

Affordable Housing Investment Programme 2009-10 Out-turn Report



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1. Introduction

The Scottish Government's Affordable Housing Investment Programme (AHIP) funds both housing for rent and for low cost home ownership. The majority of funding is provided to Registered Social Landlords (RSLs) although the AHIP also provides funding to others including individuals and private developers. This report outlines what the AHIP is used for and provides out-turn information for financial year 2009-10. [Back to contents page](#)

2. Planning and delivery of the AHIP

All local authorities publish Local Housing Strategies (LHSs). They supplement their LHS with an annual Strategic Housing Investment Plan (SHIP) which sets out how they plan to prioritise for delivery of objectives set out in their LHS. These are the key documents for setting out priorities for AHIP investment at the local level. The SHIPs provide the basis for targeting the AHIP and aid prioritisation where there are competing demands on resources.

The AHIP is delivered through a network of three Scottish Government Housing Investment Division Regions based across eight area offices. However, Glasgow City Council and the City of Edinburgh Council manage the AHIP for their own local authority areas as a result of the Transfer of Management of Development Funding (TMDF), which is governed by an annual grant offer. The resource allocations to all local authority areas are approved by Ministers. Since October 2008 decisions on resource allocations have been subject to closer liaison with COSLA. The Scottish Government and COSLA officials are currently working on proposals for a Strategic Housing Investment Framework for future, long term resource planning. [Back to contents page](#)

3. Scope of the AHIP

The AHIP is made up of a variety of different grant mechanisms and the following provides a brief summary of these:

Housing Association Grant (HAG)

HAG makes up the largest part of the AHIP and is available to registered social landlords (RSLs) to acquire land or buildings and to build, convert or improve housing for rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

Low Cost Initiative for First-Time Buyers (LIFT)

LIFT brings together several ways to help households get onto the housing ladder. These include:

- **Shared Equity**

Shared equity helps people to meet their aspirations to become home owners, where that is sustainable for them. The shared equity schemes in operation are New Supply Shared Equity (NSSE), New Supply Shared Equity Trial with developers and the Open Market Shared Equity Pilot (OMSEP).

Under the New Supply Shared Equity scheme, the Scottish Government gives grants to registered social landlords to help them build or buy new homes for sale to people on low to moderate incomes. Purchasers fund 60 to 80 per cent of the purchase price and the Scottish Government fund the remainder of the cost as an interest-free equity loan.

The New Supply Shared Equity Trial with developers launched on 5 March 2010 is very similar to the New Supply Shared Equity scheme, but allows buyers to purchase certain new build homes built by private developers. As with the NSSE scheme, buyers fund 60 to 80 per cent of the purchase price. The Scottish Government funds the remainder of the cost jointly with the developer.

The Open Market Shared Equity Pilot scheme allows people to buy homes that are for sale on the open market and has been helping to support the housing market during the difficult economic climate. The scheme was temporarily expanded across the whole of Scotland for one year to 31 March 2010. Due to the high level of demand from potential buyers, some applicants were unable to access the scheme in 2009-10. £20 million has been allocated for 2010-11 to extend the scheme to help some of these applicants to buy a property. To enable the Scottish Government to help as many people as possible with the available resources, the minimum stake that a first time buyer can take in a property has been increased from 60% to 70% and the maximum stake increased from 80% to 90%.

- **Shared Ownership**

Under this scheme households buy part-ownership of a property, in tranches of 25 per cent, 50 per cent or 75 per cent and make an occupancy payment (a reduced monthly rental) to the RSL on the remaining portion. Over a period of time the part-owner has a right to buy further 25 per cent shares of equity, up to and including 100 per cent when they become the full owners of the property.

- **Partnership Support for Regeneration – GRO Grants**

These are grants to private developers to build houses for sale. They are used to introduce housing for sale in areas with little or no private housing and to help meet local shortages. Grant is only considered where projects meet the local strategic investment objectives of the area and are consistent with Local Housing Strategies of the local authority where development is proposed.

- **Rural Home Ownership Grant (RHOG)**

This grant is to individuals and aims to sustain rural communities by making it easier for local people on low or modest incomes to own their own home and to meet their housing needs within their own community.

Other Grants

As well as funding RSLs to provide rented accommodation we have a number of other grants:

- **Rural Empty Properties Grant (REPG)**

The aim of REPG is to increase the supply of rented housing in rural areas by assisting projects that improve or convert eligible empty properties for the provision of affordable rental units. REPG assists local people on low or modest incomes to access affordable, rented accommodation in their own communities.

- Grants to improve the Physical and Social Environment (GPSE)**
 This grant must be related to housing either by providing or improving a facility for use by local residents or by contributing to the regeneration of areas through physical change or through the stimulation of economic activity. Eligible applicants include registered social landlords, non-registered housing associations, individuals, private developers, housing trusts, private landlords or voluntary organisations.
- Rural Homes for Rent (RHfR)**
 The Scottish Government's Rural Homes for Rent Pilot funds additional new build housing for affordable rent in rural Scotland. A fund of £5 million to produce 75 new-build homes has been made available to target landowners in pressured rural housing markets where registered social landlords have been constrained in meeting local housing and homelessness need.
- Home Owners' Support Fund (HOSF)**
 The Mortgage to Rent scheme and the Mortgage to Shared Equity scheme make up the Home Owners' Support Fund, which helps owners who are experiencing difficulty in paying any loans that are secured against their property. The Mortgage to Rent scheme enables households to remain in their home by selling it to a social landlord - such as a housing association or local authority – and continuing to live there as a tenant. The Mortgage to Shared Equity scheme involves the Scottish Government taking a financial stake in the property. This reduces the amount to be paid to the lender every month.
- Council House Building**
 The aim of the Council House Building Fund is to incentivise local authorities to begin building new homes. By the end of 2009-10 almost £50 million had already been allocated to 22 councils to build 2,297 houses across Scotland. The results of the assessment process were announced in two rounds, in April/June 2009 and December 2009. A further £30m was allocated to 22 Councils to kick start the development of 1,001 homes in the third round on 1 July 2010.
- Community Ownership Programme**
 The Scottish Government is contractually committed to provide certain funding for Glasgow Housing Association (GHA) and for three other Housing Associations established through Local Authority stock transfers (Hebridean Housing Partnership in the Western Isles, Argyll Community Housing Association in Argyll & Bute and River Clyde Homes in Inverclyde). Funding supports stock improvements and in some cases demolition and new build.
- Grants for Mid Market Rent (MMR)**
 Grants for Mid Market Rent properties are aimed at assisting people on low and modest incomes to access affordable rented accommodation. This housing option is targeted at people on incomes that are not quite enough to afford owner occupation but can afford to pay more than a social rent. Projects are delivered by RSL subsidiaries.
- Lead Tenancies**
 The Lead Tenancy scheme is designed to bring into housing use vacant privately-owned properties. The private owner must be prepared to grant a long lease of the properties concerned to a registered social landlord (RSL). The RSL will then be responsible for allocating tenancies and for management and maintenance of the properties.

- **Special Needs Capital Grant for Rent (SNCG)**

The Special Needs Capital Grant (SNCG) grant mechanism offers an additional means of providing housing for rent to meet the housing needs for people with particular needs. Projects funded by this grant mechanism must contribute to a local community care strategy and be supported by the relevant statutory bodies.

Private and charitable organisations are eligible. [Back to contents page](#)

4. Official Statistics

The data provided in this report are based on management information and it should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. The Official Statistics are based on the management information, however, they may differ slightly due to statistical adjustments which are carried out to ensure consistency across different measures and across time.

The Official Statistics on the Affordable Housing Investment Programme, and on other housing statistics, can be found at the housing statistics for Scotland web pages at:

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

Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications. [Back to contents page](#)

5. Budgets

The resources originally approved for the Affordable Housing Investment Programme in 2009-10 were £644m which included an accelerated £80m. This was money brought forward from 2010-11 in order to assist economic recovery. This £80m was allocated as part of the overall programme at the start of the year: it was not tied to specific projects. The final budget for 2009-10 was £675m and included £30.9m in Barnett consequentials announced in June 2009. [Back to contents page](#)

6. Actual Programme Out-turn 2009-10: Tables

(Relevant links to available charts are at the foot of each table)

Expenditure

Table 1 – AHIP Expenditure by Supplier/Grant Type for 2009-10

Supplier/Grant Type		2009-10 Planned Expenditure £m	2009-10 Actual Expenditure £m
Housing Association Rent	General Needs	335.626	337.634
	Particular Needs	82.178	96.562
Other Suppliers – Rent	General Needs	0.789	1.162
	Particular Needs	0.000	0.711
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		32.564	42.293
Private Developers: GRO Grants		3.830	0.461 ¹
Individuals - Rural Home Ownership Grants		1.002	1.050
Individuals - Improvement and Repair Grants		0.450	1.095
Grants to Improve the Physical and Social Environment		11.142	16.629
Glasgow Housing Association (GHA) Efficiencies		12.500	12.500
GHA Repayable Grant		35.700	35.700
GHA Demolitions & Re-provisioning		29.500	29.469
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		20.000	19.600
Open Market Shared Equity Pilot (OMSEP)		60.000	51.715
Community Ownership Programme (COP) Support Costs		17.725	17.274
Other Programmes/Costs		1.000	1.452
Capital Charges		0.000	6.698
Council House Building		0.000	1.025
Total		644.006	673.030
Consequential awards in-year		30.900	
Revised Total		674.906	673.030²

[Link to Chart 1 - 2009-10 Actual Expenditure \(£m\) by Supplier/Grant Type](#) or [Back to contents page](#)

¹ This figure is net of repayments following recalculation of grant on project completion.

² This figure differs from the revised budget figure of £675m due to receipts (for Right to Buy sales, Shared Ownership and early tranche sales etc) falling slightly short of target.

Table 2 – AHIP Expenditure by Local Authority Area for 2009-10

Region	Local Authority Area	2009-10 Planned Expenditure £m	2009-10 Actual Expenditure £m
East	Angus	4.798	6.391
	Clackmannanshire	4.800	4.916
	Dundee (City of)	10.000	12.337
	East Lothian	7.900	8.222
	Edinburgh (City of)	41.500	46.500
	Falkirk	8.000	9.139
	Fife	16.945	19.418
	Midlothian	5.200	5.533
	Perth & Kinross	15.500	15.629
	Stirling	7.300	7.429
	The Scottish Borders	7.200	8.958
	West Lothian	10.000	10.378
East Total		139.143	154.850
North	Aberdeen (City of)	6.767	10.626
	Aberdeenshire	14.708	14.807
	Highland	32.125	38.041
	Moray	12.525	12.863
	Orkney	7.904	7.471
	Shetland	3.800	4.735
	Western Isles	6.675	6.345
North Total		84.504	94.888
West	Argyll & Bute	24.675	26.262
	Dumfries & Galloway	14.267	15.489
	East Ayrshire	8.933	9.125
	East Dunbartonshire	7.950	8.201
	East Renfrewshire	5.425	6.586
	Glasgow (City of)	83.000	83.000
	Glasgow Housing Association (GHA)	77.700	77.669
	Inverclyde	34.500	35.007
	North Ayrshire	7.681	7.681
	North Lanarkshire	17.661	17.661
	Renfrewshire	14.600	17.554
	South Ayrshire	6.683	8.439
	South Lanarkshire	17.934	18.663
West Dunbartonshire	10.350	11.465	
West Total		331.359	342.802
National - programmes	Council House Building (CHB)	0.000	1.025
	Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)	20.000	19.600
	Open Market Shared Equity Pilot (OMSEP)	60.000	51.715 ³
	Other Programmes	9.000	1.452
	Capital Charges	0.000	6.698
National -programmes - Total		89.000	80.490
National and Regional Programme Totals		644.006	673.030
National - consequentials	Consequential spend awarded in-year	30.900	n/a
Overall Total		674.906	673.030⁴

³ The £60m allocated to the OMSEP programme in 2009-10 was to help around 1500 people access home ownership and we helped 1459 people. We were able to help more people with less money because the average grant for the West Region (£28,205) was considerably lower than the total average grant for all other regions (£35,211).

⁴ This figure differs from the revised budget figure of £675m due to receipts (for Right to Buy sales, Shared Ownership and early tranche sales etc) falling slightly short of target. [Back to contents page](#)

Unit Approvals

Table 3 – AHIP Unit Approvals by Supplier/Grant Type for 2009-10

Supplier/Grant Type		2009-10 Planned Units	2009-10 Actual Units
Housing Association Rent	General Needs	3421	3125
	Particular Needs	631	801
Other Suppliers – Rent	General Needs	19	126
	Particular Needs	0	0
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		452	535
Private Developers: GRO Grants		70	44
Individuals - Rural Home Ownership Grants		33	21
Individuals - Improvement and Repair Grants		106	106
GHA Demolitions & Reprovisioning		328 ⁵	280
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		300	303
Open Market Shared Equity Pilot (OMSEP) and Capital Charges		1500	1459
Council House Building		1276	1342
Total		8136	8142

[Link to definition of 'Approval'](#) or [Link to Chart 2 - 2009-10 Actual Unit Approvals](#) or [Back to contents page](#)

⁵ Projects planned to deliver 328 units were reviewed in year. This resulted in a reduction in the actual units delivered. The balance of these planned units will be delivered in future years.

Table 4 – AHIP Unit Approvals by Local Authority Area for 2009-10

Region	Local Authority Area	2009-10 Planned Unit Approvals	2009-10 Actual Unit Approvals
East	Angus	27	27
	Clackmannanshire	48	49
	Dundee (City of)	110	65
	East Lothian	75	95
	Edinburgh (City of)	630	676
	Falkirk	46	62
	Fife	210	232
	Midlothian	60	62
	Perth & Kinross	71	97
	Stirling	75	81
	The Scottish Borders	90	91
	West Lothian	98	94
East Total		1540	1631
North	Aberdeen (City of)	0	0
	Aberdeenshire	119	113
	Highland	401	340
	Moray	179	164
	Orkney	94	82
	Shetland	14	19
	Western Isles	41	91
North Total		848	809
West	Argyll & Bute	78	105
	Dumfries & Galloway	110	97
	East Ayrshire	63	64
	East Dunbartonshire	170	90
	East Renfrewshire	31	31
	Glasgow (City of)	900	805
	Glasgow Housing Association (GHA)	328	280
	Inverclyde	281	353
	North Ayrshire	79	78
	North Lanarkshire	152	133
	Renfrewshire	70	30
	South Ayrshire	35	51
	South Lanarkshire	225	288
	West Dunbartonshire	150	193
West Total		2672	2598
National (program mes)	Council House Building (CHB)	1276	1342
	Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)	300	303
	Open Market Shared Equity Pilot (OMSEP)	1500	1459
National (programmes) Total		3076	3104
Overall Total		8136	8142⁶

⁶ There are shortfalls in target unit approvals in a number of Local Authorities notably Dundee City, Highland, Moray, Orkney, East Dunbartonshire, Glasgow City, Glasgow Housing Association, North Lanarkshire and Renfrewshire. Reasons include management of carry-forward commitments, project substitutions for Devanha, land assembly issues, planning issues, developer going into administration. The balance of the Glasgow City units was delivered in agreement with Glasgow Housing Association. [Back to contents page](#) .

Site Starts

Table 5 – AHIP Site Starts by Local Authority Area for 2009-2010.

Data on actual site starts has been available for one financial year to date

Region	Local Authority Area	2009-10 Planned Site Starts	2009-10 Actual Site Starts
East	Angus	70	70
	Clackmannanshire	54	21
	Dundee (City of)	190	172
	East Lothian	75	81
	Edinburgh (City of)	860	747
	Falkirk	89	95
	Fife	304	282
	Midlothian	60	89
	Perth & Kinross	195	218
	Stirling	73	83
	The Scottish Borders	112	112
West Lothian	98	150	
East Total		2180	2120
North	Aberdeen (City of)	245	236
	Aberdeenshire	119	169
	Highland	322	389
	Moray	249	261
	Orkney	92	78
	Shetland	72	45
	Western Isles	42	95
North Total		1141	1273
West	Argyll & Bute	83	93
	Dumfries & Galloway	513	427
	East Ayrshire	100	100
	East Dunbartonshire	133	133
	East Renfrewshire	65	65
	Glasgow (City of)	1656	1337
	Glasgow Housing Association (GHA)	442	250
	Inverclyde	335	534
	North Ayrshire	118	120
	North Lanarkshire	152	117
	Renfrewshire	140	77
	South Ayrshire	32	32
	South Lanarkshire	297	298
West Dunbartonshire	75	132	
West Total		4141	3715
National - programmes	Council House Building (CHB)	1276	1342
	Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	300	303
	Open Market Shared Equity Pilot (OMSEP)	1500	1459
National - programmes Total		3076	3104
Overall Total		10538	10212⁷

⁷ There are shortfalls in site start targets in a number of Local Authorities notably Clackmannanshire, Edinburgh City, Shetland, Dumfries & Galloway, Glasgow City, Glasgow Housing Association, North Lanarkshire, Renfrewshire. Reasons include project substitutions causing delays, delayed submissions, planning issues. [Link to definition of 'Site Start'](#) or [Back to contents page](#)

Unit Completions

Table 6 – AHIP Actual Completions by Supplier/Grant Type for 2009-10

Supplier/Grant Type		2009-10 Actual Completions
Housing Association Rent	General Needs	4075
	Particular Needs	972
Other Suppliers – Rent	General Needs	25
	Particular Needs	34
Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE)		935
Private Developers: GRO Grants		12
Individuals - Rural Home Ownership Grants		28
Individuals - Improvement and Repair Grants		134
GHA Demolitions & Re provisioning		74
Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)		303
Open Market Shared Equity Pilot (OMSEP) and Capital Charges		1459
Council House Building		41
Total		8092

[Link to definition of 'Completions'](#) or [Link to Chart 3 - 2009-10 Actual Completions](#) or [Back to contents page](#)

Table 7 – AHIP Completions by Local Authority Area for 2009-10

Region	Local Authority Area	2009-10 Planned Completions	2009-10 Actual Completions
East	Angus	48	79
	Clackmannanshire	92	70
	Dundee (City of)	83	91
	East Lothian	118	94
	Edinburgh (City of)	500	788
	Falkirk	104	123
	Fife	242	168
	Midlothian	56	56
	Perth & Kinross	361	350
	Stirling	37	64
	The Scottish Borders	24	35
West Lothian	136	181	
East Total		1801	2099
North	Aberdeen (City of)	112	61
	Aberdeenshire	245	473
	Highland	451	391
	Moray	106	88
	Orkney	59	47
	Shetland	64	73
	Western Isles	11	43
North Total		1048	1176
West	Argyll & Bute	135	40
	Dumfries & Galloway	93	101
	East Ayrshire	73	206
	East Dunbartonshire	24	26
	East Renfrewshire	62	119
	Glasgow (City of)	906	1012
	Glasgow Housing Association (GHA)	115	74
	Inverclyde	189	363
	North Ayrshire	108	98
	North Lanarkshire	209	224
	Renfrewshire	65	109
	South Ayrshire	68	232
	South Lanarkshire	305	329
West Dunbartonshire	28	81	
West Total		2380	3014
National - programmes	Council House Building (CHB)	41	41
	Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE)	300	303
	Open Market Shared Equity Pilot (OMSEP) and Capital Charges	1500	1459
National -programmes- Total		1841	1803
Overall Total		7070	8092⁸

⁸ There are shortfalls in completion targets in a number of Local Authorities notably Clackmannanshire, East Lothian, Fife, Aberdeen City, Highland, Moray, Orkney, Argyll & Bute, Glasgow Housing Association. Reasons include environmental problems, unexpected delays, receivership, adverse weather, delayed phase. [Back to contents page](#)

7. Low-Cost Initiative for First-Time Buyers (LIFT)

In Table 1 which details the expenditure in 2009-10, there are high level figures in relation to LIFT spend. The table below details exactly what this funding delivered.

Table 8 – LIFT breakdown by category

LIFT Categories	Approvals	Completions	Spend
New Supply Shared Equity (NSSE)	340	729	31.519
Shared Ownership (SO) ⁹	195	206	10.774
Open Market Shared Equity Pilot	1459	1459	57.315
GRO Grants	44	12	0.461
Rural Home Ownership Grants	21	28	1.050
Total	2059	2434	101.119

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8. Quality Measures

The table below shows some historic trends in the AHIP programme in terms of accessibility and security. You can see from these figures that the programme is continuing to deliver housing that can be accessed by the majority of the population and that is safe and secure to live in:-

Table 9 – Quality Measures

	2006-07	2007-08	2008-09	2009-10
% of units meeting Housing for Varying Needs (HfVN)	96%	96%	98%	98%
% of units to Secured by Design (SBD) accreditation standard	83%	97%	93%	93%

- As increased energy efficiency is a requirement of the Building regulations we have not reported SAP (Standard Assessment Procedure) ratings separately.
- A high proportion (73%) of the new build programme by Registered Social Landlords continues to be built on brownfield sites. [Back to contents page](#)

⁹ NSSE and SO represent Housing Association (HA) Low Cost Home Ownership (LCHO) totalling 535 Approvals, 935 Completions and Spend of £42.293m.

9. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2009-10 programme. These are the actual costs relating to the delivery of the projects within the AHIP programme. These costs are used to set the HAG Subsidy Target Benchmarks for 2010-11. A link to the guidance can be found here:

<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/guidancenotes/hign201006hst>

Table 10 - Scheme Costs/Grant Rates 2009-10

Scotland Total	No of Schemes	No of Units	No of Bed-spaces	Average Scheme Size	Grant	Private	Public	Total Est. Scheme Costs	Grant Rate	Unit Cost	Grant per Unit	Private Finance per Unit	Public Finance per Unit
HA Rent Total	275	4206	16552	15.3	324.969	213.265	8.792	547.026	59.41%	130058	77263	50705	2090
HA LCHO Total	52	535	1967	10.3	31.115	39.661	0.827	71.603	43.45%	133837	58159	74133	1546
GRO Rent Total	19	126	514	6.6	6.396	11.655	0.110	18.161	35.22%	144135	50762	92500	873
GRO Own/Occ Total	3	44	153	14.7	1.674	4.487	0.000	6.161	27.17%	140023	38045	101977	0
RHOGS Total	21	21	72	1.0	0.729	2.326	0.008	3.063	23.80%	145857	34714	110762	381
I&R	1	106	424	106.0	0.509	0.206	0.000	0.715	71.19%	6745	4802	1943	0
Sub - Total	371	5038	19682	13.6	365.392	271.600	9.737	646.729	56.50%	128370	72527	53910	1933
OMSEP	1459	1459	5836	1.0	51.373	95.400	0.000	146.773	35.00%	100598	35211	65387	0
MTR	303	303	909	1.0	18.182	7.794	0.000	25.976	70.00%	85729	60007	25723	0
Grand Total	2133	6800	26427	3.2	434.947	374.794	9.737	819.478	53.08%	120511	63963	55117	1432

[Link to Chart 4 - 2009-10 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

In February 2009 the Scottish Government introduced new HAG assumptions to reflect the more difficult borrowing climate for RSLs. This resulted in a reduction in the amount of private borrowing RSLs had to raise.

Table 11 – Historic Trends (Grant per Unit)

The following table illustrates the average cost per unit to build a new home over the past 4 years and also the average grant input by the Scottish Government. As you can see over the whole programme, total costs have reduced slightly, and the amount of grant invested per unit has reduced by almost £7,000 since 2008/09.

	2006-07		2007-08		2008-09		2009-10	
	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)	Average Cost per unit	Average AHIP Grant per unit (%)
HA Rent only	£114,805	£76,917 (67%)	£126,954	£85,390 (67%)	£130,717	£78,441 (60%)	£130,058	£77,263 (59.41%)
All Grants	£115,071	£69,705 (61%)	£127,131	£76,507 (60%)	£126,972	£70,814 (56%)	£120,511	£63,963 (53.08%)

Link to Charts [5a \(Average Costs per Unit\)](#); [5b \(Average AHIP Grant per unit \(£\)\)](#); [5c \(Average AHIP Grant per unit \(%\)\)](#) or [Back to contents page](#)

10. Grant Recipients

Excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity Pilot (OMSEP) where recipients are individuals.

Table 12 – Registered Social Landlords (RSLs) in receipt of grant

The following table shows the RSLs in receipt of grant during 2009-10:

Registered Social Landlord	Actual Spend (£m)
Abbeyfield Scotland Ltd	0.773
Aberdeenshire Housing Partnership	4.668
Abertay Housing Association Ltd	2.807
Abronhill Housing Association Ltd	0.018
Albyn Housing Society Ltd	15.936
Almond Housing Association Ltd	6.186
Angus Housing Association Ltd	5.719
Antonine Housing Association Ltd	0.038
Ardenglen Housing Association Ltd	0.842
Argyll Community Housing Association Ltd (ACHA)	7.730
Ark Housing Association Ltd	0.054
Arklet Housing Association Ltd	0.428
Atrium Homes	3.398
Ayrshire Housing	5.497
Ayrshire North Community Housing Organisation Ltd	0.015
Barony Housing Association Ltd	0.074
Barrhead Housing Association Ltd	5.383
Bellsmyre Housing Association Ltd	0.124
Berwickshire Housing Association. Ltd	0.933
Bield Housing Association Ltd	1.595
Blairtummock Housing Association Ltd	0.017
Blochairn Housing Association Ltd	1.363
Bridgewater Housing Association Ltd	0.050
Broomhouse Housing Association Ltd	0.005
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	7.415
Cadder Housing Association Ltd	0.051
Cairn Housing Association Ltd	11.244
Calvay Housing Association Ltd	4.655
Cassiltoun Housing Association Ltd	0.319
Castle Rock Edinvar Housing Association Ltd	14.372
Castlehill Housing Association Ltd	1.816
Cathcart & District Housing Association Ltd	0.052
Cernach Housing Association Ltd	0.083
Charing Cross Housing Association Ltd	0.657
Cloch Housing Association Ltd	6.869
Clyde Valley Housing Association. Ltd	7.400
Clydebank Housing Association Ltd	2.453
Clydesdale Housing Association Ltd	1.653

Registered Social Landlord	Actual Spend (£m)
Copperworks Housing Co-operative Ltd	0.013
Cordale Housing Association Ltd	2.058
Craigdale Housing Association Ltd	0.012
Cube Housing Association Ltd	4.455
Cumbernauld Housing Partnership Ltd	0.035
Cunninghame Housing Association Ltd	8.859
Dalmuir Park Housing Association Ltd	0.473
Drumchapel Housing Co-operative Ltd	0.044
Dumfries & Galloway Housing Partnership	8.411
Dunbritton Housing Association Ltd	1.101
Dunedin Canmore Housing Association Ltd	23.052
East Kilbride & District Housing Association Ltd	2.284
East Lothian Housing Association Ltd	3.716
Easthall Park Housing Co-operative Ltd	3.992
Eildon Housing Association Ltd	7.353
Elderpark Housing Association Ltd	4.460
Faifley Housing Association Ltd	0.144
Fairfield Housing Association Ltd	0.072
Ferguslie Park Housing Association Ltd	0.031
Fife Housing Association Ltd	2.291
Forgewood Housing Co-operative Ltd	0.068
Forth Housing Association Ltd	4.475
Fyne Homes Ltd	3.304
Gardeen Housing Association Ltd	0.029
Garrion People's Housing Co-operative Ltd	1.314
Glasgow Housing Association Ltd	29.317
Glasgow West Housing Association Ltd	1.716
Glen Housing Association Ltd	0.045
Glen Oaks Housing Association Ltd	0.304
Govan Housing Association Ltd	4.606
Govanhill Housing Association Ltd	1.557
Grampian Housing Association Ltd	16.275
Hanover (Scotland) Housing Association Ltd	2.322
Hawthorn Housing Co-operative Ltd	0.053
Hebridean Housing Partnership Ltd	6.119
Hillcrest Housing Association Ltd	12.103
Hillhead Housing Association 2000	2.409
Hjaltland Housing Association Ltd	4.673
Home In Scotland Ltd	5.813
Horizon Housing Association Ltd	1.355
Irvine Housing Association Ltd	2.262
Kendoon Housing Association Ltd	0.403
Key Housing Association Ltd	0.824
Kingdom Housing Association Ltd	16.891
Kingsridge Cleddans Housing Association Ltd	0.007
Knowes Housing Association Ltd	0.063

Registered Social Landlord	Actual Spend (£m)
Lanarkshire Housing Association Ltd	3.407
Langstane Housing Association Ltd	10.613
Larkfield Housing Association. Ltd	0.024
Link Group Ltd	13.823
Linstone Housing Association Ltd	0.037
Linthouse Housing Association Ltd	1.656
Lister Housing Co-operative Ltd	0.005
Lochaber Housing Association Ltd	3.590
Lochfield Park Housing Association Ltd	1.367
Loreburn Housing Association Ltd	5.879
Loretto Housing Association Ltd	1.051
Manor Estates Housing Association Ltd	0.056
Maryhill Housing Association Ltd	4.038
Melville Housing Association Ltd	4.461
Milnbank Housing Association Ltd	3.059
Molendinar Park Housing Association Ltd	0.050
Muirhouse Housing Association. Ltd	0.024
New Gorbals Housing Association Ltd	2.181
North Glasgow Housing Association Ltd	6.511
North View Housing Association Ltd	0.282
Oak Tree Housing Association Ltd	6.155
Ochil View Housing Association Ltd	4.592
Ore Valley Housing Association Ltd	0.747
Orkney Housing Association Ltd	7.142
Paisley South Housing Association Ltd	1.511
Paragon Housing Association Ltd	0.069
Parkhead Housing Association Ltd	0.885
Partick Housing Association Ltd	3.964
Pentland Housing Association Ltd	0.339
Perthshire Housing Association Ltd	6.081
Pineview Housing Association Ltd	0.067
Port Of Leith Housing Association Ltd	9.901
Prospect Community Housing	0.020
Provanhall Housing Association Ltd	0.057
Queens Cross Housing Association Ltd	6.408
Reidvale Housing Association Ltd	0.107
River Clyde Homes Ltd	12.889
Rosehill Housing Co-operative Ltd	0.433
Ruchazie Housing Association Ltd	0.179
Rural Stirling Housing Association Ltd	1.616
Rutherglen & Cambuslang Housing Association Ltd	0.524
Sanctuary (Scotland) Housing Association Ltd	19.974
Scottish Borders Housing Association Ltd	0.383
Scottish Veterans Housing Association Ltd	0.046
Servite Housing Association Ltd	7.649
Shettleston Housing Association Ltd	1.049

Registered Social Landlord	Actual Spend (£m)
Shire Housing Association Ltd	0.777
Southside Housing Association Ltd	3.179
Spireview Housing Association Ltd	0.007
Tenants First Housing Co-operative Ltd	3.892
The Blue Triangle Housing Association Ltd	0.100
The Margaret Blackwood Housing Association Ltd	4.213
Thenew Housing Association Ltd	3.633
Thistle Housing Association Ltd	0.056
Tollcross Housing Association Ltd	0.454
Trafalgar Housing Association Ltd	0.063
Trust Housing Association Ltd	2.352
Viewpoint Housing Association Ltd	0.868
Waverley Housing	0.061
Wellhouse Housing Association Ltd	0.066
Weslo Housing Management	0.373
West Granton Housing Co-operative Ltd	0.149
West Highland Housing Association Ltd	4.619
West Lothian Housing Partnership Ltd	0.007
West Of Scotland Housing Association Ltd	8.093
West Whitlawburn Housing Co-operative Ltd	8.663
Whiteinch & Scotstoun Housing Association Ltd	1.139
Williamsburgh Housing Association Ltd	5.235
Wishaw & District Housing Association Ltd	1.779
Yoker Housing Association Ltd	1.687
Yorkhill Housing Association Ltd	0.066
Total	520.287¹⁰

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Table 13 – Other Grant Recipients

The following table shows other grant recipients during 2009-10:

Grant Type	Grant recipient	Actual Spend (£m)
Mid Market Rent	Malcolm Homes Ltd	0.753
Partnership Support for Regeneration - GRO Grant	Crudens Estates Ltd	1.019
	Grampian Construction Ltd	0.397
	Tor Ecosse Ltd	0.074
Rural Empty Property Grant (REPG)	Airlie Estates Heritage Trust	0.047
	A J Brown	0.016
	Candacraig Estate	0.020
	Crudie Farms	0.001
	Isle of Gigha Heritage Trust	0.100
	The MacRobert Trust	0.041
	National Trust for Scotland	0.092
	St Germans BVI Ltd	0.035

¹⁰ Some figures will be net of repayment of grant by RSLs

Grant Type	Grant recipient	Actual Spend (£m)
	The Atholl Estate Trust	0.056
Rural Home Ownership Grant (RHOG)	Various individuals	1.050
Special Needs Capital Grant (SNCG) -Home Ownership	Grampian Community Care Charitable Trust	0.027
Special Needs Capital Grant (SNCG) -Rent	S & A Homes	0.350
	The Merchant Company Endowments Trust	0.334
Total		4.412

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11. Forms of Housing

There has been a large increase in Off the Shelf purchases in 2009/10 reflecting the higher number of OMSEP purchases funded, as the programme allocation increased from £24m in 2008/09 to £60m in 2009/10. It also reflects the downturn in the private housing market which has meant that more opportunities for “Off the Shelf” purchases at competitive prices have been offered to Registered Social Landlords. Due to the £120m accelerated AHIP programme in 2008/09 and 2009/10, as part of the Economic Recovery Plan, these opportunities were able to be maximised.

Table 14 - Forms of Housing Funded by AHIP

Form	Approvals	Site Starts	Completions
New Build ¹¹	6011	7915	5648
Off the Shelf ¹²	1891	1963	2002
Rehab	240	334	442
Total	8142	10212	8092

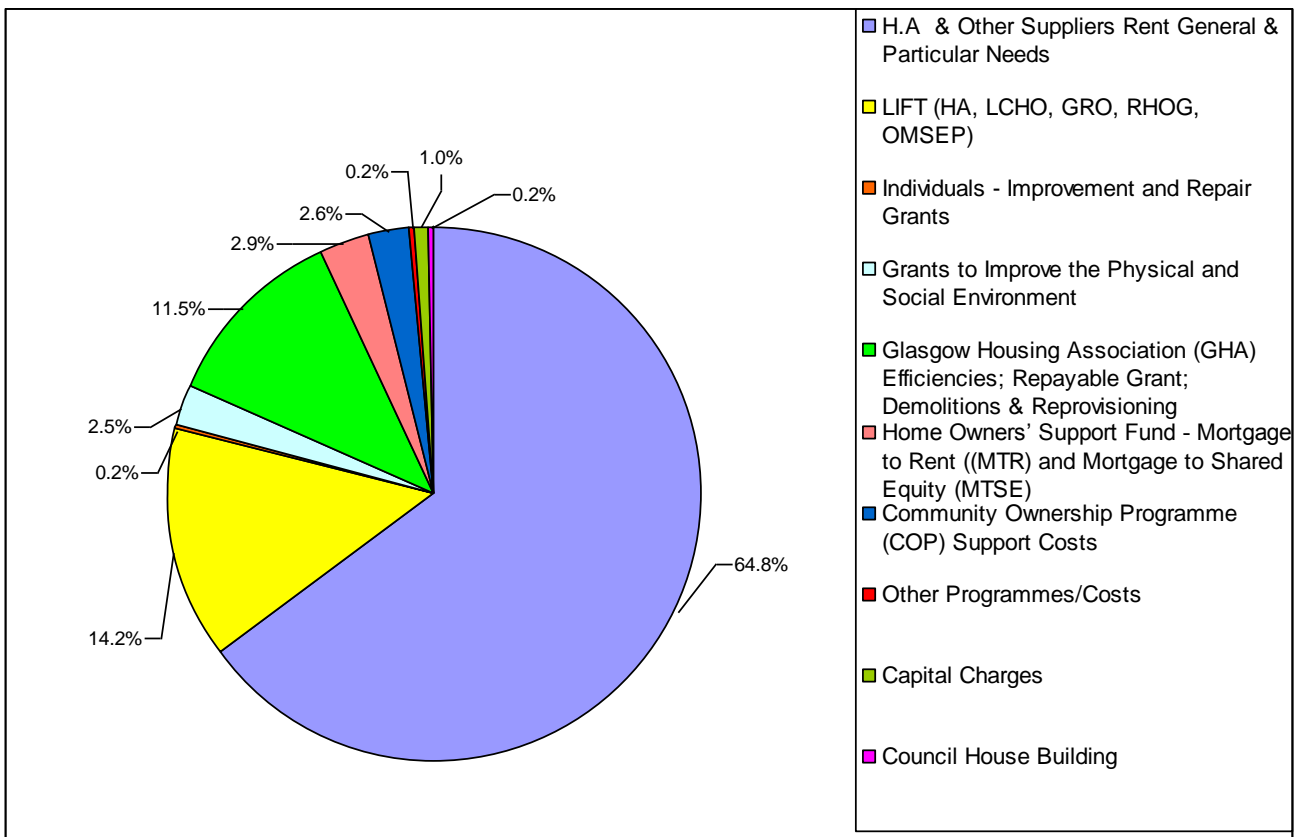
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¹¹ Includes AHIP funded Housing Association, local authority and private new build

¹² Includes Mortgage to Rent [Back to contents page](#)

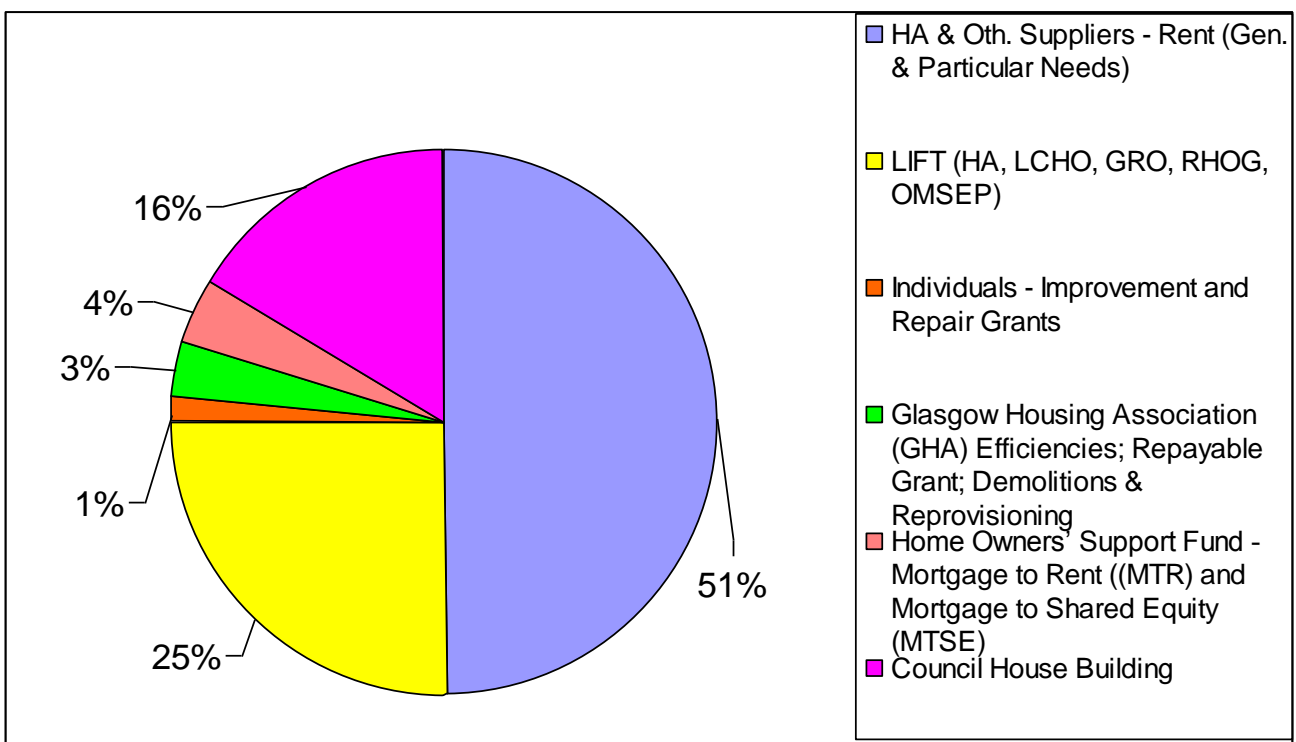
12. Affordable Housing Investment (AHIP): Charts

Chart 1 – AHIP Expenditure by Supplier/Grant Type for 2009-10 (Source: Table 1)



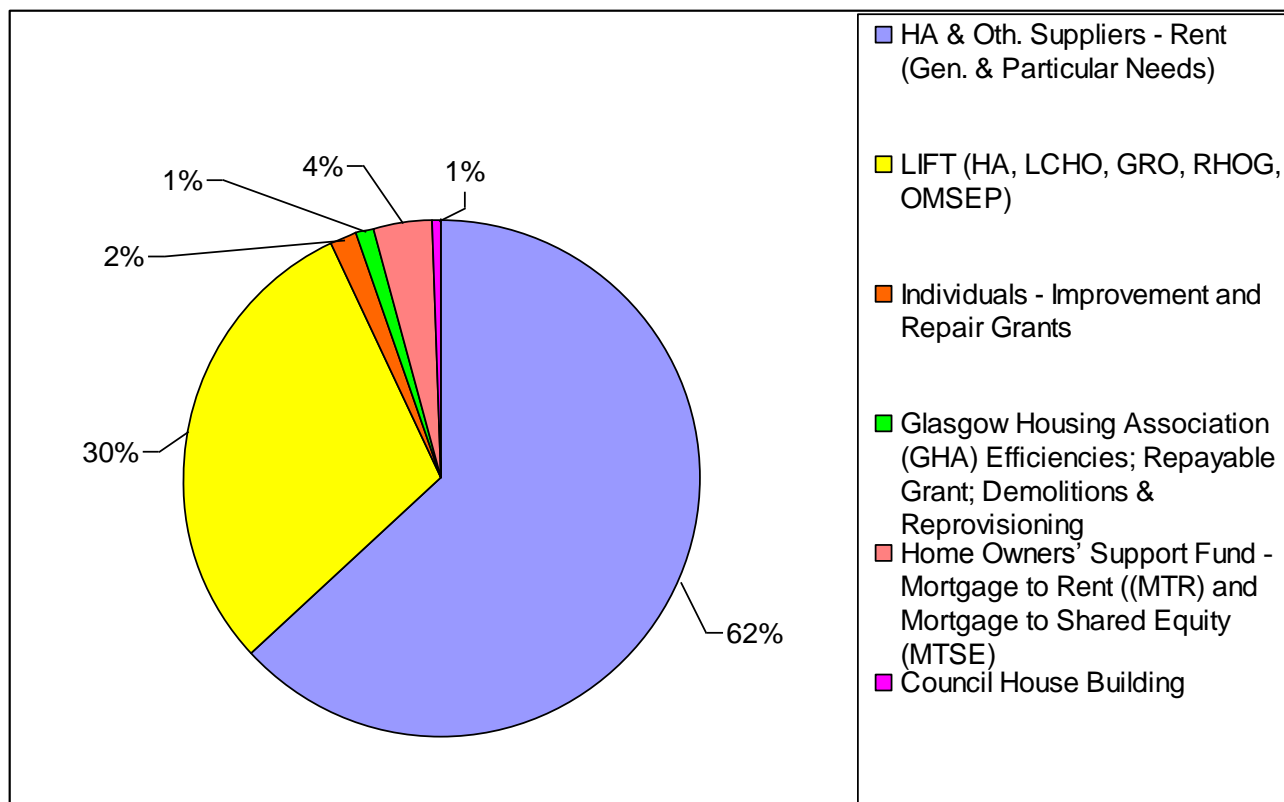
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Chart 2 – AHIP Actual Unit Approvals by Supplier/Grant Type for 2009-10 (Source: Table 3)



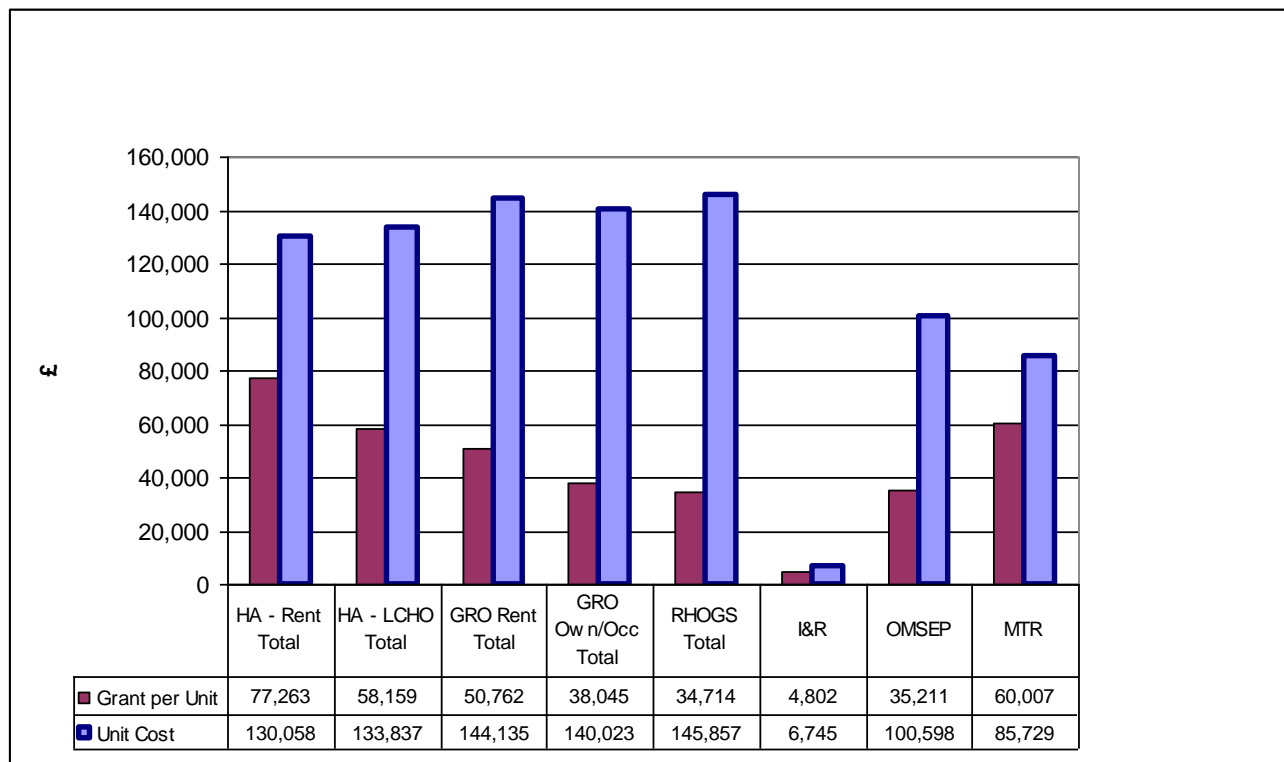
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Chart 3 – AHIP Actual Unit Completions for 2009-10 (Source: Table 6)



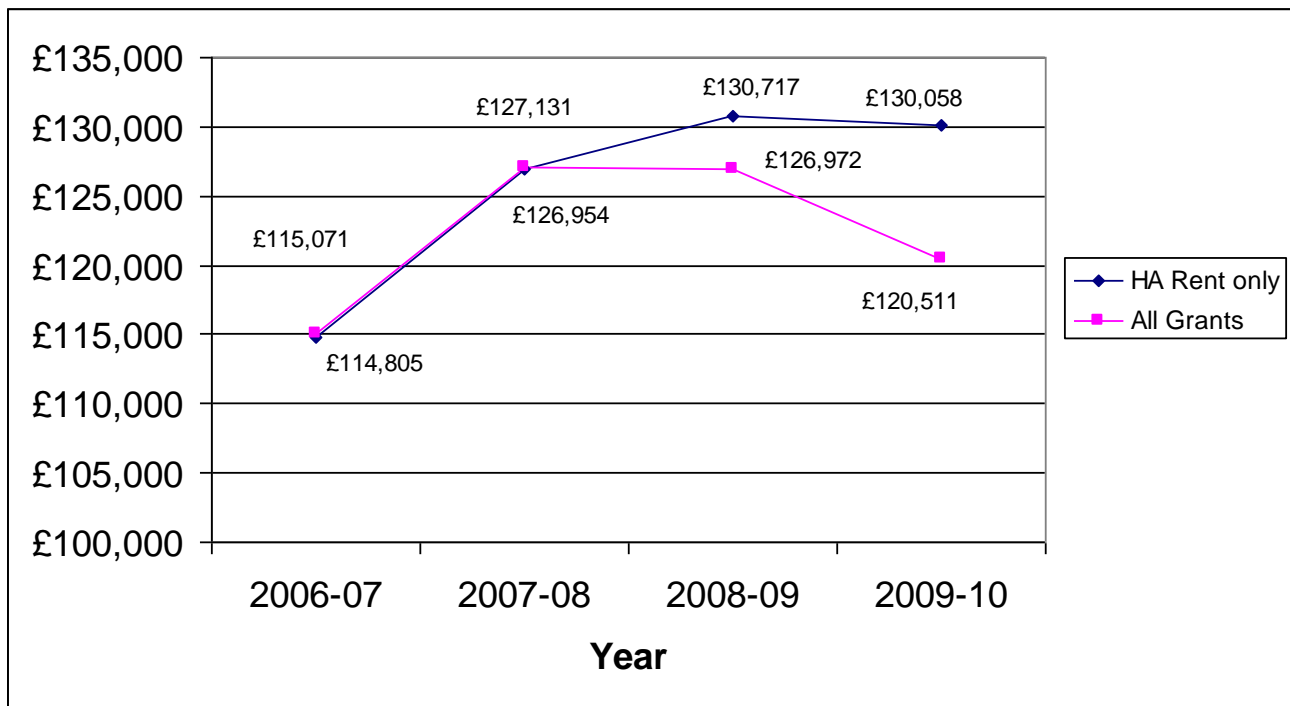
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Chart 4 – Scheme Costs/Grant Rates (Source: Table 10)



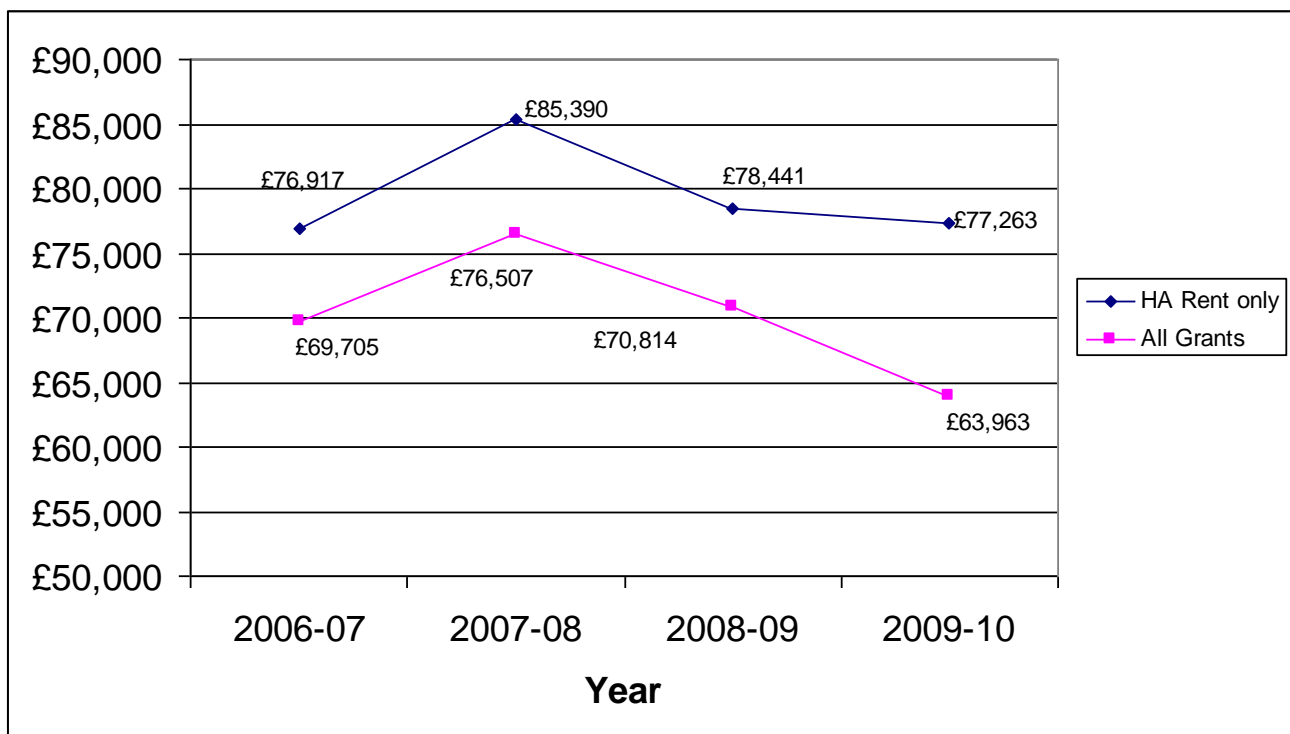
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Chart 5(a) – Historic Trends - Average Cost per Unit (Source: Table 11)



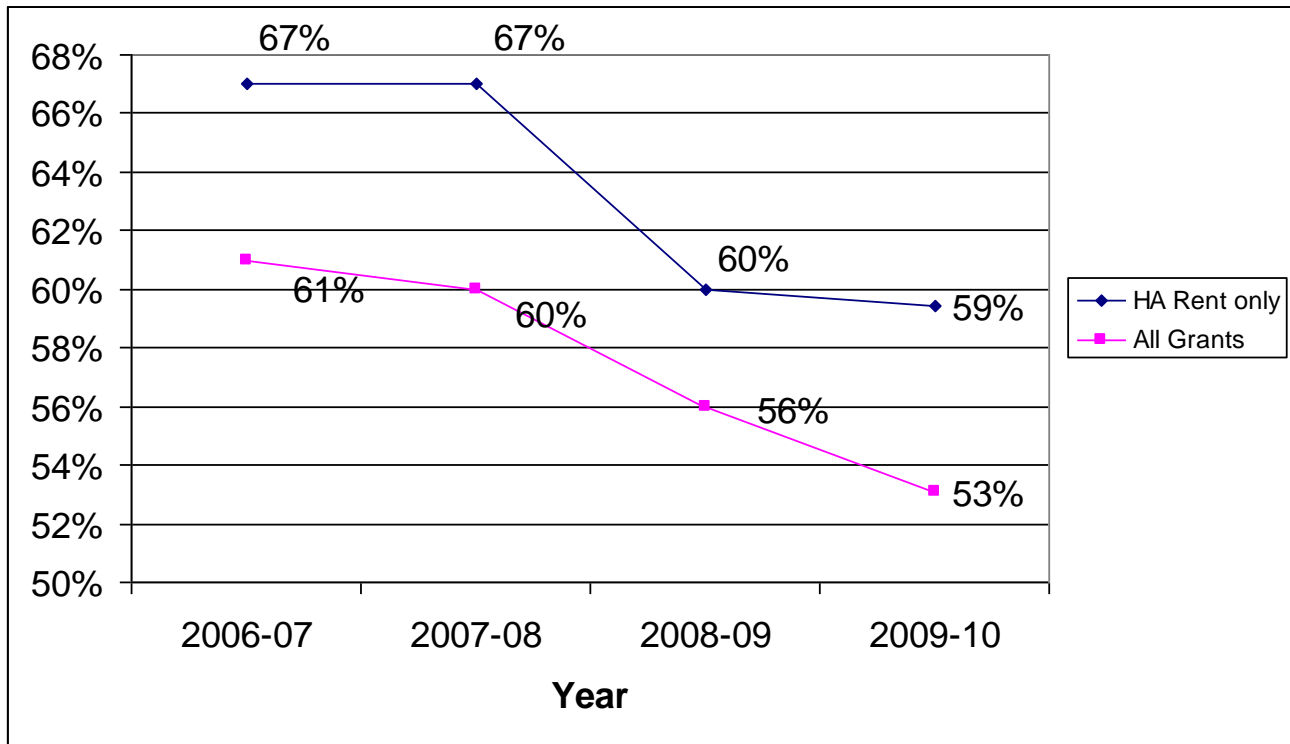
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Chart 5(b) – Historic Trends - Average Grant per unit £ (Source: Table 11)



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Chart 5(c) – Historic Trends - Average Grant per unit % (Source: Table 11)



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The approvals and completion figures referred to in the foregoing text differ from the published statistics at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild> due to reporting procedures for the 4 year Devanha programme in Grampian and other minor anomalies. Information on any adjustments to the management information for statistical purposes will be included in the explanatory notes and the footnotes to these statistical publications. [Back to contents page](#)

GLOSSARY

AHIP – Affordable Housing Investment Programme

Approvals – units receiving approval at tender stage in the current financial year. [Back to Table 3](#)

Budget Allocations – element of AHIP planned for spend in a financial year within a given local authority area.

Completions - units which have reached practical completion stage of the on site development process. [Back to Table 6](#)

CHB – Council House Building

COP – Community Ownership Programme

GHA – Glasgow Housing Association

GRO – Grant for Rent and Owner Occupation. Grants to private developers to kick start the market in areas where there is little or no home ownership currently. Also used in pressurised market areas to reduce the purchase price for owners.

HA – Housing Association.

HAG – Housing Association Grant

HfVN – Housing for Varying Needs – expected good practice in the design of all housing, so that newly-built, refurbished or adapted buildings achieve a degree of flexibility, suit people of different abilities, are convenient to use and fit for their purpose housing designed to be barrier free internally to ensure that a wide range of needs can be met.

HOSF – Home Owners' Support Fund

I & R – Improvement and Repair grants to owners who are participating in projects in areas where the properties have previously transferred from Scottish Homes to RSLs.

LA – Local Authority

LCHO – Low Cost Home Ownership. Includes all LIFT products.

LHS – Local Housing Strategies

LIFT – Low-cost Initiative for First-Time Buyers

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NSSE – New Supply Shared Equity

OMSEP – Open Market Shared Equity Pilot

Own/Occ – Owner Occupier

Private Finance – includes loan finance, private contributions, HA reserves, sales income from house sales.

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

SAP Rating – energy efficiency rating used assess approvals pre 2008-09 prior to building regulation requirements requiring increased energy efficiency levels to be achieved

SBD – Secured by Design accreditation - Official UK Police flagship initiative supporting the principles of 'designing out crime'

SHIPs – Strategic Housing Investment Plans

Site Starts – from 2009-10 counted at point of contractor commencing on site, for all years pre- 2009-10 counted at the date of tender approval [Back to Table 5](#)

Social Rent – any rented properties approved through the AHIP programme targeted at those on low incomes – usually provided by RSLs

TMDF – Transfer of the Management of Development Funding (Glasgow and Edinburgh Councils) [Back to contents page](#)

CONTACTS

The AHIP is administered through three regional teams, based in eight geographically dispersed local area offices, supported by a central investment co-ordination team. (In Glasgow and Edinburgh, day-to-day management of the Affordable Housing Investment Programme has been devolved to the relevant city council.)

The following table lists the mailbox for each Region and for the Central Investment Co-ordination unit:-

Area of Business	Mailbox
North Region	northregion@scotland.gsi.gov.uk
East Region	eastregion@scotland.gsi.gov.uk
West Region	westregion@scotland.gsi.gov.uk
Central Housing Investment Co-ordination Team	chit@scotland.gsi.gov.uk

Detailed information on AHIP is available within the Investment and Grants section of the Scottish Government website: -<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/ahip>
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