A National Statistics publication for Scotland

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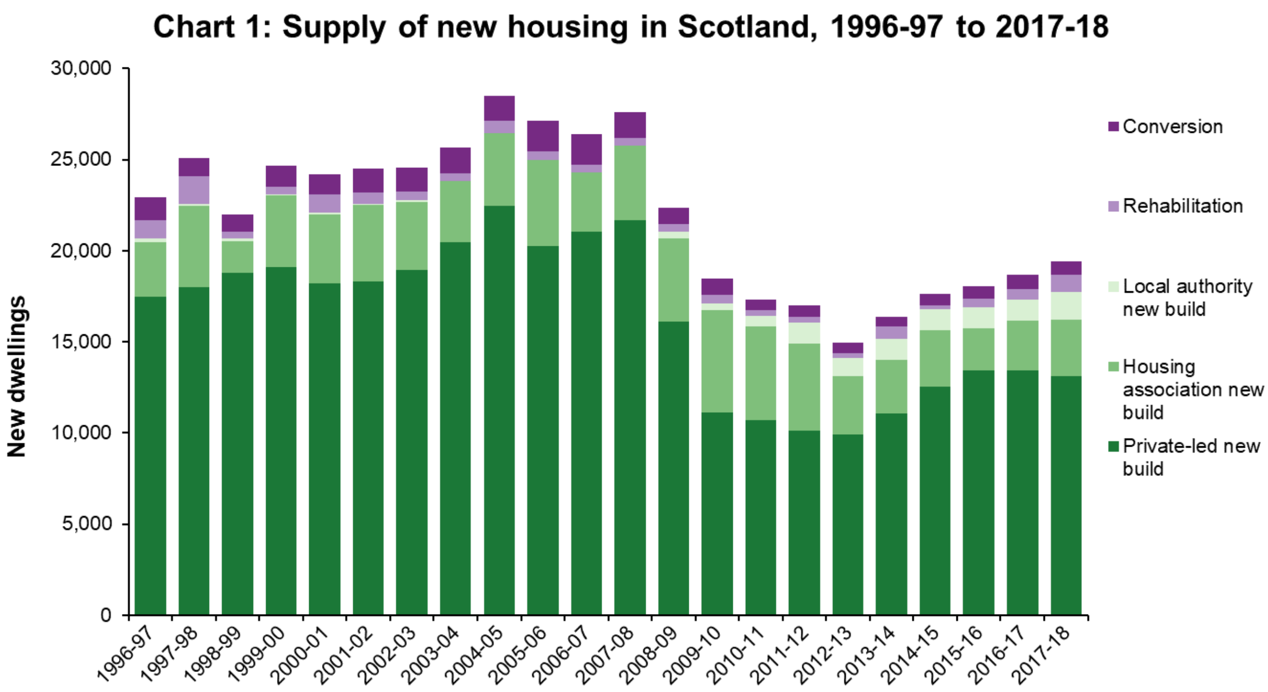
PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland 2018: Key Trends Summary

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

The statistics are based on information collected from local authorities and the Scottish Government affordable housing supply database, 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 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 2018. A wider 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 2016.



In 2017-18:

Housing Supply

19,428 new homes were supplied = **17,731** new build homes were completed + **958** homes were brought back into use through refurbishment + **739** homes were supplied through conversions

17,731 new build completions = **13,102** private-led completions + **3,130** housing association completions + **1,499** local authority completions

The Affordable Housing Supply Programme delivered **8,534** homes

10,569 Affordable Housing Supply homes were started

11,667 Affordable Housing Supply homes were approved

Local Authority Housing

There were **314,482** local authority dwellings

1,715 local authority homes were sold (excluding stock transfer local authorities)

1% of local authority normal letting stock was vacant

Local authorities made **25,666** permanent lettings

42% of permanent lettings were to homeless households

There were **1,460** local authority evictions or abandonments

There were **157,806** households on local authority or common housing lists

Local Authority Housing Assistance and Licensing

15,671 houses of multiple occupation licences were in force

Scheme of assistance grants totalled **£29.8 million**

9,049 scheme of assistance grants were paid to householders

Key Findings for 2017-18

Housing Supply (Private and Public Sector)

New housing supply: New housing supply (new build, refurbishment and conversions) increased by 745 homes (4%) between 2016-17 and 2017-18, from 18,683 to 19,428 units. Housing association new builds increased by 382 homes (14%) and local authority new builds increased by 381 homes (34%), whilst private-led new builds decreased by 325 homes (2%). Refurbishments (rehabilitations) increased by 359 homes (60%) and net conversions decreased by 52 homes (7%).

New house building: In 2017-18, 17,731 new build homes were completed in Scotland, an increase of 438 homes (3%) on the 17,293 completions in the previous year, the fifth consecutive annual increase and the highest annual number of completions since 2008-09. During the same time-period the number of homes started decreased by 129 homes (1%) from 19,724 to 19,595.

Affordable housing: (As previously reported on 12th June 2018): In 2017-18, there were 8,534 units completed through all Affordable Housing Supply Programme (AHSP) activity, an increase of 1,198 units (16%) on the previous year. Approvals increased by 1,401 units (14%) in the latest year to reach 11,677 in 2017-18, and starts increased by 1,261 units (14%) to reach 10,569. This activity represents the first two years in the target period to build 50,000 affordable homes, including 35,000 for social rent, over the five year period from 2016-17 to 2020-21.

Local Authority Housing

Local authority housing stock: At 31st March 2018, there were 314,482 local authority dwellings in Scotland, a slight decrease of 334 units (0.1%) from the previous year.

Sales of local authority dwellings (Right to Buy): Sales of public authority dwellings (including local authorities with total stock transfers) fell by 40% in 2017-18, to 2,101. 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 7,140 units of vacant stock at 31st March 2018, 976 units (16%) more than the 6,164 vacant units in the previous year, driven by increases in units awaiting demolition (an increase of 503 units), units part of a modernisation programme (an increase of 310 units), and vacant normal letting stock (an increase of 319 units). Vacant units used as temporary accommodation for the homeless fell by 7, and vacant units in low demand areas fell by 149 units.

Lettings: During 2017-18 there were 25,666 permanent lettings made, a slight decrease of 122 units (0.5%) compared to 25,788 lettings in the previous year. There were 10,805 lets to homeless households in 2017-18, which equates to 42% of all permanent lets by local authorities.

Evictions: Eviction actions against local authority tenants resulted in 1,460 evictions or abandoned dwellings in 2017-18 (1,023 evictions, 437 abandoned dwellings). This is up by 3%, or 39 actions of evictions or abandonments, on the 1,421 in the previous year.

Housing lists: Household applications held on local authority or common housing register lists decreased by 3% or 4,346 households to 157,806 at March 2018, the tenth consecutive annual decrease.

Local Authority Housing Assistance and Licensing

Scheme of assistance: There were 9,049 scheme of assistance grants paid to householders in 2017-18, 1,434 grants (14%) fewer than in 2016-17. Spend on scheme of assistance grants totalled £29.8 million, around £2 million less than in 2016-17. The majority of grants in 2017-18 were for disabled adaptions; 5,599 grants totalling £21.9 million.

Houses in multiple occupation: In 2017-18, 9,025 applications were received in respect of the mandatory licensing scheme for houses in multiple occupation (including new applications and applications for renewal). At 31st March 2018 there were 15,671 licences in force, representing an increase of 2% over the previous year.

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New Housing Supply

19,428 new houses were built, refurbished or converted in 2017-18, 745 homes (4%) more than in 2016-17. New housing supply remains well below pre-recession levels and is 30% below the 2007-08 figure of 27,594, however annual supply has increased by 4,488 homes (30%) 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 745 homes (4%) between 2016-17 and 2017-18. There were 3,130 housing association new build completions in 2017-18, an increase of 382 homes or 14% on the previous year. Local authority new build completions totalled 1,499 homes, an increase of 381 homes (34%) compared with 2016-17. A total of 13,102 homes were built by the private sector in 2017-18, a decrease of 325 homes (2%) from the 13,427 homes built in 2016-17. The number of rehabilitations increased from 599 in 2016-17 to 958 in 2017-18, and the number of buildings converted to housing use decreased by 52 homes from 791 to 739. See Table 1 below and Chart 1 (page1).

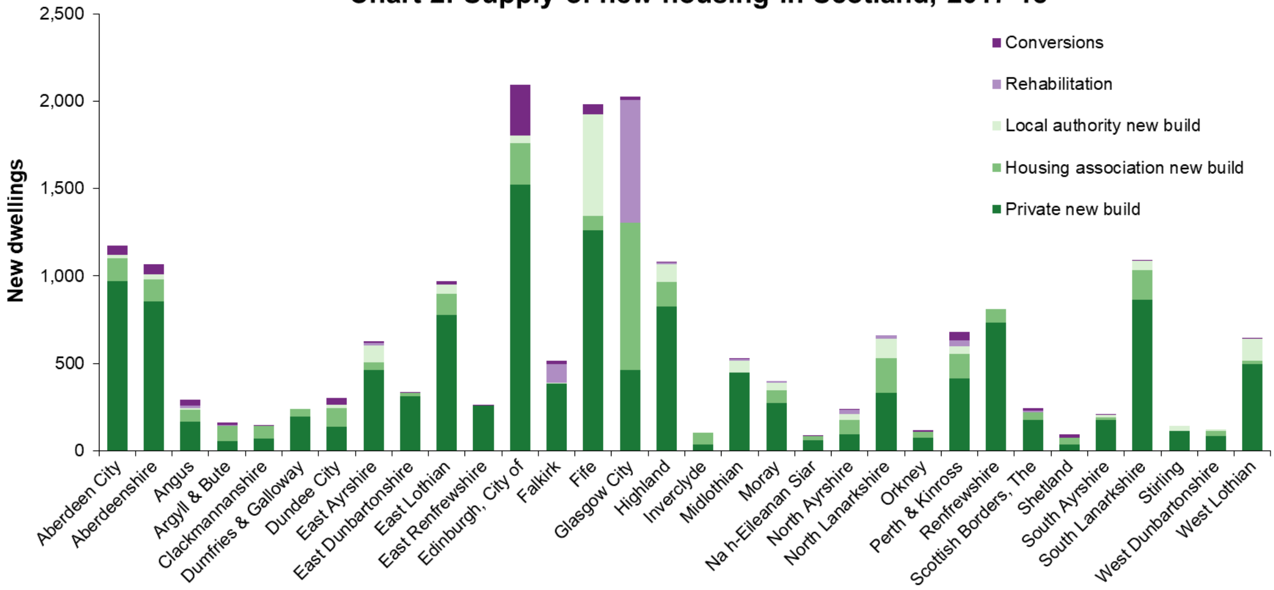
Table 1: Components of new housing supply in Scotland

	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	16,109	4,577	336	427	923	22,372
2009-10	11,139	5,576	413	442	920	18,490
2010-11	10,720	5,111	614	297	591	17,333
2011-12	10,145	4,776	1,114	338	644	17,017
2012-13	9,892	3,244	963	291	550	14,940
2013-14	11,088	2,911	1,140	711	509	16,359
2014-15	12,546	3,064	1,157	224	644	17,635
2015-16	13,432	2,320	1,138	457	684	18,031
2016-17	13,427	2,748	1,118	599	791	18,683
2017-18	13,102	3,130	1,499	958	739	19,428

The components of housing supply within each local authority area for 2017-18 are shown in Chart 2. Together Edinburgh, Glasgow and Fife accounted for almost a third of Scotland's new housing supply.

The proportions of housing supply accounted for by each grouping vary by local authority. For example, in Glasgow 42% of the new supply was housing association homes, 35% of supply related to rehabilitations, and 23% from private led construction. The majority (73%) of the new supply in Edinburgh was from private sector new build with a further 11% from housing association new build and 14% from conversions. Private sector new build accounted for 98% of East Renfrewshire's new housing supply. Fife (29%) had the highest proportions of their new supply as local authority new build housing.

Chart 2: Supply of new housing in Scotland, 2017-18



Link to Housing Supply tables:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewHousingSupply

New House Building

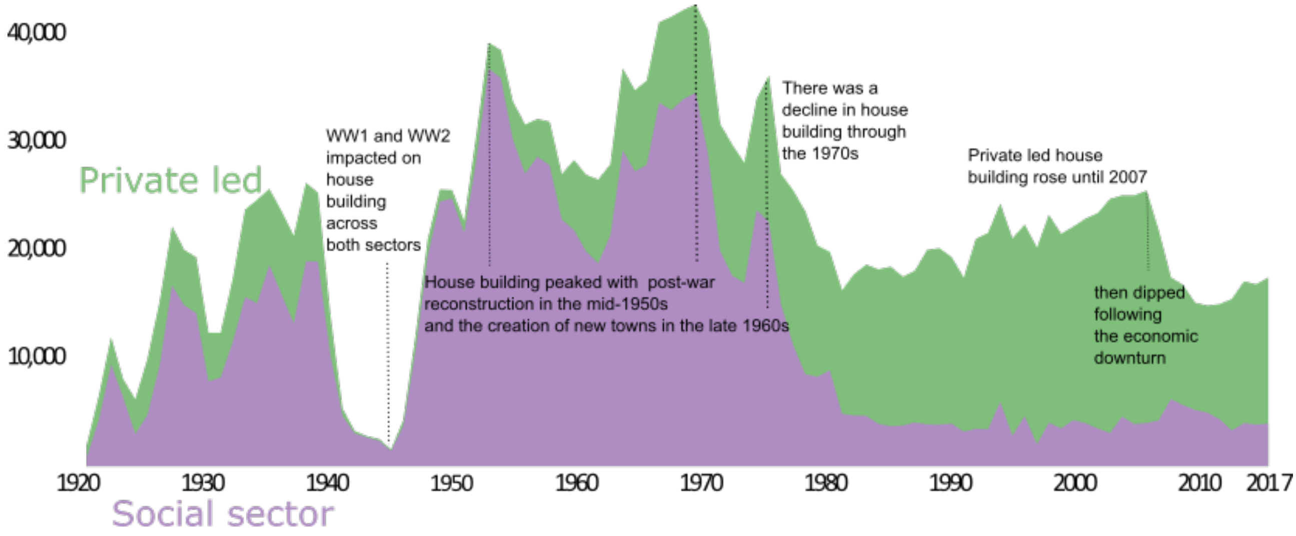
In 2017-18, 17,731 new build houses were completed in Scotland, an increase of 438 homes (3%) on the previous year when 17,293 had been completed, the fifth consecutive annual increase and the highest annual number of completions since 2008-09.

During the same time period the number of new houses started decreased by 129 homes (1%) from 19,724 in 2016-17 to 19,595 in 2017-18.

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 house building by private sector and social sector, 1920 to 2017 (calendar years)



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 2012-13[1] and 2015-16, but has decreased slightly in the last two years up to 2017-18. The number of starts stands at 13,527, up by 1% from 2016-17, but 33% below the number started in 2007-08. Private sector completions meanwhile have decreased by 2% since 2016-17 to 13,102, 40% 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, is available at http://www.gov.scot/Topics/Built-Environment/Housing/BuyingSelling/help-to-buy.

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.

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

A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 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 3,130 Housing Association new build completions in 2017-18 – 14% more than in 2016-17. There were 4,710 Housing Association new build approvals in 2017-18, a decrease of 5% on 2016-17. Starts totalled 4,715, an increase of 25%.

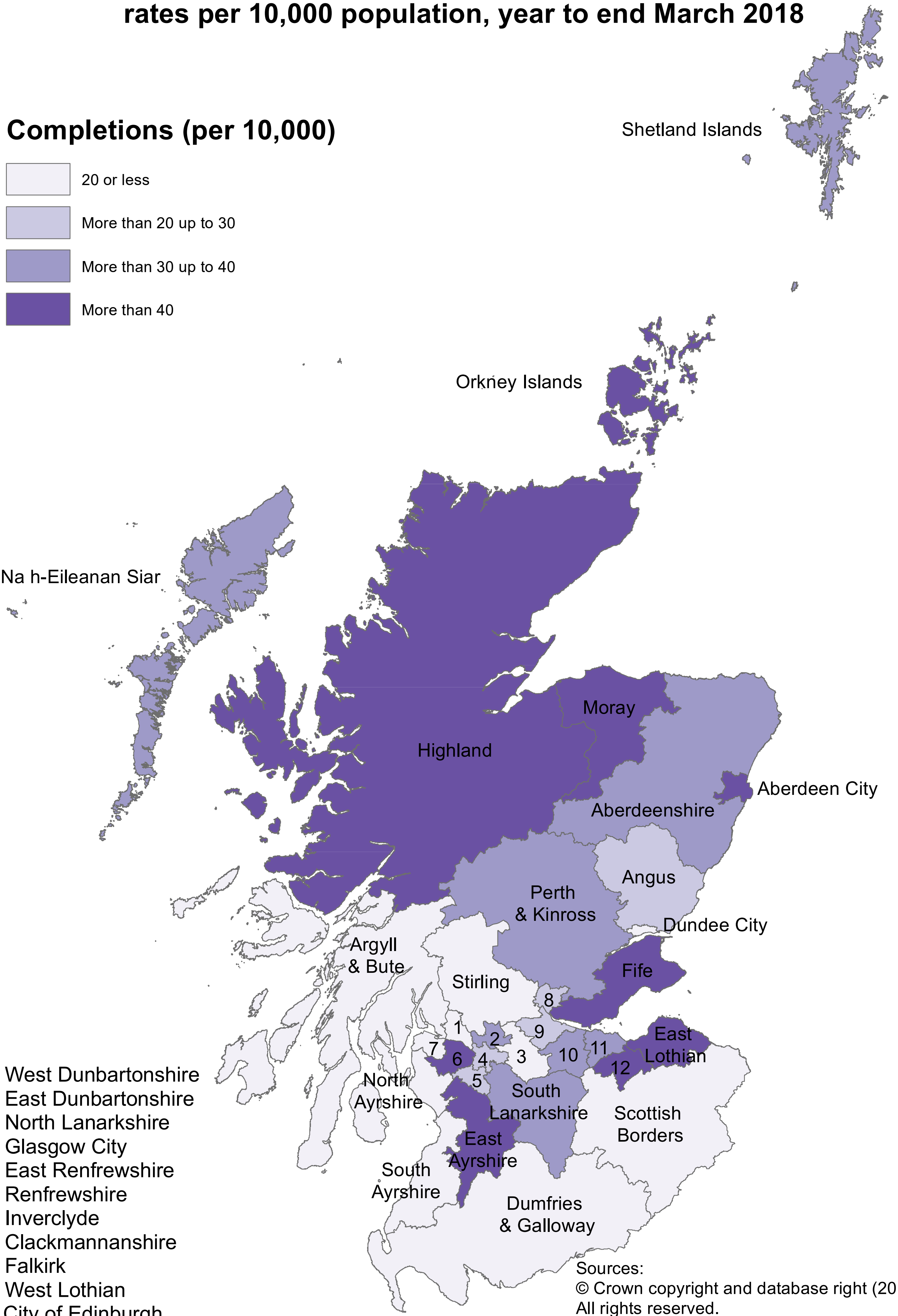
After years of very few local authority new build housing completions in Scotland the Scottish Government's introduction of the Council House Building programme in 2009-10 has seen a significant numbers of new council houses being built. There were 1,499 local authority completions in 2017-18, which is 381 houses (34%) more than in 2016-17. There were 1,358 local authority starts in 2017-18, 13 houses (1%) less than the previous year.

The average timescale from start to completion of a local authority site seems to be around 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 2017-18 (across all tenures) relative to the population size of each local authority in Scotland. The highest rates were observed in East Lothian, Midlothian, Fife, East Ayrshire and Aberdeen City.

Link to tables on new builds:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild

Map A: New build housing - All sector completions: rates per 10,000 population, year to end March 2018



1. West Dunbartonshire
2. East Dunbartonshire
3. North Lanarkshire
4. Glasgow City
5. East Renfrewshire
6. Renfrewshire
7. Inverclyde
8. Clackmannanshire
9. Falkirk
10. West Lothian
11. City of Edinburgh
12. Midlothian

Sources:

Ordnance Survey Licence number 100024655
The Scottish Government 25th September 2018

Affordable Housing

(As previously reported on 12th June 2018): In 2017-18, there were 8,534 units completed through all Affordable Housing Supply Programme (AHSP) activity, an increase of 1,198 units (16%) on the previous year. Approvals increased by 1,401 units (14%) in the latest year to reach 11,677 in 2017-18, and starts increased by 1,261 units (14%) to reach 10,569.

Affordable Housing Supply Programme (AHSP) activity represents the first two years in the target period to build 50,000 affordable homes, including 35,000 for social rent, over the 5 year period from 2016-17 to 2020-21. The Scottish Government's Affordable Housing Supply Programme (AHSP) funds housing for social rent, affordable rent and affordable home ownership. The AHSP 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 AHSP completions statistics are used to inform the Scottish Government target to deliver 50,000 affordable homes between 2016-17 and 2020-21, and reflect the number of affordable homes delivered that have received some form of government support through loans, grant or guarantees.

The number of units provided through the AHSP 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 2017-18 there were 8,534 units completed through all AHSP activity - this is up by 16% compared to the 7,336 completions in the previous year, and is the highest annual figure since the series began in 2000-01. The majority (62%) of these were new build houses, and the remaining 38% were off the shelf purchases or rehabilitations.

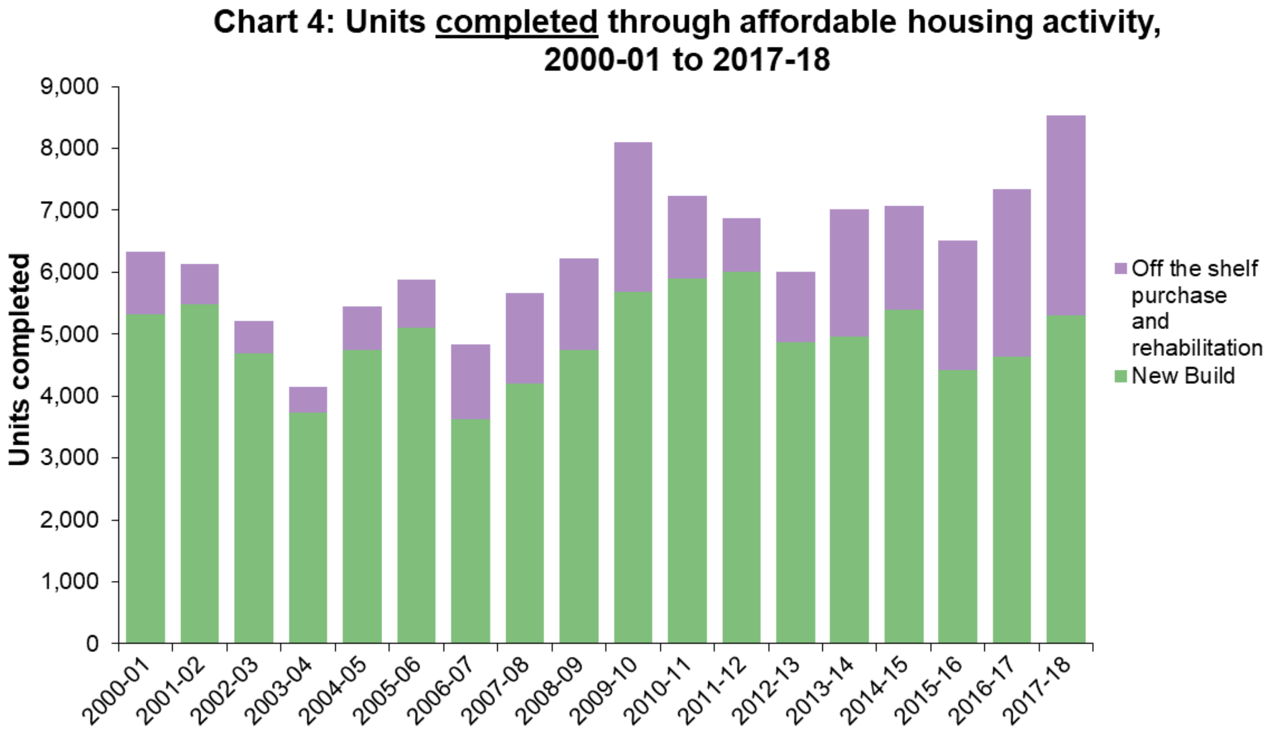
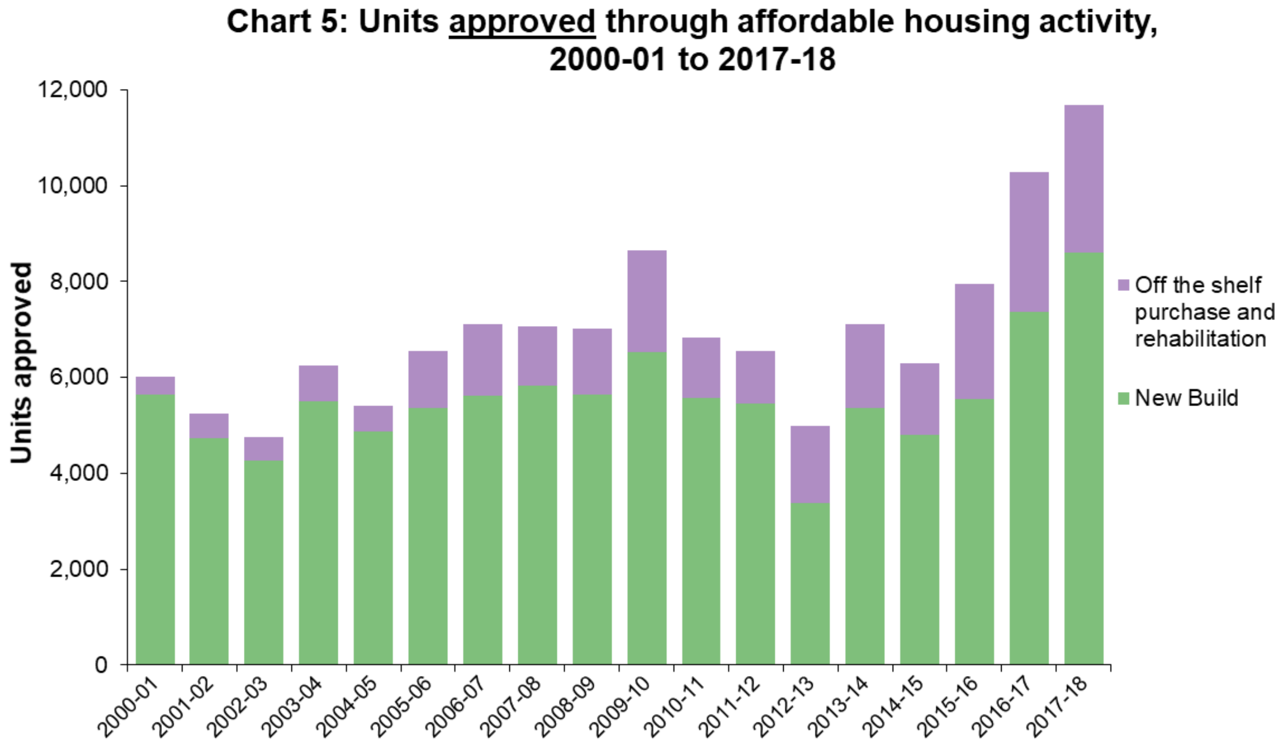


Chart 5 shows that in 2017-18, 11,677 units were approved through the AHSP, representing an increase of 14% from the previous year and is the highest annual figure since the series began in 2000-01. Of those, 74% were new build houses and 26% were off the shelf purchases or rehabilitations.



Since 2009-10, data on AHSP site starts has also been recorded. There were 10,569 starts in 2017-18 which was up 14% from 9,308 starts in 2016-17.

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

Statistics on new house building in the other UK nations can be found through the following link to the Department for Communities and Local Government website:
http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/livetables/

Stock by Tenure

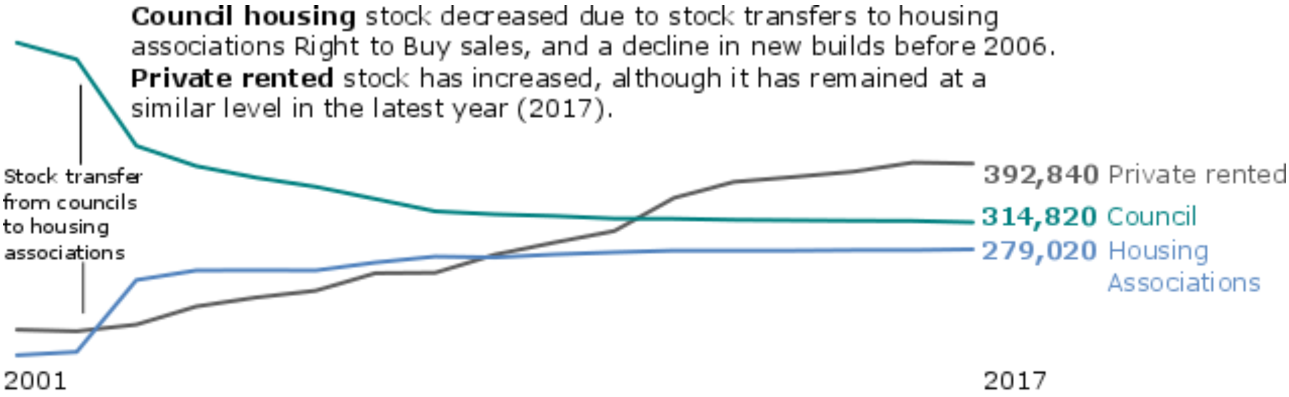
In 1981, less than 40% of dwelling stock (0.72 million dwellings) was owner occupied. By 2000 this had risen to 63% (1.47 million) although the proportion has fallen again in the last few years so that, in 2017, 58% (1.50 million) of dwelling stock was owner occupied (excluding vacant private dwellings and second homes).

The number of dwellings in Scotland has increased by 615,000 in the last 3 and a half decades from 1.97 million in 1981 to 2.59 million in 2017. This has coincided with an increasing Scottish population and the increased prevalence of smaller households[2].

Two factors have contributed to the shift toward owner occupation: the introduction of the right to buy for public authority tenants in 1979 coupled with the decline of local authority new build, and the increased contribution of private sector house building. Chart 6a illustrates the changes in the size of private rented sector stock, compared with councils and housing associations over the time period from 2001 to 2017.

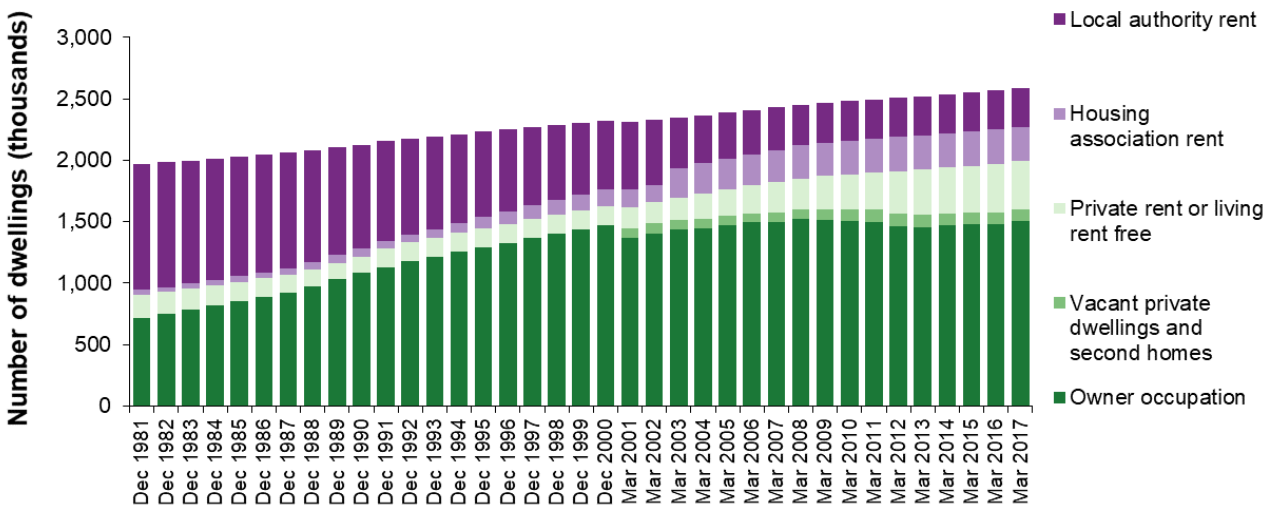
[2] http://www.nrscotland.gov.uk/statistics-and-data

Chart 6a: Numbers of stock by private rented, council housing, and housing associations, 2001 to 2017



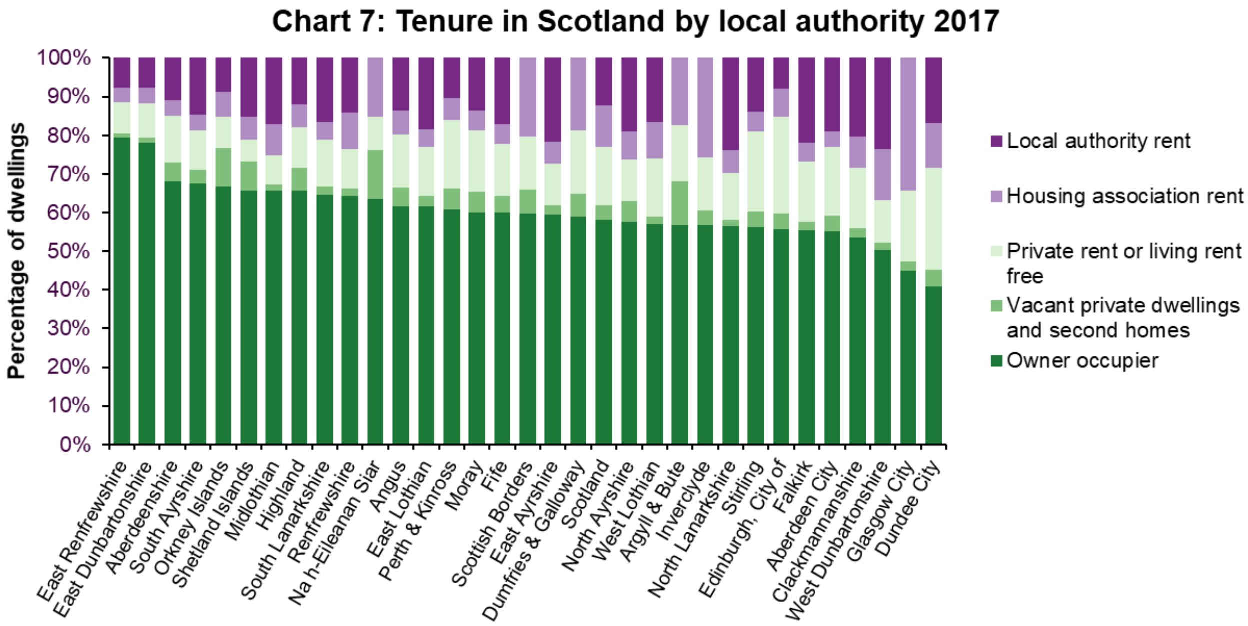
The reduction in owner occupation between 2008 and 2014 has coincided with an increase in the number renting privately or living rent free from 10% (around 248,000 dwellings) in 2008 to 15% (around 382,000 dwellings) in 2015, as shown in Chart 6b. This may have been partly caused by the economic downturn and the difficulty potential home owners have subsequently experienced in securing a mortgage. In the latest year however, the proportion renting privately or living rent free has remained at a similar level of 15% (393,000 in 2017).

Chart 6b: Estimated stock of dwellings by tenure, 1981 to 2017



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 79% in East Renfrewshire to 41% in Dundee. In general, as expected, cities have lower owner occupation rates. The proportion of dwellings rented privately ranges from 6% in the Shetland Islands to 26% in Dundee, with cities tending to have higher rates of households in the private rented sector. Percentages of households that are social renting range from 12% in East Renfrewshire and East Dunbartonshire to 34% in Glasgow and 37% in West Dunbartonshire.



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 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/livetables/

Local Authority Housing Stock

Local authority stock levels have been decreasing each year since the 1980s, although the rate of decrease has slowed in recent years. As at 31st March 2018 there were 314,482 local authority units, down by 334 units on the previous year.

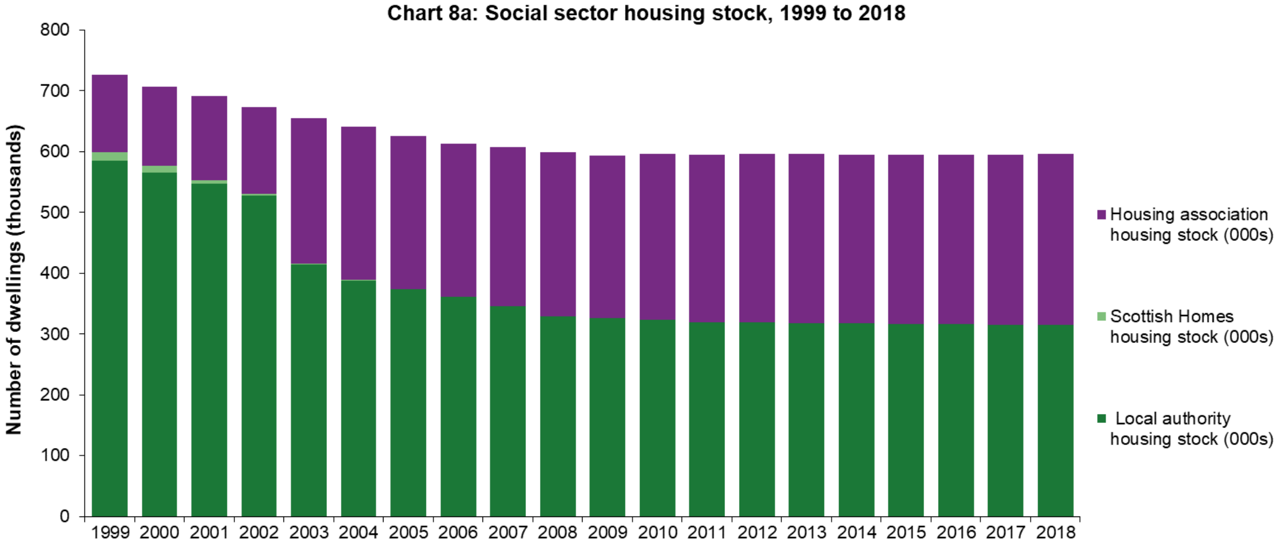
This can be attributed to 3 main factors:

- 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 in fact the number of new local authority dwellings being built have shown some increases since 2008. As a result, recent decreases in local authority stock levels have correspondingly been fairly small.

Local authority stock levels have decreased by 334 units from the previous year, to 314,482 units on 31st March 2018. Figures for social sector stock at March 2018 showed that of the 595,881 units, 53% were owned by local authorities. This represents a substantial change since the mid-1990s when public authorities owned nearly 90% of the 783,000 units of social rented stock[3]. 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.

Chart 8a: Social sector housing stock, 1999 to 2018



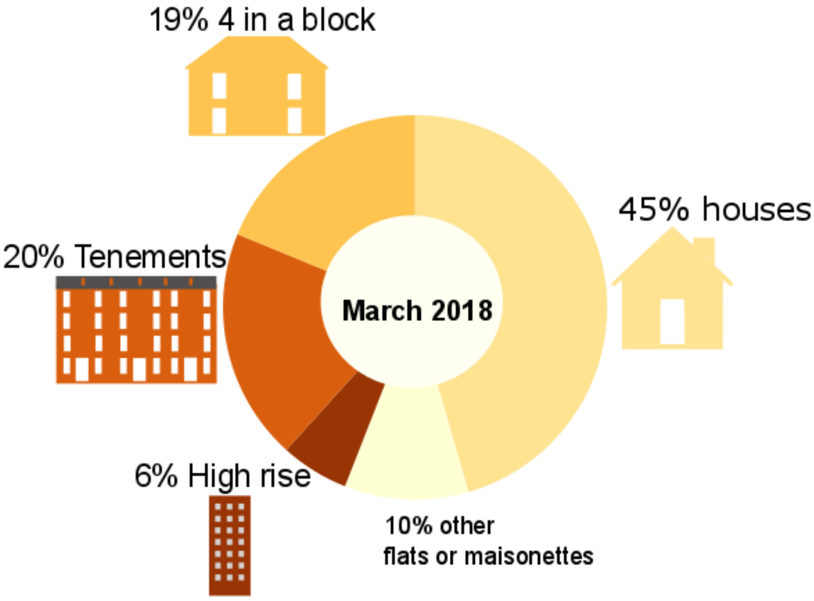
Housing Association for 2014 onwards provided by the Scottish Housing Regulator.

Link to tables on local authority housing stock:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/Stock

Looking at local authority owned housing stock by dwelling type, 45% of local authority housing stock at March 2018 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%).

[3] As at December 1995

Chart 8b: Local authority owned housing stock by dwelling type, as at March 2018



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 (50%). In both 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

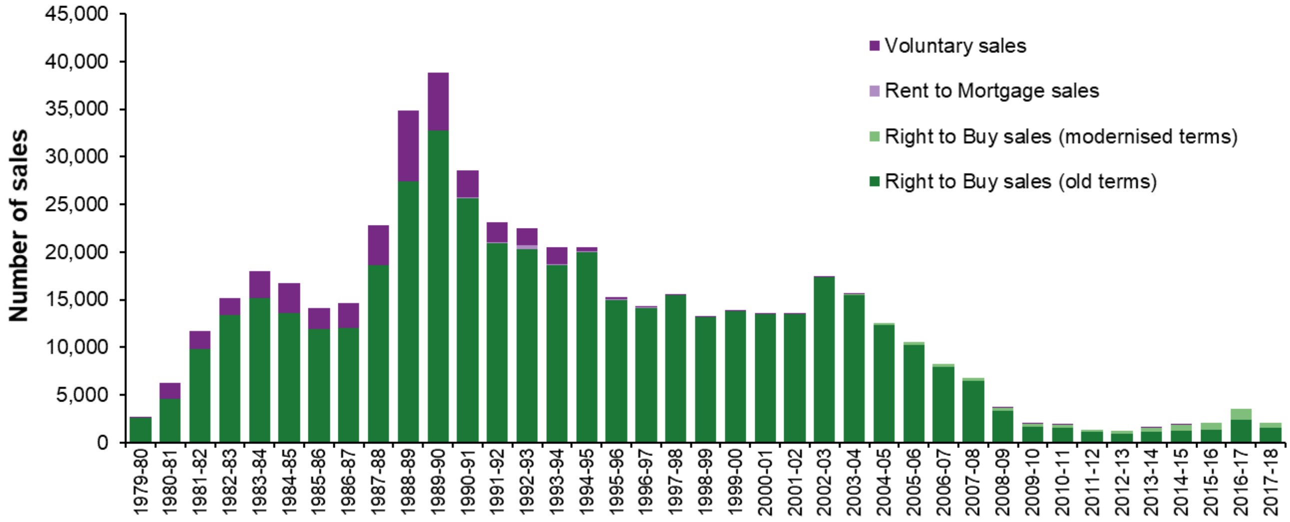
Sales of Local Authority Housing to Sitting Tenants (Right to Buy)

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 decreased in the latest year. In 2017-18 Right to Buy sales decreased by 40% from the previous year to 2,101. Of the total 2017-18 sales, 27% were under modernised terms.

Excluding stock transfer local authorities there were 1,715 Right to Buy sales in 2017-18, which was down 43% 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: Sales to sitting tenants of public authority stock

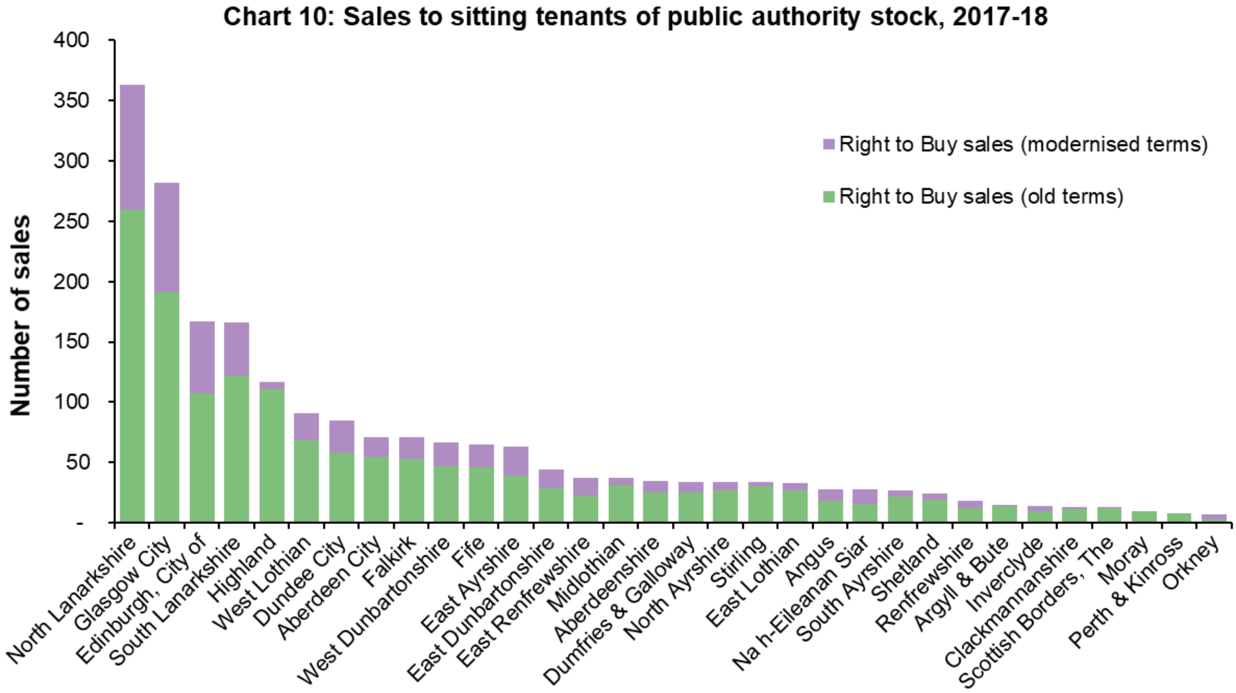


The introduction of Right to Buy legislation in 1979 had a substantial impact on the profile of Scottish housing. Over the years, nearly half a million public sector properties have been sold under the Right to Buy scheme. The annual rate of sales to sitting tenants peaked at just under 40,000 in 1989, 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. 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 2017-18 there have been 6,104 sales of public authority housing under modernised terms and in the latest year 27% 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 2017-18. This chart includes sales of former council houses in local authorities which transferred their stock to housing associations. North Lanarkshire had the highest number of sales at 363, followed by Glasgow City at 282.



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

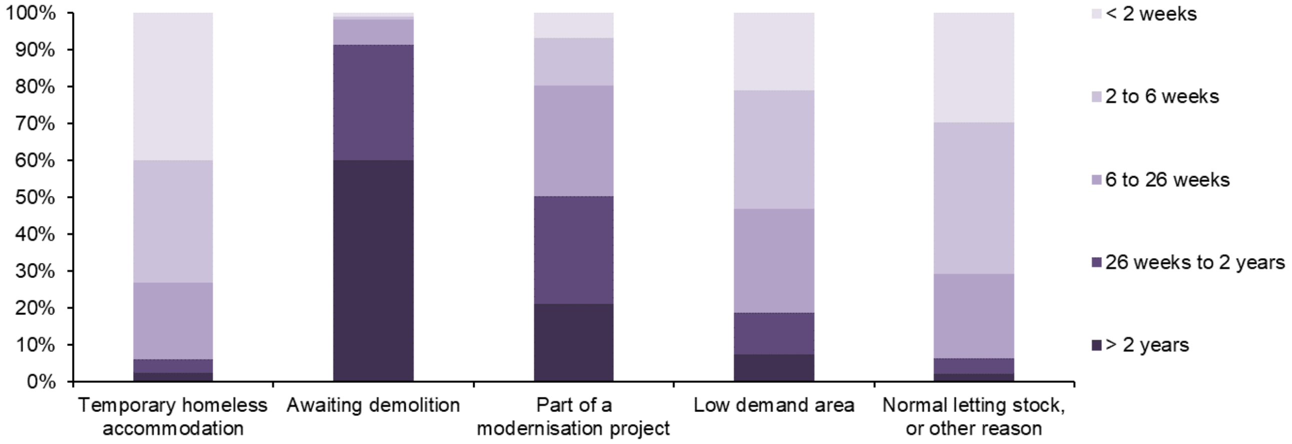
At 31st March 2018 local authorities reported 7,140 units of vacant stock, an increase of 976 units (16%) on the 6,164 units in the previous year.

There were increases in the number of vacant units awaiting demolition (an increase of 503, or 32%, from 1,564 to 2,067), the number of vacant units part of a modernisation programme (an increase of 310, or 28%, from 1,121 to 1,431), and vacant normal letting stock (an increase of 319, or 14%, from 2,346 to 2,665). There were decreases in the number of vacant units used as temporary accommodation for the homeless (a decrease of 7, or 1%, from 481 to 474), and vacant units in low demand areas (a decrease of 149, or 23%, from 652 to 503).

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 7,140 units, 29% were awaiting demolition or sale, 7% were in a low demand area, 20% were part of a modernisation programme, and a further 8% were used as temporary accommodation for the homeless. Of the vacant stock, 37% was normal letting stock or other vacant stock, which represents 1% of all local authority normal letting stock.

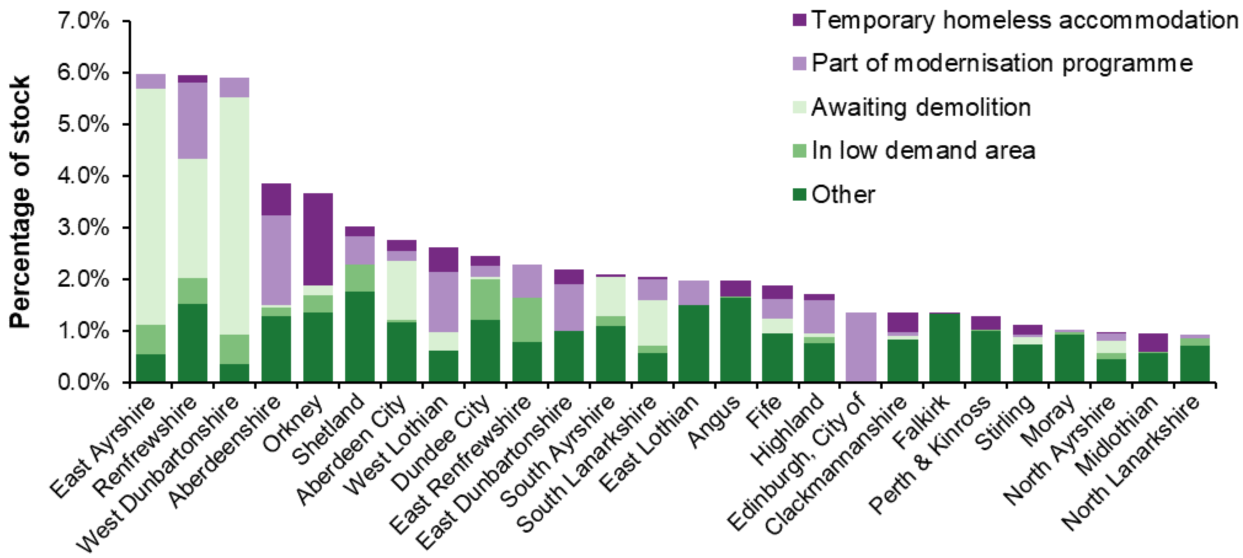
Chart 11 below illustrates that the length of time that properties have been vacant is closely related to the reason for the vacancy. Normal letting stock, or temporary homeless accommodation tends to be empty for less time than other types of vacant stock. For example, at March 2018 just under a third (30%) of vacant normal letting stock had been vacant for less than two weeks, and only 2% had been vacant for over two years. This compares to over half (60%) of vacant stock awaiting demolition which was vacant for over two years, and just 1% vacant for less than two weeks.

Chart 11: Vacant local authority stock by length of time vacant and reason for vacancy, March 2018



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: Vacant local authority stock as a proportion of all local authority stock, March 2018



Link to tables on public authority vacant stock:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement

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/housholds/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 decreased from 23,108 in 2006 to 20,315 in 2018.

The amount of very sheltered accommodation has increased from 290 in 2006 to 738 in 2018, whist the amount of sheltered accommodation has dropped from 17,140 in 2006 to 14,229 in 2018.

Supported Housing is provided by both local authorities and housing associations. In addition, 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: Provision of local authority housing for older people, 2006 to 2018

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 2017-18, councils provided householders with 214,286 instances of help. Most of these (96%) were non-financial.

In 2017-18, 9,049 scheme of assistance grants were paid to householders, a 14% decrease (or 1,434 fewer grants) than 2016-17. Scheme of Assistance grants totalled £29.8 million, which is around £2 million less than in 2016-17. The majority of these were for disabled adaptions, 5,599 grants which is 6% less than the 2016-17 figure of 5,967. Disabled adaptation grants in 2017-18 totalled £21.9 million which is less than the 2016-17 figure of £22.8 million.

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 grant[4] 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 2017-18, councils provided householders with 214,286 instances of help. Most of this help (205,237 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

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

£38.6 million. 5,599 grants were paid to disabled households totalling £21.9 million; a further 3,450 grants were paid to other households totalling £7.9 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 2017-18 there were 25,666 permanent lettings made, a slight decrease of 122 lets (0.5%) compared to 25,788 lettings in the previous year.

Of all the local authority lettings made in 2017-18, 42% were to homeless households, compared to 40% in 2016-17. There were a total of 10,805 lettings to homeless households in 2017-18, an increase of 4% on the 10,436 lettings in 2016-17.

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

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 2017-18 there were 25,666 permanent lettings made, a decrease of 122 lets compared to 2016-17.

Chart 14: Permanent local authority lettings by source of tenant, 2001-02 to 2017-18

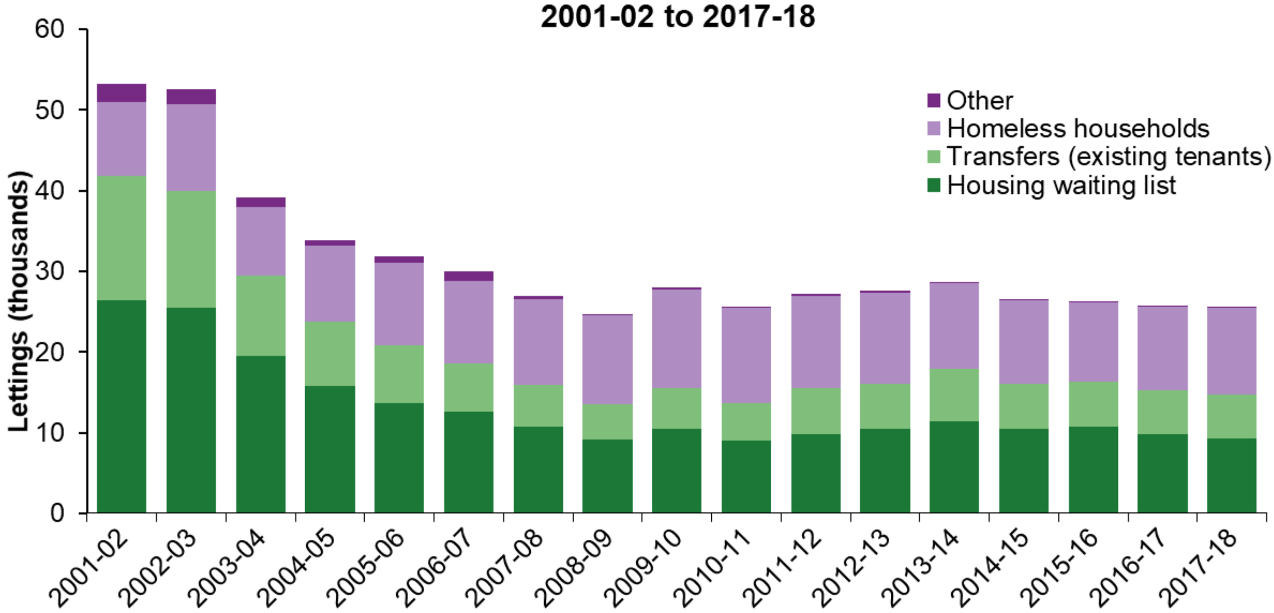
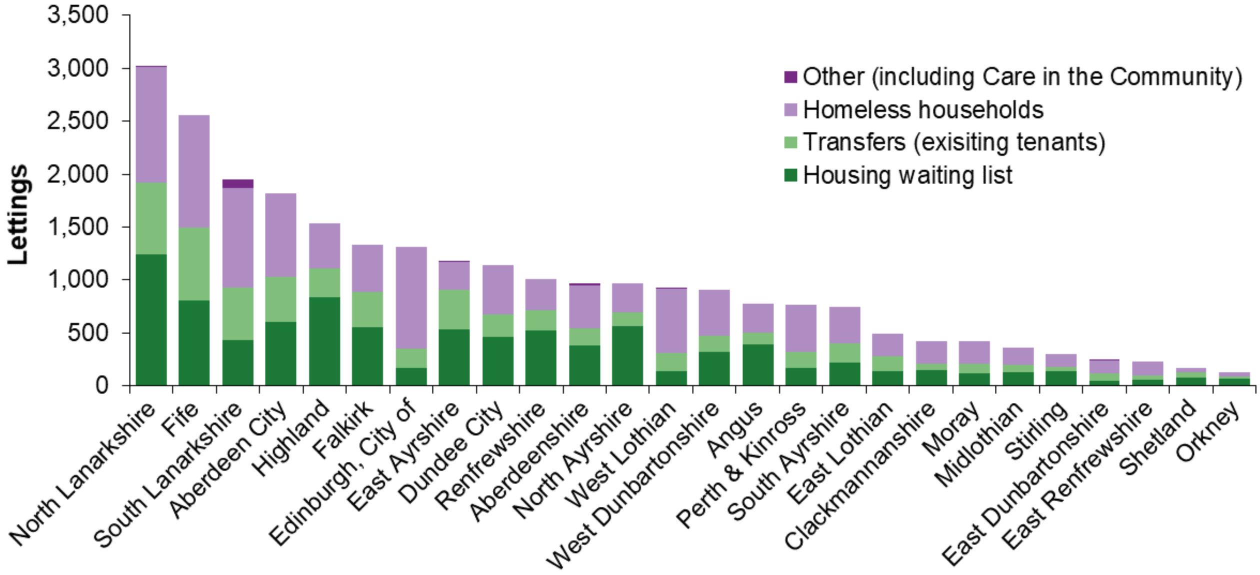


Chart 15 shows that there were some regional variations in the proportion of permanent lettings by source of tenant. For example, lets to homeless households made up 74% of all permanent lettings in Edinburgh, compared to 22% in East

Ayrshire. The proportion of lets made to housing waiting list applicants varied between 13% in Edinburgh, to 58% in North Ayrshire.

Chart 15: Permanent local authority lettings, by source of tenant, 2017-18



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

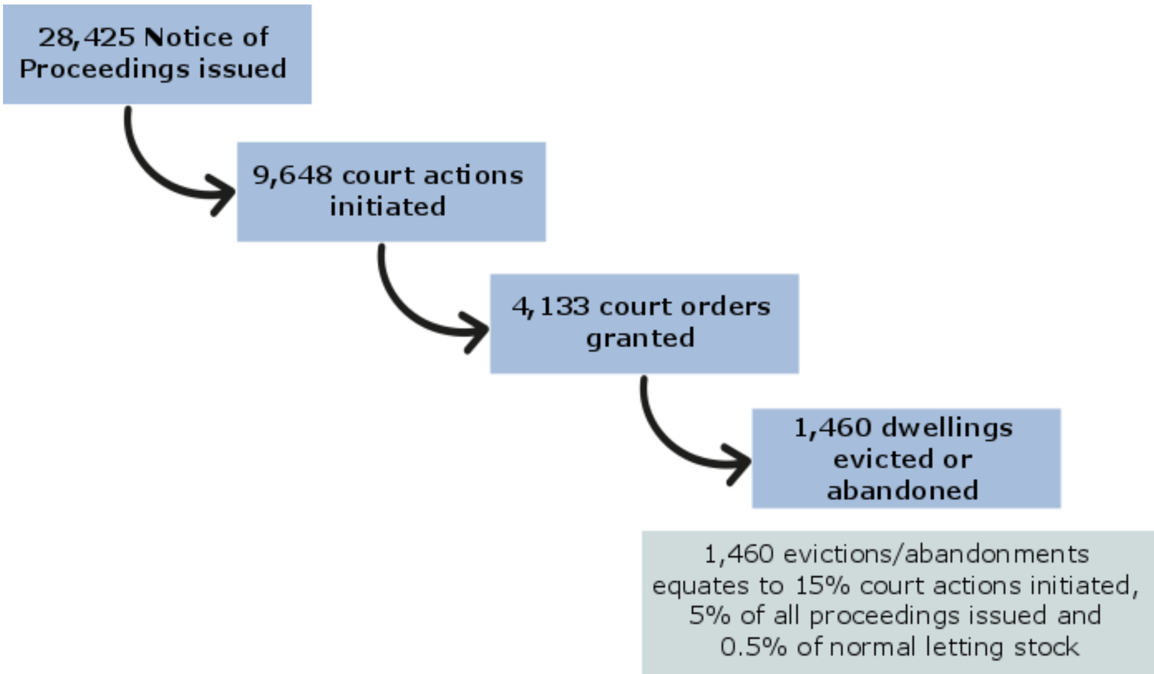
The Scottish Government publishes a range of information on Homelessness, including the number of lets for homeless households, collected through the HL1 return: http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables

Local Authority Evictions

There were 1,460 tenancy terminations (evictions and abandonments) in 2017-18, an increase of 3% or 39 on 1,421 in 2016-17. Of the 1,460 tenancy terminations in 2017-18, 96% (1,401) were due to rent arrears – a similar proportion to 2016-17 (93%).

The diagram below (Figure A) illustrates the numbers of actions taken in against local authority tenants in 2017-18. There were 28,425 notices of proceedings issued in 2017-18. Of these, 9,648 proceeded to court, with 4,133 court orders being granted; 1,460 tenancies were terminated through an eviction or abandonment of the dwelling.

Figure A: Action taken against council tenants in 2017-18



Note: figures presented relate to the numbers of actions undertaken in each category in 2017/18. Some actions undertaken in 2017/18 may relate to proceedings issued in earlier years.

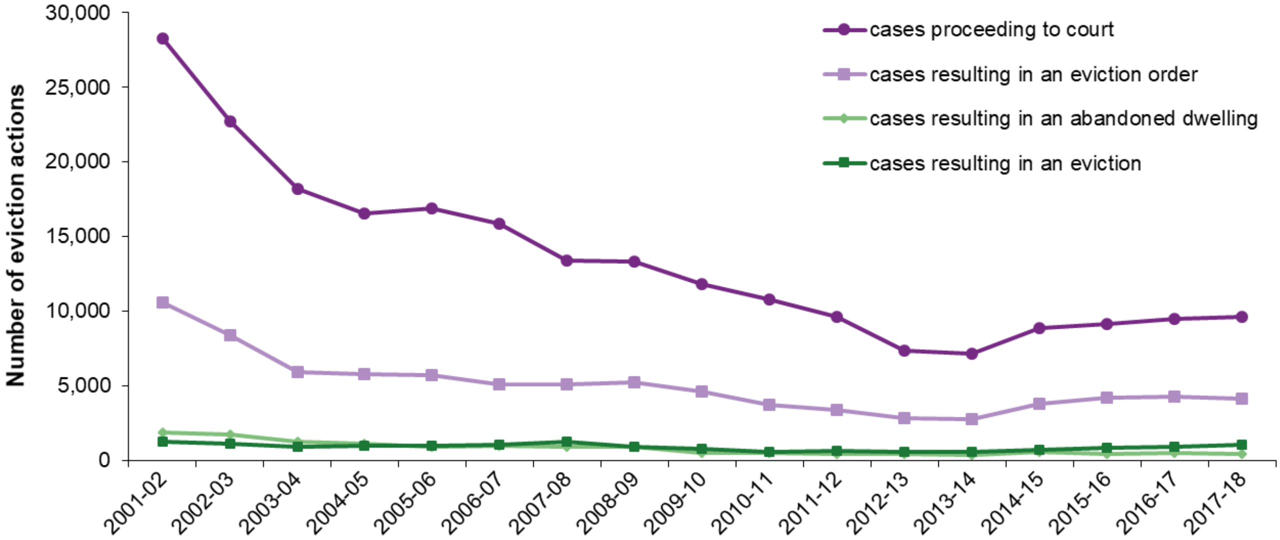
Pre-action requirements to strengthen the protection of tenants facing eviction for rent arrears came into force on 1st August 2012. Pre-action requirements require social landlords to have exhausted all attempts to resolve the arrears with the tenant before taking action to evict. The changes have therefore 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.

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. In the latest year, however, the number fell to 4,133.

Local authority tenancy terminations (i.e. evictions plus abandoned dwellings) as a result of eviction actions have increased in the latest year. There were 1,460 such terminations in 2017-18 which equates to 0.5% of normal letting stock, down from 3,093 (0.6% of normal letting stock) in 2001-02. Within this, the number of evictions of local authority tenants is 1,023, which equates to 11% of all cases proceeding to court.

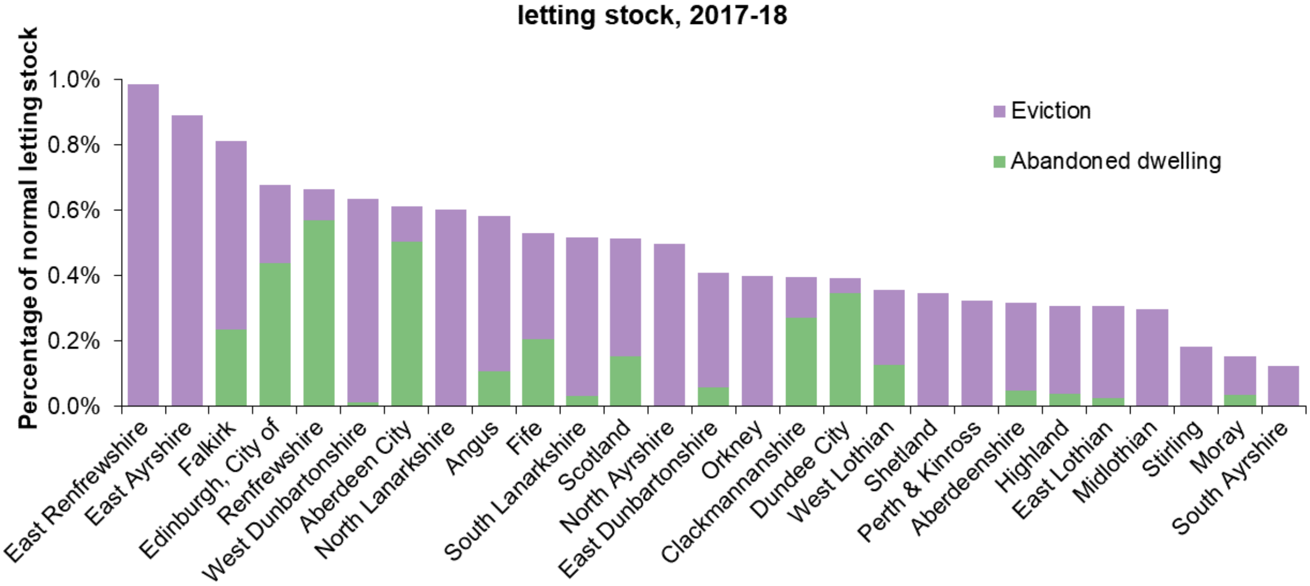
Chart 16: Eviction actions against local authority tenants, 2001-02 to 2017-18



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 27,727 in 2017-18. The number of rent arrears cases taken to court has increased by 1% from 9,397 to 9,503 in the latest year. The number of tenancy terminations for rent arrears (evictions and abandonments) has increased by 7% this year from 1,235 to 1,318. 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 2017-18, East Ayrshire had the highest eviction/abandoned dwelling rate at 1% of letting stock whilst South Ayrshire had the lowest at 0.1%.

Chart 17: Abandoned properties and evictions, as a percentage of normal letting stock, 2017-18



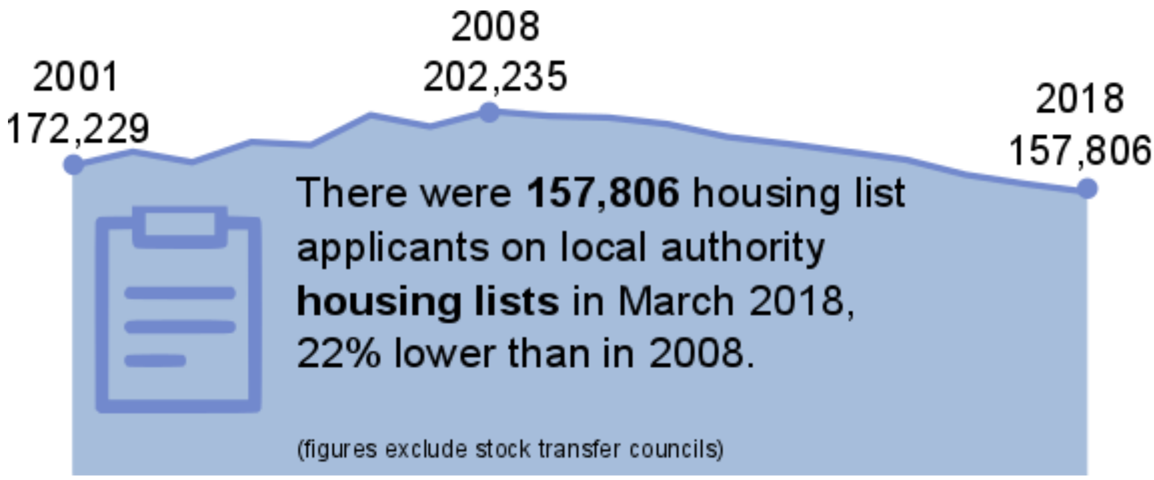
Link to tables on local authority evictions:
http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockManagement

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 2018, 157,806 applications were recorded on local authority or common housing register housing lists, a 3% decrease, or 4,346 fewer households than 2017, and the tenth consecutive annual decrease.

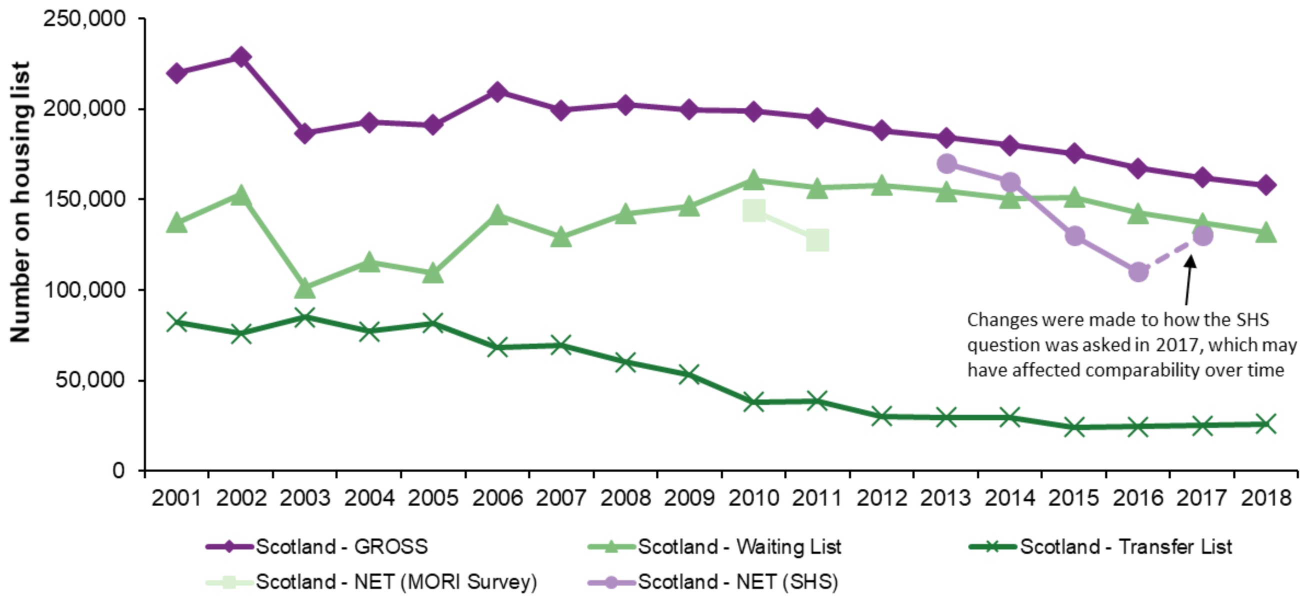
Chart 18: Number of housing list applicants



Of the 157, 806 households on local authority or common housing register lists, 25,900 were recorded as being on transfer lists and 131,900 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: Applications on Housing Register, 2001 to 2018



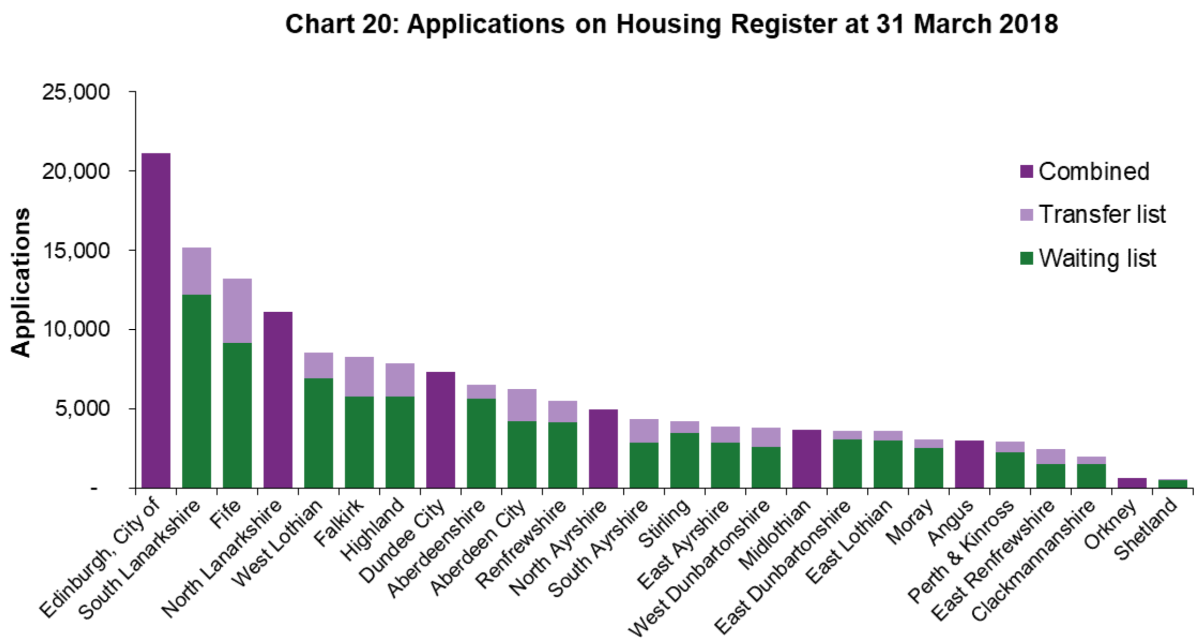
While numbers of applications may be recorded accurately within each authority, there is difficulty in recording actual numbers of people wishing to access all social housing and also in determining their current tenure. In addition to the double-counting of people who apply to more than one local authority, 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.

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 results to earlier years. Results for 2017 show that an estimated 130,000 (5 per cent) of households were on a housing list, with a further

20,000 households estimated to have applied for social housing using a choice based letting system, or similar, in the last year.

Chart 20 shows housing list applicants at 31st March 2018 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

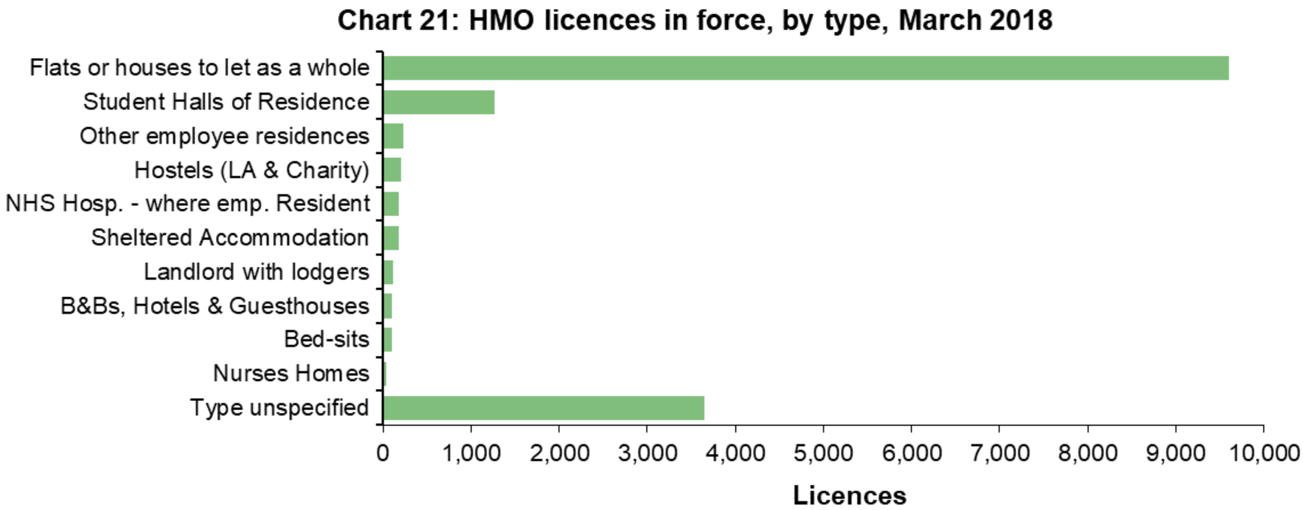
Houses in Multiple Occupation (HMO)

The most recent figures as at 31st March 2018 show 15,671 licences in force, 2% higher than the previous year.

The number of licences in force has generally increased since the introduction of the mandatory licensing scheme in 2001. 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.

Chart 21 below shows the number of licences in force at 31st March 2018, by the type of property. Flats or houses to let as a whole are by far the largest HMO type (61%), with specific student accommodation within halls of residence accounting for a further 8%.



There were 9,025 applications received in 2017-18, 7% less than the year before. New applications made up 17% of these, and the remainder were applications for licence 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.

Correspondence and enquiries

For enquiries about this publication please contact:
Katrina Caldwell,
Communities Analytical Services, Scottish Government
Telephone: 0131 244 7229,
e-mail: housingstatistics@gov.scot

For general enquiries about Scottish Government statistics please contact:
Office of the Chief Statistician,
Telephone: 0131 244 0442,
e-mail: statistics.enquiries@gov.scot

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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