An National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

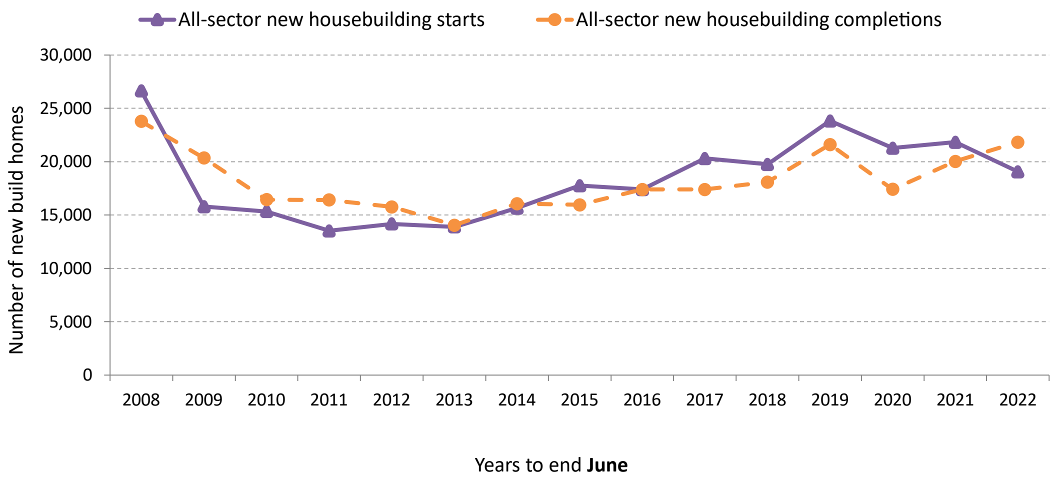
Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 24 January 2023)

This statistical publication provides information on the latest trends in:

- Quarterly all-sector and private-led new housebuilding starts and completions to end June 2022 and social sector new housebuilding starts and completions to end September 2022
- UK House Price Index Official Statistics on new build sales transactions, as a measure of private-led new housebuilding activity to end August 2022.
- Quarterly Affordable Housing Supply Programme approvals, starts and completions, by type, to end September 2022.
- The latest annual statistics on long-term empty properties and second homes as at September 2022.

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

Chart 1: Annual all-sector new housebuilding completions increased by 9% in the latest year to end June 2022, although starts have decreased by 13%.



Background information including Excel webtables and explanatory notes on data sources and quality are available in the [Housing Statistics webpages](#).

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Note that previous estimates for private led new housebuilding starts and completions in Glasgow for the period Q2 2020 to Q1 2022 have now been replaced by figures based on data provided by Glasgow City Council for all-sector figures across this period, from which we have derived the private-led component by netting off social sector starts and completions. This has had the effect of decreasing the number of starts by 21 and increasing the number of completions by 1,599 over the full period of 8 quarters, although year on year trends across these two financial years are affected by a lesser extent. Further details are provided in Section 8.

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 8.

New Housebuilding

- The number of all-sector new build homes completed in Scotland increased by 9% (1,806 homes) in the latest year to end June 2022 to 21,825 homes, compared to 20,019 homes completed in the previous year to end June 2021, and 1% (220 homes) above the 21,605 homes completed in the pre pandemic year to end June 2019.
- In the latest year to end June 2022, increases were seen across private-led new build completions (4% or 615 homes), local authority new build completions (27% or 540 homes), and housing association new build completions (21% or 651 homes).
- The number of all-sector new build homes started decreased, with 19,060 starts in the year to end June 2022, down 13% (2,765 homes) on the 21,825 starts in the previous year, and which is 20% (4,766 homes) below the 23,826 homes started in the pre-pandemic year to end June 2019.
- In the latest year to end June 2022, private-led new build starts dropped by 15% (2,611 homes), local authority new build starts dropped by 12% (234 homes), whilst housing association new build approvals increased by 3% (80 homes).
- Separate figures published as part of the UK House Price Index show a total of 12,013 private new build sales transactions in Scotland in the year to end August 2022, up 4% (508 transactions) on the 11,505 transactions recorded in the year to end August 2021.
- Latest social sector new housebuilding figures to end September 2022 show an increase of 17% (982 homes) to 6,704 completions, which compares to 5,722 completions in the previous year. Starts however fell by 16% (797 homes) to 4,161, down from 4,958 starts in the previous year.

Affordable Housing Supply Programme

- 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.
- The 2,565 affordable homes completed in the latest quarter July to September 2022 brings the total number of affordable homes completed in the 12 months to end September 2022 to 9,449, an increase of 2% (219 homes) on the 9,230 homes completed in the previous year. There were increases in the number of completions for social rent (by 17% or 1,127 homes), however affordable rent completions decreased (by 28% or 387 homes), and affordable home ownership completions fell by 42% or 521 homes).
- A total of 1,028 affordable homes were approved in the latest quarter July to September 2022, which brings the total number of affordable homes approved in the 12 months to end September 2022 to 7,160, a decrease of 16% (1,414 homes) on the 8,574 homes approved in the previous year. There were decreases in the number of approvals for social rent (by 13%, or 813 homes), affordable rent (by 18%, or 195 homes), and affordable home ownership (by 37%, or 406 homes).
- Meanwhile the 2,172 affordable homes started in the latest quarter July to September 2022 brings the total number of affordable homes started in the 12 months to end September 2022 to 8,256, a decrease of 19% (1,877 homes) on the 10,133 started in the previous year. There were decreases in the number of starts for social rent (by 11%, or 804 homes), affordable rent (by 37%, or 548 homes), and affordable home ownership (by 42%, or 525 homes).
- Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the ambition is 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.
- There have been a total of 4,927 completions so far against the 110,000 target, across the period 23 March 2022 to 30 September 2022, consisting of 4,188 (85%) homes for social rent, 418 (8%) for affordable rent, and 321 (7%) for affordable home ownership.
- Figures on the remote, rural and island communities element of the target are planned to be reported on as part of future annual affordable housing supply out-turn reports, although we are considering whether it is feasible for these figures to be reported on a quarterly basis in addition to this.

Long Term Empty and Second Homes

- The 42,865 long-term empty properties as at September 2022 is a decrease of 2% (901 properties) from the 43,766 properties in 2021. Across the same time period the number of second homes has increased by 2% (397 homes) from 23,890 to 24,287.

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 to a low in 2011 and completions reached their lowest point in 2013. Following this, starts and completions then generally increased year on year up to the year ending June 2019. Starts and completions then dropped in the year to end June 2020 due to the impact of COVID-19 lockdown measures in the quarter April to June 2020, before both increasing again in the year to end June 2021.

In the latest year to end June 2022, completions have increased by 9% to stand at 21,825 homes. Starts have decreased by 13% in the year to end June 2022 to 19,060 homes. Private-led completions rose by 4% (615 homes), local authority completions increased by 27% (540 homes), and housing association completions rose by 21% (651 homes). Private-led starts fell by 15% (2,611 homes) and local authority starts decreased by 12% (234 homes), whilst housing association approvals rose by 3% (80 homes).

Note that previous estimates for private led new housebuilding starts and completions in Glasgow for the period Q2 2020 to Q1 2022 have now been replaced by figures based on data provided by Glasgow City Council for all-sector figures across this period, from which we have derived the private-led component by netting off social sector starts and completions. This has had the effect of decreasing the number of starts by 21 and increasing the number of completions by 1,599 over the full period of 8 quarters, although year on year trends across these two financial years are affected by a lesser extent. Further details are provided in Section 8.

Chart 2 below presents the latest quarterly trends in completions to end June 2022, in which there were 5,319 all-sector completions in the latest quarter April to June 2022, an increase of 5% (245 homes) on the 5,074 completions in the same quarter in 2021.

The 4,296 private sector led completions in April to June 2022 is an increase of 14% (527 homes) on the 3,769 completions in the same quarter in 2021.

The 360 local authority completions in April to June 2022 is represents a decrease of 35% (195 homes) on the 555 completions in the same quarter in 2021.

Meanwhile the 663 housing association completions in April to June 2022 is an decrease of 12% (87 homes) on the 750 completions in the same quarter in 2021.

Chart 2: The total level of all-sector quarterly new housebuilding completions in the latest quarter April to June 2022 is higher than the same quarters in 2018, 2020 and 2021, but below the same quarter in 2019.

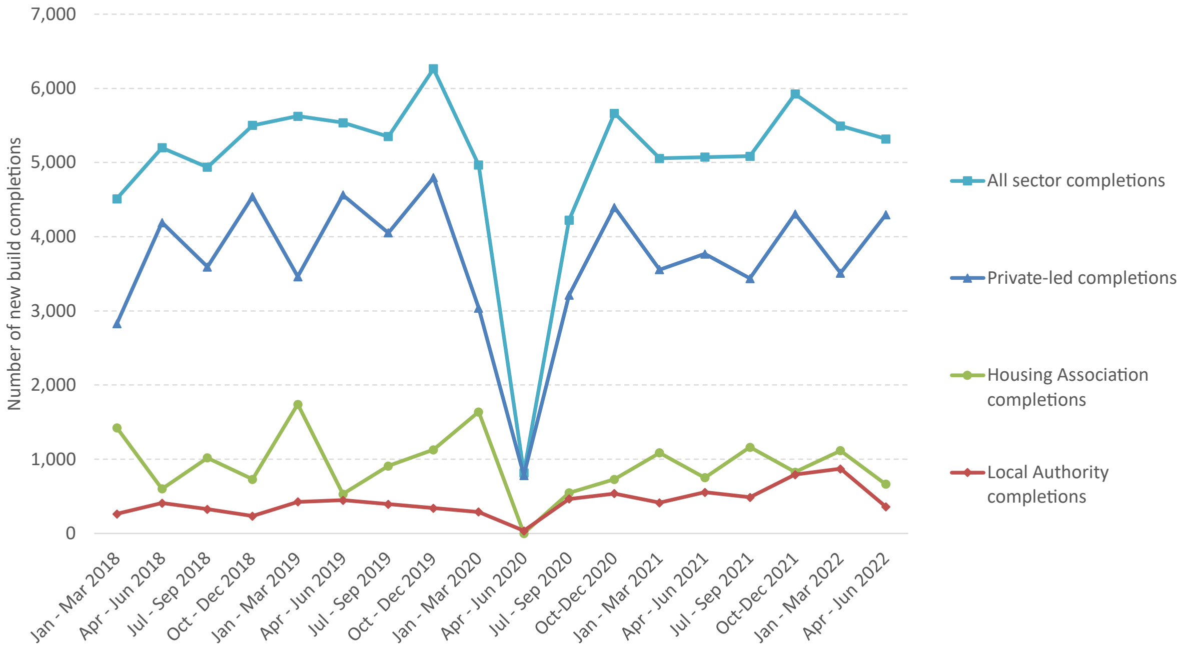


Chart 3 shows the equivalent quarterly trends in starts, in which there were 5,740 all-sector starts in the latest quarter April to June 2022. This is an increase of 1% (48 homes) on the 5,692 starts in the same quarter in 2021.

The 4,987 private sector led starts in April to June 2022 is an increase of 4% (199 homes) on the 4,788 starts in the same quarter in 2021.

The 336 local authority starts in April to June 2022 is a decrease of 42% (248 homes) on the 584 starts in the same quarter in 2021.

Meanwhile the 417 housing association approvals in April to June 2022 is an increase of 30% (97 homes) on the 320 approvals in the same quarter in 2021.

Chart 3: The total level of all-sector new housebuilding starts in latest quarter April to June 2022 is higher than the same quarters in 2018, 2020 and 2021, but below the same quarter in 2019

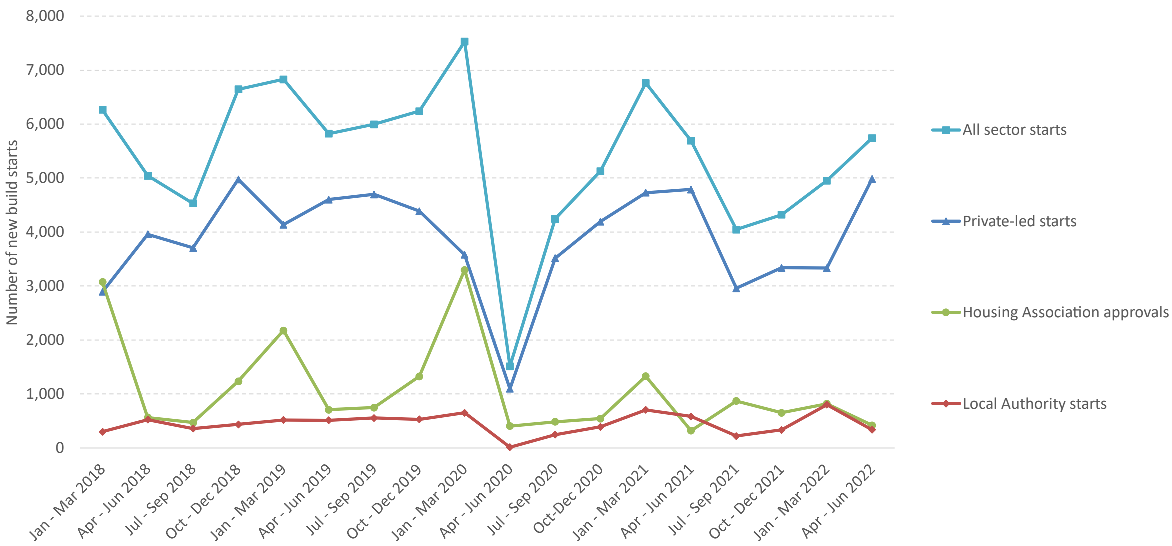


Table 1: All sector new housebuilding to end June 2022

All sector homes	Starts	Completions
Quarter Apr to Jun 2019	**5,822**	**5,538**
Quarter Apr to Jun 2020	**1,513**	**816**
Quarter Apr to Jun 2021	**5,692**	**5,074**
Quarter Apr to Jun 2022	**5,740**	**5,319**
Change from Q2 2021 to Q2 2022	48	245
Change from Q2 2021 to Q2 2022 (%)	1%	5%
Year to Jun 2019	**23,826**	**21,605**
Year to Jun 2020	**21,277**	**17,402**
Year to Jun 2021	**21,825**	**20,019**
Year to Jun 2022	**19,060**	**21,825**
Change from 2021 to 2022 (%)	-2,765	1,806
Change from 2021 to 2022 (%)	-13%	9%

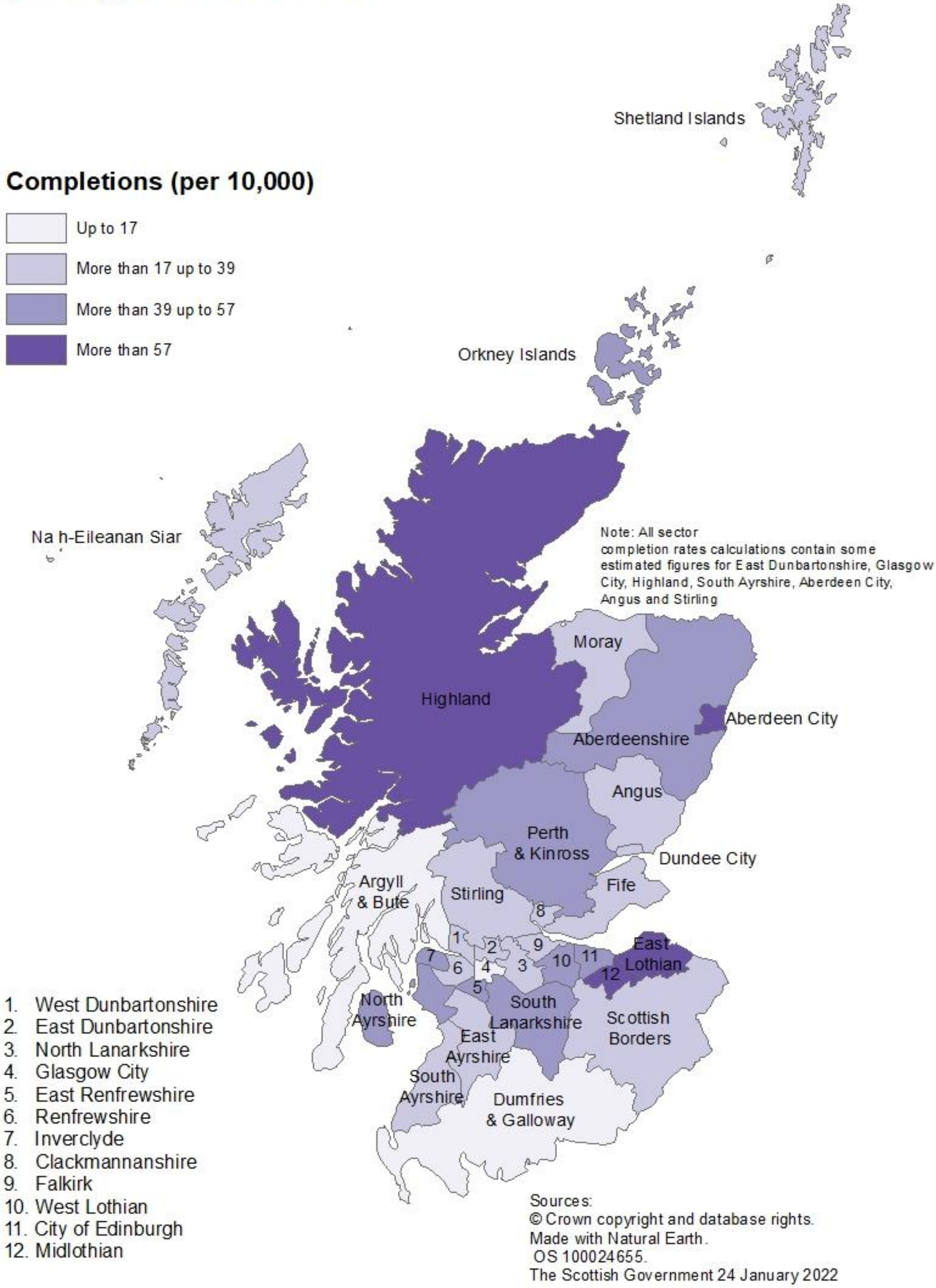
Note that new housebuilding starts and completions in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

Map A below shows that in the year to end June 2022, the highest new build rates were observed in the local authority areas of Midlothian, Aberdeen City, Highland, and East Lothian which had rates of more than 57 homes per 10,000 population.

The lowest rates were observed in Argyll & Bute, Dumfries & Galloway and Glasgow City, which had rates of 17 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 Glasgow City Council from April to June 2021, East Dunbartonshire and South Ayrshire from October to December 2021, Stirling from January to March 2022 and Aberdeen City and Angus for April to May 2022. Local authority completions are estimated for Highland from April to June 2021, and Aberdeen City and South Ayrshire from January to March 2022.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end June 2022



New housebuilding across UK countries

Chart 4a presents trends in the rates of all-sector new housebuilding completions 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 based on building control is not currently capturing all new build activity, and so is seen more as a leading indicator of activity throughout the year.

The chart shows that whilst Scotland had a higher rate of completions per 10,000 head of population than England ('net additional dwellings' series) 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 2021/22, with the exception of 2020/21 in which Scotland saw a sharper fall, possibly due to the stricter COVID-19 lockdown restrictions that were in place for housing building in Scotland.

Figures for 2021/22 show that in in all four nations, the completions rate increased from the previous year, with Scotland having the largest increase, up to 39 homes per 10,000 population. This rate for 2021/22 is similar to the rate of 39 per 10,000 in Northern Ireland, and the rate of 37 in England ('net additional dwellings' series), and is above the rate of 17 in Wales.

Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland had a rate of 39 in the year to end March 2022, increasing from 29 in the previous year when levels of completions were affected by COVID-19 lockdown measures.

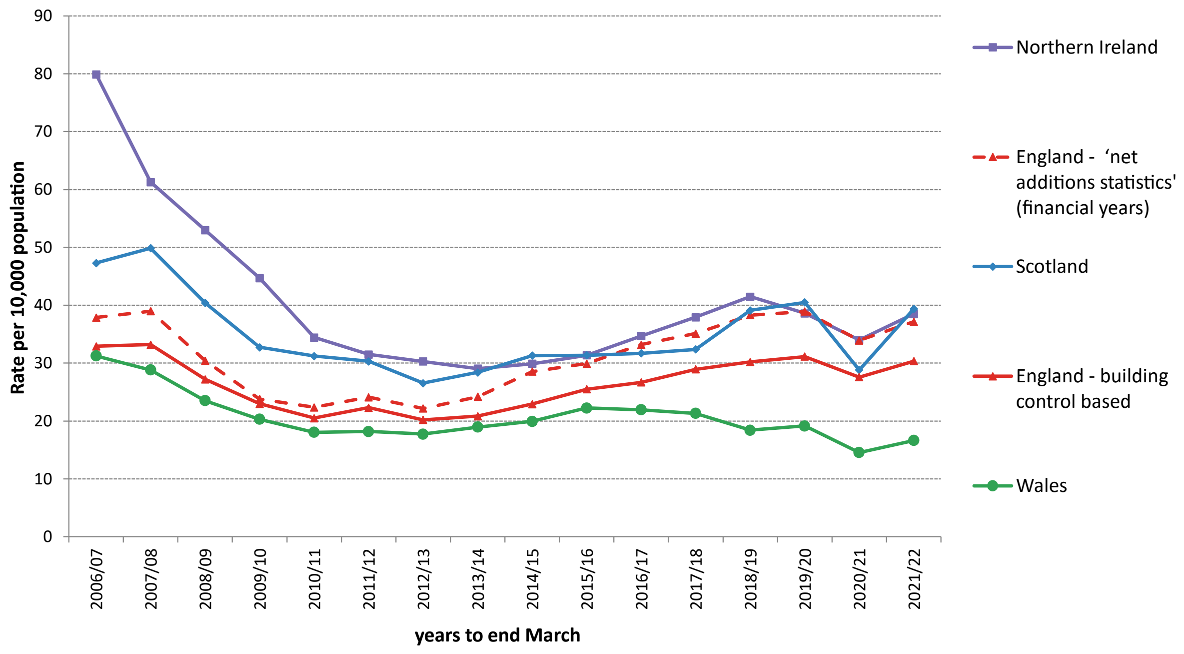
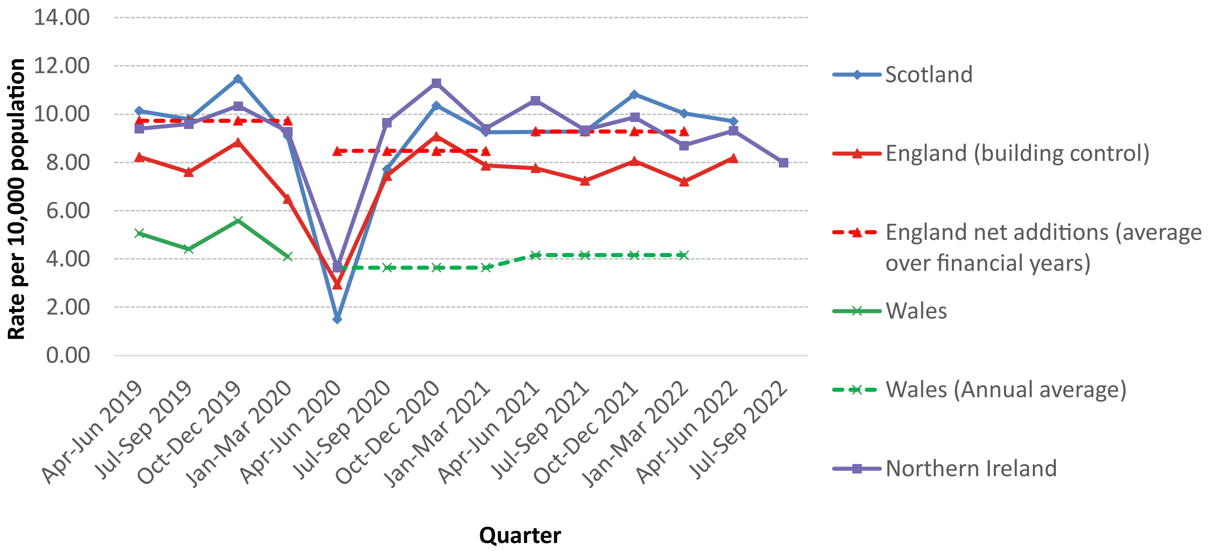


Chart 4b presents more recent trends in the rates of new housebuilding completions per 10,000 population across each of the UK countries on a quarterly basis[1], based on the latest published information available for each country. The England 'net additional dwelling' figures for the financial years 2019/20, 2020/21 and 2021/22 are also included as averages across each of the quarters within these years, 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 quarter in the previous year by 85% 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 England and Northern Ireland have shown a slight downward trend over the quarters following the October to December 2020 quarter, until the rate in England rose between in April to June 2022 to the highest value since October to December 2020. The rate in Scotland has shown a more steady trend.

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



[1] Quarterly figures for Wales 2020/21 and 2021/22 aren't available, so the annual figures have been averaged across the four quarters.

3. Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for over two-thirds (71%) of all homes completed in the 12 months to end June 2022.

Chart 5 shows the annual number of private sector led starts and completions from 2008 to 2022 (years to end June).

This shows the impact of the recession in the second half of the last decade, with private sector led starts and completions falling substantially in the years to end June 2009 and June 2010 due to the financial crisis. Starts and completions have been broadly increasing in more recent years until dropping in the year to end June 2020 due to the impact of COVID-19 construction lockdown measures in place between April and June 2020. In 2021 both starts and completions increased, but in the most recent year to end June 2022 whilst completions have increased by 4%, starts have fallen by 15%.

Note that previous estimates for private led new housebuilding starts and completions in Glasgow for the period Q2 2020 to Q1 2022 have now been replaced by figures based on data provided by Glasgow City Council for all-sector figures across this period, from which we have derived the private-led component by netting off social sector starts and completions. This has had the effect of decreasing the number of starts by 21 and increasing the number of completions by 1,599 over the full period of 8 quarters, although year on year trends across these two financial years are affected by a lesser extent. Further details are provided in Section 8.

Chart 5: Annual private sector led new build completions have increased in the latest year to end June 2022 by 4%, however starts have decreased by 15%.

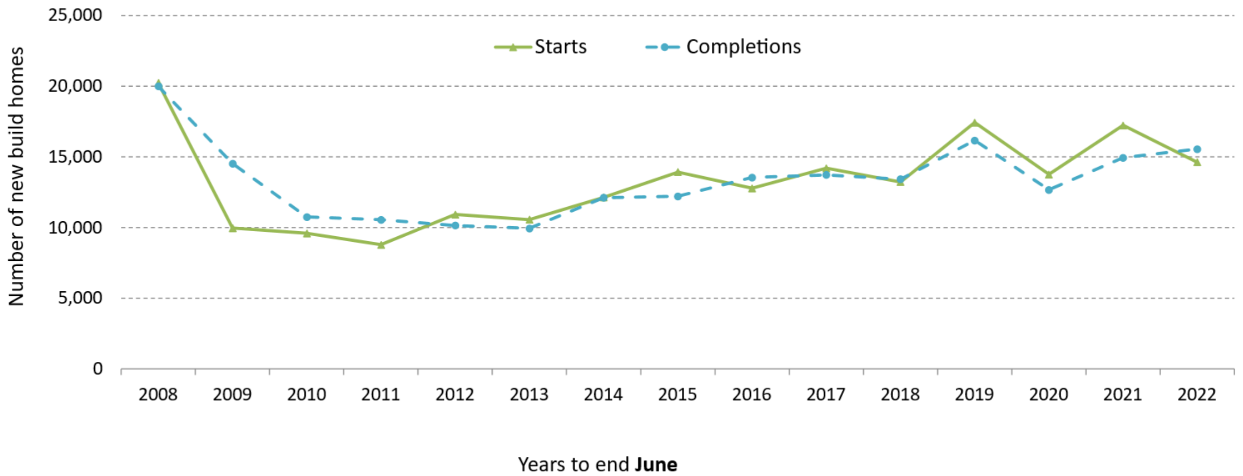


Chart 6 below presents the latest quarterly trends. In April to June 2022 there were 4,296 private sector led homes completed, an increase of 14% (527 homes) on the same quarter in 2021.This brings the total for the year ending June 2022 to 15,550, an increase of 4% (615 homes) on the 14,935 completions in the previous year.

There were 4,987 private sector led homes started in April to June 2022, an increase of 4% (199 homes) on the same quarter in 2021. This brings the total for the year to end June 2022 to 14,614 starts, a decrease of 15% (2,611 homes) on the 17,225 starts in the previous year.

Chart 6: Private sector led new housebuilding starts in April to June 2022 are higher than the same quarters in 2018 to 2021, whilst completions are higher than the same quarters in 2018, 2020 and 2021 but are lower than the same quarter in 2019.

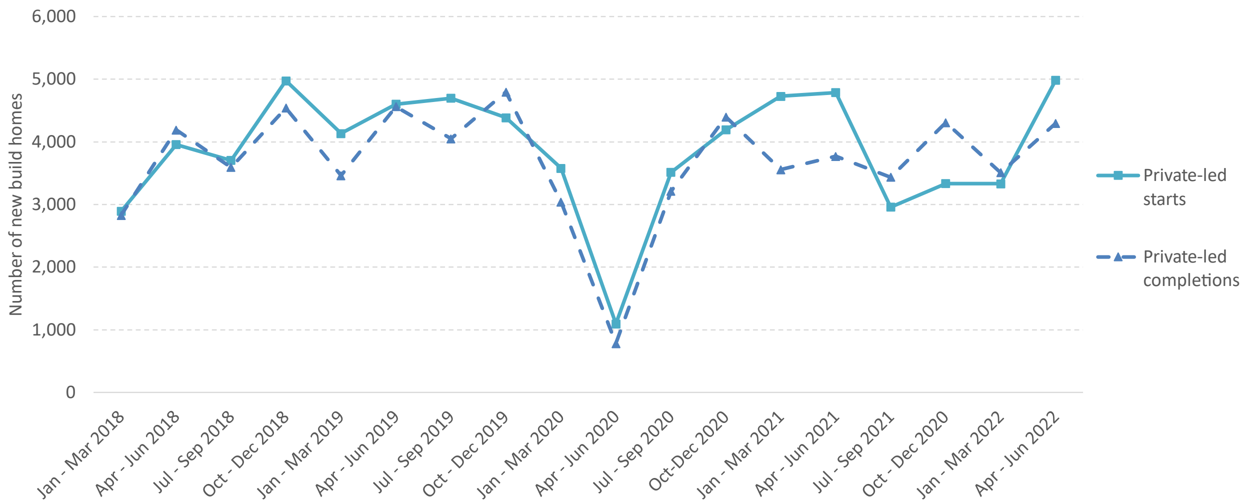


Table 2: Private-led new housebuilding to end March 2022

Private sector homes	Starts	Completions
Quarter Apr to Jun 2019	**4,602**	**4,563**
Quarter Apr to Jun 2020	**1,096**	**782**
Quarter Apr to Jun 2021	**4,788**	**3,769**
Quarter Apr to Jun 2022	**4,987**	**4,296**
Change from Q2 2021 to Q2 2022	199	527
Change from 2021 to 2022 (%)	4%	14%
Year to end June 2019	**17,419**	**16,160**
Year to end June 2020	**13,759**	**12,671**
Year to end June 2021	**17,225**	**14,935**
Year to end June 2022	**14,614**	**15,550**
Change from 2021 to 2022 (%)	-2,611	615
Change from 2021 to 2022 (%)	-15%	4%

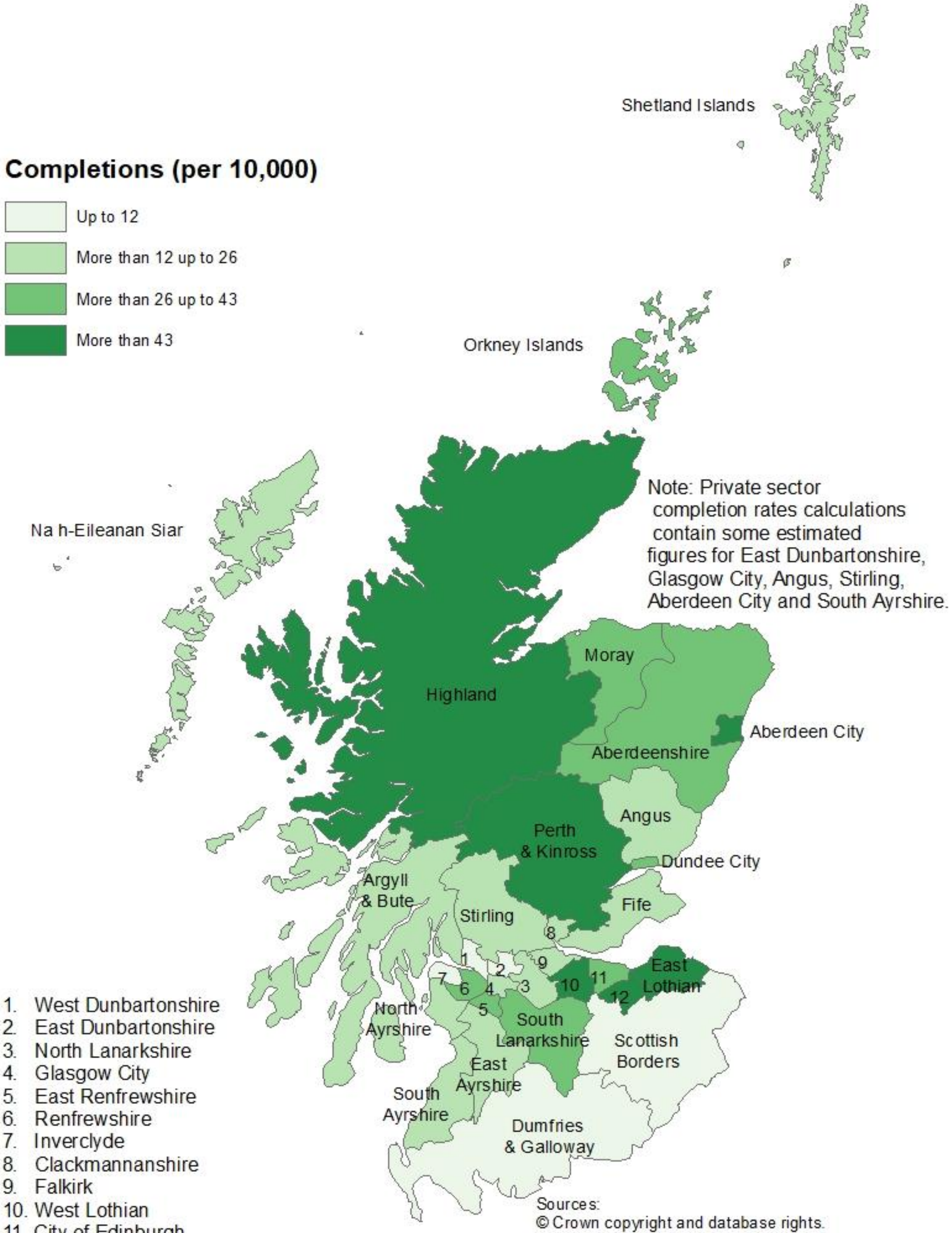
Note that new housebuilding starts and completions in April to June 2020 were affected by the impact of the COVID-19 lockdown measures that were in place during that quarter.

Map B below shows that the Local Authorities with the highest private sector led completion rates in the year to end June 2022 are Aberdeen City, East Lothian, Highland, Midlothian, Perth and Kinross, and West Lothian all having a rate of over 43 homes per 10,000 households.

The lowest rates meanwhile, have been in West Dunbartonshire, Dumfries & Galloway, Scottish Borders, Inverclyde, and East Dunbartonshire have all seen rates of below to 12 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 Glasgow City Council from April to June 2021, East Dunbartonshire and South Ayrshire from October to December 2021, Stirling from January to March 2022 and Aberdeen City and Angus for April to May 2022.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end June 2022



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

Sources:

Made with Natural Earth.
OS 100024655.
The Scottish Government 24 January 2023

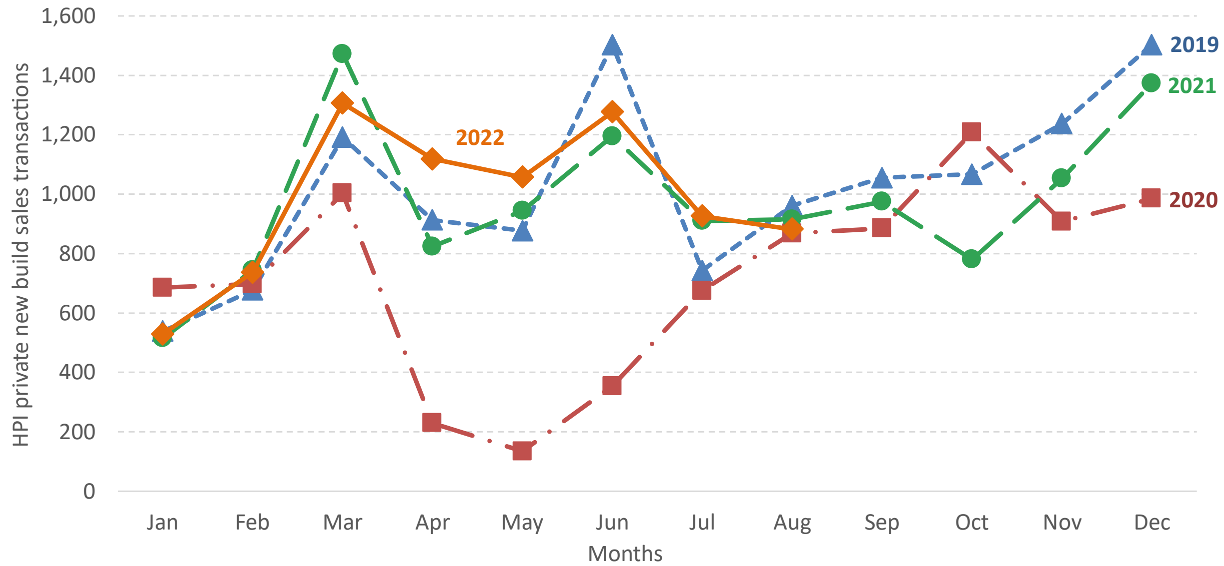
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end August 2022

This section sets out the latest quarterly and monthly trends in the number of new build sales transactions in Scotland to end August 2022, based on residential property transaction figures published as part of the UK House Price Index (HPI) .

The HPI figures show that there were 3,452 new build sales transactions in Scotland in the latest quarter April to June 2022, an increase of 17% (489 transactions) on the 2,963 transactions seen in the same quarter in 2021.

More recent HPI figures for the month of August 2022 show a total of 882 transactions for this month (see Chart 7a). This brings the total transactions in the year to end August 2022 to 12,013, an increase of 4% (508 transactions) on the 11,505 transactions recorded in the year to end August 2021.

Chart 7a: Monthly private new build sales transactions in Scotland throughout the year 2022 have been broadly in line with the number of transactions in 2021 as well as the pre-pandemic year 2019



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 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.

It can be seen across the period January to March 2019 to April to June 2022 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 Apr - Jun 2022.

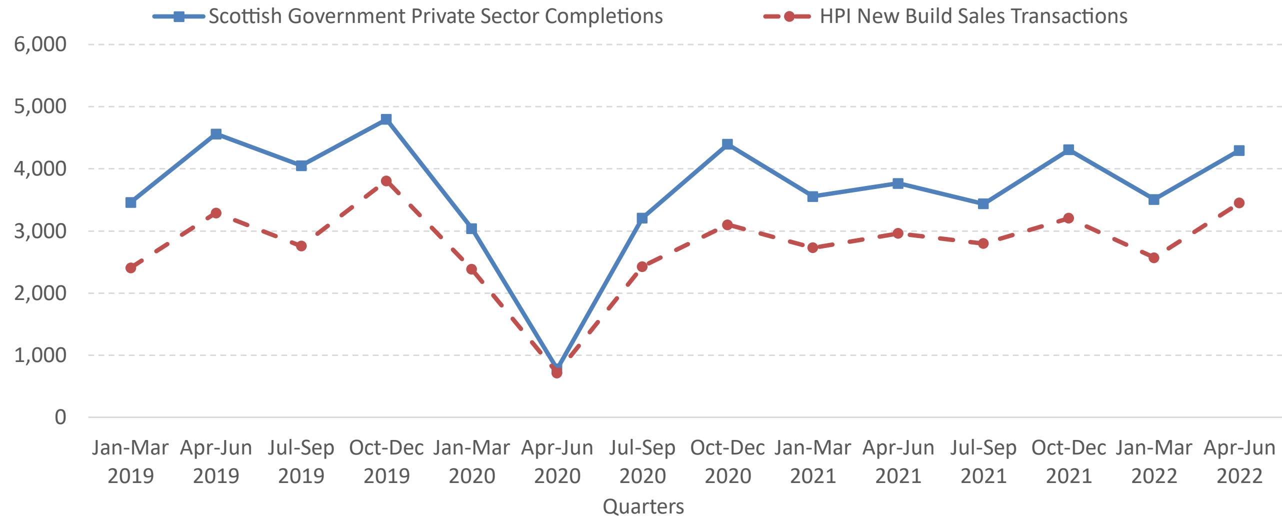


Table 3: Scotland-level HPI new Build Sales for Scotland and Scottish Government Private Sector-led new build completions

Quarter or year	HPI New Build Sales Transactions Volume	Scottish Government Private-led completions
Jan – Mar 2019	**2,407**	**3,461**
Apr – Jun 2019	**3,293**	**4,563**
Jul – Sep 2019	**2,759**	**4,052**
Oct – Dec 2019	**3,807**	**4,797**
Jan – Mar 2020	**2,385**	**3,040**
Apr – Jun 2020	**717**	**782**
Jul – Sep 2020	**2,428**	**3,212**
Oct – Dec 2020	**3,101**	**4,397**
Jan – Mar 2021	**2,731**	**3557**
Apr - Jun 2021	**2,963**	**3,769**
Jul – Sep 2021	**2,800**	**3,437**
Oct – Dec 2021	**3,206**	**4,307**
Jan – Mar 2022	**2,572**	**3,510**
Apr - Jun 2022	**3,452**	**4,296**
Change from previous quarter	880	786
Change (%) from previous quarter	34%	22%
Change from same quarter in previous year	489	527
Change (%) from same quarter in previous year	17%	14%

5. Social sector new housebuilding

Social sector housing consists of local authority and housing association housing, and has accounted for around a third (29%) of all new build homes completed over the 12 months to the end of June 2022.

Chart 8a shows the number of local authority and housing association homes started and completed each year to end June. In 2009 to 2011 the number of housing association completions were between 5,200 and 5,400 each year, after which the number of homes completed dropped until reaching a low of just over 2,500 in 2017, after which completions increased to just over 4,000 in 2019. Housing association completions then dropped to around 3,100 in 2021, with completions in this year being affected by COVID-19 lockdown measures, before increasing again to almost 3,800 in the year to end June 2022.

Housing association new build approvals fell between 2009 and 2013, to a low of around 2,000, before trending up to over 5,700 in 2020. This then fell to around 2,700 in 2021, and then in the 12 months ending June 2022, rose slightly to almost 2,800.

The number of local authority homes built gradually increased from around 400 homes in 2009 up to just over 1,200 in 2012 (years to end June). Completions then remained stable until 2016, then increased to around 1,400 in 2019. Completions fell to almost 1,100 in 2020 before increasing to almost 2,000 in 2021 and then just over 2,500 in the year to end June 2022. Local authority new build starts have followed a generally similar pattern to that of completions, although the number of starts in the latest year is lower at around 1,700 in 2022.

Chart 8a: Latest annual social sector starts and completions figures to end June 2022 show increases on the previous year for local authority and housing association completions, as well as housing association approvals, but local authority starts have fallen.

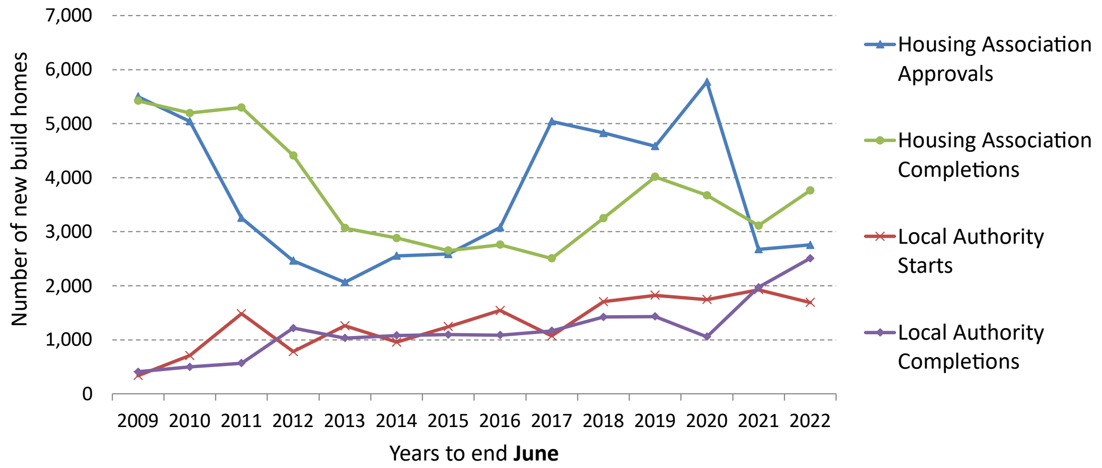


Chart 8b below shows the same figures but for years to end September.

Chart 8b: Latest annual social sector new build completions figures to end September 2022 show increases on the previous year, though starts have fallen for housing associations, and remained similar for local authorities.

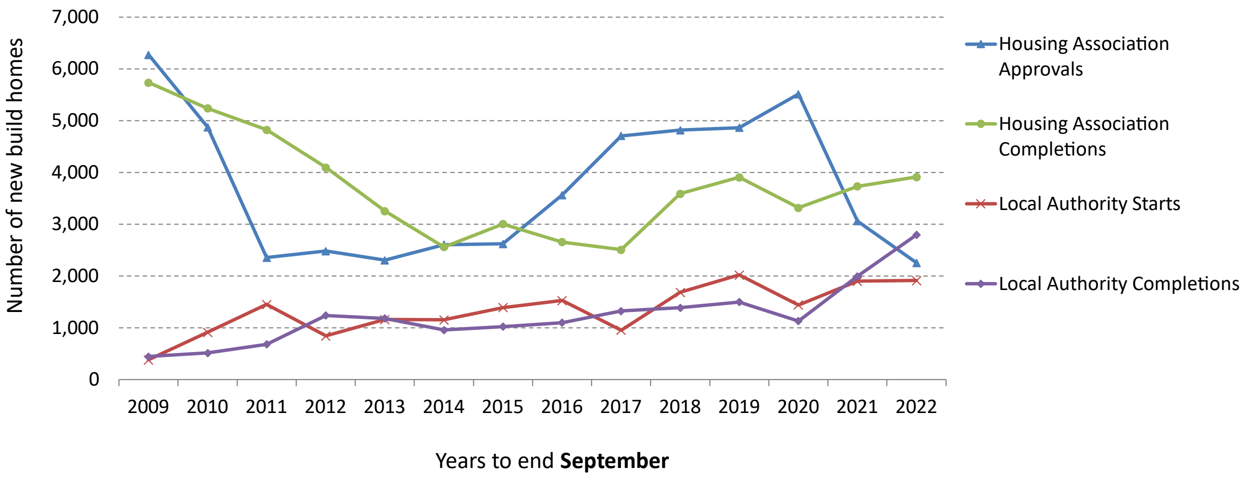


Table 4: Social sector new housebuilding to end June 2022

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Apr - Jun 2019	**1,220**	**975**	**513**	**446**	**707**	**529**
Apr - Jun 2020	**417**	**34**	**13**	**34**	**404**	**0**
Apr - Jun 2021	**904**	**1,305**	**584**	**555**	**320**	**750**
Apr - Jun 2022	**753**	**1,023**	**336**	**360**	**417**	**663**
Change	-151	-282	-248	-195	97	-87
Change (%)	-17%	-22%	-42%	-35%	30%	-12%
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	**4,600**	**5,084**	**1,925**	**1,970**	**2,675**	**3,114**
Year to Jun-22	**4,446**	**6,275**	**1,691**	**2,510**	**2,755**	**3,765**
Change	-154	1,191	-234	540	80	651
Change (%)	-3%	23%	-12%	27%	3%	21%

A total of 1,023 social sector new build homes were completed between April to June 2022, a decrease of 22% (282 homes) on the same quarter in 2021. This brings the total completions for the 12 months to end June 2022 to 6,275, an increase of 23% (1,191 homes) on the 5,084 social sector new build homes completed in the previous year.

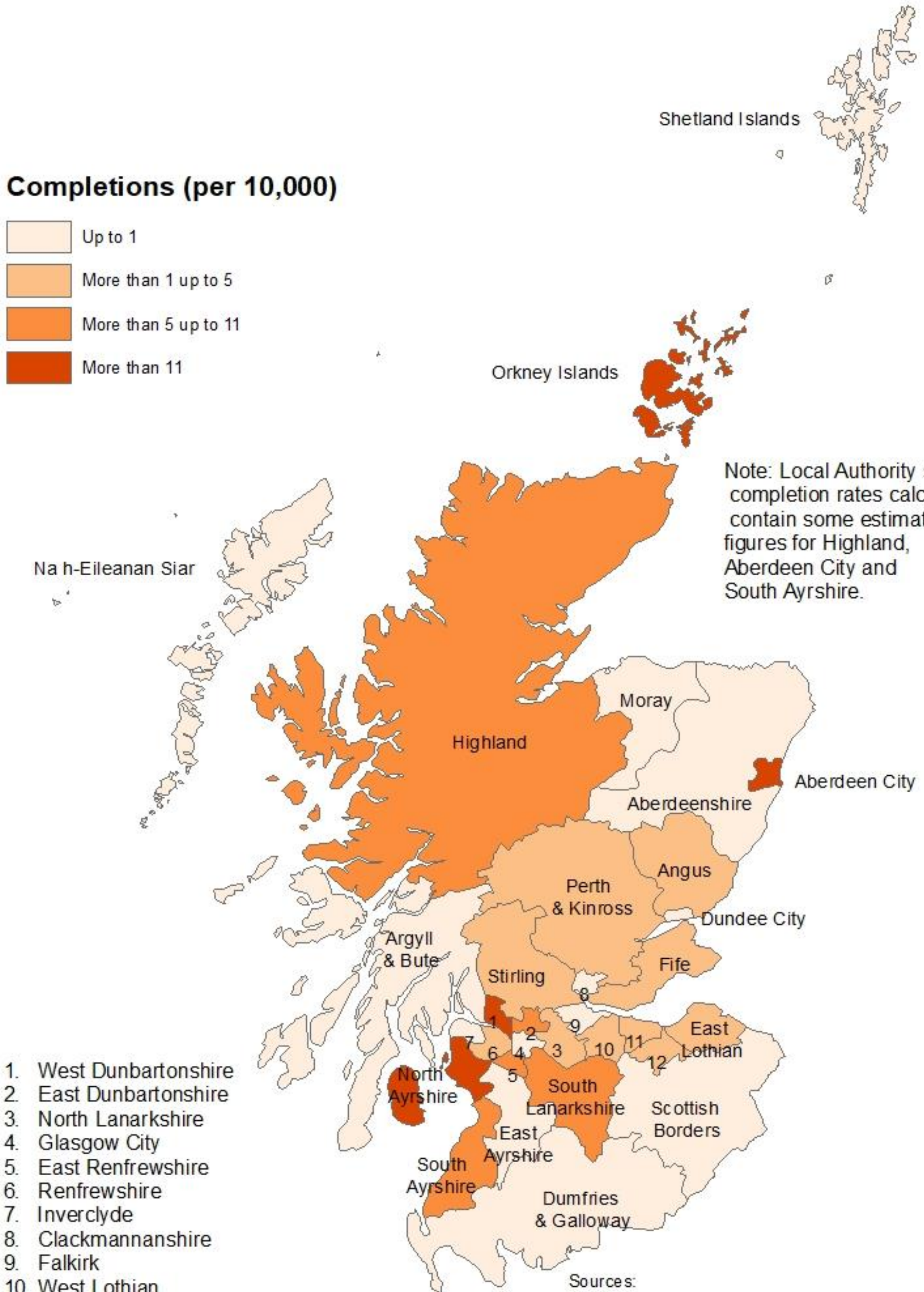
Meanwhile, 753 social sector new build homes were started between April to June 2022. This is 17% (151 homes) lower than the same quarter the previous year. This brings the total for the 12 months to end June 2022 to 4,446, a decrease of 3% (154 homes) on the 4,600 social sector homes started in the same period in 2021.

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 2022 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.

In the year to end June 2022 local authority new build rates were highest in Aberdeen City, Orkney Islands, West Dunbartonshire, and North Ayrshire, with rates over 11 homes per 10,000 households. As well as the 6 stock transfer authorities mentioned above, Aberdeenshire, Clackmannanshire, Dundee City, East Ayrshire, Moray, and the Shetland Islands built no new local authority homes in the year ending June 2022. Falkirk had a rate of less than 1 house built per 10,000 households.

Meanwhile rates of housing association new build completions were highest in Inverclyde with rates of over 20 homes per 10,000 households. East Ayrshire, Dundee City, Argyll & Bute, Edinburgh City, Angus, and Perth & Kinross had a rate less than 3 homes per 10,000 households.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end June 2022



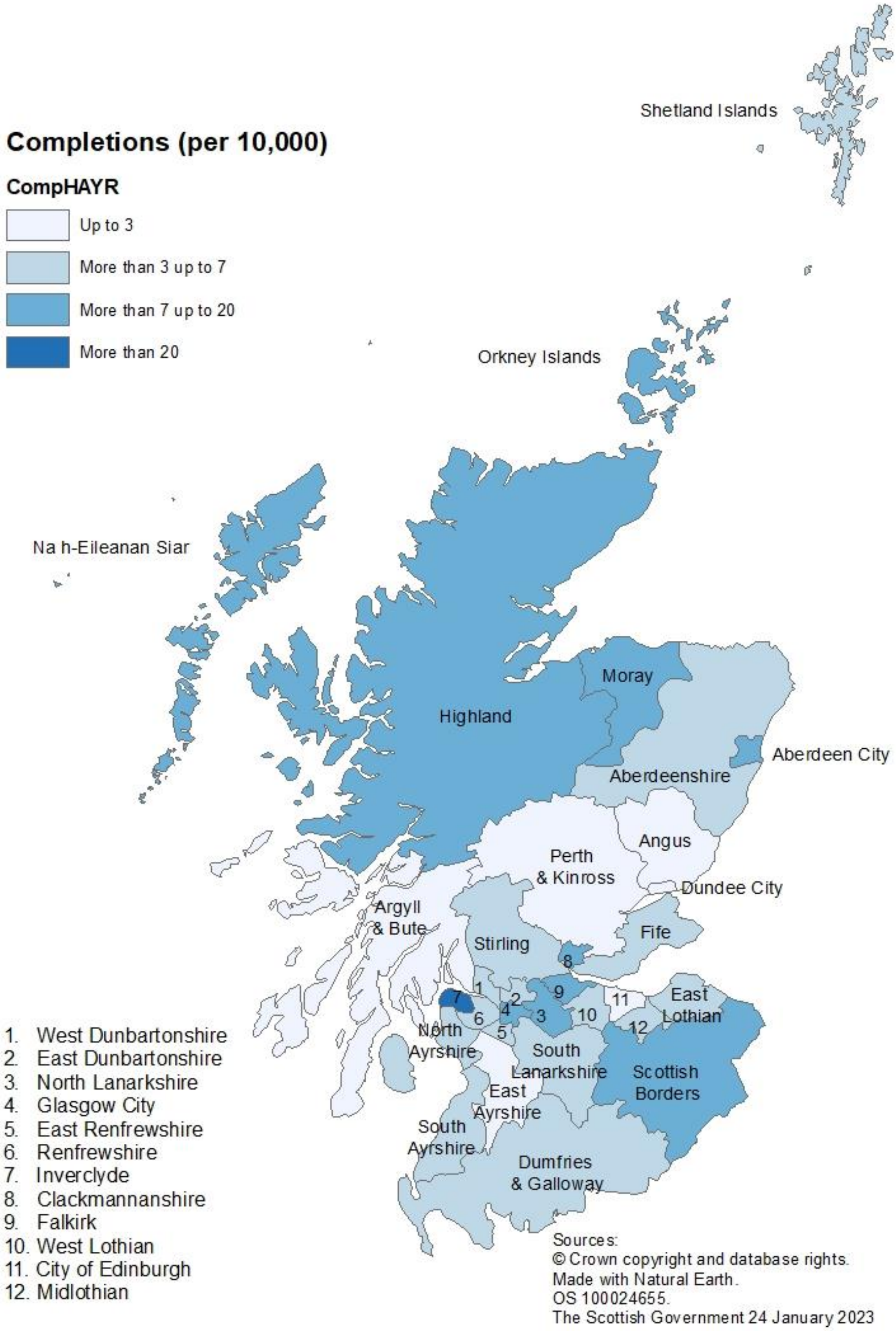
Note: Local Authority sector completion rates calculations contain some estimated figures for Highland, Aberdeen City and South Ayrshire.

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

Sources:

Made with Natural Earth.
OS 100024655.
The Scottish Government 24 January 2023

Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end June 2022



Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end September 2022.

Chart 9: Housing association new housebuilding approvals are lower, and completions higher, in the latest quarter July to September 2022 than the same quarter in 2021.

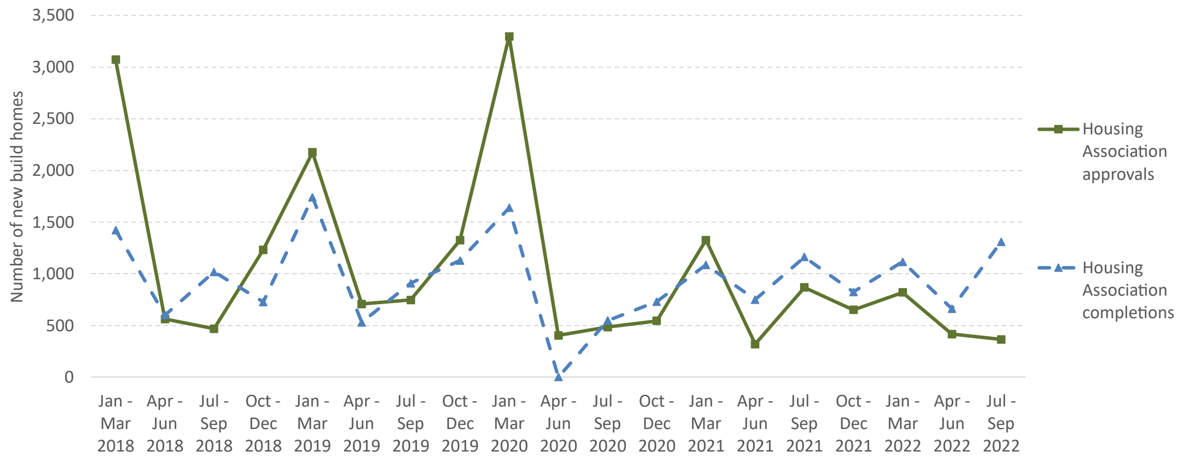
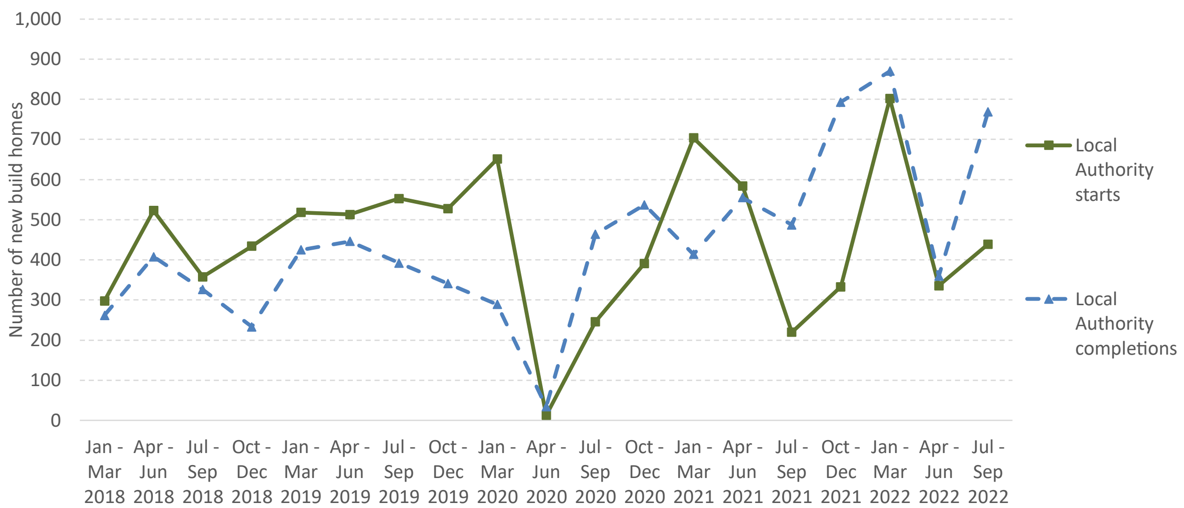


Chart 10: In the latest quarter July to September 2022, local authority new housebuilding starts and completions are both above the levels seen in the same quarter in 2021.



A total of 2,078 social sector new build homes were completed between July to September 2022, an increase of 26% (429 homes) on the 1,649 completions in the same quarter in 2021. This brings the total completions for the 12 months to end September 2022 to 6,704, an increase of 17% (982 homes) on the 5,722 social sector new build homes completed in the previous year.

Meanwhile, 803 social sector new build homes were started between July to September 2022. This is a decrease of 26% (285 homes) compared to the same quarter in the previous year. This brings the total for the 12 months to end September 2022 to 4,161, a decrease of 16% (797 homes) on the 4,958 social sector homes started in the same period in 2021.

In the year to end September 2022, housing association new build completions are up by 5% (183 homes), local authority new build completions are up by 40% (799 homes) and housing association new build approvals are down by 26% (808 homes), whilst local authority new build starts have increased slightly by 11 homes (1%).

Table 5: Social sector new housebuilding to end September 2022

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jul - Sep 2019	**1,299**	**1,300**	**553**	**392**	**746**	**908**
Jul - Sep 2020	**730**	**1,011**	**246**	**464**	**484**	**547**
Jul - Sep 2021	**1,088**	**1,649**	**220**	**487**	**868**	**1,162**
Jul - Sep 2022	**803**	**2,078**	**439**	**769**	**364**	**1,309**
Change	-285	429	219	282	-504	147
Change (%)	-26%	26%	100%	58%	-58%	13%
Year to Sep-19	**6,880**	**5,401**	**2,018**	**1,496**	**4,862**	**3,905**
Year to Sep-20	**6,949**	**4,442**	**1,438**	**1,128**	**5,511**	**3,314**
Year to Sep-21	**4,958**	**5,722**	**1,899**	**1,993**	**3,059**	**3,729**
Year to Sep-22	**4,161**	**6,704**	**1,910**	**2,792**	**2,251**	**3,912**
Change	-797	982	11	799	-808	183
Change (%)	-16%	17%	1%	40%	-26%	5%

6. Affordable housing supply

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. Latest statistics are available up to the end of September 2022.

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 11 below shows that the numbers of affordable homes completed has increased on an annual basis over the latest year to end September 2022, whilst the number of homes approved and started have dropped. In the year to end September 2022, 7,160 affordable homes were approved, a decrease of 16% (1,414 homes) on the previous year, and 8,256 homes were started, a decrease of 19% (1,877 homes). A total of 9,449 homes were completed, an increase of 2% (219 homes).

Chart 11: In the latest year to end September 2022, the number of affordable homes completed has increased by 2%, whilst the number of homes approved has dropped by 16%, and the number of homes started has decreased by 19%.

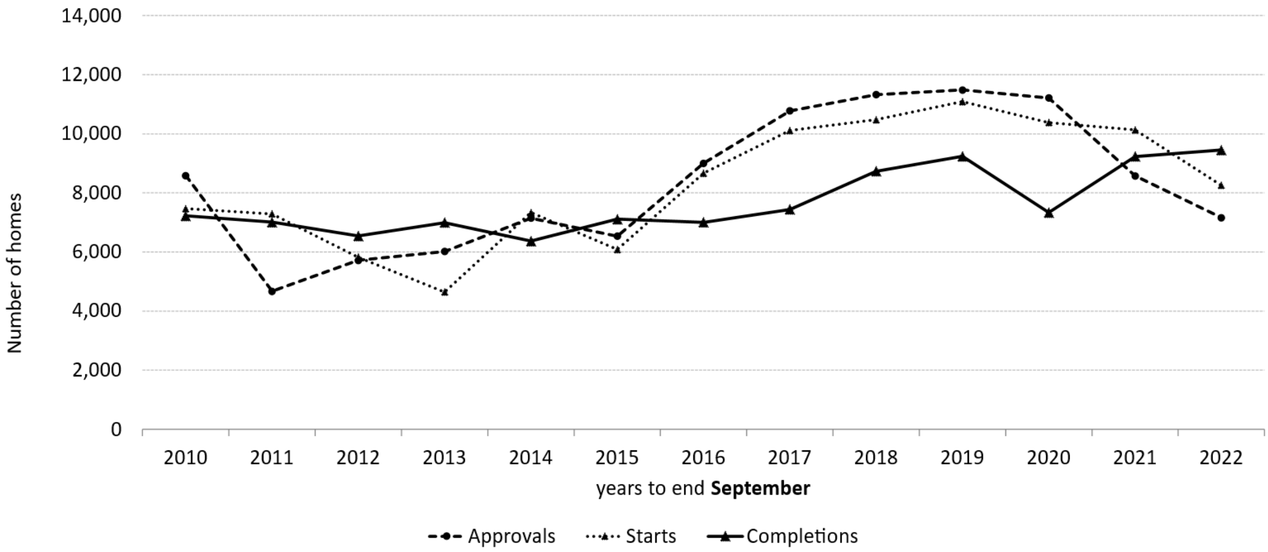


Table 6 below shows that in the latest quarter July to September 2022, 1,028 homes were approved, 2,172 homes were started, and 2,565 homes were completed. The number of approvals is lower than in the same period in the previous year, with approvals being 37% (614 homes) lower. Starts and completions are both higher than they were in the same period in the previous year by 83% (985 homes) and 5% (115 homes) respectively.

Table 6: Affordable Housing Supply to September 2022

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Jul to Sep 2016	**2,059**	**2,038**	**1,719**
Quarter Jul to Sep 2017	**1,358**	**2,071**	**920**
Quarter Jul to Sep 2018	**1,641**	**2,159**	**2,213**
Quarter Jul to Sep 2019	**2,194**	**2,642**	**2,079**
Quarter Jul to Sep 2020	**1,046**	**2,222**	**1,190**
Quarter Jul to Sep 2021	**1,642**	**1,187**	**2,450**
Quarter Jul to Sep 2022	**1,028**	**2,172**	**2,565**
Change over latest year	-614	985	115
Change (%) over latest year	-37%	83%	5%
Year to Sep 2016	**9,004**	**8,668**	**7,003**
Year to Sep 2017	**10,776**	**10,112**	**7,443**
Year to Sep 2018	**11,325**	**10,477**	**8,731**
Year to Sep 2019	**11,481**	**11,086**	**9,237**
Year to Sep 2020	**11,214**	**10,381**	**7,335**
Year to Sep 2021	**8,574**	**10,133**	**9,230**
Year to Sep 2022	**7,160**	**8,256**	**9,449**
Change over latest year	-1,414	-1,877	219
Change (%) over latest year	-16%	-19%	2%

Charts 12a to 12c below present quarterly trends in the number of approvals, starts and completions from January 2018 up to end September 2022.

Chart 12a: 1,028 affordable homes were approved in July to September 2022, a level which is below the same quarters in each of the previous years 2018 to 2021.

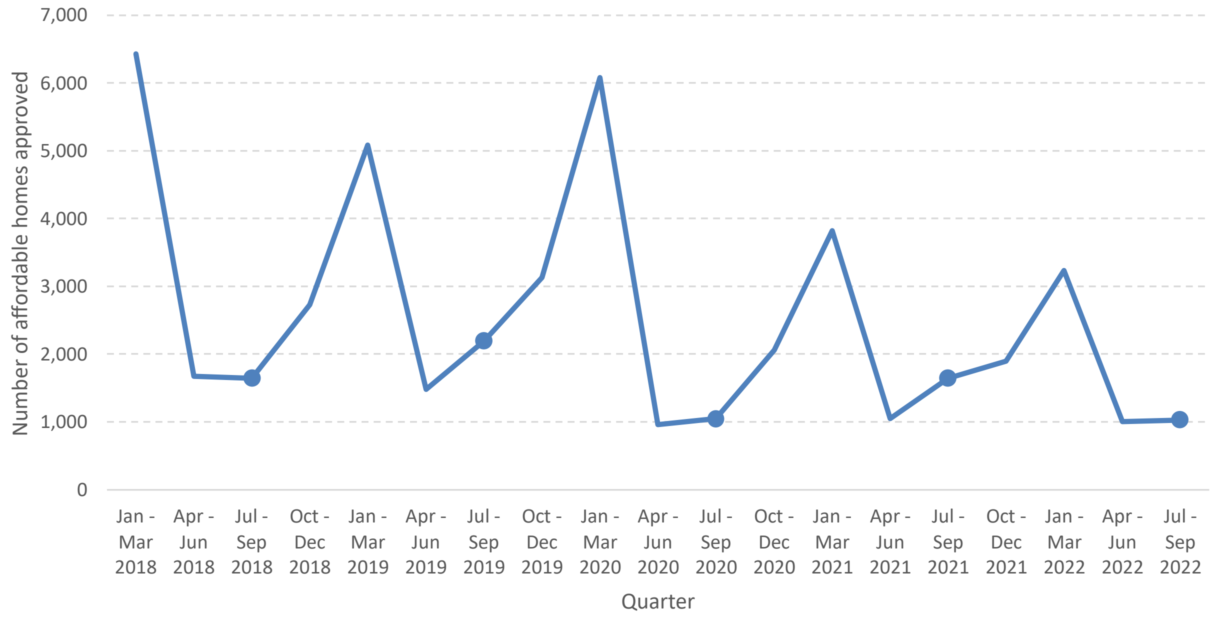


Chart 12b: The 2,172 affordable homes started in July to September 2022 is higher than in the same quarters in 2018 and 2021, but lower than in the same quarters in 2019 and 2020.

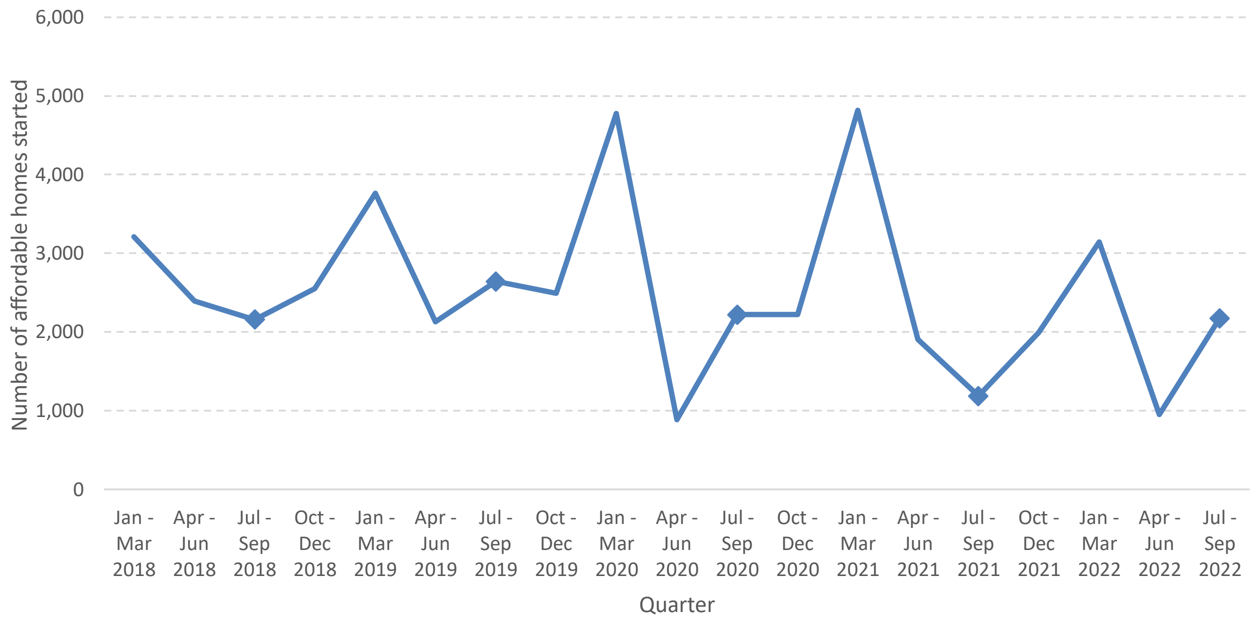
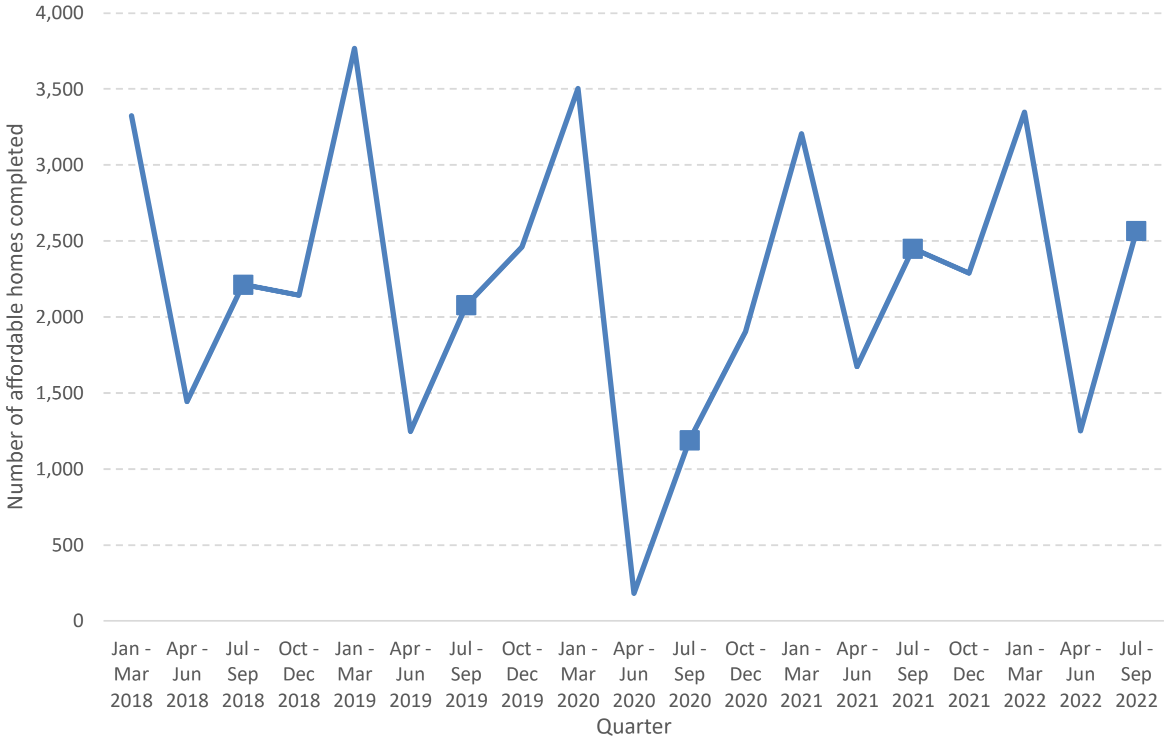


Chart 12c: There were 2,565 affordable homes completed in July to September 2022, higher than in the same quarters in each of the years 2018 to 2021.



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 16% between 2021 and 2022 (years to end September). In the latest year 2022, social rent approvals accounted for 78% of all approvals, with affordable rent and affordable home ownership making up 12% and 10%, respectively.

Chart 13: In the latest year to end September 2022, there have been decreases in the number of Affordable Housing Supply approvals for affordable rent (by 18% or 195 homes), affordable home ownership (by 37% or 406 homes), and social rent (by 13% or 813 homes), compared to the same period in 2021.

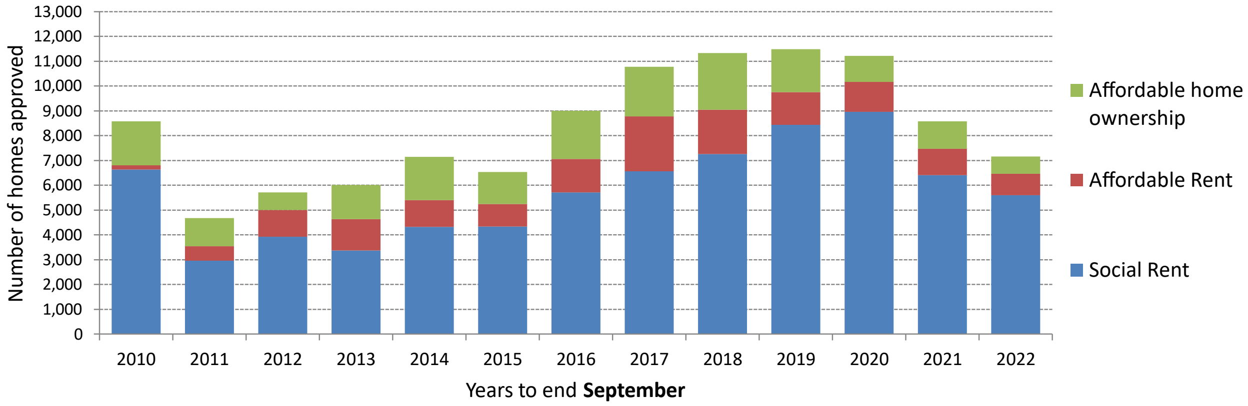


Chart 14 shows that total affordable housing supply programme starts decreased by 19% (1,877 homes) between 2021 and 2022 (years to end September). In the latest year 2022, social rent starts accounted for 80% of all starts, with affordable rent and affordable home ownership making up 11% and 9%, respectively

Chart 14: In the latest year to end September 2022, there have been decreases in the number of Affordable Housing Supply starts for social rent (by 11% or 804 homes), affordable rent (by 37% or 548 homes) and affordable home ownership (by 42% or 525 homes), compared to the same period in 2021.

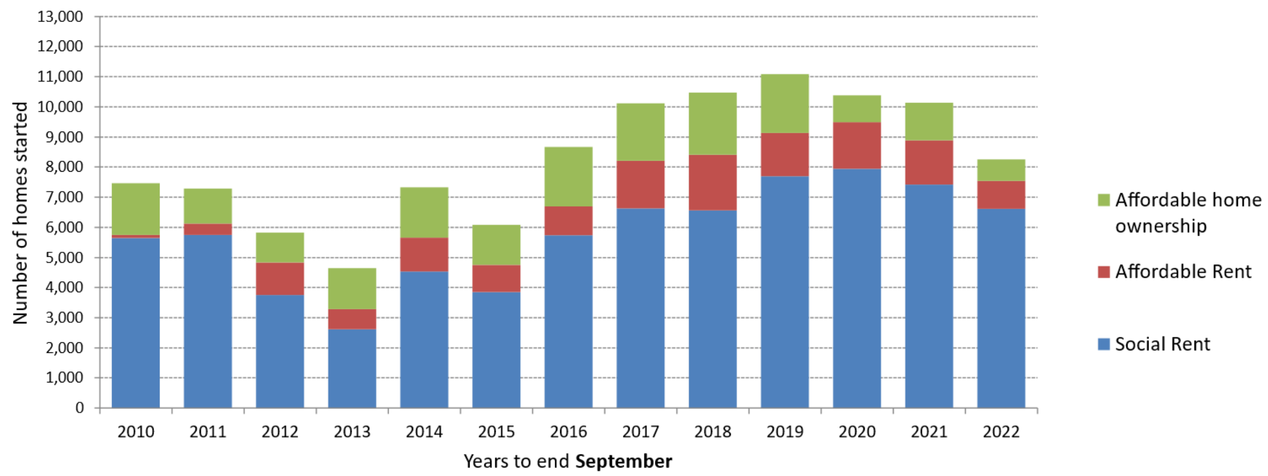
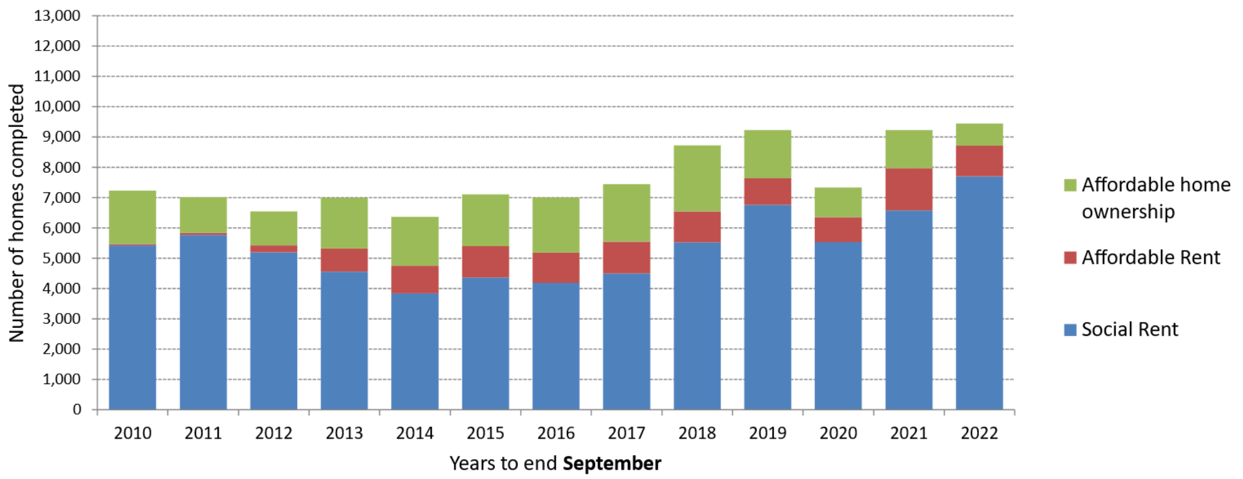


Chart 15 shows that total affordable housing supply programme completions increased by 2% (219 homes) between 2021 and 2022 (years to end September). In the latest year, social rent completions accounted for 81% of all completions, with affordable rent and affordable home ownership making up 11% and 8% of the total.

Chart 15: In the latest year to end September 2022, there have been decreases in the number of Affordable Housing Supply completions for affordable rent (by 28% or 387 homes) and affordable home ownership (by 42% or 521 homes) whereas completions for social rent have increased (by 17% or 1,127 homes), compared to the same period in 2021.



Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the ambition is 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.

There have been a total of 4,927 completions so far against the 110,000 target, across the period 23 March 2022 to 30 September 2022, consisting of 4,188 (85%) homes for social rent, 418 (8%) for affordable rent, and 321 (7%) for affordable home ownership.

The Scottish Government Affordable Housing Supply Programme policy area webpages also include annual Out-Turn Reports, which provide further detailed programme information for each financial year. The 2021-22 Out-Turn Report will be published early this year.

Figures on the remote, rural and island communities element of the 110,000 target are planned to be reported on as part of future annual out-turn reports, although we are considering whether it is feasible for these figures to be reported on a quarterly basis in addition to this.

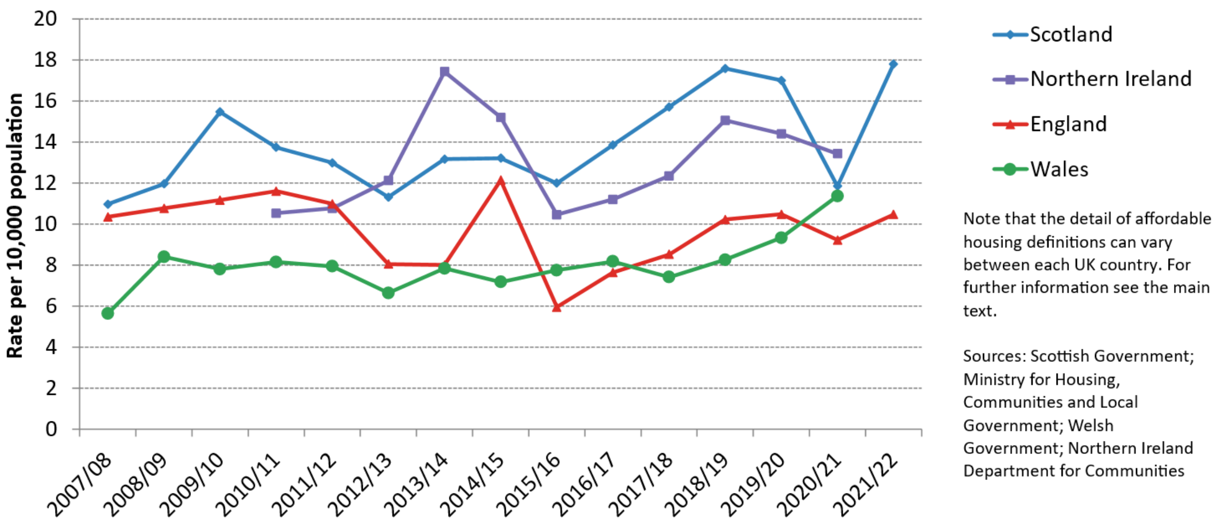
Affordable housing supply across UK countries

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 2021/22 period by UK country, although the figures for Wales and Northern Ireland are only currently available up to 2020/21.

Across the 15 years between 2007/08 and 2021/22, the annual average supply of affordable housing per head of population in Scotland has been 13.9 homes per 10,000 population, higher than England (9.7 homes per 10,000 population), Wales (8.0 homes per 10,000 population – average up to 2020/21), 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 dropped below the rate for Northern Ireland in the year 2020/21.

Chart 16: The 9,757 affordable homes completed in Scotland in the latest financial year 2021/22 equates to a rate of 17.8 homes delivered per 10,000 population.



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 2021/22, in England there have been on average 5.1 affordable / intermediate rent homes completed per 10,000 head of population and 1.2 social rented homes completed 10,000 per-head of population. This compares to a rate of 1.9 for affordable rent homes and a rate of 11.7 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. Long-Term Empty Properties and Second Homes

Councils classify some properties in their area as long-term empty, unoccupied, or second homes for the purposes of calculating council tax liabilities. These statuses impact on the council tax through exemptions for unoccupied properties, discounts for second homes and some long term empty properties, or a levy for some long term empty properties. As a result information on the numbers of such properties is sourced from council tax statistics. It is collected annually from local authorities and is available for:

- **Unoccupied Exemptions**: generally properties which are empty and unfurnished for less than 6 months and exempt from paying council tax.
- **Long Term Empty Properties**: properties which have been empty for more than 6 months and are liable for council tax.
- **Second Homes**: homes which are furnished and lived in for at least 25 days in a 12 month period but not as someone's main residence.

Trends over time within each of these categories should be interpreted with some caution, given that increases and decreases can be caused in part by reclassification exercises which local authorities carry out from time to time, or issues with management information systems, rather than being real changes in the numbers of properties.

Empty properties are of particular interest as they can help increase the supply of occupied housing in Scotland when brought back into use.

There are several factors that can impact on the number of long term empty properties and second homes that are counted through the council tax statistics including changes to council tax liability policy and management information systems.

Regarding policy changes, from 1st April 2013, local authorities gained the discretionary power to remove the council tax discount associated with long term empty properties or to set a council tax increase of up to 100% on certain properties which have been empty for 12 months or more. Prior to April 2017, second homes were entitled to a council tax discount of between 10% and 50%, and as of April 2017, local authorities were also given the option to remove the council tax discount on second homes. For 2022-23, 25 out of the 32 local authorities have removed the council tax discount on second homes, 6 will retain the 10% discount and in one local authority from 1 October 2019 a second home discount of 10% will only apply for a period of 12 months from the date the property was last occupied as a sole or main residence, following the 12 month period the discount will be removed.

Management information systems can also have an impact on how properties are recorded. In addition, there have also been some improvements in the data held by some local authorities leading to the reclassification of a number of properties between the long term empty and second home categories. These changes should be kept in mind when comparing the numbers in recent years.

In addition, there may have been some impact of the COVID-19 lockdown restrictions on the levels of empty homes in 2020 due to COVID-lockdown restrictions between mid-March and late June 2020.

The latest figures, for September 2022, show that there were 24,287 second homes, 47,156 unoccupied exemptions which have generally been empty and unfurnished for less than 6 months, and 42,865 long term empty properties that had been empty for more than 6 months. Of those that had been empty for more than 6 months, just under two-thirds (27,692 or 65%) had been empty for over 12 months, and of those 20,279 had a council tax discount below 10% or a council tax increase applied under the new powers described above.

Chart 17: The number of long term empty properties has decreased by 2% between 2021 and 2022, whereas the number of second homes and unoccupied exemptions have increased by 2% and 3% respectively.

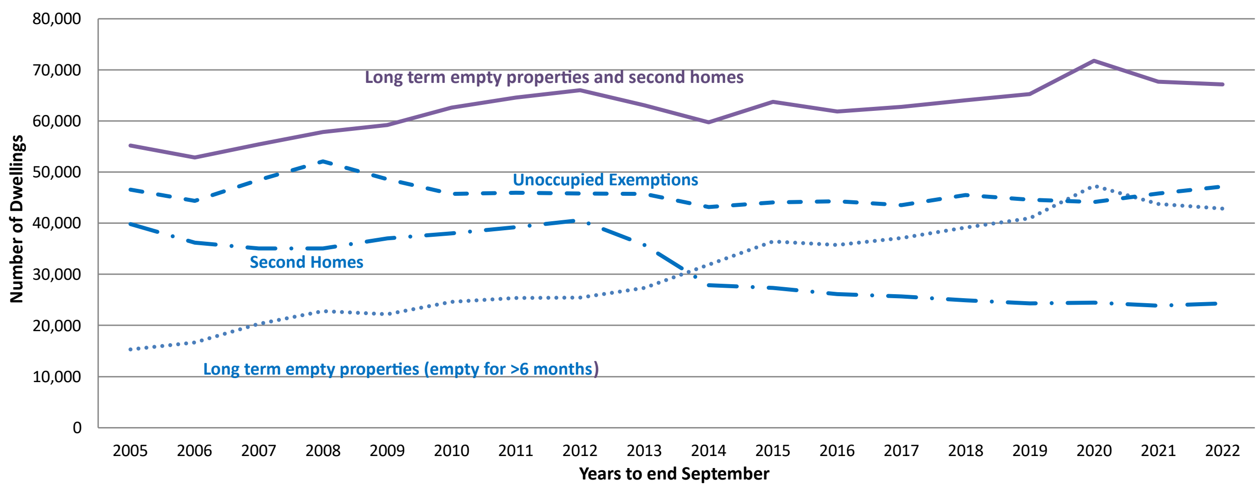


Chart 17 above shows that, since 2005, the number of long term empty properties has generally been on the rise, having more than doubled over this period. Some of the rises in 2013 to 2015 will be due to the reclassification of some properties in the light of the new powers described above. There were slight decreases between 2008 and 2009 and 2015 and 2016, but an increase since then until 2020.

The increase in the number of empty properties in the year 2020 was likely to be associated with the COVID-19 pandemic, which directly affected both the property rental and sales markets, with the movement restrictions in place also having a range of other impacts, with the number of long-term empty properties subsequently falling in 2021. In the latest year as at September 2022, the number of long term empty properties decreased again by 2% (901 properties) to 42,865, although the number of properties remains 5% (1,902 homes) above the 2019 pre-Covid position.

Trends in the number of second homes show an increase from 35,036 in 2008 to 40,599 in 2012. This was followed by reductions in the number of second homes in

2013 to 2016 to 26,140 which are also likely to be at least partly due to reclassification, following which the number then dropped further to 24,314 in 2019. In the latest year, the number of second homes (24,287) is 2% (397 homes) higher in 2022 than in 2021 after remaining at broadly similar levels in, 2020 and 2021.

The number of unoccupied exemptions has remained relatively steady each year since 2005 with the exception of a slight increase in 2008, with levels of unoccupied exemptions being at 46,530 in 2005 and 44,143 in 2020. However, the number of unoccupied exemptions increased in 2021 to 45,801. In the year to end September 2022, it increased again by 3% (1,355 homes) to 47,156.

After a decrease between 2005 and 2006 the total number of long term empty properties and second homes increased from 52,823 in 2006 to 66,053 in 2012 (13,230 dwellings or 24%). It has since fallen to 59,763 in 2014 before increasing to 71,799 in 2020 (with a slight peak of 63,736 in 2015), before falling in 2021. In the year to end September 2022, the number of long term empty properties and second homes fell again, by 1% (504 homes) to 67,152.

8. Notes

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

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 2022. Therefore headline findings for new housebuilding across all sectors are presented up to end June 2022, with other figures on social sector housebuilding presented up to end September 2022 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.

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 starts and completions for 2022 Q2
- Angus, private-led starts and completions for 2022 Q2
- East Dunbartonshire, private-led starts and completions since 2020 Q4.
- Glasgow, private-led starts and completions for 2022 Q2
- Highland, private-led starts since 2020 Q4
- South Ayrshire, private-led starts and completions since 2021 Q4.
- Stirling, private-led starts and completions since 2022 Q1

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

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, which is based on the aggregate trends from the local authorities who have provided data across the period in question.

For this publication, previous estimates for private led new housebuilding starts and completions in Glasgow for the period Q2 2020 to Q1 2022 have now been replaced by figures based on data provided by Glasgow for all-sector figures across this period, from which we have derived the private-led component by netting off housing association starts and completions based on separate social sector new build figures taken from the Scottish Government Housing and Regeneration Programme (HARP) system.

This has had the effect of decreasing the number of Glasgow private-led starts by 21 and increasing the number of private-led completions by 1,599 over the full period of 8 quarters, although year on year trends across these two financial years are affected by a lesser extent.

The table below shows the impacts of this change, in which it can be seen that the differences have ranged from 205 less starts to 145 more starts per quarter. For completions, it ranges between 69 and 430 more completions. This means that a Scottish level, starts are down 1% in 2020/21 compared to the previous estimates, and up 2% in 2021/22. For completions, the Scottish total is 8% higher than with the previous estimates in 2020/21, and 6% higher for 2021/22. In terms of year-on-year changes the impact has been that there have been 583 more starts in 2021/22 compared to the previous year, rather than 32 using the old estimates. For completions, this went from 49 more completions in 2021/22 compared to 2020/21, to 134 less.

Glasgow private-led starts and completions

Measure	2020 Q2	2020 Q3	2020 Q4	2021 Q1	2020/ 21	2021 Q2	2021 Q3	2021 Q4	2022 Q1	2021/ 22	Year on Year Change 20/21 to 21/22
Previous estimate - starts	48	147	161	249	**605**	206	141	142	148	**637**	*32*
New figure – starts	0	166	109	44	**319**	351	47	211	293	**902**	*583*
Difference	-48	19	-52	-205	**-286**	145	-94	69	145	**265**	*551*
Difference (%)	-100%	13%	-32%	-82%	**-47%**	70%	-67%	49%	98%	**42%**	*n/a*
Difference (%) – Scotland level	8%	1%	-1%	-4%	**-1%**	4%	-2%	3%	4%	**2%**	*n/a*
Difference (%) – all-sector Scotland level	5%	1%	-1%	-3%	**-1%**	3%	-1%	2%	3%	**2%**	*n/a*
Previous estimate - completions	25	30	38	71	**164**	54	48	58	53	**213**	*49*
New figure – completions	120	246	468	221	**1,055**	123	156	391	251	**921**	*-134*
Difference	95	216	430	150	**891**	69	108	333	198	**708**	*-183*
Difference (%)	380%	720%	1132%	211%	**543%**	128%	225%	574%	374%	**332%**	*n/a*
Difference (%) – Scotland level	14%	7%	11%	4%	**8%**	2%	4%	8%	8%	**6%**	*n/a*
Difference (%) – all-sector Scotland level	13%	5%	8%	3%	**6%**	1%	3%	6%	5%	**4%**	*n/a*

These changes bring the new set of private-led completions figures for Glasgow to be closer to separate UK House Price Index figures on the number of new build private sales transactions, which have totalled 859 in 2020/21 and 1,012 in 2021/22.

Given that data for the latest quarter 2022 Q2 in this format is still to be supplied by Glasgow, the same estimation process used for other local authorities has been used for this latest quarter, i.e. based on an average of the preceding four quarters, but now based on new data received for the previous four quarters.

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, as well as Aberdeen City and South Ayrshire for 2022 Q2. 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 webtables.

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.

Housing Statistics across the UK

Information on housing statistics developments across the UK is available on the Government Analysis Function Housing, homelessness and planning statistics webpages.

This includes material such as:

- 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.
- Information about the cross-government housing and planning statistics work programmes.

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- meet identified user needs
- are produced, managed and disseminated to high standards
- are explained well

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How to access background or source data

Further detailed Excel webtables are available from the Housing Statistics webpages, and statistics.gov.scot. Further detailed data 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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