

Affordable Housing Supply Programme Out-turn Report 2011-12

**Housing Supply Division
March 2013**



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1. Introduction

In 2011-12 the Scottish Government's Affordable Housing Supply Programme (AHSP) funded both housing for rent and for low cost home ownership. The majority of funding was provided to Registered Social Landlords (RSLs) although the AHSP also provided funding to others including councils, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2011-12. [Back to contents page](#)

2. Planning and delivery of the AHSP

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 delivery of objectives set out in their LHS. These were the key documents for setting out the priorities for investment at the local level in 2011-12. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

The AHSP was delivered through a network of Scottish Government Housing Supply Division Area Teams. Glasgow City Council and the City of Edinburgh Council managed the AHSP 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. [Back to contents page](#)

3. Scope of the AHSP

In 2011-12 investment through the AHSP was made up of a variety of different grant mechanisms, (including payment of grants for projects previously available through the Affordable Housing Investment Programme (AHIP)). The following provides a brief summary:

- **Grant to Housing Associations**

Grant 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).

- **Council House Building**

The aim of the Council House Building Fund is to incentivise local authorities to build new homes for social rent. By the end of 2011-12 almost £115 million had been allocated to 27 councils to build 4,470 houses across Scotland.

- **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 enough to afford owner occupation but who can afford to pay more than a social rent. Projects are delivered by RSL subsidiaries.

- **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 on low to moderate incomes to become homeowners where it is sustainable for them over the long term. The shared equity schemes in operation were New Supply Shared Equity (NSSE), New Supply Shared Equity with Developers (NSSE (D)) and the Open Market Shared Equity Scheme (OMSE).

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 and provide them on a shared equity basis to people on low to moderate incomes. Buyers fund 60 to 80 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

The **New Supply Shared Equity with Developers' scheme** is similar to the New Supply Shared Equity scheme, but helps people on low to moderate incomes to buy a new build home built by a private developer. As with the NSSE scheme, buyers fund 60 to 80 per cent of the purchase price. The Scottish Government and the developer with each hold an equal share under a separate shared equity agreement.

The **Open Market Shared Equity** scheme helps people on low to moderate incomes to buy a home that is for sale on the open market. Purchasers fund 60 to 90 per cent of the purchase price and the Scottish Government will hold the remaining share under a shared equity agreement.

- **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 (which is an amount a sharing owner pays because a housing association allows them to occupy the whole property although technically it still owns a share) to the RSL on the remaining portion. Over a period of time the sharing owner has a right to buy further 25 percent shares of equity, up to and including 100 per cent when they become the full owners of the property

- **Partnership Support for Regeneration (PSR) – (former 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 was to individuals and aimed to make it easier for local people in rural communities 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 the above funding we had a number of other grants:

- **Community Ownership Programme (COP)**

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.

- **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.

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

The aim of REPG was 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 assisted 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 had to 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 included registered social landlords, non-registered housing associations, individuals, private developers, housing trusts, private landlords or voluntary organisations.

- **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.

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4. Official Statistics

The data provided in this report is based on management information. It should be noted that the Scottish Government also publishes Official Statistics on this information on a quarterly basis. Whilst the Official Statistics are based on the management information, it 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 Supply Programme for 2011-12, 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>

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.

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5. Budgets

The resources originally approved for the Affordable Housing Supply Programme in 2011-12 were £342m. The final budget for 2011-12 was £352m which included £10m following the 2011 Budget Bill.

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6. Programme Out-turn 2011-12: Tables

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

Table 1 – AHSP Expenditure by Supplier/Grant Type for 2011-12

| Supplier/Grant Type | | 2011-12 Expenditure £m |
|--|------------------|---------------------------|
| Housing Association Social Rent | General Needs | 146.202 |
| | Particular Needs | 53.090 |
| Mid Market Rent | General Needs | 7.177 ¹ |
| | Particular Needs | 0.001 |
| Council House Building | | 49.253 |
| Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE) | | 26.019 |
| Open Market Shared Equity (OMSE) | | 8.120 |
| New Supply Shared Equity (NSSE) Developers | | 1.826 |
| Private Developers: GRO Grants/PSR | | 1.241 |
| Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE) | | * |
| Individuals - Rural Home Ownership Grants (RHOGs) | | 0.706 |
| Individuals - Improvement and Repair Grants | | 2.613 |
| Grants to Improve the Physical and Social Environment | | 13.209 |
| Glasgow Housing Association (GHA) Efficiencies Grant | | 12.500 |
| GHA Repayable Grant | | 2.200 |
| GHA Demolitions & Reprovisioning | | 11.543 |
| Commonwealth Games | | 11.125 |
| Scottish Veterans | | 0.300 |
| Govanhill Regeneration | | 0.500 |
| Cumbernauld Regeneration | | 4.846 |
| Total | | 352.471 |

* £14.500m included in a separate budget for Transitions

[Link to Chart 1 - 2011-12 Expenditure \(£m\) by Supplier/Grant Type](#) or [Back to contents page](#)

¹ Includes Rural Homes for Rent (RHfR) and Rural Empty Properties Grant (REPG)

Table 2 – AHSP Expenditure by Local Authority Area for 2011-12

| Area | Local Authority Area | 2011-12 Expenditure £m |
|--------------------------------------|-----------------------------------|-------------------------------|
| Glasgow | Glasgow (City of) | 82.585 |
| | Glasgow Housing Association (GHA) | 24.043 |
| Glasgow Total | | 106.628 |
| H & I & Moray | Highland | 19.015 |
| | Moray | 3.060 |
| | Orkney | 3.465 |
| | Shetland | 0.985 |
| | Western Isles | 3.601 |
| H & I & Moray Total | | 30.126 |
| North & East | Aberdeen (City of) | 4.226 |
| | Aberdeenshire | 2.199 |
| | Angus | 1.400 |
| | Clackmannanshire | 1.312 |
| | Dundee (City of) | 5.759 |
| | Falkirk | 1.111 |
| | Perth & Kinross | 1.744 |
| | Stirling | 0.767 |
| North & East Total | | 18.518 |
| North & South Clyde | Argyll & Bute | 11.680 |
| | East Dunbartonshire | 4.057 |
| | East Renfrewshire | 1.739 |
| | Inverclyde | 10.384 |
| | Renfrewshire | 8.593 |
| | West Dunbartonshire | 6.458 |
| North & South Clyde Total | | 42.911 |
| South & East | East Lothian | 0.825 |
| | Edinburgh (City of) | 30.217 |
| | Fife | 11.692 |
| | Midlothian | 3.498 |
| | The Scottish Borders | 2.768 |
| | West Lothian | 3.765 |
| South & East Total | | 52.765 |
| South & West | Dumfries & Galloway | 7.753 |
| | East Ayrshire | 3.456 |
| | North Ayrshire | 3.855 |
| | North Lanarkshire | 12.111 |
| | South Ayrshire | 3.585 |
| | South Lanarkshire | 11.564 |
| South & West Total | | 42.324 |
| Area Total | | 293.272 |
| National (programmes) | Open Market Shared Equity (OMSE) | 8.120 |
| | Council House Building (CHB) | 49.253 |
| | NSSE Developers | 1.826 |
| National (programmes) Total | | 59.199 |
| Overall Total | | 352.471 |

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Unit Approvals

Table 3 – AHSP Unit Approvals by Supplier/Grant Type for 2011-12

| Supplier/Grant Type | | 2011-12 Approvals (Units) |
|--|------------------|---------------------------|
| Housing Association Social Rent | General Needs | 1891 |
| | Particular Needs | 416 |
| Mid Market Rent | General Needs | 872 ² |
| | Particular Needs | 3 |
| Council House Building | | 1172 |
| GHA Reprovisioning | | 185 |
| Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE) | | 303 |
| Open Market Shared Equity (OMSE) | | 186 |
| New Supply Shared Equity (NSSE) Developers | | 102 |
| Private Developers: GRO Grants/PSR | | 300 |
| Individuals - Improvement and Repair Grants | | 183 |
| Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE) | | 325 |
| National Housing Trust | | 614 |
| Total | | 6552 |

[Link to definition of 'Approval'](#) or [Link to Chart 2 - 2011-12 Unit Approvals](#) or [Back to contents page](#)

² Includes Rural Empty Properties Grant (REPG)

Table 4 – AHSP Unit Approvals by Local Authority Area for 2011-12

| Area | Local Authority Area | 2011-12 Approvals (Units) |
|--------------------------------------|--|---------------------------|
| Glasgow | Glasgow (City of) | 945 |
| | Glasgow Housing Association (GHA) | 185 |
| Glasgow Total | | 1130 |
| H & I & Moray | Highland | 115 |
| | Moray | 0 |
| | Orkney | 25 |
| | Shetland | 65 |
| | Western Isles | 10 |
| H & I & Moray Total | | 215 |
| North & East | Aberdeen (City of) | 52 |
| | Aberdeenshire | 44 |
| | Angus | 84 |
| | Clackmannanshire | 0 |
| | Dundee (City of) | 145 |
| | Falkirk | 66 |
| | Perth & Kinross | 70 |
| | Stirling | 57 |
| North & East Total | | 518 |
| North & South Clyde | Argyll & Bute | 131 |
| | East Dunbartonshire | 74 |
| | East Renfrewshire | 46 |
| | Inverclyde | 12 |
| | Renfrewshire | 120 |
| | West Dunbartonshire | 1 |
| North & South Clyde Total | | 384 |
| South & East | East Lothian | 31 |
| | Edinburgh (City of) | 759 |
| | Fife | 170 |
| | Midlothian | 61 |
| | The Scottish Borders | 35 |
| | West Lothian | 116 |
| South & East Total | | 1172 |
| South & West | Dumfries & Galloway | 144 |
| | East Ayrshire | 57 |
| | North Ayrshire | 145 |
| | North Lanarkshire | 121 |
| | South Ayrshire | 69 |
| | South Lanarkshire | 198 |
| South & West Total | | 734 |
| Area Total | | 4153 |
| National (programmes) | Open Market Shared Equity (OMSE) | 186 |
| | Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE) | 325 |
| | Council House Building (CHB) | 1172 |
| | National Housing Trust | 614 |
| | NSSE Developers | 102 |
| National (programmes) Total | | 2399 |
| Overall Total | | 6552 |

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Site Starts

Table 5 – AHSP Site Starts by Supplier/Grant Type for 2011-2012

| Supplier/Grant Type | | 2011-12 Site Starts (Units) |
|--|------------------|--------------------------------|
| Housing Association Social Rent | General Needs | 1301 |
| | Particular Needs | 537 |
| Mid Market Rent | General Needs | 219 ³ |
| | Particular Needs | 0 |
| Council House Building | | 546 |
| GHA Reprovisioning | | 290 |
| Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE) | | 169 |
| Open Market Shared Equity (OMSE) | | 186 |
| New Supply Shared Equity (NSSE) Developers | | 102 |
| Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE) | | 325 |
| Individuals - Rural Home Ownership Grants | | 2 |
| Individuals - Improvement and Repair Grants | | 183 |
| National Housing Trust | | 419 |
| Total | | 4279 |

[Link to Definition of Site Starts](#), [Link to Chart 3 - 2011-12 Site Starts](#) or [Back to contents page](#)

³ Includes REPG (Rural Empty Properties Grant)

Table 6 – AHSP Site Starts by Local Authority for 2011-2012

| Area | Local Authority Area | 2011-12 Site Starts (Units) |
|--------------------------------------|--|-----------------------------|
| Glasgow | Glasgow (City of) | 1135 |
| | Glasgow Housing Association (GHA) | 290 |
| Glasgow Total | | 1425 |
| H & I & Moray | Highland | 126 |
| | Moray | 0 |
| | Orkney | 32 |
| | Shetland | 3 |
| | Western Isles | 49 |
| H & I & Moray Total | | 210 |
| North & East | Aberdeen (City of) | 0 |
| | Aberdeenshire | 0 |
| | Angus | 4 |
| | Clackmannanshire | 6 |
| | Dundee (City of) | 15 |
| | Falkirk | 62 |
| | Perth & Kinross | 38 |
| | Stirling | 0 |
| North & East Total | | 125 |
| North & South Clyde | Argyll & Bute | 62 |
| | East Dunbartonshire | 71 |
| | East Renfrewshire | 0 |
| | Inverclyde | 152 |
| | Renfrewshire | 0 |
| | West Dunbartonshire | 0 |
| North & South Clyde Total | | 285 |
| South & East | East Lothian | 9 |
| | Edinburgh (City of) | 320 |
| | Fife | 66 |
| | Midlothian | 40 |
| | The Scottish Borders | 7 |
| | West Lothian | 66 |
| South & East Total | | 508 |
| South & West | Dumfries & Galloway | 0 |
| | East Ayrshire | 42 |
| | North Ayrshire | 0 |
| | North Lanarkshire | 0 |
| | South Ayrshire | 37 |
| | South Lanarkshire | 69 |
| South & West Total | | 148 |
| Area Total | | 2701 |
| National (programmes) | Open Market Shared Equity (OMSE) | 186 |
| | Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE) | 325 |
| | Council House Building (CHB) | 546 |
| | National Housing Trust | 419 |
| | NSSE Developers | 102 |
| | National (programmes) Total | |
| Overall Total | | 4279 |

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Unit Completions

Table 7 – AHSP Completions by Supplier/Grant Type for 2011-12

| Supplier/Grant Type | | 2011-12 Completions (Units) |
|--|------------------|-----------------------------|
| Housing Association Social Rent | General Needs | 3039 |
| | Particular Needs | 973 |
| Mid Market Rent | General Needs | 55 ⁴ |
| | Particular Needs | 0 |
| Council House Building | | 948 |
| GHA Reprovisioning | | 370 |
| Housing Association Low Cost Home Ownership (LCHO) and New Supply Shared Equity (NSSE) | | 648 |
| Open Market Shared Equity (OMSE) | | 186 |
| New Supply Shared Equity (NSSE) Developers | | 102 |
| Private Developers: GRO Grants/PSR | | 124 |
| Individuals - Rural Home Ownership Grants (RHOGs) | | 15 |
| Individuals - Improvement and Repair Grants | | 81 |
| Home Owners' Support Fund - Mortgage to Rent ((MTR) and Mortgage to Shared Equity (MTSE) | | 325 |
| National Housing Trust | | 16 |
| Total | | 6882 |

[Link to definition of 'Completions'](#) or [Link to Chart 4 - 2011-12 Completions](#) or [Back to contents page](#)

⁴ Includes RHfR (Rural Homes for Rent)

Table 8 – AHSP Completions by Local Authority Area for 2011-12

| Area | Local Authority Area | 2011-12 Completions (Units) |
|--------------------------------------|--|-----------------------------|
| Glasgow | Glasgow (City of) | 1168 |
| | Glasgow Housing Association (GHA) | 370 |
| Glasgow Total | | 1538 |
| H & I & Moray | Highland | 302 |
| | Moray | 145 |
| | Orkney | 84 |
| | Shetland | 57 |
| | Western Isles | 91 |
| H & I & Moray Total | | 679 |
| North & East | Aberdeen (City of) | 64 |
| | Aberdeenshire | 58 |
| | Angus | 49 |
| | Clackmannanshire | 2 |
| | Dundee (City of) | 92 |
| | Falkirk | 58 |
| | Perth & Kinross | 101 |
| | Stirling | 56 |
| North & East Total | | 480 |
| North & South Clyde | Argyll & Bute | 67 |
| | East Dunbartonshire | 11 |
| | East Renfrewshire | 15 |
| | Inverclyde | 381 |
| | Renfrewshire | 283 |
| | West Dunbartonshire | 217 |
| North & South Clyde Total | | 974 |
| South & East | East Lothian | 67 |
| | Edinburgh (City of) | 639 |
| | Fife | 134 |
| | Midlothian | 18 |
| | The Scottish Borders | 1 |
| | West Lothian | 59 |
| South & East Total | | 918 |
| South & West | Dumfries & Galloway | 81 |
| | East Ayrshire | 105 |
| | North Ayrshire | 64 |
| | North Lanarkshire | 124 |
| | South Ayrshire | 99 |
| | South Lanarkshire | 243 |
| South & West Total | | 716 |
| Area Total | | 5305 |
| National (programmes) | Open Market Shared Equity (OMSE) | 186 |
| | Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE) | 325 |
| | Council House Building (CHB) | 948 |
| | National Housing Trust | 16 |
| | NSSE Developers | 102 |
| National (programmes) Total | | 1577 |
| Overall Total | | 6882 |

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

In Table 1 which details the expenditure in 2011-12, there are high level figures in relation to LIFT spend. The table below details exactly what this funding delivered.

Table 9 – LIFT breakdown by category

| LIFT Categories | Approvals | Site Starts | Completions | Spend £m |
|--|------------|-------------|-------------|---------------|
| New Supply Shared Equity (NSSE) | 211 | 169 | 446 | 18.147 |
| New Supply Shared Equity (NSSE) Developers | 102 | 102 | 102 | 1.826 |
| Shared Ownership (SO) | 92 | 0 | 202 | 7.872 |
| Open Market Shared Equity (OMSE) | 186 | 186 | 186 | 8.120 |
| GRO Grants/PSR | 300 | 0 | 124 | 1.241 |
| Rural Home Ownership Grants (RHOGS) | 0 | 2 | 15 | 0.706 |
| Total | 891 | 459 | 1075 | 37.912 |

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8. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2011-12 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

Table 10 - Scheme Costs/Grant Rates 2011-12⁵

| 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 Social rent Total | 179 | 2492 | 9151 | 13.9 | 104.871 | 160.869 | 13.506 | 279.246 | 37.56% | 112057 | 42083 | 64554 | 5420 |
| HA LCHO Total | 30 | 303 | 1233 | 10.1 | 10.049 | 23.484 | 1.247 | 34.78 | 28.89% | 114785 | 33165 | 77505 | 4116 |
| Mid market rent Total | 52 | 875 | 3084 | 16.8 | 24.701 | 66.958 | 1.537 | 93.196 | 26.50% | 106510 | 28230 | 76523 | 1757 |
| PSR Total | 1 | 300 | 2034 | 300.0 | 44.500 | 53.878 | 0.000 | 98.378 | 45.23% | 327927 | 148333 | 179593 | 0 |
| I&R | 6 | 183 | 771 | 30.5 | 2.454 | 0.931 | 0.114 | 3.499 | 70.13% | 19120 | 13410 | 5087 | 623 |
| Sub - Total | 268 | 4153 | 16273 | 15.5 | 186.575 | 306.120 | 16.404 | 509.099 | 36.65% | 122586 | 44925 | 73711 | 3950 |
| OMSE | 186 | 186 | 744 | 1.0 | 7.266 | 13.495 | 0.000 | 20.761 | 35.00% | 111618 | 39065 | 72554 | 0 |
| HOSF - MTR & MTSE | 325 | 325 | 975 | 1.0 | 13.292 | 5.697 | 0.000 | 18.989 | 70.00% | 58428 | 40898 | 17529 | 0 |
| Grand Total | 779 | 4664 | 17992 | 6.0 | 207.133 | 325.312 | 16.404 | 548.849 | 37.74% | 117678 | 44411 | 69750 | 3517 |

[Link to Chart 5 - 2011-12 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

⁵ (1) This table is based on approvals and excludes Council House Building (CHB), National Housing Trust (NHT) and New Supply Shared Equity with Developers (NSSE (D)). (2) The mid market rent total includes Rural Empty Properties Grant (REPG). (3) The single PSR project approved in 2011-12 was for 300 homes as part of the Athletes Village for the Commonwealth Games.

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, calculated at tender approval stage.

| | 2008-09 | | 2009-10 | | 2010-11 | | 2011-12 | |
|--------------|-----------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|---------------------------------|-----------------------|---------------------------------|
| | 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 AHSP Grant per unit (%) |
| HA Rent only | £130,717 | £78,441 (60%) | £130,058 | £77,263 (59.41%) | £117,720 | £63,753 (54.16%) | £112,057 | £42,083 (37.56%) |
| All Grants | £126,972 | £70,814 (56%) | £120,511 | £63,963 (53.08%) | £112,003 | £57,013 (50.90%) | £117,678 | £44,411 (37.74%) |

Link to Charts [6a \(Average Costs per Unit\)](#); [6b \(Average AHSP Grant per unit \(£\)\)](#); [6c \(Average AHSP Grant per unit \(%\)\)](#) or [Back to contents page](#)

9. Grant Recipients

Excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) 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 2011-12:

| Client Name | £m |
|---|-------|
| Abbeyfield Scotland Ltd | 0.090 |
| Aberdeenshire Housing Partnership | 0.163 |
| Abertay Housing Association Ltd | 0.214 |
| Abronnhill Housing Association Ltd | 0.010 |
| Albyn Housing Society Ltd | 9.620 |
| Almond Housing Association Ltd | 0.845 |
| Angus Housing Association Ltd | 0.749 |
| Antonine Housing Association Ltd | 0.017 |
| Ardenglen Housing Association Ltd | 1.075 |
| Argyll Community Housing Association Ltd | 5.792 |
| Ark Housing Association Ltd | 0.047 |
| Arklet Housing Association Ltd | 0.866 |
| Atrium Homes | 3.532 |
| Ayrshire Housing | 1.657 |
| Ayrshire North Community Housing Organisation Ltd | 0.025 |
| Barony Housing Association Ltd | 0.009 |
| Barrhead Housing Association Ltd | 0.489 |
| Bellsmyre Housing Association Ltd | 0.023 |
| Berwickshire Housing Association Ltd | 0.050 |
| Bield Housing Association Ltd | 2.351 |

| Client Name | £m |
|---|-----------|
| Blairtummock Housing Association Ltd | 0.069 |
| Blochairn Housing Association Ltd | 0.579 |
| Bridgewater Housing Association Ltd | 3.696 |
| Broomhouse Housing Association Ltd | 0.004 |
| Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd | 1.166 |
| Cadder Housing Association Ltd | 0.084 |
| Cairn Housing Association Ltd | 4.527 |
| Caledonia Housing Association Ltd | 3.180 |
| Calvay Housing Association Ltd | 0.262 |
| Cassiltoun Housing Association Ltd | 3.200 |
| Castlehill Housing Association Ltd | 0.440 |
| Castle Rock Edinvar Housing Association Ltd | 5.019 |
| Cathcart & District Housing Association Ltd | 0.021 |
| Cernach Housing Association Ltd | 0.181 |
| Charing Cross Housing Association Ltd | 0.184 |
| Cloch Housing Association Ltd | 1.747 |
| Clydebank Housing Association Ltd | 0.055 |
| Clydesdale Housing Association Ltd | 1.902 |
| Clyde Valley Housing Association Ltd | 4.372 |
| Copperworks Housing Co-operative Ltd | 0.018 |
| Cordale Housing Association Ltd | 2.735 |
| Craigdale Housing Association Ltd | 0.002 |
| Cube Housing Association Ltd | 1.895 |
| Cunninghame Housing Association Ltd | 4.131 |
| Dalmuir Park Housing Association Ltd | 0.020 |
| Drumchapel Housing Co-operative Ltd | 0.013 |
| Dumfries & Galloway Housing Partnership | 5.916 |
| Dunbritton Housing Association Ltd | 3.461 |
| Dunedin Canmore Housing Association Ltd | 8.875 |
| Easthall Park Housing Co-operative Ltd | 0.381 |
| East Kilbride & District Housing Association Ltd | 0.015 |
| East Lothian Housing Association Ltd | 0.732 |
| Eildon Housing Association Ltd | 2.815 |
| Elderpark Housing Association Ltd | 2.647 |
| Faifley Housing Association Ltd | 0.010 |
| Fairfield Housing Association Ltd | 0.030 |
| Ferguslie Park Housing Association Ltd | 0.021 |
| Fife Housing Association Ltd | 0.439 |
| Forgewood Housing Co-operative Ltd | 0.017 |
| Forth Housing Association Ltd | 0.506 |
| Fyne Homes Ltd | 2.406 |
| Gardeen Housing Association Ltd | 0.016 |
| Garrion People's Housing Co-operative Ltd | 0.028 |
| Glasgow Housing Association Ltd | 16.386 |
| Glasgow West Housing Association Ltd | 0.026 |
| Glen Housing Association Ltd | 0.028 |

| Client Name | £m |
|---|-----------|
| Glen Oaks Housing Association Ltd | 1.427 |
| Govan Housing Association Ltd | 5.250 |
| Govanhill Housing Association Ltd | 3.526 |
| Grampian Housing Association Ltd | 3.794 |
| Hanover (Scotland) Housing Association Ltd | 0.880 |
| Hawthorn Housing Co-operative Ltd | 0.018 |
| Hebridean Housing Partnership Ltd | 3.780 |
| Hillcrest Housing Association Ltd | 8.979 |
| Hillhead Housing Association 2000 | 1.869 |
| Hjaltland Housing Association Ltd | 0.845 |
| Home In Scotland Ltd | 11.927 |
| Homes For Life Partnership | 0.007 |
| Horizon Housing Association Ltd | 2.038 |
| Hunters Hall Housing Co-operative Ltd | 0.005 |
| Irvine Housing Association Ltd | 0.198 |
| Kendoon Housing Association Ltd | 0.008 |
| Key Housing Association Ltd | 0.422 |
| Kincardine Housing Co-operative Ltd | 0.000 |
| Kingdom Housing Association Ltd | 11.383 |
| Kingsridge Cleddans Housing Association Ltd | 0.017 |
| Knowes Housing Association Ltd | 0.045 |
| Lanarkshire Housing Association Ltd | 0.042 |
| Langstane Housing Association Ltd | 0.290 |
| Larkfield Housing Association Ltd | 0.048 |
| Link Group Ltd | 11.060 |
| Linstone Housing Association Ltd | 0.035 |
| Linthouse Housing Association Ltd | 0.114 |
| Lochaber Housing Association Ltd | 1.762 |
| Loreburn Housing Association Ltd | 1.700 |
| Loretto Housing Association Ltd | 1.304 |
| Manor Estates Housing Association Ltd | 0.033 |
| Maryhill Housing Association Ltd | 4.137 |
| Melville Housing Association Ltd | 3.424 |
| Milnbank Housing Association Ltd | 1.116 |
| Molendinar Park Housing Association Ltd | 0.035 |
| Moray Housing Partnership Ltd | 0.004 |
| Muirhouse Housing Association Ltd | 0.004 |
| New Gorbals Housing Association Ltd | 3.819 |
| North Glasgow Housing Association Ltd | 1.033 |
| North View Housing Association Ltd | 0.034 |
| Oak Tree Housing Association Ltd | 2.138 |
| Ochil View Housing Association Ltd | 1.390 |
| Ore Valley Housing Association Ltd | 0.012 |
| Orkney Housing Association Ltd | 3.339 |
| Paisley South Housing Association Ltd | 0.186 |
| Paragon Housing Association Ltd | 0.078 |

| Client Name | £m |
|---|----------------|
| Parkhead Housing Association Ltd | 0.413 |
| Partick Housing Association Ltd | 3.363 |
| Pentland Housing Association Ltd | 0.313 |
| Pineview Housing Association Ltd | 0.033 |
| Port Of Leith Housing Association Ltd | 7.041 |
| Prospect Community Housing | 0.042 |
| Provanhall Housing Association Ltd | 0.005 |
| Queens Cross Housing Association Ltd | 8.638 |
| Reidvale Housing Association Ltd | 0.033 |
| River Clyde Homes Ltd | 5.873 |
| Rosehill Housing Co-operative Ltd | 0.353 |
| Ruchazie Housing Association Ltd | 0.006 |
| Rural Stirling Housing Association Ltd | 0.345 |
| Rutherglen & Cambuslang Housing Association Ltd | 0.175 |
| Sanctuary (Scotland) Housing Association Ltd | 20.942 |
| Scottish Borders Housing Association Ltd | 0.183 |
| Scottish Veterans Housing Association Ltd | 0.235 |
| Shettleston Housing Association Ltd | 1.240 |
| Shire Housing Association Ltd | 0.039 |
| Southside Housing Association Ltd | 1.074 |
| Spireview Housing Association Ltd | 0.039 |
| Tenants First Housing Co-operative Ltd | 4.271 |
| The Margaret Blackwood Housing Association Ltd | 0.323 |
| Thenew Housing Association Ltd | 8.885 |
| Thistle Housing Association Ltd | 0.029 |
| Tollcross Housing Association Ltd | 0.553 |
| Trafalgar Housing Association Ltd | 0.030 |
| Trust Housing Association Ltd | 0.518 |
| Servite Housing Association Ltd | 0.203 |
| Viewpoint Housing Association Ltd | 0.020 |
| Waverley Housing | 0.028 |
| Wellhouse Housing Association Ltd | 0.038 |
| Weslo Housing Management | 0.052 |
| West Granton Housing Co-operative Ltd | 0.008 |
| West Highland Housing Association Ltd | 1.916 |
| West Lothian Housing Partnership Ltd | 0.007 |
| West of Scotland Housing Association Ltd | 11.856 |
| West Whitlawburn Housing Co-operative Ltd | 0.060 |
| Whiteinch & Scotstoun Housing Association Ltd | 0.273 |
| Williamsburgh Housing Association Ltd | 0.057 |
| Wishaw & District Housing Association Ltd | 0.045 |
| Yoker Housing Association Ltd | 0.273 |
| Yorkhill Housing Association Ltd | 0.102 |
| Total | 285.368 |

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Table 13 – Other Grant Recipients

The following tables show other grant recipients during 2011-12:

| Grant Type | Client Name | Spend (£m) |
|-----------------------------|---|--------------------------|
| GRO Grant/PSR | Ballindarg Buildings Ltd | 0.057 |
| | CCG (Scotland) Ltd | 0.600 |
| | Cruden Estates | 0.346 |
| | Tor Ecosse Ltd | 0.239 |
| | Total | 1.242⁶ |
| RHOG Total | Various individuals | 0.706 |
| Mid Market Rent | Almond Housing Association Ltd | 0.117 |
| | Dumfries & Galloway Housing Partnership | 0.444 |
| | Dunedin Canmore Housing Association Ltd | 0.125 |
| | Glasgow Housing Association Ltd | 0.360 |
| | Hillcrest Housing Association Ltd | 0.607 |
| | Home In Scotland Ltd | 0.102 |
| | Kingdom Housing Association Ltd | 0.299 |
| | Link Group Ltd | 0.418 |
| | Lothian Homes Ltd | 0.220 |
| | Malcolm Homes Ltd | 0.283 |
| | Melville Housing Association Ltd | 0.169 |
| | Partick Housing Association Ltd | 0.150 |
| | Total | 3.294 |
| Rural Homes for Rent | Haddo Estate | 0.616 |
| | J A Carruthers | 0.433 |
| | Knoydart Foundation | 0.200 |
| | A P Cromarty | 0.063 |
| | D & L Lewis | 0.146 |
| | D Sumsion | 0.139 |
| | West Highland Woodlands Ltd | 0.289 |
| | Total | 1.886 |
| SNCG Total | Orkney Islands Property Development Ltd | 0.001 |
| REPG | Isle of Gigha Heritage Trust | 0.003 |
| | Athol Estates | 0.003 |
| | Woodencherry Ltd | 0.173 |
| | Total | 0.179 |

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⁶ Due to rounding, this figures differs by £0.001 from the Table 1 expenditure

10. Forms of Housing

Table 14 - Forms of Housing Funded by AHSP in 2011-12

| Form | Approvals | Site Starts | Completions |
|-----------------|-------------|-------------|-------------|
| *New Build | 5457 | 3405 | 6009 |
| **Off the Shelf | 544 | 555 | 663 |
| Rehab | 551 | 319 | 210 |
| Total | 6552 | 4279 | 6882 |

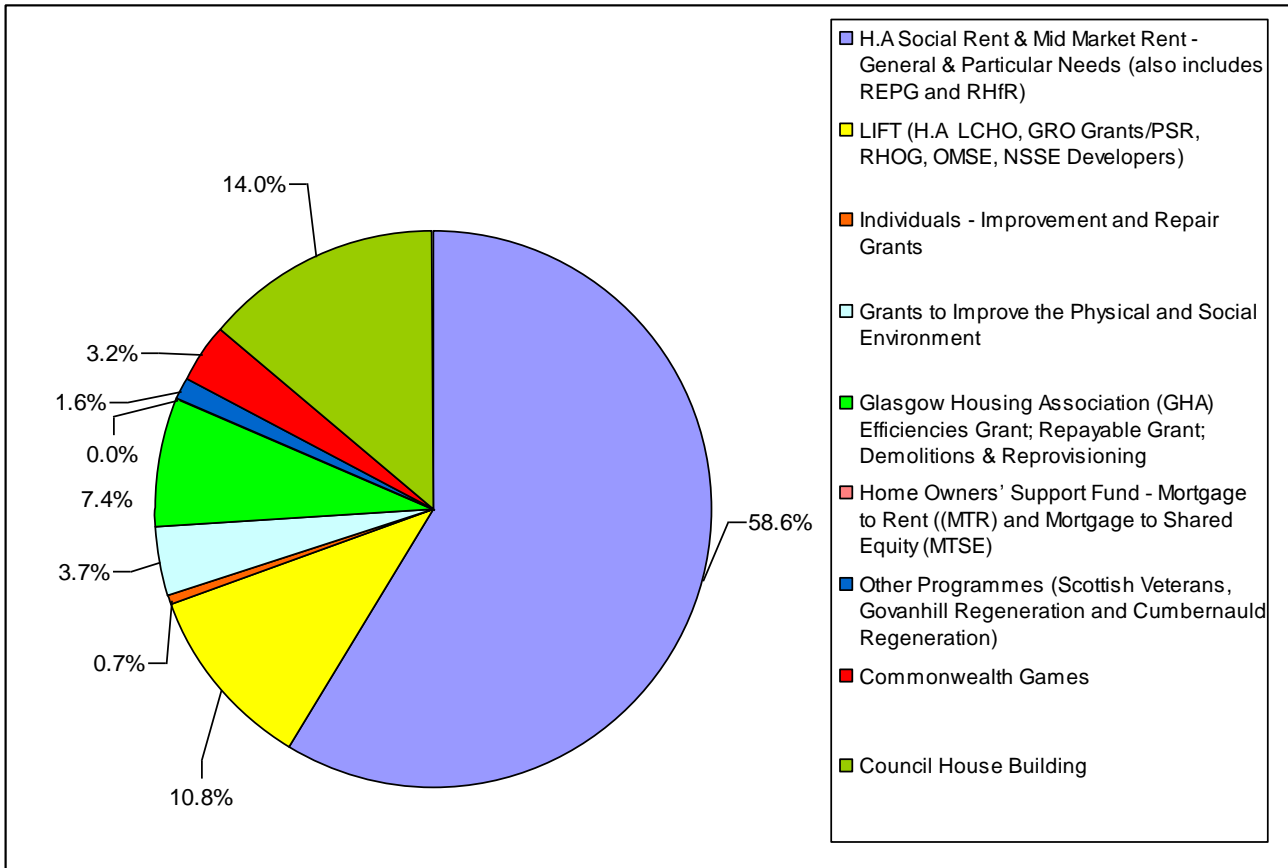
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The approvals and completion figures referred to in the foregoing text differ from the published statistics at <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild> due to reporting procedures for the 4 year Devanha 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.

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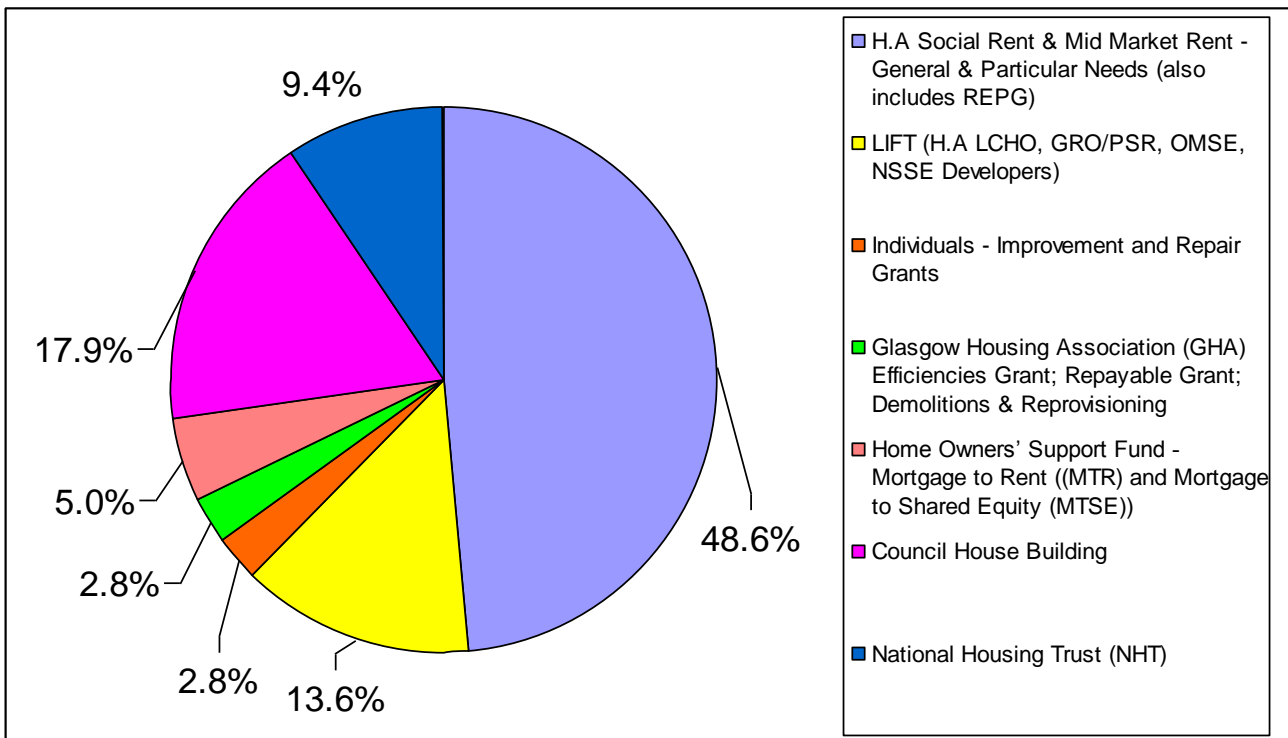
11. Affordable Housing Supply Programme (AHSP): Charts

Chart 1 – AHSP Expenditure by Supplier/Grant Type for 2011-12 (Source: Table 1)



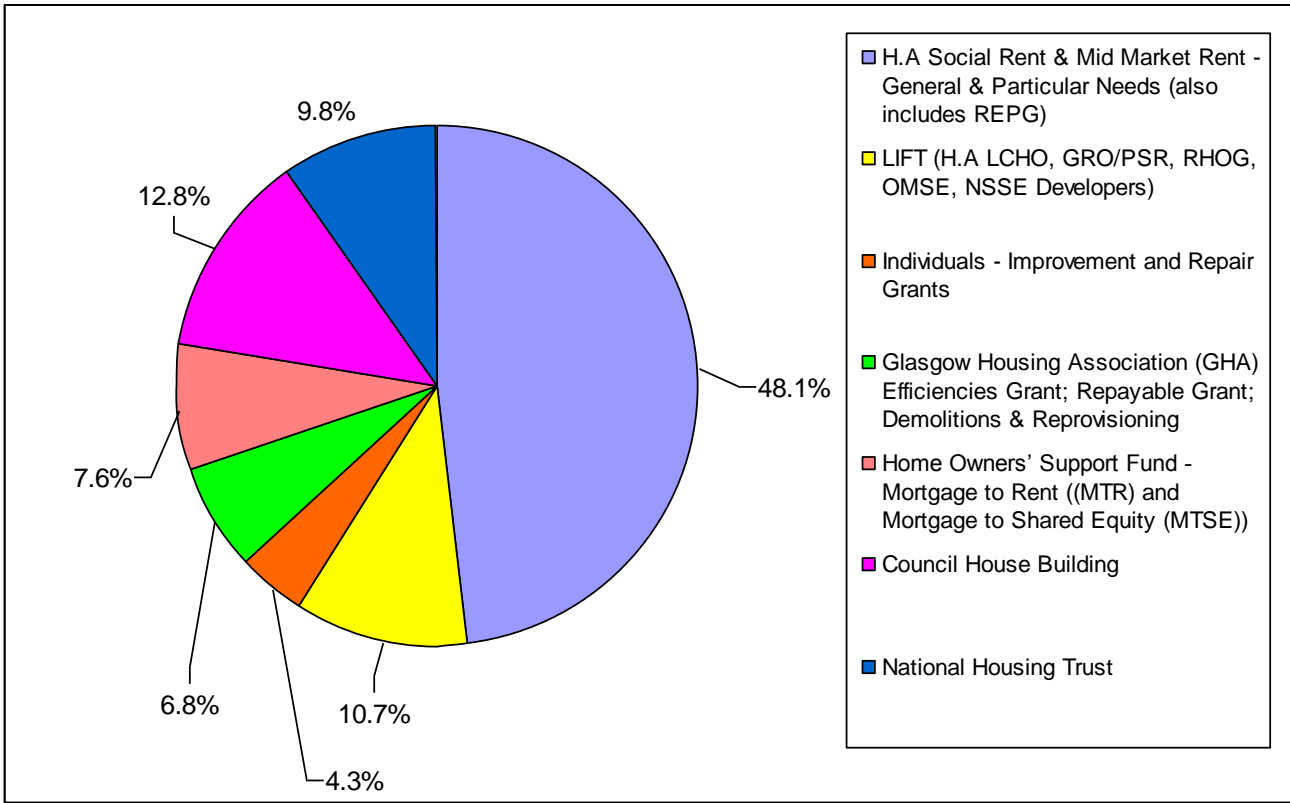
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Chart 2 – AHSP Unit Approvals by Supplier/Grant Type for 2011-12 (Source: Table 3)



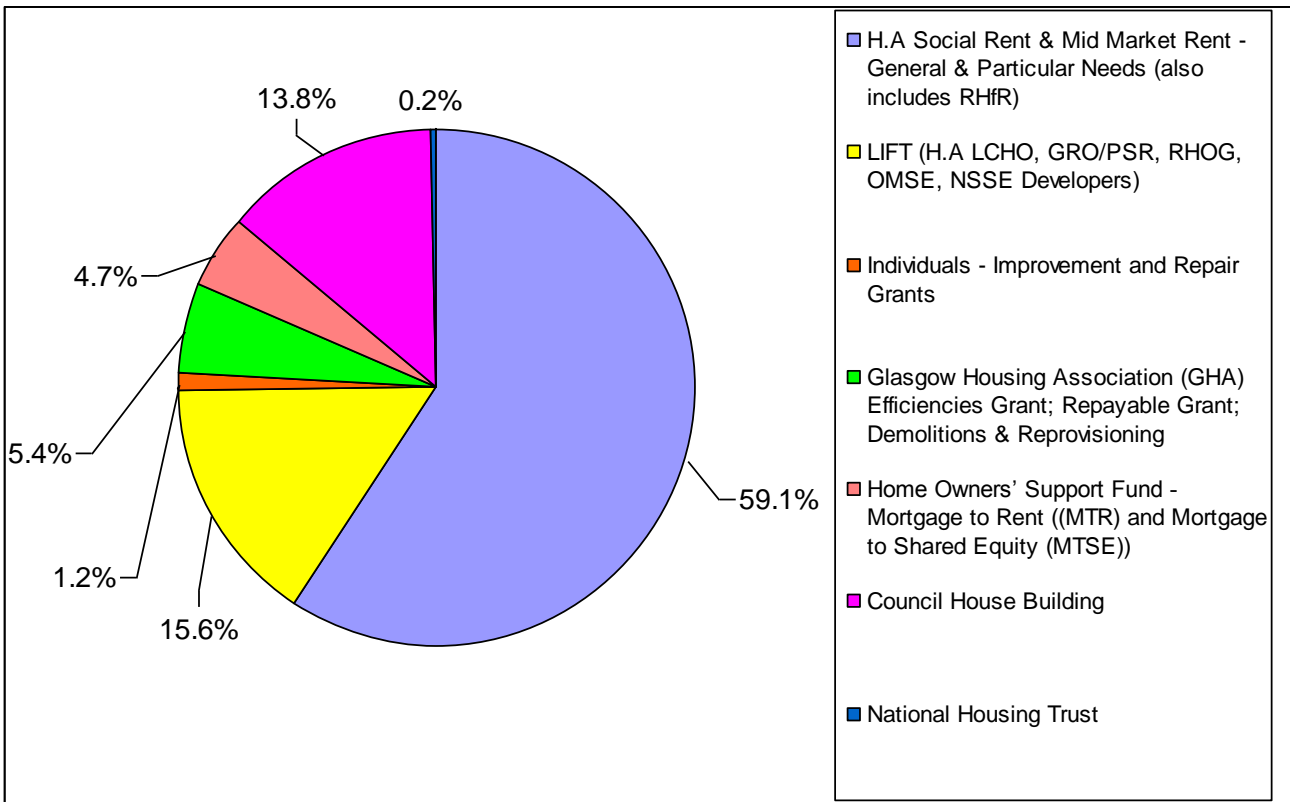
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Chart 3 – AHSP Site Starts for 2011-12 (Source: Table 5)



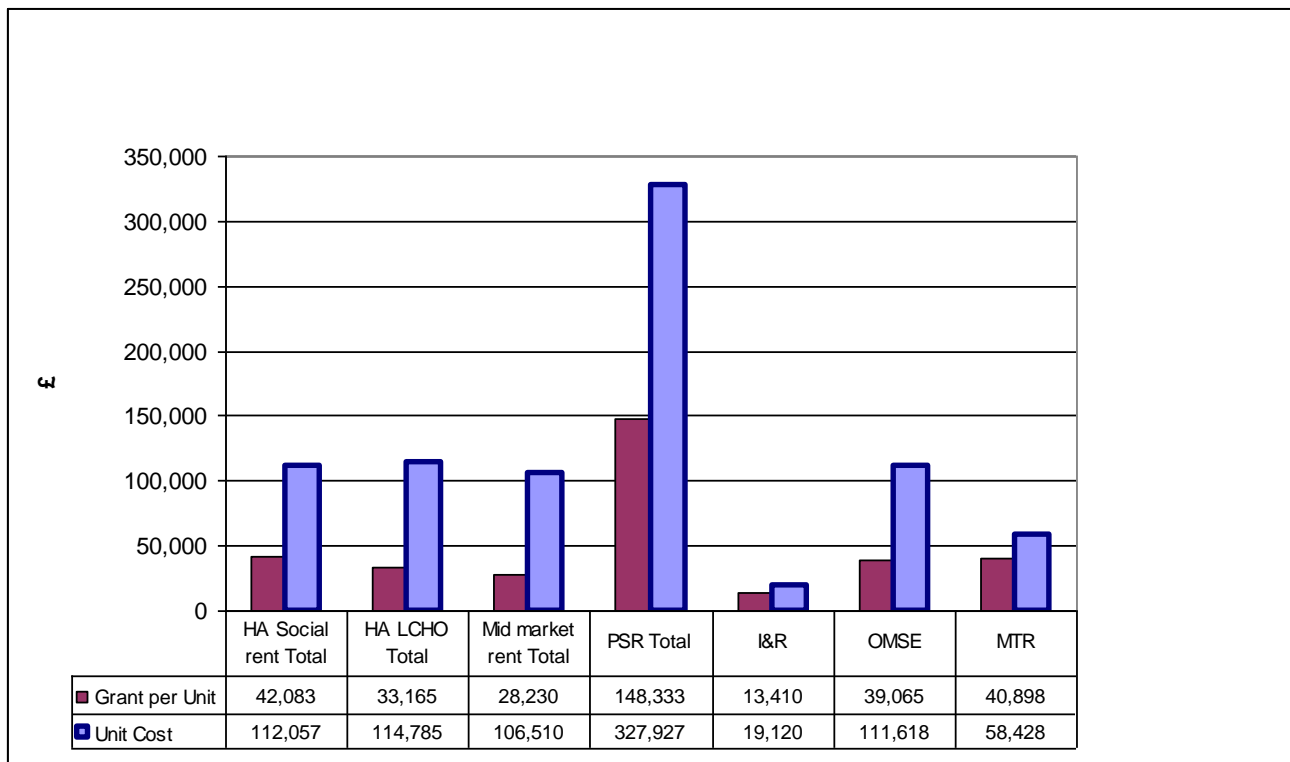
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Chart 4 – AHSP Unit Completions for 2011-12 (Source: Table 7)



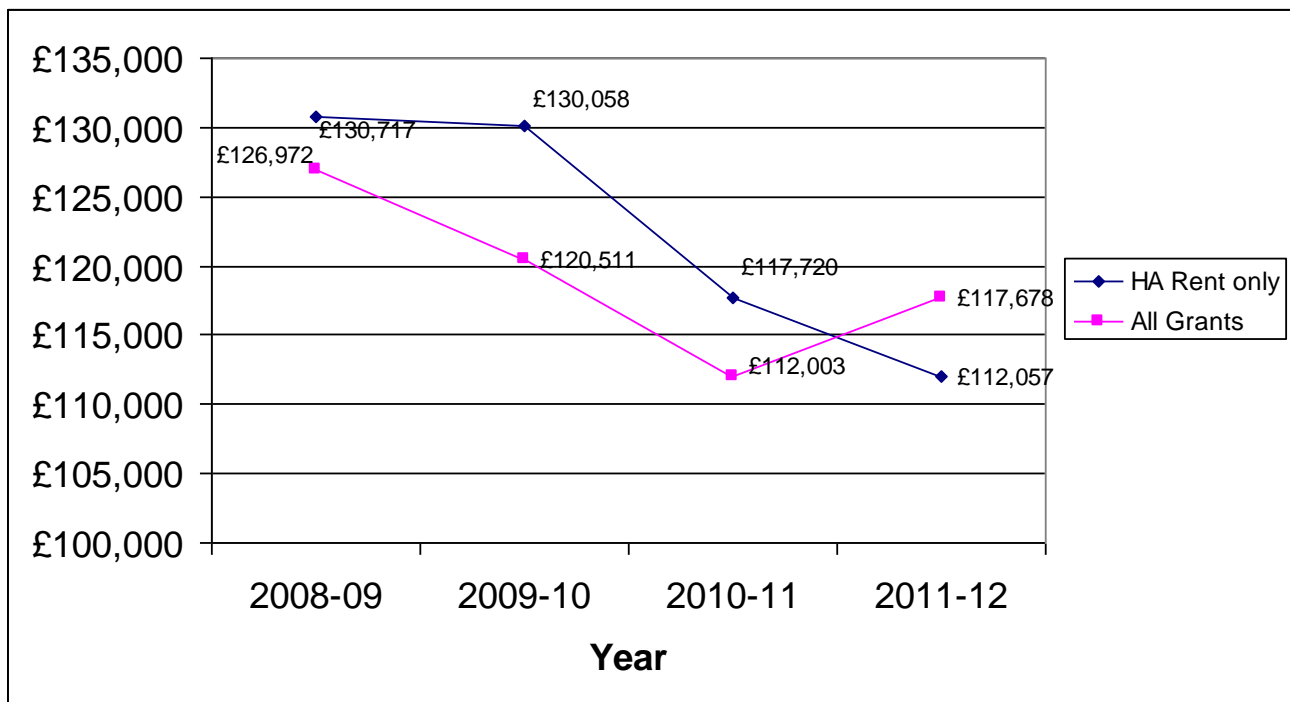
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Chart 5 – Scheme Costs/Grant Rates (Source: Table 10)



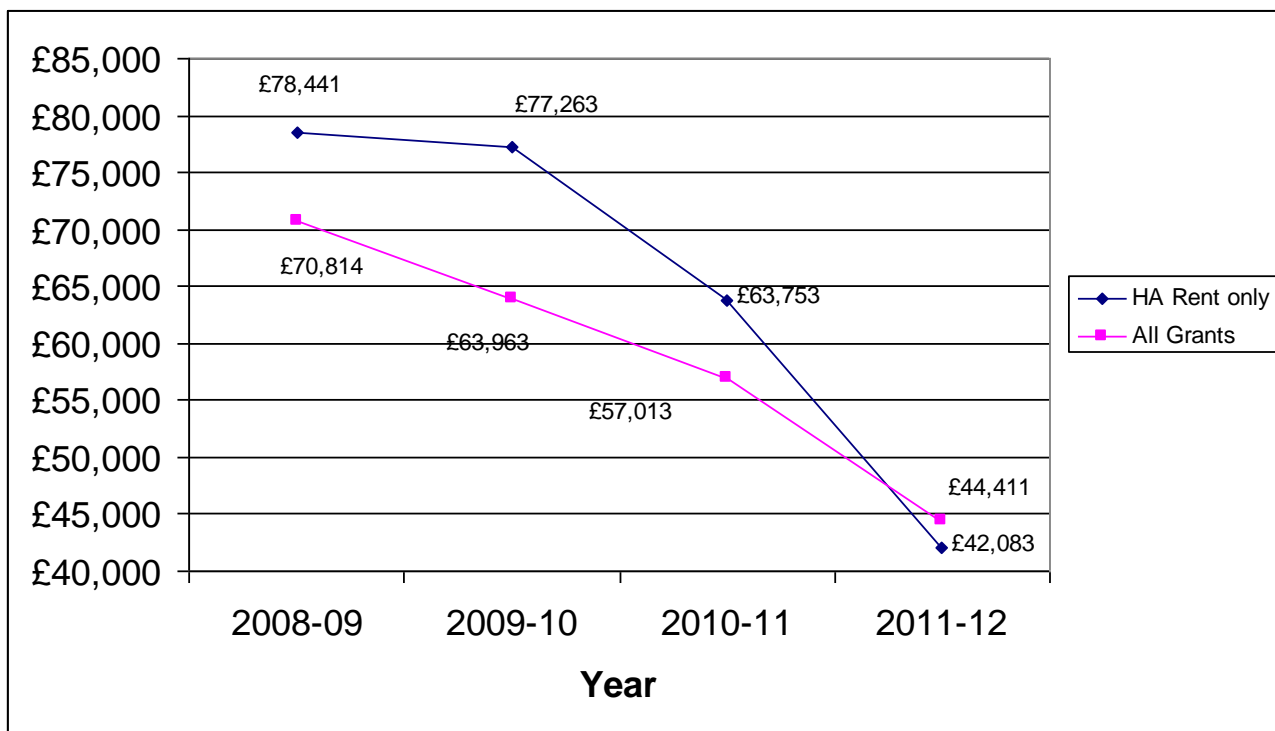
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Chart 6(a) – Historic Trends - Average Cost per Unit (Source: Table 11)



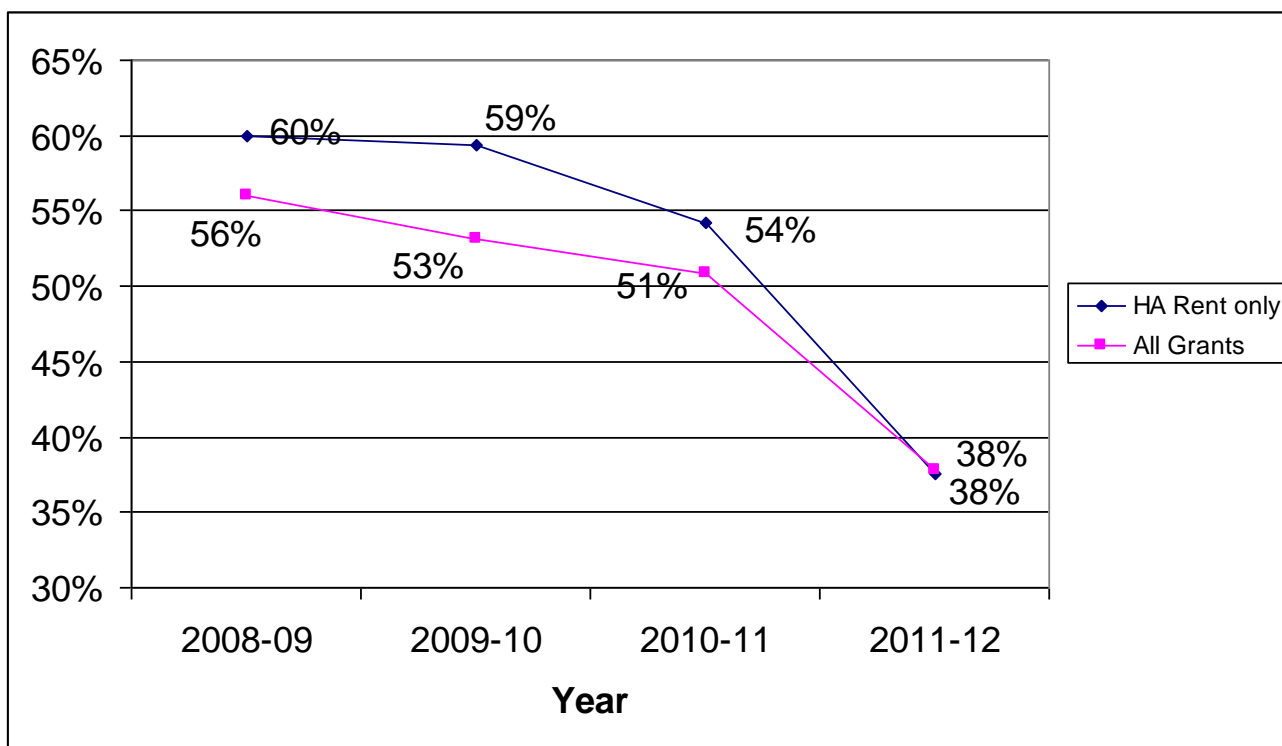
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Chart 6(b) – Historic Trends - Average Grant per unit £ (Source: Table 11)



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Chart 6(c) – Historic Trends - Average Grant per unit % (Source: Table 11)



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GLOSSARY

AHSP – Affordable Housing Supply Programme

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

Budget Allocations – element of AHSP 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 7](#)

CHB – Council House Building

COP – Community Ownership Programme

GHA – Glasgow Housing Association

GRO – Grant for Rent and Owner Occupation (Now known as Partnership Support for Regeneration (PSR). Grants to private developers to kick start the market in areas where there is little or no home ownership currently.

HA – Housing Association.

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

NHT – National Housing Trust

NSSE – New Supply Shared Equity

OMSE – Open Market Shared Equity

Own/Occ – Owner Occupier

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

Partnership Support for Regeneration (PSR) – formerly known as 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.

RH – Rehabilitation of poor quality housing

REPG – Rural Empty Properties Grant

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

SHIPs – Strategic Housing Investment Plans

Site Starts – from 2010-11 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 – Generally rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy.

TMDF – Transfer of the Management of Development Funding (Glasgow and Edinburgh Councils)

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CONTACTS

The AHSP in 2011-12 was administered through Housing Supply Division Area Teams, supported by a central programme co-ordination team. (In Glasgow and Edinburgh, day-to-day management of the Affordable Housing Supply Programme has been devolved to the relevant city council.)

The following table lists the mailbox for the Housing Supply Division and Central Programme Co-ordination Team:-

| Area Offices | Mailbox |
|--|--|
| Housing Supply Division | HousingSupply@scotland.gsi.gov.uk |
| Housing Supply Team (Central Programme Co-ordination Team) | housingsupplyteam@scotland.gsi.gov.uk |

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

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