

PEOPLE, COMMUNITIES AND PLACES

Housing Statistics for Scotland 2016: Key Trends Summary

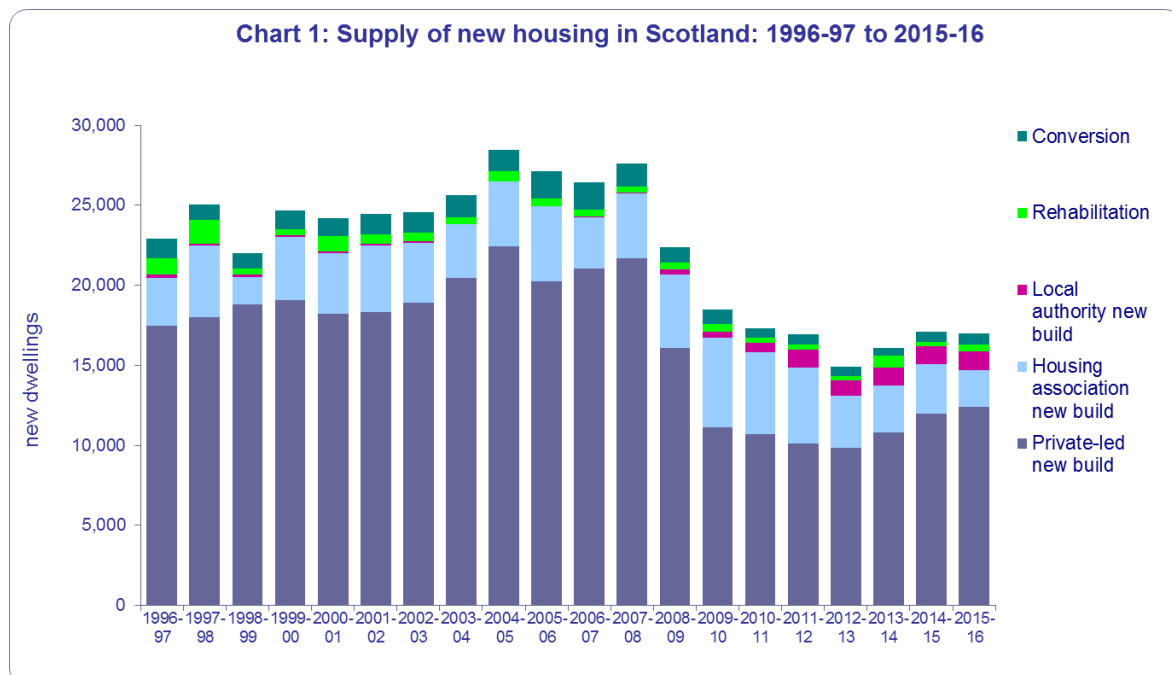
Introduction

This annual publication presents statistics on housing supply and public sector housing in Scotland up to 31st March 2016, based on information collected from local authorities, housing associations and the Scottish Government affordable housing supply programme.

Information is provided on new housing supply (across all sectors), public sector stock and house sales, local authority housing management (evictions, housing lists, lettings, vacant stock), local authority housing for older people and people with disabilities, right to buy entitlement, and housing in multiple occupation (HMO).

These statistics are used for a variety of purposes including for monitoring the National Performance Framework Indicator on increasing the number of new homes in Scotland.

Chart 1: Supply of new housing in Scotland: 1996-97 to 2015-16



More details can be found in the updated [Housing Statistics for Scotland web tables](#), along with the latest Housing Statistics for Scotland Quarterly Update September 2016, which presents quarterly data up to 30th June 2016 for social sector new build and affordable housing.

Key Findings for 2015-16

Housing Supply (Private and Public Sector)

- **New housing supply:** New housing supply (new build, refurbishment and conversions) decreased by 82 homes (0.5%) between 2014-15 and 2015-16, from 17,077 to 16,995 units. – Private-led new builds increased by 408 homes (3%), rehabilitations increased by 233 homes (104%) and conversions increased by 40 homes (6%), whilst housing association new builds decreased by 744 homes (24%) and local authority new builds decreased by 19 homes (2%).
- **New house building:** In 2015-16, 15,854 new build homes were completed in Scotland, a decrease of 355 homes (2%) on the 16,209 completions in the previous year. During the same time-period the number of homes started rose by 664 homes (4%) from 16,246 to 16,910, the highest annual number of starts since 2008-09.
- **Affordable housing:** (As previously reported on 14 June): In 2015-16, there were 6,518 units completed through all Affordable Housing Supply Programme (AHSP) activity, a decrease of 551 units (8%) on the previous year. Approvals increased by 1,648 units (26%) in the latest year to reach 7,945 in 2015-16, and starts increased by 1,041 units (16%) to reach 7,682. Throughout the period of the Scottish Government target to deliver 30,000 affordable homes including 20,000 social rented homes and 5,000 council homes between 2011-12 and 2015-16, a total of 33,490 units were completed. Of which 22,523 were for social rent (including 5,992 council homes), 3,473 were for affordable rent, and 7,494 were for affordable home ownership.

Local Authority Housing

- **Local authority housing stock:** At 31st March 2016, there were 316,553 local authority dwellings in Scotland, a small decrease of 452 units (0.1%) from the previous year.
- **Sales of local authority dwellings:** Sales of public authority dwellings (including local authorities with total stock transfers) rose by 14% in 2015-16, from 1,835 to 2,088. This is the third consecutive annual increase after years of declining numbers of sales. The increases are likely to be due to the announcement in 2013 that right to buy was to be ended for all tenants.
- **Vacant stock:** At 31st March 2016, local authorities reported 6,181 units of vacant stock, of which 37% consisted of normal letting stock. This represents 1% of all normal letting stock, and is down from 6,515 the previous year.

- **Lettings:** During 2015-16 there were 26,258 permanent lettings made, a decrease of 3% compared to 27,006 lettings in the previous year. Lets to homeless households represented 38% of all lets made by local authorities in 2015-16, a total of 9,913 lettings to homeless households, which is a decrease of 5% on the 10,390 lettings in 2014-15.
- **Evictions:** Eviction actions against local authority tenants resulted in 1,300 evictions or abandoned dwellings in 2015-16 (859 evictions, 441 abandoned dwellings). This is up by 7%, or 85 actions of evictions or abandonments, on the 1,215 in 2014-15.
- **Housing lists:** Household applications held on local authority or common housing register lists decreased by 5% or 8,211 households to 167,122 at March 2016, the eighth consecutive annual decrease.

Local Authority Housing Assistance and Licensing

- **Scheme of assistance:** There were 10,753 scheme of assistance grants paid to householders in 2015-16, 1,527 (17%) more than in 2014-15. Spend on scheme of assistance grants totalled £31.8 million, £2.3 million (8%) more than in 2014-15. The majority of grants in 2015-16 were for disabled adaptations, 6,482 grants totalling £23.1 million.
- **Houses in multiple occupation:** In 2015-16, 8,852 applications were received in respect of the mandatory licensing scheme for houses in multiple occupation. At 31st March 2016 there were 15,034 licences in force, representing an increase of 1% over the previous year.

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New Housing Supply

Data on new housing supply informs National Indicator 38 (Increase the number of new homes) which is assessed as part of the Scotland Performs framework.

16,995 new houses were built, refurbished or converted in 2015-16, 82 homes (0.5%) fewer than in 2014-15. New housing supply remains well below pre-recession levels and is 38% below the 2007-08 figure of 27,593

New housing supply comprises the following elements:

- **new house building:** houses completed by or for housing associations, local authorities or private developers for market sale, below market rent or low cost home ownership;
- **rehabilitation:** houses acquired by housing associations and refurbished either for rent or low cost home ownership. Refurbishment of private dwellings funded wholly or partly through the Affordable Housing Supply Programme (AHSP); and
- **conversion:** net new dwellings created by conversion from non-housing to housing use or by alterations to existing dwellings in all tenures.

The supply of new housing decreased by 82 homes (0.5%) between 2014-15 and 2015-16. Private-led new builds increased by 408 homes (3%), rehabilitations increased by 233 homes (104%) and conversions increased by 40 homes (6%), whilst housing association new builds decreased by 744 homes (24%) and local authority new builds decreased by 19 homes (2%). New housing supply remains well below pre-recession levels. See Table 1 below and Chart 1 (page 1).

Table 1: Components of new housing supply in Scotland

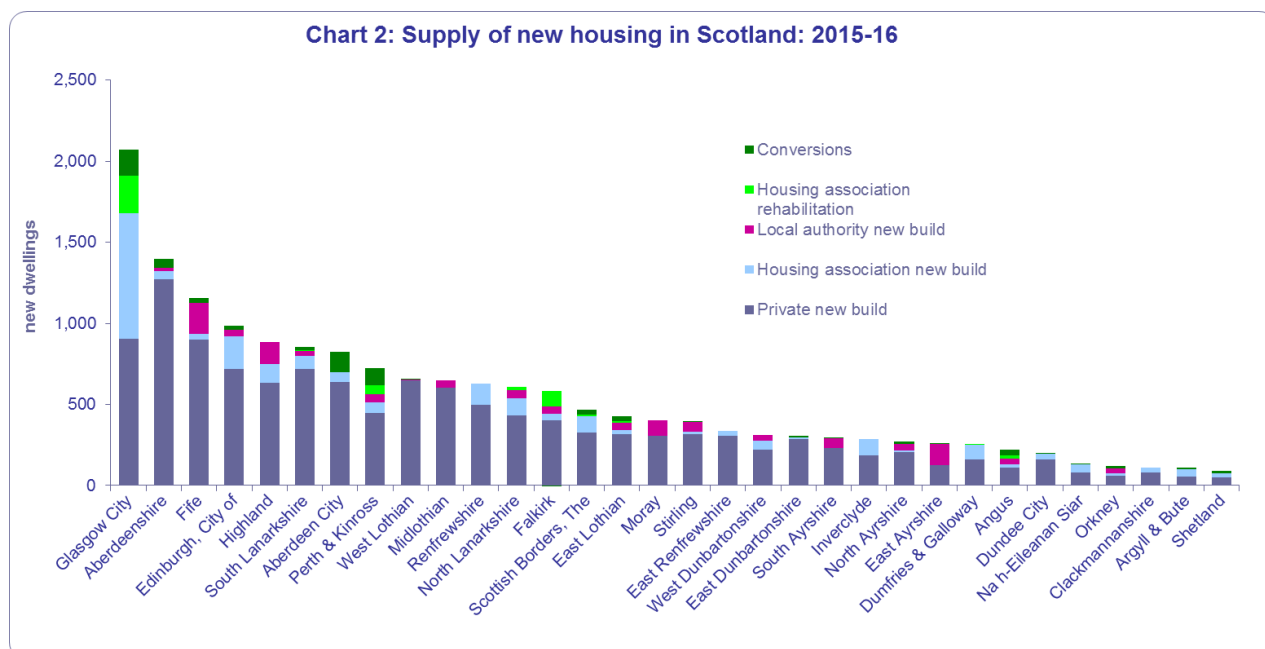
	Private new build	Housing association new build	Local authority new build	Rehabilitation	Conversion	Total housing supply
1996-97	17,492	2,963	241	984	1,244	22,924
1997-98	17,984	4,489	114	1,514	958	25,059
1998-99	18,784	1,753	120	380	958	21,995
1999-00	19,074	3,964	69	413	1,151	24,671
2000-01	18,195	3,804	112	971	1,103	24,185
2001-02	18,309	4,197	65	597	1,311	24,479
2002-03	18,938	3,715	94	514	1,305	24,566
2003-04	20,454	3,368	0	410	1,409	25,641
2004-05	22,444	4,024	0	677	1,336	28,481
2005-06	20,255	4,698	0	469	1,695	27,117
2006-07	21,037	3,231	6	437	1,702	26,413
2007-08	21,662	4,097	28	389	1,417	27,593
2008-09	16,101	4,577	336	427	923	22,364
2009-10	11,122	5,576	413	442	920	18,473
2010-11	10,693	5,111	614	297	591	17,306
2011-12	10,086	4,776	1,114	338	644	16,958
2012-13	9,841	3,244	963	291	550	14,889
2013-14	10,817	2,911	1,140	711	509	16,088
2014-15	11,988	3,064	1,157	224	644	17,077
2015-16	12,396	2,320	1,138	457	684	16,995

The components of housing supply within each local authority area for 2015-16 are shown in Chart 2. Together Glasgow, Aberdeenshire and Fife accounted for 27% of Scotland's new housing.

The proportions of housing supply accounted for by each grouping vary by local authority. For example, in Glasgow 37% of the new supply was housing association homes and 44% was from the private sector. The majority (73%) of the new supply in Edinburgh was from private sector new build with a further 21% from housing association new build. Private sector new build accounted for 91% of Aberdeenshire's new housing supply.

East Ayrshire (51%), Orkney (25%) and Moray (24%) had the highest proportions of their new supply as local authority housing.

Glasgow City accounted for half (51%) of rehabilitations and nearly a quarter (24%) of conversions.



Link to Housing Supply tables:

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

New House Building

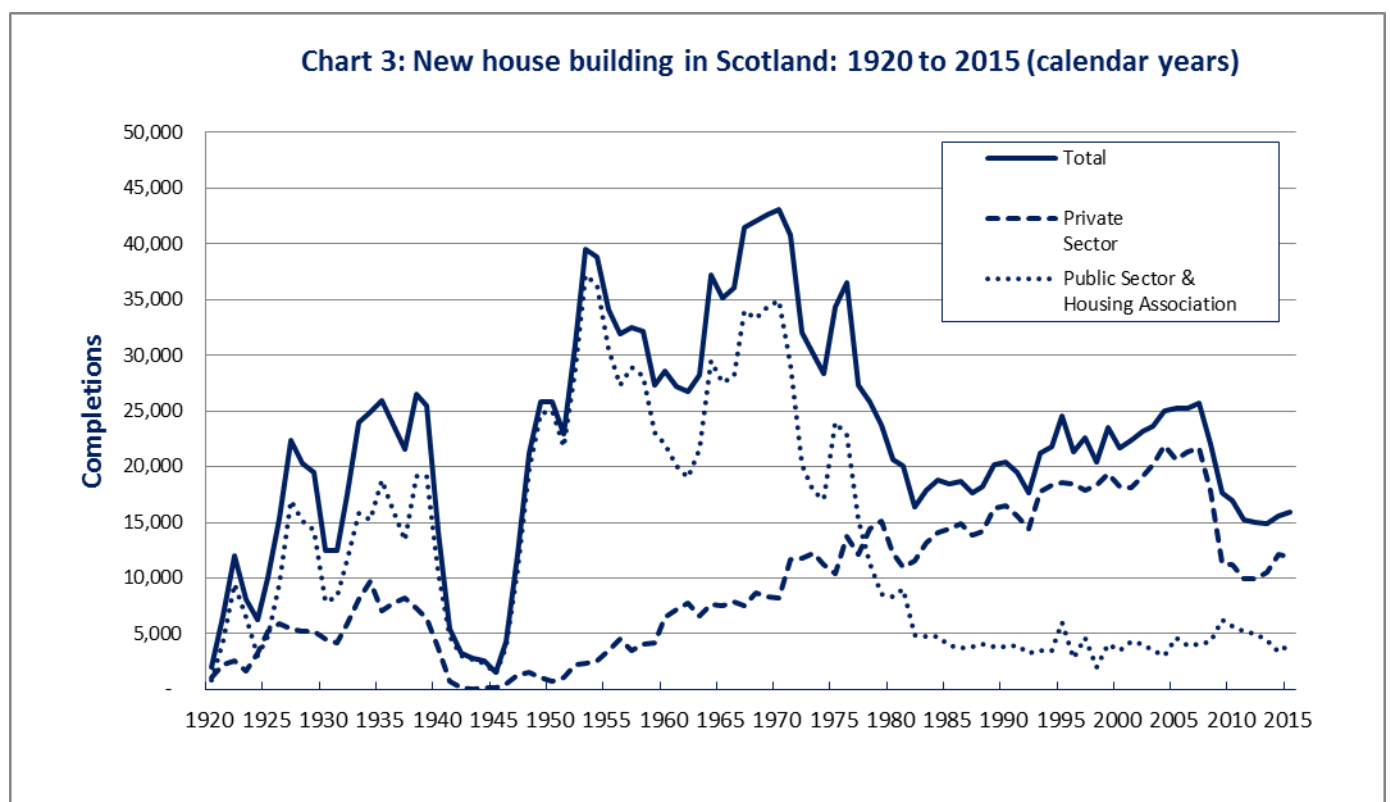
In 2015-16, 15,854 new build houses were completed in Scotland, an decrease of 355 homes (2%) on the previous year when 16,209 had been completed.

During the same time period the number of new houses started increased by 664 homes (4%) from 16,246 in 2014-15 to 16,910 in 2015-16, the highest annual number of starts since 2008-09.

Looking just at the new house building element of housing supply 15,854 homes were completed in 2015-16, a decrease of 355 homes (2%) on the previous year when 16,209 had been completed. At the same time there was an increase of 664 (4%) in the number of homes on which construction started from 16,246 in 2014-15 to 16,910 in 2015-16. This is the highest number of home starts since 2008-09.

The early 1950s and late 1960s saw about 41,000 to 43,000 new houses completed each year. This was primarily due to programmes of post-war reconstruction and slum clearances which saw huge numbers of, predominantly public sector, housing being built.

Throughout the 1970s and early 1980s the level of new build fell and fewer than 20,000 homes were completed each year throughout much of the 1980s. This was caused by a large decline in the number of social sector houses being built. Meanwhile the number of new private houses was generally on the rise and continued to increase until the economic downturn in 2008. By 2007-08 private sector new build represented around 84% of all completions compared to between 3% and 7% in the early part of the 1950s.



The recession hit the private house building industry particularly hard and by 2012-13 starts and completions had fallen by 50% and 55% respectively since 2007-08. Both the numbers of homes started and the number completed have increased on an annual basis each year since 2012-13¹. The number of starts stands at 12,497,

¹ Note that the chart shows data in calendar years rather than financial years

up by 1% from 2014-15 and at their highest level since 2008-09. However this is still 38% below the number started in 2007-08. Private sector completions meanwhile have risen by 3% since 2014-15 to 12,396. This is the highest number of completions since 2008-09 but 43% below the level in 2007-08. In September 2013 the Scottish Government introduced the Help to Buy (Scotland) scheme which has aimed to support buyers purchasing new build homes and to stimulate the housebuilding industry.

In general, the number of starts will be a strong indicator of the likely trend in completions over the longer term, but there may well be differences over the short and medium term. These differences depend on factors such as the housing market, economic climate, access to finance, and speed of construction.

A wide range of factors can influence the length of time it takes for a new private dwelling to be constructed, including the type of property (house, flat etc.), and the overall size of the site. Depending on the size of the site, the average time from start to completion of the entire site can range from anywhere between around 1.5 to 2.75 years. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

After years of very few local authority new build housing completions in Scotland the Scottish Government's introduction of the Council House Building programme in 2009-10 has seen small but significant numbers of new council houses being built. There were 1,138 local authority completions in 2015-16 – down by 2% compared to 2014-15. There were 1,507 local authority starts in 2015-16, an 18% increase on the previous year.

There are relatively few local authority site completions in recent years on which to base any firm conclusions of average timescales between start and completion. However an average of around 1 to 1.25 years for an entire site be completed seems to be fairly typical, rising to around 2 to 2.5 years for some of the bigger sites. Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

There were 2,320 Housing Association new build completions in 2015-16 – 24% fewer than in 2014-15, and the lowest annual figure since 1999-00. There were 2,906 Housing Association new build approvals in 2015-16, an increase of 10% on 2014-15. Whilst starts totalled 2,881, an increase of 7%.

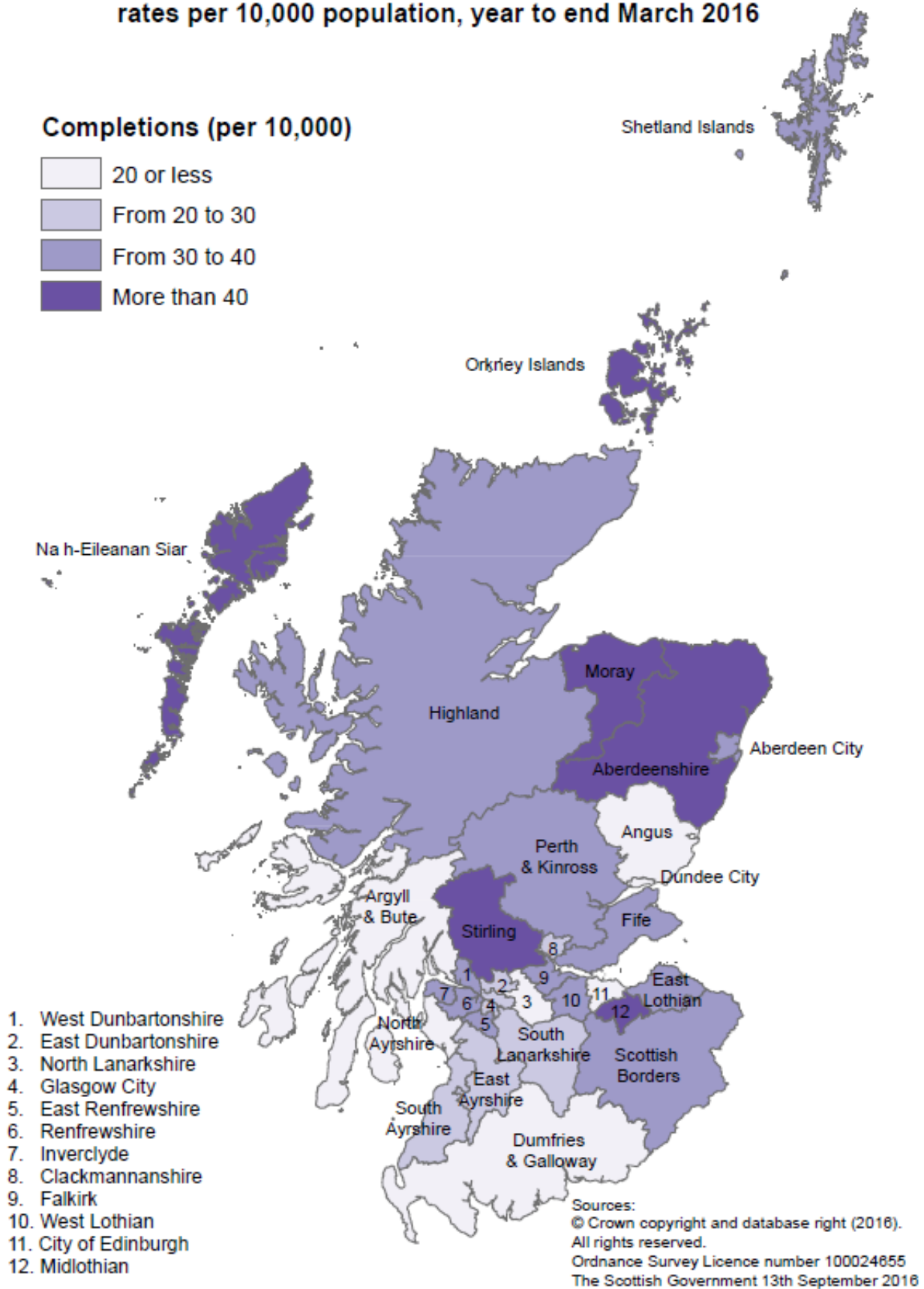
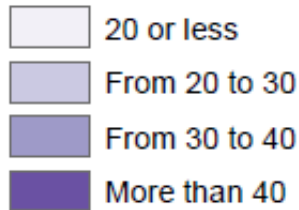
The map on the following page shows the rates of housing completions in 2015-16 (across all tenures) relative to the population size of each local authority in Scotland. The highest rates were observed in Midlothian, Shetland, Aberdeenshire and Orkney whilst the lowest rates were in Dundee City, Inverclyde, South Ayrshire and East Renfrewshire.

Link to tables on new builds:

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

**Map A: New build housing - all sector completions:
rates per 10,000 population, year to end March 2016**

Completions (per 10,000)



Affordable Housing

(As previously reported on 14 June 2016): In 2015-16 there were 6,518 units completed through all Affordable Housing Supply Programme (AHSP) activity, a decrease of 551 units (8%) on the previous year. Approvals increased by 1,648 units (26%) in the latest year to reach 7,945 in 2015-16, and starts increased by 1,041 units (16%) to reach 7,682.

Throughout the period of the Scottish Government target to deliver 30,000 affordable homes including 20,000 social rented homes and 5,000 council homes between 2011-12 and 2015-16, a total of 33,490 units were completed. Of which 22,523 were for social rent (including 5,992 council homes), 3,473 were for affordable rent, and 7,494 were for affordable home ownership.

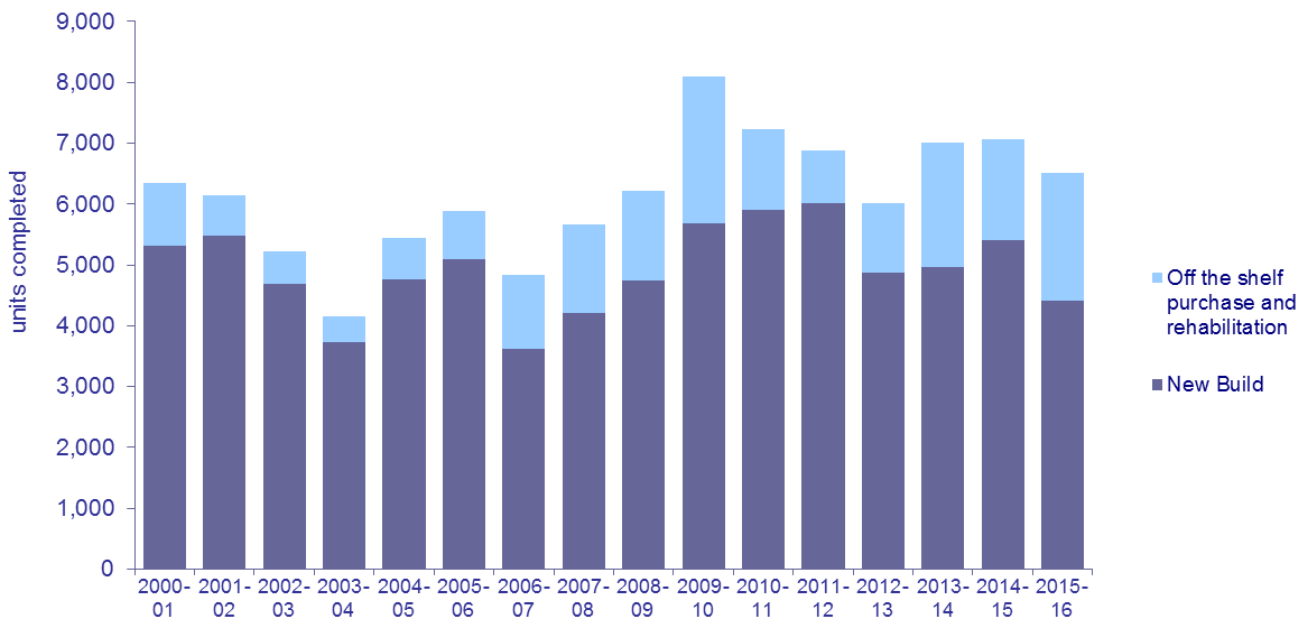
The Scottish Government's Affordable Housing Supply Programme (AHSP) funds housing for social rent, affordable rent and affordable home ownership. The AHSP funds both new build activity and other activity to increase affordable housing supply, for example off the shelf purchases, open market shared equity (OMSE), rehabilitations and support provided to home owners through the Home Ownership Support Fund (mortgage to rent and mortgage to shared equity).

The AHSP completions statistics have been used to inform the Scottish Government's target to deliver 30,000 affordable homes between 2011-12 and 2015-16 and will be used to inform the target to deliver 50,000 affordable homes between 2016-17 and 2020-21.

The number of units provided through the AHSP programme are illustrated in the charts below. Approvals are measured when funding approval is granted for all dwellings on a site. Completions are recorded when all dwellings on a site are completed.

Chart 4 shows that in 2015-16 there were 6,518 units completed through all AHSP activity - this is down by 8% compared to the 7,069 completions in the previous year.

**Chart 4: Units completed through affordable housing activity:
2000-01 to 2015-16**



Social Rent includes Housing Association Rent, Council House Rent as well as Home Owner Support Fund Rent

Affordable Rent includes Mid-Market Rent (MMR), National Housing Trust (NHT) Rent as well as other programmes such as the Empty Homes Loan Fund (EHLF) and Rural Homes for Rent (RHfR)

Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Home Owner Support Fund Shared Equity.

Affordable Housing Supply Completions - Scottish Government Target to deliver 30,000 affordable homes, including 20,000 social rented homes and 5,000 council homes, between 2011-12 and 2015-16

The statistics show that over the full period of the target between 2011-12 and 2015-16 there were a total of:

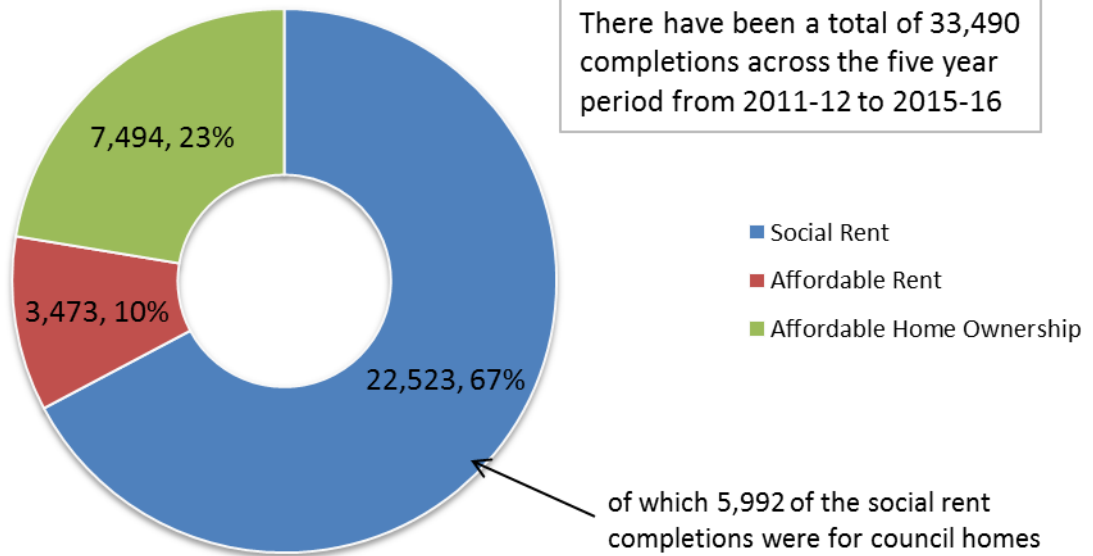
33,490 affordable housing supply completions, of which:

22,523 were for social rent, including 5,992 council house completions

3,473 were for other affordable rent

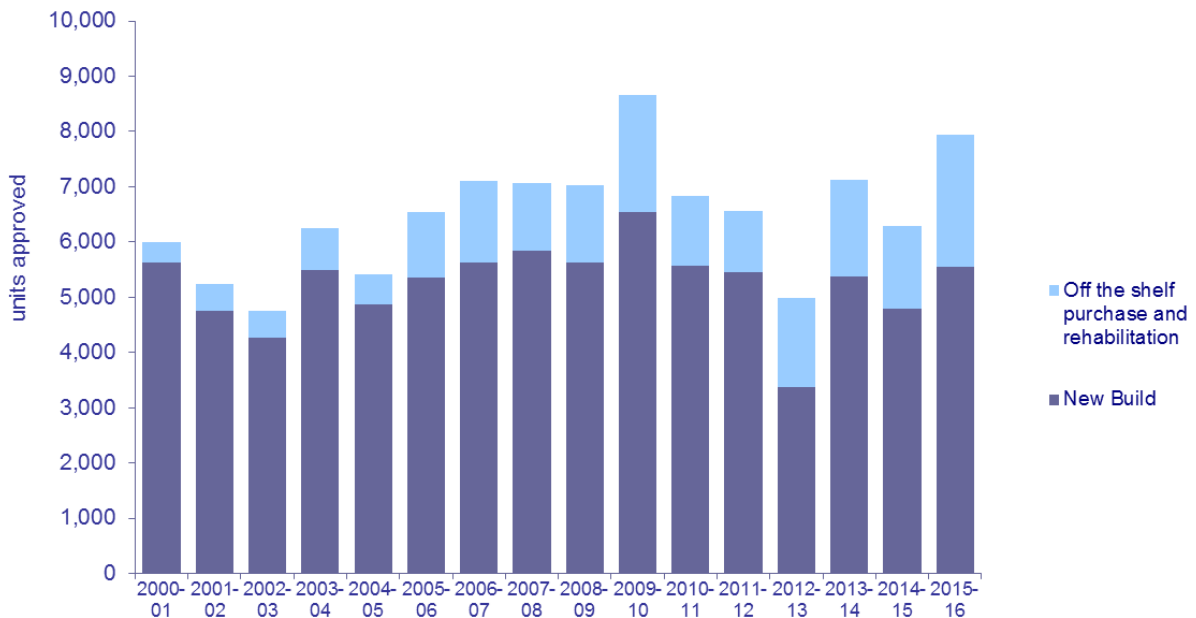
7,494 were for affordable home ownership

Chart 4b: Total Affordable Housing Supply Programme Completions from 2011-12 to 2015-16, by category



In 2015-16, 7,945 units were approved through the AHSP, representing an increase of 26% from the previous year (Chart 5).

Chart 5: Units approved through affordable housing activity: 2000-01 to 2015-16



Since 2009-10, data on actual site starts has also been recorded. There were 7,682 starts in 2015-16 which was up 16% from 6,641 starts in 2014-15.

Over recent years it is estimated that it can take between 1 to 2 years from approval to completion of an entire new build AHSP site (of which the first 3 to 4 months would typically be the time period from approval to starting). Individual homes, or blocks of homes, might be completed in shorter timescales if parts of the site are completed in advance of the rest.

Link to tables on AHSP:

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

Scottish Government Affordable Housing Supply Programme out-turn reports:

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

Statistics on new house building in the other UK nations can be found through the following link to the Department for Communities and Local Government website:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housebuilding/livetables/>

Stock by Tenure

(As previously reported in Housing Statistics for Scotland 2015 Key Trends Summary on 8 September 2015): In 1981, less than 40% of dwelling stock (0.72 million dwellings) was owner occupied. By 2000 this had risen to 63% (1.47 million) although the proportion has fallen again in the last few years so that, in 2014, 58% (1.47 million) of dwelling stock was owner occupied.

The statistics presented in this section are based on March 2014 because this is the latest available Scottish Household Survey (SHS) dataset at the time of this publication. Updated stock by tenure figures for the year 2015 will be published on our web pages alongside this document, when the SHS 2015 is available in late September 2016.

The number of dwellings in Scotland has increased by 551,000 in the last 3 decades from 1.97 million in 1981 to 2.53 million in 2014. This has coincided with an increasing Scottish population and the increased prevalence of smaller households².

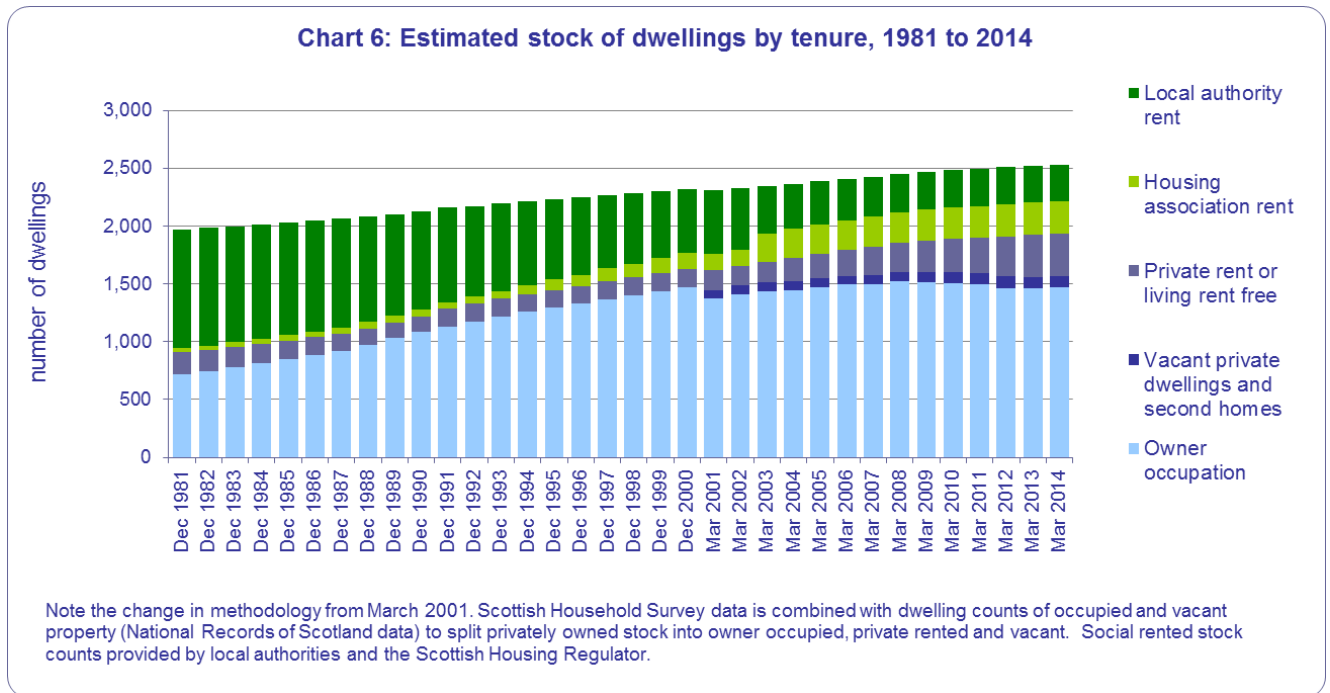
During this period there have been significant changes in housing tenure. In 1981, less than 40% of dwelling stock (0.72 million dwellings) was owner occupied. By 2000, the number had more than doubled to 1.47 million and accounted for 63% of dwelling stock. In the last 6 years owner occupied stock has fallen from 62% (1.52 million) in 2008 to 58% (1.47 million) in 2014.

Two structural factors have contributed to the shift toward owner occupation: the introduction of the right to buy for public authority tenants in 1979 coupled with the

² <http://www.nrscotland.gov.uk/statistics-and-data>

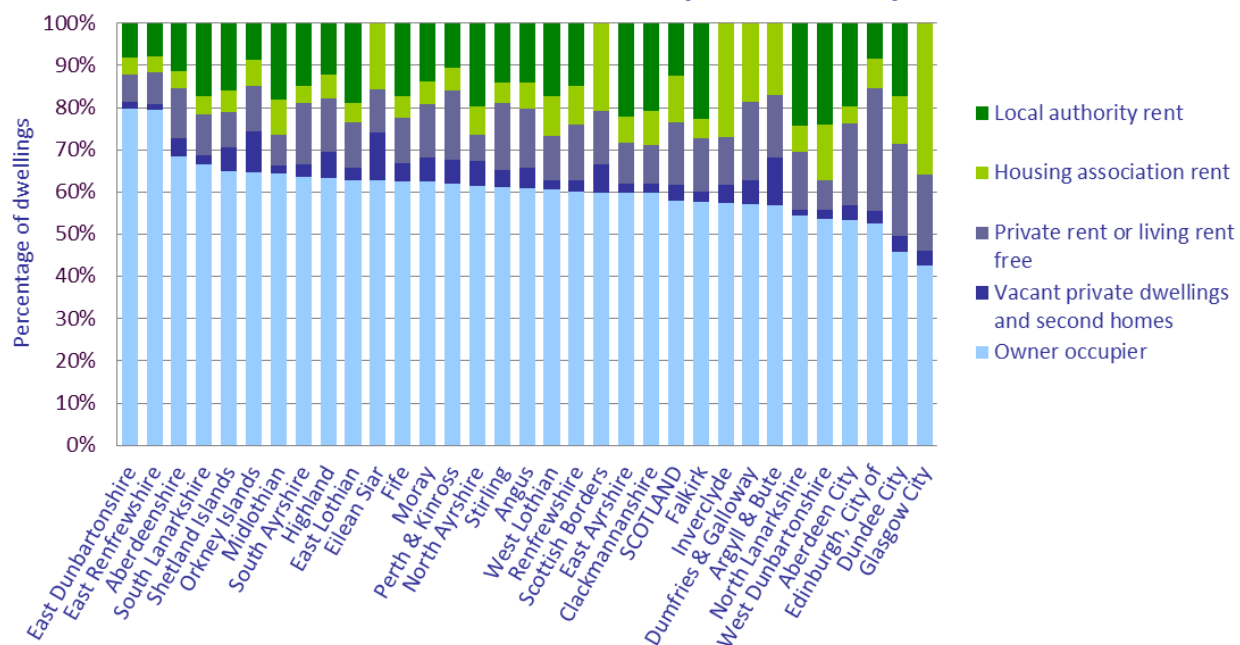
decline of local authority new build, and the increased contribution of private sector house building.

The recent reduction in owner occupation has coincided with an increase in the number renting privately or living rent free from 10% (around 248,000 dwellings) in 2008 to 15% (around 375,000 dwellings) in 2014 (Chart 6). This may have been partly caused by the economic downturn and the difficulty potential home owners have subsequently experienced in securing a mortgage.



Local authority level tenure estimates are shown in Chart 7. The rate of owner occupation varies from 80% in East Renfrewshire and East Dunbartonshire to 43% in Glasgow. In general, as expected, cities have lower owner occupation rates. The proportion of dwellings rented privately ranges from 6% in North Ayrshire to 29% in Edinburgh, with cities tending to have higher levels. Levels of social renting range from 12% in East Renfrewshire and East Dunbartonshire to 37% in West Dunbartonshire.

Chart 7: Tenure in Scotland by local authority 2014



Link to tenure tables: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

The Scottish Household Survey website presents information on housing stock by tenure. Chapter 3 on Housing contains tables on tenure of household by year and by household age group:

<http://www.gov.scot/Topics/Statistics/16002/PublicationAnnual>

Statistics on housing stock in the other UK nations can be found through the following link to the Department for Communities and Local Government website:

<http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/stockincludingvacants/livetables/>

Local Authority Housing Stock

Local authority stock levels have been decreasing each year since the 1980s, although the rate of decrease has slowed in recent years. As at 31st March 2016 there were 316,553 local authority units, down by 452 units (0.1%) from the previous year.

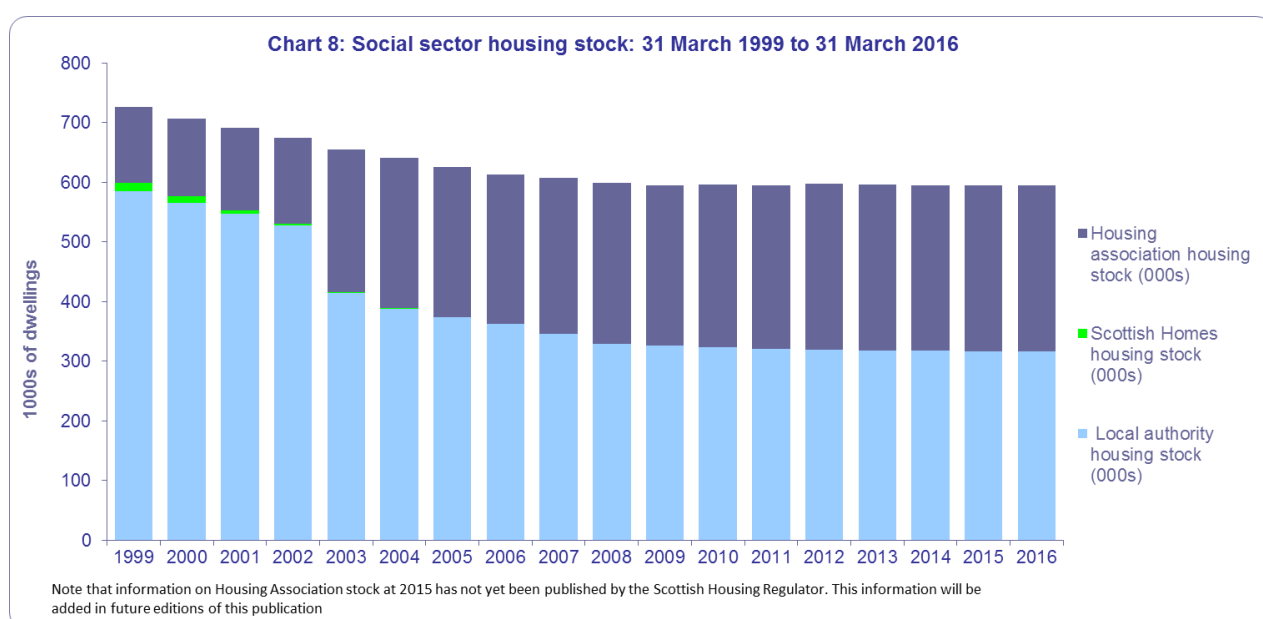
In line with the trends observed in the tenure chapter above, local authority stock levels have been decreasing each year since the 1980s. This can be attributed to 3 main factors:

- tenants buying their homes under right to buy
- transfers of stock from public authorities to Registered Social Landlords (RSLs)

- a decline in the number of new local authority dwellings being built.

In general these factors have become less significant in recent years, and in fact the number of new local authority dwellings being built have shown some increases since 2008. As a result recent decreases in local authority stock levels have correspondingly been fairly small.

Local authority stock levels have decreased by 452 from the previous year to 316,553 units on 31st March 2016. Figures for social sector stock at March 2016 showed that of the 594,600 units, 53% were owned by local authorities. This represents a substantial change since the mid-1990s when public authorities owned nearly 90% of the 783,000 units of social rented stock³. The increased contribution of Registered Social Landlords to the social rented sector is reflected in their rising stock levels since the late 1990s. Chart 8 below shows recent trends in the ownership of social rented housing stock.



Link to tables on local authority housing stock:

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

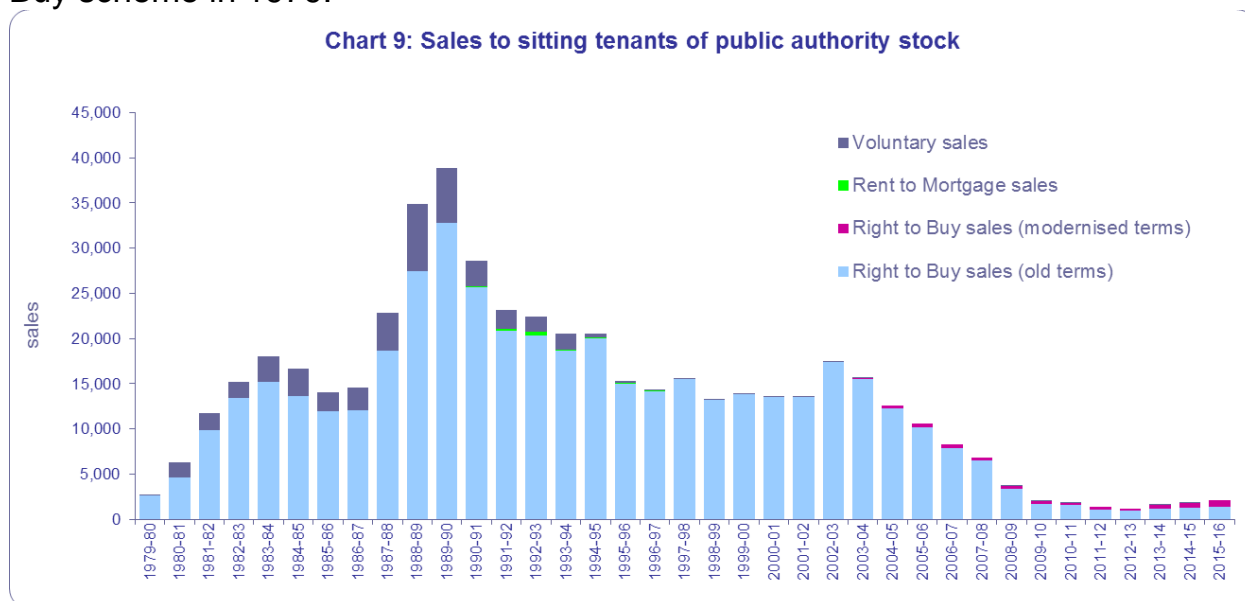
Sales of Local Authority Housing to Sitting Tenants (Right to Buy)

After a small upturn in 2002-03, public authority right to buy sales (including local authorities with total stock transfers) declined consistently to a level of 1,209 in 2012-13 before rising over the last 3 years.

In 2015-16 right to buy sales increased by 14% from the previous year to 2,088. A total of 33% of 2015-16 sales were under modernised terms.

³ As at December 1995

Chart 9 shows the scale of sales to sitting tenants since the inception of the Right to Buy scheme in 1979.



The introduction of Right to Buy legislation in 1979 had a substantial impact on the profile of Scottish housing. Over the years, nearly half a million public sector properties have been sold under the Right to Buy scheme. The annual rate of sales to sitting tenants peaked at just under 40,000 in 1989, at the height of the housing boom. It then fell rapidly in the early 1990s as the housing market crashed, settling at around 15,000 per year from the mid-1990s onwards. Legislation introduced as part of the Housing (Scotland) Act 2001 then resulted in significant changes in Right to Buy terms for new tenants from 2002-03. Following the change in legislation, new tenants were on modernised terms which in most cases meant they could not buy until October 2007 at the earliest, and on less favourable terms than previously. Further changes to the Right to Buy rules were made in the Housing (Scotland) Act 2010. The Act included provisions to end the Right to Buy for new supply social housing and for new tenants from 2nd March 2011. It also introduced more flexibility and local control over the designation of pressured areas.

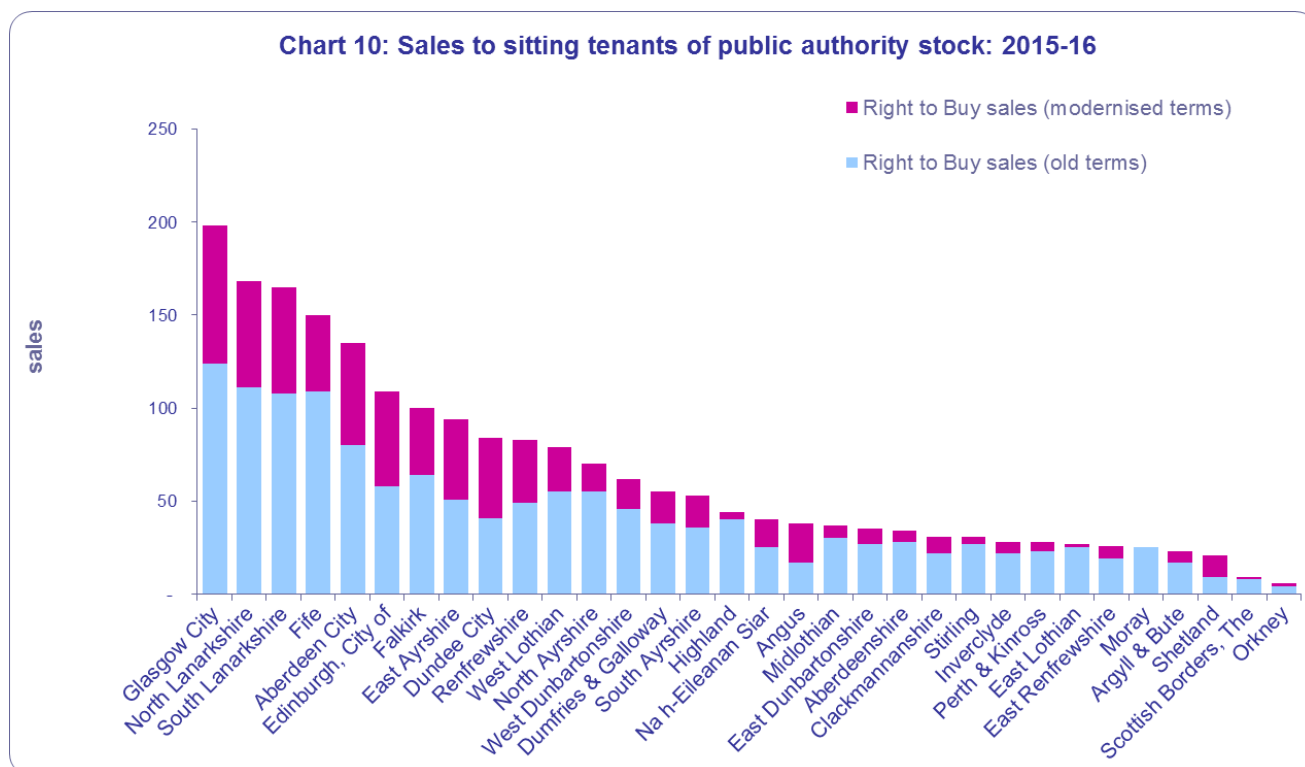
After a small upturn in 2002-03, public authority right to buy sales (including local authorities with total stock transfers) declined consistently to a level of 1,209 for 2012-13. In 2013 the Scottish Government announced that the Right to Buy was to end for all tenants. This is likely to be responsible for the 52% increase in sales to 1,832 in the latest 3 years as tenants buy their homes whilst they still have the opportunity. The provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Act which received Royal Assent on 1st August 2014, and the scheme subsequently closed to all new applicants on 31 July 2016.

Excluding stock transfer local authorities there were 1,739 Right to Buy sales in 2015-16, which was up 12% on the previous year.

Up to and including 2015-16 there have been 4,442 sales of public authority housing under modernised terms and in the latest year 33% of sales were under

modernised terms. This proportion has been steadily rising since their introduction in 2002-03.

Chart 10, below, shows the numbers of sales in each local authority under the old and modernised terms for 2015-16. This chart includes sales of former council houses in local authorities which transferred their stock to housing associations. Glasgow City had the highest number of sales at 198, followed by North Lanarkshire at 168.



Link to tables on sales of social sector housing:

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

Right to Buy Entitlement

Under two-thirds of tenancies (63% or 229,351) provided by local authorities and the relevant housing association where local authorities have undergone a stock transfer had some Right to Buy entitlement on 31st March 2016.

Around a third (33% or 118,313) of these tenancies with eligibility as of 31st March 2016 had 'preserved right to buy'.

Around 94% (104,195) of tenancies with 'modernised right to buy' had passed the qualifying period of 5 years continuous tenancy, up from 82% in 2015 and 64% in 2014.

The Right to Buy scheme was introduced in October 1980 and consolidated in the Housing (Scotland) Act 1987 which gave most council and housing association tenants the right to buy with discounts of up to 70%. The Housing (Scotland) Act 2001 provided a single, common tenancy for nearly all tenants of local authorities and housing associations in Scotland. A 'modernised' Right to Buy was introduced and applied to most tenancies beginning on or after 30th September 2002. The maximum discount was £15,000. Tenants with a right to buy before 30th September 2002 kept a 'preserved' Right to Buy with the old terms and conditions, but in most cases would change to modernised terms if they moved house.

The 2001 Act allowed local authorities to apply for pressured area status for specified areas, resulting in the suspension of modernised right to buy in all social rented properties for up to five years.

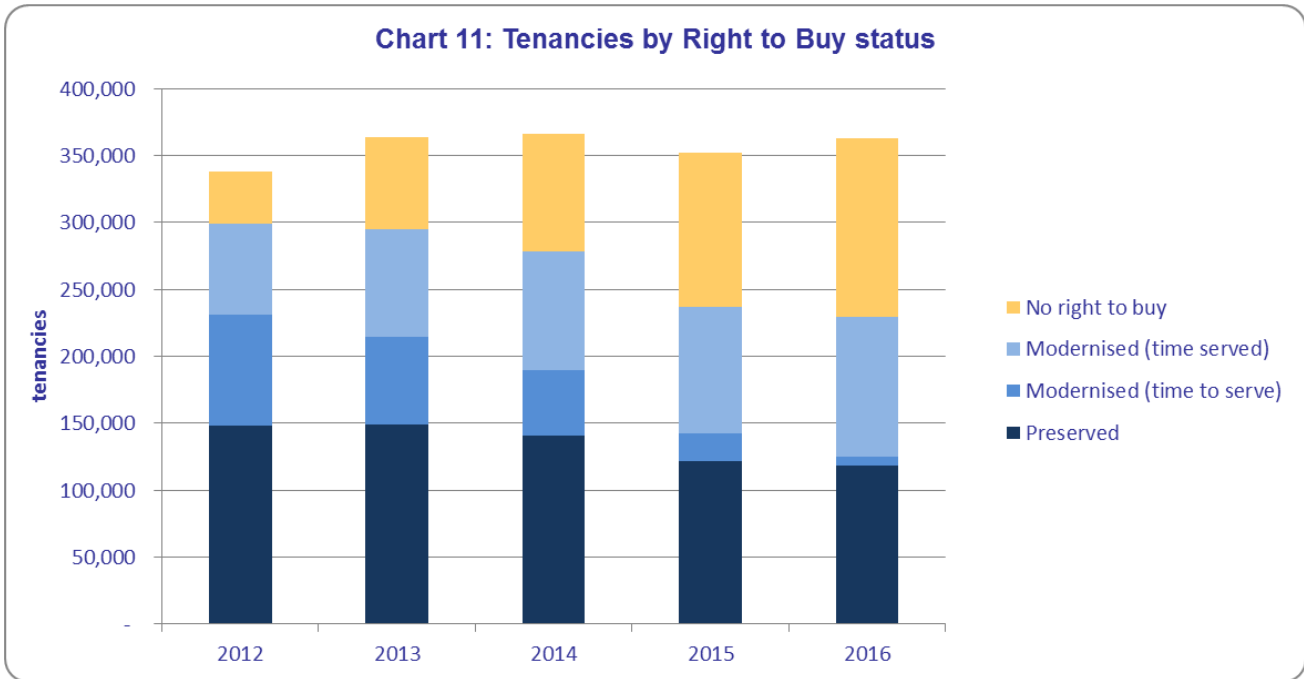
As a result of the 2010 Housing (Scotland) Act any first-time tenancy starting on or after 2nd March 2011 will never have the right to buy. Therefore most existing tenants on 31st March 2015 whose tenancies started on or after 30th September 2002 and before 2nd March 2011 have the right to buy under modernised terms. They consist of those who have served the minimum five year qualifying period, and those who have time still to serve before they can exercise their right to buy.

The 2010 Act also ended the Right to Buy for new supply social housing and gave local authorities themselves the power to make pressured area designations for up to ten years, for specific house types as well as areas.

The provision to end Right to Buy with a two year notice period was included in the Housing (Scotland) Bill which received Royal Assent on 1st August 2014, and the scheme subsequently closed to new applicants on 31 July 2016

On 31st March 2016, there were 363,236 tenancies provided by local authorities and the relevant housing associations where local authorities have undergone a stock transfer. Of these tenancies, 229,395 (63%) had some Right to Buy entitlement, down from 246,279 (67%) on 31st March 2015 due to the increasing numbers of new tenants who did not have the right to buy (Chart 11).

Around a third (32% or 118,313) of the tenancies with eligibility had 'Preserved Right to Buy', with the remainder having modernised right to buy. Of those with modernised right to buy, around 94% (104,246) had passed the qualifying period of 5 years continuous tenancy, up from 64% in 2014 and 82% in 2015 as increasing numbers of tenants reached the 5 year qualifying period.



Not all tenants have been able to exercise their Right to Buy, for example because the tenancy is in a Pressured Area. Of the 363,236 tenancies with a Right to Buy eligibility as of 31st March 2016, 78,019 (21%) were currently unable to exercise their Right to Buy, 57,088 (16%) due to their current home being in a Pressured Area and 20,931 (6%) for other reasons. For 2015 these figures were 18% and 6% respectively.

Link to tables on sales of Right to Buy entitlement:

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

Local Authority Vacant Stock

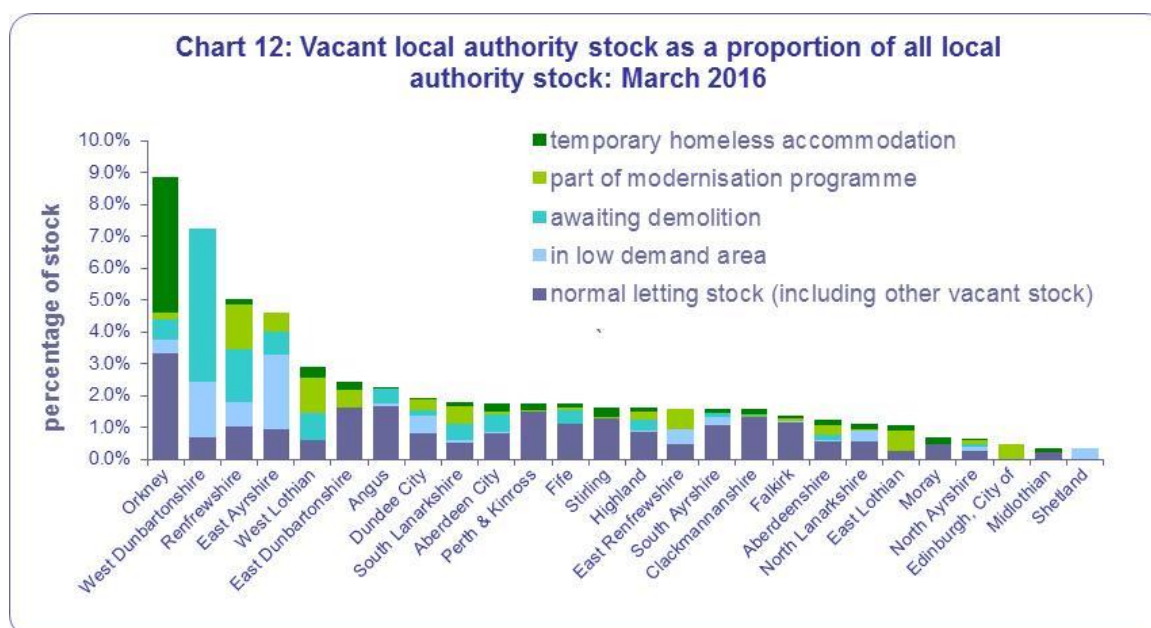
At 31st March 2016 local authorities reported 6,181 units of vacant stock, a decrease of 5% on the 6,515 units in the previous year.

Of this, 23% of units were awaiting demolition, 14% were in a low demand area, 15% were part of a modernisation programme, 7% were used as temporary accommodation for the homeless, 39% were normal letting stock, and the remaining 2% were categorised any other stock.

Local authority dwellings can be vacant for a variety of reasons, such as being part of a planned disposal or modernisation/repair programme, or being in low demand areas. At 31st March 2016 local authorities reported 6,181 units of vacant stock, down from 6,515 in the previous year. This continues the longer term reduction in the number of vacant dwellings, mainly due to falling numbers of stock being set aside to be demolished.

Of the 6,181 units, 23% were awaiting demolition or sale, 14% were in a low demand area, 15% were part of a modernisation programme, and a further 7% were used as temporary accommodation for the homeless. 39% of vacant stock was normal letting stock or other vacant stock, which represents 1% of all local authority normal letting stock.

Vacant stock in each local authority area (except those which have transferred their social housing stock) is shown in Chart 12 below. This shows vacant stock, by reason for vacancy, as a proportion of all local authority housing stock.



The length of time that properties have been vacant depends on the reason for the vacancy. Normal letting stock tends to be empty for less time than other types of vacant stock. For example, at March 2016 just over a quarter (26%) of vacant normal letting stock had been vacant for less than 2 weeks, and around 4% had been vacant for over two years. Of stock awaiting demolition however, only 1% had been vacant for less than two weeks, and 56% had been vacant for over two years.

Link to tables on public authority vacant stock:

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

National Records for Scotland (NRS) produce statistics on occupied and vacant dwellings for all sectors each year at local authority and data zone level:

<http://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/housholds/household-estimates>

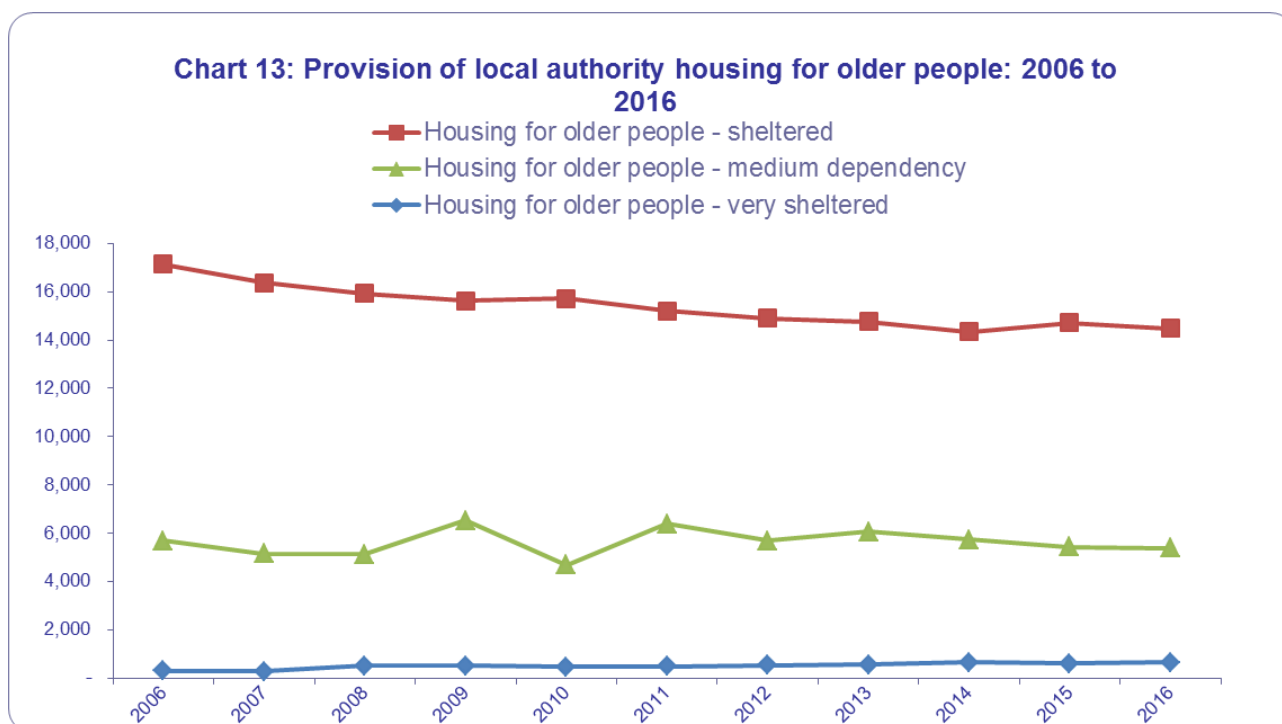
Housing for Older People and People with Disabilities

The number of sheltered, very sheltered and medium dependency houses provided by local authorities has decreased over the last ten years from 23,108 in 2006 to 20,517 in 2016.

The amount of very sheltered accommodation has increased from 290 in 2006 to 656 in 2016, whilst the amount of sheltered accommodation has dropped from 17,140 in 2006 to 14,479 in 2016.

Supported Housing is provided by both local authorities and housing associations. In addition, councils provide or commission housing support services to help meet specific housing needs of older and other vulnerable people to give them the opportunity to continue to live in their own homes. Housing for people with variable needs is currently mainly classified as very sheltered, sheltered, medium dependency, wheelchair and ambulant disabled, although figures can vary from year to year as dwellings may be adapted to suit the particular needs of tenants, or re-classified by providers.

Local authority figures at 31st March 2016 show that there were 20,517 sheltered, very sheltered and medium dependency houses in 2015. The amount of very sheltered accommodation has increased from 290 in 2006 to 656 in March 2016, whilst the amount of sheltered accommodation has dropped from 17,140 in 2006 to 14,479 in 2016.



Link to tables on housing for older people and people with disabilities:

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

The Scottish House Condition Survey (SHCS) is the a national survey of housing and households undertaken in Scotland as part of the Scottish Household Survey. It combines both an interview with occupants and a physical inspection of dwellings to build up a picture of Scotland's occupied housing stock which covers all types of households and dwellings across the entire country - whether owned or rented, flats or houses. <http://www.gov.scot/Topics/Statistics/SHCS>

The Scottish Health Survey (SHeS) provides a detailed picture of the health of the Scottish population in private households and is designed to make a major contribution to the monitoring of health in Scotland. It is essential for the Scottish Government's forward planning, for identifying gaps in health services provision and for identifying which groups are at particular risk of future ill-health.

<http://www.scotland.gov.uk/Topics/Statistics/Browse/Health/scottish-health-survey>

Scheme of Assistance

In 2015-16, councils provided householders with 173,050 instances of help. Most of these (around 90%) were non-financial.

In 2015-16, 10,753 scheme of assistance grants were paid to householders, a 17% increase (or 1,527 more grants) than 2014-15. Scheme of Assistance grants totalled £31.8 million, an 8% increase on 2014-15. The majority of these were for disabled adaptations, 6,482 grants which is close to the 2014-15 figure of 6,487. Disabled adaptation grants in 2015-16 totalled £23.1 million which is 4% more than the 2014-15 figure of 22.3 million

The Housing (Scotland) Act 2006 introduced a new Scheme of Assistance, which replaced the previous system of private sector home improvement grants. The scheme also aims to encourage home owners to take more responsibility for the condition of their homes, to ensure that private housing in Scotland is kept in a decent state of repair. Home owners are primarily responsible for their own property under their title deeds, but local authorities have statutory powers to maintain and improve the general condition of private sector housing in their area. If an owner needs help to look after their home, the Scheme of Assistance allows local authorities broad discretionary powers to provide assistance. This assistance can be provided through advice and guidance, practical help, or through financial assistance by way of grants or loans. It is for the local authority to determine what kinds of assistance are made available on the basis of local priorities and budgets.

Local authorities must provide assistance to owners who have been served a statutory work notice requiring them to bring a house into a reasonable state of repair. Local authorities must also provide assistance by way of grant⁴ for most work to adapt homes to meet the needs of disabled people, other than for home extensions. All other assistance is discretionary. Under the Scheme of Assistance local authorities must prepare a statement providing information about the assistance that is available locally.

In 2015-16, 10,753 scheme of assistance grants were paid to householders, which is more than 2014-15 (a 17% increase or 1,527 more grants). Scheme of Assistance grants in 2015-16 totalled £31.8 million which is more than the 2014-15 figure of £29.5 million (an 8% increase). The majority of these grants were for

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

disabled adaptations, 6,482 grants which is close to the 2014-15 figure of 6,487 grants. Disabled grants in 2015-16 totalled £23.1 million which is more than the 2014-15 figure of £22.3 million (an increase of 4%).

In 2015-16, councils provided householders with 173,050 instances of help. Most of this help (156,175 cases or 90% of all cases) was in the form of non-financial assistance such as website hits, leaflets or advice. Total spending was almost £43.9 million. 6,482 grants were paid to disabled households totalling £23.1 million. A further 4,271 grants were paid to other households totalling £8.7 million. The operational cost of the scheme was £8.8 million.

Link to tables on housing for older people and people with disabilities:

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

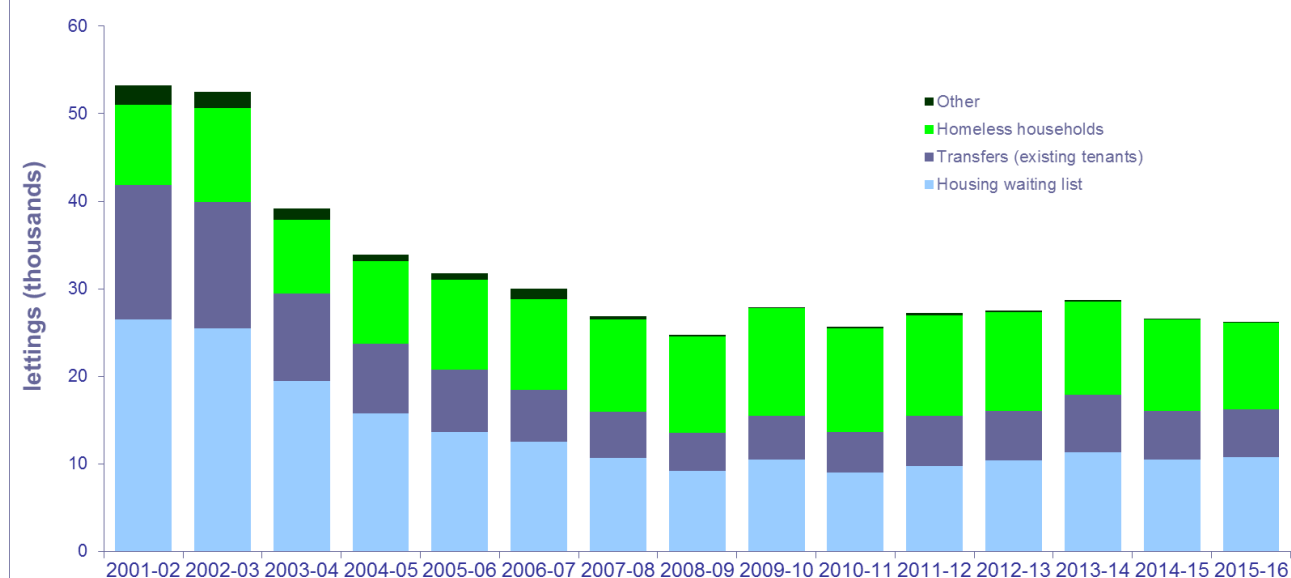
Local Authority Lettings

During 2015-16 there were 26,258 permanent lettings made, a decrease of 3% compared to 27,006 lettings in the previous year.

38% of all local authority lettings made in 2015-16 were to homeless households, which is similar to the previous year. There were a total of 9,913 lettings to homeless households in 2015-16, a decrease of 5% on the 10,390 lettings in 2014-15.

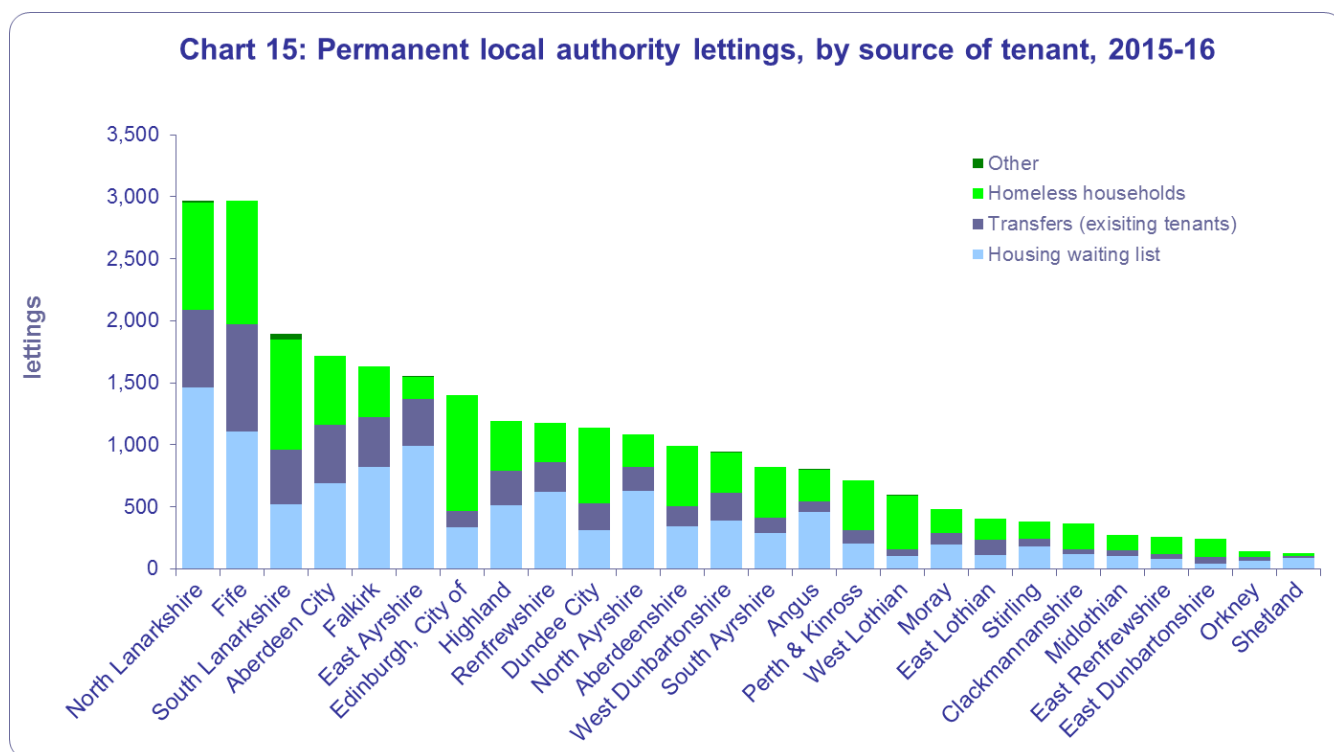
Mirroring the falling stock levels, the number of local authority lettings decreased each year throughout the 2000s (Chart 14) until 2009-10. The number of lettings increased slightly each year between 2010-11 2013-14 then decreased. During 2015-16 there were 26,258 permanent lettings made, a decrease of 3% compared to 2014-15.

Chart 14: Permanent local authority lettings by source of tenant, 2001-02 to 2015-16



The proportion of lets allocated to homeless applicants is an important indicator in measuring local authorities' capacity to sustain the 2012 homelessness commitment whereby all unintentionally homeless households are entitled to settled accommodation. In 2015-16, 38% of all local authority lettings made were to homeless households which is similar to 2014-15. However the number of lettings to homeless households dropped by 5% from 10,390 in 2014-15 to 9,913 in 2015-16.

This reduction is likely to be due to the corresponding decrease in homelessness applications reported in the Homelessness in Scotland: Annual Update 2015/2016⁵. The decrease in applications is likely to be a consequence of a major Scotland wide approach to prevent homelessness. Through this, councils have been developing services, generally described as 'housing options services' in which staff assist households to consider the range of options available to address their housing needs. As a consequence, some of the households who might previously have made a homelessness application will now have their housing needs met without first becoming homeless or being threatened with homelessness.



Of the 26,258 permanent lettings made in Scotland in 2015-16, 25,958 (99%) were for Scottish Secure Tenancies (SST) which are the standard local authority tenancies. Most of the remainder (299) were Short Scottish Secure Tenancies (SSSTs).

⁵ <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/RefTables>

These can be used by a local authority in place of a SST in certain circumstances. More information can be found here:

<http://www.scotland.gov.uk/Publications/2002/08/sst/3>

The majority of the SSSTs (81% or 211) were temporary lets for housing support.

Link to tables on local authority lettings:

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

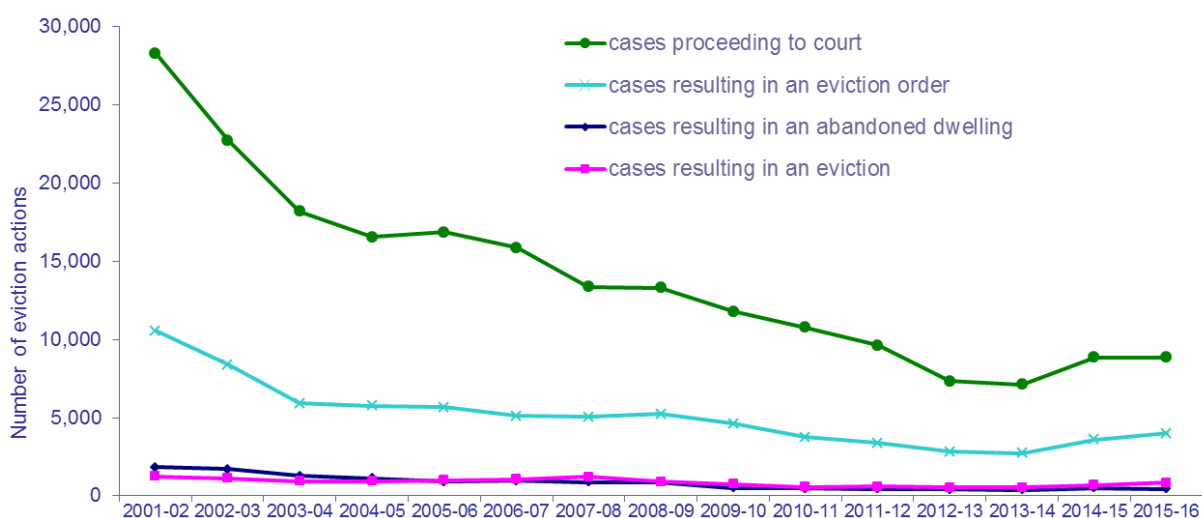
The Scottish Government publishes a range of information on Homelessness, including the number of lets for homeless households, collected through the HL1 return: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/RefTables>

Local Authority Evictions

There were 1,300 tenancy terminations (evictions and abandonments) in 2015-16, an increase of 7% or 85 on 1,215 in 2014-15. Of the 1,300 tenancy terminations in 2015-16, 95% (1,235) were due to rent arrears – a similar proportion to 2014-15 (94%).

Pre-action requirements to strengthen the protection of tenants facing eviction for rent arrears came into force on 1st August 2012. Pre-action requirements require social landlords to have exhausted all attempts to resolve the arrears with the tenant before taking action to evict. The changes have therefore generally had a much bigger effect on the early stages of an eviction action (notice of proceedings issued) than on the later stages.

Chart 16: Eviction actions against local authority tenants, 2001-02 to 2015-16



As Chart 16 shows there have been large reductions in the number of actions against local authority tenants proceeding to court from 28,301 in 2001-02 to 7,127 in 2013-14, then up to 8,857 in 2014-15 and again in 2015-16 to 8,871. The number of cases resulting in an eviction order has fallen from 10,558 in 2001-02 to 2,728 in 2013-14, but is since up to 3,994 in 2015-16. Local authority tenancy terminations (i.e. evictions plus abandoned dwellings) as a result of eviction actions have also increased in the latest year. There were 1,300 such terminations in 2015-16 which equates to 0.5% of normal letting stock, down from 3,093 (0.6% of normal letting stock) in 2001-02. Within this, the number of evictions of local authority tenants is 859, which equates to 10% of all cases proceeding to court.

The 55% reduction in the number of notices of proceedings issued for rent arrears cases between 2011-12 and 2014-15 (from 51,866 to 23,130) has been followed up by an increase in 2015-16 to 25,552. The number of rent arrears cases taken to court has increased by 24% from 7,042 to 8,761 in the latest year. The number of tenancy terminations for rent arrears (evictions and abandonments) has increased by 8% this year from 1,148 to 1,235. As almost all eviction actions are for rent arrears, similar changes can be observed for the number of eviction actions overall.

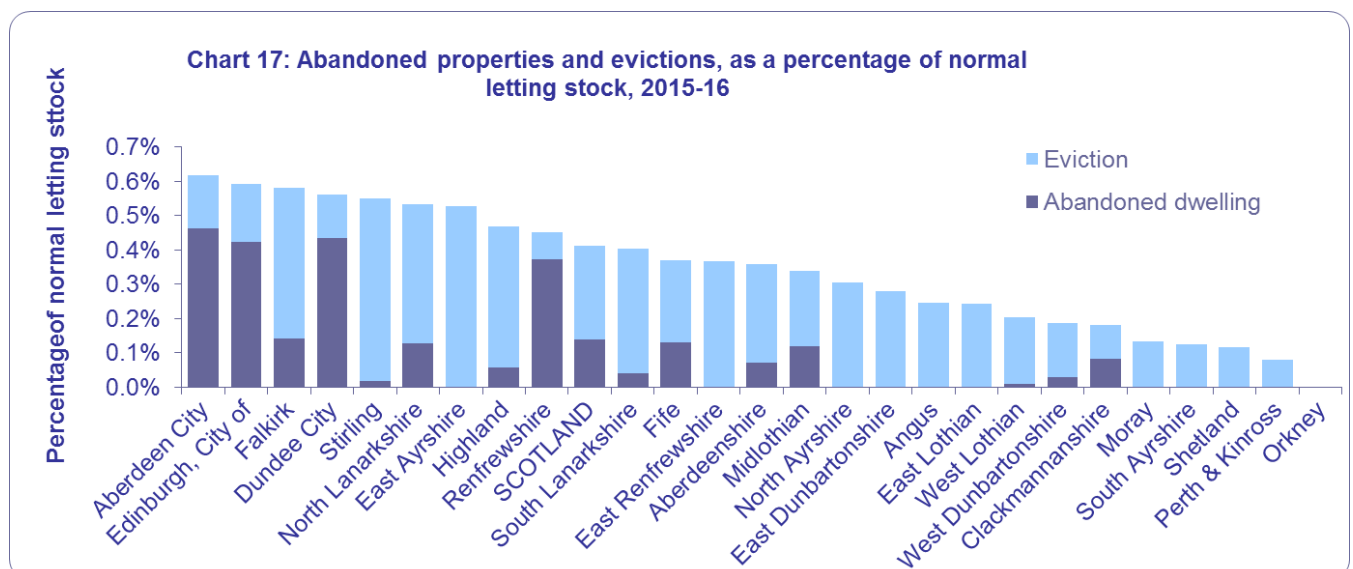


Chart 17 shows that across local authorities there is considerable variation in the rate of evictions or abandoned dwellings in relation to normal letting stock levels. In 2015-16, Aberdeen City had the highest eviction/abandoned dwelling rate at just under 1% of letting stock. Orkney had no evictions in 2015-16.

Link to tables on local authority evictions:

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

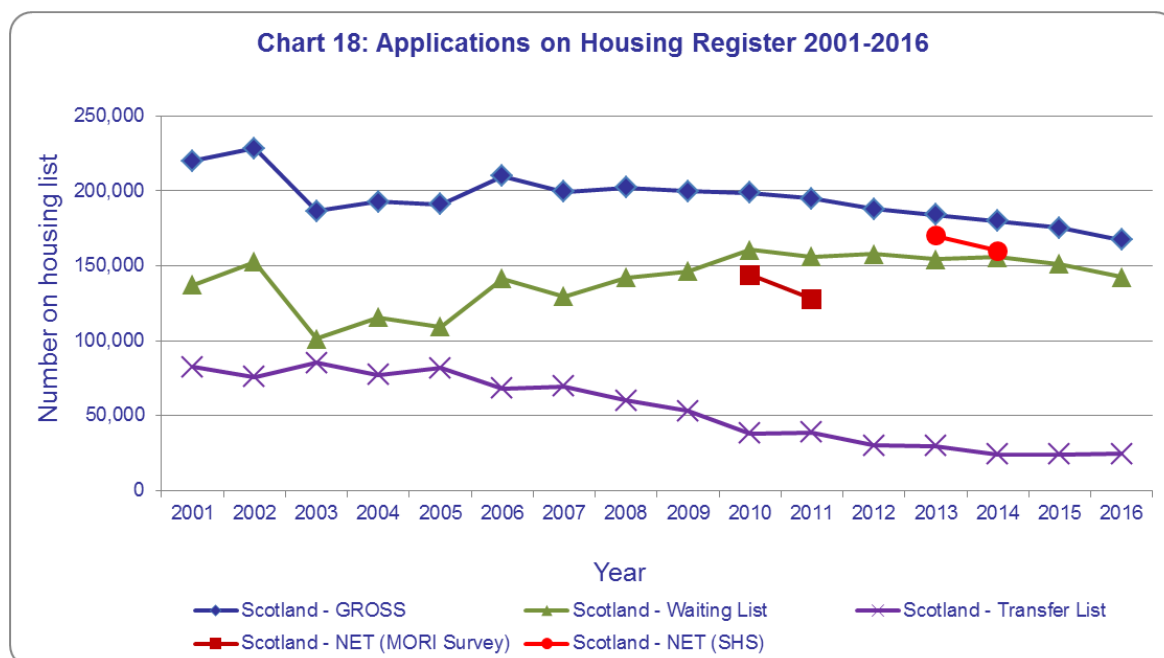
Section 11 legislation gives local authorities early notice of households at risk of homelessness due to eviction and places a duty on landlords (except local authority landlords) and creditors to notify the relevant local authority when they raise proceedings for possession or serve certain other notices. Statistics on this can be found on the Scottish Government website:

Housing Lists

At 31st March 2016, 167,122 applications were recorded on local authority or common housing register housing lists, a 5% decrease, or 8,211 fewer households than 2015, and the eighth consecutive annual decrease.

An estimated 167,122 households were on local authority or common housing register lists as at 31st March 2016, a 5% decrease, or 8,211 fewer households than 2015 and the eighth successive annual decrease. Of these 24,600 are recorded as being on Transfer Lists and 142,500 on Waiting Lists for entry into social housing.

However, 9 out of the 26 local authorities with housing stock did not operate separate waiting and transfer lists. In this report all of the households on the lists of these authorities are treated as being on the waiting lists and none on the transfer list. This means that the Waiting List figure is over-estimated and the transfer list figure is under-estimated. Also, the separate reporting of Waiting and transfer lists by local authorities has changed over time, which means the historic trends are not consistent or reliable. This clearly contributes to the trends illustrated in Chart 18. The chart shows large increases in the number of people on waiting lists until 2010 and large decreases in transfer lists until 2012, whilst the overall total remains more constant although has fallen in recent years.

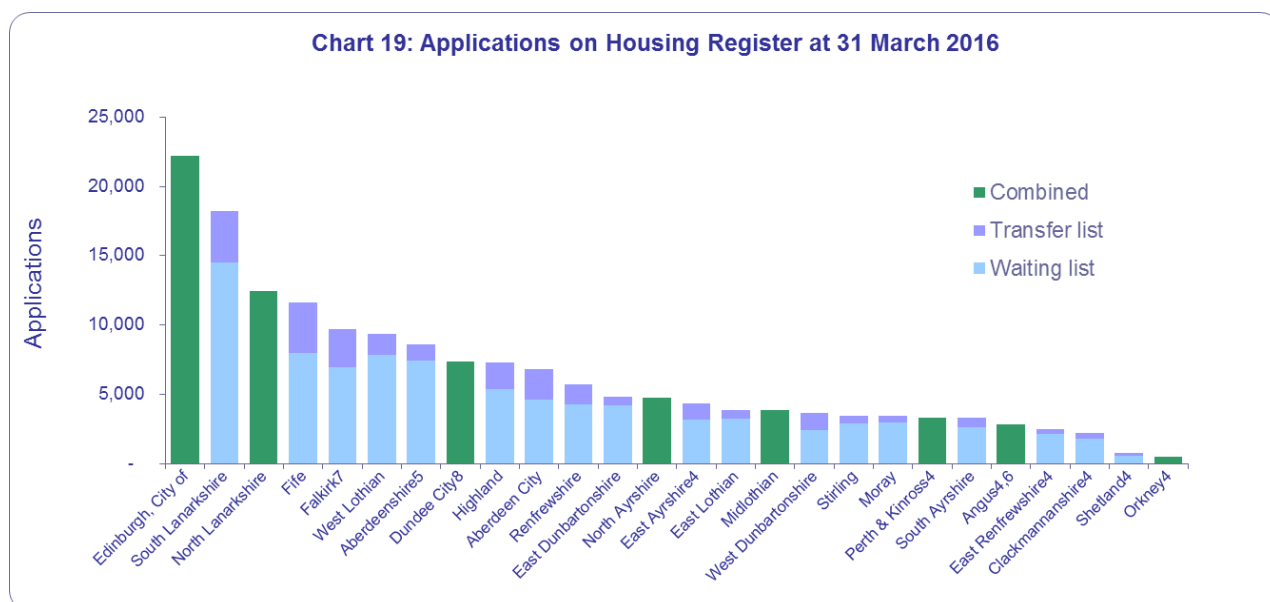


While numbers of applications may be recorded accurately within each authority, there is difficulty in recording actual numbers of people wishing to access all social housing and also in determining their current tenure. In addition to the double-counting of people who apply to more than one local authority, households often apply for both council and RSL housing in their desired area (although this has become less of an issue over time due to the increase in the number of Common

Housing Registers). Some applicants may no longer need a social house if, for example, they take up tenancies with other housing providers however they may not be removed from the housing list immediately. Chart 16 shows, alongside the figures collected for this publication, survey estimates from the Scottish Household Survey (SHS) and MORI.

The SHS and MORI estimates are population based, which means they cover all housing lists in Scotland, whereas those related to Local Authority and Common Housing Registers do not include the 6 local authorities (including Glasgow) which have transferred all of their housing stock to Registered Social Landlords. In addition, the MORI and SHS estimates asked respondents whether they were on any housing lists, so they are not affected by the double counting issue. The SHS and MORI results may therefore provide a more realistic estimate of applicants on housing lists in Scotland although they are based on sample surveys.

Chart 19 shows housing list applicants at 31 March 2016 broken down by local authority.



Link to tables on housing lists:

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

The Scottish Household Survey has asked a question since 2013 on whether the random adult interviewed is on a housing list. Scotland and local authority estimates are published in SHS Annual Reports:

<http://www.gov.scot/Topics/Statistics/16002/PublicationAnnual>

Official statistics obtained from an Omnibus Survey carried out in February 2011 estimate the number of households which contain someone who is currently on a social housing list. These statistics provide an estimate which eliminates the double counting included in the administrative data collected annually from councils and housing associations. The excel tables can be accessed through the following

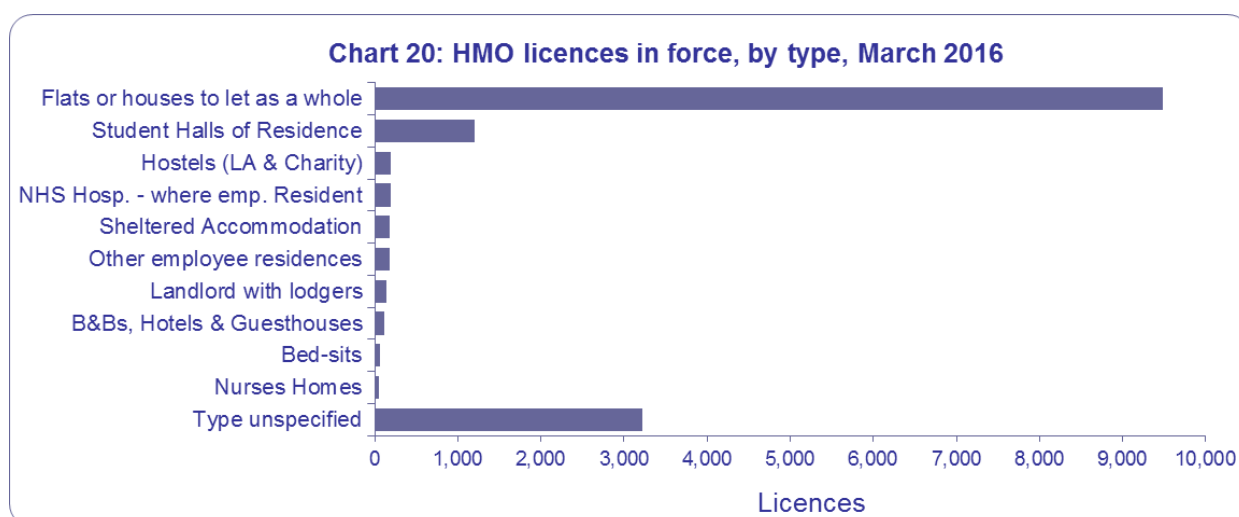
link: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/HousingListSurvey>

Houses in Multiple Occupation (HMO)

The most recent figures as at 31st March 2016 show 15,034 licences in force, 1% higher than the previous year.

The number of licences in force has generally increased since the introduction of the mandatory licensing scheme in 2001. The most recent figures for 2016 show 15,034 licences in force at 31st March, 1% higher than the previous year. Of the licences in force, 87% are accounted for by just five local authorities – Aberdeen City, Dundee City, City of Edinburgh, Fife and Glasgow City. City of Edinburgh alone holds an estimated 40% of Scotland’s HMO licences.

Chart 20 below shows the number of licences in force at 31st March 2016, by the type of property. Flats or houses to let as a whole are by far the largest HMO type (63%), with specific student accommodation within halls of residence accounting for a further 8%.



There were 8,852 applications received in 2015-16, 2% more than the year before. A fifth of these were new applications, and the remainder were applications for licence renewals.

A National Statistics publication for Scotland

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

Designation can be interpreted to mean that the statistics: meet identified user needs; are produced, managed and disseminated to high standards; and are explained well.

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e-mail: statistics.enquiries@scotland.gsi.gov.uk

How to access background or source data

For the data collected for this statistical bulletin publication:

Most of the data that is collected is made available via Excel webtables at <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS>

For some data items, further details may be made available on request subject to consideration of legal and ethical factors. Please contact housingstatistics@Scotland.gsi.gov.uk for further information. .

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