



**Affordable Housing Supply Programme
Out-turn Report
2013-14**

**Housing Supply Division
January 2015**



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Affordable Housing Supply Programme 2013-14 Out-turn Report

1. Introduction

Making sure everyone in Scotland has access to good quality housing is a vital part of the Scottish Government's drive to secure economic growth, promote social justice, strengthen communities and tackle inequality.

The Scottish Government has made clear its commitment to deliver at least 30,000 affordable homes, of which at least 20,000 will be for social rent including 5,000 council houses, during the lifetime of this Parliament.

In 2013-14 the affordable homes provided through the Scottish Government's Affordable Housing Supply Programme (AHSP) comprised social rented housing, homes for mid-market rent and homes for low cost home ownership.

Funding was provided to Registered Social Landlords (RSLs), councils, individuals and private developers. This report outlines the AHSP out-turn information for financial year 2013-14.

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2. Planning and delivery of the AHSP

All local authorities publish Local Housing Strategies (LHSs). They supplement their LHS with a 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 2013-14. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

From 2012–2013 a new 3-year resource planning approach was adopted, enabling each council to exercise its strategic role more flexibly and to put forward to Scottish Government strategic local proposals of social and affordable housing developments, based on their Local Housing Strategy. In moving forward with this new approach, council and registered social landlord funding streams have been brought into one budget and from this, each council has been given combined resource planning assumptions to March 2016. Councils have also been advised of their minimum resource planning assumption for the three years to March 2019 to allow for the necessary longer term planning.

As in previous years, a central budget was retained by the Scottish Government for other parts of the AHSP, including funding for the Low Cost Initiative for First Time buyers, the Home Owners Support Fund and increased subsidy for homes built to a higher greener standard.

The AHSP was delivered through the 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.

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3. Scope of the AHSP

The AHSP aims to deliver a mix of social housing and other affordable housing, which are defined as follows:

- **Affordable housing** within the context of the AHSP includes both social and mid-market rented homes, and also low cost home ownership properties.
- Generally, **social housing** is rented housing provided by councils and registered social landlords, normally on a Scottish Secure Tenancy

The AHSP is delivered through a mixture of grants, loans and guarantees.

In 2013-14 investment through the AHSP was made up of a variety of different grant mechanisms and loan and equity funding. Guarantees from the Scottish Government continued to support the National Housing Trust Initiative which contributes to the AHSP.

Further information on the grants, loans and guarantees used to support the delivery of the AHSP is available on the Scottish Government website within the [Grants and Loans area of the Investment and Grants section](#).

However, the following provides a summary for 2013-14:

- **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 social rent, or for low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **Council House Build**

Grant is available to incentivise local authorities to build new council homes.

- **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. They are (mainly) provided by RSL subsidiaries. In exchange for the financial support from Scottish Government, the landlord accepts restrictions on the rents that they can charge.

- **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 affordable 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 will 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 to the RSL on the remaining portion. (The occupancy payment entitles a sharing owner to occupy the whole property although technically the housing association still owns a share.) Over a period of time the sharing 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 owner 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 the Local Housing Strategy of the local authority where development is proposed.

- **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.

- **Empty Homes Loan Fund (EHLF)**

A loan fund to encourage owners of empty homes to bring these back into use as affordable housing, generally for mid-market rent.

- **Greener Homes Innovation Scheme**

Under the [Greener Homes Innovation Scheme](#) the Scottish Government invited bid applications that offered new approaches to the delivery of energy efficient affordable housing using innovative modern methods of off-site construction.

- **National Housing Trust (NHT)**

The [NHT](#) initiative is a guarantee-based model which is delivering homes for mid-market rent for a period of between five and 10 years at various locations across the country.

- **Town Centre Housing Fund**

Many of our town centres have empty properties that are no longer in use and blight our high streets. To tackle this, the £2.75 million [Town Centre Housing Fund](#) will see empty town centre properties brought back into use as affordable housing. Funding was awarded to seven towns in December 2013.

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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 2013-14, and on other housing statistics, can be found at the [Housing statistics for Scotland web pages](#).

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.

Since May 2013 [quarterly statistics on approvals, site starts and completions by tenure](#) have been published, clearly identifying the numbers for social rent, mid-market rent and affordable home ownership. This is in addition to the previous format of these statistics which focused primarily on the split between new build, refurbishment and off-the-shelf purchase.

In due course, [SCORE](#) (Scottish Continuous Recording system) data will be available for 2013-2014. This is a system which collects information from Registered Social Landlords (RSLs) about the new lets they are making in any given year.

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5. Budgets

The resources available for the Affordable Housing Supply Programme in 2013-14 were £315.164m. The budget includes a mix of both grant and Financial Transaction Consequentials (FTCs) for loans and equity use.

Further information on changes to the 2013-2014 AHSP budget can be found on the [Scottish Government Investment and Grant, AHSP web page](#)

Budget: 2013/14	2013-14 £m
Housing Supply grant budget	185.164
Housing Supply Loan budget	56.900
Transfer of Management of Development Funding (TMDF)	73.100
Total	315.164

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6. Programme Out-turn 2013-14: Tables

Table 1 – AHSP Expenditure by Category for 2013-14

AHSP outturn spend in 2013/14 was lower than budget at £300.425 due to re-profiling between financial years of expenditure from the three year Resource Planning Assumptions, receipts were higher than budgeted due to income from shared equity investments and less than anticipated take up of loans from the demand led programmes.

RENT

Social Rent

	(£m)
RSL Social Rent General Needs	107.385
RSL Rent Particular Needs	25.680
Council House Building	33.994
*Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	8.274
Total Social Rent	175.333

Other Affordable Rent

Rural Homes for Rent (RHfR)	0.059
Mid Market Rent (grant funded)	27.184
Empty Homes Loan Fund (other rented) (EHLF)	1.793
Total Affordable Rent	29.036

HOME OWNERSHIP

Affordable Home Ownership

RSL Shared Ownership	1.158
RSL Shared Equity (NSSE)	12.374
Open Market Shared Equity (OMSE)	39.818
New Supply Shared Equity with Developers (NSSE(D))	0.450
Low-cost Initiative for First-Time Buyers (LIFT) Golden Share buy-backs	2.371
Rural Home Ownership Grants (RHOG)	0.148
Improvement & Repair Grants	3.342
Total Affordable Home Ownership	59.661

OTHER

Grants to Improve the Physical and Social Environment (GPSE) previously approved through Affordable Housing Investment Programme (AHIP)	5.501
Govanhill Acquisitions	0.700
Scottish Veterans Project	0.895
Legal Fees	1.702
Clyde Valley Innovation Project	1.569
Transformational Regeneration Areas (TRA)	5.000
GHA Business Plan Support Costs	16.400
Loans -	
Housebuilding Infrastructure Loan Fund (HILF)	1.608
Energy Efficiency (Gas Grid Connections)	0.178
Rural Rent to Buy	2.842
Total Other	36.395
Total Housing Supply	300.425

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*A small proportion of this spend related to 6 units which were for Mortgage to Shared Equity and not Mortgage to Rent.

Table 2 – AHSP Expenditure by Local Authority Area for 2013-14

Local Authority Area	2013-14 Expenditure £m
Aberdeen (City of)	4.038
Aberdeenshire	1.812
Angus	2.867
Argyll & Bute	7.203
Clackmannanshire	0.924
Dumfries & Galloway	5.951
Dundee (City of)	2.858
East Ayrshire	6.141
East Dunbartonshire	5.178
East Lothian	1.162
East Renfrewshire	0.608
Edinburgh (City of)	29.567
Falkirk	6.729
Fife	6.132
Glasgow (City of)	63.858
Glasgow Housing Association (GHA)	17.641
Highland	10.230
Inverclyde	1.083
Midlothian	0.975
Moray	1.979
North Ayrshire	4.189
North Lanarkshire	11.314
Orkney	1.848
Perth & Kinross	2.432
Renfrewshire	2.191
Shetland	2.095
South Ayrshire	1.159
South Lanarkshire	5.039
Stirling	3.193
The Scottish Borders	2.152
West Dunbartonshire	3.782
West Lothian	0.887
Western Isles	1.203
Local Programmes Total	218.420
Open Market Shared Equity (OMSE)	39.818
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	8.274
New Supply Shared Equity with Developers (NSSE(D))	0.450
Empty Homes Loan Fund (EHLF)	1.793
Low-cost Initiative for First-Time Buyers (LIFT) Golden Share buy-backs	2.371
Legal Fees	1.702
Clyde Valley Innovation Project	1.569
Transformational Regeneration Areas (TRA)	5.000
GHA Business Plan Support Costs	16.400
National Programmes Total	77.377
Local and National Programme Totals	295.797
Loans -	
Housebuilding Infrastructure Loan Fund (HILF)	1.608
Energy Efficiency (Gas Grid Connections)	0.178
Rural Rent to Buy	2.842
Total Loans	4.628
Total Housing Supply	300.425

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Unit Approvals

Table 3 – AHSP Unit Approvals by category for 2013-2014

RENT

Social Rent

RSL Rent	Social	New Build	2579
	Social	Off The Shelf	81
	Social	Rehab	75
Council House Building	Social	New Build	1441
		Off The Shelf	111
		Rehab	54
Home Owners' Support Fund (Rent)	Social	Off The Shelf	228
Total Social Rent			4569

Other Affordable Rent

National Housing Trust	Affordable	New Build	373
Mid Market Rent	Affordable	New Build	667
Mid Market Rent	Affordable	Off The Shelf	32
Mid Market Rent	Affordable	Rehab	65
Rural Empty Property Grants	Affordable	Rehab	1
Total Affordable Rent			1138

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)/Shared Ownership (LCHO)	Affordable	New Build	296
		Rehab	3
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1051
New Supply Shared Equity with Developers (NSSE (D))	Affordable	New Build	9
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	6
Improvement & Repair Grants	Affordable	Rehab	44
Total Affordable Home Ownership			1409
Total Affordable Housing Supply			7116

[Link to definition of Approvals](#) or [Back to contents page](#)

Table 4 – AHSP Unit Approvals by Local Authority Area and Programme for 2013-14 -

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	Home Ownership	Open Market Shared Equity (OMSE)	New Supply Shared Equity with Developers	Home Owners' Support Fund (Shared Equity)	Total Affordable	Totals
Aberdeen (City of)	52			52	79	4		33			116	168
Aberdeenshire	20	139		159		8		21			29	188
Angus	42	17	1	60				15			15	75
Argyll & Bute	160			160		1		2			3	163
Clackmannanshire Council		56	1	57				10			10	67
Dumfries & Galloway	78			78		20	34	19			73	151
Dundee (City of)	32			32				34			34	66
East Ayrshire		174		174				1			1	175
East Dunbartonshire	48	44	8	100			12	3			15	115
East Lothian	13	91	9	113				51			51	164
East Renfrewshire	24		1	25				6			6	31
Edinburgh (City of)	215	126	2	343		350	74	263		1	688	1,031
Falkirk	91	75	27	193		21		24			45	238
Fife	131	149	4	284	62	84		42			188	472
Glasgow (City of)	493		23	516		128	124	56	1	2	311	827
Glasgow Housing Association (GHA)	398			398							0	398
Highland	76	223	11	310	32	37	23	93		1	186	496
Inverclyde	80			80				3			3	83
Midlothian	11	22	14	47		38		42		1	81	128
Moray		16		16				6			6	22
North Ayrshire	61	85	11	157				5			5	162
North Lanarkshire	144	95	24	263		8	16	25			49	312
Orkney	4	22		26			5	10			15	41
Perth & Kinross	52	28	4	84		12		73		1	86	170
Renfrewshire	125		6	131		2	32	19			53	184
Shetland	28	10	1	39							0	39
South Ayrshire		15	7	22				4			4	26
South Lanarkshire	71	94	25	190		14		34			48	238
Stirling	54	88	11	153				20	2		22	175
The Scottish Borders	90		1	91	200	20		5	5		230	321
West Dunbartonshire	87	9	2	98				4			4	102
West Lothian	17	28	35	80		18		128	1		147	227
Western Islands	38			38			23				23	61
2013-14 Unit Approval Programme Totals	2,735	1,606	228	4,569	373	765	343	1,051	9	6	2,547	7,116

* other suppliers rent includes Mid Market Rent (MMR), Rural Empty Properties Grant (REPG) [Back to contents page](#)

Site Starts

Table 5 - AHSP Site Starts by category for 2013-2014

RENT

Social Rent

RSL Rent	Social	New Build	1996
	Social	Off The Shelf	79
	Social	Rehab	83
Council House Building	Social	New Build	1039
		Off The Shelf	70
		Rehab	41
Home Owners' Support Fund (Rent)	Social	Off The Shelf	228
Total Social Rent			3536

Other Affordable Rent

National Housing Trust	Affordable	New Build	229
Mid Market Rent	Affordable	New Build	752
Mid Market Rent	Affordable	Off The Shelf	32
Mid Market Rent	Affordable	Rehab	40
Rural Homes for Rent	Affordable	New Build	10
Empty Homes Loan Fund	Affordable	Rehab	13
Total Affordable Rent			1076

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)	Affordable	New Build	242
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1051
New Supply Shared Equity with Developers (NSSE D))	Affordable	New Build	9
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	6
Improvement & Repair Grants	Affordable	Rehab	49
Total Affordable Home Ownership			1357
Total Affordable Housing Supply			5969

[Link to definition of Site Starts](#) or [Back to contents page](#)

Table 6 – AHSP Site Starts by Local Authority Area for 2013-2014

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	Home Ownership	Open Market Shared Equity	New Supply Shared Equity with Developers	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Totals
Aberdeen (City of)	52			52	18	4		33				55	107
Aberdeenshire		38		38		8		21				29	67
Angus	32	13	1	46				15		4		19	65
Argyll & Bute	88			88			6	2				8	96
Clackmannanshire Council	48	20	1	69	28			10				38	107
Dumfries & Galloway	50			50	69	35	14	19				137	187
Dundee (City of)				0	14			34				48	48
East Ayrshire		155		155				1				1	156
East Dunbartonshire	61	29	8	98			24	3				27	125
East Lothian		89	9	98				51				51	149
East Renfrewshire	24		1	25				2				2	27
Edinburgh (City of)	297	48	2	347		421	36	263			1	721	1,068
Falkirk	77	56	27	160		7		24				31	191
Fife	117		4	121	14	129		42				185	306
Glasgow (City of)	241		23	264		100	140	58	1	8	2	309	573
Glasgow Housing Association (GHA)	398			398								0	398
Highland	52	232	11	295	78	29	20	93		1	1	222	517
Inverclyde				0				3				3	3
Midlothian	11	22	14	47		38		42			1	81	128
Moray		83		83				6				6	89
North Ayrshire	61	80	11	152				5				5	157
North Lanarkshire	72	75	24	171		8	3	25				36	207
Orkney		22		22				10				10	32
Perth & Kinross	18	16	4	38		12		73			1	86	124
Renfrewshire	141		6	147			32	19				51	198
Shetland	28	10	1	39				2				2	41
South Ayrshire	13	15	7	35				4				4	39
South Lanarkshire	47		25	72		14		34				48	120
Stirling	42	92	11	145	8			20	2			30	175
The Scottish Borders	81		1	82		11		5	5			21	103
West Dunbartonshire	66	45	2	113				4				4	117
West Lothian	17	10	35	62		18		128	1			147	209
Western Isles	24			24			16					16	40
2013-14 Unit Starts Programme Totals	2,158	1,150	228	3,536	229	834	291	1,051	9	13	6	2,433	5,969

* other suppliers rent includes Mid Market Rent (MMR), Rural Homes for Rent (RHfR) [Back to contents page](#)

Unit Completions

Table 7 - AHSP Completions by category for 2013-2014

RENT

Social Rent

RSL Rent	Social	New Build	2594
	Social	Off The Shelf	51
	Social	Rehab	171
Council House Building	Social	New Build	1229
		Off The Shelf	9
		Rehab	86
Home Owners' Support Fund (Rent)	Social	Off The Shelf	228
Total Social Rent			4368

Other Affordable Rent

National Housing Trust	Affordable	New Build	402
Mid Market Rent	Affordable	New Build	402
Mid Market Rent	Affordable	Off The Shelf	
Mid Market Rent	Affordable	Rehab	98
Rural Empty Properties Grant	Affordable	Rehab	1
Special Needs Capital Grant	Affordable	Rehab	1
Empty Homes Loan Fund	Affordable	Rehab	13
Total Affordable Rent			917

AFFORDABLE HOME OWNERSHIP

New Supply Shared Equity (NSSE)/Shared Ownership (LCHO)	Affordable	New Build	317
		Rehab	16
Open Market Shared Equity (OMSE)	Affordable	Off The Shelf	1051
New Supply Shared Equity with Developers (NSSE D))	Affordable	New Build	9
Home Owners' Support Fund (Shared Equity)	Affordable	Off The Shelf	6
Improvement & Repair Grants	Affordable	Rehab	325
Rural Home Ownership Grants	Affordable	New Build	3
Total Affordable Home Ownership			1727
Total Affordable Housing Supply			7012

[Link to definition of 'Completions'](#) or [Back to contents page](#)

Table 8 – AHSP Completions by Local Authority Area for 2013-14

Local Authority Area	RSL Rent	Council House Building	Home Owners' Support Fund (Rent)	Total Social Rent	National Housing Trust	*Other Suppliers Rent	Home Ownership	Open Market Shared Equity	New Supply Shared Equity with Developers	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Totals
Aberdeen (City of)	111	0	0	111	25	14	48	33				120	231
Aberdeenshire	57	0	0	57		8	0	21				29	86
Angus	72	73	1	146		0	0	15		4		19	165
Argyll & Bute	153	0	0	153		4	0	2				6	159
Clackmannanshire Council	0	20	1	21		0	0	10				10	31
Dumfries & Galloway	72	0	0	72	17	21	8	19				65	137
Dundee (City of)	55	8	0	63		0	20	34				54	117
East Ayrshire	15	0	0	15		0	0	1				1	16
East Dunbartonshire	94	46	8	148		0	0	3				3	151
East Lothian	31	106	9	146		0	0	51				51	197
East Renfrewshire	16	0	1	17		0	0	2				2	19
Edinburgh (City of)	375	0	2	377	272	194	42	263			1	772	1,149
Falkirk	0	0	27	27	27	0	0	24				51	78
Fife	61	52	4	117		64	0	42				106	223
Glasgow (City of)	488	0	23	511		146	447	58	1	8	2	662	1,173
Glasgow Housing Association (GHA)	215	0		215		0	0					0	215
Highland	82	114	11	207	33	9	28	93		1	1	165	372
Inverclyde	114	0	0	114		0	12	3				15	129
Midlothian	26	76	14	116		15	0	42			1	58	174
Moray	0	0	0	0		0	1	6				7	7
North Ayrshire	79	12	11	102		0	10	5				15	117
North Lanarkshire	103	120	24	247		6	6	25				37	284
Orkney	28	24	0	52		0	16	10				26	78
Perth & Kinross	44	31	4	79		0	0	73			1	74	153
Renfrewshire	159	37	6	202		0	0	19				19	221
Shetland	6	20	1	27		0	2	2				4	31
South Ayrshire	50	34	7	91		0	0	4				4	95
South Lanarkshire	136	117	25	278		0	0	34				34	312
Stirling	51	43	11	105	8	0	14	20	2			44	149
The Scottish Borders	37	0	1	38	20	3	0	5	5			33	71
West Dunbartonshire	0	48	2	50		0	0	4				4	54
West Lothian	58	343	35	436		18	0	128	1			147	583
Western Isles	28	0	0	28		0	7					7	35
2013-14 Unit Completion Programme Totals	2,816	1,324	228	4,368	402	502	661	1,051	9	13	6	2,644	7,012

**other suppliers rent includes Mid Market Rent (MMR), Rural Empty Properties Grant (REPG), Special Needs Capital Grant (SNCG) [Back to contents page](#)

Table 9 – AHSP Completions by location for 2013-14¹

*Local Programmes	
Cities/Urban	4,525
Rural	778
Total Local Programmes	5,303
<u>Total Central Programmes</u>	
	1,709
2013-14 Unit Completion Programme totals	7,012

*Local Programmes		
Cities	SIMD Areas	1,088
	Other	1,075
Urban	SIMD Areas	314
	Other	2,048
Total Cities/Urban		4,525
Rural	SIMD Areas	32
	Other	746
Total Rural		778
Total		5,303

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¹ Please note, this is the existing terminology used in the current reporting system. The aim is to have the [Scottish Government classifications](#) incorporated within future reporting. In general, large urban areas are classified as “cities”, other urban areas and towns as “urban”, and accessible and remote rural as “rural”.

7. PROJECTS

Our [geographically dispersed area teams](#) have taken or received photos from partners of projects funded through the AHSP.

The following are only a selection of recent completed developments covering a range of funding mechanisms and contributions in various geographic locations, demonstrating community engagement and regeneration.



Ref: 24658

A Hillcrest Housing Association development at **Wharton Square** (previously known as Quartermile), **Edinburgh** showing the balconies, and the courtyard.

Consists of 900 homes including 174 which are affordable.

The affordable housing development comprises of 98 homes for social rent (including 7 wheelchair accessible flats) and 76 unsubsidised homes for mid market rent.

Completed in August 2013.

Ref: 24658



Ref: 24658



Ref: 31515



Ref: 31515

A South Lanarkshire Council development in **Cambuslang**. The old fire station in the heart of the town has been replaced by a brand new, state of the art sheltered housing complex - Clydeford View.

The development adopts the latest best practice in terms of housing design for older people with the provision of multi-functional spaces through which a range of support services can be provided to tenants and residents in the wider community, creating a 'hub' for the Council and healthcare partners to deliver integrated services. The complex also caters for a variety of social activities for older people, including lunch clubs and social events. The building has a secure door entry system and each flat is fitted with a video door entry system as well as being connected to a 24 hour warden call system. Private and communal facilities include a garden lounge with kitchen, visiting services, hydrotherapy rooms, day rooms, laundry, assisted bathing and a guest bedroom.

The 24 purpose-build, barrier-free, sheltered apartment complex was officially opened by the Minister on 4 March 2014.

Ref: 31515



A project by the Link Group in **Johnstone, Renfrewshire** comprising of 33 social rent with one Particular Needs Unit.

Won “Small Affordable Housing Development of the Year” Award at the 2014 Scottish Home Awards.

Ref: 31763



A National Housing Trust development at **Cove, Aberdeen** comprising of 25 one and two bedroom flats and houses. Completed in November 2013.



Ref: 31633

The Minister officially opened this 12 unit council house new build on **Millport, Isle of Cumbrae** on Friday 4 October 2013.

Although small in scale, this project demonstrates the significance of such projects in small and isolated communities where land is at a premium and sustainability is critical.

The project by North Ayrshire Council received a contribution of Scottish Government grant funding from the Council House New Build Programme. This is the first development to be managed by North Ayrshire Council on the Isle of Cumbrae for over a decade.

Comprising 11, 2 bedroom amenity bungalows and 1, 2 bedroom wheelchair bungalow, the properties are located 500m from the town centre.

The development also achieved the Building Standards “Silver Active” award which includes: Air Source Heat Pump Heating Systems to provide under floor heating and hot water; High levels of thermal insulation and triple glazed windows to maintain heat and reduce noise; and Portable energy resource monitors to allow tenants to keep track of their electricity consumption.

Also listed as one of the Inside Housing’s Top 50 UK Affordable Housing Developments, 2014.

Photograph credit: Marc Turner

Ref: 31633



Ref: 32535

An Ayrshire Housing development in **Maybole, Ayrshire** comprising of 13 amenity houses for older people.

Completed in January 2014

Ref: 32535



Ref: 30943

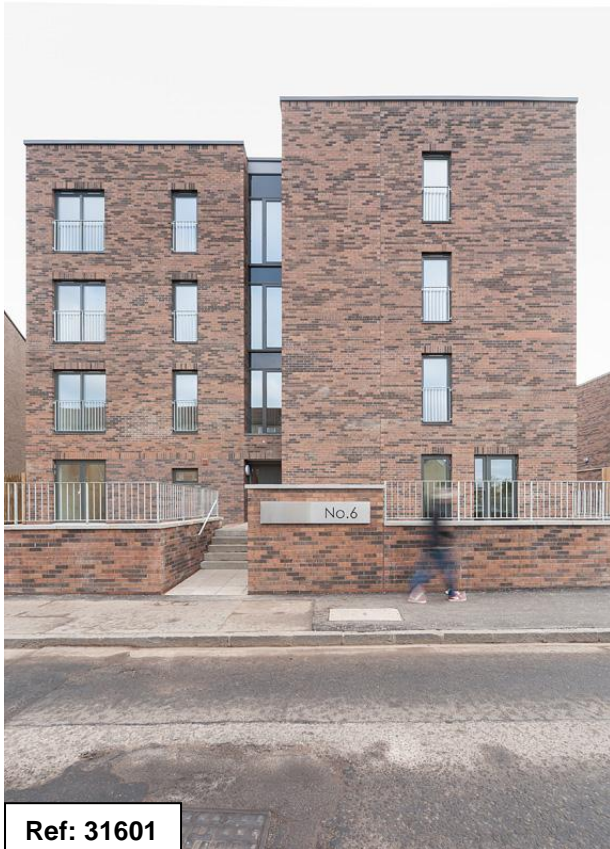
©Tom Manley

www.tommanleyphotography.com

A Loretto Housing Association project in **Paisley** comprising of 55 units and a mix of socially rented units for general needs, particular needs and a supported living facility for young adults leaving care for the first time.

Won 'Large Scale Development of the Year' in the Saltire Society's Housing Design Awards and 'Large Affordable Housing Development of the Year' at the Scottish Home Awards. Completed in January 2014.

Ref: 30943



Ref: 31601

A Port of Leith Housing Association development at **Magdalene Drive, Edinburgh** comprising of 23 homes for social rent (12 flats and 11 houses).

The site was formerly occupied by the original St Martin's Church, a 1950s building that was in poor condition and simply too large for the congregation to manage and maintain. The project involved demolishing the original church and providing the congregation with a smaller, more flexible building that is better suited for their requirements and releasing the rest of the site for new housing for Port of Leith Housing Association.

Completed in November 2013.

Photograph Credit: Dave Morris.

Ref: 31601



Ref: 31830

A West Dunbartonshire Council development in **Haldane**, comprising of 15 social rented units.

Completed in October 2013.

Ref: 31830



HSCHT, Shieldaig

Highland Small Communities Housing Trust (HSCHT) Rent to Buy property at **Shieldaig**

HSCHT was set up in 1998 to help rural communities secure long term solutions to their local housing needs; they operate across the length and breadth of the Highlands.

Interacting with a wide range of parties including communities, local government, landowners, crofters and housing associations they help rural communities better understand, present and meet their affordable housing needs and ultimately support their long term viability. A loan was issued to build 12 properties in total (8 semi-detached, and 4 detached).



Ref: 28744

A Dunbritton Housing Association project at Clydeview, **Helensburgh**. Comprising 39 particular needs units providing Supported Care for older residents.

Completed in August 2013.

Ref: 28744



Ref: 31811

A Glasgow Housing Association project at Ibroxholm Oval, **Glasgow** of highly energy-efficient homes for mid-market rent consisting of 28 one-bedroom and 70 two-bedroom flats.

The refurbishment involved many energy-efficient measures, including overcladding the outside of the block and installing a combined heat-and-power system which heats the homes through a network of underground pipes.

Completed in November 2013.

Ref: 31811

In due course, there may be a specific Housing Supply Division Flickr page, in the meantime, the [Scottish Government Flickr page](#) includes all Scottish Government public photos.

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

This is a summary table relating to LIFT only, and details what the funding has delivered

Table 10 – LIFT breakdown by category

LIFT Categories	Approvals	Site Starts	Completions	Spend £m
New Supply Shared Equity (NSSE)	294	242	307	12.374
New Supply Shared Equity with Developers (NSSE (D))	9	9	9	0.450
Shared Ownership (SO)	5	0	26	1.158
Open Market Shared Equity (OMSE)	1051	1051	1051	39.818
Rural Home Ownership Grants (RHOGS)	0	0	3	0.148
Total	1359	1302	1396	53.948

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9. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2013-14 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

Table 11 - Scheme Costs/Grant Rates 2013-14²

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
RSL Social Rent Total (See Note 1)	171	2,707	9,762	15.8	149.928	151.378	7.558	308.864	48.54%	114,098	55,385	55,921	2,792
HA LCHO Total	23	299	1,266	13.0	12.716	24.932	0.125	37.773	33.66%	126,331	42,528	83,385	418
Other Suppliers Rent Total (See Note 2)	56	761	2,750	13.6	23.271	60.413	5.140	88.824	26.20%	116,720	30,580	79,386	6,754
I&R	3	44	244	14.7	0.733	0.339	0.000	1.072	68.38%	24,364	16,659	7,705	0
Sub - Total	253	3,811	14,022	15.1	186.648	237.062	12.823	436.533	42.76%	114,546	48,976	62,205	3,365
OMSE	1,051	1,051	4,204	1.0	38.790	72.050	0.000	110.840	35.00%	105,461	36,908	68,554	0
HOSF - MTR & MTSE	234	234	702	1.0	7.252	3.108	0.000	10.360	70.00%	44,274	30,991	13,282	0
Grand Total	1,538	5,096	18,928	3.3	232.690	312.220	12.823	557.733	41.72%	109,445	45,661	61,268	2,516

Note 1 – does not include 28 Town Centre Housing Fund rented units.

Note 2 – does not include 4 Mid Market Rent Town Centre Housing Fund units.

[Link to Chart 1 - 2013-14 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

² 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)). I & R – Improvement and Repair grants to owners.

Table 12 – 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.

	2010-11	2010-11	2011-12	2011-12	2012-13	2012-13	2013-14	2013-14
	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 (%)
RSL Social Rent only	£117,720	£63,753 (54.16%)	£112,057	£42,083 (37.56%)	£109,976	£45,252 (41.15%)	£114,098	£55,385 (48.54%)
All Grants	£112,003	£57,013 (50.90%)	£117,678	£44,411 (37.74%)	£95,426	£37,691 (39.50%)	£109,445	£45,661 (41.72%)

Link to Charts [2a \(Average Costs per Unit\)](#); [2b \(Average AHSP Grant per unit \(£\)\)](#); [2c \(Average AHSP Grant per unit \(%\)\)](#) or [Back to contents page](#)

10. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2013-14. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

Tables 13(a) and (b) –

Registered Social Landlords (RSLs) and (b) councils in receipt of grant:³

(a) Registered Social Landlords (RSLs) in receipt of grant

Client Name	£m
Albyn Housing Society Ltd	0.879
Almond Housing Association Ltd	0.209
Angus Housing Association Ltd	0.968
Ardenglen Housing Association Ltd	0.041
Argyll Community Housing Association Ltd	2.940
Ark Housing Association Ltd	0.004
Arklet Housing Association Ltd	0.063
Atrium Homes	0.174
Ayrshire Housing	0.646
Barrhead Housing Association Ltd	0.424
Bield Housing & Care	1.830
Blairtummock Housing Association Ltd	0.010
Blochairn Housing Association Ltd	0.025
Broomhouse Housing Association (1986) Ltd	0.001

³ Excluding Adaptations, Glasgow Housing Association (GHA) Demolitions and GHA Owner Occupiers

Client Name	£m
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	0.781
Cadder Housing Association Ltd	0.043
Cairn Housing Association Ltd	0.069
Caledonia Housing Association Ltd	2.919
Calvay Housing Association Ltd	0.014
Cassiltoun Housing Association Ltd	0.065
Castlehill Housing Association Ltd	0.188
Castle Rock Edinvar Housing Association Ltd	3.754
Cathcart & District Housing Association Ltd	0.017
Cernach Housing Association Ltd	0.025
Charing Cross Housing Association Ltd	0.030
Clyde Valley Housing Association Ltd	3.235
Copperworks Housing Co-operative Ltd	0.010
Craigdale Housing Association Ltd	0.007
Cube Housing Association Ltd	0.252
Cunninghame Housing Association Ltd	3.677
Drumchapel Housing Co-operative Ltd	0.033
Dumfries & Galloway Housing Partnership	4.145
Dunbritton Housing Association Ltd	2.154
Dunedin Canmore Housing Ltd	0.307
Easthall Park Housing Co-operative Ltd	0.015
East Lothian Housing Association Ltd	0.039
Eildon Housing Association Ltd	1.682
Elderpark Housing Association Ltd	0.917
Fife Housing Association Ltd	1.225
Forth Housing Association Ltd	0.690
Fyne Homes	0.298
Gardeen Housing Association Ltd	0.022
Glasgow Housing Association Ltd, The	13.657
Glasgow West Housing Association Ltd	1.037
Glen Oaks Housing Association Ltd	1.664
Govan Housing Association Ltd	0.047
Govanhill Housing Association Ltd	1.714
Grampian Housing Association Ltd	1.504
Hanover (Scotland) Housing Association Ltd	0.369
Hawthorn Housing Co-operative Ltd	0.015
Hebridean Housing Partnership Ltd	1.169
Hillcrest Housing Association Ltd	4.370
Hillhead Housing Association 2000	0.072
Hjaltland Housing Association Ltd	1.635
Home In Scotland Ltd	10.208
Horizon Housing Association Ltd	0.016
Hunters Hall Housing Co-operative Ltd	0.005
Kendoon Housing Association Ltd	0.066
Key Housing Association Ltd	0.028

Client Name	£m
Kingdom Housing Association Ltd	2.318
Kingsridge Cleddans Housing Association Ltd	0.021
Langstane Housing Association Ltd	0.548
Link Group Ltd	5.167
Linstone Housing Association Ltd	0.132
Linthouse Housing Association Ltd	0.101
Lister Housing Co-operative Ltd	0.019
Lochfield Park Housing Association Ltd	0.163
Loreburn Housing Association Ltd	0.605
Loretto Housing Association Ltd	4.759
Manor Estates Housing Association Ltd	0.350
Maryhill Housing Association Ltd	3.375
Melville Housing Association Ltd	0.047
Milnbank Housing Association Ltd	0.036
Molendinar Park Housing Association	0.022
Muirhouse Housing Association Ltd	1.841
New Gorbals Housing Association Ltd	6.278
North Glasgow Housing Association Ltd	0.310
North View Housing Association Ltd	0.051
Oak Tree Housing Association Ltd	0.641
Orkney Housing Association Ltd	0.549
Parkhead Housing Association Ltd	1.419
Partick Housing Association Ltd	0.180
Pineview Housing Association Ltd	0.019
Port of Leith Housing Association Ltd	1.144
Prospect Community Housing	0.007
Provanhall Housing Association Ltd	0.003
Queens Cross Housing Association Ltd	4.068
Reidvale Housing Association	0.034
River Clyde Homes Ltd	0.114
Rosehill Housing Co-operative Ltd	0.046
Rural Stirling Housing Association Ltd	0.633
Rutherglen & Cambuslang Housing Association Ltd	0.152
Cumbernauld Housing Partnership Ltd	8.272
Sanctuary Scotland Housing Association Ltd	16.560
Scottish Borders Housing Association Ltd	0.060
Scottish Veterans Housing Association Ltd	1.045
Shettleston Housing Association Ltd	0.908
Southside Housing Association Ltd	3.462
Spire View Housing Association Ltd	0.020
Tenants First Housing Co-operative Ltd	2.481
Margaret Blackwood Housing Association Ltd	0.030
Thenue Housing Association Ltd	0.725
Thistle Housing Association Ltd	0.020
Tollcross Housing Association Ltd	3.615

Client Name	£m
Trust Housing Association Ltd	0.327
Viewpoint Housing Association Ltd	0.061
Wellhouse Housing Association Ltd	0.870
West Highland Housing Association Ltd	0.383
West of Scotland Housing Association Ltd	1.283
Whiteinch & Scotstoun Housing Association Ltd	0.038
Yoker Housing Association Ltd	0.031
Yorkhill Housing Association Ltd	0.017
Total	147.768

(b) Councils in receipt of grant for Council House New Build

Council	(£m)
Angus	1.105
Clackmannanshire Council	0.925
Dumfries & Galloway	0.189
East Ayrshire	4.652
East Dunbartonshire	1.087
East Lothian	1.123
Edinburgh (City of)	1.005
Falkirk	3.821
Highland	6.506
Midlothian	0.223
Moray	1.960
North Ayrshire	1.827
North Lanarkshire	2.053
Orkney	1.150
Perth & Kinross	0.701
Shetland	0.460
South Ayrshire	0.450
South Lanarkshire	1.370
Stirling	1.848
West Dunbartonshire	1.240
West Lothian	0.300
Total	33.995⁴

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⁴ Due to rounding, the figure differs by £0.001 from the Table 1 expenditure.

Table 14 – Other Grant Recipients

The following tables show other grant recipients during 2013-14:

Grant Type	Client Name	£m
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Rural Home Ownership Grants (RHOG's)	Various individuals	0.148
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Mid Market Rent - RSL Subsidiaries	Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	0.033
	Castle Rock Edinvar Housing Association Ltd	1.301
	Castlehill Housing Association Ltd	0.063
	Clyde Valley Housing Association Ltd	0.617
	Dumfries & Galloway Housing Partnership	1.011
	Dunedin Canmore Housing Association Ltd	2.248
	Eildon Housing Association Ltd	0.326
	Glasgow Housing Association Ltd	1.110
	Grampian Housing Association Ltd	0.235
	Highland Housing Alliance	0.330
	Hillcrest Housing Association Ltd	2.944
	Home In Scotland Ltd	4.454
	Kingdom Housing Association Ltd	2.379
	Link Group Ltd	3.976
	Lothian Homes Ltd	1.056
	Manor Estates Housing Association Ltd	1.230
	Muirhouse Housing Association Ltd	1.257
	Orkney Housing Association Ltd	0.075
	Port Of Leith Housing Association Ltd	1.091
	Scottish Borders Housing Association Ltd	0.084
	Shettleston Housing Association Ltd	0.816
	The Highlands Small Communities Housing Trust	0.170
Trust Housing Association Ltd	0.378	
Total	27.184	

Rural Homes for Rent (RHfR)	Individual	0.059
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11. Forms of Housing

Table 15 - Forms of Housing Funded by AHSP in 2013-14

Form	Approvals	Site Starts	Completions
New Build	5366	4277	4956
Off the Shelf	1509	1466	1345
Rehab	241	226	711
Total	7116	5969	7012

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12. Particular Needs

Table 16 - Housing for older people and disabled people

Category	2013-14
Older People	472
Disabled People	186 ⁵
Total	658

- The table shows the numbers of homes which are *purpose built* for older people or disabled people. The Affordable Housing Supply Programme supports the delivery of flexible housing capable of being adapted to suit peoples' changing requirements. Therefore wherever possible, all units are built to Varying Need Standards.
- It is also for local authorities through their Local Housing Strategy and Strategic Housing Investment Plans to set out local housing needs and the priorities for housing investment, including how much specialist housing is required, and where this should be delivered.

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⁵ Includes Housing for Older Disabled People

13. Quality Measures

The programme delivered housing that can be accessed by the majority of the population and that is safe and secure to live in.

The following quality measure table shows the percentage of Registered Social Landlords and Council House New Build approvals meeting standards during 2013-14

Table 17 – Housing for Varying Needs (HfVN) and Secured by Design (SBD)

% of units meeting Housing for Varying Needs (HfVN)	94%
% of units to Secured by Design (SBD) accreditation standard	96%

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The approvals and completion figures referred to in the foregoing text differ from the [published statistics](#) 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.

14. Greener Standard

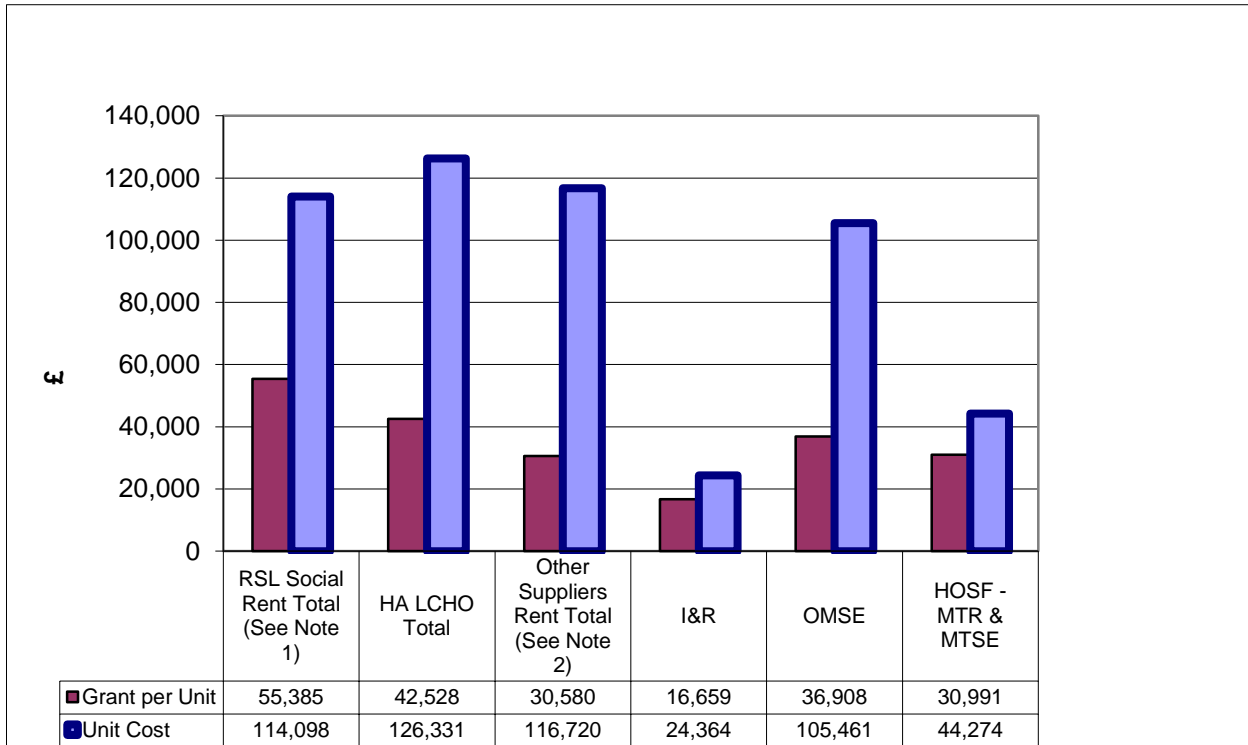
Within the AHSP there exists a strong focus on enhancing energy efficiency. To incentivise delivery of new homes which meet a greener standard, a system to vary the subsidy benchmarks for new council and housing association homes was introduced in 2012-13.

To qualify for higher subsidy, the building standards for the new homes must meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide Emissions and Energy for Space Heating. During 2013-14, a total of 940 out of 4316 approvals for RSL/CHB new build units included the greener homes standard.

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15. Affordable Housing Supply Programme (AHSP): Charts

Chart 1 – Scheme Costs/Grant Rates (Source Table 11)

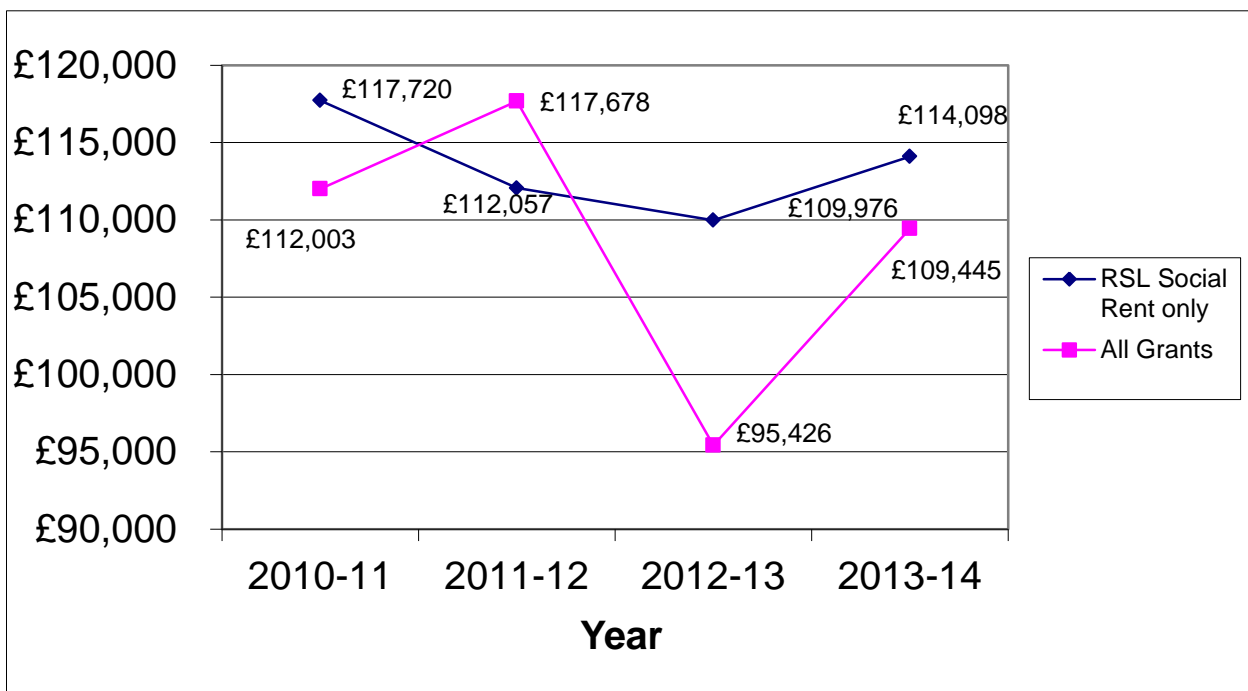


Note 1 – does not include 28 Town Centre Housing Fund rented units.

Note 2 – does not include 4 Mid Market Rent Town Centre Housing Fund units.

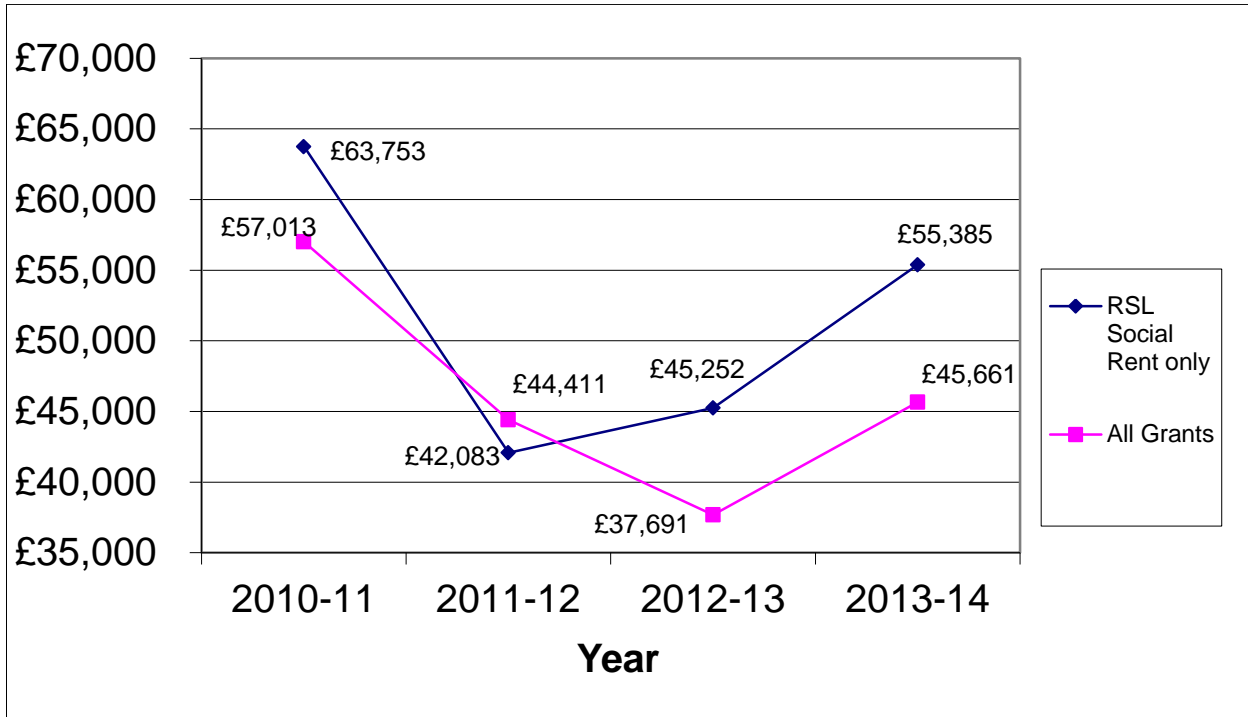
[Back to Table](#) or [Back to contents page](#)

Chart 2(a) – Historic Trends - Average Cost per Unit (Source: Table 12)



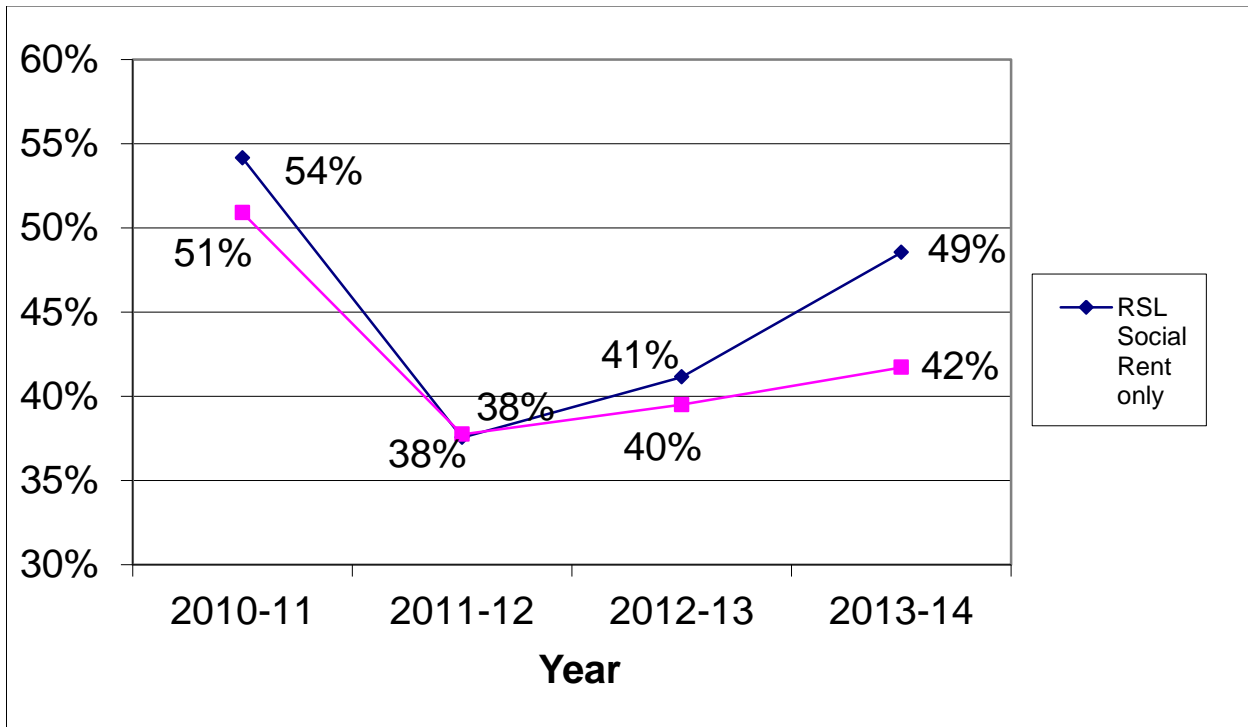
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Chart 2(b) – Historic Trends - Average Grant per unit £ (Source: Table 12)



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Chart 2(c) – Historic Trends - Average Grant per unit % (Source: Table 12)



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16. 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.

CHB – Council House Building

Central Programmes - Includes funding for programmes such as LIFT, HOSF and increased subsidy for homes built to a higher greener standard. [Back to Table 9](#)

Completions - units which have reached practical completion stage of the on site development process. [Back to Table 7](#)

COP – Community Ownership Programme

EHLF – Empty Homes Loan Fund

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.

HfVN – Housing for Varying Needs

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

Local Programmes - Form the main part of the AHSP and relates to council and registered social landlord development activity. [Back to Table 9](#)

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NHT – National Housing Trust

NSSE – New Supply Shared Equity

NSSE(D) – New Supply Shared Equity with Developers

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.

REPG – Rural Empty Properties Grant

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RSLs – Registered Social Landlords

SBD – Secured by Design

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.

TCHF - Town Centre Housing Fund

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

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17. CONTACTS

The AHSP in 2013-14 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.](#)

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