An National Statistics publication for Scotland

PEOPLE, COMMUNITIES AND PLACES

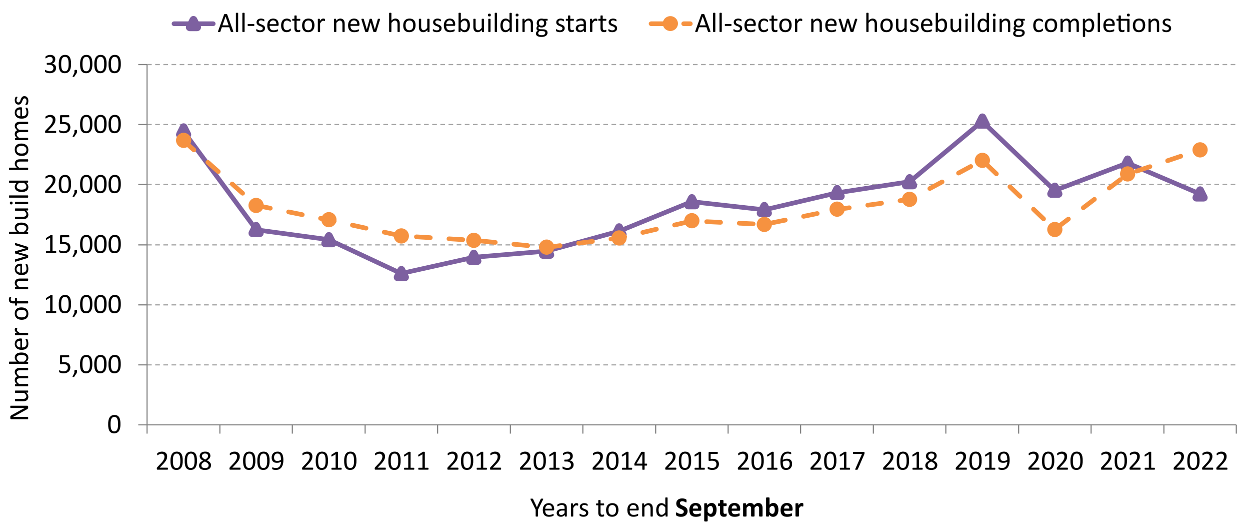
Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 28 March 2023)

This statistical publication provides information on the latest trends in:

- Quarterly all-sector and private-led new housebuilding starts and completions to end September 2022 and social sector new housebuilding starts and completions to end December 2022
- UK House Price Index Official Statistics on new build sales transactions, as a measure of private-led new housebuilding activity to end October 2022.
- Quarterly Affordable Housing Supply Programme approvals, starts and completions, by type, to end December 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 10% in the latest year to end September 2022, although starts have decreased by 12%.



Background information including Excel webtables 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.

New Housebuilding

- The number of all-sector new build homes completed in Scotland increased by 10% (2,023 homes) in the latest year to end September 2022 to 22,905 homes, up from 20,882 homes completed in the previous year to end September 2021, and the highest annual figure to end September since 2008.
- In the latest year to end September 2022, increases were seen across private-led new build completions (7% or 1,000 homes), local authority new build completions (42% or 840 homes), and housing association new build completions (5% or 183 homes).
- The number of all-sector new build homes started decreased by 12% (2,580 homes), with 19,227 starts in the year to end September 2022, down from 21,807 starts in the previous year, and 24% (6,047 homes) below the 25,283 homes started in the pre-pandemic year to end September 2019.
- In the latest year to end September 2022, private-led new build starts decreased by 11% (1,774 homes) and housing association new build approvals decreased by 27% (817 homes), while local authority new build starts increased slightly by 1% (11 homes).
- Separate figures published as part of the UK House Price Index show a total of 12,395 private new build sales transactions in Scotland in the year to end October 2022, up 11% (1,228 transactions) on the 11,167 transactions recorded in the year to end October 2021.
- Latest social sector new housebuilding figures to end December 2022 show an increase of 10% (600 homes) to 6,673 completions, which compares to 6,073 completions in the previous year. Starts however fell by 23% (1,175 homes) to 3,832, down from 5,007 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 2,566 affordable homes completed in the latest quarter October to December 2022 brings the total number of affordable homes completed in the 12 months to end December 2022 to 9,727 a slight increase of 1% (111 homes) on the 9,616 homes completed in the previous year. There was an increase of 18% or 1,254 homes in the number of completions for social rent, however other affordable rent completions decreased by 35% (538 homes), and affordable home ownership completions fell by 47% (605 homes).
- A total of 1,299 affordable homes were approved in the latest quarter October to December 2022, which brings the total number of affordable homes approved in the 12 months to end December 2022 to 6,554, a decrease of 22% (1,860 homes) on the 8,414 homes approved in the previous year, and the lowest annual figure to end December since 2013. There were decreases in the latest year in the number of approvals for social rent (by 21% or 1,352 homes), affordable rent (by 5% or 48 homes), and other affordable home ownership (by 41% or 460 homes).
- Meanwhile the 1,235 affordable homes started in the latest quarter October to December 2022 brings the total number of affordable homes started in the 12 months to end December 2022 to 7,502, a decrease of 24% (2,398 homes) on the 9,900 started in the previous year, and the lowest annual figure to end December since 2015. There were decreases in the latest year in the number of starts for social rent (by 19% or 1,382 homes), other affordable rent (by 33% or 446 homes), and affordable home ownership (by 46% or 570 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 7,493 completions so far against the 110,000 target, across the period 23 March 2022 to 31 December 2022, consisting of 6,172 (82%) homes for social rent, 764 (10%) for other affordable rent, and 557 (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.

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 September both showed a decreasing direction of trend immediately 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 September 2019. Starts and completions then dropped in the year to end September 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 September 2021. In the most recent year to end September 2022 starts have fallen while completions have continued to increase.

In the latest year to end September 2022, completions have increased by 10% to stand at 22,905 homes. Starts have decreased by 12% in the year to end September 2022 to 19,236 homes. Private-led completions rose by 7% (1,000 homes), local authority completions increased by 42% (840 homes), and housing association completions rose by 5% (183 homes). Private-led starts fell by 11% (1,774 homes) and local authority starts increased by 1% (11 homes), whilst housing association approvals fell by 26% (808 homes).

Chart 2 below presents the latest quarterly trends in completions to end September 2022, in which there were 6,374 all-sector completions in the latest quarter July to September 2022, an increase of 25% (1,288 homes) on the 5,086 completions in the same quarter in 2021.

The 4,255 private sector led completions in July to September 2022 is an increase of 24% (818 homes) on the 3,437 completions in the same quarter in 2021.

The 810 local authority completions in July to September 2022 is represents an increase of 66% (323 homes) on the 487 completions in the same quarter in 2021.

Meanwhile the 1,309 housing association completions in July to September 2022 is an increase of 13% (147 homes) on the 1,162 completions in the same quarter in 2021.

Chart 2: The total level of all-sector quarterly new housebuilding completions in the latest quarter July to September 2022 is higher than the same quarters in each of the years 2019 to 2021.

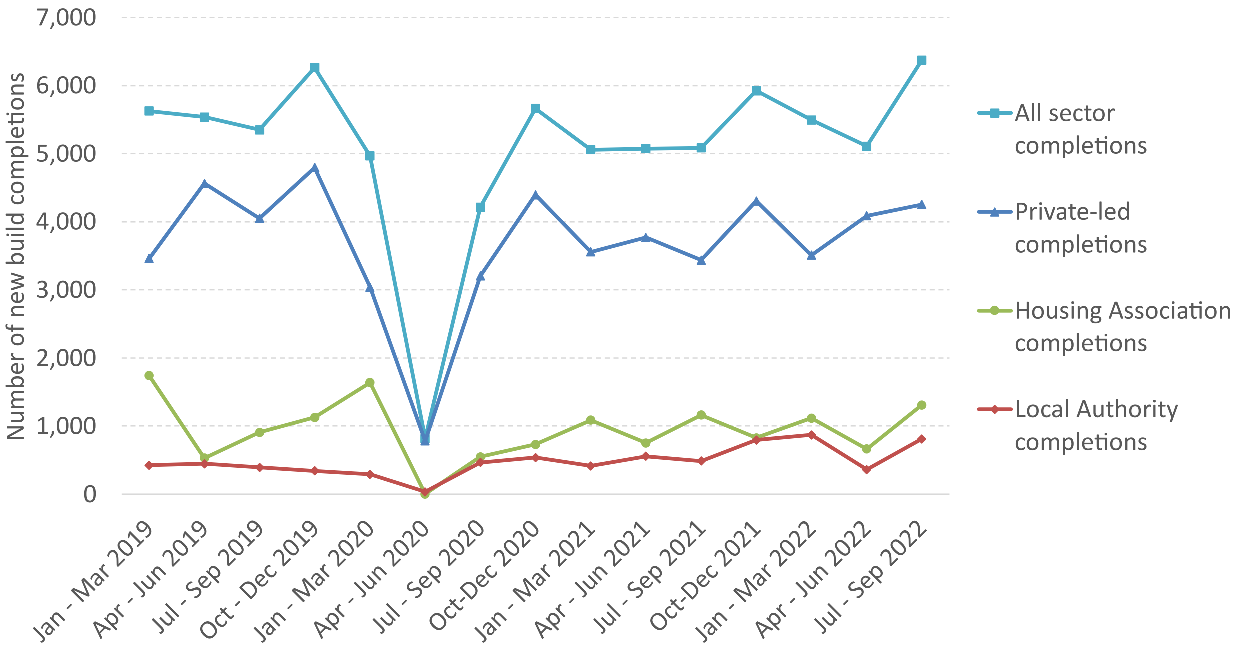


Chart 3 shows the equivalent quarterly trends in starts, in which there were 4,577 all-sector starts in the latest quarter July to September 2022. This is an increase of 12% (492 homes) on the 4,085 starts in the same quarter in 2021.

The 3,774 private sector led starts in July to September 2022 is an increase of 26% (777 homes) on the 2,997 starts in the same quarter in 2021.

The 439 local authority starts in July to September 2022 is an increase of 100% (219 homes) on the 220 starts in the same quarter in 2021.

Meanwhile the 364 housing association approvals in July to September 2022 is a decrease of 58% (504 homes) on the 868 approvals in the same quarter in 2021.

Chart 3: The total level of all-sector new housebuilding starts in the latest quarter July to September 2022 is higher than the same quarters in the years 2020 and 2021, but below the same quarter in the year 2019.

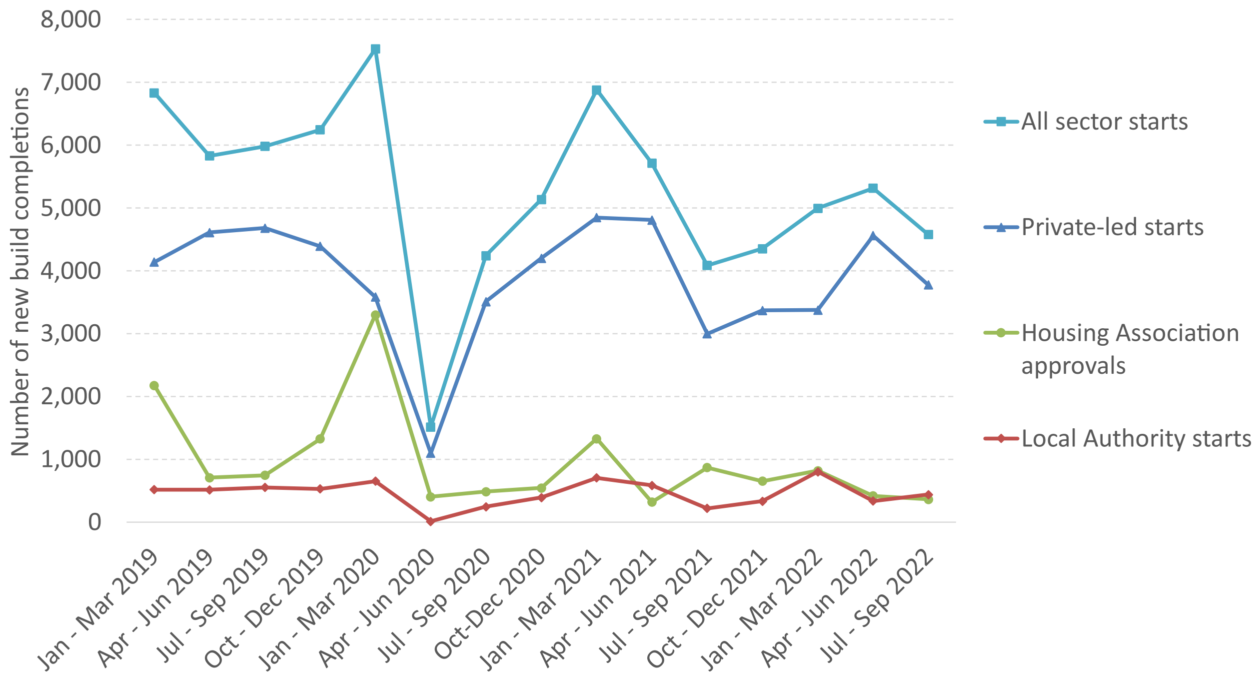


Table 1: All sector new housebuilding to end September 2022

All sector homes	Starts	Completions
Quarter Jul to Sep 2019	**5,979**	**5,352**
Quarter Jul to Sep 2020	**4,240**	**4,215**
Quarter Jul to Sep 2021	**4,085**	**5,086**
Quarter Jul to Sep 2022	**4,577**	**6,374**
Change from Q3 2021 to Q3 2022	492	1,288
Change from Q3 2021 to Q3 2022 (%)	12%	25%
Year to Sep 2019	**25,283**	**22,019**
Year to Sep 2020	**19,528**	**16,265**
Year to Sep 2021	**21,807**	**20,882**
Year to Sep 2022	**19,227**	**22,905**
Change from 2021 to 2022 (%)	-2,580	2,023
Change from 2021 to 2022 (%)	-12%	10%

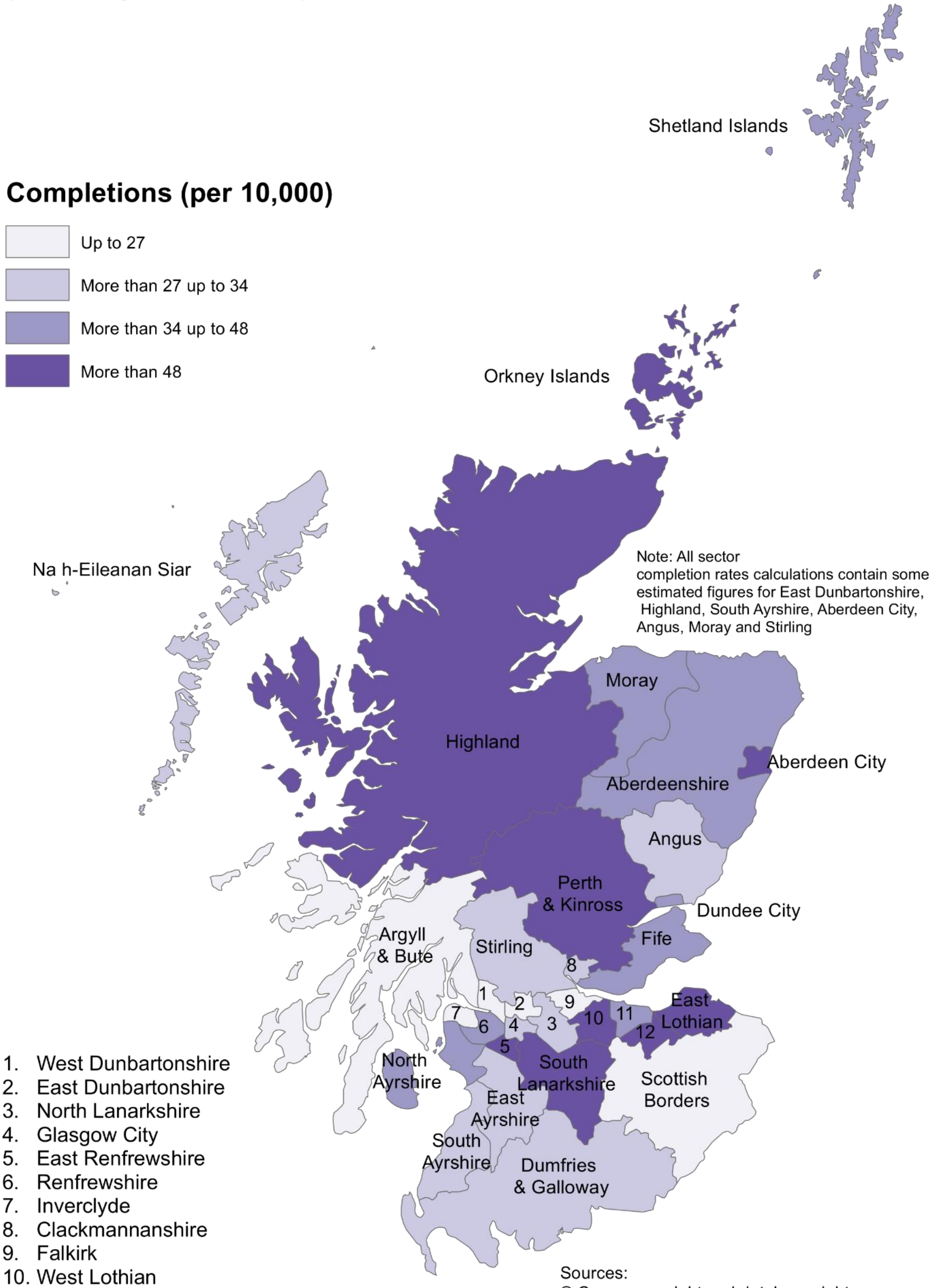
Map A below shows that in the year to end September 2022, the highest new build rates were observed in the local authority areas of Midlothian, Aberdeen City, Highland, East

Renfrewshire, Orkney, Perth & Kinross, South Lanarkhire, West Lothian and East Lothian which each had rates of more than 48 homes per 10,000 population.

The lowest rates were observed in Argyll & Bute, Inverclyde, Falkirk, Scottish Borders, West Dunbartonshire and East Dunbartonshire, which each had rates of 27 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 from October to December 2020, South Ayrshire from October to December 2021, Moray and Angus from July to September 2022, and Stirling from January to March 2022. Local authority completions are estimated for Highland from January to March 2021 to April to June 2022, 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 September 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:
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The Scottish Government 28 March 2023

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 2007/08 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.

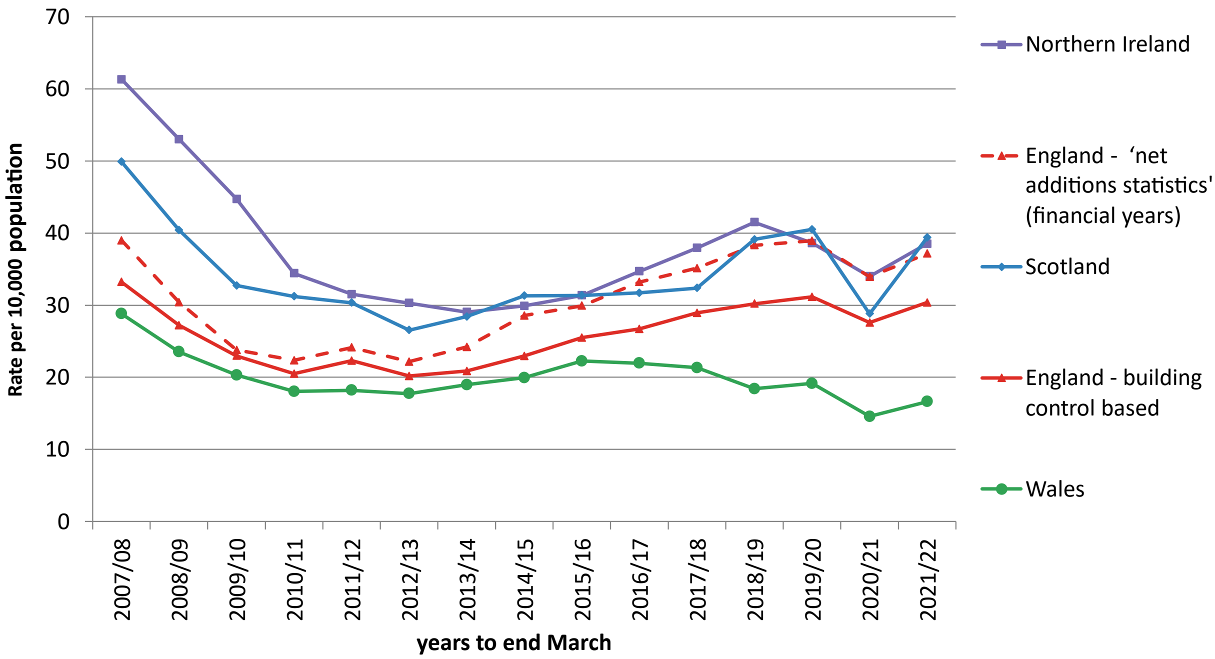


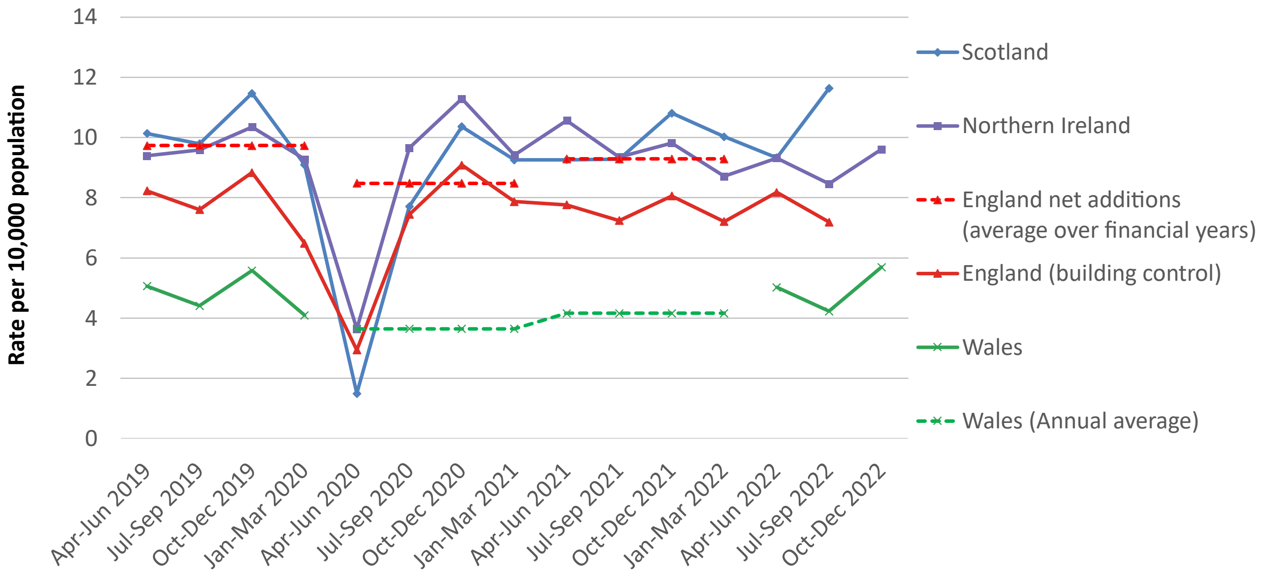
Chart 4b presents more recent trends in the rates of new housebuilding completions per 10,000 population across each of the UK countries on a quarterly basis[1], based on the latest published information available for each country. The England 'net additional dwelling' figures for the financial years 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. The quarterly trend for Scotland has show more of a flat trend since the October to December quarter, although the latest quarter July to September 2022 is up on previous quarters.

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

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



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 September 2022.

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

This shows private sector led starts and completions falling substantially in the years to end September 2009 and September 2010 due to the financial crisis. Since then starts and completions have been broadly increasing in more recent years until dropping in the year to end September 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 September 2022 whilst completions have increased by 7%, starts have fallen by 11%.

Chart 5: Annual private sector led new build completions have increased in the latest year to end September 2022 by 7%, however starts have decreased by 11%.

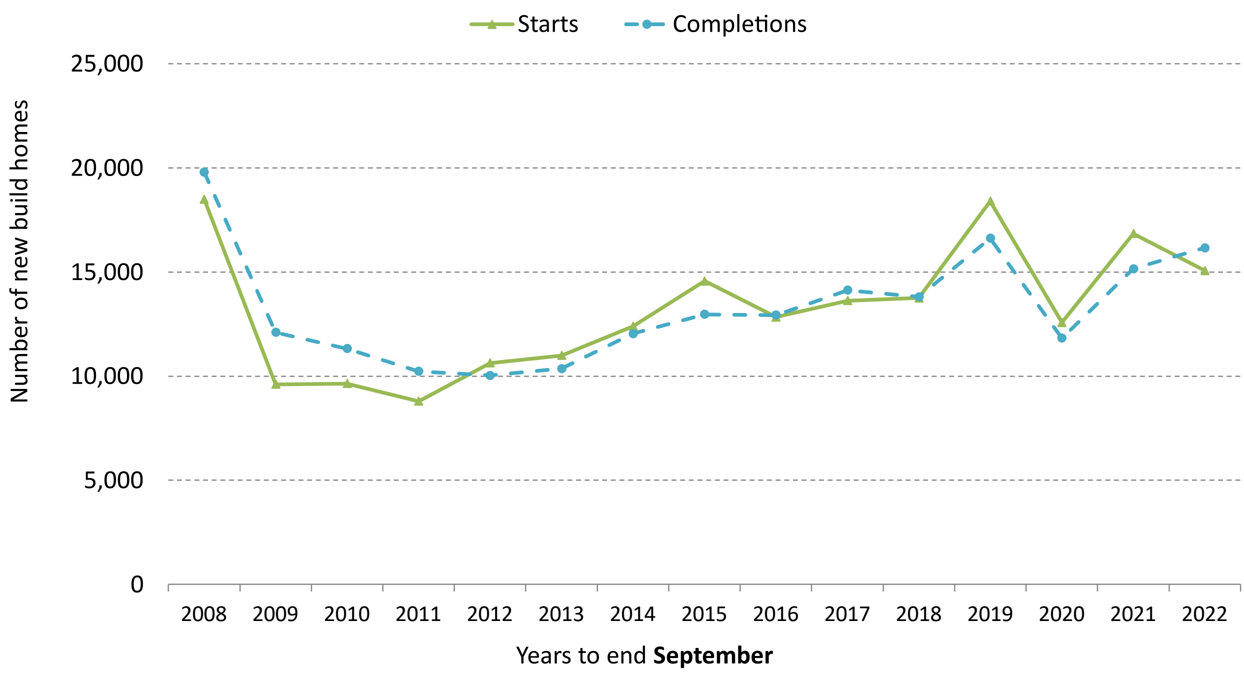


Chart 6 below presents the latest quarterly trends. In July to September 2022 there were 4,255 private sector led homes completed, an increase of 24% (818 homes) on the same quarter in 2021.This brings the total for the year ending September 2022 to 16,160, an increase of 7% (1,000 homes) on the 15,160 completions in the previous year.

There were 3,774 private sector led homes started in July to September 2022, an increase of 26% (777 homes) on the same quarter in 2021. This brings the total for the year to end September 2022 to 15,075 starts, a decrease of 11% (1,774 homes) on the 16,849 starts in the previous year.

Chart 6: Private sector led new housebuilding starts in July to September 2022 are higher than the same quarters in the years 2020 and 2021 but lower than in the year 2019, whilst completions are higher than the same quarters in each of the years 2019 to 2021.

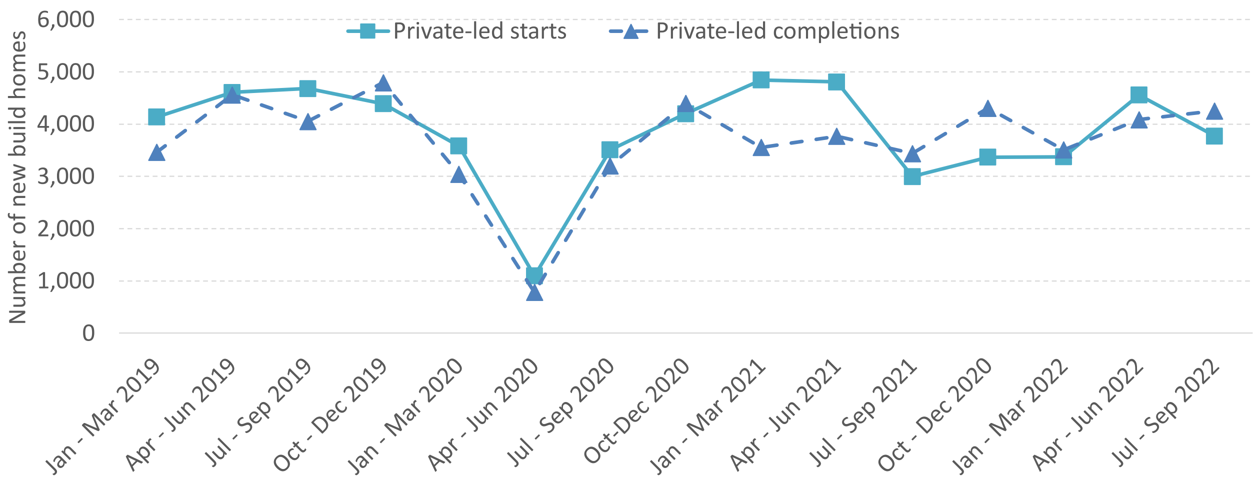


Table 2: Private-led new housebuilding to end September 2022

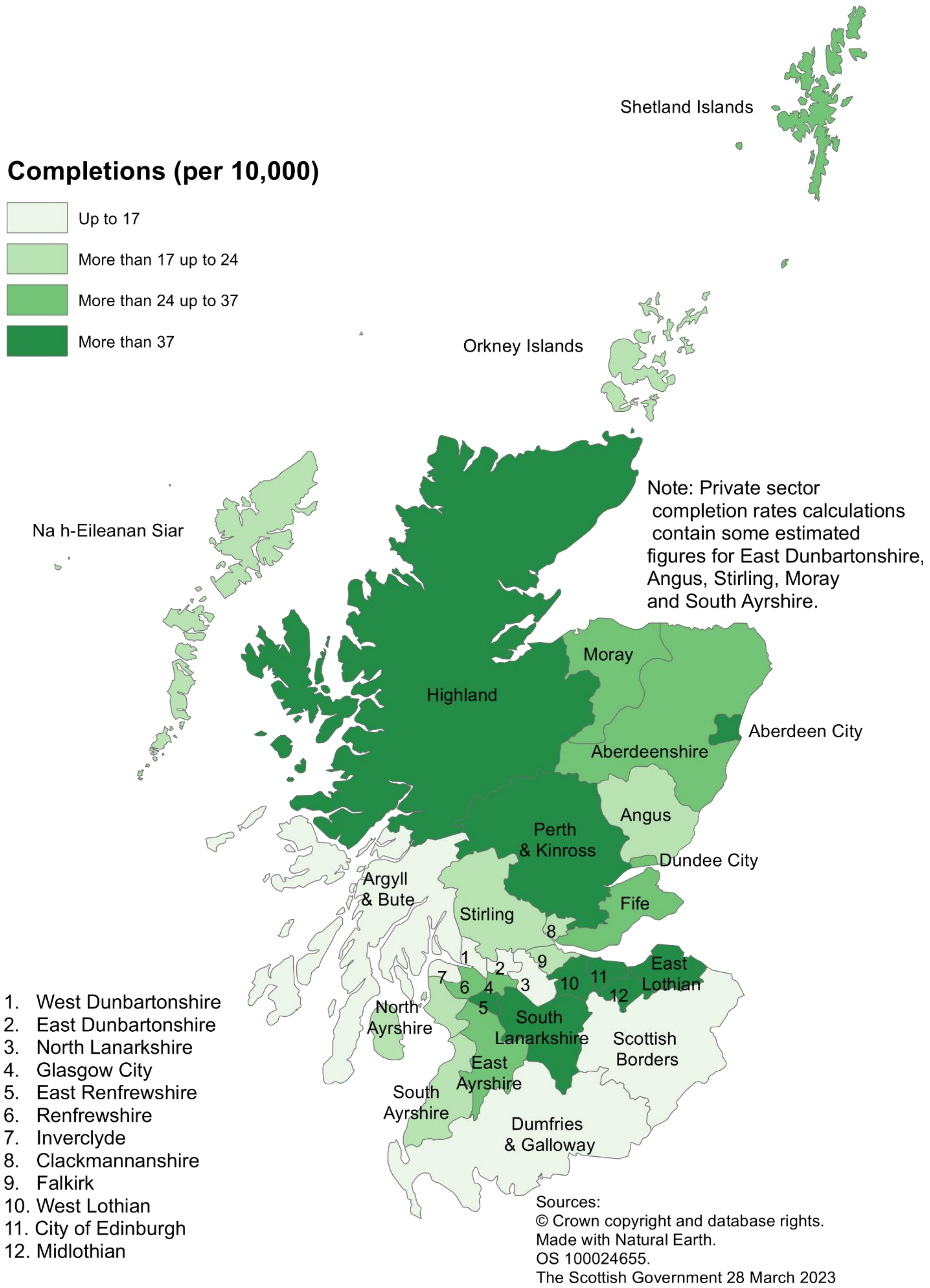
Private sector homes	Starts	Completions
Quarter Jul to Sep 2019	**4,680**	**4,052**
Quarter Jul to Sep 2020	**3,510**	**3,204**
Quarter Jul to Sep 2021	**2,997**	**3,437**
Quarter Jul to Sep 2022	**3,774**	**4,255**
Change from Q3 2021 to Q3 2022	777	818
Change from 2021 to 2022 (%)	26%	24%
Year to end September 2019	**18,403**	**16,618**
Year to end September 2020	**12,579**	**11,823**
Year to end September 2021	**16,849**	**15,160**
Year to end September 2022	**15,075**	**16,160**
Change from 2021 to 2022 (%)	-1,774	1,000
Change from 2021 to 2022 (%)	-11%	7%

Map B below shows that the local authority areas with the highest private sector led completion rates in the year to end September 2022 are Aberdeen City, East Lothian, East Renfrewshire, Edinburgh, Highland, Midlothian, Perth and Kinross, South Lanarkshire and West Lothian, with all having a rate of over 37 homes per 10,000 households.

The lowest rates meanwhile are in West Dunbartonshire, Dumfries & Galloway, Argyll & Bute, Scottish Borders, Inverclyde, North Lanarkshire and East Dunbartonshire, with all seeing rates of 17 or fewer 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 from October to December 2020, South Ayrshire from October to December 2021, Stirling from January to March 2022 and Moray and Angus for July to September 2022.

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



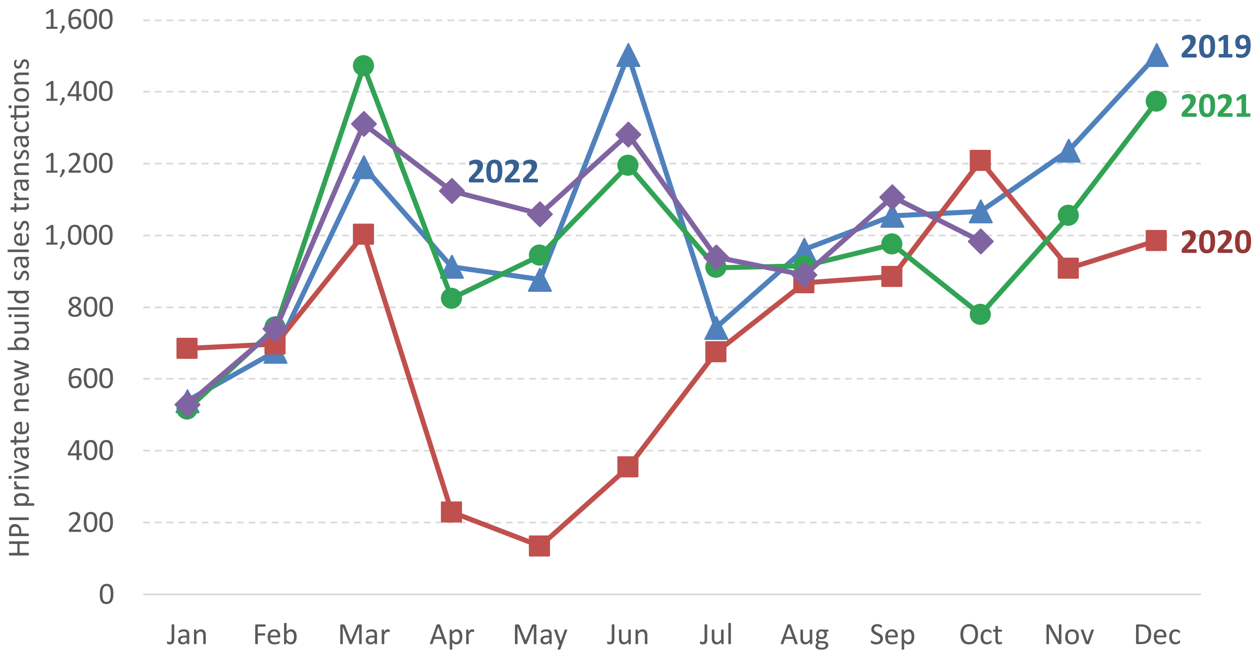
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end October 2022

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

The HPI figures show that there were 2,936 new build sales transactions in Scotland in the latest quarter July to September 2022, an increase of 5% (136 transactions) on the 2,800 transactions seen in the same quarter in 2021.

More recent HPI figures for the month of October 2022 show a total of 984 transactions for this month (see Chart 7a). This brings the total transactions in the year to end October 2022 to 12,395, an increase of 11% (1,228 transactions) on the 11,167 transactions recorded in the year to end October 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 July to September 2022 that both data series generally 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 sales 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 2022.

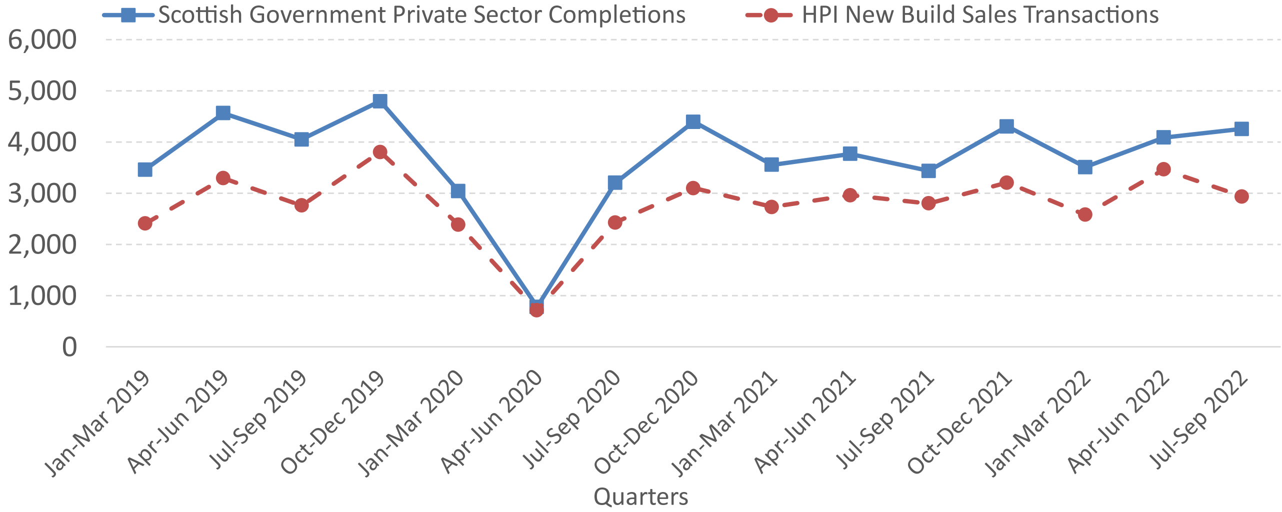


Table 3: Scotland-level HPI new Build Sales for Scotland and Scottish Government Private Sector-led new build completions

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	3,204
Oct – Dec 2020	3,101	4,397
Jan – Mar 2021	2,731	3,557
Apr - Jun 2021	2963	3,769
Jul – Sep 2021	2,800	3,437
Oct – Dec 2021	3,209	4,307
Jan – Mar 2022	2,580	3,510
Apr - Jun 2022	3,466	4,132
Jul - Sep 2022	2,936	3,812
Change from previous quarter	-530	-320
Change (%) from previous quarter	-15%	-8%
Change from same quarter in previous year	136	375
Change (%) from same quarter in previous year	5%	11%

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 September 2022.

Chart 8a shows the number of local authority and housing association homes started and completed each year to end September. In 2009, the number of housing association completions was 5,700, and fell each year to 2,600 in 2014, after which completions remained relatively steady to 2017, before increasing to almost 4,000 in 2019. Housing association completions then dropped to around 3,300 in 2020, with completions in this year being affected by COVID-19 lockdown measures, before increasing to over 3,900 in the year to end September 2022.

Housing association new build approvals fell between 2009 and 2011 to around 2,300, before remaining relatively steady to 2015 and then trending up to over 5,500 in 2020. Approvals then fell to around 3,000 in 2021, and then again in the year to end September 2022, to just over 2,200.

The number of local authority homes built increased from around 400 homes in 2009 up to just over 1,200 in 2012 (years to end September). Completions then remained stable until 2016, then increased to almost 1,500 in 2019. Completions fell to almost 1,100 in 2020 before increasing to almost 2,000 in 2021 and then just over 2,800 in the year to end September 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 1,900 in 2022.

Chart 8a: Annual social sector starts and completions figures to end September 2022 show increases on the previous year for local authority and housing association completions, as well as a slight increase in local authority starts, although housing association approvals have fallen.

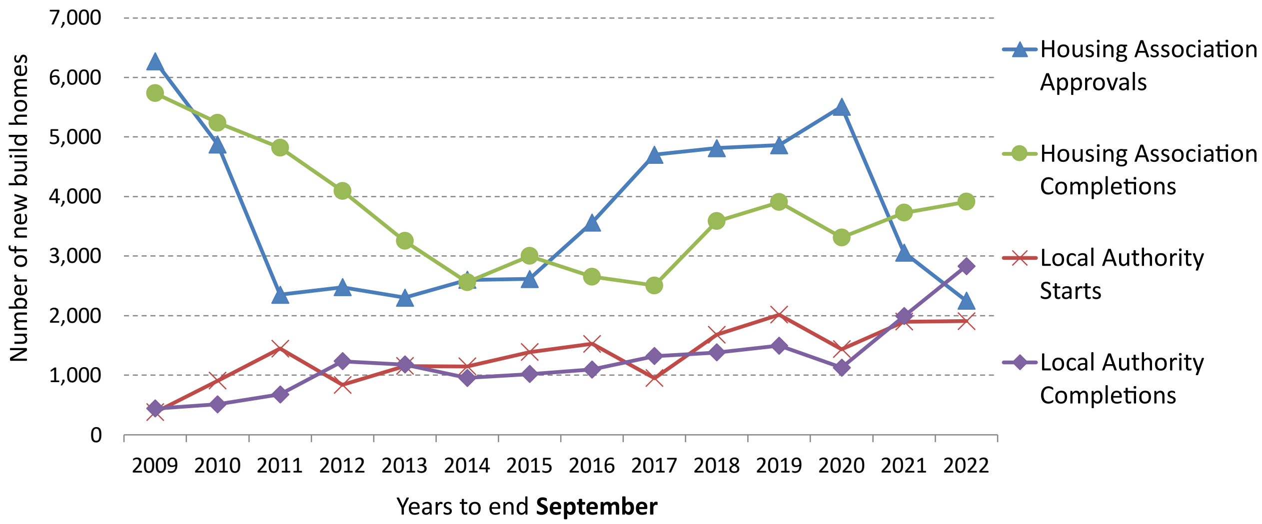


Chart 8b below shows the same figures but for years to end December.

Chart 8b: Latest annual social sector new build completions figures to end December 2022 show increases on the previous year for local authority and housing association completions, as well as starts for local authorities, although housing association approvals have fallen.

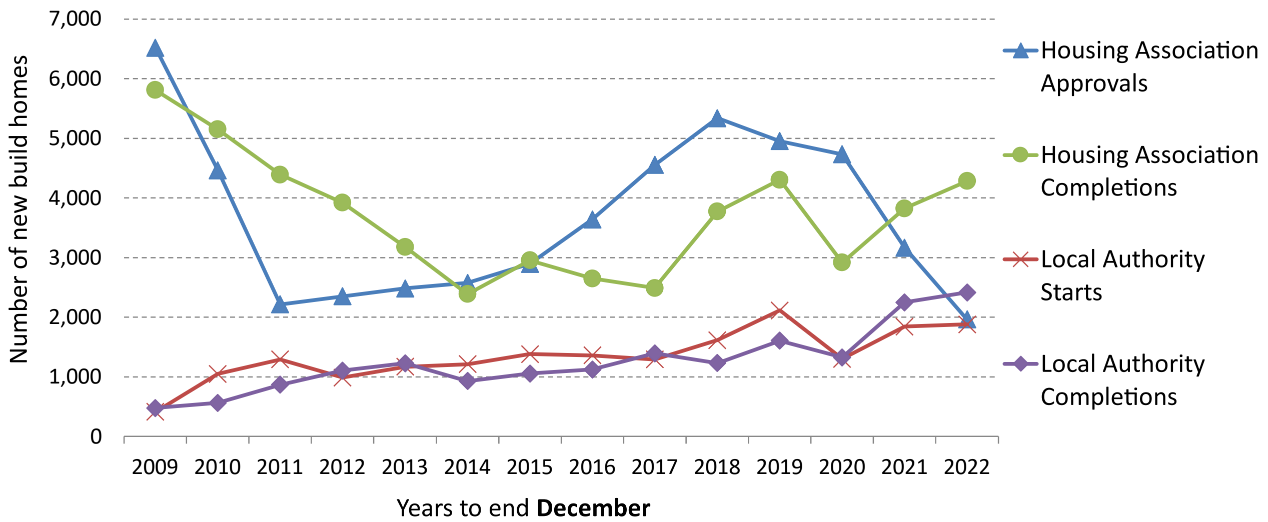


Table 4: Social sector new housebuilding to end September 2022

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**	**2,119**	**439**	**810**	**364**	**1,309**
Change	-285	470	219	323	-504	147
Change (%)	-26%	29%	100%	66%	-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	**4,152**	**6,745**	**1,910**	**2,833**	**2,242**	**3,912**
Change	-806	1,023	11	840	-817	183
Change (%)	-16%	18%	1%	42%	-27%	5%

A total of 2,119 social sector new build homes were completed between July to September 2022, an increase of 29% (470 homes) on the same quarter in 2021. This brings the total completions for the 12 months to end September 2022 to 6,745, an increase of 18% (1,023 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 26% (285 homes) lower than the same quarter the previous year. This brings the total for the 12 months to end September 2022 to 4,152 a decrease of 16% (806 homes) on the 4,958 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 area for the year to end September 2022 per 10,000 of the population. Note that 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.

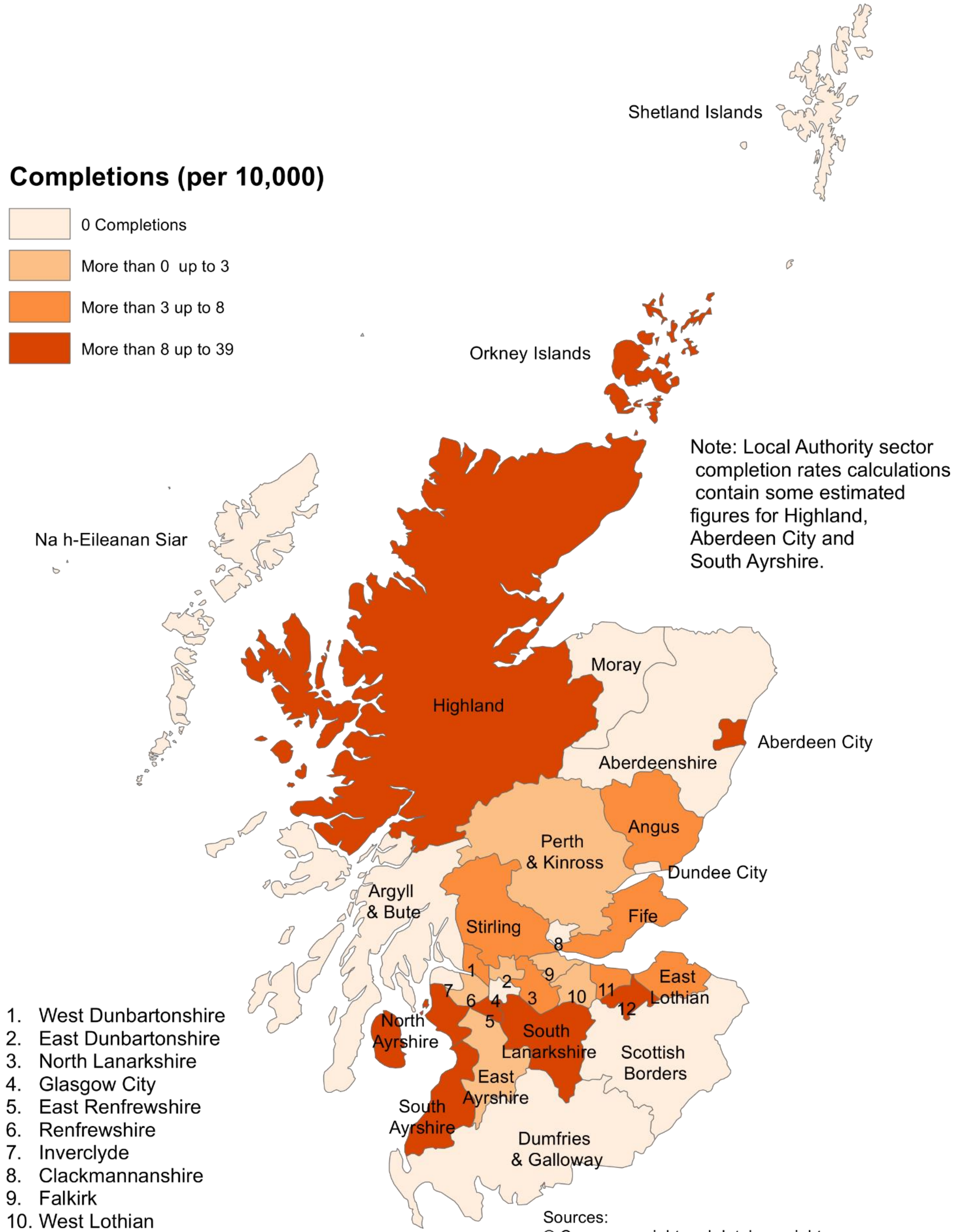
In the year to end September 2022 local authority sector new build rates were highest in Aberdeen City, North Ayrshire, Orkney Islands, Midlothian, Highland, East Renfrewshire, South Lanarkshire, and South Ayrshire with all having rates of over 8 homes per 10,000 households.

As well as the 6 stock transfer authorities mentioned above, Aberdeenshire, Clackmannanshire, Dundee City, Moray, and Shetland Islands built no new local authority sector homes in the year ending September 2022. East Dunbartonshire, West Lothian, East Ayrshire, Renfrewshire, Perth & Kinross and Falkirk all had a rate of less than 3 homes built per 10,000 households.

Meanwhile rates of housing association new build completions were highest in Inverclyde, Moray, Dumfries & Galloway, Renfrewshire, North Lanarkshire, Aberdeen City,Scottish Borders, Highland, and Clackmannanshire with all having rates of over 11 homes per 10,000 households.

Dundee City, East Ayrshire, Midlothian, East Dunbartonshire, East Renfrewshire, and Angus all 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 September 2022



Sources:
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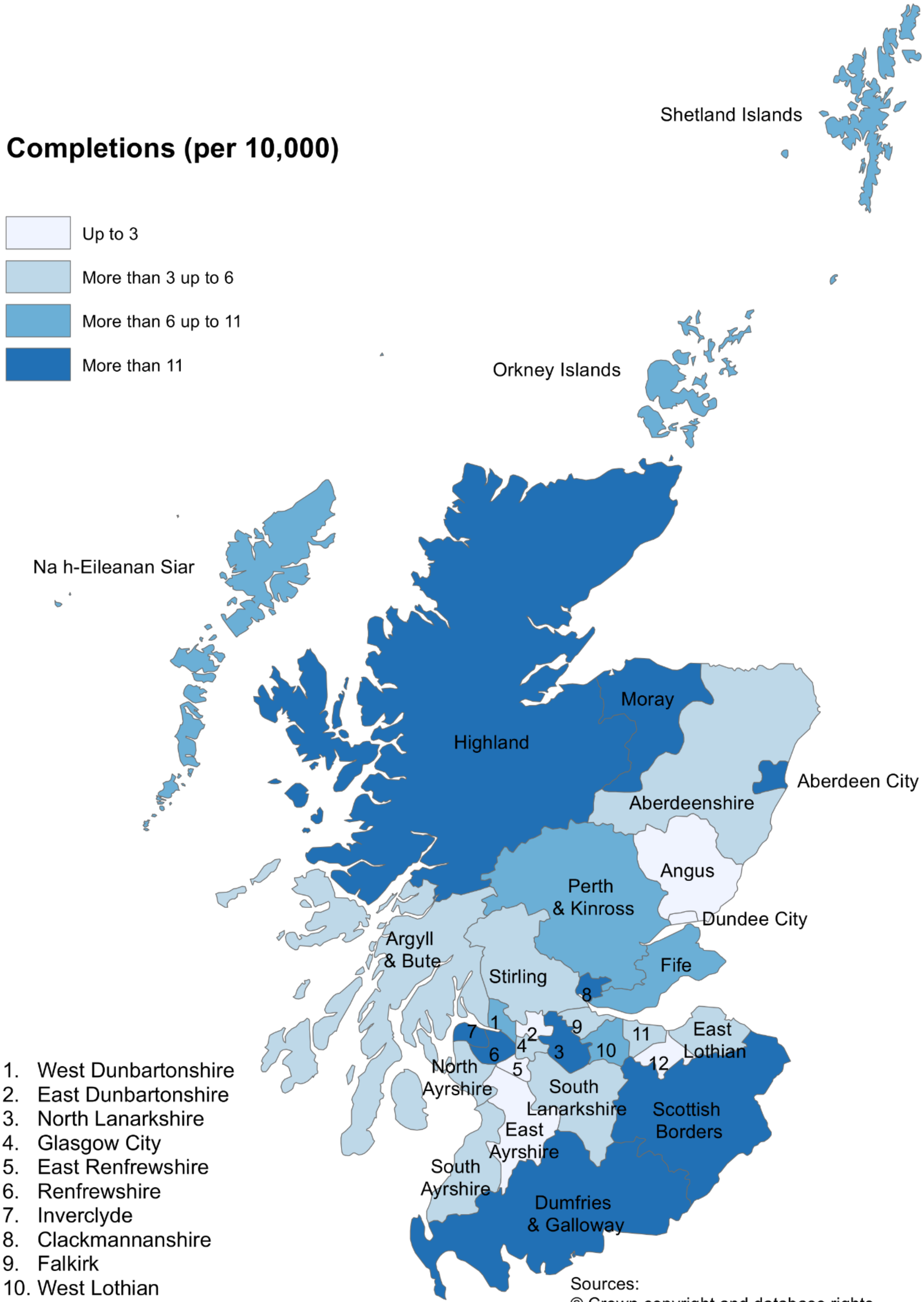
Made with Natural Earth.
OS 100024655.
The Scottish Government 28 March 2023

Map D: New build housing - Housing Association Sector completions: rates per 10,000 population, year to end September 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 28 March 2023

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

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

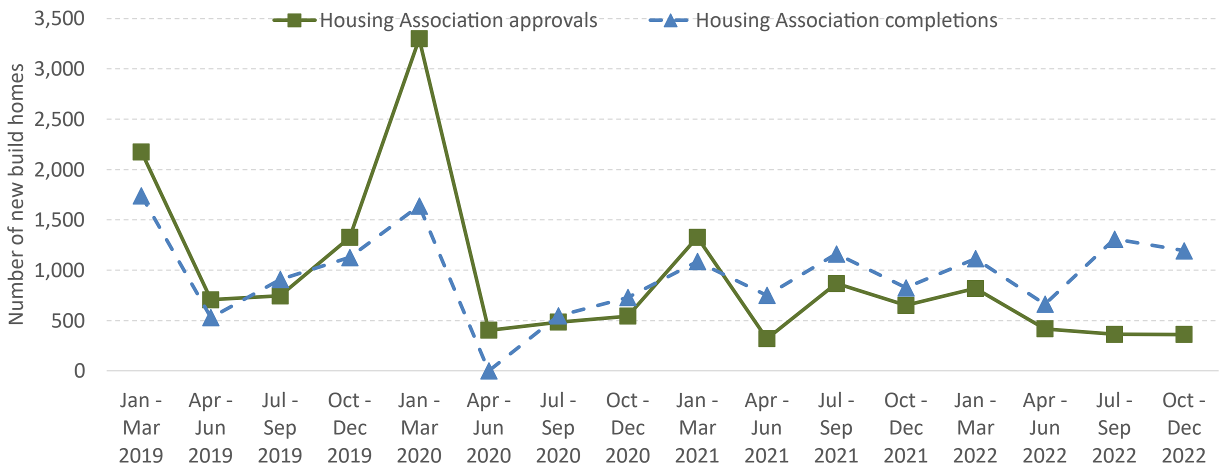
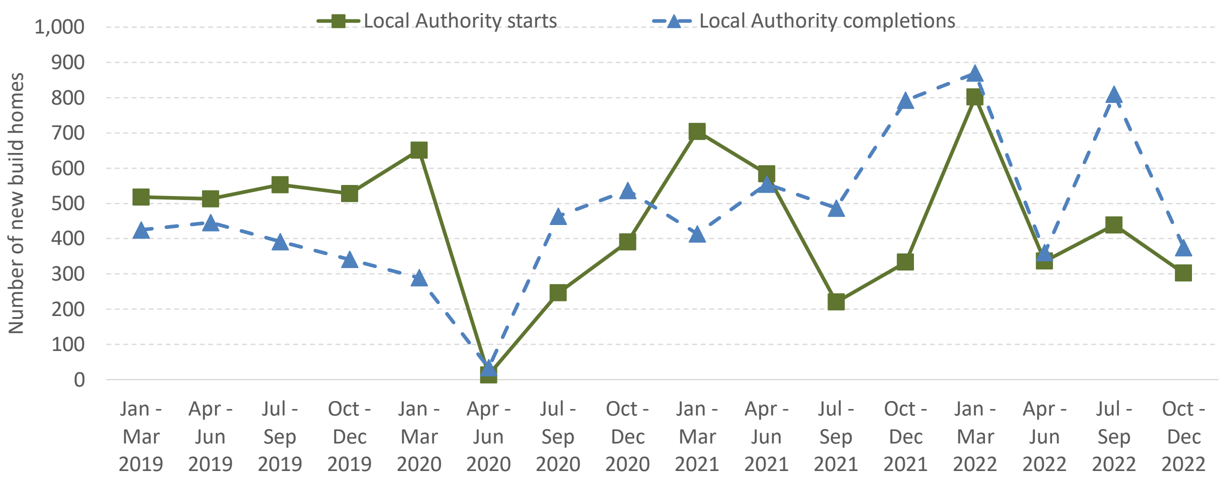


Chart 10: In the latest quarter October to December 2022, local authority new housebuilding starts and completions are both below the levels seen in the same quarter in 2021, although some caution is needed in interpreting these changes given the level of volatility in the quarterly figures over this period.



A total of 1,546 social sector new build homes were completed between October to December 2022, a decrease of 4% (72 homes) on the 1,618 completions in the same quarter in 2021. This brings the total completions for the 12 months to end December 2022 to 6,673, an increase of 10% (600 homes) on the 6,073 social sector new build homes completed in the previous year.

Meanwhile, 664 social sector new build homes were started between October to December 2022. This is a decrease of 33% (320 homes) compared to the same quarter in the previous year. This brings the total for the 12 months to end December 2022 to 3,832, a decrease of 23% (1,175 homes) on the 5,007 social sector homes started in the same period in 2021.

In the year to end December 2022, housing association new build completions are up by 11% (434 homes), local authority new build completions are up by 7% (166 homes) and local authority new build starts have increased slightly by 2% (38 homes), whilst housing association new build approvals are down by 38% (1,213 homes).

Table 5: Social sector new housebuilding to end December 2022

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Oct - Dec 2019	**1,853**	**1,469**	**528**	**341**	**1,325**	**1,128**
Oct - Dec 2020	**935**	**1,267**	**391**	**537**	**544**	**730**
Oct - Dec 2021	**984**	**1,618**	**333**	**793**	**651**	**825**
Oct - Dec 2022	**664**	**1,546**	**302**	**375**	**362**	**1171**
Change	-320	-72	-31	-418	-289	346
Change (%)	-33%	-4%	-9%	-53%	-44%	42%
Year to Dec-19	**7,066**	**5,909**	**2,112**	**1,604**	**4,954**	**4,305**
Year to Dec-20	**6,031**	**4,240**	**1,301**	**1,324**	**4,730**	**2,916**
Year to Dec-21	**5,007**	**6,073**	**1,841**	**2,249**	**3,166**	**3,824**
Year to Dec-22	**3,832**	**6,673**	**1,879**	**2,415**	**1,953**	**4,258**
Change	-1,175	600	38	166	-1,213	434
Change (%)	-23%	10%	2%	7%	-38%	11%

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 December 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 slightly on an annual basis over the latest year to end December 2022, whilst the number of homes approved and started have dropped. In the year to end December 2022, 6,554 affordable homes were approved, a decrease of 22% (1,860 homes) on the previous year, and 7,502 homes were started, a decrease of 24% (2,398 homes). A total of 9,727 homes were completed, a slight increase of 1% (111 homes).

Chart 11: In the latest year to end December 2022, the number of affordable homes completed has increased slightly by 1%, whilst the number of homes approved has dropped by 22%, and the number of homes started has decreased by 24%.

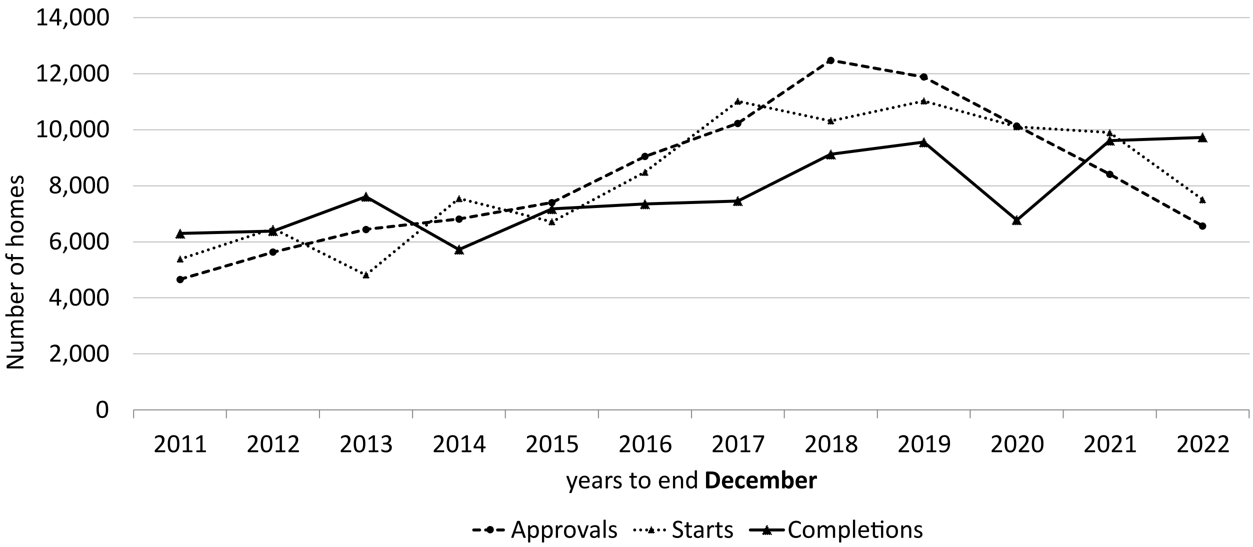


Table 6 below shows that in the latest quarter October to December 2022, 1,299 homes were approved, 1,235 homes were started, and 2,566 homes were completed. The number of approvals and starts are lower than in the same period in the previous year, down 31% (597 homes) and 38% (754 homes) respectively, however completions were 12% (278 homes) higher.

Table 6: Affordable Housing Supply to December 2022

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Oct to Dec 2016	**2,122**	**1,808**	**1,735**
Quarter Oct to Dec 2017	**3,783**	**2,712**	**1,673**
Quarter Oct to Dec 2018	**2,728**	**2,553**	**2,142**
Quarter Oct to Dec 2019	**3,132**	**2,494**	**2,461**
Quarter Oct to Dec 2020	**2,056**	**2,222**	**1,902**
Quarter Oct to Dec 2021	**1,896**	**1,989**	**2,288**
Quarter Oct to Dec 2022	**1,299**	**1,235**	**2,566**
Change over latest year	-597	-754	278
Change (%) over latest year	-31%	-38%	12%
Year to Dec 2016	**9,048**	**8,482**	**7,351**
Year to Dec 2017	**10,229**	**11,016**	**7,459**
Year to Dec 2018	**12,478**	**10,318**	**9,122**
Year to Dec 2019	**11,885**	**11,027**	**9,556**
Year to Dec 2020	**10,138**	**10,109**	**6,776**
Year to Dec 2021	**8,414**	**9,900**	**9,616**
Year to Dec 2022	**6,554**	**7,502**	**9,727**
Change over latest year	-1,860	-2,398	111
Change (%) over latest year	-22%	-24%	1%

Charts 12a to 12c below present quarterly trends in the number of approvals, starts and completions from January 2019 up to end December 2022.

Chart 12a: 1,299 affordable homes were approved in October to December 2022, a level which is below the same quarters in each of the previous years 2019 to 2021.

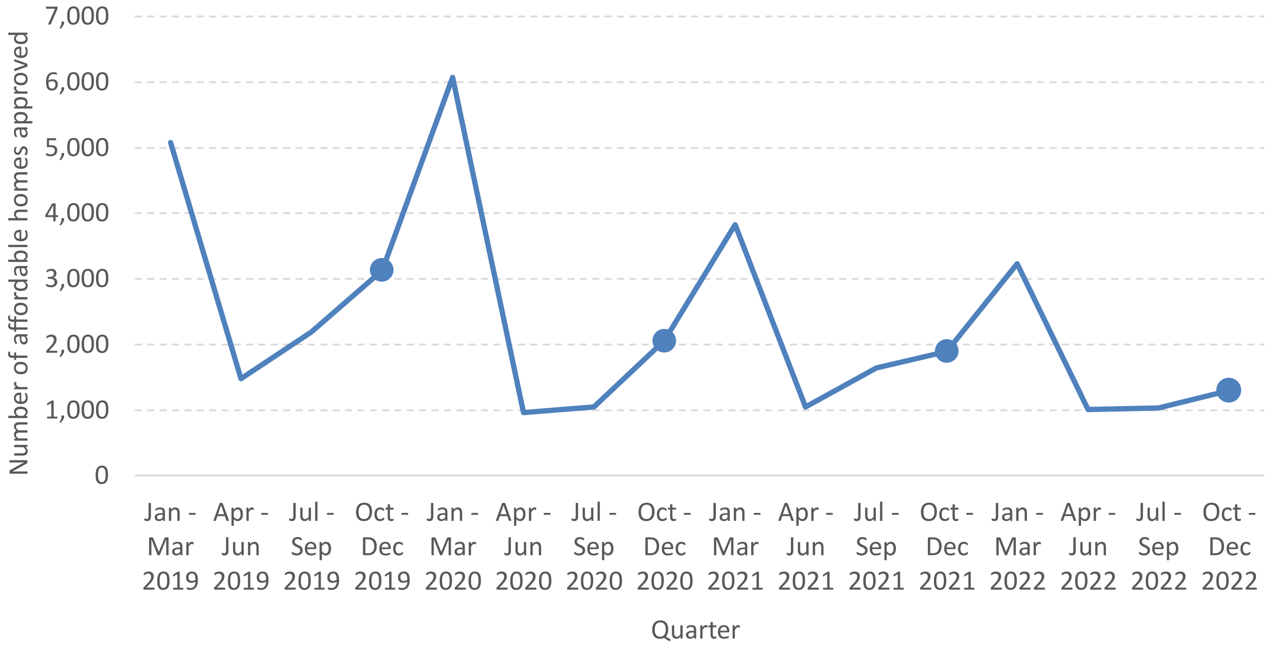


Chart 12b: The 1,235 affordable homes started in October to December 2022 is lower than the same quarters in each of the previous years 2019 to 2021

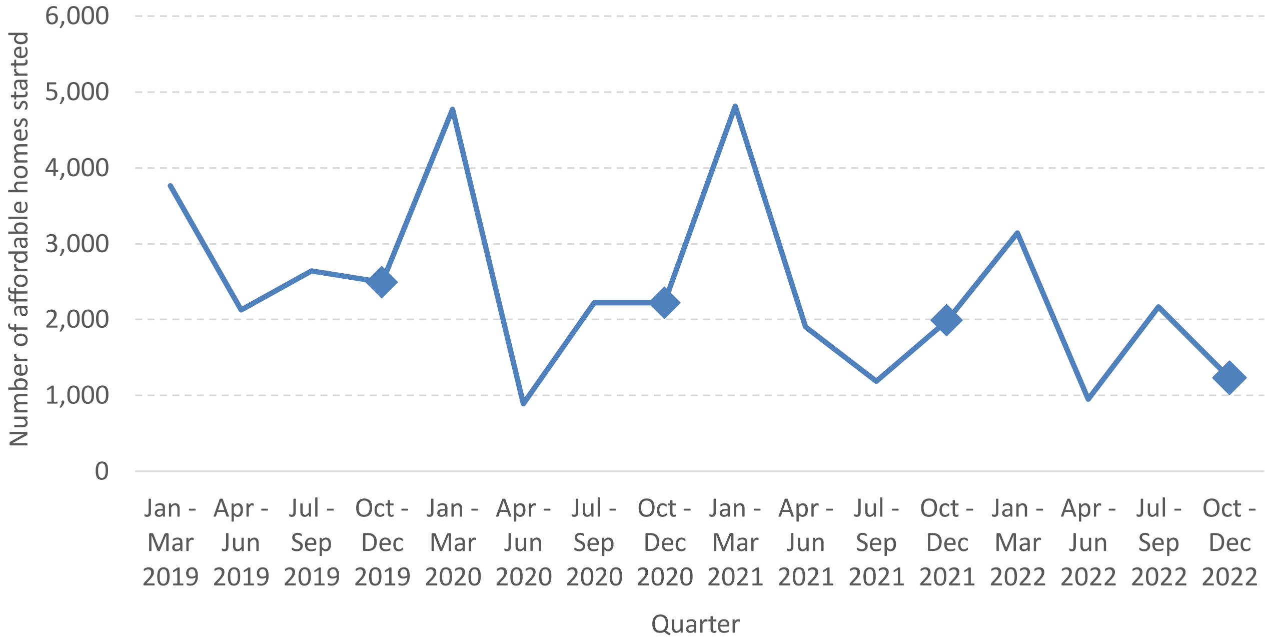
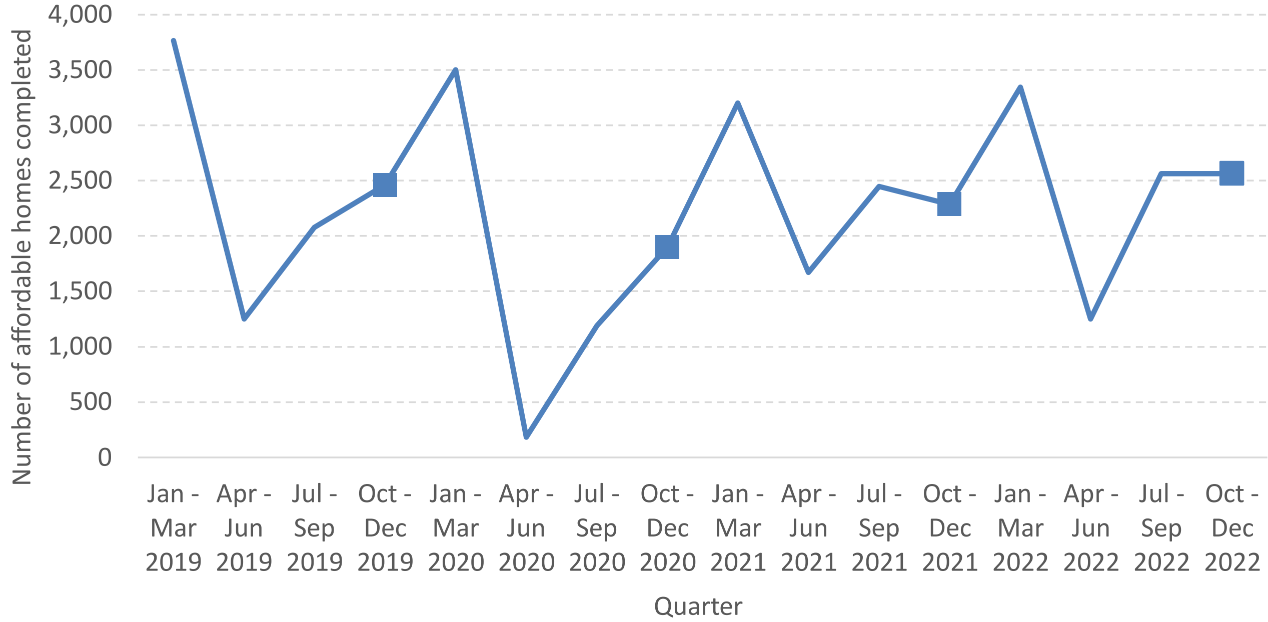


Chart 12c: There were 2,566 affordable homes completed in October to December 2022, higher than in the same quarters in each of the years 2019 to 2021.



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 22% between 2021 and 2022 (years to end December). In the latest year 2022, social rent approvals accounted for 77% of all approvals, with affordable rent and affordable home ownership making up 13% and 10%, respectively.

Chart 13: In the latest year to end December 2022, there have been decreases in the number of Affordable Housing Supply approvals for affordable rent (by 5% or 48 homes), affordable home ownership (by 41% or 460 homes), and social rent (by 21% or 1,352 homes), compared to the same period in 2021.

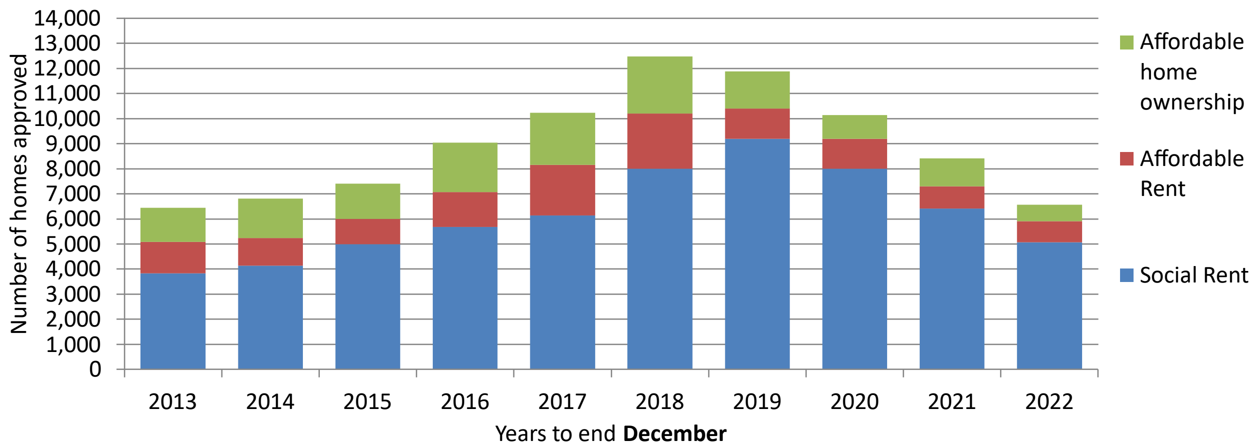


Chart 14 shows that total affordable housing supply programme starts decreased by 24% (2,398 homes) between 2021 and 2022 (years to end December). In the latest year 2022, social rent starts accounted for 79% of all starts, with affordable rent and affordable home ownership making up 12% and 9%, respectively

Chart 14: In the latest year to end December 2022, there have been decreases in the number of Affordable Housing Supply starts for social rent (by 19% or 1,382 homes), affordable rent (by 33% or 446 homes) and affordable home ownership (by 46% or 570 homes), compared to the same period in 2021.

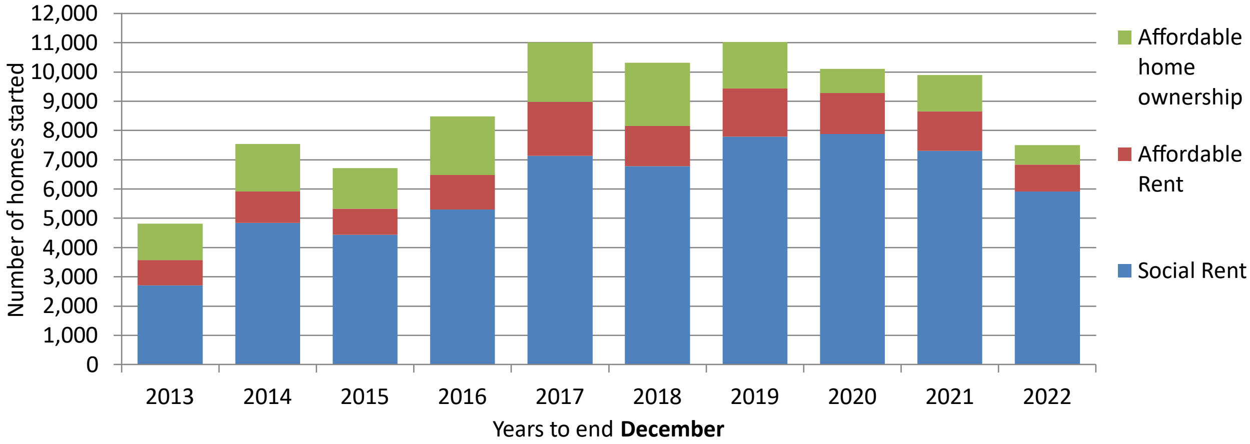
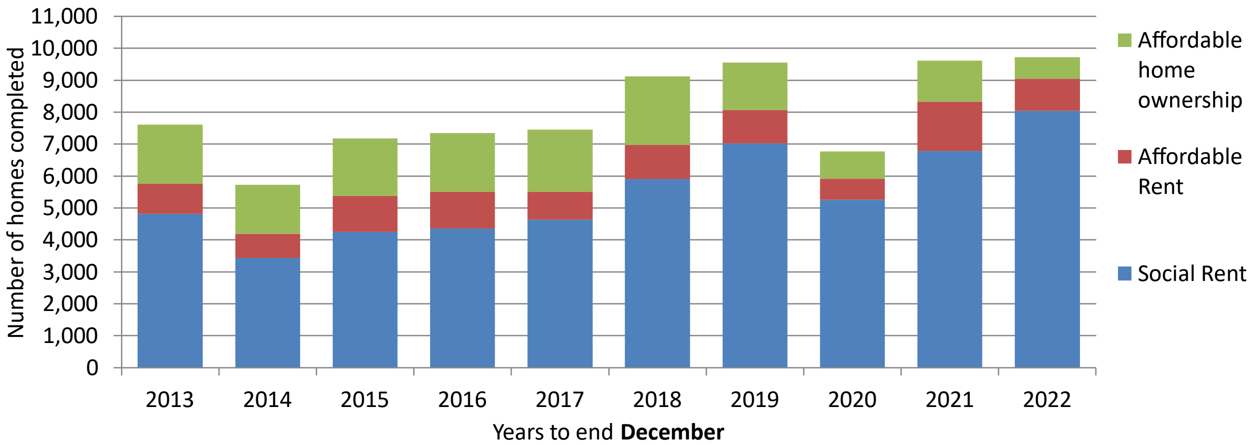


Chart 15 shows that total affordable housing supply programme completions increased slightly by 1% (111 homes) between 2021 and 2022 (years to end December). In the latest year, social rent completions accounted for 83% of all completions, with affordable rent and affordable home ownership making up 10% and 7% of the total.

Chart 15: In the latest year to end December 2022, there have been decreases in the number of Affordable Housing Supply completions for affordable rent (by 35% or 538 homes) and affordable home ownership (by 47% or 605 homes) whereas completions for social rent have increased (by 18% or 1,254 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 7,493 completions so far against the 110,000 target, across the period 23 March 2022 to 31 December 2022, consisting of 6,172 (82%) homes for social rent, 764 (10%) for affordable rent, and 557 (7%) for affordable home ownership.

The Scottish Government Affordable Housing Supply Programme policy area webpages include annual Out-Turn Reports, which provide further detailed programme information for each financial 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.

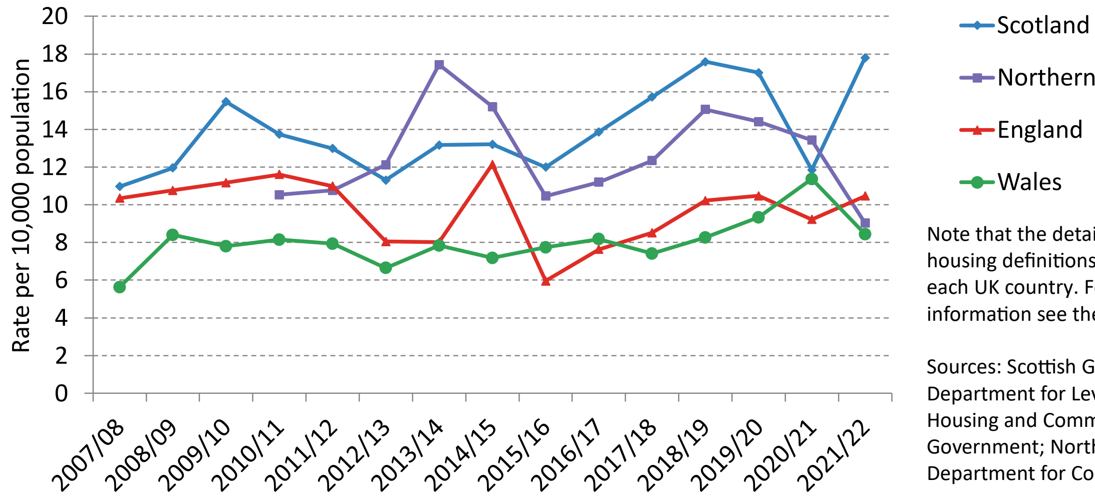
Affordable housing supply across UK countries

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.

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), and Northern Ireland (12.7 homes per 10,000 population – average across the years 2010/11 to 2021/22).

Scotland has had a higher rate of supply than all other UK countries in each year but one from 2015/16 to 2021/22 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, higher than equivalent rates in England (10.5), Wales (8.0) and Northern Ireland (9.0).



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

Sources: Scottish Government; Department for Levelling Up, Housing and Communities; 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 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. 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 September 2022. Therefore headline findings for new housebuilding across all sectors are presented up to end September 2022, with other figures on social sector housebuilding presented up to end December 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.

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.

Note that as with the previous publication, Glasgow private-led figures for the period Q2 2020 onwards are now based on data provided by Glasgow Council 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.

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

- Angus, private-led starts and completions since 2022 Q2
- East Dunbartonshire, private-led starts and completions since 2020 Q4.
- Highland, private-led starts since 2020 Q4
- Moray, private-led starts and completions for 2022 Q3
- 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 different overall 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.

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 since 2022 Q2. As with previous estimates for local authority new housebuilding figures, these estimates are 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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- 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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ISBN 978-1-80525-680-9

Produced for The Scottish Government by APS Group Scotland, 21 Tennant Street, Edinburgh EH6 5NA
PPDAS1252622 (03/23)