

**HOME OWNERS SUPPORT FUND GUIDANCE
NOTE**



The Scottish
Government

To: Social Landlords

**Subject: Home Owner Support Fund
Average Rents**

**Ref No: HOSFGN/003
2016**

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**HOSFGN/003: Average Apartment Rental Charges by Local
Authority Area**

This guidance note sets out the average apartment rental charges that will be used to calculate purchase subsidy grants as part of the Scottish Government Home Owners' Support Fund (HOSF) for 2016/17.

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1. Relevance

The average apartment rental charges set out in this note apply to applications which are made to the Home Owner's Support Fund from 1st April 2016 to the 31st March 2017 (inclusive) for the HOSF Mortgage to Rent scheme.

2. Apartment definition

The apartment size of a property is based on the count of the number of bedrooms and living/dining rooms. Kitchens, bathrooms, toilets and utility rooms are not counted (e.g. a 1-apt is a bed-sit, a 2 apt is one-bedroom dwelling with a living room, and a 3-apt is 2-bedroom dwelling with a living room etc.) as set out in the SHR charter guidance.¹

3. Estimating average rental charges

Average apartment rental charges are set each year based on the available data from the Scottish Housing Regulator (SHR).

The average rent assumptions to be used in the 2016/17 MTR HOSF subsidy calculation are the estimated average apartment rental charges by local authority area in 2015/16.

4. Use of average rental charges to determine HOSF subsidies

The average rent for the particular apartment size in question in the relevant local authority area is used to calculate the assumed private finance. Full details of the grant calculation for social landlords and worked examples can be found in HOSFGN/002.

5. Average apartment rents for local authority areas

Estimated average apartment rents for all social landlords in 2015/16					
Local authority area	Apartment size				
	1	2	3	4	5+
Aberdeen City	£59.43	£73.82	£78.05	£87.52	£96.09
Aberdeenshire	£62.98	£67.28	£70.71	£82.84	£94.96
Angus	£53.75	£56.78	£66.89	£78.41	£95.53
Argyll & Bute	£57.68	£64.12	£72.89	£79.52	£87.88
Clackmannanshire	£60.68	£65.76	£67.71	£71.35	£73.19
Dumfries & Galloway	£57.51	£65.62	£72.61	£77.71	£83.63
Dundee City	£50.08	£63.08	£74.50	£86.65	£98.05
East Ayrshire	£61.14	£64.93	£67.19	£72.25	£74.55
East Dunbartonshire	£58.21	£66.25	£71.92	£75.38	£82.45
East Lothian	£50.21	£58.21	£58.22	£61.30	£66.94
East Renfrewshire	£58.38	£63.16	£71.67	£79.46	£83.18
Edinburgh, City of	£66.25	£77.02	£91.51	£103.14	£111.63
Falkirk	£52.48	£52.48	£58.85	£66.95	£76.02
Fife	£62.55	£64.63	£68.20	£72.74	£76.27
Glasgow City	£57.25	£66.35	£72.95	£84.59	£93.70
Highland	£52.64	£62.38	£68.81	£76.75	£88.87
Inverclyde	£70.42	£73.75	£79.78	£88.08	£96.20
Midlothian	£59.54	£61.31	£64.05	£72.23	£75.71
Moray	£42.81	£52.23	£58.35	£67.91	£87.48
North Ayrshire	£62.12	£67.01	£68.76	£69.97	£73.63
North Lanarkshire	£55.31	£58.05	£59.94	£64.30	£69.50
Orkney Islands	£53.52	£63.60	£73.81	£77.07	£89.23
Perth & Kinross	£60.68	£65.14	£69.56	£76.16	£86.63
Renfrewshire	£56.55	£66.01	£75.68	£84.03	£96.03
Scottish Borders	£57.85	£63.43	£70.03	£78.69	£87.76
Shetland Islands	£48.89	£63.41	£74.31	£85.43	£101.26
South Ayrshire	£62.50	£68.96	£72.13	£76.26	£83.33
South Lanarkshire	£52.72	£58.98	£64.11	£70.58	£76.20
Stirling	£55.80	£67.15	£70.66	£74.04	£77.48
West Dunbartonshire	£57.34	£64.82	£67.04	£74.69	£80.80
West Lothian	£57.02	£66.49	£68.15	£73.53	£78.32
Western Isles	£61.44	£64.49	£70.19	£75.68	£83.64

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