A National Statistics publication for Scotland

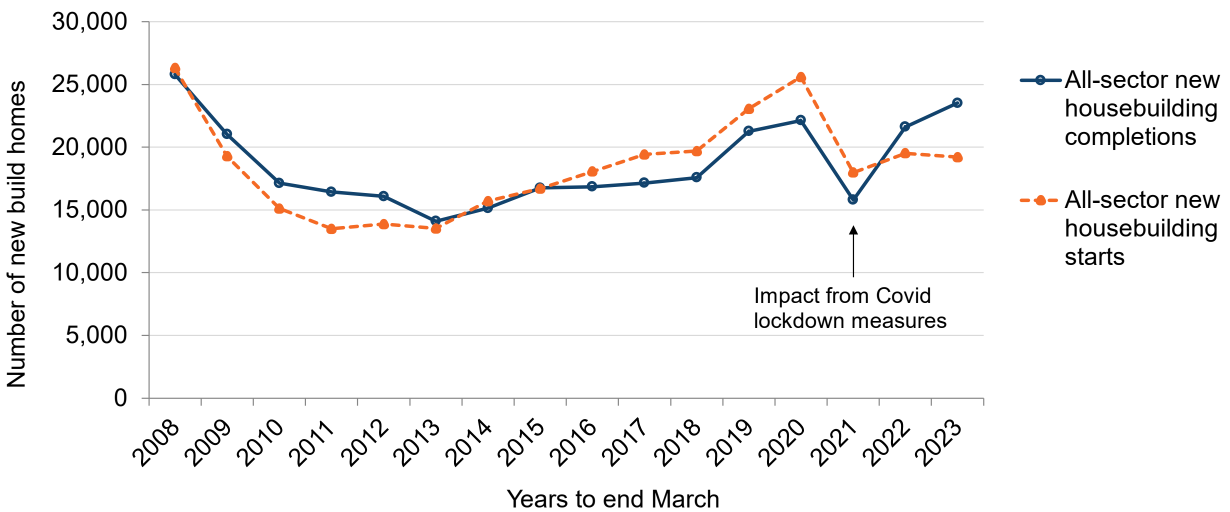
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply (published 27 June 2023)

This statistical publication presents latest quarterly figures to end March 2023 on new housebuilding and Affordable Housing Supply, along with annual rates of new housebuilding and affordable housing supply per head of population, with comparisons to other UK countries.

Following recent progress with collecting private-led housebuilding data to a faster schedule from local authorities there is no longer a time lag of a quarter that existed in previous publications for the figures presented between private-led housebuilding and social sector figures, meaning that the publication now presents all sets of quarterly figures to the same latest time period, across social sector, private-led and all-sector starts and completions.

Chart 1: Annual all-sector new housebuilding completions increased by 9% in the latest year to end March 2023, although starts have decreased by 2%.



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 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 9% (1,897 homes) in the latest year to end March 2023 to 23,512 homes, up from 21,615 homes completed in the previous year to end March 2022, and the highest annual figure to end March since 2008.
- In the latest year to end March 2023, increases were seen for private-led new build completions (10% or 1,491 homes) and housing association new build completions (30% or 1,164 homes), whilst local authority new build completions dropped by 28% or 758 homes.
- The number of all-sector new build homes started decreased by 2% (305 homes), with 19,204 starts in the year to end March 2023, down from 19,509 starts in the previous year, and 25% (6,382 homes) below the 25,586 homes started in the pre-pandemic year to end March 2020.
- In the latest year to end March 2023, private-led new build starts increased slightly by 1% (105 homes), whilst housing association new build approvals decreased by 11% (305 homes) and local authority new build starts decreased by 5% (105 homes).

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 3,631 affordable homes completed in the latest quarter January to March 2023 brings the total number of affordable homes completed in the 12 months to end March 2023 to 10,458, an increase of 7% (701 homes) on the 9,757 homes completed in the previous year, and the highest annual completions figure since the start of the series in 2000. There were increases in the number of affordable homes completed for social rent by 10% (767 homes) and other affordable rent by 20% (250 homes), however affordable home ownership completions decreased by 27% (316 homes).
- A total of 3,072 affordable homes were approved in the latest quarter January to March 2023, which brings the total number of affordable homes approved in the 12 months to end March 2023 to 6,396, a decrease of 18% (1,424 homes) on the 7,820 homes approved in the previous year, and the lowest annual figure to end March since 2015. There were decreases in the latest year in the number of approvals for social rent (by 15%, or 896 homes), other affordable rent (by 30%, or 278 homes), and affordable home ownership (by 25%, or 250 homes).

- Meanwhile the 2,539 affordable homes started in the latest quarter January to March 2023 brings the total number of affordable homes started in the 12 months to end March 2023 to 6,987, a decrease of 15% (1,240 homes) on the 8,227 started in the previous year, and the lowest annual figure to end March since 2015. There were decreases in the latest year in the number of starts for social rent (by 18%, or 1,132 homes) and affordable home ownership (by 27%, or 289 homes), whilst starts for other affordable rent increased by 25% or 181 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 11,570 completions so far against the 110,000 target, across the period 23 March 2022 to 31 March 2023, consisting of 9,121 (79%) homes for social rent, 1,548 (13%) for other affordable rent, and 901 (8%) 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 also be reported on in this statistical publication.

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 March 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 March 2020. Starts and completions then dropped in the year to end March 2021 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 March 2022. In the most recent year to end March 2023 starts have fallen whilst completions have continued to increase.

In the latest year to end March 2023, completions have increased by 9% to stand at 23,512 homes. Starts have decreased by 2% across the same period to 19,204 homes. Private-led completions rose by 10% (1,491 homes) and housing association completions rose by 30% (1,164 homes), whilst local authority completions decreased by 28% (758 homes). Private-led starts increased slightly by 1% (105 homes), whilst housing association new build approvals decreased by 11% (305 homes) and local authority new build starts decreased by 5% (105 homes).

Chart 2 below presents the latest quarterly trends in completions to end March 2023, in which there were 5,423 all-sector completions in the latest quarter January to March 2023, a decrease of 2% (107 homes) on the 5,530 completions in the same quarter in 2022.

The 3,483 private sector led completions in January to March 2023 is a decrease of 2% (62 homes) on the 3,545 completions in the same quarter in 2022.

The 402 local authority completions in January to March 2023 is a decrease of 54% (468 homes) on the 870 completions in the same quarter in 2022.

Meanwhile the 1,538 housing association completions in January to March 2023 is an increase of 38% (423 homes) on the 1,115 completions in the same quarter in 2022.

Chart 2: The total level of all-sector new housebuilding completions in the latest quarter January to March 2023 is lower than the same quarters in 2019 and 2022, but higher than the same quarters in 2020 and 2021.

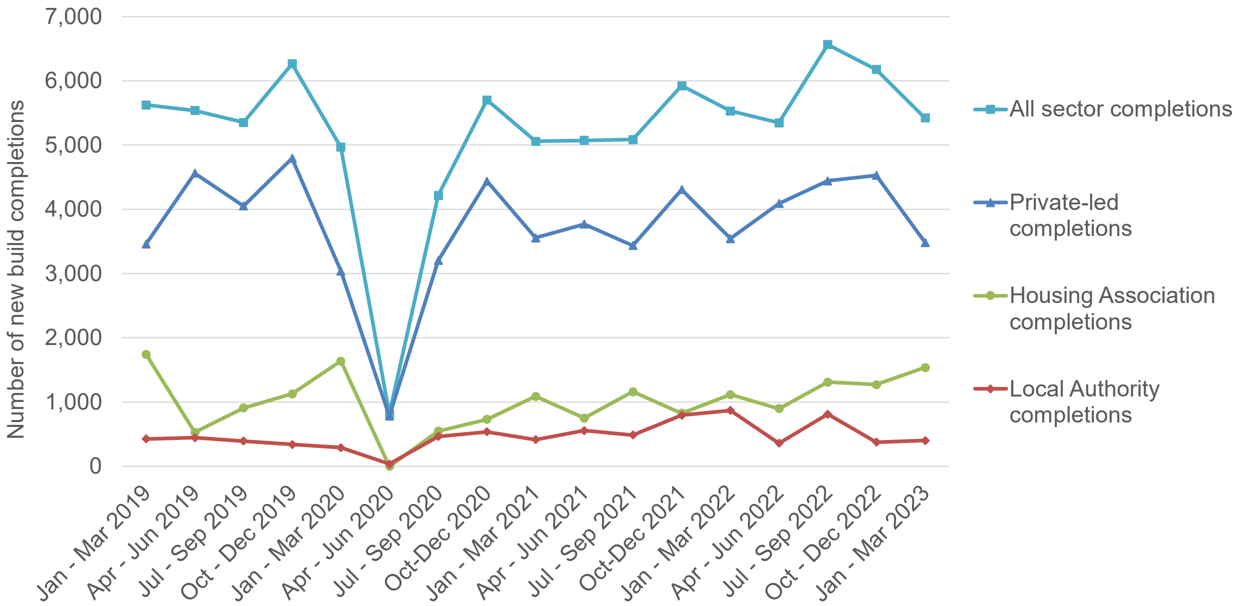


Chart 3 shows the equivalent quarterly trends in starts, in which there were 4,423 all-sector starts in the latest quarter January to March 2023. This is a decrease of 16% (874 homes) on the 5,297 starts in the same quarter in 2022.

The 2,857 private sector led starts in January to March 2023 is a decrease of 22% (819 homes) on the 3,676 starts in the same quarter in 2022.

The 348 local authority starts in January to March 2023 is a decrease of 57% (454 homes) on the 802 starts in the same quarter in 2022.

Meanwhile the 1,218 housing association approvals in January to March 2023 is an increase of 49% (399 homes) on the 819 approvals in the same quarter in 2022.

Chart 3: The total level of all-sector new housebuilding starts in the latest quarter January to March 2023 is lower than the same quarters in each year from 2019.

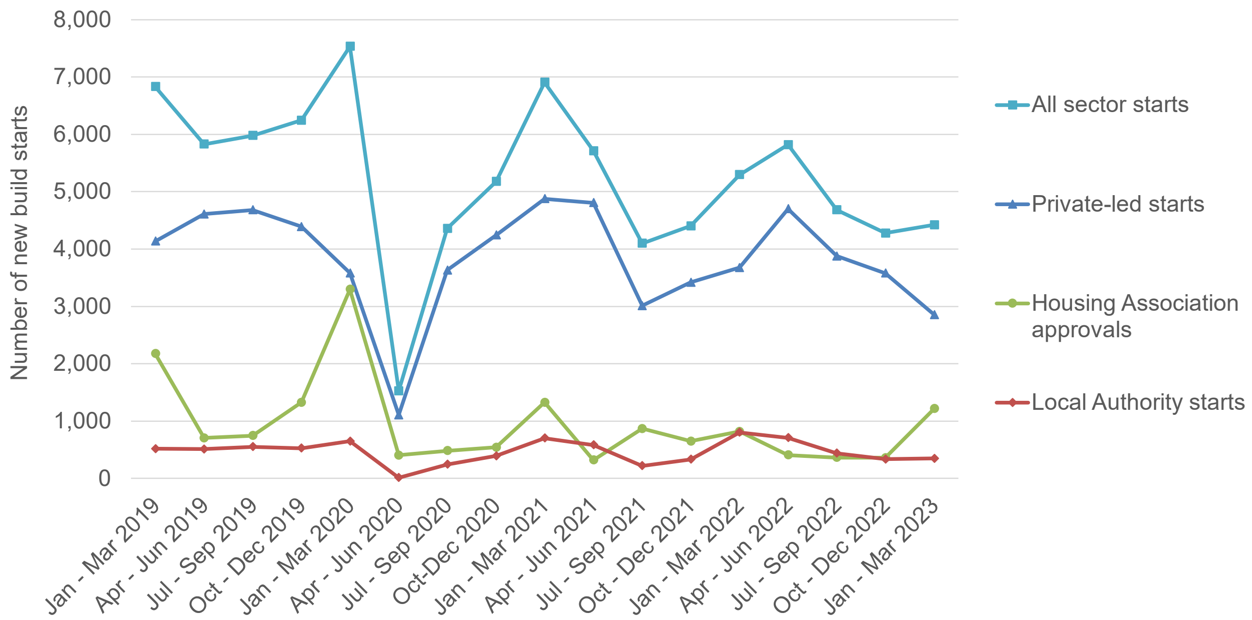


Table 1: All-sector new housebuilding to end March 2023

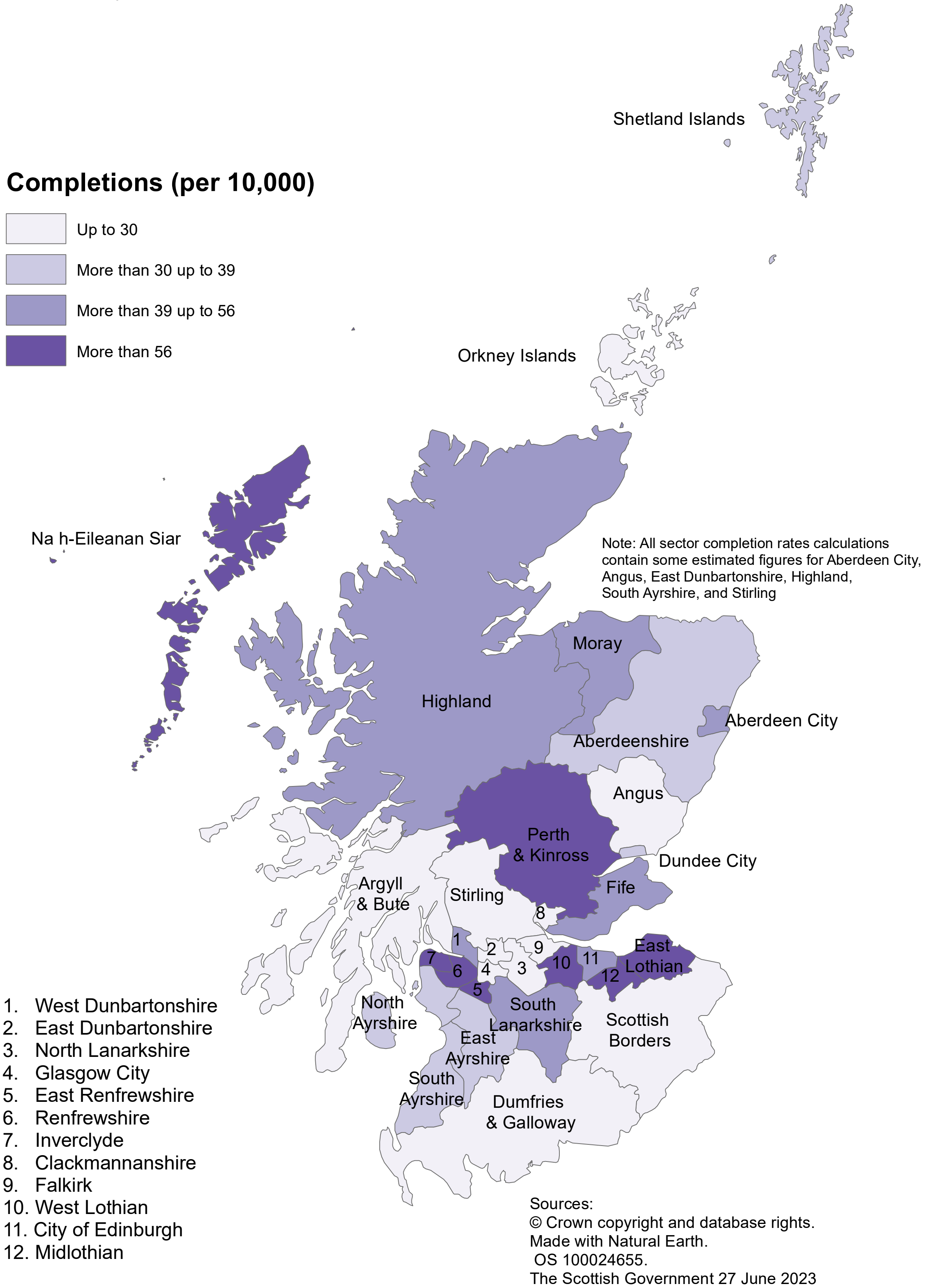
All sector homes	Starts	Completions
Quarter Jan to Mar 2019	**6,831**	**5,626**
Quarter Jan to Mar 2020	**7,532**	**4,968**
Quarter Jan to Mar 2021	**6,907**	**5,058**
Quarter Jan to Mar 2022	**5,297**	**5,530**
Quarter Jan to Mar 2023	**4,423**	**5,423**
Change from Q1 2022 to Q1 2023	-874	-107
Change from 2022 to 2023 (%)	-16%	2%
Year to Mar 2019	**23,062**	**21,267**
Year to Mar 2020	**25,586**	**22,124**
Year to Mar 2021	**17,972**	**15,793**
Year to Mar 2022	**19,509**	**21,615**
Year to Mar 2023	**19,204**	**23,512**
Change from 2022 to 2023	-305	1,897
Change from 2022 to 2023 (%)	-2%	9%

Map A below shows that in the year to end March 2023, the highest new build rates were observed in the local authority areas of Midlothian, East Lothian, West Lothian, Na h-Eileanan Siar, Perth & Kinross, East Renfrewshire, Inverclyde, and Renfrewshire, which each had rates of more than 56 homes per 10,000 population.

The lowest rates were observed in Orkney Islands, East Dunbartonshire, Clackmannanshire, Scottish Borders, Falkirk, Angus, Argyll & Bute, Stirling, North Lanarkshire, Glasgow City, and Dumfries & Galloway, which each had rates of 30 homes or fewer per 10,000 population.

Note that All sector completion rates calculations contain some estimated figures for Aberdeen City, Angus, East Dunbartonshire, Highland, South Ayrshire, and Stirling. Further details are in the notes section.

Map A: New build housing - All Sector completions: rates per 10,000 population, year to end 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 since 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 the financial year 2021/22 show that in in all four countries, the completions rate increased from the previous year, with Scotland having the largest increase, up to 39 homes per 10,000 population. This rate in Scotland 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.

Figures for the financial year 2022/23 for England and Wales are yet to be released, however the rate of 43 homes per 10,000 population in Scotland is higher than the rate of 34 in Northern Ireland.

Chart 4a: New housebuilding completions as a rate per 10,000 population (years to end March) - Scotland has a rate of 43 in the latest year to end March 2023, increasing from 39 in the previous year.

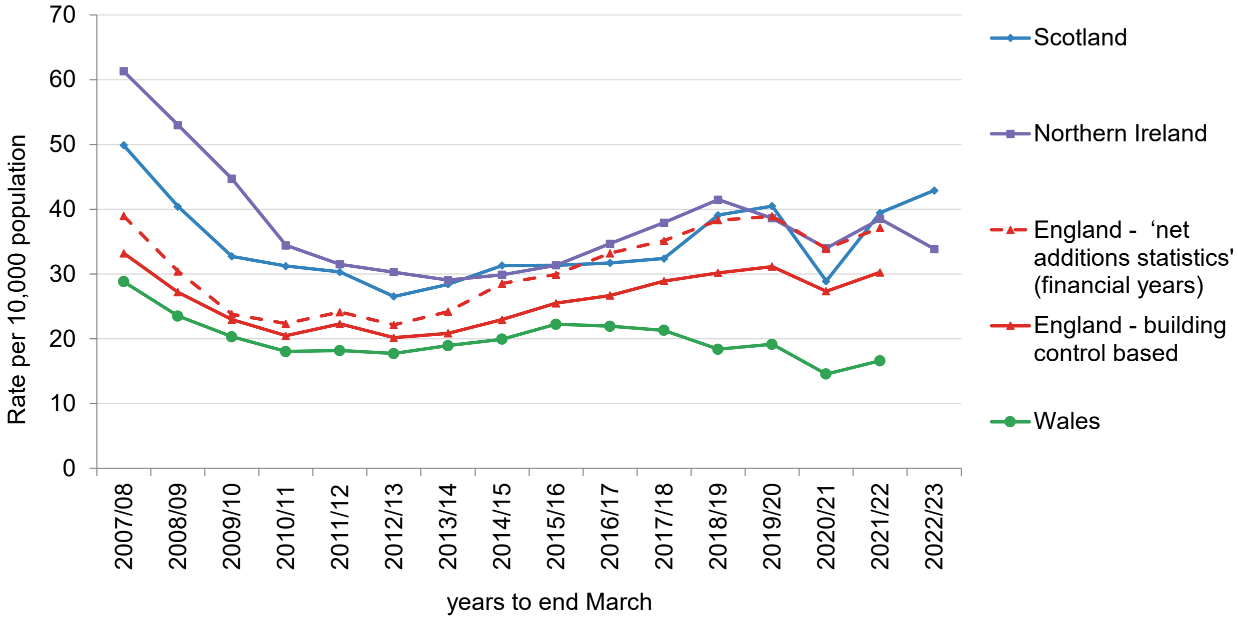


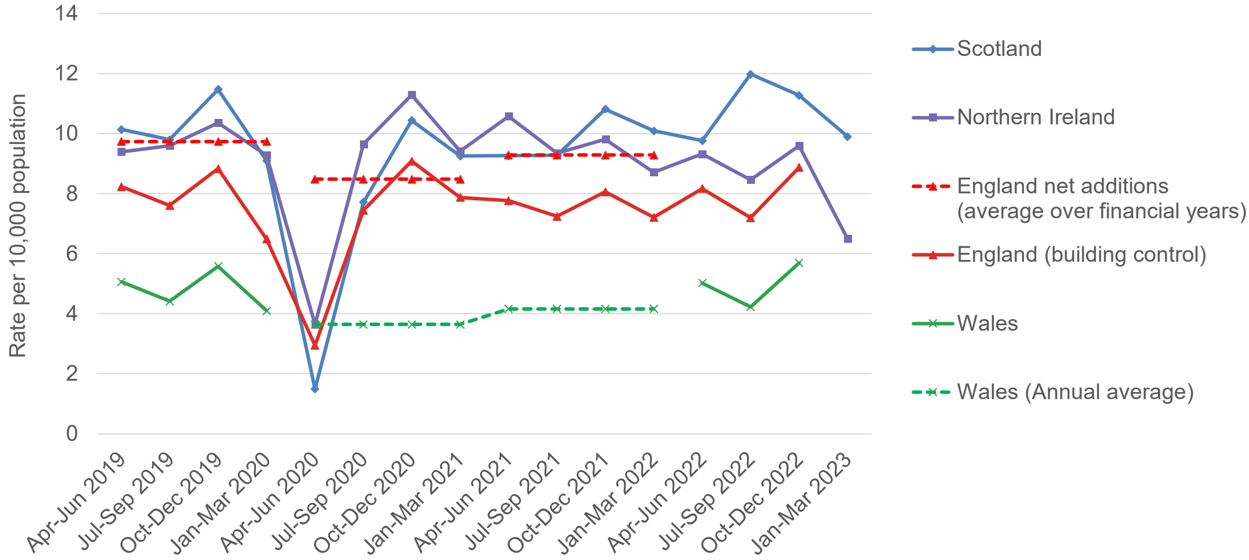
Chart 4b presents more equivalent trends on a quarterly basis, based on the latest published information available for each country[1]. The England 'net additional dwelling' figures for the financial years 2019/20, 2020/21 and 2021/22 are also included as averages across each of the quarters within these 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 have subsequently increased back up to higher levels, and trends appear to have been broadly flat following this, except for the quarterly rates in Northern Ireland which have shown a downward trend over the quarters following the October to December 2020 quarter.

[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, England and Wales.



3. Private-led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for over two-thirds (70%) of all homes completed in the 12 months to end March 2023.

Chart 5 below shows the annual number of private sector led starts and completions from 2008 to 2023 (years to end March).

This shows private sector led starts and completions falling substantially in the years to end March 2009, 2010, and 2011 due to the financial crisis. Since then starts and completions then increased until dropping in the year to end March 2021 due to the impact of COVID-19 construction lockdown measures in place between April and June 2020. In 2022 both starts and completions increased, but in the most recent year to end March 2023 whilst completions have increased by 10%, starts have increased by only 1%.

Chart 5: Annual private sector led new build completions have increased in the latest year to end March 2023 by 10%, and starts have increased slightly by 1%.

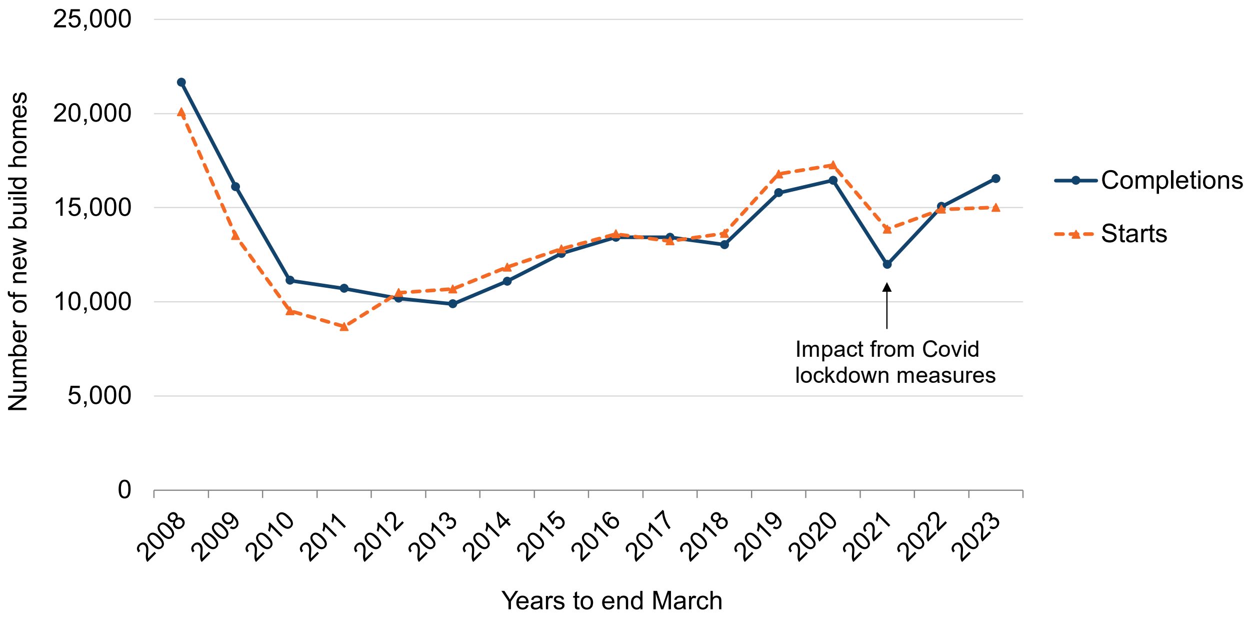


Chart 6 below presents the latest quarterly trends. In January to March 2023 there were 3,483 private sector led homes completed, a decrease of 2% (62 homes) on the same quarter in 2022. This brings the total for the year ending March 2023 to 16,549, an increase of 10% (1,491 homes) on the 15,058 completions in the previous year.

There were 2,857 private sector led homes started in January to March 2023, a decrease of 22% (819 homes) on the same quarter in 2022. This brings the total for the year to end March 2023 to 15,017 starts, a slight increase of 1% (105 homes) on the 14,912 starts in the previous year.

Chart 6: Private sector led new housebuilding starts and completions in January to March 2023 are lower the same quarters in each of the years 2019 to 2022.

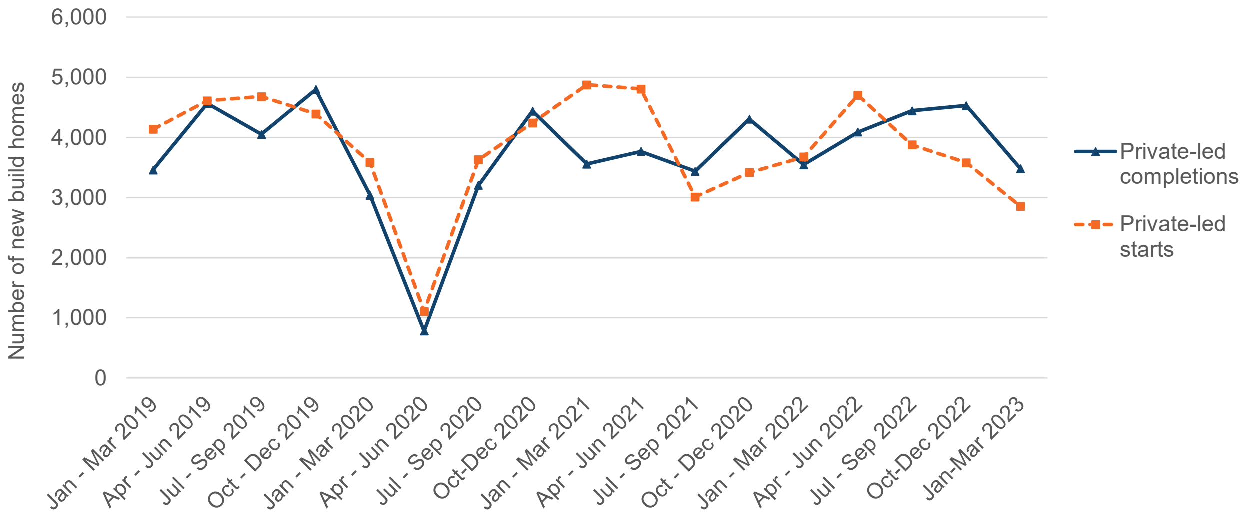


Table 2: Private-led new housebuilding to end March 2023

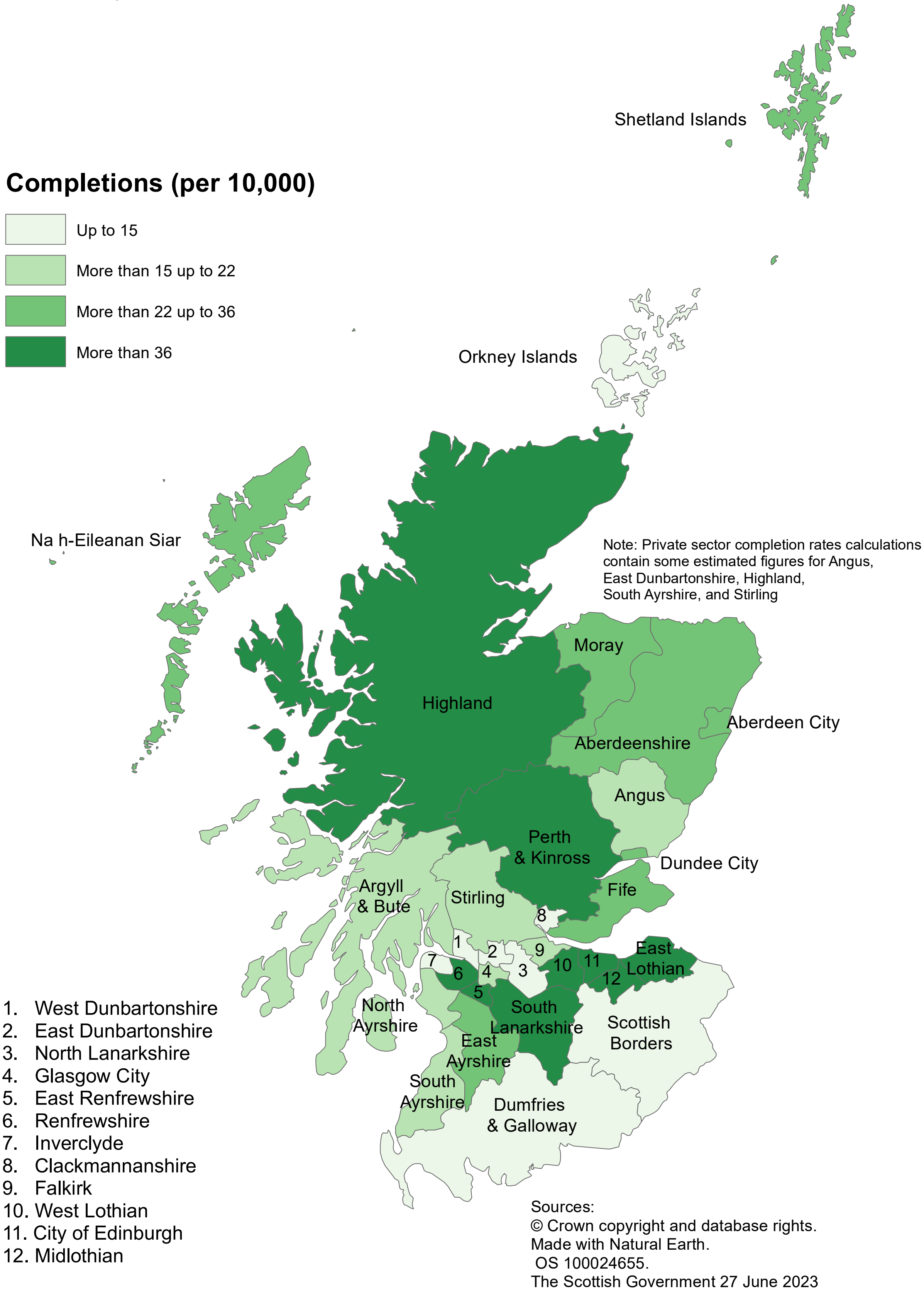
Private sector homes	Starts	Completions
Quarter Jan to Mar 2019	**4,137**	**3,461**
Quarter Jan to Mar 2020	**3,583**	**3,040**
Quarter Jan to Mar 2021	**4,876**	**3,557**
Quarter Jan to Mar 2022	**3,676**	**3,545**
Quarter Jan to Mar 2023	**2,857**	**3,483**
Change from Q1 2022 to Q1 2023	-819	-62
Change from 2022 to 2023 (%)	-22%	-2%
Year to Mar 2019	**4,137**	**3,461**
Year to Mar 2020	**17,265**	**16,452**
Year to Mar 2021	**13,859**	**11,980**
Year to Mar 2022	**14,912**	**15,058**
Year to Mar 2023	**15,017**	**16,549**
Change from 2022 to 2023	105	1,491
Change from 2022 to 2023 (%)	1%	10%

Map B below shows that the local authority areas with the highest private sector led completion rates in the year to end March 2023 are Midlothian, East Lothian, West Lothian, Perth & Kinross, East Renfrewshire, South Lanarkshire, City of Edinburgh, Highland, and Renfrewshire, with all having a rate of over 36 homes per 10,000 households.

The lowest rates meanwhile are in Inverclyde, Clackmannanshire, West Dunbartonshire, Scottish Borders, Dumfries & Galloway, East Dunbartonshire, Orkney Islands, and North Lanarkshire, with all seeing rates of 15 or fewer homes per 10,000 households.

Note: Private sector completion rates calculations contain some estimated figures for Angus, East Dunbartonshire, South Ayrshire, and Stirling. More details are available in the notes section.

Map B: New build housing - Private Sector completions: rates per 10,000 population, year to end March 2023



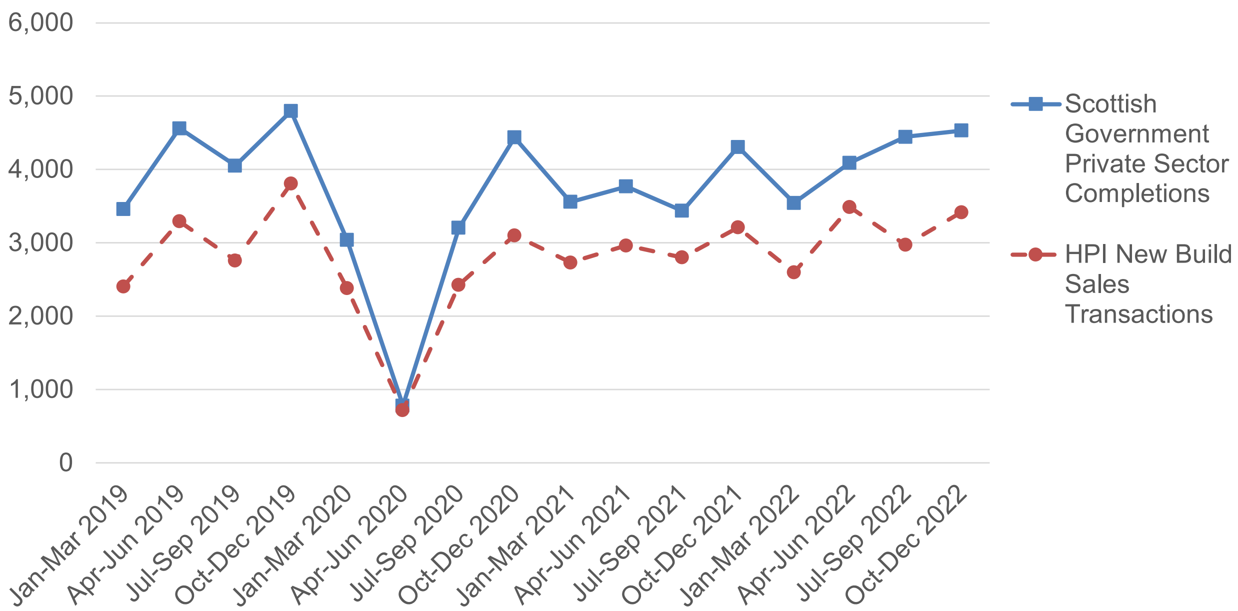
4. UK House Price Index (HPI) new build sales transactions, as a measure of private-led housebuilding activity to end December 2023

This section shows how the latest quarterly trends in the number of new build sales transactions in Scotland to end December 2023, based on residential property transaction figures published as part of the UK House Price Index (HPI), compare to the quaterly figures presented above. Previously, this section also showed monthly figures that were ahead of the private-sector figures collected by the Scottish Government, however this is no longer included as there is no longer any lag in private sector data.

Chart 7 illustrates 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 October to December 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 7: Scottish Government Private Sector led new housebuilding completions and HPI new build sales transactions. Scotland: Jan - Mar 2019 to Oct - Dec 2022.



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 HPI Quality assurance of administrative data section.

5. Social sector new housebuilding

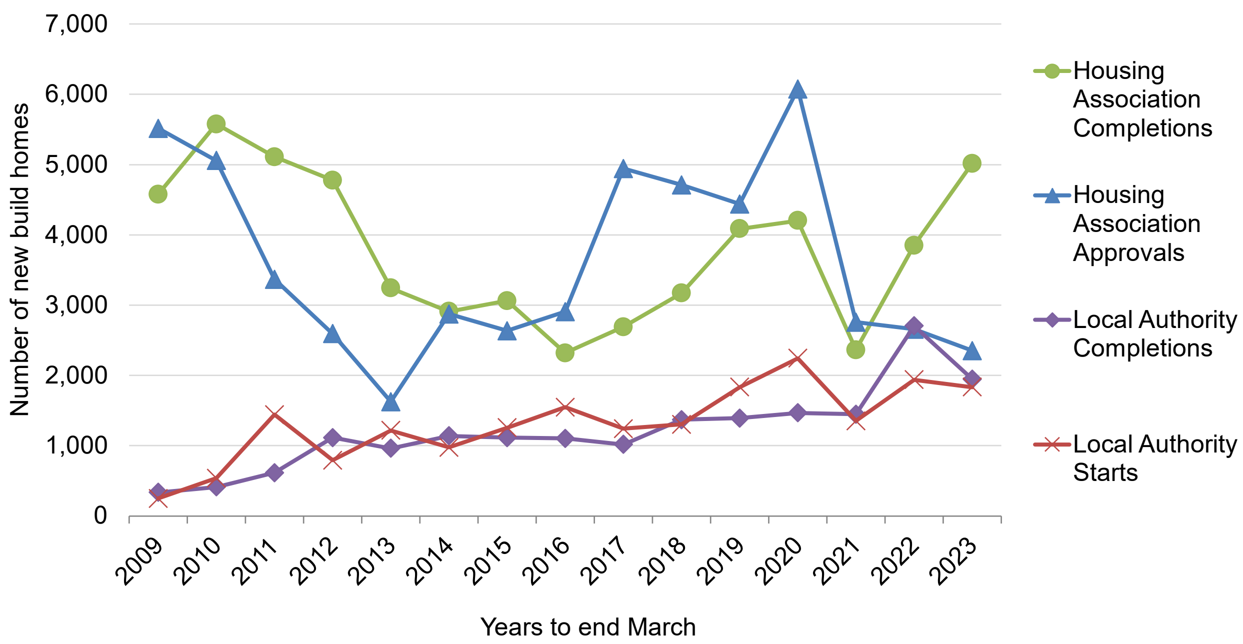
Social sector housing consists of local authority and housing association housing, and has accounted for around a third (30%) of all new build homes completed over the 12 months to the end of March 2023.

Chart 8 shows the number of local authority and housing association homes started and completed each year to end March. In 2010, the number of housing association completions was almost 5,600, and fell each year except 2015 to 2,300 in 2016, before increasing to over 4,200 in 2020. Housing association completions then dropped to around 2,400 in 2021, with completions in this year being affected by COVID-19 lockdown measures, before increasing to over 5,000 in the year to end March 2023.

Meanwhile housing association new build approvals fell between 2009 and 2013 to around 1,600, before trending up to over 6,000 in 2020. Approvals then fell to around 2,800 in 2021, before dropping to under 2,400 in 2023.

The number of local authority homes built generally rose from around 300 homes in 2009 up to almost 1,500 in 2020. This remained steady until 2021, before rising to 2,700 in 2022, then falling to around 1,900 in the latest year to end March 2023. Local authority new build starts have followed a broadly similar pattern to that of completions, but with some annual differences.

Chart 8: Latest annual social sector new build completions figures to end March 2023 show increases on the previous year for housing association completions, with housing association approvals and local authority starts and completions decreasing from the previous year.



A total of 1,940 social sector new build homes were completed between January to March 2023, a decrease of 2% (45 homes) on the same quarter in 2022. This brings the total completions for the 12 months to end March 2023 to 6,963, an increase of 6% (406 homes) on the 6,557 social sector new build homes completed in the previous year.

Meanwhile, 1,566 social sector new build homes were started between January to March 2023. This is 3% (55 homes) lower than the same quarter the previous year. This brings the total for the 12 months to end March 2023 to 4,187, a decrease of 9% (410 homes) on the 4,597 social sector homes started in the same period in 2022.

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 March 2023 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.

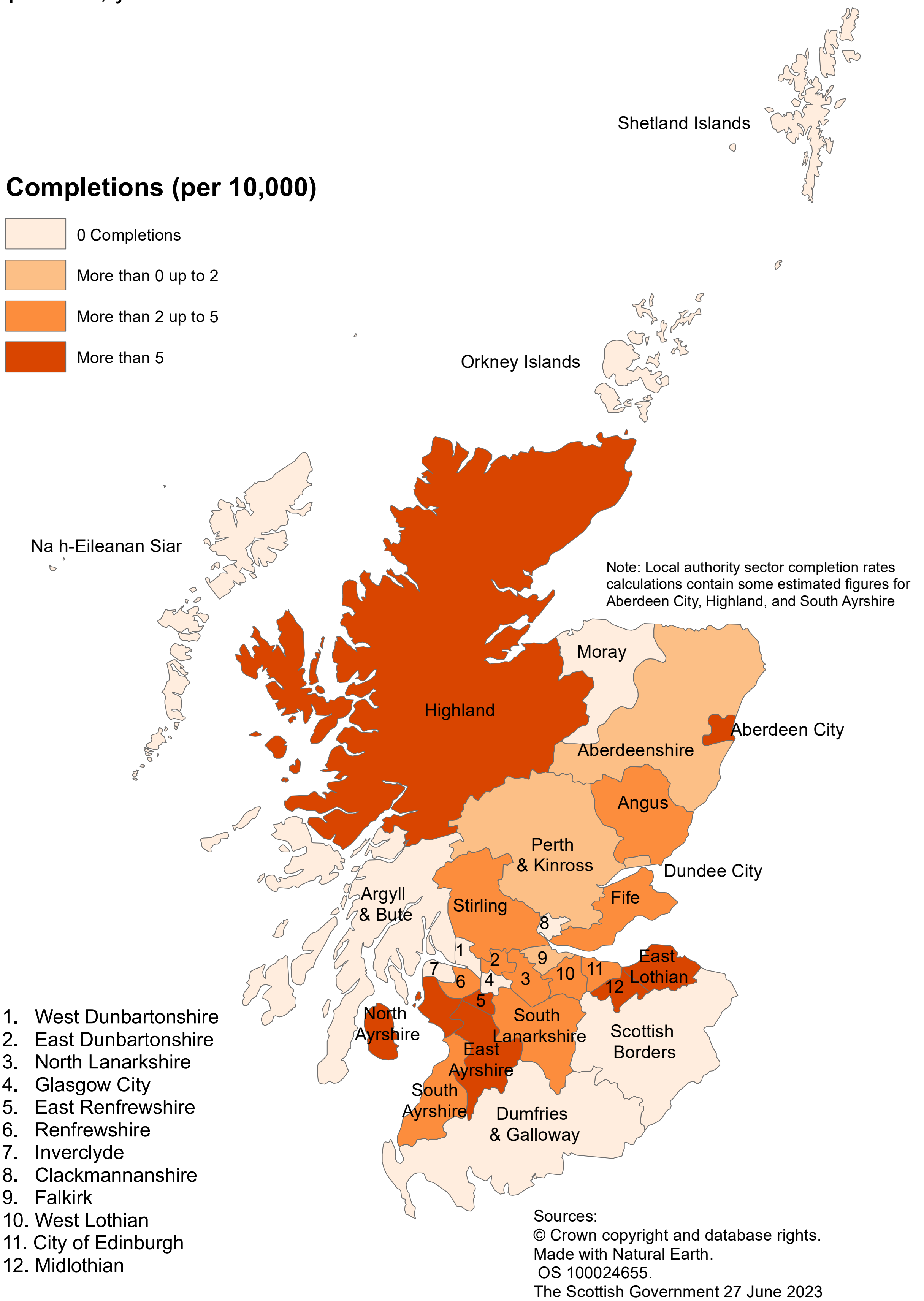
In the year to end March 2023 local authority sector new build rates were highest in Aberdeen City, Midlothian, Highland, North Ayrshire, East Lothian, East Renfrewshire, and East Ayrshire with all having rates of over 5 homes per 10,000 households.

As well as the 6 stock transfer authorities mentioned above, Clackmannanshire, Moray, Orkney Islands, Shetland Islands, and West Dunbartonshire built no new local authority sector homes in the year ending March 2023. Falkirk, Aberdeenshire, Dundee City, and Perth & Kinross all had a rate of less than 2 homes built per 10,000 households.

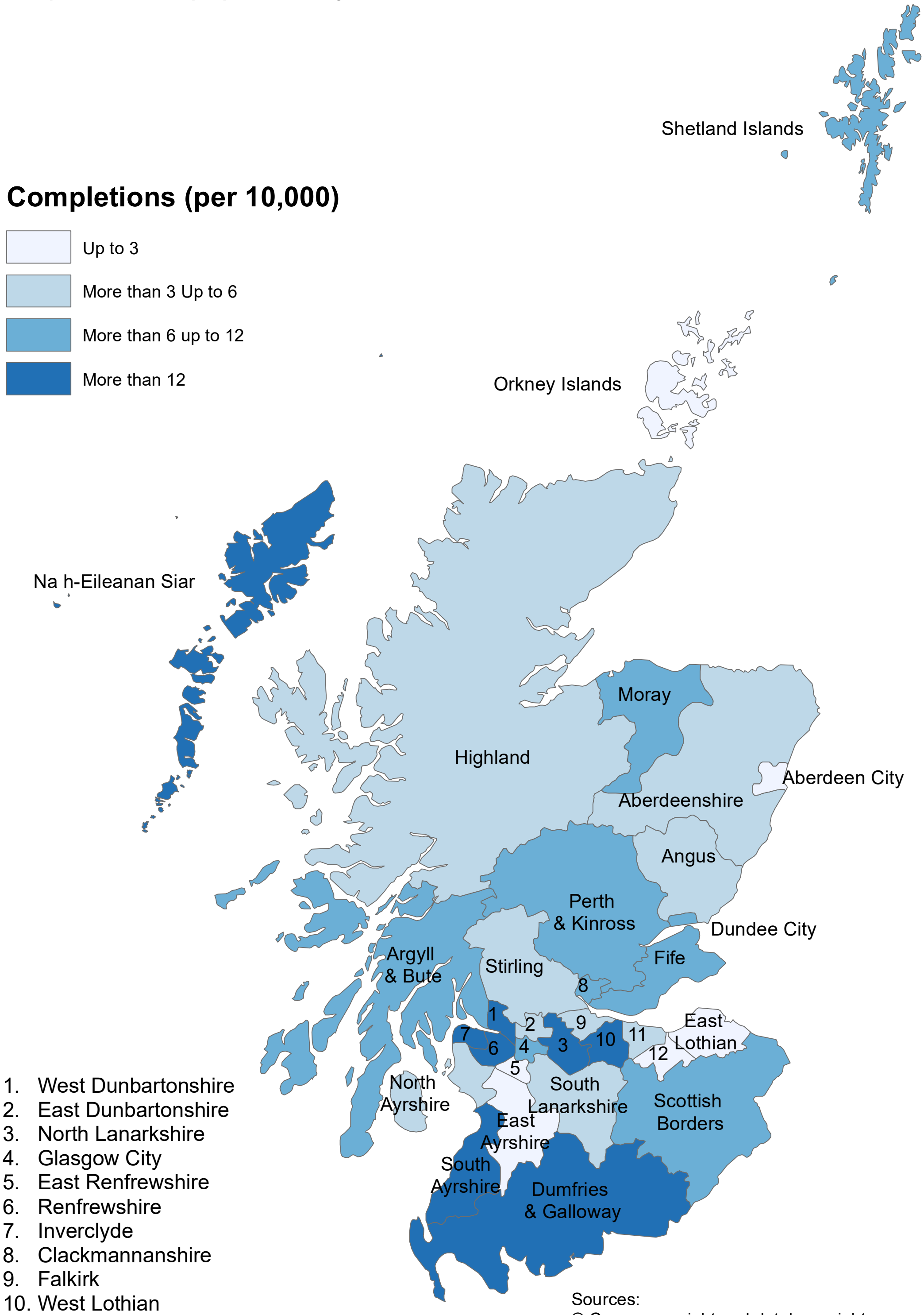
Meanwhile rates of housing association new build completions were highest in Inverclyde, Na h-Eileanan Siar, West Dunbartonshire, Dumfries & Galloway, Renfrewshire, South Ayrshire, West Lothian, and North Lanarkshire, all having rates of over 12 homes per 10,000 households.

Midlothian, East Renfrewshire, East Lothian, Aberdeen City, East Ayrshire, and Orkney Islands all had a rate less than 3 housing association homes per 10,000 households.

Map C: New build housing - Local Authority Sector completions: rates per 10,000 population, year to end March 2023



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



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 27 June 2023

Charts 9 and 10 along with Table 5 show the latest quarterly figures for housing associations and local authorities to end March 2023.

Chart 9: Housing association new housebuilding approvals and completions are higher in the latest quarter January to March 2023 than in the same quarter in 2022.

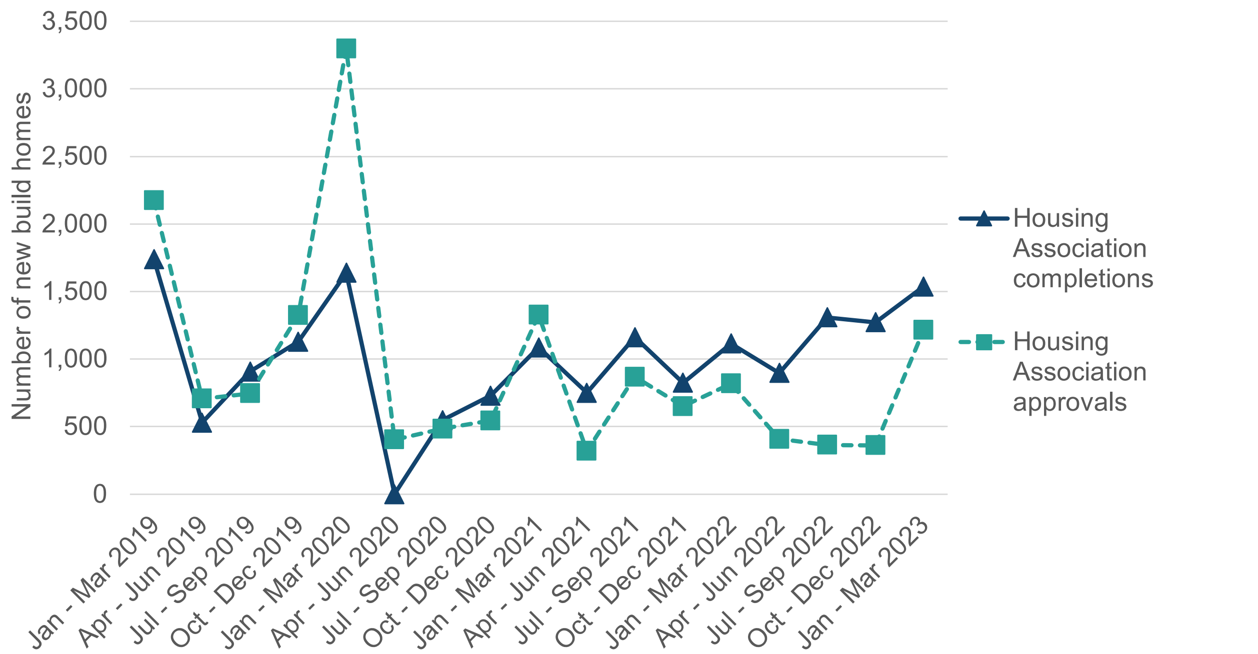


Chart 10: In the latest quarter January to March 2023, local authority new housebuilding starts and completions are both below the levels seen in the same quarter in 2022, although some caution is needed in interpreting these changes given the level of volatility in the quarterly figures over this period.

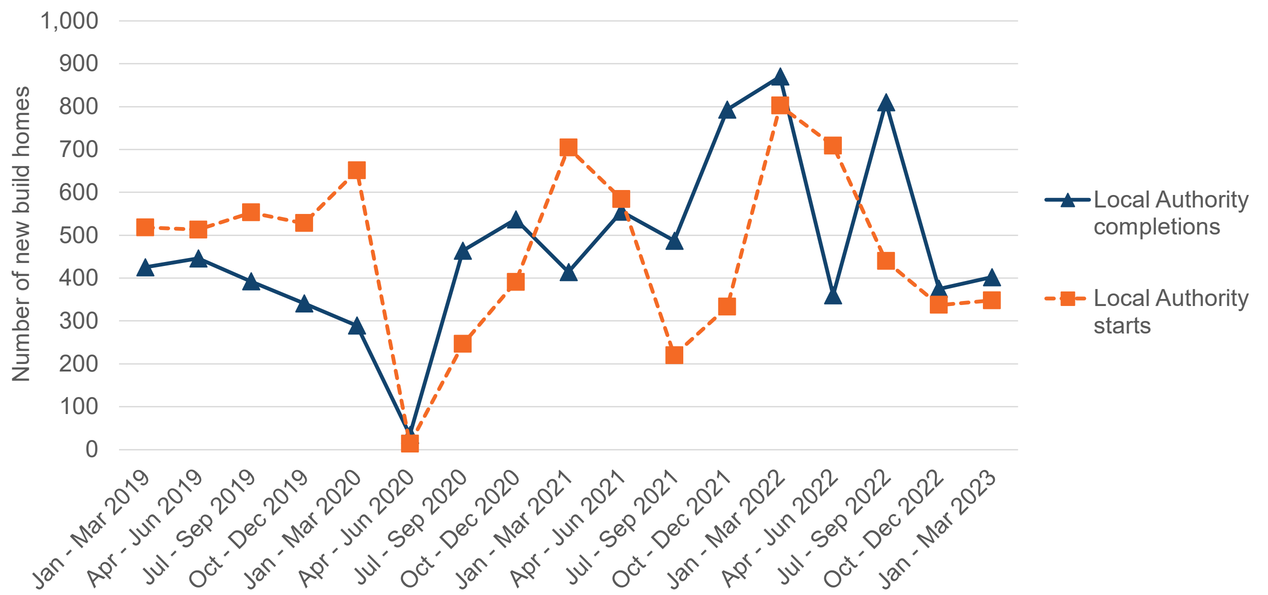


Table 3: Social sector new housebuilding to end March 2023

Social sector homes	Total Social starts	Total Social completions	Local authority starts	Local authority completions	Housing association approvals	Housing association completions
Jan - Mar 2020	**3,949**	**1,928**	**651**	**289**	**3,298**	**1,639**
Jan - Mar 2021	**2,031**	**1,501**	**704**	**414**	**1,327**	**1,087**
Jan - Mar 2022	**1,621**	**1,985**	**802**	**870**	**819**	**1,115**
Jan - Mar 2023	**1,566**	**1,940**	**348**	**402**	**1,218**	**1,538**
Change	-55	-45	-454	-468	399	423
Change (%)	-3%	-2%	-57%	-54%	49%	38%
Year to Jan-20	**8,321**	**5,672**	**2,245**	**1,468**	**6,076**	**4,204**
Year to Jan-21	**4,113**	**3,813**	**1,354**	**1,449**	**2,759**	**2,364**
Year to Jan-22	**4,597**	**6,557**	**1,939**	**2,705**	**2,658**	**3,852**
Year to Jan-23	**4,187**	**6,963**	**1,834**	**1,947**	**2,353**	**5,016**
Change	-410	406	-105	-758	-305	1,164
Change (%)	-9%	6%	-5%	-28%	-11%	30%

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 March 2023.

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.
- Other 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 in the year to end March 2023, a total of 10,458 homes were completed, an increase of 7% (701 homes) on the previous year, and the highest annual completions figure since the start of the series in 2000. A total of 6,396 affordable homes were approved, a decrease of 18% (1,424 homes) on the previous year, and 6,987 homes were started, a decrease of 15% (1,240 homes).

Chart 11: In the latest year to end March 2023, the number of affordable homes completed has increased by 7%, whilst the number of homes approved has decreased by 18%, and the number of homes started has decreased by 15%.

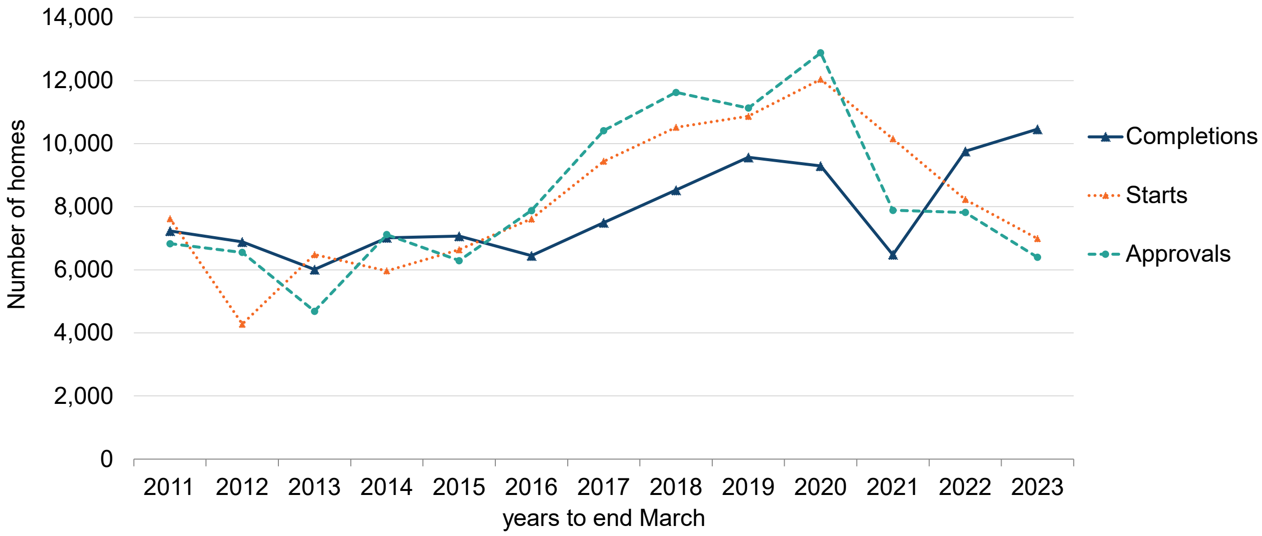


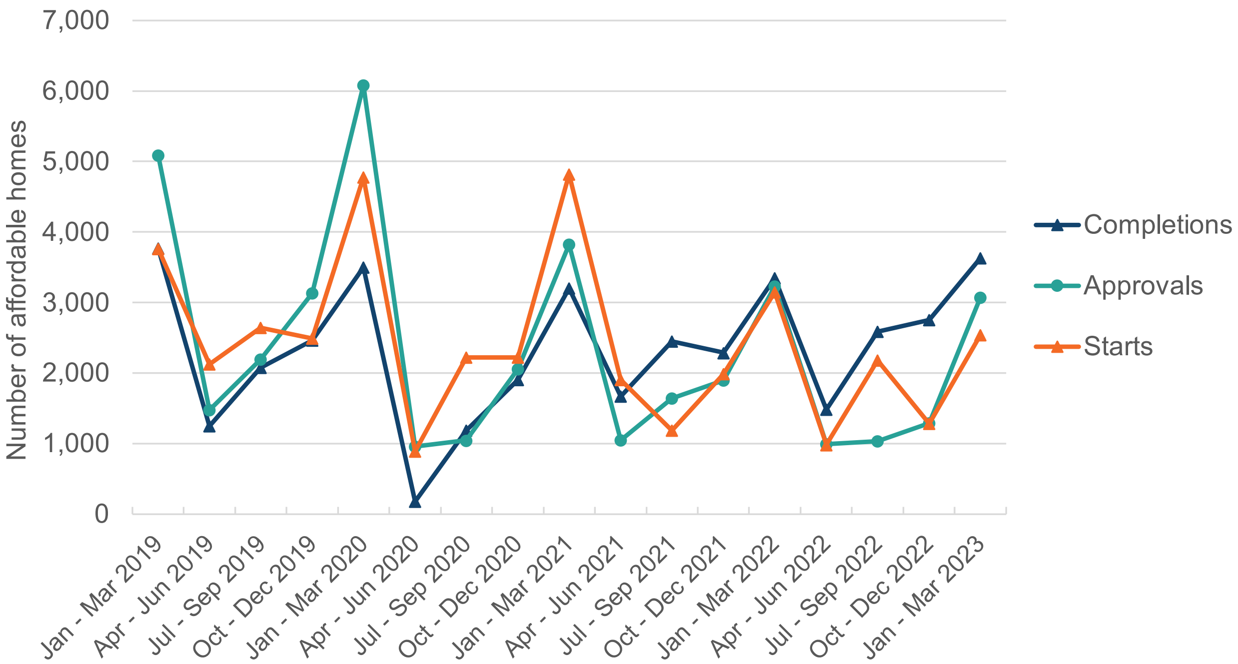
Table 6 below shows that in the latest quarter January to March 2023, 3,072 homes were approved, 2,539 homes were started, and 3,631 homes were completed. The number of approvals and starts are lower than in the same period in the previous year, down 5% (159 homes) and 19% (605 homes) respectively, however completions were 9% (285 homes) higher.

Table 6: Affordable Housing Supply to March 2023

Affordable housing supply homes	Approvals	Starts	Completions
Quarter Jan to Mar 2017	**5,037**	**3,710**	**2,256**
Quarter Jan to Mar 2018	**6,434**	**3,212**	**3,324**
Quarter Jan to Mar 2019	**5,083**	**3,763**	**3,768**
Quarter Jan to Mar 2020	**6,078**	**4,775**	**3,502**
Quarter Jan to Mar 2021	**3,825**	**4,817**	**3,205**
Quarter Jan to Mar 2022	**3,231**	**3,144**	**3,346**
Quarter Jan to Mar 2023	**3,072**	**2,539**	**3,631**
Change over latest year	-159	-605	285
Change (%) over latest year	-5%	-19%	9%
Year to Mar 2017	**10,410**	**9,442**	**7,493**
Year to Mar 2018	**11,626**	**10,518**	**8,527**
Year to Mar 2019	**11,127**	**10,869**	**9,566**
Year to Mar 2020	**12,880**	**12,039**	**9,290**
Year to Mar 2021	**7,885**	**10,151**	**6,479**
Year to Mar 2022	**7,820**	**8,227**	**9,757**
Year to Mar 2023	**6,396**	**6,987**	**10,458**
Change over latest year	-1,424	-1,240	701
Change (%) over latest year	-18%	-15%	7%

Chart 12 below presents quarterly trends in the number of affordable housing approvals, starts and completions from January 2019 up to end March 2023. The 3,072 affordable homes approved and 2,539 homes started in January to March 2023 are both at levels which are below the same quarters in each of the previous years 2019 to 2021. Meanwhile the 3,631 affordable homes completed in January to March 2023 is higher than in the same quarters in each of the years 2020 to 2022, but lower than 2019.

Chart 12: The number of affordable homes approved, started and completed each quarter, Jan-Mar 2019 to Jan-Mar 2023.



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 18% between 2022 and 2023 (years to end March, with decreases in the number of approvals for affordable rent (by 30% or 278 homes), affordable home ownership (by 25% or 250 homes), and social rent (by 15% or 896 homes). In the latest year to end March 2023, social rent approvals have accounted for 78% of all approvals, with other affordable rent and affordable home ownership making up 12% and 10%, respectively.

Chart 13: Affordable housing supply approvals by type, 2013 to 2023.

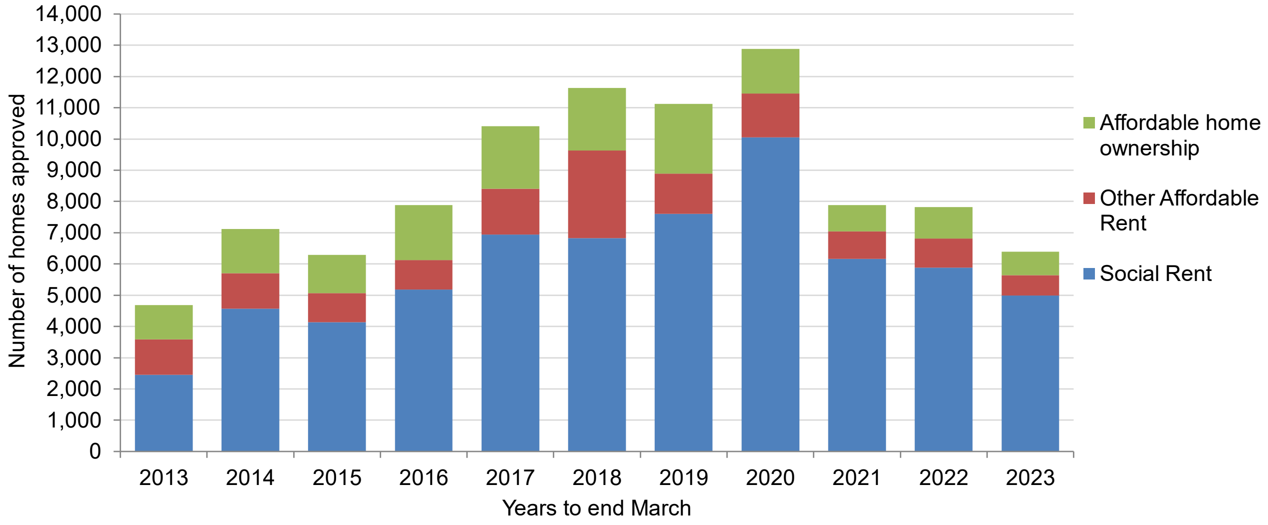


Chart 14 shows that total affordable housing supply programme starts decreased by 15% (1,240 homes) between 2022 and 2023 (years to end March), with decreases in the number starts for social rent (by 18% or 1,132 homes) and affordable home ownership (by 27% or 289 homes), however other affordable rent starts increased by 25% (181 homes). In the latest year to end 2023, social rent starts have accounted for 76% of all starts, with other affordable rent and affordable home ownership making up 13% and 11%, respectively

Chart 14: Affordable housing supply starts by type, 2013 to 2023.

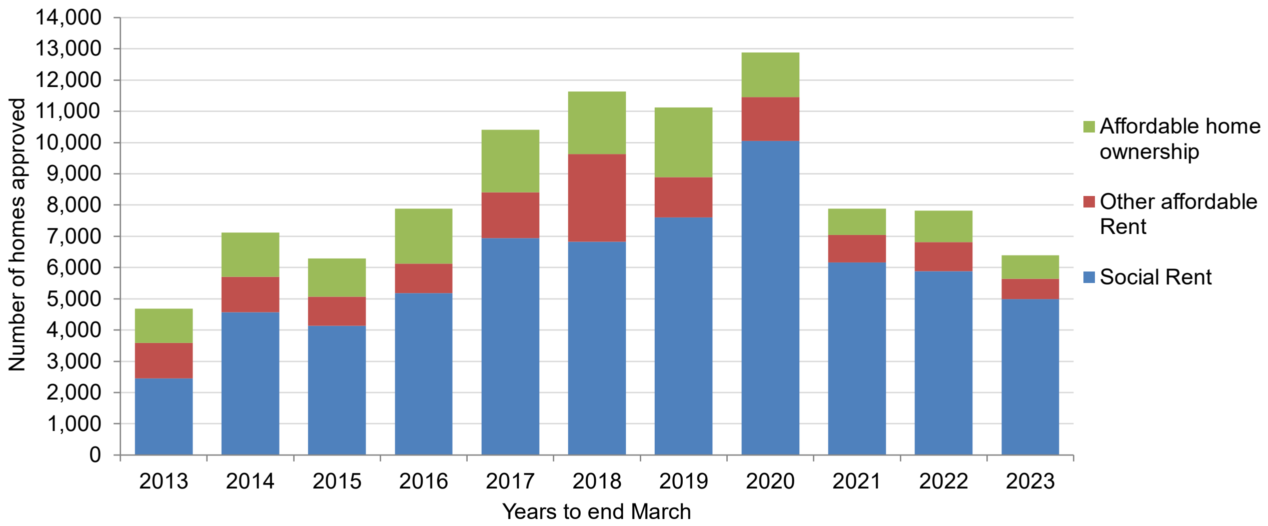
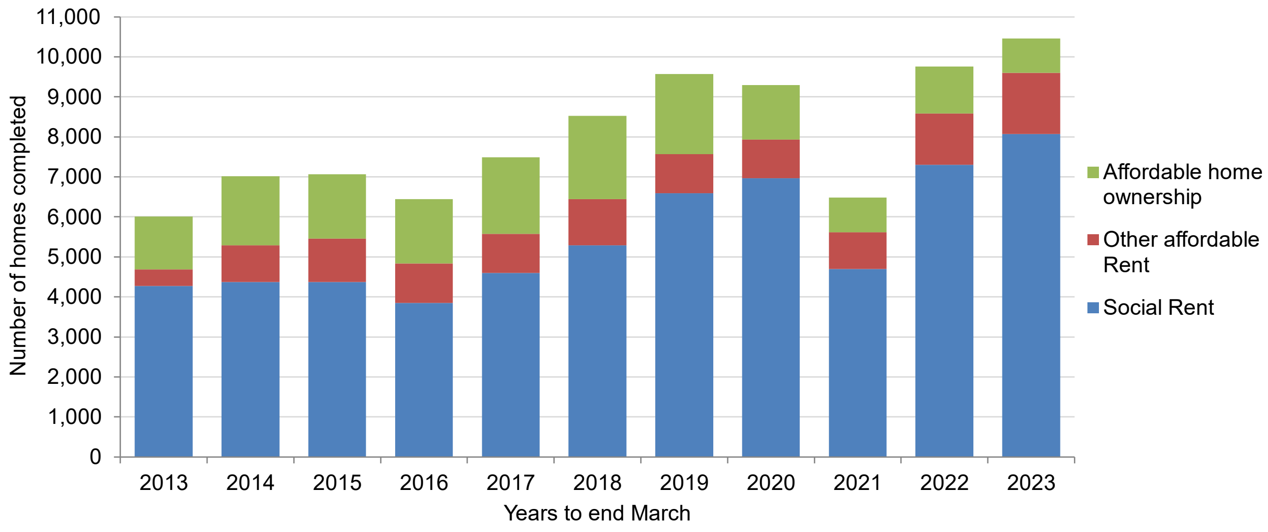


Chart 15 shows that total affordable housing supply programme completions increased by 7% (701 homes) between 2022 and 2023 (years to end March), with increases in the number of completions for social rent (by 10% or 767 homes) and other affordable rent (by 20% or 250 homes), whereas completions for affordable home ownership decreased by 27% or 316 homes. In the latest year to end March 2023, social rent completions have accounted for 77% of all completions, with affordable rent and affordable home ownership making up 15% and 8% of the total.

Chart 15: Affordable housing supply completions by type, 2013 to 2023.



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 11,570 completions so far against the 110,000 target, across the period 23 March 2022 to 31 March 2023, consisting of 9,121 (79%) homes for social rent, 1,548 (13%) for affordable rent, and 901 (8%) 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 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 also be reported on in this statistical publication.

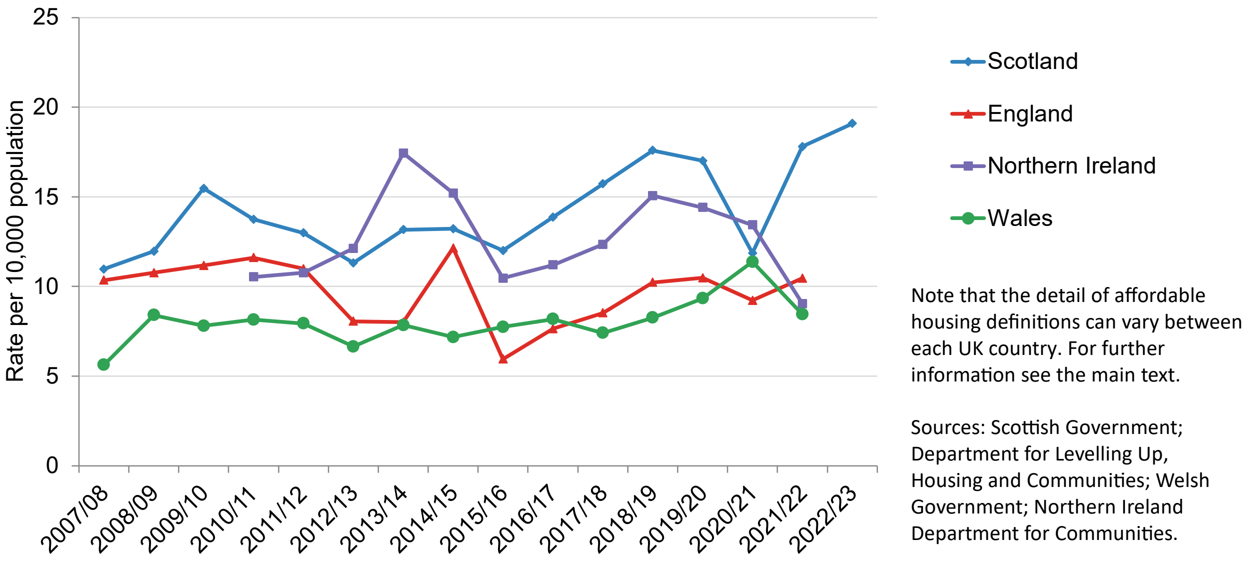
Affordable housing supply across UK countries

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, with the rate dropping below the rate for Northern Ireland in the year 2020/21.

Chart 16: The 10,458 affordable homes completed in Scotland in the latest financial year 2022/23 equates to a rate of 19.1 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. 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.

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 in the historic series for starts, which is an approach consistent with that taken in previous publications. Although we will be considering in future publications if we can move to present housing association start figures.

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 small 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.
- 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.

Also as with previous publications, Highland starts data has been estimated since 2006 Q3, based on the completions data provided by the authority as an estimated level of contribution to national level new build housing starts.

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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