



# Statistical Bulletin

## Housing Series

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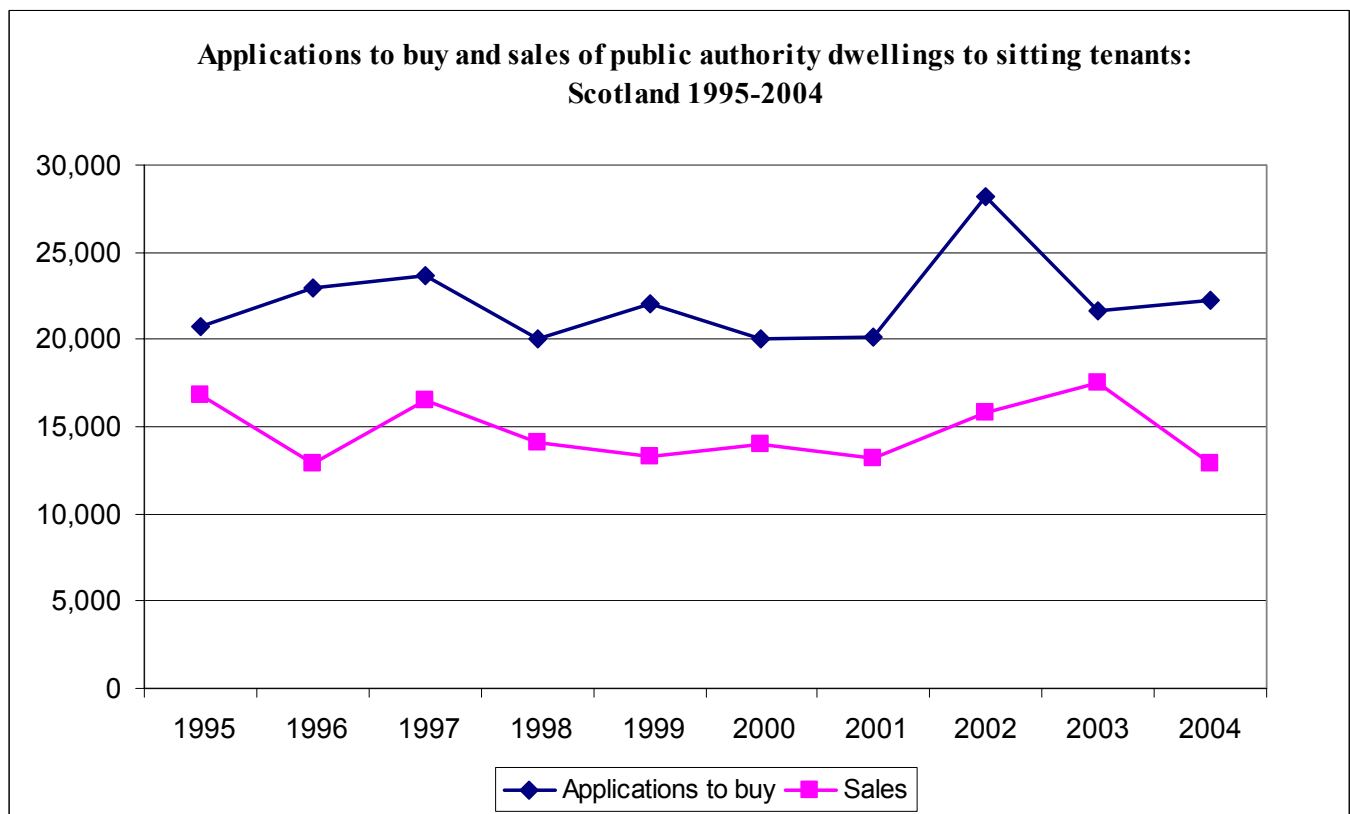
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### Housing trends in Scotland: quarter ending 31 December 2004

This bulletin presents data on housing activity in Scotland for the fourth quarter of 2004. It includes information on public sector house sales, new house building, and local authority lettings and evictions. Due to housing stock transfers, figures for local authority dwellings do not include authorities with total stock transfers from 2003 quarter 2 onwards.

The main points to emerge from the bulletin are as follows:

- 1. New house building:** 5,255 new dwellings were **started** during the period October to December 2004, 491 (9%) less than during the same period in the previous year. 6,409 dwellings were **completed** during October to December 2004, 21 less than during the same period in 2003. Year on year comparisons show a gradual increase in completions, and a somewhat sharper increase for new build starts.
- 2. Sales of public authority dwellings:** A total of 2,968 public authority dwellings were **sold to sitting tenants** in the period October to December 2004, a decrease of 519 (15%) on the same period in 2003.
- 3. Lettings and evictions:** During the quarter October to December 2004, there were **8,360 permanent lettings of local authority dwellings**, 1,581 (16%) less than during the same quarter in the previous year. There were **202 evictions of local authority tenants** this quarter, 46 (19%) less than during October to December 2003.



Note: For the purposes of comparison, 2003 and 2004 data include stock from authorities with complete stock transfers in the course of 2003.

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## NOTES ON CONTENTS

### SYMBOLS USED

The following symbols are used throughout the bulletin:

..	not available
-	nil
na	not applicable
*	less than half the final digit shown (less than: 0.5%, 50 for figures rounded to nearest 100, or 5 for figures rounded to nearest 10)

### EXPLANATORY NOTES

Figures which have been revised for this issue (as well as all percentages) are shown in *italic* type.

In some tables, where figures have been rounded, the total shown may not equal the sum of its constituent parts.

Please note there are no Rent Registration tables included in this bulletin due to data access problems. Homelessness statistics are published separately. More detailed breakdowns of the statistics presented in the tables will, in some cases, be available. Contact the Housing Statistics branch to find out what further details can be made available (contact details on the back page).

As a result of the transfer of local authority housing stock during 2003 in Dumfries and Galloway, Glasgow and Scottish Borders councils, figures for local authority dwellings do not include figures from these local authorities from 2003 quarter 2 onwards. These cases are indicated in the footnotes.

**Key indicators: 1994 to 2004**
**Table 1**

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Revised population estimates at 30 June (000s)	5,102	5,103	5,092	5,083	5,077	5,072	5,063	5,064	5,055	5,057	5,078
Household estimates at 30 June (000s)	2,102	2,119	2,136	2,153	2,170	2,186	2,203	2,197	2,217		
Estimated stock of dwellings at 31 December (000s) <sup>1</sup>	2,210	2,230	2,248	2,267	2,285	2,305	2,324	2,323	2,344	2,366	
% owner occupied	57	58	59	60	61	62	63	63	64	67	
% rented from public authorities	33	31	30	28	27	25	24	23	22	16	
Total new dwellings completed	21,203	24,325	20,950	22,523	20,377	24,390	23,022	23,260	23,791	23,653	24,057
Private sector <sup>2</sup>	17,753	18,310	18,092	17,839	18,327	19,398	18,033	17,686	18,620	19,661	21,535
Housing associations	2,789	4,854	2,566	4,507	1,911	4,911	4,894	5,502	5,120	3,939	2,522
Public authorities	661	1,161	292	177	139	81	95	72	51	53	-
Dwellings demolished or closed <sup>3</sup>	3,810	5,837	4,133	4,624	3,635	4,746	5,058	5,125	3,918	3,023	3,169
Public authority dwellings sold <sup>3</sup>	29,484	27,480	19,196	28,637	22,250	16,633	19,297	17,567	18,008	16,196	12,321
Housing provision for older people by public authorities and housing associations as at 31 March											
Very sheltered housing	547	671	719	913	1,144	1,389	1,689	1,825	2,023	2,787	
Sheltered housing	33,100	33,687	34,976	35,484	36,096	34,752	35,342	34,615	34,127	34,156	
Medium dependency housing	16,506	19,013	18,535	16,883	17,245	16,751	16,870	16,674	15,842	29,679	
Applicants on the housing register as at 31 March <sup>3,4</sup>	..	..	..	..	..	..	..	219,837	228,487	223,858	192,320
Number of households (re)housed											
Local authority dwellings	..	..	..	..	..	..	..	48,999	49,180	49,332	35,707
Other dwellings	..	..	..	..	..	..	..	3,373	3,568	3,596	3,178
Houses in multiple occupation <sup>3</sup>											
Licences in force as at 31 March	..	..	..	..	..	..	..	25	710	1,921	3,509
	<b>1993-94</b>	<b>1994-95</b>	<b>1995-96</b>	<b>1996-97</b>	<b>1997-98</b>	<b>1998-99</b>	<b>1999-00</b>	<b>2000-01</b>	<b>2001-02</b>	<b>2002-03</b>	<b>2003-04</b>
Dwellings allocated by local authorities <sup>3,5</sup>	65,344	63,955	63,113	67,973	67,918	66,365	..	..	53,187	52,535	40,008
% new lets	62	63	66	65	66	68	..	..	71	73	74
% new lets under homelessness legislation	23	20	21	19	20	21	..	..	24	28	31

Note: Certain time series for local authority figures show substantial year on year variation due to housing stock transfers: these are indicated by broken lines in the table (see notes and definitions).

- 2003 figures are provisional.
- Includes estimates for outstanding returns for the private sector in Highland from 2003 Qtr 4 onwards.
- Includes estimates for outstanding returns.
- These are combined waiting and transfer list figures. Due to housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders are not included in the 2004 totals.
- Source: Housing Revenue Account return from local authorities to the Scottish Executive Development Department: Housing 1. This return was discontinued after 1999-00 to be replaced with a new form (LETTINGS) collecting information from 2001-02 onwards. 1994-95 lettings figures are based on incomplete returns. Due to housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders are not included in the 2003-04 totals.

**Estimated stock of dwellings by tenure: 1993 to 2003**
**Table 2**

	Total number of dwellings (000s)	Owner occupied		Rented					
				Privately, with a job/business		From housing associations		From local authorities, New Towns, Scottish Homes	
		Number	Percentage	Number	Percentage	Number	Percentage	Number	Percentage
December 1993	2,193	1,217	55.5	154	7.0	67	3.1	755	34.4
December 1994	2,210	1,258	56.9	155	7.0	77	3.5	721	32.6
December 1995	2,230	1,293	58.0	155	7.0	91	4.1	692	31.0
December 1996	2,248	1,327	59.0	154	6.9	99	4.4	668	29.7
December 1997	2,267	1,366	60.3	154	6.8	115	5.1	631	27.8
December 1998	2,285	1,401	61.3	154	6.7	121	5.3	608	26.6
December 1999	2,305	1,436	62.3	155	6.7	130	5.6	584	25.3
December 2000	2,324	1,474	63.4	156	6.7	137	5.9	558	24.0
December 2001	2,323	1,468	63.2	176	7.6	144	6.2	535	23.0
December 2002	2,344	1,507	64.3	176	7.5	146	6.2	515	22.0
December 2003 <sup>1,2</sup>	2,366	1,549	65.5	177	7.5	250	10.6	389	16.4

Note: Estimates up to 2000 are based on the 1991 Census. Estimates from 2001 onwards are based on the 2001 Census and are not strictly comparable (see notes and definitions).

- Provisional.
- Stock transfers took place for Dumfries & Galloway, Glasgow and Scottish Borders from April 2003. Estimates for 2003 will reflect this change of tenure.

**Summary information by local authority**
**Table 3**

Area	Number of dwellings on the council tax register as at 6/9/04 <sup>1</sup>	Estimated number of recipients of housing benefit <sup>2</sup>	Local authority dwellings <sup>3</sup>	
			Near actual number estimated as at 30/9/04	Estimated average weekly standard rent (£) 2004-05 <sup>4</sup>
<b>SCOTLAND</b>	<b>2,378,603</b>	<b>445,800</b>	<b>378,450</b>	<b>42.32</b>
Aberdeen City	106,754	15,800	25,005	42.67
Aberdeenshire	101,357	10,000	14,234	40.33
Angus	51,550	7,400	8,640	37.33
Argyll & Bute	45,246	5,900	5,975	44.19
Clackmannanshire	22,076	4,600	5,592	40.19
Dumfries & Galloway	69,242	10,500	na	na
Dundee City	72,210	18,200	16,479	44.72
East Ayrshire	53,677	12,200	14,894	41.93
East Dunbartonshire	43,140	3,900	4,253	44.79
East Lothian	40,957	6,000	8,496	36.25
East Renfrewshire	36,671	3,400	3,620	42.74
Edinburgh, City of	221,536	31,400	24,417	49.44
Eilean Siar	13,682	1,300	1,823	44.07
Falkirk	67,444	12,700	18,309	42.68
Fife	161,694	27,500	34,205	41.44
Glasgow City	293,075	97,600	na	na
Highland	104,169	13,400	14,995	47.42
Inverclyde	39,659	9,400	9,262	52.80
Midlothian	33,669	5,200	6,673	33.77
Moray	39,774	4,700	6,465	34.34
North Ayrshire	63,697	13,700	15,280	38.60
North Lanarkshire	140,864	32,900	41,317	42.49
Orkney	9,548	800	850	39.82
Perth & Kinross	65,021	7,500	8,392	37.59
Renfrewshire	80,579	16,500	15,350	46.78
Scottish Borders, The	52,833	7,000	na	na
Shetland	10,120	1,000	2,015	50.75
South Ayrshire	52,047	8,600	9,525	39.84
South Lanarkshire	135,488	26,300	30,115	42.08
Stirling	37,815	5,200	6,601	39.27
West Dunbartonshire	43,505	11,900	12,475	42.18
West Lothian	69,504	13,100	13,193	46.70

1. Source: Information supplied by local authorities to the Scottish Executive Financial and Central Services Department Analytical Services Division: Local Government Finance on CTAXBASE statistical return.
2. Source: Department for Work and Pensions Housing Benefit and Council Tax Benefit Management Information System. Quarterly 100% caseload stock counts taken in February, May, August and November 2004. Figures shown are averages of caseload counts over the four time points, and are rounded to the nearest hundred. Figures refer to a benefit unit, which may be a single person or a couple, and exclude extended payment cases. Figures for any non-responding authority, or for an authority which was unable to provide accurate information, have been estimated. This estimate is based on historical and regional data.
3. Source: Housing Revenue Account return from local authorities to the Scottish Executive Development Department: Housing 1. Following housing stock transfers, figures for Dumfries and Galloway, Glasgow and Scottish Borders councils are not included in the Scotland totals.
4. Average weekly rent is calculated by dividing the estimated housing revenue from 1 April 2004 -31 March 2005 by the estimated housing stock at the mid point of the financial year (30 September 2004).

**Financial key indicators: 1995-96 to 2003-04**
**Table 4**

	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05
<b>Housing finance<sup>1</sup></b>										
Total expenditure (£m)	1,035.6	743.8	676.1	710.0	732.9	771.4	815.4	897.3	1,289	
Capital expenditure (£m) out-turn <sup>2</sup>	968.4	667.4	582.6	609.6	644.1	687.1	720.4	815.5	631.9	
Current expenditure (£m) out-turn <sup>3</sup>	67.2	76.4	93.5	100.4	88.8	84.3	95.0	81.8	657.0	
<b>Local authority rents<sup>4</sup></b>										
Average weekly rent (£)	28.67	31.11	33.40	35.36	36.43	38.05	39.30	40.94	42.32	
Number of dwellings	633,129	630,596	612,976	593,313	573,295	552,291	532,966	512,552	378,450	
	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Housing Tender Price Index (1985=100) <sup>5</sup>	147	145	139	151	163	170	175	188	199	209
<b>Average dwelling price: all lenders<sup>6</sup></b>										
All purchasers (£)	53,143	56,674	57,883	63,585	69,312	69,961	73,570	76,877	95,006	118,932

1. Source: Capital Payment and Housing Revenue Account returns from local authorities to the Scottish Executive Finance and Central Services Department; Local Government Finance and Development Department: Housing 1. Figures in this bulletin include councils' gross capital spend (including spending from borrowing consents, receipts and current revenue) on both their own stock (Housing Revenue Account) and private sector housing (non-HRA). 2003-04 figures are near actual.
2. Excludes £107m in 1995-96 and £83m in 1996-97 which was additional borrowing consent to enable councils to purchase New Towns stock. Excludes additional grant of £46m in 1997-98 and £67m in 1998-99 to enable the redemption of Scottish Homes debt. Covers both capital and current expenditure by Community Scotland/Scottish Homes for 2001-02 and 2002-03, while 2003-04 includes elements of Communities Scotland Development Programme now classed as capital expenditure (such as grant to local authorities).
3. 2003-04 figure includes planned expenditure of £422m in respect of housing support services funded by the Department for Work and Pensions prior to April 2003.
4. Source: Housing Revenue Account return from local authorities to the Scottish Executive Development Department: Housing 1. Average weekly rent is calculated by dividing the estimated housing revenue from 1 April 2004 -31 March 2005 by the estimated housing stock at the mid point of the financial year (30 September 2004). Figures are near actual.
5. Source: Scottish Executive Building Division (see notes and definitions). The figures for 2002 onwards are based on smaller samples than previous years and should be treated with caution.
6. Source: Survey of Mortgage Lenders, Council of Mortgage Lenders and the Office of the Deputy Prime Minister. Figures shown are simple average dwelling price and are not adjusted for the mix of dwellings sold.

**Mortgages at completion stage: 1995 to 31 December 2004**
**Table 5**

Period	Number of loans (000s) <sup>1</sup>	Mix-adjusted House Price Index 2002=100 <sup>2</sup>	All purchasers			Percentage of first time purchasers
			Average house price (£)	Percentage of price advanced <sup>3</sup>	Average recorded income <sup>4</sup> (£)	
1995	53	77	53,143	76	20,928	54
1996	65	79	56,674	75	21,877	50
1997	74	84	57,883	75	22,450	50
1998	72	89	63,585	75	24,151	52
1999	83	91	69,312	75	25,936	50
2000	78	93	69,961	77	26,877	49
2001	86	97	73,570	76	28,495	41
2002	94	110	76,877	73	30,236	30
2003	84	125	95,006	67	31,945	20
2004	84	151	118,932	68	34,080	22
2003 1st Qtr	16	113	78,734	64	29,489	24
2003 2nd Qtr	20	122	89,309	63	31,733	23
2003 3rd Qtr	23	130	103,905	70	33,353	18
2003 4rd Qtr	25	136	108,076	72	33,206	18
2004 1st Qtr	20	140	110,886	69	33,939	20
2004 2nd Qtr	25	150	114,240	68	33,471	17
2004 3rd Qtr	22	157	124,917	67	34,180	23
2004 4th Qtr	17	159	125,683	67	34,729	24

Source: Survey of Mortgage Lenders, Council of Mortgage Lenders and the Office of the Deputy Prime Minister.

Notes: Figures since 1993 have been revised, substantially in some cases, due to changes in methodology (see notes and definitions). Due to rounding, the total shown may not be equal to the sum of constituent parts. The relatively small sample sizes and effects of seasonality mean that quarter on quarter changes should be interpreted with caution. Figures from 2002 Q2 onwards are based on an increased sample size.

1. The numbers of loans are estimated by applying the house purchasing activity rate for England and Wales to the estimated privately-owned housing stock in Scotland (see notes and definitions).
2. The House Price Index was revised in 2003 (see notes and definitions).
3. The percentage of price advanced has been revised. Percentages are now calculated on a case-by case basis and then averaged. Previously the percentages were derived on the overall average price and advance.
4. The average recorded income figure for 2002 Qtr 2 to 2003 Qtr 2 have been revised as they were based on a 5% sample. The revised figures are based on enhanced sample size.

## New dwellings completed: 1995 to 31 December 2004

Table 6

Period	Dwellings completed during period					
	Total	Private sector <sup>1</sup>	Housing associations <sup>2,3</sup>	Public authorities		
				Total	Local authority	New Towns
1995	24,325	18,310	4,854	1,161	487	674
1996	20,950	18,092	2,566	292	292	-
1997	22,523	17,839	4,507	177	177	-
1998	20,376	18,326	1,911	139	139	-
1999	24,390	19,398	4,911	81	81	-
2000	23,022	18,033	4,894	95	95	-
2001	23,260	17,686	5,502	72	72	-
2002	23,791	18,620	5,120	51	51	-
2003	23,653	19,661	3,939	53	53	-
2004	24,057	21,535	2,522	-	-	-
2003 1st Qtr	5,241	4,229	959	53	53	-
2003 2nd Qtr	5,803	4,873	930	-	-	-
2003 3rd Qtr	6,179	4,982	1,197	-	-	-
2003 4th Qtr	6,430	5,577	853	-	-	-
2004 1st Qtr	5,250	4,503	747	-	-	-
2004 2nd Qtr	5,823	5,463	360	-	-	-
2004 3rd Qtr	6,575	5,806	769	-	-	-
2004 4th Qtr	6,409	5,763	646	-	-	-

Source: New Build returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), housing association data provided by Communities Scotland.

Note: Figures may change in future publications as outstanding returns become available.

1. Includes estimates for outstanding returns for Highland from 2003 Qtr 4 onwards.

2. Figures prior to 1999 will exclude those notified to Scottish Homes after the end of the relevant quarter - figures may differ from those in Scottish Homes' publications.

3. Excludes completions built for private use originally, but acquired by housing associations: these are included in the private sector figures.

## New dwellings started: 1995 to 31 December 2004

Table 7

Period	Dwellings started during period					
	Total	Private sector <sup>1</sup>	Housing associations <sup>2,3</sup>	Public authorities		
				Total	Local authority	New Towns
1995	22,570	17,060	5,095	415	288	127
1996	21,490	16,709	4,646	135	135	-
1997	23,034	19,340	3,562	132	132	-
1998	19,548	15,861	3,625	62	62	-
1999	22,614	18,581	3,875	158	158	-
2000	23,605	18,647	4,877	81	81	-
2001	23,272	18,259	4,953	60	60	-
2002	22,513	18,718	3,780	15	15	-
2003	24,648	20,604	4,044	-	-	-
2004	26,874	22,579	4,295	-	-	-
2003 1st Qtr	6,478	4,040	2,438	-	-	-
2003 2nd Qtr	5,875	5,541	334	-	-	-
2003 3rd Qtr	6,549	5,897	652	-	-	-
2003 4th Qtr	5,746	5,126	620	-	-	-
2004 1st Qtr	8,538	5,426	3,112	-	-	-
2004 2nd Qtr	6,464	6,314	150	-	-	-
2004 3rd Qtr	6,617	6,078	539	-	-	-
2004 4th Qtr	5,255	4,761	494	-	-	-

Source: New Build returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), housing association data provided by Communities Scotland.

Note: Figures may change in future publications as outstanding returns become available.

1. Includes estimates for outstanding returns for Highland from 2003 Qtr 4 onwards.

2. Figures prior to 1999 will exclude those notified to Scottish Homes after the end of the relevant quarter - figures may differ from those in Scottish Homes' publications.

3. Excludes completions built for private use originally, but acquired by housing associations: these are included in the private sector figures.

**House building progress by local authority and agency responsible:  
quarter ending 31 December 2004**

**Table 8**

	Started				Completed			
	Total	Private sector	Housing association <sup>1</sup>	Local authority	Total	Private sector	Housing association <sup>1</sup>	Local authority
<b>SCOTLAND</b>	<b>5,255</b>	<b>4,761</b>	<b>494</b>	<b>-</b>	<b>6,409</b>	<b>5,763</b>	<b>646</b>	<b>-</b>
Aberdeen City	245	244	1	-	330	279	51	-
Aberdeenshire	384	352	32	-	430	412	18	-
Angus	131	115	16	-	93	87	6	-
Argyll & Bute	67	52	15	-	104	102	2	-
Clackmannanshire	61	61	-	-	139	139	-	-
Dumfries & Galloway	236	236	-	-	166	155	11	-
Dundee City	48	13	35	-	164	52	112	-
East Ayrshire	96	96	-	-	83	77	6	-
East Dunbartonshire	100	100	-	-	158	158	-	-
East Lothian	39	39	-	-	49	49	-	-
East Renfrewshire	12	12	-	-	16	16	-	-
Edinburgh, City of	376	230	146	-	511	491	20	-
Eilean Siar	43	20	23	-	27	25	2	-
Falkirk	170	169	1	-	230	229	1	-
Fife	482	482	-	-	505	491	14	-
Glasgow City	449	337	112	-	1,042	876	166	-
Highland <sup>2</sup>	263	247	16	-	290	258	32	-
Inverclyde	55	55	-	-	60	60	-	-
Midlothian	27	11	16	-	34	34	-	-
Moray	134	123	11	-	85	85	-	-
North Ayrshire	81	75	6	-	127	127	-	-
North Lanarkshire	310	310	-	-	324	324	-	-
Orkney	29	25	4	-	40	17	23	-
Perth & Kinross	120	103	17	-	235	187	48	-
Renfrewshire	124	118	6	-	187	137	50	-
Scottish Borders, The	154	144	10	-	101	87	14	-
Shetland	44	43	1	-	15	14	1	-
South Ayrshire	53	53	-	-	112	82	30	-
South Lanarkshire	480	454	26	-	311	311	-	-
Stirling	2	2	-	-	25	15	10	-
West Dunbartonshire	3	3	-	-	110	91	19	-
West Lothian	437	437	-	-	306	296	10	-

Source: New Build returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), housing association data provided by Communities Scotland.

Note: Figures may change in future publications as outstanding returns become available.

1. Excludes housing originally built for private sector use, but subsequently acquired by housing associations: these are included in the private sector figures.
2. Private sector figures are estimates due to outstanding returns from 2003 Qtr 4 onwards.

**House building progress by local authority and agency responsible: 2004**
**Table 9**

Area	Started				Completed			
	Total	Private sector	Housing association <sup>1</sup>	Local authority	Total	Private sector	Housing association <sup>1</sup>	Local authority
<b>SCOTLAND</b>	<b>26,874</b>	<b>22,579</b>	<b>4,295</b>	-	<b>24,057</b>	<b>21,535</b>	<b>2,522</b>	-
Aberdeen City	507	468	39	-	822	724	98	-
Aberdeenshire	1,765	1,686	79	-	1,754	1,648	106	-
Angus	435	384	51	-	421	365	56	-
Argyll & Bute	410	362	48	-	345	276	69	-
Clackmannanshire	532	475	57	-	451	401	50	-
Dumfries & Galloway	966	718	248	-	681	618	63	-
Dundee City	535	304	231	-	593	326	267	-
East Ayrshire	274	244	30	-	245	239	6	-
East Dunbartonshire	192	192	-	-	198	191	7	-
East Lothian	376	376	-	-	355	339	16	-
East Renfrewshire	62	58	4	-	83	83	-	-
Edinburgh, City of <sup>2</sup>	3,483	3,139	344	-	2,562	2,459	103	-
Eilean Siar	165	127	38	-	84	81	3	-
Falkirk	868	838	30	-	930	929	1	-
Fife	1,942	1,687	255	-	1,703	1,586	117	-
Glasgow City	3,372	2,656	716	-	3,485	2,672	813	-
Highland <sup>3</sup>	1,071	841	230	-	856	734	122	-
Inverclyde	416	300	116	-	254	254	-	-
Midlothian	131	114	17	-	96	82	14	-
Moray	431	311	120	-	283	275	8	-
North Ayrshire	400	321	79	-	492	492	-	-
North Lanarkshire	1,827	1,569	258	-	1,557	1,496	61	-
Orkney	155	103	52	-	85	51	34	-
Perth & Kinross	937	803	134	-	944	847	97	-
Renfrewshire	687	385	302	-	584	504	80	-
Scottish Borders, The	542	464	78	-	515	439	76	-
Shetland	136	96	40	-	85	79	6	-
South Ayrshire	326	261	65	-	423	353	70	-
South Lanarkshire	1,884	1,722	162	-	1,717	1,659	58	-
Stirling	157	77	80	-	150	123	27	-
West Dunbartonshire	570	283	287	-	213	194	19	-
West Lothian	1,320	1,215	105	-	1,091	1,016	75	-

Source: New Build returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), housing association data provided by Communities Scotland. Note: Figures may change in future publications as outstanding returns become available.

1. Excludes housing originally built for private sector use, but subsequently acquired by housing associations: these are included in the private sector figures.
2. The increases in starts and completions for the City of Edinburgh are due to the local authority updating outstanding warrants dating back to 2001 (included in the period July to September 2004).
3. Private sector figures are estimates due to outstanding returns.

## House building progress by local authority and quarter: 2004

Table 10

Area	Number of dwellings started					Number of dwellings completed				
	Quarter ended 31.3.04	Quarter ended 30.6.04	Quarter ended 30.9.04	Quarter ended 31.12.04	Total for 2004	Quarter ended 31.3.04	Quarter ended 30.6.04	Quarter ended 30.9.04	Quarter ended 31.12.04	Total for 2004
<b>SCOTLAND</b>	<b>8,538</b>	<b>6,464</b>	<b>6,617</b>	<b>5,255</b>	<b>26,874</b>	<b>5,250</b>	<b>5,823</b>	<b>6,575</b>	<b>6,409</b>	<b>24,057</b>
Aberdeen City	157	76	29	245	507	109	208	175	330	822
Aberdeenshire	569	355	457	384	1,765	400	412	512	430	1,754
Angus	107	79	118	131	435	118	86	124	93	421
Argyll & Bute	74	74	195	67	410	83	77	81	104	345
Clackmannanshire	117	126	228	61	532	106	74	132	139	451
Dumfries & Galloway	329	194	207	236	966	173	137	205	166	681
Dundee City	222	-	265	48	535	145	62	222	164	593
East Ayrshire	74	89	15	96	274	43	56	63	83	245
East Dunbartonshire	88	4	-	100	192	11	11	18	158	198
East Lothian	38	205	94	39	376	61	154	91	49	355
East Renfrewshire	35	7	8	12	62	11	35	21	16	83
Edinburgh, City of <sup>1</sup>	1,054	724	1,329	376	3,483	382	680	989	511	2,562
Eilean Siar	30	44	47	43	164	14	7	36	27	84
Falkirk	219	280	199	170	868	185	229	286	230	930
Fife	664	328	468	482	1,942	318	410	470	505	1,703
Glasgow City	773	1,477	673	449	3,372	883	677	883	1,042	3,485
Highland	321	248	239	263	1,071	149	170	247	290	856
Inverclyde	206	49	106	55	416	17	87	90	60	254
Midlothian	54	24	26	27	131	26	22	14	34	96
Moray	88	53	156	134	431	34	113	51	85	283
North Ayrshire	122	165	81	81	449	109	153	103	127	492
North Lanarkshire	838	187	443	310	1,778	504	407	322	324	1,557
Orkney	66	39	21	29	155	9	20	12	40	81
Perth & Kinross	255	404	158	120	937	195	280	238	235	948
Renfrewshire	373	128	62	124	687	141	151	105	187	584
Scottish Borders, The	171	136	81	154	542	92	224	98	101	515
Shetland	56	12	24	44	136	10	38	22	15	85
South Ayrshire	87	126	60	53	326	119	55	137	112	423
South Lanarkshire	477	472	455	480	1,884	466	486	454	311	1,717
Stirling	112	15	28	2	157	48	36	41	25	150
West Dunbartonshire	358	134	75	3	570	20	37	46	110	213
West Lothian	404	210	270	437	1,321	269	229	287	306	1,091

Source: New Build returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), housing association data provided by Communities Scotland.

Note: Figures may change in future publications as outstanding returns become available.

1. The increases for the City of Edinburgh Qtr 3 figures starts and completions are due to the local authority updating outstanding warrants dating back to 2001.

## SALES OF PUBLIC AUTHORITY DWELLINGS

### Applications to buy public authority dwellings: 1995 to 31 December 2004

Table 11

Period	Applications by sitting tenants <sup>1</sup>				Tenants choice applications	Total applications
	Local authority	New Town	Scottish Homes	Total		
1995	17,754	1,139	1,880	20,773	19	20,792
1996	20,847	433	1,637	22,917	92	23,009
1997	22,547	-	1,073	23,620	236	23,856
1998	19,449	-	629	20,078	144	20,222
1999	21,533	-	509	22,042	..	..
2000	20,019	-	369	20,388	307	20,695
2001	20,148	-	167	20,315	54	20,369
2002	28,233	-	127	28,360	7	28,367
2003	20,023	-	81	20,104	27	20,131
2004	20,238	-	56	20,281	16	20,297
2003 1st Qtr	6,362	-	25	6,387	12	6,399
2003 2nd Qtr	4,678	-	28	4,706	8	4,714
2003 3rd Qtr <sup>2</sup>	5,021	-	18	5,039	4	5,043
2003 4th Qtr	3,962	-	10	3,972	3	3,975
2004 1st Qtr	5,569	-	12	5,581	3	5,584
2004 2nd Qtr	5,771	-	16	5,787	2	5,789
2004 3rd Qtr	5,569	-	9	5,578	7	5,585
2004 4th Qtr <sup>3</sup>	3,329	-	6	3,335	4	3,339

Source: Sales 1 returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), Scottish Homes data provided by Communities Scotland.

Note: Please interpret quarter on quarter changes with caution. Following housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders councils are not included in the Scotland totals from 2003 Q2.

1. Includes right to buy (old term), right to buy (modernised from 2003 Qtr 4 onwards), rent to mortgage (discontinued from January 2003) and voluntary sales.
2. Includes estimates for Inverclyde based upon 2002 Qtr 3 figures due to outstanding returns.
3. Includes estimates for Inverclyde based upon 2003 Qtr 4 figures due to outstanding returns.

### Sales of public authority dwellings: 1995 to 31 December 2004

Table 12

Period	Sales to sitting tenants <sup>1</sup>				Tenants choice sales	Other sales <sup>2</sup>	Total sales
	Local authority	New Town	Scottish Homes	Total			
1995	13,374	1,622	1,815	16,811	3	10,666	27,480
1996	11,182	409	1,247	12,838	10	6,348	19,196
1997	15,600	-	917	16,517	177	11,943	28,637
1998	13,596	-	509	14,105	235	7,910	22,250
1999	12,932	-	385	13,317	246	3,070	16,633
2000	13,731	-	250	13,981	430	4,886	19,297
2001	13,017	-	152	13,169	137	4,261	17,567
2002	15,768	-	80	15,848	22	2,138	18,008
2003	15,881	-	58	15,939	15	242	16,196
2004	11,357	-	36	11,393	14	914	12,321
2003 1st Qtr	5,239	-	22	5,261	3	-	5,264
2003 2nd Qtr	3,546	-	10	3,556	-	4	3,560
2003 3rd Qtr <sup>3</sup>	3,619	-	16	3,635	3	132	3,770
2003 4th Qtr	3,477	-	10	3,487	9	106	3,602
2004 1st Qtr	2,890	-	8	2,898	3	329	3,230
2004 2nd Qtr	2,516	-	9	2,525	1	67	2,593
2004 3rd Qtr	2,993	-	9	3,002	2	232	3,236
2004 4th Qtr <sup>4</sup>	2,958	-	10	2,968	8	286	3,262

Source: Sales 1 returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), Scottish Homes data provided by Communities Scotland.

Note: Please interpret quarter on quarter changes with caution. Following housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders councils are not included from 2003 Q2.

1. Includes right to buy (old term), right to buy (modernised from 2003 Qtr 4 onwards), rent to mortgage (discontinued from January 2003) and voluntary sales.
2. Includes sales to other individuals as well as block sales and transfers.
3. Includes estimates for Inverclyde based upon 2002 Qtr 3 figures due to outstanding returns.
4. Includes estimates for Inverclyde based upon 2003 Qtr 4 figures due to outstanding returns.

**Sales of public authority dwellings by local authority:  
quarters ending 30 September 2003 to 31 December 2004**

**Table 13**

Area	2003 Q3	2003 Q4	2004 Q1	2004 Q2	2004 Q3	2004 Q4
<b>SCOTLAND</b>	<b>3,635</b>	<b>3,487</b>	<b>2,898</b>	<b>2,525</b>	<b>3,002</b>	<b>2,968</b>
<b>Local authority</b>	<b>3,619</b>	<b>3,477</b>	<b>2,890</b>	<b>2,516</b>	<b>2,993</b>	<b>2,958</b>
Aberdeen City	198	125	143	113	131	125
Aberdeenshire	79	98	76	44	74	83
Angus	54	62	64	38	63	69
Argyll & Bute	80	50	72	56	72	62
Clackmannanshire	43	48	27	23	34	36
Dumfries & Galloway	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>
Dundee City	40	48	55	65	67	73
East Ayrshire	218	124	105	106	140	138
East Dunbartonshire	76	65	91	34	53	34
East Lothian	82	93	78	61	82	66
East Renfrewshire	30	23	24	17	24	21
Edinburgh, City of	165	275	175	129	122	142
Eilean Siar	14	17	7	16	16	9
Falkirk	158	184	138	176	165	126
Fife	393	456	270	240	309	255
Glasgow City	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>
Highland	164	163	157	128	167	140
Inverclyde <sup>1</sup>	54	45	35	27	10	45
Midlothian	75	67	83	69	62	58
Moray	42	43	57	38	51	49
North Ayrshire	140	131	123	99	119	158
North Lanarkshire	357	312	331	242	319	359
Orkney	6	10	10	8	6	3
Perth & Kinross	106	67	83	69	76	47
Renfrewshire	143	116	109	78	134	157
Scottish Borders, The	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>	<i>na</i>
Shetland	16	9	8	14	7	4
South Ayrshire	85	116	91	79	103	93
South Lanarkshire	465	386	225	309	350	297
Stirling	58	65	65	47	92	60
West Dunbartonshire	94	107	97	90	44	100
West Lothian	184	172	91	101	101	149
<b>Scottish Homes</b>	<b>16</b>	<b>10</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>10</b>

Source: Sales 1 returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics), Scottish Homes data provided by Communities Scotland.

Note: Please interpret quarter on quarter changes with caution. Includes right to buy (old terms), right to buy (modernised – from 30 September 2002), rent to mortgage (discontinued from January 2003) and voluntary sales.

1. Includes estimates for Inverclyde based upon 2002 Qtr 3 and 2003 Qtr 4 figures due to outstanding returns.

**Sales of housing association dwellings: 1993-94 to 2003-04**
**Table 14**

Period	Right to buy / rent to mortgage <sup>1</sup>	Voluntary sales	Open market	Improvement for sale	Shared ownership	Other sales	Total
1993-94	304	3	19	117	30	4	477
1994-95	349	33	53	83	44	-	562
1995-96	328	71	101	42	23	-	565
1996-97	519	63	141	162	53	-	938
1997-98	932	28	54	40	47	-	1,101
1998-99	845	29	-	-	-	17	891
1999-00	962	20	128	61	154	13	1,338
2000-01	982	36	159	39	160	36	1,412
2001-02	970	26	182	33	195	34	1,440
2002-03	1,508	58	215	41	281	91	2,194
2003-04 <sup>2</sup>	3,188	10	189	28	166	44	3,625

Source: Data provided by Scottish Homes/Communities Scotland. See notes and definitions

- 1: Rent to mortgage figures only apply to figures up to and including 2002-03, as it was discontinued in September 2002. For the period 2003-04 no figures were recorded for rent to mortgage schemes.
- 2: The increase in 2003-04 is due to the inclusion of the Glasgow Housing Association, Scottish Borders and Dumfries and Galloway Housing Partnership for the first time, since the transfer of stock from the local authorities.

## LOCAL AUTHORITY LETTINGS AND EVICTIONS

Vacancies, lettings and evictions for local authority dwellings: quarters ending 31 March 2003 to 31 December 2004

Table 15

Period	Lettings				Evictions		
	Dwellings falling vacant	Permanent lettings made	Vacancies for which nominations invited from other social landlords	Lettings made as a result of nominations from other social landlords	Total evictions	Evictions for anti-social behaviour	Eviction cases resulting in an abandoned dwelling
2003 1st Qtr	13,611	12,886	1,642	763	219	12	420
2003 2nd Qtr	11,095	9,612	1,586	861	215	9	256
2003 3rd Qtr	12,233	9,984	1,523	707	233	7	318
2003 4th Qtr	11,321	9,941	1,193	774	248	5	370
2004 1st Qtr	10,572	9,599	1,496	783	251	7	324
2004 2nd Qtr	10,051	9,109	1,367	589	242	5	273
2004 3rd Qtr	10,436	8,557	1,227	686	260	5	305
2004 4th Qtr	9,319	8,360	1,050	551	202	9	279

Source: Lettings and Evictions returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics).

Notes: Figures include estimates based on previous data due to outstanding returns. See tables 14 to 17 for details. Due to housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders are not included from 2003 Qtr 2 onwards.

Local authority lettings by type of dwelling and source of tenant: quarter ending 31 December 2004

Table 16

	Type of dwelling		Total (includes unknown types)
	Special needs	General needs	
<b>Total dwellings falling vacant</b>	<b>502</b>	<b>8,817</b>	<b>9,319</b>
<b>Total permanent lettings made</b>	<b>455</b>	<b>7,905</b>	<b>8,360</b>
Transfers (existing tenants)	183	1,719	1,902
Homeless households	36	2,291	2,327
Care in the community	1	10	11
Housing waiting list	224	3,744	3,968
Incoming mobility scheme	2	9	11
Other	9	132	141
<b>Total tenancy changes within local authority stock</b>	<b>50</b>	<b>1,341</b>	<b>1,391</b>
Mutual exchange	1	428	429
Tenancy change: succession	38	558	596
Assignment	11	355	366

Source: Lettings returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics)

Notes: Total figures may not equal the sum of the special needs and general needs columns as some local authorities are unable to break down totals into these two areas. Figures include estimates for Inverclyde based on 2003 Qtr 4 figures. Following housing stock transfers, figures for Dumfries and Galloway, Glasgow and Scottish Borders councils are not included in the Scotland totals from 2003 Qtr 2.

**Social landlord lettings resulting from local authority nominations: quarter ending 31 December 2004**

**Table 17**

	Type of dwelling		Total (includes unknown types)
	Special needs	General needs	
<b>Total vacancies for which nominations invited:</b>	<b>145</b>	<b>905</b>	<b>1,050</b>
Registered housing association dwellings	145	902	1,047
Other social landlords dwellings	-	3	3
<b>Total lettings made as a result of nominations:</b>	<b>77</b>	<b>474</b>	<b>551</b>
Registered housing association dwellings	77	455	532
Other social landlords dwellings	-	19	19

Source: Lettings returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics)

Notes: Total figures may not equal the sum of the special needs and general needs columns as some local authorities are unable to break down totals into these two areas. Figures include estimates for Inverclyde based on 2003 Qtr 4 figures. Following housing stock transfers, figures for Dumfries and Galloway, Glasgow and Scottish Borders councils are not included in the Scotland totals from 2003 Qtr 2.

**Vacancies and lettings by local authority: quarter ending 31 December 2004**
**Table 18**

Area	Local authority lettings		Nominations from other social landlords	
	Vacancies arising	Permanent lettings made	Vacancies for which nominations invited	Lettings made as a result of nominations
<b>SCOTLAND</b>	<b>9,319</b>	<b>8,360</b>	<b>1,050</b>	<b>551</b>
Aberdeen City	713	623	4	-
Aberdeenshire	295	302	62	60
Angus	265	249	12	2
Argyll & Bute	133	139	-	17
Clackmannanshire	68	103	24	4
Dumfries & Galloway	na	na	na	na
Dundee City	486	495	28	18
East Ayrshire	303	312	25	10
East Dunbartonshire	77	78	16	16
East Lothian	124	124	61	8
East Renfrewshire	70	60	37	4
Edinburgh, City of	804	961	99	81
Eilean Siar	32	34	4	2
Falkirk	350	306	26	6
Fife	972	698	76	39
Glasgow City	na	na	na	na
Highland	291	313	32	31
Inverclyde <sup>1</sup>	832	312	33	12
Midlothian	58	49	16	14
Moray	99	89	15	11
North Ayrshire	315	287	33	24
North Lanarkshire	956	864	75	59
Orkney	22	21	14	3
Perth & Kinross	156	138	36	17
Renfrewshire	296	366	58	9
Scottish Borders, The	na	na	na	na
Shetland	38	43	8	4
South Ayrshire	182	186	6	10
South Lanarkshire	628	603	43	20
Stirling	111	106	15	9
West Dunbartonshire	232	296	25	12
West Lothian	411	203	167	49

Source: Lettings returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics).

Notes: The figures relate to the number of vacancies that arose during the quarter and the number of lettings made. It is not necessarily the case that the dwellings that became vacant during the quarter were let during the same quarter. Following housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders are not included.

1. Figures are based on 2003 Q4 due to outstanding returns.

**Eviction actions against council tenants by local authority: quarter ending 31 December 2004**
**Table 19**

Area	Number of cases proceeding to court		Number of cases resulting in an eviction order		Number of cases resulting in an abandoned dwelling		Number of cases resulting in an eviction	
	Total	For anti-social behaviour	Total	For anti-social behaviour	Total	For anti-social behaviour	Total	For anti-social behaviour
<b>SCOTLAND</b>	<b>4,197</b>	<b>15</b>	<b>1,606</b>	<b>12</b>	<b>279</b>	<b>1</b>	<b>202</b>	<b>9</b>
Aberdeen City	250	-	119	-	36	-	-	-
Aberdeenshire	85	-	27	-	1	-	17	-
Angus	39	-	19	-	-	-	6	-
Argyll & Bute	204	-	103	-	-	-	3	-
Clackmannanshire	11	-	3	-	1	-	-	-
Dumfries & Galloway	na	na	na	na	na	na	na	na
Dundee City	252	-	156	-	14	-	10	-
East Ayrshire	277	1	57	1	2	-	14	1
East Dunbartonshire	40	-	16	-	-	-	2	-
East Lothian	77	-	40	-	-	-	2	-
East Renfrewshire	24	-	11	-	2	-	1	-
Edinburgh, City of <sup>1</sup>	490	-	276	-	97	-	5	-
Eilean Siar	4	-	2	-	-	-	1	-
Falkirk	263	-	171	-	12	-	13	-
Fife	456	1	42	-	10	-	9	-
Glasgow City	na	na	na	na	na	na	na	na
Highland	187	-	58	-	1	-	2	-
Inverclyde <sup>1</sup>	38	-	11	-	-	-	4	-
Midlothian	6	-	12	-	-	-	2	-
Moray	5	-	6	-	-	-	-	-
North Ayrshire	182	1	81	3	-	-	11	1
North Lanarkshire	419	-	192	-	79	-	26	-
Orkney	-	-	-	-	-	-	-	-
Perth & Kinross	37	-	19	-	-	-	2	1
Renfrewshire	122	-	12	-	-	-	25	1
Scottish Borders, The	na	na	na	na	na	na	na	na
Shetland	1	-	1	-	-	-	-	-
South Ayrshire	101	2	19	1	14	-	8	1
South Lanarkshire	176	2	47	2	1	-	19	3
Stirling	93	2	5	1	4	-	2	1
West Dunbartonshire	55	6	27	4	4	1	-	-
West Lothian	303	-	74	-	1	-	18	-

Source: Evictions returns by local authorities to the Scottish Executive Development Department: Analytical Services Division (Housing Statistics).

Notes: Cases that resulted in more than one action during the quarter are counted against each action. Actions consist of those taking place during the quarter and an eviction may result from a case that proceeded to court during previous quarters. Following housing stock transfers, figures for Dumfries & Galloway, Glasgow and Scottish Borders councils are not included.

1. Figures are based on 2003 Q3 due to outstanding returns.

## NOTES AND DEFINITIONS

### SOURCES

Most of the figures are compiled by the Scottish Executive, which collects the data from local authorities, housing associations and Scottish Homes/Communities Scotland.

The source of information is the Scottish Executive Housing Statistics Branch, unless otherwise stated at the foot of tables or charts.

### AREA COVERED

Except where otherwise stated, all tables relate to Scotland.

### DWELLINGS

A dwelling is a building or any part of a building which forms a separate and self-contained set of premises designed to be occupied by a family or, in some cases, groups of individuals (such as hostels or cluster flat).

Temporary dwellings are excluded.

### TENURES

**Private sector.** This includes dwellings owned by private landlords, whether persons or companies, and owner-occupiers.

**Housing associations.** These are societies, bodies of trustees, or companies established for the purpose of providing housing accommodation on a non-profit making basis. They also provide housing for special groups such as the aged, disabled, single persons, or housing on a mutual or self-build basis. In recent years, associations have extended their activities into provision of low cost housing for home ownership. In addition, registered associations (those registered with Scottish Homes / Communities Scotland) are heavily engaged in the regeneration of inner city areas through both rehabilitation and new building.

Non-registered associations are, in the main, now operating on a management basis only.

**New Towns.** In Scotland, New Town Development Corporations were established under the New Towns Acts for the purpose of laying out and developing New Towns. The New Towns in each region, with their designation and wind-up dates, are as follows:

Cumbernauld, Strathclyde Region (est. December 1955): Wound-up 31 December 1996. 1,275 houses were transferred to North Lanarkshire Council and 2,200 houses were transferred to Scottish Homes on 30 September 1996.

East Kilbride, Strathclyde Region (est. May 1947): Wound-up 31 December 1995. 7,834 houses were

transferred to East Kilbride District Council (now South Lanarkshire Council) at the end of November 1995.

Glenrothes, Fife Region (est. June 1948): Wound-up 31 December 1995. 4,783 houses and 2,700 garages were transferred to Kirkcaldy District Council (now Fife Council) on 28 September 1995.

Irvine, Strathclyde Region (est. November 1966): Wound-up 31 December 1996. 1,978 houses were transferred to North Ayrshire Council and 715 houses were transferred to Irvine Housing Association on 29 November 1996.

Livingston, Lothian Region (est. April 1962): Wound-up 31 December 1996. 3,651 houses were transferred to West Lothian Council on 1 November 1996. 1,516 houses were transferred to Almond Housing Association on 29 October 1996, and 66 sheltered houses were transferred to Bield Housing Association on 21 October 1996.

**Communities Scotland.** This is an executive agency that replaced Scottish Homes on 1 November 2001. Communities Scotland works on behalf of Ministers to promote social justice and tackle exclusion through the delivery of sustainable community regeneration.

**Stock transfers.** Dumfries and Galloway, Glasgow and Scottish Borders councils have transferred their housing stock to not-for-profit registered social landlords. As a result, figures for these authorities are not reported in local authority tables. Data collection and reporting procedures are currently being reviewed in conjunction with Communities Scotland in order to provide an accurate picture of Scottish housing tenancy.

### KEY INDICATORS (TABLE 1)

**Dwellings allocated by local authorities.** This is the number of applicants allocated houses by local authorities, including non-local authority stock to which the local authority has allocation rights.

**New lets.** This is the number of houses allocated to waiting list applicants and to other applicants such as those housed under the National Mobility Scheme or under Part II of the Housing (Scotland) Act 1987. Other transfers and exchanges are not included in this percentage.

**Lets to homeless.** This is the number of houses allocated to applicants under Part II of the Housing (Scotland) Act 1987. These figures are also included in new lets.

### STOCK ESTIMATES BY TENURE (TABLE 2)

Estimates of the dwelling stock are based on the 1991 and 2001 Censuses, which include a count of the number of dwellings. The baseline tenure at the end of the year is derived through combining information from the Census, the Post Census Survey of Vacant Dwellings and public authorities' stock counts.

Estimating the tenure split of dwelling stock from the Census requires some assumptions about tenure of vacant

dwellings where information on tenure was not collected directly at the time. The 2001 Post Census Vacant Survey did not assess tenure of privately owned properties, and the tenure splits from the Census have been applied to this case.

This baseline is updated each year using information provided by local authorities on new house building, conversion of property to housing use, and demolitions, together with public authorities' stock counts and Scottish Homes'/Communities Scotland's data on housing association stock.

Transfers of stock from one sector to another must also be taken into account, for example sales of public authority dwellings to tenants (owner occupiers). Most of this information on stock transfers is also provided directly to the Scottish Executive. However, no regular information is available on transfers from the private rented sector into owner occupation, and such changes in tenure have not been taken into account when producing the estimates.

#### FINANCIAL KEY INDICATORS (TABLE 4)

Housing finance figures for capital and current expenditure out-turn were changed from net to gross terms in 1988 with the introduction of the new planning total (elements of public expenditure for which central government is responsible). In previous editions of this bulletin, the figures prior to 1988 that were originally shown in net terms had since been revised and were shown in gross terms. These figures included expenditure on housing by local authorities, New Towns and Scottish Homes/Communities Scotland.

**Housing Tender Price Index.** The Housing Tender Price Index, compiled by the Scottish Executive Building Division, measures the overall change in contractors' pricing levels in Scottish public sector housing projects. It is based on successful tenders for 1-4 storey housing contracts throughout mainland Scotland. Using a standard sampling methodology, items to a minimum value of 25 per cent of each trade are selected from Bills of Quantities, are compared with a predetermined price base, and are weighted according to the proportionate value of the trade to the total Bill. The index figure is derived from the arithmetic mean of each quarter's sample. Tenders are allocated to the quarter in which the tender date falls.

Where quarterly indices are based on small samples, they should be applied with utmost caution. In particular the sample for 2004 Qtr 3 is very small. Despite intensive efforts made by Building Division (in collaboration with Communities Scotland) since 2002 to maximise the quarterly samples, the number of housing jobs suitable for analysis has continued to diminish. **Unless there is a significant increase in the number of traditionally procured new Scottish social house building projects obtained for analysis, consideration will have to be given to discontinuing the HTPI in the near future.**

Any enquiries about the index should be addressed to the Scottish Executive Building Division, Victoria Quay, Edinburgh EH6 6QQ (telephone 0131 244 7482).

#### MORTGAGE COMPLETIONS (TABLE 5)

**Survey of Mortgage Lenders.** The Office of the Deputy Prime Minister (and its former incarnations the Department of the Environment, the Department of the Environment, Transport and the Regions, and the Department for Transport, Local Government and the Regions) have produced a quarterly house price index since 1968 based on data from the Survey of Mortgage Lenders. The survey has been conducted in partnership with the Council of Mortgage Lenders and has involved a variety of mortgage lenders supplying a monthly 5% sample of mortgage completions.

The operation and analysis of the Survey of Mortgage Lenders is described in an article by Bob Pannell and David Champion in *Housing Finance*, No. 16, November 1992. About 50 lenders currently supply completions data through the survey.

More recently, many lenders have been supplying 100% samples through electronic data capture. The increased sample size (approximately 25,000 cases per month for the UK) has allowed the production of a revised monthly index in 2003. The current sample size for Scotland is approximately 39,000 cases per year.

**House Price Index.** The House Price Index is the weighted average of prices of a standard collection of dwellings. The index is adjusted for changes in the mix of properties. The initial quarterly series based on building society lending was terminated in 1993, when a series based on a sample of mortgage completions by all types of lender was established. Details of the methods by which the 1993-based index was constructed were published in *Economic Trends*, No. 348, October 1982.

In 2003, the index was revised to incorporate methodological improvements and a much larger sample from the Survey of Mortgage Lenders (see above). The index is now published as a monthly series with 2002 as the base year. Details of the new index can be found in the house prices area on the ODPM website ([www.odpm.gov.uk](http://www.odpm.gov.uk)).

**Number of loans.** The methodology for estimating the average number of loans in Scotland was revised in September 2003 as a result of the variability in the Scottish data.

Under the current methodology, the house purchasing activity rate is determined for England and Wales by comparing the total number of transactions recorded by the Land Registry with the latest stock figures for owner-occupied and privately rented dwellings. This activity rate is then applied to the Scotland stock total to estimate the total number of transactions in Scotland.

**Average income.** Average income details are for mortgage loan purposes as recorded by the Scottish mortgage lenders.

## HOUSE BUILDING (TABLES 6-10)

**Started.** A dwelling is regarded as started on the date that work begins on the foundations of the block of which the dwelling will form a part, and not on the date when site preparations begin.

**Completed.** A dwelling is completed when it is ready for occupation, whether it is in fact occupied or not. If a dwelling is transferred to another agency after completion it is considered to have been completed by the first agency.

## PUBLIC AUTHORITY HOUSE SALES (TABLES 11-13)

Part III of the Housing (Scotland) Act 1987, as amended, gives most Scottish secure tenants the right to buy their homes, provided they are eligible and their home is not exempt. The 'applications to sitting tenants' figures in all tables concerning public authority house sales include right to buy, rent to mortgage, and voluntary sales.

For **right to buy** sales, the selling price is determined by the market value of the property less a discount (as laid down in section 62 of the Act). In turn, the level of discount is heavily reliant upon when the pre-purchase tenancy commenced, with those starting after 30 September 2002 being subject to modernised right to buy terms. Under the previous terms, the minimum discount in respect of a house is 32% after two years, plus an additional 1% for each year, up to a maximum discount of 60%. For flats, the minimum discount is 44% of the market value, plus an additional 2% for each year beyond two years occupation by the tenant, up to a maximum discount of 70%.

Under **modernised right to buy**, there is a single discount structure for all property types which starts at 20% of market value after the initial five-year qualifying period and then increases by 1% a year up to a maximum of 35% or £15,000, whichever is lower. Applications to purchase may include an element of the 'cost floor', which is covered by section 62(6A) of the 1987 Act and a specific determination. Under the cost floor rules, a discount may be restricted where the price, taking into account the discount to which the tenant is entitled, is less than the admissible costs incurred in providing, improving or maintaining the house over a period broadly 10 years prior to the application to purchase being submitted.

Houses owned by non-charitable housing associations came within the right to buy legislation in January 1987. For voluntary sales, the Secretary of State has issued a general consent permitting discounts of 30% for houses and 40% for flats, plus an additional 1% and 2% respectively for houses and flats for each year of tenancy up to maximum levels of 60% and 70%.

**Rent to mortgage** sales were first introduced as a pilot scheme in October 1989 for tenants of Scottish Homes/Communities Scotland and the New Town Development Corporations. From 1 April 1991 this was extended to local authority tenants. A new statutory rent to mortgage Scheme for all public authority tenants was introduced on 27 September 1993 via the Leasehold

Reform, Housing and Urban Development Act 1993. However, the Housing (Scotland) Act 2001 repealed the rent to mortgage scheme with effect from 30 September 2002 (this did not affect people already buying through this mechanism).

## HOUSING ASSOCIATION SALES (TABLE 14)

In 1994 Scottish Homes revised the classification of housing association sales and the figures provided for housing associations include all such sales.

**RTB/RTM:** Sales through right to buy /rent to mortgage schemes.

**Voluntary:** Voluntary sales to sitting tenants

**Open market:** Dwellings sold on the open market

**Shared ownership:** Outright (100%) sales of shared ownership dwellings. Figures not available before 1991-92.

**Other sales:** This includes sales of co-ownership dwellings.

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# SCOTTISH EXECUTIVE STATISTICAL SERVICES

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The aim of the Statistical Service is to provide relevant and reliable information, analysis and advice that meet the needs of government, business and the people of Scotland.

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  - Where practicable improving timeliness;
  - Providing more statistics disaggregated by age, gender and ethnicity;
  - Developing more data for small areas through the Neighbourhood Statistics project;
  - Contributing to production of comparable statistics across the UK and internationally.
2. **To ensure effective use of our statistics by**
  - Contributing more directly to policy processes inside and where possible outside government;
  - Improving access to and presentation of data and analysis;
  - Improving the advice provided on statistics.
3. **To work effectively with users and providers by**
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  - Involving users and providers in planning developments in outputs and processes
4. **To develop the quality of statistics by**
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## Correspondence and enquiries

Enquiries on Scottish Executive Housing Statistics should be addressed to:

James Sedgwick  
Analytical Services Division  
Scottish Executive Development Department  
Area 1-F Dockside, Victoria Quay  
Edinburgh, EH6 6QQ  
Telephone: (0131) 244 7229 Fax: (0131) 244 0446  
e-mail: james.sedgwick@scotland.gsi.gov.uk

General enquiries on Scottish Executive statistics can be addressed to:

Ryan Stewart  
Office of the Chief Statistician  
Scottish Executive  
3 Floor West Rear, St Andrews House  
EDINBURGH EH1 3DG  
Telephone: (0131) 244 0442; Fax: (0131) 244 0335  
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Advice on specific areas of Scottish Executive statistical work can be obtained from staff at the telephone numbers given below:

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The Scottish Funding Councils for Higher and Further Education	(0131) 313 6575
General Register Office for Scotland - Vital statistics and publications - Population statistics, census statistics or digital boundary products	(0131) 314 4243 (0131) 314 4254

For **general enquiries about National Statistics** in the United Kingdom Government contact the National Statistics Public Enquiry Service on **020 7533 5888**

Minicom: 01633 812399

Email: [info@statistics.gov.uk](mailto:info@statistics.gov.uk)

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Letters: room DG/18, 1 Drummond Gate,  
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Current staff names, e-mail addresses and the publications listed below as well as a range of other statistical publications can be found on the Scottish Executive website at **[www.scotland.gov.uk/stats](http://www.scotland.gov.uk/stats)**.

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