

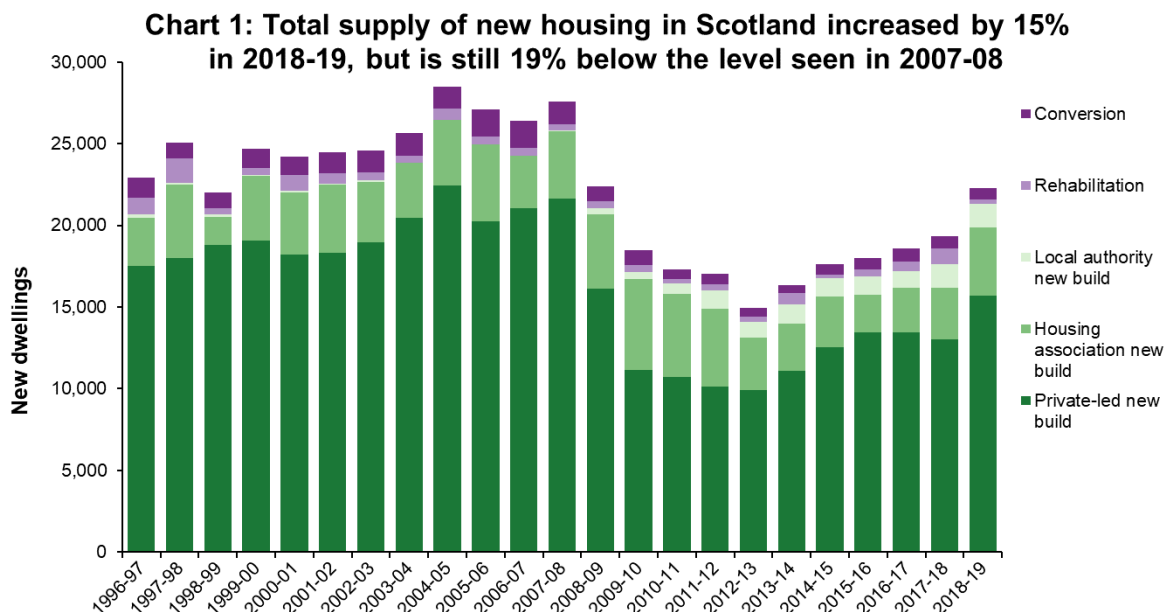
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland 2019: Key Trends Summary

This publication presents annual statistics up to 31st March 2019 on total new housing supply in Scotland across all sectors, and on stock by tenure estimates up to end March 2018, along with information on various elements of local authority housing in 2018-19 such as stock, lettings, house sales, evictions, housing lists, and housing for older people and people with disabilities.

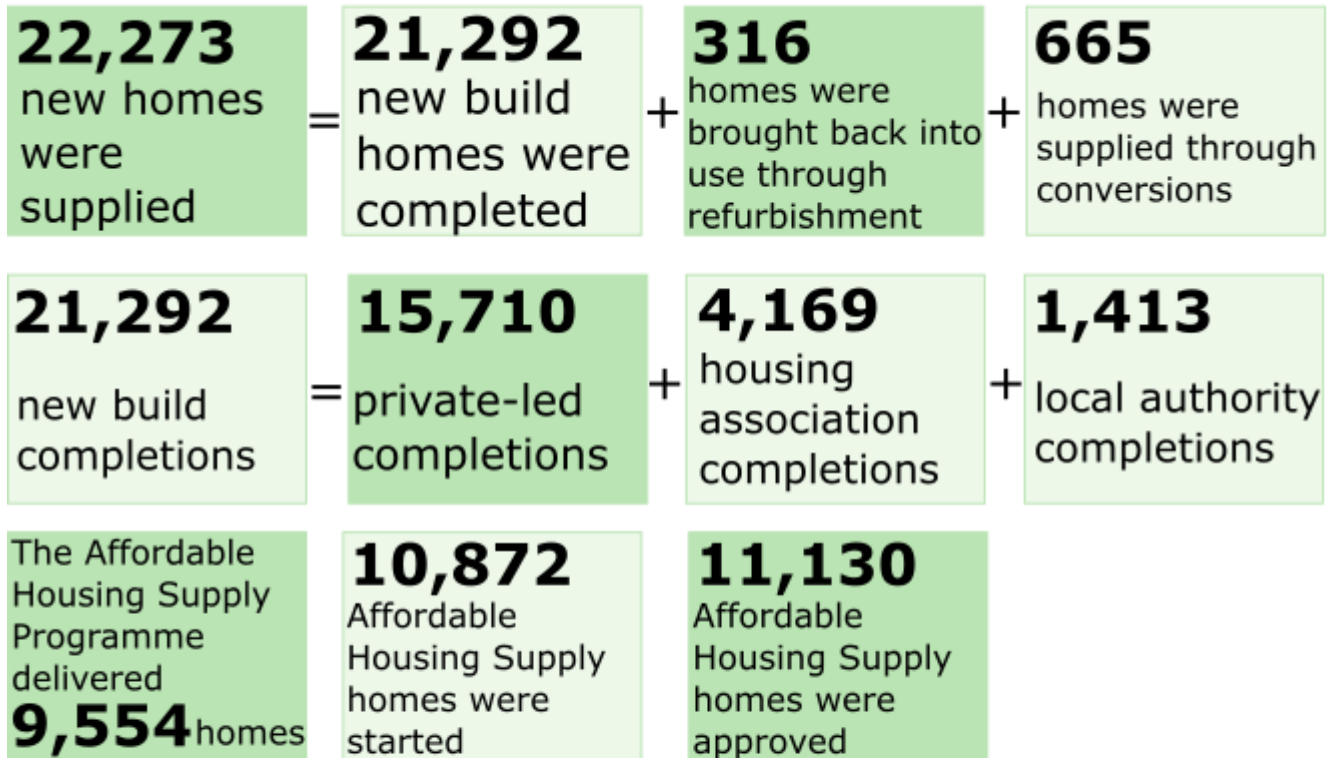
The statistics are largely based on information collected from local authorities, along with information obtained from the Scottish Government affordable housing supply programme database, and the Scottish Housing Regulator, and are used for a variety of purposes, including monitoring overall housing supply in Scotland.

More detailed background Excel tables are available on the [Housing Statistics website](#). A separate summary of the latest quarterly data on social sector new build and affordable housing is available in the [Housing Statistics for Scotland Quarterly Update September 2019](#). A separate overview of social housing as a whole (i.e. across both housing association and local authority housing) is available in the separate statistical publication [Social Tenants in Scotland 2017](#).

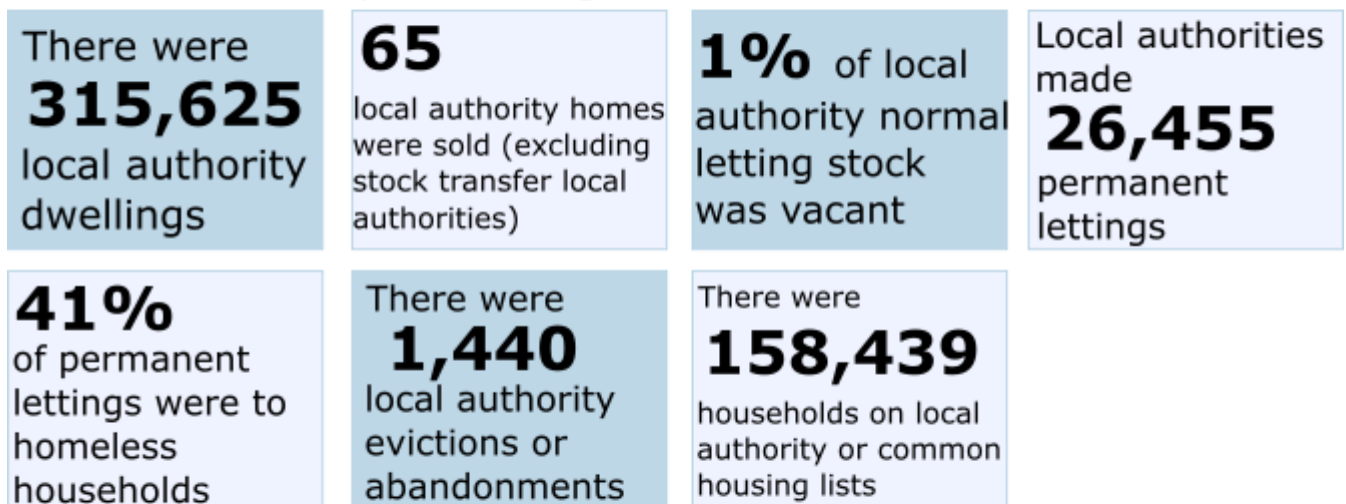


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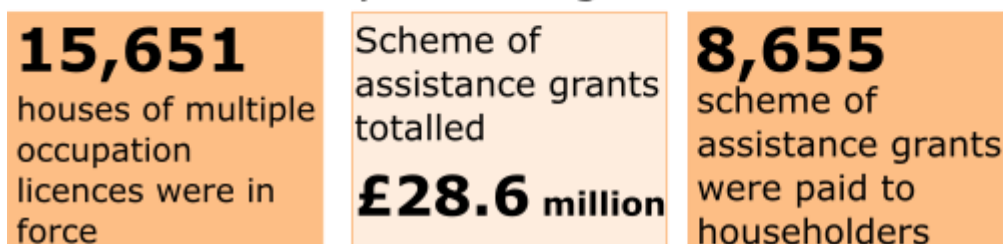
Housing Supply



Local Authority Housing



Local Authority Housing Assistance and Licensing



Key Findings for 2018-19

Housing Supply (Private and Public Sector)

New housing supply: New housing supply (new build, refurbishment and conversions) increased by 2,953 homes (15%) between 2017-18 and 2018-19, from 19,320 to 22,273 units. Housing association new builds increased by 1,041 homes (33%) and private-led new builds increased by 2,679 homes (21%), whilst local authority new builds decreased by 51 homes (3%), refurbishments decreased by 642 homes (67%) and net conversions decreased by 74 homes (10%).

New house building: In 2018-19, 21,292 new build homes were completed in Scotland, an increase of 3,669 homes (21%) on the 17,623 completions in the previous year, the sixth consecutive annual increase and the highest annual number of completions since 2007-08. During the same time-period the number of homes started increased by 3,160 homes (16%) from 19,604 to 22,764.

Affordable housing: (As previously reported in quarterly statistics published in June 2019): In 2018-19, there were 9,554 units completed through all Affordable Housing Supply Programme (AHSP) activity, an increase of 994 units (12%) on the previous year. Approvals decreased by 547 units (5%) in the latest year to 11,130 in 2018-19, and starts increased by 303 units (3%) to reach 10,872. Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

Stock by tenure, to end Mar 2018

Stock by tenure: As at 31st March 2018, there were an estimated 2.6 million dwellings in Scotland, an increase of 1% (20,000 dwellings) compared to 2017. The number of owner occupier households increased by an estimated 3%, and the number of housing association homes increased by 1%, whilst the number of local authority homes showed little change year on year (0%), and the number of dwellings rented privately (including with a job/business or rent-free) decreased by an estimated 6%.

Local Authority Housing, 2018-19

Local authority housing stock: At 31st March 2019, there were 315,625 local authority dwellings in Scotland, an increase of 1,192 units (0.4%) from the previous year and the first annual increase in local authority stock since 1980.

Sales of local authority dwellings (Right to Buy): Sales of public authority dwellings (including local authorities with total stock transfers) fell by 96% in 2018-19, to 76 sales. This decrease follows the Right to Buy scheme closing to all new applicants in July 2016. It is expected that sales will continue to fall further in the next year as the number of applications remaining in the system falls closer to zero.

Vacant stock: Local authorities reported 7,409 units of vacant stock at 31st March 2019, 269 units more than the 7,140 vacant units in the previous year. There were increases in units awaiting demolition (an increase of 141 units), and vacant normal

letting stock (an increase of 171 units), with vacant units used as temporary accommodation for the homeless and vacant units in low demand areas showing similar totals to the previous year, and vacant units as part of a modernisation programme falling by 55 units.

Lettings: During 2018-19 there were 26,455 permanent lettings made, an increase of 789 lettings (3%) compared to 25,666 lettings in the previous year. There were 10,952 lets to homeless households in 2018-19, which equates to 41% of all permanent lets by local authorities.

Evictions: Eviction actions against local authority tenants resulted in 1,440 evictions or abandoned dwellings in 2018-19 (1,007 evictions, 433 abandoned dwellings). This is down 1%, or 20 actions of evictions or abandonments, on the 1,460 in the previous year.

Housing lists: Household applications held on local authority or common housing register lists increased by 0.4% or 633 households to 158,439 at March 2019, the first annual increase since 2008, although the latest figure is 22% below the 202,235 applications recorded in 2008.

Local Authority Housing Assistance

Houses in multiple occupation: As at 31st March 2019 there were a total of 15,651 licences in force, of which nearly 9 in 10 are accounted for by just five local authorities – Aberdeen City, Dundee City, City of Edinburgh, Fife and Glasgow City.

Scheme of assistance: There were 8,655 scheme of assistance grants paid to householders in 2018-19, 394 grants (4%) fewer than in 2017-18. Spend on scheme of assistance grants totalled £28.6 million, around £1.1 million less than in 2017-18. The majority of grants in 2018-19 were for disabled adaptations; 5,458 grants totalling £21.8 million.

Contents

Housing Statistics for Scotland 2019: Key Trends Summary	1
Key Findings for 2018-19.....	3
Contents	5
New Housing Supply	6
New House Building	7
Affordable Housing Supply	11
Stock by Tenure to end March 2018	12
Local Authority Housing Stock.....	15
Sales of Local Authority Housing to Sitting Tenants (Right to Buy)	17
Local Authority Vacant Stock.....	19
Housing for Older People and People with Disabilities	21
Scheme of Assistance	22
Local Authority Lettings	23
Local Authority Evictions.....	25
Housing Lists	27
Houses in Multiple Occupation (HMO)	30
A National Statistics publication for Scotland	32
Correspondence and enquiries.....	32
How to access background or source data.....	32
Complaints and suggestions.....	32
Crown Copyright	32

New Housing Supply

22,273 new houses were built, refurbished or converted in 2018-19, 2,953 homes (15%) more than in 2017-18. New housing supply remains below pre-recession levels and is 19% below the 2007-08 figure of 27,594, however annual supply has increased by 7,333 homes (49%) since 2012-13.

New housing supply comprises the following elements:

- **new house building:** houses completed by or for housing associations, local authorities or private developers for market sale, below market rent or low cost home ownership;
- **rehabilitation:** houses acquired by housing associations and refurbished either for rent or low cost home ownership. Refurbishment of private dwellings funded wholly or partly through the Affordable Housing Supply Programme (AHSP); and
- **conversion:** net new dwellings created by conversion from non-housing to housing use or by alterations to existing dwellings in all tenures.

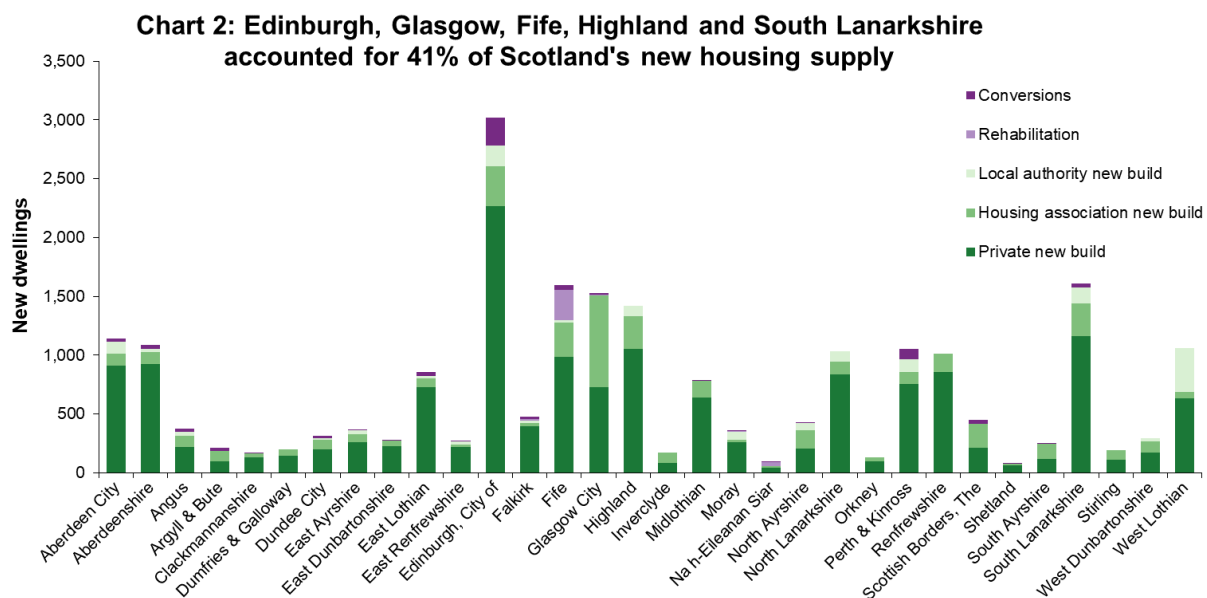
The supply of new housing increased by 2,953 homes (15%) between 2017-18 and 2018-19. There were 4,169 housing association new build completions in 2018-19, an increase of 1,041 homes or 33% on the previous year. Local authority new build completions totalled 1,413 homes, a decrease of 51 homes (3%) compared with 2017-18. A total of 15,710 homes were built by the private sector in 2018-19, an increase of 2,679 homes (21%) from the 13,031 homes built in 2017-18. The number of rehabilitations decreased from 958 in 2017-18 to 316 in 2018-19, and the number of buildings converted to housing use decreased by 74 homes from 739 to 655. See Table 1 below and Chart 1 (page1).

Table 1: Components of new housing supply in Scotland

	Private new build	Housing association new build	Local authority new build	Rehabilitation	Net conversion	Total housing supply
1996-97	17,492	2,963	241	984	1,244	22,924
1997-98	17,984	4,489	114	1,514	958	25,059
1998-99	18,784	1,753	120	380	958	21,995
1999-00	19,074	3,964	69	413	1,151	24,671
2000-01	18,195	3,804	112	971	1,103	24,185
2001-02	18,309	4,197	65	597	1,311	24,479
2002-03	18,938	3,715	94	514	1,305	24,566
2003-04	20,456	3,368	0	410	1,409	25,643
2004-05	22,449	4,024	0	677	1,336	28,486
2005-06	20,260	4,698	0	469	1,695	27,122
2006-07	21,042	3,231	6	437	1,702	26,418
2007-08	21,663	4,097	28	389	1,417	27,594
2008-09	16,111	4,577	336	427	923	22,374
2009-10	11,139	5,576	413	442	920	18,490
2010-11	10,713	5,111	614	297	591	17,326
2011-12	10,144	4,776	1,114	338	644	17,016
2012-13	9,892	3,244	963	291	550	14,940
2013-14	11,086	2,911	1,140	711	509	16,357
2014-15	12,564	3,064	1,116	224	644	17,612
2015-16	13,430	2,320	1,104	457	684	17,995
2016-17	13,432	2,751	1,018	599	791	18,591
2017-18	13,031	3,128	1,464	958	739	19,320
2018-19	15,710	4,169	1,413	316	665	22,273

The components of housing supply within each local authority area for 2018-19 are shown in Chart 2. Together Edinburgh, Glasgow, Fife, Highland and South Lanarkshire accounted for 41% of Scotland's new housing supply.

The proportions of housing supply accounted for by each grouping vary by local authority. For example, in Glasgow 51% of the new supply was housing association homes, 1% of supply related to conversions, and 48% from private led construction. The majority (75%) of the new supply in Edinburgh was from private sector new build with a further 11% from housing association new build and 6% from local authority new build. Private sector new build accounted for 83% of Falkirk's new housing supply. West Lothian (35%) had the highest proportions of their new supply as local authority new build housing.



Link to Housing Supply tables:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewHousingSupply>

New House Building

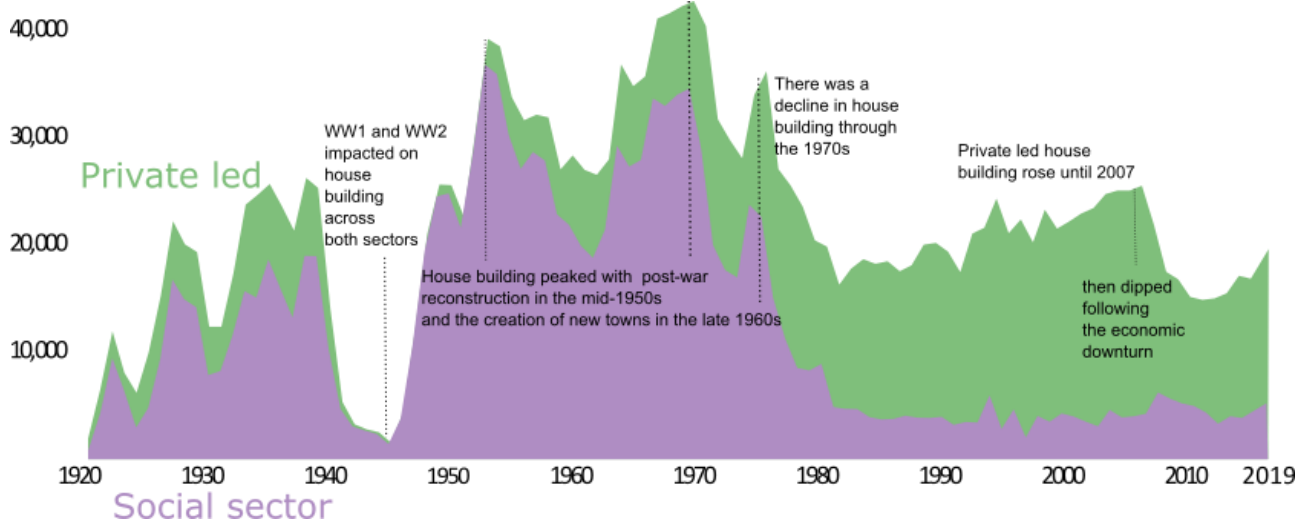
In 2018-19, 21,292 new build houses were completed in Scotland, an increase of 3,669 homes (21%) on the previous year when 17,623 had been completed, the sixth consecutive annual increase and the highest annual number of completions since 2008-09.

During the same time period the number of new houses started increased by 3,160 homes (16%) from 19,604 in 2017-18 to 22,764 in 2018-19.

The late 1960s and early 1970s saw about 41,000 to 43,000 new houses completed each year. This was primarily due to programmes of post-war reconstruction and slum clearances which saw huge numbers of, predominantly public sector, housing being built.

Throughout the 1970s and early 1980s the level of new build fell and fewer than 20,000 homes were completed each year throughout much of the 1980s. This was caused by a large decline in the number of social sector houses being built. Meanwhile the number of new private houses was generally on the rise and continued to increase until the economic downturn in 2008. By 2007-08 private sector new build represented around 84% of all completions compared to between 3% and 7% in the early part of the 1950s.

Chart 3: New housebuilding output has been impacted on by various factors in the past, such as the two World Wars, post-war reconstruction activity, the creation of new towns, and the economic crisis in 2007 (note that this chart presents calendar year figures)



The recession hit the private house building industry particularly hard and by 2012-13 starts and completions had fallen by 47% and 54% respectively since 2007-08. The numbers of homes completed by the private sector increased on an annual basis each year between 2012-13¹ and 2016-17, then decreased slightly 2017-18 before increasing in the latest year 2018-19. The number of starts stands at 16,045, up by 19% from 2017-18, but 20% below the number started in 2007-08. Private sector completions meanwhile have also increased by 21% since 2017-18 to 15,710, 27% below the level in 2007-08.

In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing a new build home and to stimulate the house building industry. Following this, the Help to Buy (Scotland) Affordable New Build and Help to Buy (Scotland) Smaller Developers schemes were launched on 21 January 2016. Further information on the schemes, along with monitoring information setting out numbers of sales and the characteristics of buyers, is available at <http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy>.

¹ Note that Chart 3 shows data in calendar years rather than financial years.

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. These differences depend 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, it has been estimated that the average time from start to completion of the entire site can range from anywhere between around 1.5 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.

There were 4,169 Housing Association new build completions in 2018-19, 33% more than in 2017-18. There were 4,838 Housing Association new build approvals in 2017-18, an increase of 3% on 2017-18.

After years of very few local authority new build housing completions in Scotland the Scottish Government's introduction of the Council House Building programme in 2009-10 has seen a significant numbers of new council houses being built. There were 1,413 local authority completions in 2018-19, which is 51 houses (3%) less than in 2017-18. There were 1,881 local authority starts in 2018-19, 507 houses (37%) more than the previous year.

The average timescale from start to completion of a local authority site has been estimated to be approximately 1 to 1.25 years, rising to around 2 to 2.5 years for some of the bigger sites. 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 map on the following page shows the rates of housing completions in 2018-19 (across all tenures) relative to the population size of each local authority in Scotland. The highest rates were observed in Midlothian, East Lothian, Perth & Kinross, Highland and Orkney Islands. The lowest rates were observed in Dumfries & Galloway, Dundee City, Stirling, Na h-Eilean Siar and Argyll & Bute.

Link to tables on new builds:

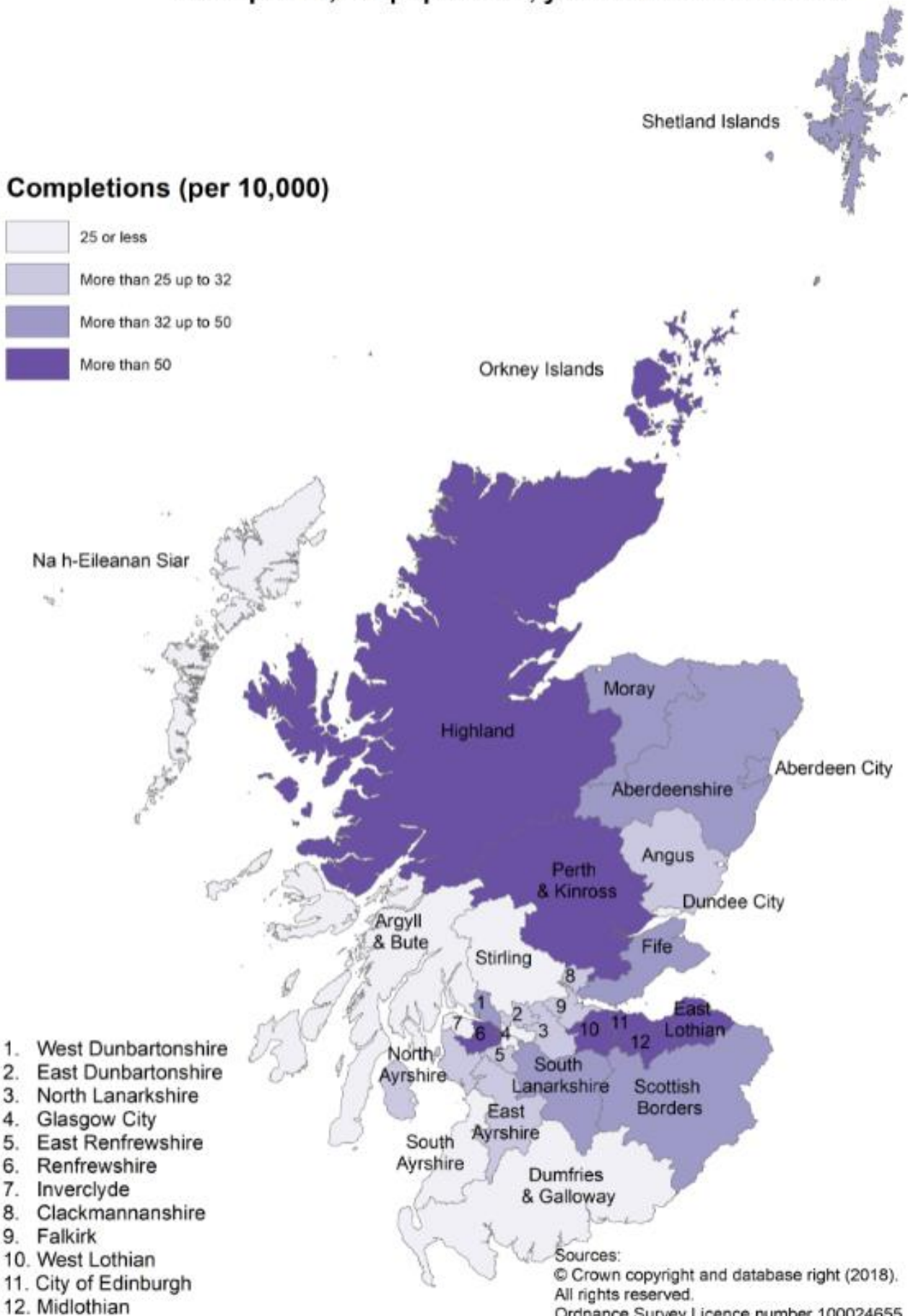
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild>

Link to Quarterly Housing Statistics for September 2019, which contains further details on new build housing activity and on comparisons to other UK countries:

<http://www.gov.scot/ISBN/9781839601804>

**Map A: New build housing - All Sector completions:
rates per 10,000 population, year to end March 2019**

Completions (per 10,000)



Affordable Housing Supply

(As previously reported in quarterly statistics published in June 2019): In 2018-19, there were 9,554 units completed through all Affordable Housing Supply Programme activity, an increase of 994 units (12%) on the previous year. Approvals decreased by 547 units (5%) in the latest year to reach 11,130 in 2018-19, and starts increased by 303 units (3%) to reach 10,872.

Quarterly affordable housing supply statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes, including 35,000 homes for social rent, over the period 2016/17 to 2020/21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

The Scottish Government's Affordable Housing Supply Programme funds housing for social rent, affordable rent and affordable home ownership. The Programme funds both new build activity and other activity to increase affordable housing supply, for example off the shelf purchases, open market shared equity (OMSE), rehabilitations and support provided to home owners through the Home Ownership Support Fund (mortgage to rent and mortgage to shared equity).

The number of units provided through the Affordable Housing Supply programme are illustrated in the charts below. Approvals are measured when funding approval is granted for all dwellings on a site. Completions are recorded when all dwellings on a site are completed.

Chart 4 shows that in 2018-19 there were 9,554 units completed in total - this is up by 12% compared to the 8,560 completions in the previous year, and is the highest annual figure since the series began in 2000-01. The majority (69%) of these were for social rent, 10% were for affordable rent and the remaining 21% were for affordable home ownership.

Chart 4: Of the 9,554 units completed in 2018-19, 69% were for social rent

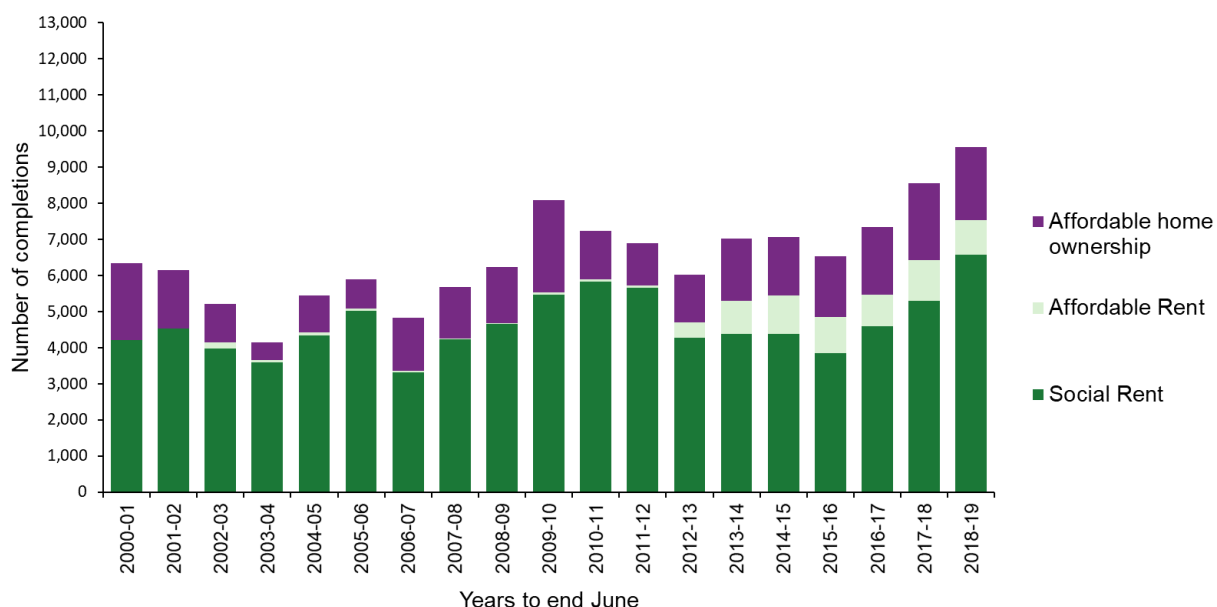
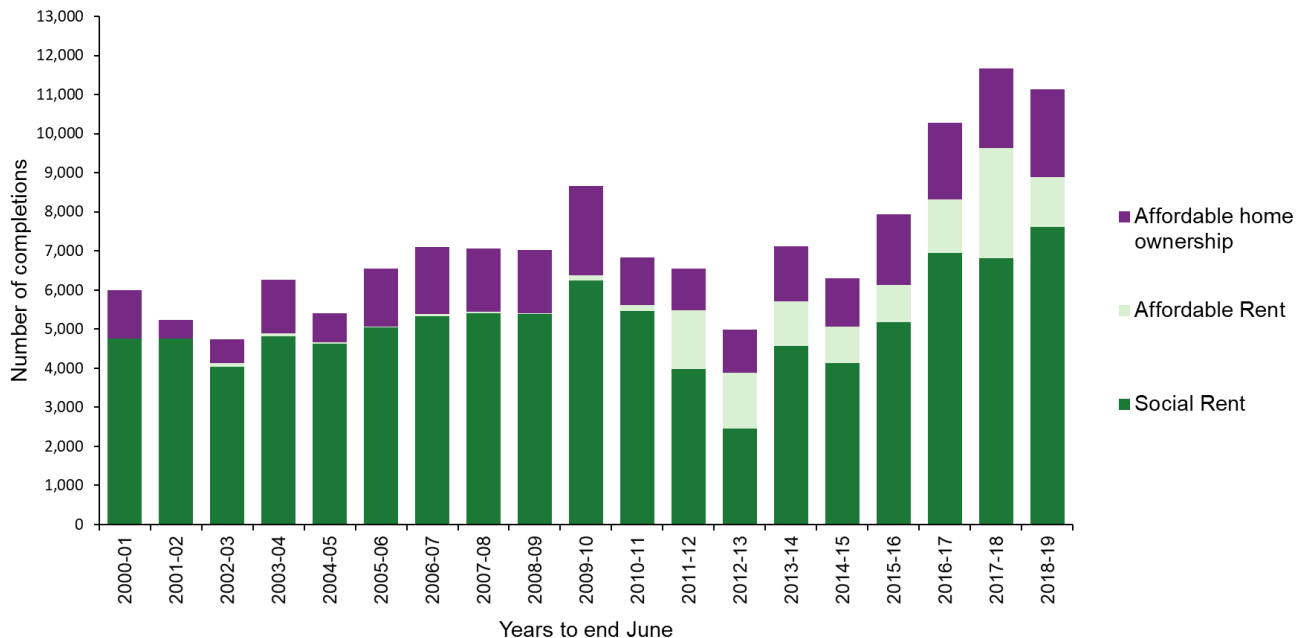


Chart 5 shows that in 2018-19, 11,130 units were approved, representing a decrease of 5% from the previous year. Of those, 68% were for social rent, 11% were for affordable rent, and the remaining 20% were for affordable home ownership.

Chart 5: Of the 11,130 units approved in 2018-19, 68% were for social rent



Since 2009-10, data on AHSP site starts has also been recorded. There were 10,872 starts in 2018-19 which was up 3% from 10,569 starts in 2017-18.

Over recent years it is estimated that it can take between 1 to 2 years from approval to completion of an entire new build AHSP site (of which the first 3 to 4 months would typically be the time period from approval to starting). Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

Link to tables on AHSP:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild/AHSPtables>

Scottish Government Affordable Housing Supply Programme out-turn reports:

<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/ahip>

Link to Quarterly Housing Statistics for September 2019, which contains further details on affordable housing delivery and on comparisons to other UK countries:

<http://www.gov.scot/ISBN/9781839601804>

Stock by Tenure to end March 2018

As at 31st March 2018, there were an estimated 2.6 million dwellings in Scotland, an increase of 1% (20,000 dwellings) compared to 2017. The

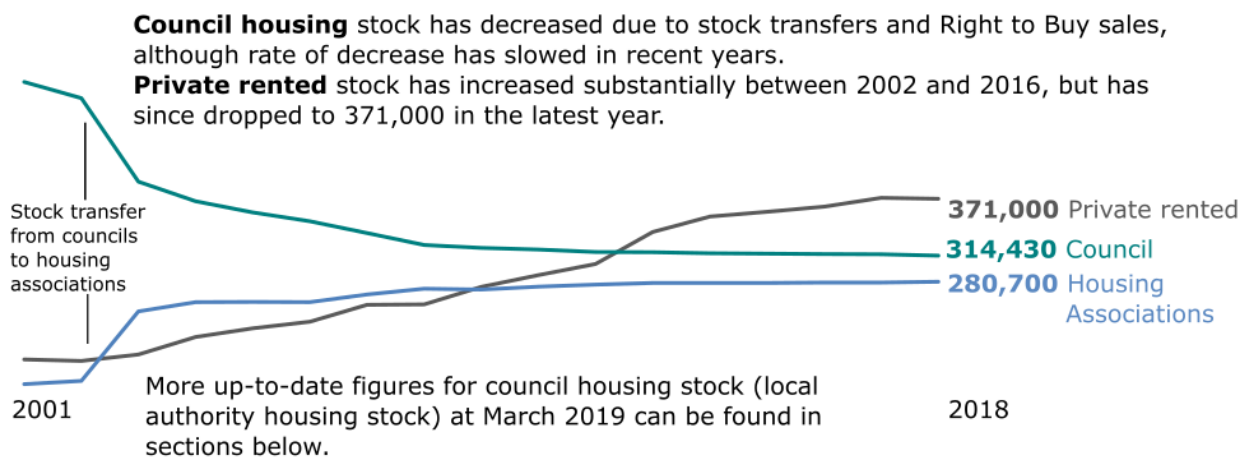
number of owner occupier households increased by an estimated 3%, and the number of housing association homes increased by 1%, whilst the number of local authority homes showed little change year on year (0%), and the number of dwellings rented privately (including with a job/business or rent-free) decreased by an estimated 6%.

Note within this section that figures presented on the number of privately rented and owner occupied dwellings should be treated as approximate estimates given that these are based on survey data from the Scottish Household Survey, from which there will be a margin of error associated with the results. This differs from the figures presented on the number of social rented dwellings, which are based on administrative counts of units of stock held by local authorities and housing associations, and therefore are likely to be more accurate counts of the exact numbers of dwellings.

The number of dwellings in Scotland has increased by 635,000 over the last 4 decades from 1.97 million in 1981 to 2.61 million in 2018. This has coincided with an increasing Scottish population and the increased prevalence of smaller households².

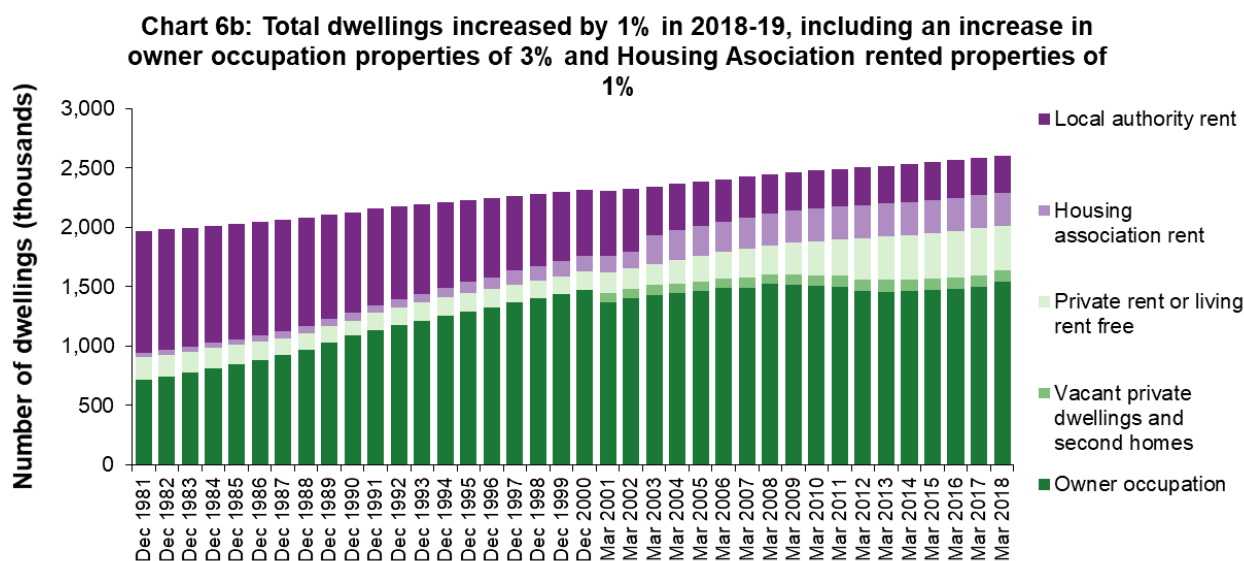
Chart 6a shows trends in rented stock between 2001 and 2018, in which it can be seen that council housing stock has decreased, due to stock transfers and Right to Buy sales, although the rate of decrease has slowed in recent years. Private rented stock increased substantially between 2002 and 2016, but has since dropped slightly in the latest year.

Chart 6a: Private rented stock increased substantially between 2002 and 2016, but has since dropped to 371,000 in the latest year



² <http://www.nrscotland.gov.uk/statistics-and-data>

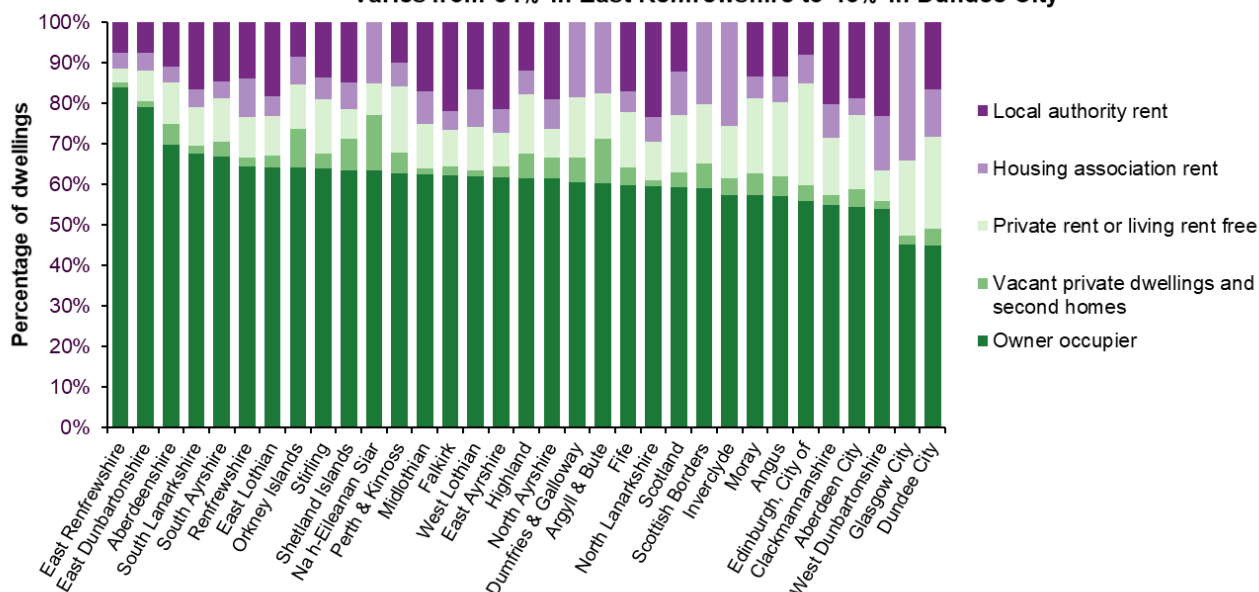
Chart 6b presents trends from 2001 across all tenure types, including owner occupation. It can be seen that the reduction in owner occupation between 2008 and 2014 has coincided with an increase in the number of households renting privately or living rent free from 10% (around 248,000 dwellings) in 2008 to 15% (around 382,000 dwellings) in 2015, as shown in Chart 6b. This may have been partly caused by the economic downturn and the difficulty potential home owners have subsequently experienced in securing a mortgage. Although in the latest year the number of households renting privately or living rent free has dropped to around 371,000, a decrease of around 6% from 2016 to 2018, with the number of owner occupier households increasing by approximately 3%.



Note the change in methodology from March 2001. Scottish Household Survey data is combined with dwelling counts of occupied and vacant property (National Records of Scotland data) to split privately owned stock into owner occupied, private rented and vacant. Social rented stock counts provided by local authorities and the Scottish Housing Regulator.

Local authority level tenure estimates are shown in Chart 7. The rate of owner occupation varies from 84% in East Renfrewshire to 45% in Dundee City. In general, cities have lower owner occupation rates. The proportion of dwellings rented privately ranges from 3% in East Renfrewshire to 25% in Edinburgh, with cities tending to have higher rates of households in the private rented sector. Percentages of households that are social renting range from 11% in East Renfrewshire to 34% in Glasgow and 37% in West Dunbartonshire.

Chart 7: Tenure estimates by local authority area show that the rate of owner occupation varies from 84% in East Renfrewshire to 45% in Dundee City



Link to tenure tables: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

The Scottish Household Survey website presents information on housing stock by tenure. Chapter 3 on Housing contains tables on tenure of household by year and by household age group:

<http://www.gov.scot/Topics/Statistics/16002/PublicationAnnual>

Statistics on housing stock by tenure in the other UK nations can be found through the following link to the Ministry of Housing, Communities and Local Government website:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stockincludingvacants/livetable/>

ONS produce subnational dwelling stock by tenure estimates for England at <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/subnationaldwellingstockbytenureestimates>

Scottish Government Social Tenants Statistics compendium publications present information on stock by tenure by country, for both social rented sector stock as well as for other tenures:

<https://www.gov.scot/publications/social-tenants-scotland-2017/>

Local Authority Housing Stock

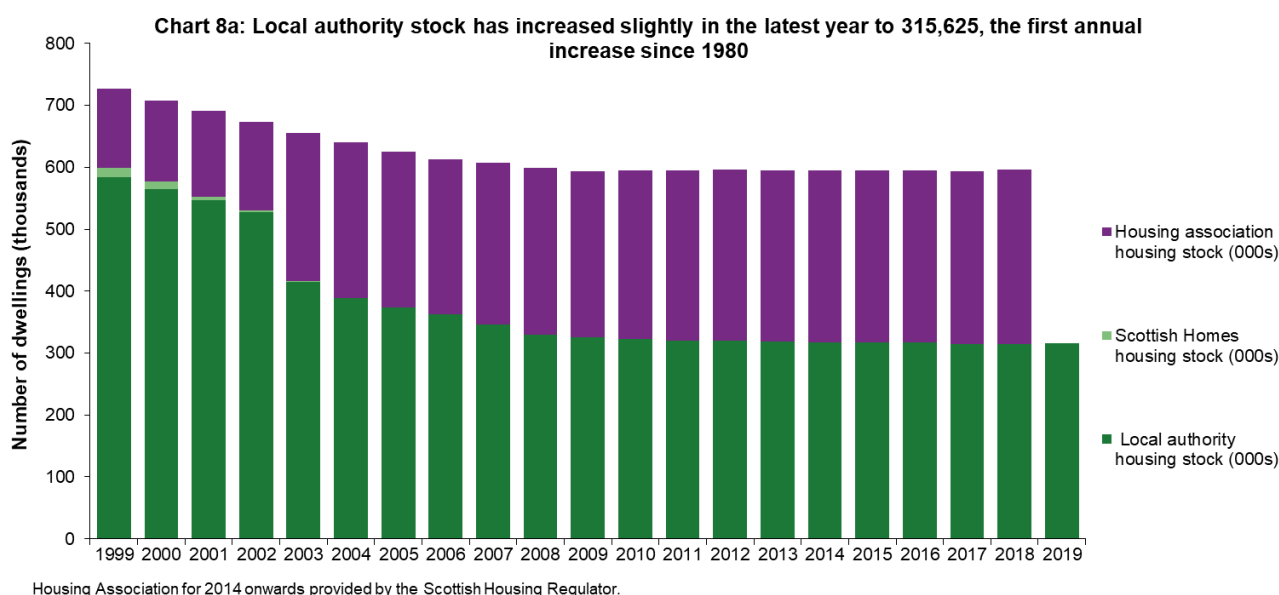
Local authority stock levels have been decreasing since the 1980s, although the rate of decrease has slowed in recent years. As at 31st March 2019 there were 315,625 local authority units, up by 1,192 units (0.4%) on the previous year, the first annual increase in local authority stock in Scotland since 1980.

The drops in the years since the 1980s can be attributed to 3 main factors:

- tenants buying their homes under Right to Buy
- transfers of stock from public authorities to Registered Social Landlords (RSLs)
- a decline in the number of new local authority dwellings being built.

In general these factors have become less significant in recent years, and the provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Act which received Royal Assent on 1st August 2014, with the scheme subsequently closing to all new applicants on 31st July 2016. In addition to this, the Scottish Government’s introduction of the Council House Building programme from 2009-10 onwards has seen a significant numbers of new council houses being built in the years since this. As a result, the latest year is showing the first annual increase since 1980.

Local authority stock levels have increased by 1,192 units (0.4%) from the previous year, to 315,625 units on 31st March 2019. This represents a substantial change since the mid-1990s when public authorities owned nearly 90% of the 783,000 units of social rented stock³. The increased contribution of Registered Social Landlords to the social rented sector is reflected in their rising stock levels since the late 1990s. Chart 8a below shows recent trends in the ownership of social rented housing stock.



Link to tables on local authority housing stock:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock>

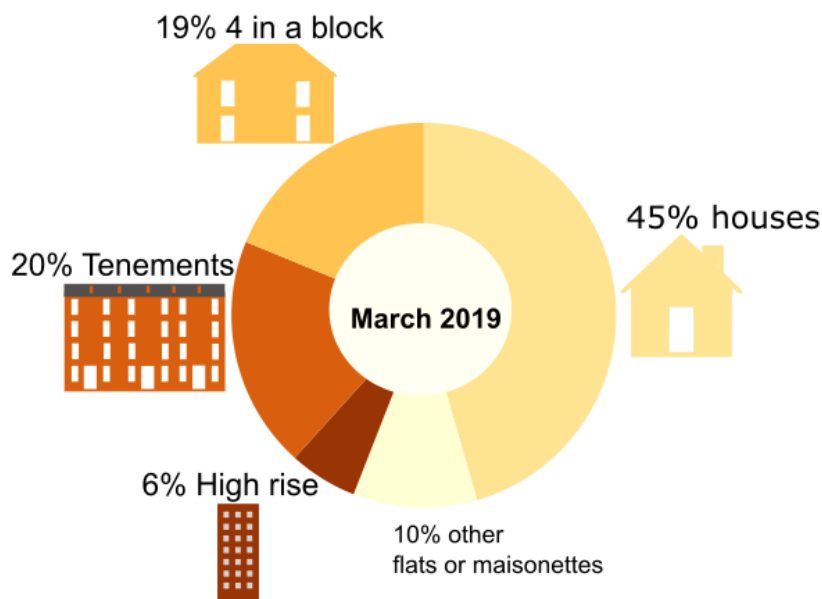
³ As at December 1995

Scottish Government Social Tenants Statistics compendium publications present additional information on social landlord stock:

<https://www.gov.scot/publications/social-tenants-scotland-2017/>

Looking at local authority owned housing stock by dwelling type, 45% of local authority housing stock at March 2019 were houses. The remaining stock consists of 4 in a block (19%), tenement flats (20%), high rise flats (6%), and other types of flats and maisonettes (10%).

Chart 8b: Nearly half of local authority owned dwelling stock were houses at 45% as at March 2019



There were some regional variations in the type of stock held by the different councils. Local Authorities with the highest percentage of houses were Orkney (84%), Shetland (84%), Moray (76%) and Highland (74%). Edinburgh and Renfrewshire had relatively high percentages of their stock as flats (82% and 79% respectively). The highest proportions of stock in high-rise flats were seen in Aberdeen (18%), Edinburgh (15%), and West Dunbartonshire (14%), whilst tenement flats were relatively common in Dundee (52%) and Edinburgh (51%). In East Ayrshire, South Ayrshire and West Dunbartonshire, 28% of stock was in 4 in a block flats.

Link to tables on stock by type:

<http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock>

Sales of Local Authority Housing to Sitting Tenants (Right to Buy)

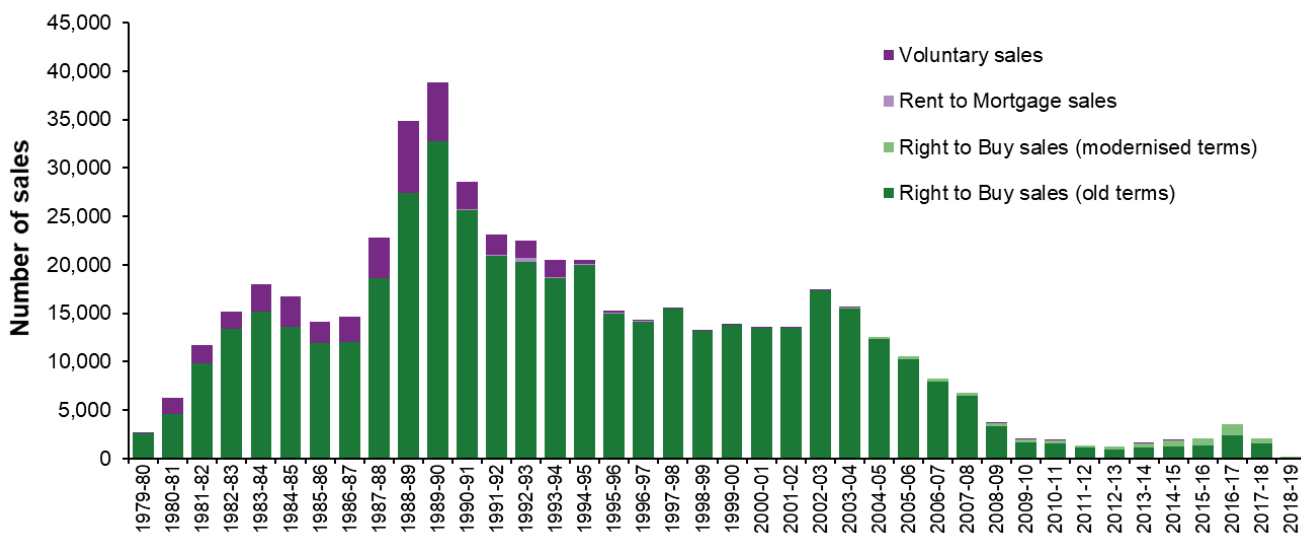
After a small upturn in 2002-03, public authority Right to Buy sales (including local authorities with total stock transfers) declined consistently to a level of 1,209 in 2012-13. Sales increased each year since then, up to 2016-17, though have decreased in the last two years following the scheme closing to

applicants in July 2016. In 2018-19 Right to Buy sales decreased by 96% from the previous year to 76.

Excluding stock transfer local authorities, there were a total of 65 Right to Buy sales in 2018-19, also down 96% on the previous year.

Chart 9 shows the scale of sales to sitting tenants since the inception of the Right to Buy scheme in 1979.

Chart 9: The rate of sales to sitting tenants has decreased to 76 in 2018-19 following the scheme closing to new applicants in July 2016



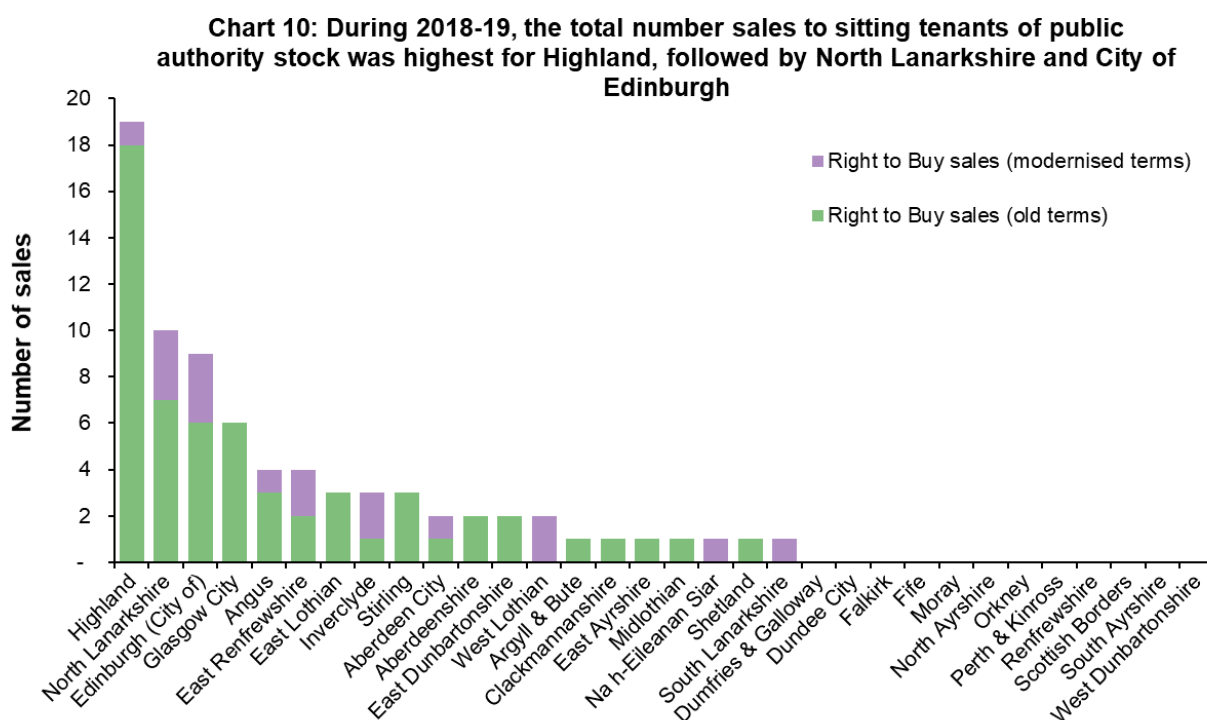
The introduction of Right to Buy legislation in 1979 had a substantial impact on the profile of Scottish housing. Over the years, nearly half a million public sector properties have been sold under the Right to Buy scheme. The annual rate of sales to sitting tenants peaked at just under 40,000 in 1989, at the height of the housing boom. It then fell rapidly in the early 1990s as the housing market crashed, settling at around 15,000 per year from the mid-1990s onwards. Legislation introduced as part of the Housing (Scotland) Act 2001 then resulted in significant changes in Right to Buy terms for new tenants from 2002-03. Following the change in legislation, new tenants were on modernised terms which in most cases meant they could not buy until October 2007 at the earliest, and on less favourable terms than previously. Further changes to the Right to Buy rules were made in the Housing (Scotland) Act 2010. The Act included provisions to end the Right to Buy for new supply social housing and for new tenants from 2nd March 2011. It also introduced more flexibility and local control over the designation of pressured areas.

After a small upturn in 2002-03, public authority right to buy sales (including local authorities with total stock transfers) declined consistently to a level of 1,209 in 2012-13. In 2013 the Scottish Government announced that the Right to Buy was to end for all tenants. This is likely to be responsible for the number of sales more than doubling in the years up to 2016-17 as tenants bought their homes whilst they still had the opportunity. The number of sales decreased in 2017-18 to 2,101 and then to 76 in 2018-19. It is expected that sales will continue to fall further in the next

year as the number of applications remaining in the system falls closer to zero. The provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Act which received Royal Assent on 1st August 2014, and the scheme subsequently closed to all new applicants on 31st July 2016.

Up to and including 2018-19 there have been 6,121 sales of public authority housing under modernised terms and in the latest year 29% of sales were under modernised terms.

Chart 10, below, shows the numbers of sales in each local authority under the old and modernised terms for 2018-19. This chart includes sales of former council houses in local authorities which transferred their stock to housing associations. Highland had the highest number of sales at 19, followed by North Lanarkshire at 10.



Link to tables on sales of social sector housing:
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Sales>

Local Authority Vacant Stock

At 31st March 2019 local authorities reported 7,409 units of vacant stock, an increase of 4% (269 units) on the 7,140 units in the previous year.

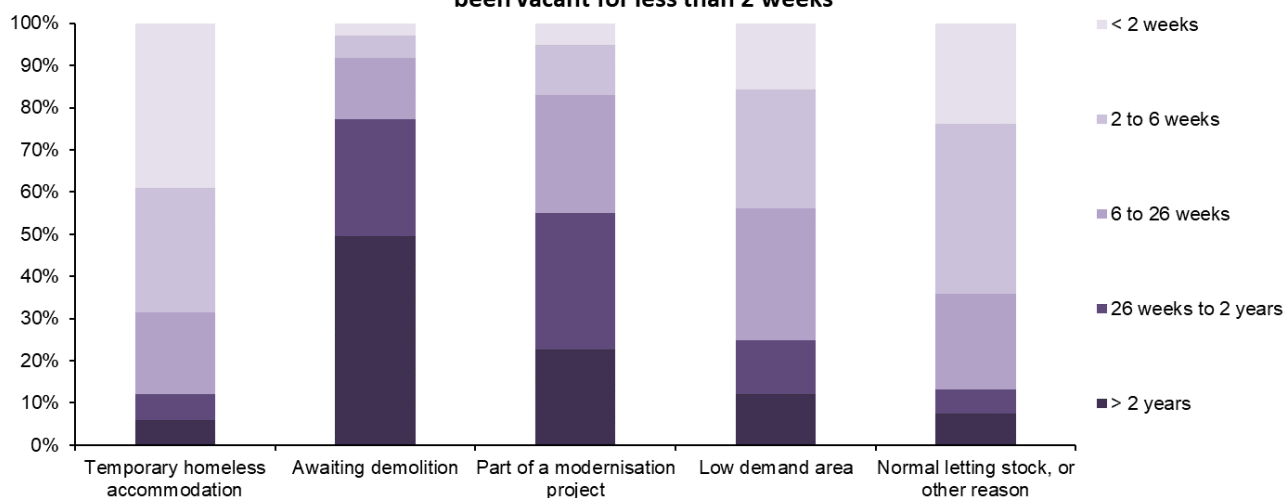
There were increases in the number of vacant units awaiting demolition (an increase of 141 units, or 7%, from 2,067 to 2,208) and vacant normal letting stock (an increase of 171, or 7%, from 2,611 to 2,782), with vacant units in low demand areas and vacant units used as temporary accommodation for the homeless

showing similar figures to the previous year. There was a decrease in the number of vacant units part of a modernisation programme (a decrease of 55, or 4%, from 1,485 to 1,430).

Local authority dwellings can be vacant for a variety of reasons, such as being part of a planned disposal or modernisation/repair programme, or being in low demand areas. Of the 7,463 units, 30% were awaiting demolition or sale, 7% were in a low demand area, 19% were part of a modernisation programme, and a further 6% were used as temporary accommodation for the homeless. Of the vacant stock, 38% was normal letting stock or other vacant stock, which represents 1% of all local authority normal letting stock.

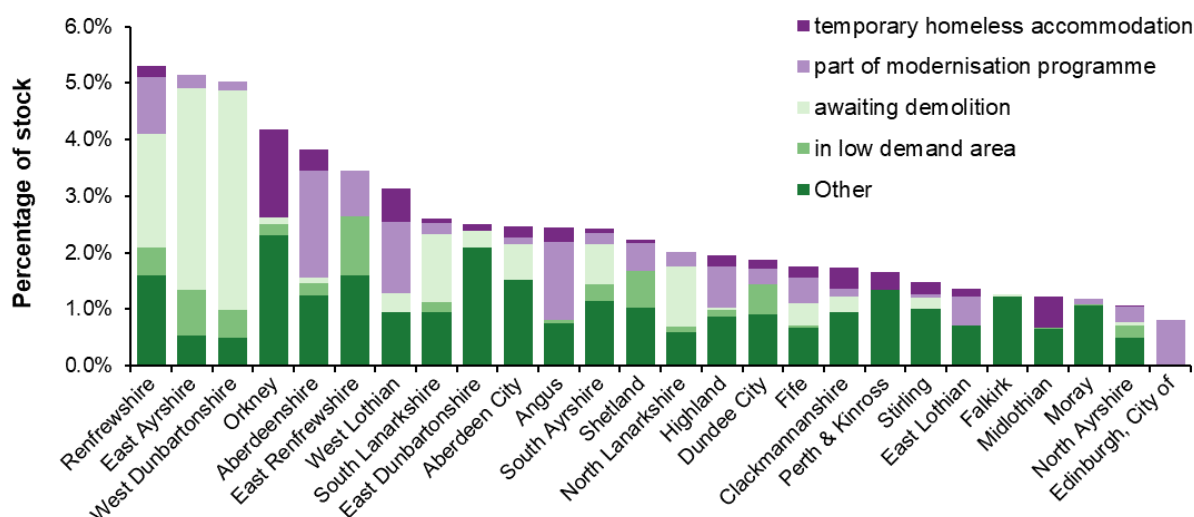
Chart 11 below illustrates that the length of time that properties have been vacant is closely related to the reason for the vacancy. Normal letting stock, or temporary homeless accommodation tends to be empty for less time than other types of vacant stock. For example, at March 2019 just under one quarter (24%) of vacant normal letting stock had been vacant for less than two weeks, and only 7% had been vacant for over two years. This compares to half (50%) of vacant stock awaiting demolition which was vacant for over two years, and just 3% vacant for less than two weeks.

Chart 11: In 2018-19 50% of vacant stock awaiting demolition has been vacant for more than 2 years, and 39% of vacant stock used as temporary accommodation for the homeless has been vacant for less than 2 weeks



Vacant stock in each local authority area (except those which have transferred their social housing stock) is shown in Chart 12. This shows vacant stock, by reason for vacancy, as a proportion of all local authority housing stock.

Chart 12: The types of vacant local authority stock as a proportion of local authority stock varied between each local authority in 2018-19



Link to tables on public authority vacant stock:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement>

Link to Scottish Government Social Tenants Statistics, which includes information on vacant stock across both the local authority and housing association sectors:

<https://www.gov.scot/publications/social-tenants-scotland-2017/>

National Records for Scotland (NRS) produce statistics on occupied and vacant dwellings for all sectors each year at local authority and data zone level:

<http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates>

Housing for Older People and People with Disabilities

The number of sheltered, very sheltered and medium dependency houses provided by local authorities has increased by 2% in the latest year from 20,315 homes in 2018 to 20,746 homes in 2019.

In addition to the housing for older people and people with disabilities provided by councils, councils provide or commission housing support services to help meet specific housing needs of older and other vulnerable people to give them the opportunity to continue to live in their own homes. Housing for people with variable needs is currently mainly classified as very sheltered, sheltered, medium dependency, wheelchair and ambulant disabled, although figures can vary from

year to year as dwellings may be adapted to suit the particular needs of tenants, or re-classified by providers.

Chart 13: The provision of local authority housing for older people increased by 3% for very sheltered properties, 1% for sheltered properties and 4% for medium dependency properties in 2018-19



Link to tables on housing for older people and people with disabilities:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/SpecialNeedsHousing>

The Scottish House Condition Survey (SHCS) is the a national survey of housing and households undertaken in Scotland as part of the Scottish Household Survey. It combines both an interview with occupants and a physical inspection of dwellings to build up a picture of Scotland's occupied housing stock which covers all types of households and dwellings across the entire country - whether owned or rented, flats or houses. <http://www.gov.scot/Topics/Statistics/SHCS>

The Scottish Health Survey (SHeS) provides a detailed picture of the health of the Scottish population in private households and is designed to make a major contribution to the monitoring of health in Scotland. It is essential for the Scottish Government's forward planning, for identifying gaps in health services provision and for identifying which groups are at particular risk of future ill-health.

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Health/scottish-health-survey>

Scheme of Assistance

In 2018-19, councils provided householders with 248,853 instances of help. Most of these (96%) were non-financial.

In 2018-19, 8,655 scheme of assistance grants were paid to householders, a 4% decrease (or 394 fewer grants) than 2017-18. Scheme of Assistance grants totalled £28.6 million, which is around £1.1 million less than in 2017-18. The majority of these were for disabled adaptations, 5,458 grants which is 3% less than the 2017-18 figure of 5,599. Disabled adaptation grants in 2018-19 totalled £21.8 million which is slightly less than the 2017-18 figure of £21.9m.

The Housing (Scotland) Act 2006 introduced a new Scheme of Assistance, which replaced the previous system of private sector home improvement grants. The scheme also aims to encourage home owners to take more responsibility for the condition of their homes, to ensure that private housing in Scotland is kept in a decent state of repair. Home owners are primarily responsible for their own property under their title deeds, but local authorities have statutory powers to maintain and improve the general condition of private sector housing in their area. If an owner needs help to look after their home, the Scheme of Assistance allows local authorities broad discretionary powers to provide assistance. This assistance can be provided through advice and guidance, practical help, or through financial assistance by way of grants or loans. It is for the local authority to determine what kinds of assistance are made available on the basis of local priorities and budgets.

Local authorities must provide assistance to owners who have been served a statutory work notice requiring them to bring a house into a reasonable state of repair. Local authorities must also provide assistance by way of grant⁴ for most work to adapt homes to meet the needs of disabled people, other than for home extensions. All other assistance is discretionary. Under the Scheme of Assistance local authorities must prepare a statement providing information about the assistance that is available locally.

In 2018-19, councils provided householders with 248,853 instances of help. Most of this help (238,229 cases or 96% of all cases) was in the form of non-financial assistance such as website hits, leaflets or advice. Total spending was almost £28.6 million. 5,458 grants were paid to disabled households totalling £21.9 million; a further 3,179 grants were paid to other households totalling £6.8 million.

Link to tables on housing for older people and people with disabilities:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/SoA>

Local Authority Lettings

During 2018-19 there were 26,455 permanent lettings made, an increase of 789 lets (3%) compared to 25,666 lettings in the previous year.

Of all the local authority lettings made in 2018-19, 41% were to homeless households, compared to 42% in 2017-18. There were a total of 10,952 lettings to homeless households in 2018-19, an increase of 1% on the 10,805 lettings in 2017-18.

The proportion of lets allocated to homeless applicants can be a useful indicator in measuring local authorities' capacity to sustain the 2012 homelessness commitment whereby all unintentionally homeless households are entitled to settled accommodation.

⁴ Usually 80% of the cost of prescribed adaptation work or 100% where the applicant receives certain benefits.

Mirroring the falling stock levels, the number of local authority lettings decreased each year throughout the 2000s (Chart 14) until 2008-09. The number of lettings increased slightly each year between 2011-12 and 2013-14, then decreased. During 2018-19 there were 26,455 permanent lettings made, an increase of 789 lets or 3% on the 25,666 permanent lettings in 2017-18.

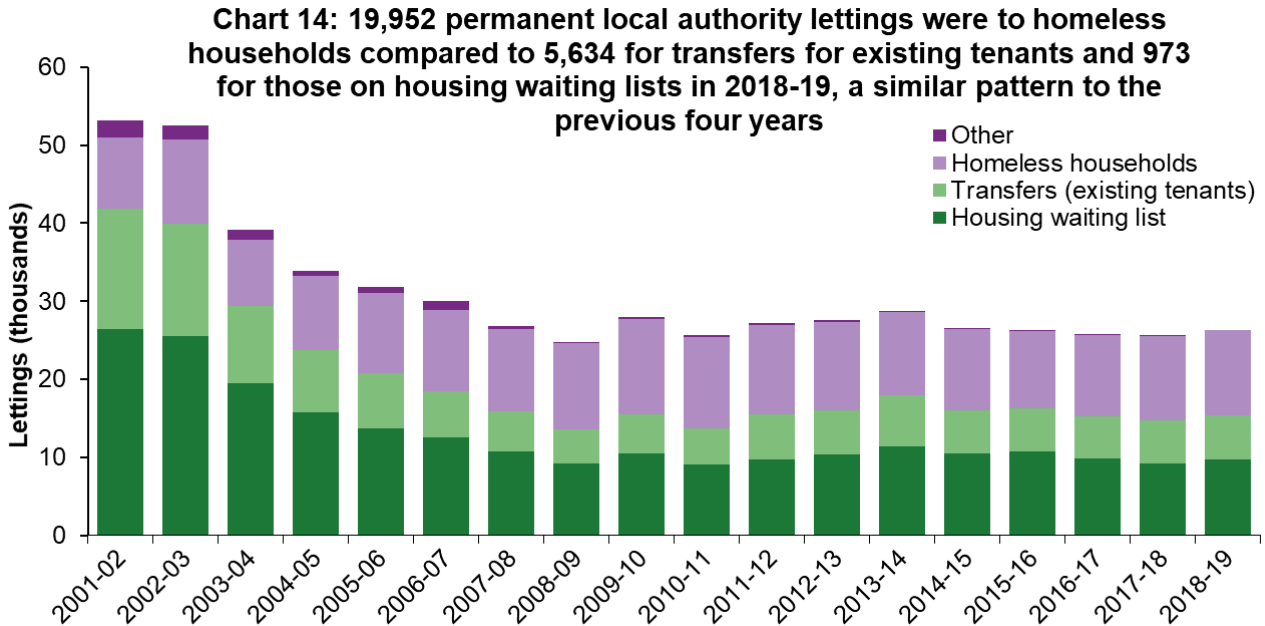
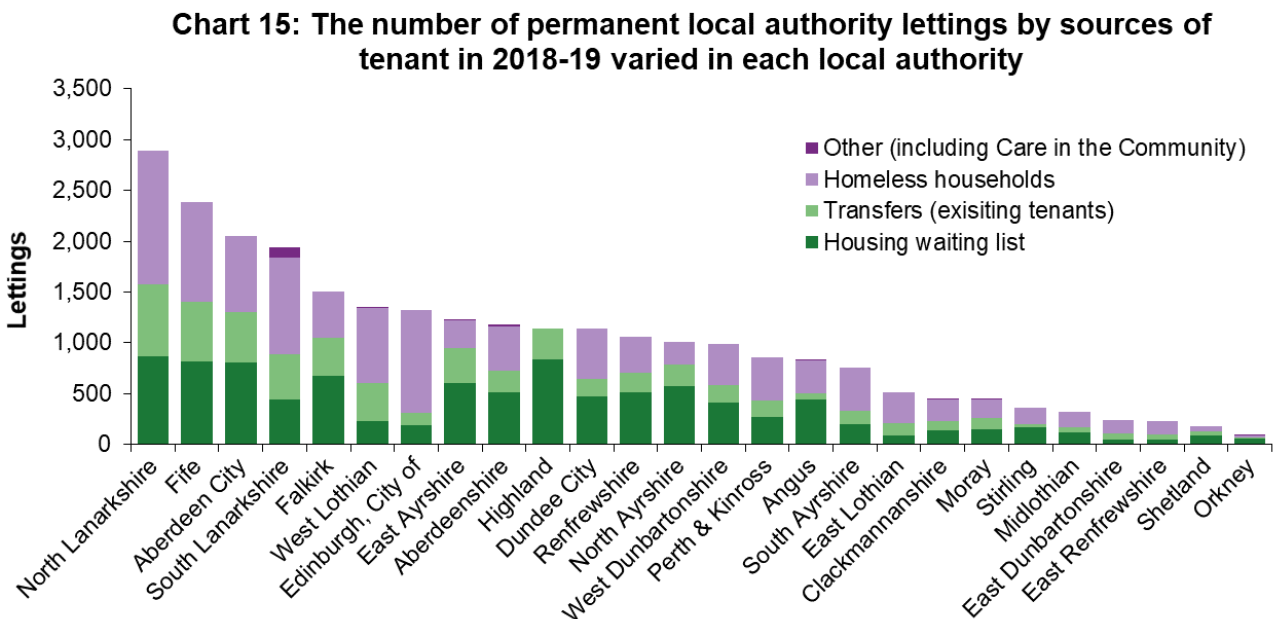


Chart 15 shows that there were some regional variations in the proportion of permanent lettings by source of tenant. For example, lets to homeless households made up 77% of all permanent lettings in Edinburgh, compared to 22% in East Ayrshire. The proportion of lets made to housing waiting list applicants varied between 13% in Edinburgh, to 74% in Orkney.



More information can be found here:

<http://www.scotland.gov.uk/Publications/2002/08/sst/3>

Link to tables on local authority lettings:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement>

Link to Scottish Government Social Tenants Statistics, which includes information on lettings across both the local authority and housing association sectors:

<https://www.gov.scot/publications/social-tenants-scotland-2017/>

The Scottish Government publishes a range of information on Homelessness, including the number of lets for homeless households, collected through the HL1 return:

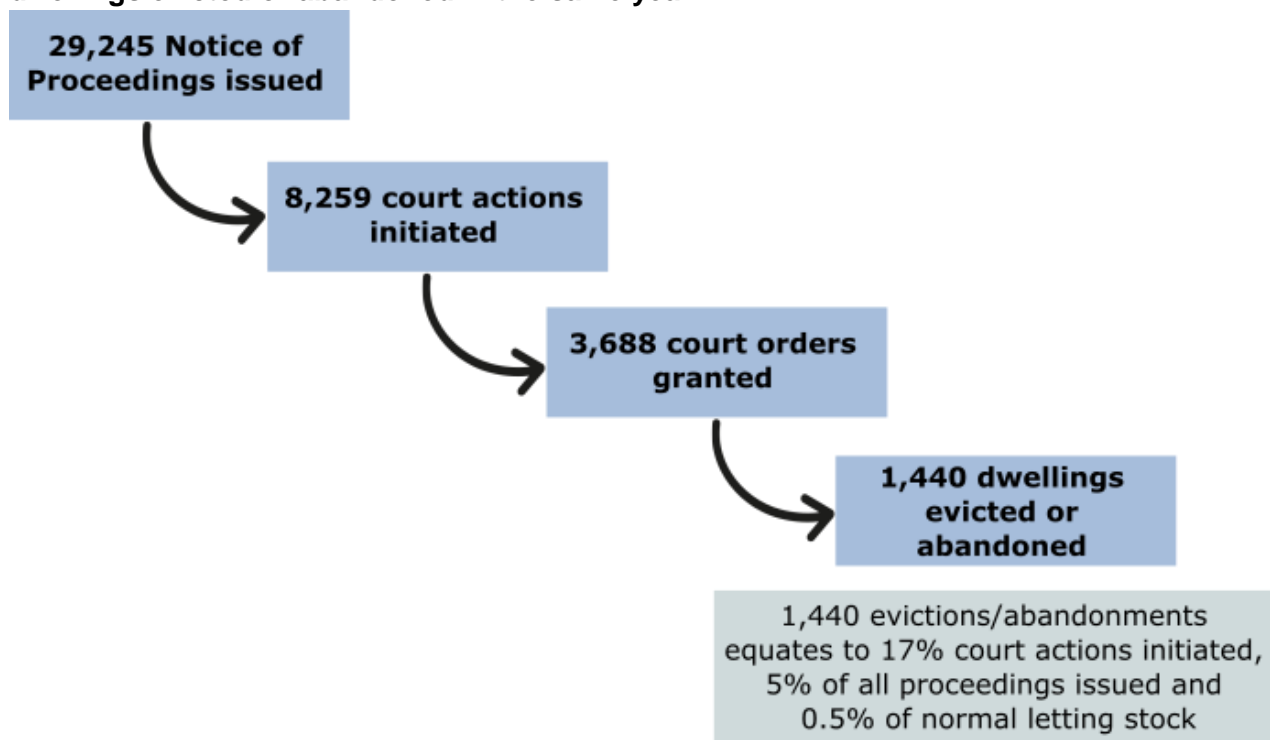
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables>

Local Authority Evictions

There were 1,440 tenancy terminations (evictions and abandonments) in 2018-19, a decrease of 1% or 20 on 1,460 in 2017-18. Of the 1,440 tenancy terminations in 2018-19, 96% (1,378) were due to rent arrears – a similar proportion to 2017-18 (96%).

The diagram below (Figure A) illustrates the numbers of actions taken in against local authority tenants in 2018-19. There were 29,245 notices of proceedings issued in 2018-19. Of these, 8,259 proceeded to court, with 3,688 court orders being granted; 1,440 tenancies were terminated through an eviction or abandonment of the dwelling.

Figure A: A total of 29,245 notice of proceedings were issued in 2018-19 with 1,440 dwellings evicted or abandoned in the same year

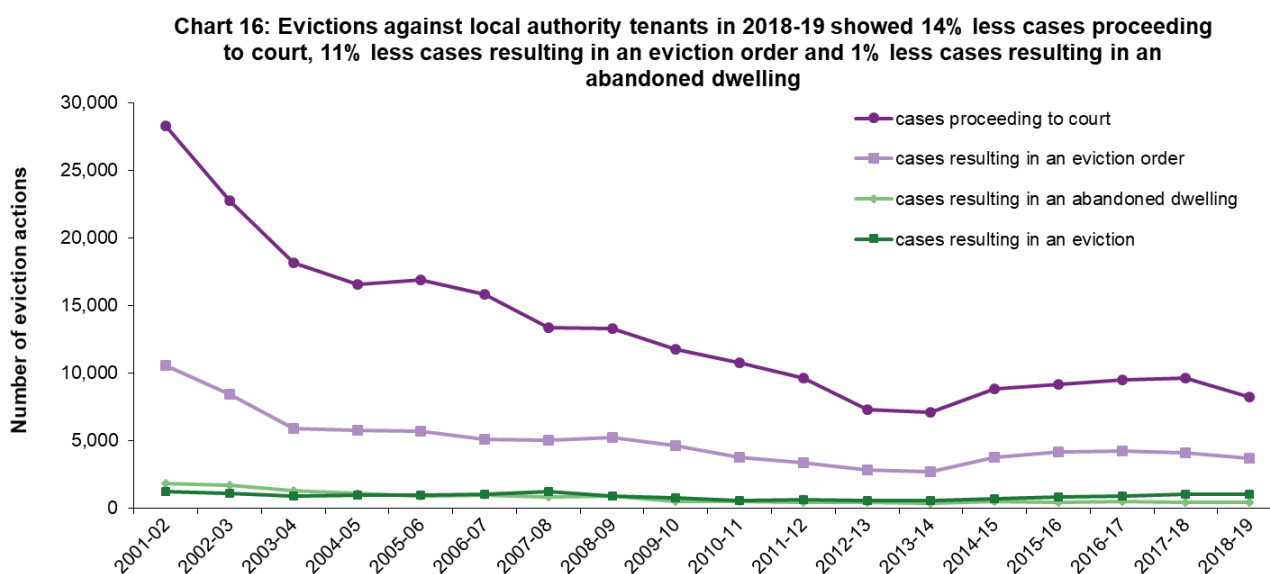


Pre-action requirements to strengthen the protection of tenants facing eviction for rent arrears came into force on 1st August 2012. Pre-action requirements require social landlords to have exhausted all attempts to resolve the arrears with the tenant before taking action to evict. The changes have therefore generally had a much bigger effect on the early stages of an eviction action (notice of proceedings issued) than on the later stages.

Chart 16 shows there were large reductions in the number of actions against local authority tenants proceeding to court from 28,301 in 2001-02 to 7,127 in 2013-14. This was followed by increases each year up to 9,648 in 2017-18 but a decrease in 2018-19 to 8,259.

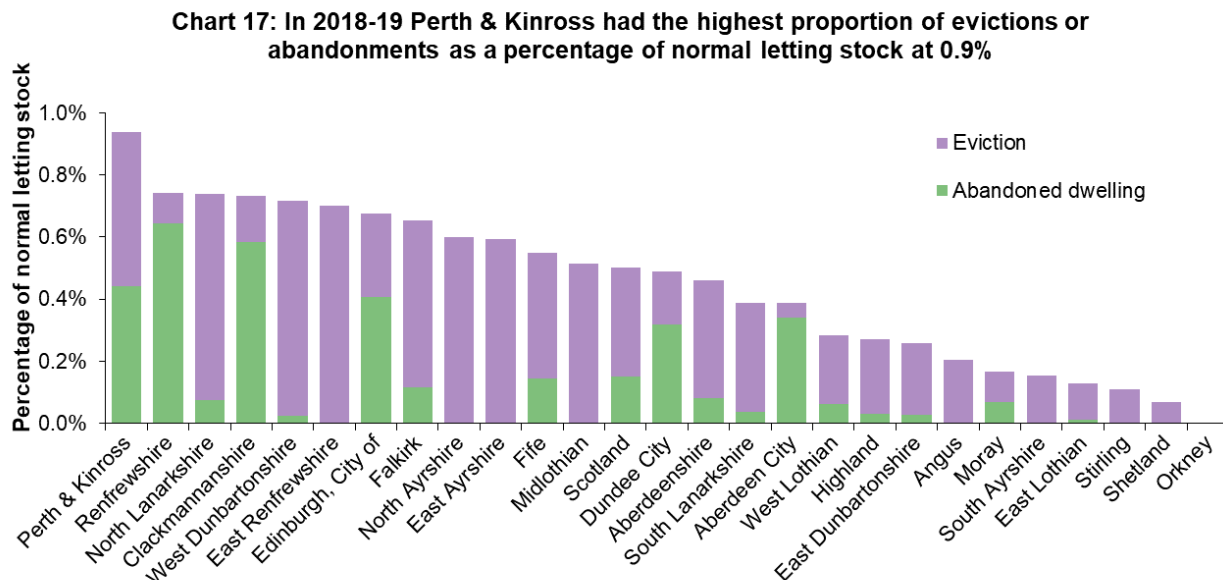
The number of cases resulting in an eviction order also fell from 10,558 in 2001-02 to 2,728 in 2013-14, but then increased to 4,248 in 2016-17. However, in 2017-18 the number fell to 4,133, falling again in 2018-19 to 3,688.

Local authority tenancy terminations (i.e. evictions plus abandoned dwellings) as a result of eviction actions have decreased in the latest year. There were 1,440 such evictions or abandonments in 2018-19 which equates to 0.5% of normal letting stock, down from 3,093 (0.6% of normal letting stock) in 2001-02.



The 56% reduction in the number of notices of proceedings issued for rent arrears cases between 2011-12 and 2014-15 (from 51,886 to 23,009) has been followed by increases each year since, up to 28,849 in 2018-19. The number of rent arrears cases taken to court has decreased by 13% from 9,503 in 2017-18 to 8,259 in the latest year. The number of tenancy terminations for rent arrears (evictions and abandonments) has decreased by 2% this year from 1,401 to 1,378. As almost all eviction actions are for rent arrears, similar changes can be observed for the number of eviction actions overall.

Chart 17 shows that across local authorities there is considerable variation in the rate of evictions or abandoned dwellings in relation to normal letting stock levels. In 2018-19, Perth & Kinross had the highest eviction/abandoned dwelling rate at 0.9% of letting stock whilst Orkney had the lowest at 0%.



Link to tables on local authority evictions:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement>

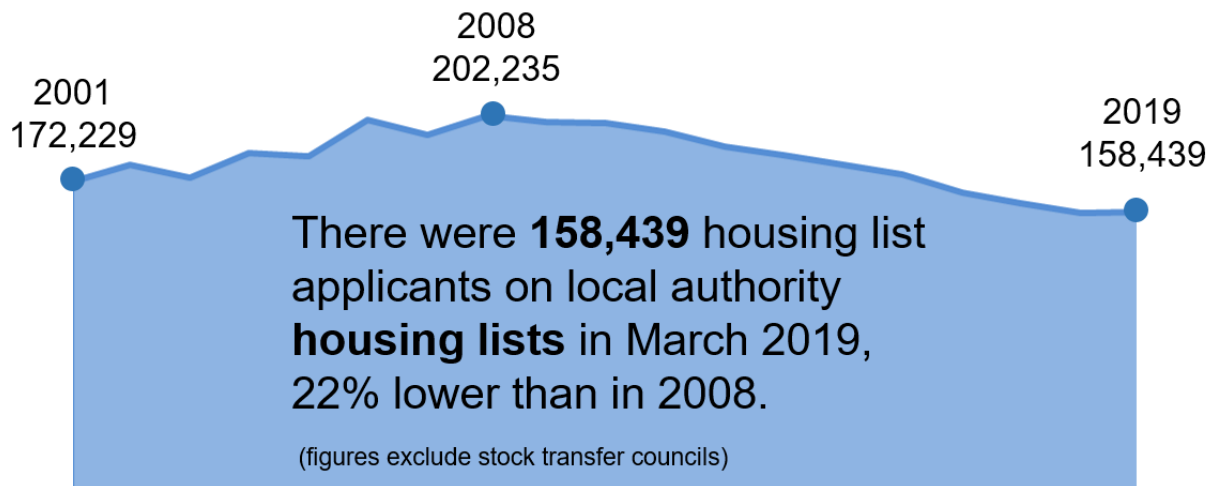
Section 11 legislation gives local authorities early notice of households at risk of homelessness due to eviction and places a duty on landlords (except local authority landlords) and creditors to notify the relevant local authority when they raise proceedings for possession or serve certain other notices. Statistics on this can be found on the Scottish Government website:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables>

Housing Lists

At 31st March 2019, 158,439 applications were recorded on local authority or common housing register housing lists, a 0.4% increase, or 633 more households than 2018, the first increase since 2008, although the latest figure is 22% below the 202,235 applications recorded in 2008.

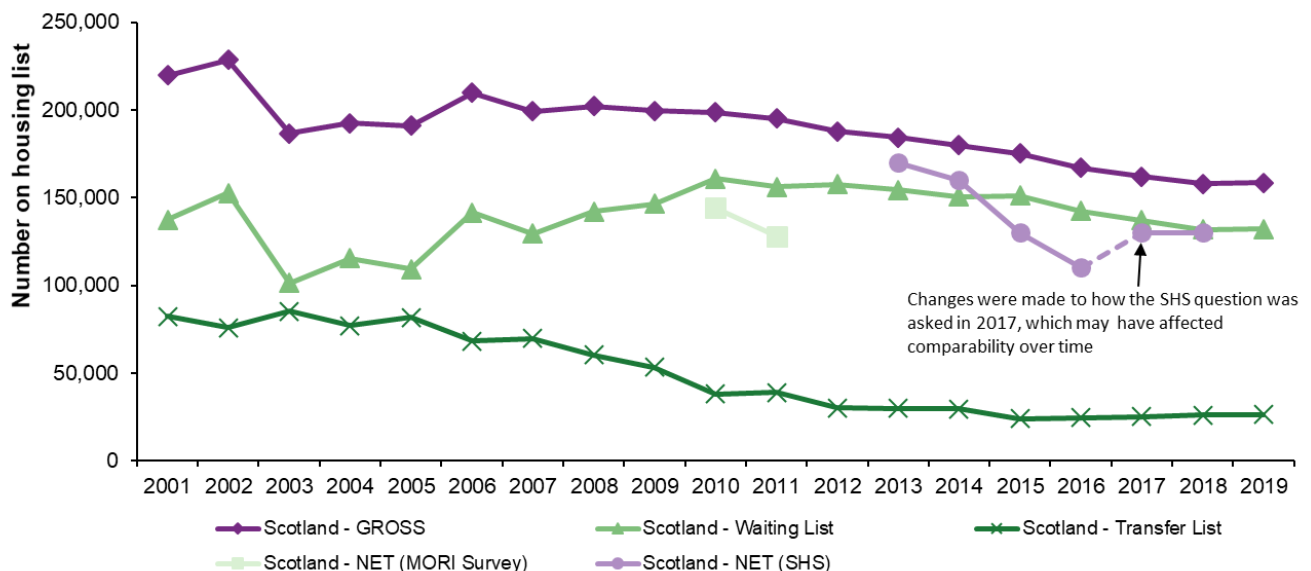
Chart 18: Number of housing list applicants



Of the 158,439 households on local authority or common housing register lists, 26,400 were recorded as being on transfer lists and 132,000 on waiting lists for entry into social housing.

However, 7 out of the 26 local authorities with housing stock did not operate separate waiting and transfer lists. In this report, all of the households on the lists of these authorities are treated as being on the waiting lists and none on the transfer list. This means that the waiting list figure is over-estimated and the transfer list figure is under-estimated. Also, the separate reporting of waiting and transfer lists by local authorities has changed over time, which means the historic trends are not consistent or reliable. This contributes to the trends illustrated in Chart 19. The chart shows large increases in the number of people on waiting lists until 2010 and large decreases in transfer lists until 2012, whilst the overall total remains more constant, although has fallen in recent years.

Chart 19: At 31st March 2019, 158,439 applications were recorded on local authority or common housing register housing lists, a 0.4% increase, or 633 more households than 2018

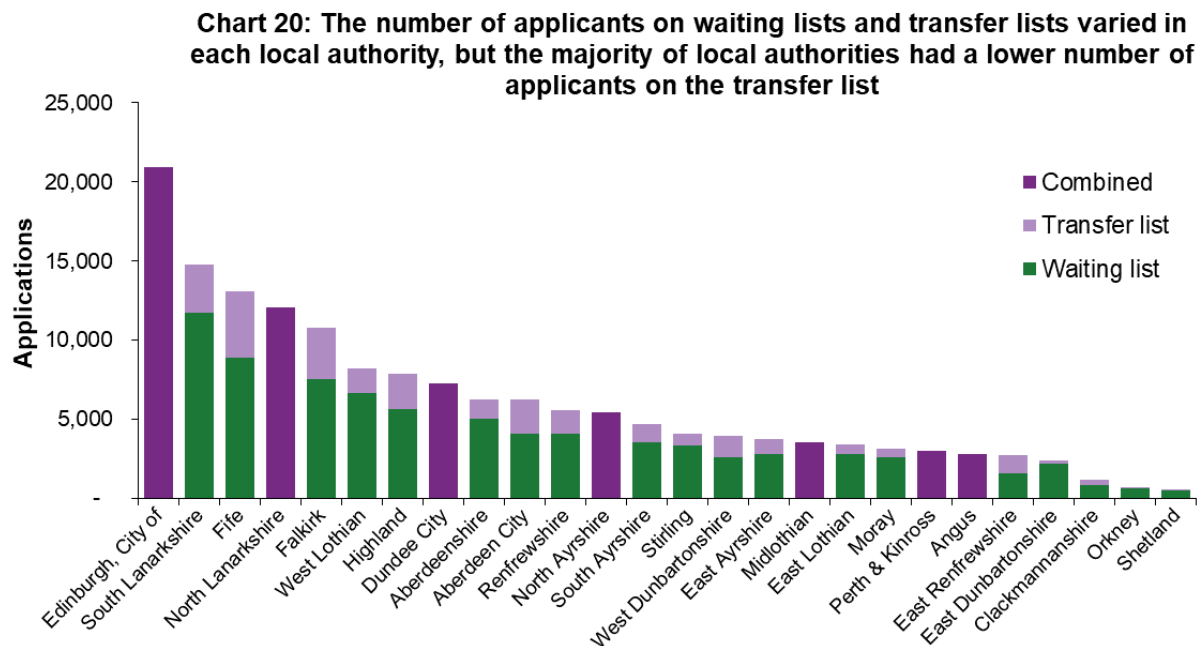


While numbers of applications may be recorded accurately within each authority, there is difficulty in recording actual numbers of people wishing to access all social housing and also in determining their current tenure. In addition to the multiple-counting of people who apply to more than one local authority, households often apply for both council and RSL housing in their desired area (although this has become less of an issue over time due to the increase in the number of Common Housing Registers). Some applicants may no longer need a social house if, for example, they take up tenancies with other housing providers, however they may not be removed from the housing list immediately. Chart 19 shows, alongside the figures collected for this publication, survey estimates from the Scottish Household Survey (SHS) and MORI.

The SHS and MORI estimates are population based, which means they cover all housing lists in Scotland, whereas those related to Local Authority and Common Housing Registers do not include the 6 local authorities (including Glasgow) which have transferred all of their housing stock to Registered Social Landlords. In addition, the MORI and SHS estimates asked respondents whether they were on any housing lists, so they are not affected by the double counting issue. The SHS and MORI results may therefore provide a more realistic estimate of applicants on housing lists in Scotland although they are based on sample surveys of private residential properties and so may exclude some people living in communal establishments or in particular types of temporary accommodation.

A question about being on a housing list was introduced to the SHS in 2013 and these questions are asked of the random adult. However, note that changes were made to the 2017 questions with the aim to better capture households who are using choice based lettings when seeking social housing. These may affect comparisons over time, and therefore some caution should be used when comparing the 2017 and 2018 results to earlier years. Results for 2018 show that an estimated 130,000 (5 per cent) of households were on a housing list, with a further 10,000 households estimated to have applied for social housing using a choice based letting system or similar in the last year, which are similar figures to the previous year 2017.

Chart 20 shows housing list applicants at 31st March 2019 broken down by local authority.



Link to tables on housing lists:

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement>

The Scottish Household Survey has asked a question since 2013 on whether the random adult interviewed is on a housing list. Scotland and local authority estimates are published in SHS Annual Reports:

<http://www.gov.scot/Topics/Statistics/16002/PublicationAnnual>

Official statistics obtained from an Omnibus Survey carried out in February 2011 estimate the number of households which contain someone who is currently on a social housing list. These statistics provide an estimate which eliminates the double counting included in the administrative data collected annually from councils and housing associations. The excel tables can be accessed through the following link:

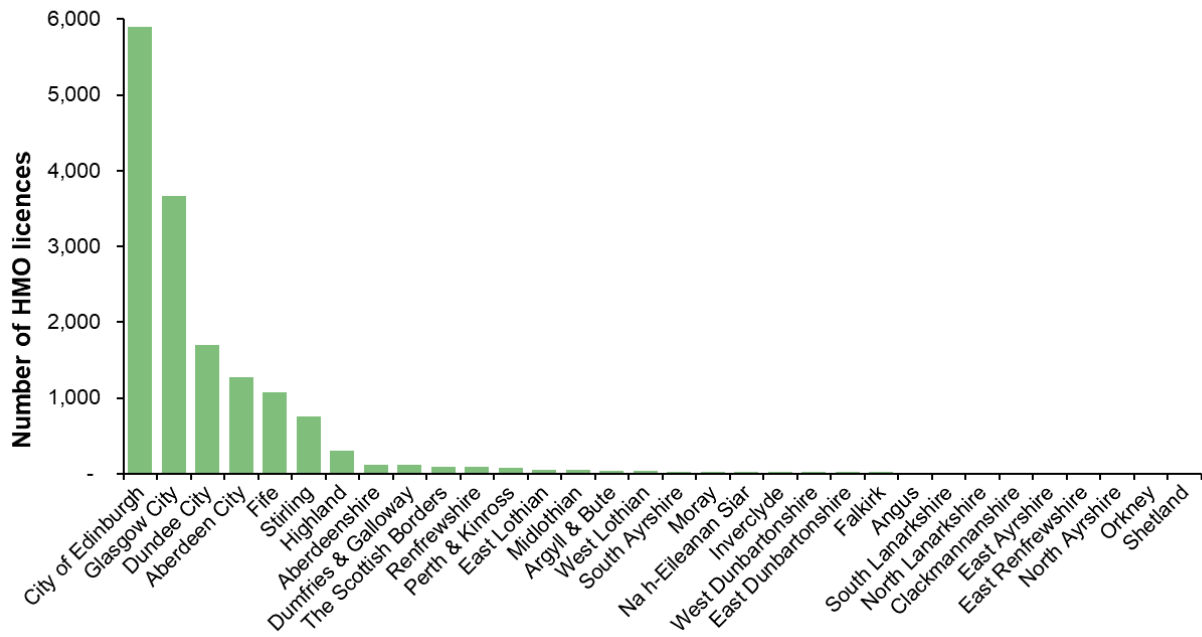
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HousingListSurvey>

Houses in Multiple Occupation (HMO)

The most recent figures as at 31st March 2019 show 15,651 licences in force.

Of the licences in force, 87% are accounted for by just five local authorities – Aberdeen City, Dundee City, City of Edinburgh, Fife and Glasgow City. City of Edinburgh alone holds an estimated 38% of Scotland's HMO licences shown in Chart 21 below

Chart 21: Edinburgh, Glasgow, Dundee, Aberdeen and Fife accounted for 87% all HMO licences in force in Scotland



There were approximately 9,153 applications received in 2018-19, 1% more than the year before. New applications made up around 15% of these, and the remainder were applications for license renewals.

A National Statistics publication for Scotland

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

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

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How to access background or source data

For the data collected for this statistical bulletin publication:

Most of the data that is collected is made available via Excel webtables at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

For some data items, further details 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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