotland has been 13.6 homes per 10,000 population, higher than England (9.6 homes per 10,000 population), Wales (8.0 homes per 10,000 population), and Northern Ireland (13.0 homes per 10,000 population – average across the years 2010/11 to 2020/21). Scotland has had a higher rate of supply than all other UK countries across each year 2015/16 to 2019/20, although the rate has dropped below the rate for Northern Ireland in the latest year 2020/21.

The 6,477 affordable homes completed in Scotland in the latest financial year 2020/21 equates to a rate of 11.8 homes delivered per 10,000 population. This is above the rate of 9.2 in England, is similar to the rate of 11.4 in Wales, and is below the rate of 13.4 in Northern Ireland.

Chart 16: Total Affordable Housing Supply Completions as a rate per 10,000 population - Scotland had a rate of 11.8 in the latest year 2020/21, which is above the rate of 9.2 in England, similar to the rate of 11.4 in Wales, and below the rate of 13.4 in Northern Ireland.



Note that the detail of affordable housing definitions can vary between each UK country. For further information see the main text.

Sources: Scottish Government; Ministry for Housing, Communities and Local Government; Welsh Government; Northern Ireland Department for Communities

In addition to the differences in total affordable supply between each country, there are also some differences in the use of different affordable housing products within the mix of overall affordable housing in each country. For example, in England in recent years there has been a greater use of affordable / intermediate rent compared to social rent. Therefore when looking over the four years to 2020/21, in England there have been on average 4.8 affordable / intermediate rent homes completed per 10,000 head of population and 1.1 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.8 for affordable rent homes and a rate of 10.8 for social rented homes in Scotland.

Note that the statistics for England and Wales both include developer-funded Section 106 supply, although for England it is thought that some will be missed as local authorities are not aware of it all. Northern Ireland does not currently have an equivalent mechanism. Data for Scotland include Section 75 units receiving some form of government funding. Data are not available to estimate the number of affordable homes delivered without central government funding in Scotland, but it is thought that the numbers of these homes may be relatively low based on current estimates of the number of funded Affordable and Section 75 homes being delivered.

7. Notes

This document should be read along with the explanatory notes on data sources and quality can be found in the Housing Statistics webpages.

Starts and completions

The statistics break down new build construction activity into private-led and social sector starts and completions, with the social sector further broken down between local authority and housing association activity.

The figures are sourced from local authority administrative systems and the Scottish Government Housing and Regeneration Programme (HARP) system. Private sector construction activity includes not only homes built for private sale but also some homes which are used in the affordable housing sector and self-build activity by local builders.

New build information is provided for starts (when the foundations are begun) and completions (when a building inspector deems the property complete).

In general, the number of starts will be a strong indicator of the likely trend in completions over the longer term, but there may well be differences over the short and medium term depending on factors such as the housing market, economic climate, access to finance, and speed of construction.

A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 years to 2.75 years. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

For the private sector the latest information available is for the quarter ending June 2021. Therefore headline findings for new housebuilding across all sectors are presented up to end June 2021, with other figures on social sector housebuilding presented up to end September 2021 where more recent data allows.

The figures have not been seasonally adjusted and so commentary tends to compare the latest 12 month period with the previous 12 month period, or the latest quarter with the same quarter in the previous year. Also note that some of the peaks in the number of starts in Quarter 1 (January to March) each year are generally due to greater numbers of housing association approvals being granted near the end of the financial year.

It should be noted that the amount of all-sector new housebuilding activity recorded in the quarters January to March 2020 and April to June 2020 will have been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March to late June, in which non-essential construction activity stopped and home buyers were advised to delay moving to a new home where possible, after which there has been a phased re-start of supply activity.

Also note in that housing association new build approvals are used as a proxy for housing association new build starts due to data quality considerations, which is an approach consistent with that taken in previous publications.

Delays to new housebuilding statistics due to COVID-19, and estimates and revisions made for a small number of authorities

The Housing Statistics for Scotland Quarterly Update as at March would usually include an update on private-led and all-sector new house building starts and completions to end September, with more recent figures on social sector new builds to end December. However due to COVID-19 related delays in new build data provision last year, this publication includes figures on private-led and all-sector new house building starts and completions only up to end June 2021, with more recent figures on social sector new builds only up to end September 2021.

Given these delays in the reporting of new housebuilding trends, separate figures from the UK House Price Index on new build sales transactions are provided in Section 4 as an alternative measure of private-led new housebuilding activity in Scotland over the more recent period to end October 2021.

With this release, we have reduced the delay to 3 months, and we are working with local authorities with the aim to return usual reporting schedules by September 2022.

In addition to these delays in provision of data, the latest private-led and all-sector new housebuilding figures contain some estimates for a small number of authorities, and some revisions have been made to previously published figures.

Estimates and revisions

A number of local authorities have private-led new build data estimated due to delays in the provision of this data. These are:

- Aberdeen City, private-led starts and completions for 2021 Q2.
- Angus, private-led starts and completions since 2021 Q1.
- East Dunbartonshire, private-led starts and completions since 2020 Q4.
- Glasgow City, private-led starts since 2020 Q4 and completions since 2021 Q1.
- Highland, private-led starts since 2020 Q4, local authority starts and completions since 2021 Q1.
- North Ayrshire, private-led starts and completions in 2021 Q2.
- South Ayrshire, private-led starts and completions since 2020 Q4.
- South Lanarkshire, local authority starts and completions in 2021 Q3.

We are working with these local authorities to obtain these figures and aim to replace these estimates with actual figures in future publications.

Previous estimated starts and completions for Angus in 2020 Q4 have now been replaced with returned values.

As with previous publications, the estimates of private-led new build activity are each based on an average of the preceding four quarters, with an adjustment made to account for the lower levels of construction activity seen in particular quarters due to the impact of COVID-19, which is based on the aggregate trends from the local authorities who have provided data across the COVID-19 period.

Additional estimates have been made for local authority new housebuilding starts and completions for Highland since 2020 Q4 due to a delay in the return. Starts and completions South Lanarkshire has also been estimated for 2021 Q3. As with previous estimates for local authority new housebuilding figures, this estimate is based on separate starts and completions figures taken from the Scottish Government Housing and Regeneration Programme (HARP) system.

A number of additional historic corrections provided by local authorities have also been made, for example where more up-to-date data for activity related to previous quarters has come to light, with further details on these changes available in the Excel tables.

Further details of these revisions, along with the impact on national totals, are detailed in Tables R1a to R7b in the Supporting Charts and Tables Excel document.

For this quarterly publication, the range of new build revisions made cover a total of 22 quarters for starts and 15 quarters for completions, across the period between 2010 Q3 and 2021 Q2. The largest impacts at a local authority level have been due to private sector led historic revisions to starts figures provided by West Dunbartonshire Council for 2020 Q1 which has decreased starts by 191 homes (93.2%). For the same quarter, Dundee City reported an increase in starts of 98 (106.5%)

At the local authority level, the largest impact seen for for local authority sector homes was in 2021 Q1, where East Renfrewshire provided a series of historic revisions to this quarter, increasing the number of local authority homes started by 47 homes, compared to the original value of 14.

For this quarterly publication affordable housing supply figures for the years 2019/20 and 2020/21 have been revised to reflect minor updates to the number of units approved, started and completed in these years. Further details can be found in Tables R5a to R7b in the Supporting Charts and Tables.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Statistical Service (GSS) webpages.

This includes material such as:

- The Cross-Government Housing, Homelessness and Planning Statistics Steering Group helps set the strategic direction for UK collaboration to improve the overall picture of housing statistics, including representatives from the devolved administrations.

- A GSS housing and planning statistics interactive tool, which contain a searchable database of all housing and planning statistics produced by UK public bodies and devolved administrations, along with a summary of the UK housing topic landscape.
- Topic reports on cross-UK areas such as on Affordable Housing Statistics.
- A report on the definitions, terminology and feasibility of harmonisation of affordable housing statistics across the UK.

A National Statistics publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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e-mail: statistics.enquiries@scotland.gsi.gov.uk

How to access background or source data

The data collected for this statistical bulletin may be made available on request, subject to consideration of legal and ethical factors. Please contact housingstatistics@gov.scot for further information.

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