

**Affordable Housing Supply Programme  
Out-turn Report  
2015-16**

**More Homes Division  
February 2017**



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## Affordable Housing Supply Programme 2015-16 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.

In 2015-16, 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 2015-16. As 2015-16 marked the final year of the Scottish Government's 5-year target to deliver 30,000 affordable homes, this report also includes a summary of units and outturn expenditure for the five year target period of 2011-12 to 2015-16.

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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 over a five year period, how they plan to prioritise delivery of the objectives set out in their LHS. These were the key documents for setting out the priorities for investment at the local level in 2015-2016. The SHIPs provided the basis for targeting investment through the AHSP and aided prioritisation where there were competing demands on resources.

A resource planning approach was introduced in 2012-13. This enables 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. Councils were advised of their full Resource Planning Assumption (RPA) for 2015-16 and also minimum RPA for the three years to March 2019 to allow for the necessary longer term planning for housing projects.

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 More Homes 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. 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 2015-16, and 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.

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### 4. Budgets

The original resources available for the Affordable Housing Supply Programme in 2015-16 were £471m.

The budget included a mix of grant and Financial Transactions (FTCs) for loans and equity use:

<b>2015-16</b>	<b>£m</b>
Affordable Housing Supply Budget	471.000
Less: In-year adjustments	-9.950
<b>Available Budget</b>	<b>461.050</b>

Grant	246.550
Loan	110.000
Transfer of Management of Development Funding (TMDF)	104.500

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## 5. Programme Out-turn 2015-16: Tables

**Table 1 – AHSP Expenditure by Category for 2015-16**

AHSP outturn spend in 2015-16 was lower than budget due to less than anticipated take up of grants in the central programme and loans from the demand led programmes.

### RENT

<b>Social Rent</b>	<b>(£m)</b>
RSL Social Rent General Needs	182.955
RSL Rent Particular Needs	22.463
Council House Building	66.580
Home Owners' Support Fund (HOSF) - Mortgage to Rent (MTR)	3.079
<b>Total Social Rent</b>	<b>275.077</b>

### **Other Affordable Rent**

Mid Market Rent (grant funded)	24.519
<b>Total Affordable Rent</b>	<b>24.519</b>

### HOME OWNERSHIP

#### **Affordable Home Ownership**

RSL Shared Ownership	1.106
RSL Shared Equity (NSSE)	9.093
Open Market Shared Equity	58.773
Partnership Support for Regeneration	0.202
Home Owners' Support Fund (HOSF) - Mortgage to Shared Equity (MTSE)	0.033
Improvement & Repair Grants	0.625
<b>Total Affordable Home Ownership</b>	<b>69.832</b>

### OTHER

Grants to Improve the Physical and Social Environment (GPSE) previously approved through Affordable Housing Investment Programme (AHIP)	1.556
Govanhill Early Action Programme	2.000
Glasgow Housing Association (GHA) Reprovisioning	8.303
Craiginchies, Aberdeen	4.393
Other Programmes/Costs	1.061
<b>Total Other</b>	<b>17.313</b>

<b>Total Affordable Housing Supply Programme</b>	<b>386.741</b>
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**Table 2 – AHSP Expenditure by Local Authority Area for 2015-16**

<b>Local Authority Area</b>	<b>Expenditure £m</b>
Aberdeen (City of)	4.805
Aberdeenshire	5.276
Angus	3.920
Argyll & Bute	6.569
Clackmannanshire	2.531
Dumfries & Galloway	7.279
Dundee (City of)	6.766
East Ayrshire	2.676
East Dunbartonshire	4.081
East Lothian	6.146
East Renfrewshire	4.032
Edinburgh (City of)	32.176
Falkirk	4.142
Fife	15.016
Glasgow (City of)	74.837
Glasgow Housing Association (GHA)	10.383
Highland	18.054
Inverclyde	4.947
Midlothian	3.776
Moray	5.377
North Ayrshire	3.693
North Lanarkshire	14.745
Orkney	5.123
Perth & Kinross	9.534
Renfrewshire	8.799
Shetland	2.638
South Ayrshire	6.077
South Lanarkshire	14.341
Stirling	3.742
The Scottish Borders	5.987
West Dunbartonshire	5.735
West Lothian	10.348
Western Isles	1.754
<b>Local Programmes Total</b>	<b>315.305</b>
Open Market Shared Equity (OMSE)	58.773
Home owners' Support Fund (HOSF) - Mortgage to Rent (MTR) and Mortgage to Shared Equity (MTSE)	3.112
Clyde Valley Innovation Project	2.555
Craiginches, Aberdeen	4.393
Other Programmes/Costs	1.061
Falkirk Pension Fund	1.542
<b>National Programmes Total</b>	<b>71.436</b>
<b>Local and National Programme Totals</b>	<b>386.741</b>

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Table 3 – AHSP Unit Approvals by Local Authority Area and Programme for 2015-16

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)	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)	72		2	74		84		25		109	183
Aberdeenshire	108	22	1	131		68		16		84	215
Angus	55	46	2	103		12		4		16	119
Argyll & Bute	35			35				2		2	37
Clackmannanshire	7	17		24	14	16		5		35	59
Dumfries & Galloway	58			58				16		16	74
Dundee (City of)	24			24				30		30	54
East Ayrshire		9	2	11						0	11
East Dunbartonshire	84	7	1	92			40	4		44	136
East Lothian	100	71	1	172		26		80		106	278
East Renfrewshire	45		1	46				10		10	56
Edinburgh (City of)	431		1	432	138	204	23	415		780	1,212
Falkirk	82	113	2	197				52		52	249
Fife	70	659		729		68	16	53	1	138	867
Glasgow (City of)	683		11	694		248	223	73		544	1,238
Glasgow Housing Association (GHA)	183			183						0	183
Highland	114	165		279	10	38	20	115		183	462
Inverclyde	64			64						0	64
Midlothian	15	98	4	117		21		93		114	231
Moray	55			55				15		15	70
North Ayrshire	81			81				3		3	84
North Lanarkshire	192	65	4	261			34	24		58	319
Orkney	36	2		38			2	10		12	50
Perth & Kinross	149	53	1	203				137		137	340
Renfrewshire			6	6				11		11	17
Shetland	21			21						0	21
South Ayrshire		49	4	53				3		3	56
South Lanarkshire	134	60	15	209				27		27	236
Stirling	36	70	1	107				13		13	120
The Scottish Borders	90			90				12		12	102
West Dunbartonshire	74		3	77				5		5	82
West Lothian	17	442	18	477				203		203	680
Western Isles	32			32			8			8	40
<b>2015-16 Unit Approval Programme Totals</b>	<b>3,147</b>	<b>1,948</b>	<b>80</b>	<b>5,175</b>	<b>162</b>	<b>785</b>	<b>366</b>	<b>1,456</b>	<b>1</b>	<b>2,770</b>	<b>7,945</b>

\*Other suppliers rent includes Mid Market Rent (MMR) and Local Affordable Rent Housing Trust (LAR) \*\* Home ownership includes New Supply Shared Equity (NSSE), Shared Ownership (LCHO), Partnership Support for Regeneration (PSR), Improvement and Repair (I&R)

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

Table 4 – AHSP Site Starts by Local Authority Area and Programme for 2015-2016

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)	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)		3	2	5	35	22		25			82	87
Aberdeenshire	36		1	37	24	25		16			65	102
Angus	24	46	2	72				4	2		6	78
Argyll & Bute	74			74				2			2	76
Clackmannanshire	7	17		24				5			5	29
Dumfries & Galloway	32			32				16			16	48
Dundee (City of)	15			15		6		30			36	51
East Ayrshire		9	2	11							0	11
East Dunbartonshire	32	7	1	40			28	4			32	72
East Lothian	77	71	1	149		36	12	80			128	277
East Renfrewshire	68	7	1	76		6		10			16	92
Edinburgh (City of)	159	32	1	192	218	268	8	415			909	1,101
Falkirk	82	113	2	197				52			52	249
Fife	47	680		727		68	16	53	1	1	139	866
Glasgow (City of)	843		11	854		64	223	73			360	1,214
Glasgow Housing Association (GHA)	315			315							0	315
Highland	85	123		208		21	28	115			164	372
Inverclyde	102			102							0	102
Midlothian	8	66	4	78		21		93			114	192
Moray	34	8		42				15			15	57
North Ayrshire	23			23				3	2		5	28
North Lanarkshire	208	65	4	277			40	24			64	341
Orkney	45			45			10	10			20	65
Perth & Kinross	110	60	1	171				137			137	308
Renfrewshire	15		6	21				11			11	32
Shetland	21			21		2					2	23
South Ayrshire	94	29	4	127				3			3	130
South Lanarkshire	271	21	15	307				27			27	334
Stirling	36	50	1	87	70			13			83	170
The Scottish Borders	96	3		99	19			12			31	130
West Dunbartonshire	86		3	89				5			5	94
West Lothian	17	364	18	399				203			203	602
Western Isles	26			26			8				8	34
<b>2015-16 Unit Starts Programme Totals</b>	<b>3,088</b>	<b>1,774</b>	<b>80</b>	<b>4,942</b>	<b>366</b>	<b>539</b>	<b>373</b>	<b>1,456</b>	<b>5</b>	<b>1</b>	<b>2,740</b>	<b>7,682</b>

\*Other suppliers rent includes Mid Market Rent (MMR) and Local Affordable Rent Housing Trust (LAR) \*\* Home ownership includes Shared Ownership (LCHO) and Partnership Support for Regeneration (PSR)

[Link to definition of Site Starts](#)

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Table 5 – AHSP Completions by Local Authority Area and Programme for 2015-16

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)	Empty Homes Loan Fund	Home Owners' Support Fund (Shared Equity)	Total Affordable	Grand Total
Aberdeen (City of)	61	3	2	66	51	23	0	25			99	165
Aberdeenshire	52	65	1	118	24	5	0	16			45	163
Angus	21	38	2	61		0	0	4	2		6	67
Argyll & Bute	48	0		48		0	0	2			2	50
Clackmannanshire Council	30	15		45		0	0	5			5	50
Dumfries & Galloway	78	0		78		26	14	16			56	134
Dundee (City of)	38	0		38		0	0	30			30	68
East Ayrshire	0	94	2	96		0	0				0	96
East Dunbartonshire	13	7	1	21		0	0	4			4	25
East Lothian	31	30	1	62		12	0	80			92	154
East Renfrewshire	32	17	1	50		6	0	10			16	66
Edinburgh (City of)	202	0	1	203	12	325	0	415			752	955
Falkirk	40	141	2	183		14	0	52			66	249
Fife	33	125		158	74	104	0	53	1	1	233	391
Glasgow (City of)	534	0	11	545		126	71	73			270	815
Glasgow Housing Association (GHA)	398	0		398		0	0				0	398
Highland	100	118		218	53	29	18	115			215	433
Inverclyde	89	0		89		0	8				8	97
Midlothian	8	48	4	60		0	0	93			93	153
Moray	0	83		83		0	0	15			15	98
North Ayrshire	12	24		36		0	0	3	2		5	41
North Lanarkshire	84	65	4	153		0	42	24			66	219
Orkney	6	35		41		0	10	10			20	61
Perth & Kinross	94	93	1	188		0	0	137			137	325
Renfrewshire	100	0	6	106		0	32	11			43	149
Shetland	26	0		26		0	0				0	26
South Ayrshire	0	58	4	62		0	0	3			3	65
South Lanarkshire	81	37	15	133		0	0	27			27	160
Stirling	16	66	1	83	70	0	0	13			83	166
The Scottish Borders	114	0		114	19	12	0	12			43	157
West Dunbartonshire	54	37	3	94		0	0	5			5	99
West Lothian	5	150	18	173		0	0	203			203	376
Western Isles	24	0		24		0	23				23	47
<b>2015-16 Unit Completions Programme Totals</b>	<b>2,424</b>	<b>1,349</b>	<b>80</b>	<b>3,853</b>	<b>303</b>	<b>682</b>	<b>218</b>	<b>1,456</b>	<b>5</b>	<b>1</b>	<b>2,665</b>	<b>6,518</b>

\*Other suppliers rent includes Mid Market Rent (MMR) and Local Affordable Rent Housing Trust (LAR) \*\* Homes ownership includes New Supply Shared Equity (NSSE), Shared Ownership (LCHO) and Partnership Support for Regeneration (PSR)

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

## 6. PROJECTS

Our geographically dispersed area teams have taken or received photos from partners of projects funded through the AHSP. The following are some examples of 2015-16 completions, extracted from [Area team photos in our Housing Photos Flickr page](#)



An Albyn Housing Society Ltd development in Smithton, **Inverness** (former Forestry Commission site) comprising 17 units for **social rent** and 8 **New Supply Shared Equity** units. The site also benefitted from Scottish Government Vacant Derelict Land Funding.

Completed: July 2015

References: 32380 and 32381



A North Ayrshire Council development in Dickson Drive, **Irvine** comprising 8 units for **social rent**.

Completed: September 2015

Reference: 33200



An Argyll Community Housing Association development (Phase 1) at Connel, East of Dunraineach, **Oban** comprising 8 units for **social rent**.

Completed: April 2015

Reference: 33171



A Kingdom Housing Association development at Pittencrieff Street, **Dunfermline**, Fife comprising 65 units for **mid market rent**.

Completed August 2015 and officially opened by the Minister for Housing and Welfare

Reference: 21004



A Home in Scotland Ltd development at Kilbride Place, Whitfield, **Dundee** comprising 38 units, (24 houses, 14 flats) for **social rent**.

Completed: March 2016

Reference: 32774



A Glasgow Housing Association (GHA) development at Fountainwell Road, Sighthill, **Glasgow** comprising 141 units for social rent including 11 particular needs units.

GHA Reprovisioning Programme, part of the Sighthill Transformational Regeneration Area, and winner in the Scottish Homes Awards 2016.

Completed: September 2015

Reference: 32779



An Angus Housing Association Ltd development at **Restenneth, Forfar** comprising 20 houses for **social rent**.

Completed: March 2016

Reference: 33675



A Scottish Veterans Garden City Association (SVGCA) development at **Balloan Road, Inverness** comprising 5 units (4 x 3 apartment and 1 x 4 apartment bungalows)

Completed: May 2015

Reference: 34049



An Albyn Housing Society Limited **National Housing Trust** project at Balvonie Braes, **Inverness** comprising 9 units.

Completed: September 2015

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## 7. 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 6 – LIFT breakdown by category**

LIFT Categories	Approvals	Site Starts	Completions	Spend (£m)
New Supply Shared Equity (NSSE)	131	108	189	9.093
Shared Ownership (SO)	2	32	7	1.106
Open Market Shared Equity (OMSE) <sup>1</sup>	1456	1456	1456	58.773
Partnership Support for Regeneration (PSR)	46	46	22	0.202
<b>Total</b>	<b>1635</b>	<b>1642</b>	<b>1674</b>	<b>69.174</b>

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## 8. Grant Rates

The following table details the average total cost per unit and the average grant per unit for the 2015-16 programme. These are the actual costs relating to the delivery of the projects within the AHSP programme, calculated at tender **approval** stage.

**Table 7 - Scheme Costs/Grant Rates 2015-16**

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	215	3,147	10,654	14.6	203.509	156.857	17.172	377.538	53.90%	119,968	64,668	49,843	5,457
RSL LCHO Total	11	127	513	11.5	6.092	11.051	0.115	17.258	35.30%	135,890	47,969	87,016	906
Other Suppliers Rent Total	48	768	2,709	16.0	31.198	62.024	3.524	96.746	32.25%	125,971	40,622	80,760	4,589
Other Suppliers Owner Occupation	2	46	212	23.0	0.632	5.925	0.000	6.557	9.64%	142,543	13,739	128,804	0
Improvement & Repair	1	187	778	187.0	0.956	1.011	0.000	1.967	48.60%	10,519	5,112	5,406	0
<b>Sub - Total</b>	<b>277</b>	<b>4,275</b>	<b>14,866</b>	<b>15.4</b>	<b>242.387</b>	<b>236.868</b>	<b>20.811</b>	<b>500.066</b>	<b>48.47%</b>	<b>116,975</b>	<b>56,699</b>	<b>55,408</b>	<b>4,868</b>
OMSE	1,456	1,456	5,824	1.0	58.773	109.150	0.000	167.923	35.00%	115,332	40,366	74,966	0
HOSF - MTR & MTSE	81	81	243	1.0	3.110	1.333	0.000	4.443	70.00%	54,852	38,395	16,457	0
<b>Total</b>	<b>1,814</b>	<b>5,812</b>	<b>20,933</b>	<b>3.2</b>	<b>304.270</b>	<b>347.351</b>	<b>20.811</b>	<b>672.432</b>	<b>45.25%</b>	<b>115,697</b>	<b>52,352</b>	<b>59,764</b>	<b>3,581</b>

[Link to Chart 1 - 2015-16 Scheme Costs/Grant Rates](#) or [Back to contents page](#)

\*excludes Council House Building (CHB), National Housing Trust (NHT) and Local Affordable Rent Housing Trust

<sup>1</sup> The [Open Market Shared Equity Scheme](#) helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government.

## Table 8 – Historic Trends (Grant per Unit)

The following table illustrates the average cost per unit to build a new home over the past 5 years and also the average grant input by the Scottish Government, calculated at tender approval stage.

	2011-12		2012-13		2013-14		2014-15		2015-16	
	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)	Average Cost per Unit	Average AHSP Grant per Unit (%)
<b>RSL Social Rent Only</b>	£112,057	37.56%	£109,976	41.15%	£114,098	48.54%	£119,939	51.50%	£119,968	53.90%
<b>All Grants</b>	£117,678	37.74%	£95,426	39.50%	£109,445	41.72%	£114,890	44.01%	£115,697	45.25%

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](#)

## 9. Grant Recipients

The following table shows the RSLs and councils in receipt of grant during 2015-16. It excludes Home Owners' Support Fund (HOSF) and Open Market Shared Equity (OMSE) where recipients are individuals.

### Tables 9(a) and (b) –

#### (a) Registered Social Landlords (RSLs) and (b) councils in receipt of grant<sup>2</sup>:

Client Name	£m
Aberdeenshire Housing Partnership	0.818
Albyn Housing Society Ltd	2.544
Almond Housing Association Ltd	0.731
Angus Housing Association Ltd	2.448
Ardenglen Housing Association Ltd	0.327
Argyll Community Housing Association Ltd	3.024
Ark Housing Association Ltd	0.005
Atrium Homes	0.040
Ayrshire Housing	1.569
Barrhead Housing Association Ltd	0.745
Bield Housing & Care	1.097
Blairtummock Housing Association Ltd	0.012
Blochairn Housing Association Ltd	0.006
Buidheann Tigheadas Loch Aillse Eilein Sgitheanaich Ltd	0.282

<sup>2</sup> Excluding Adaptations, Glasgow Housing Association (GHA) Demolitions and GHA Owner Occupiers

<b>Client Name</b>	<b>£m</b>
Cadder Housing Association Ltd	0.036
Cairn Housing Association Ltd	0.877
Caledonia Housing Association Ltd	4.070
Calvay Housing Association Ltd	0.127
Cassiltoun Housing Association Ltd	0.089
Castle Rock Edinvar Housing Association Ltd	13.111
Castlehill Housing Association Ltd	1.641
Cathcart & District Housing Association Ltd	0.080
Cernach Housing Association Ltd	0.036
Charing Cross Housing Association Ltd	0.085
Cloch Housing Association Ltd	0.013
Clyde Valley Housing Association Ltd	15.289
Clydebank Housing Association Ltd	0.405
Copperworks Housing Co-operative Ltd	0.065
Craigdale Housing Association Ltd	0.016
Cube Housing Association Ltd	4.464
Cunninghame Housing Association Ltd	2.984
Drumchapel Housing Co-operative Ltd	0.115
Dumfries & Galloway Housing Partnership	4.921
Dunbritton Housing Association Ltd	2.236
Dunedin Canmore Housing Ltd	0.561
East Lothian Housing Association Ltd	0.512
Easthall Park Housing Co-operative Ltd	0.030
Eildon Housing Association Ltd	2.831
Elderpark Housing Association Ltd	1.052
Fairfield Housing Co-operative Ltd	1.610
Forth Housing Association Ltd	1.087
Fyne Homes	0.509
Gardeen Housing Association Ltd	0.034
Glasgow Housing Association Ltd, The	9.886
Glasgow West Housing Association Ltd	0.446
Glen Oaks Housing Association Ltd	2.058
Govan Housing Association Ltd	3.190
Govanhill Housing Association Ltd	6.206
Hanover (Scotland) Housing Association Ltd	4.787
Hawthorn Housing Co-operative Ltd	0.183
Hebridean Housing Partnership Ltd	1.754
Hillcrest Housing Association Ltd	8.599
Hillhead Housing Association 2000	0.541
Hjaltland Housing Association Ltd	2.638
Home In Scotland Ltd	8.045
Horizon Housing Association Ltd	0.005
Kendoon Housing Association Ltd	0.018
Key Housing Association Ltd	0.015

<b>Client Name</b>	<b>£m</b>
Kingdom Housing Association Ltd	3.948
Kingsridge Cleddans Housing Association Ltd	0.043
Langstane Housing Association Ltd	0.830
Link Group Ltd	18.237
Linthouse Housing Association Ltd	1.596
Lochaber Housing Association Ltd	1.309
Lochfield Park Housing Association Ltd	0.311
Loreburn Housing Association Ltd	2.330
Loretto Housing Association Ltd	4.825
Manor Estates Housing Association Ltd	0.425
Maryhill Housing Association Ltd	1.793
Melville Housing Association Ltd	0.582
Milnbank Housing Association Ltd	0.390
Molendinar Park Housing Association	0.031
Moray Housing Partnership Ltd	0.207
New Gorbals Housing Association Ltd	0.800
North Glasgow Housing Association Ltd	0.554
North View Housing Association Ltd	0.055
Oak Tree Housing Association Ltd	1.511
Ochil View Housing Association Ltd	0.060
Ore Valley Housing Association Ltd	0.183
Orkney Housing Association Ltd	4.596
Parkhead Housing Association Ltd	3.521
Partick Housing Association Ltd	2.183
Pineview Housing Association Ltd	0.043
Port of Leith Housing Association Ltd	0.130
Prospect Community Housing	0.016
Provanhall Housing Association Ltd	0.045
Queens Cross Housing Association Ltd	4.227
Reidvale Housing Association	0.048
River Clyde Homes Ltd	1.060
Rosehill Housing Co-operative Ltd	0.369
Ruchazie Housing Association Ltd	0.008
Rural Stirling Housing Association Ltd	1.159
Sanctuary Scotland Housing Association Ltd	16.428
Scottish Borders Housing Association Ltd	3.155
Scottish Veterans Housing Association Ltd	0.002
Shettleston Housing Association Ltd	0.805
Southside Housing Association Ltd	6.945
Spire View Housing Association Ltd	0.052
Margaret Blackwood Housing Association Ltd	0.133
Thenue Housing Association Ltd	2.321
Thistle Housing Association Ltd	2.974
Tollcross Housing Association Ltd	3.058

<b>Client Name</b>	<b>£m</b>
Trust Housing Association Ltd	0.063
Viewpoint Housing Association Ltd	0.064
Wellhouse Housing Association Ltd	0.046
Weslo Housing Management	0.286
West Granton Housing Co-operative Ltd	0.009
West Highland Housing Association Ltd	1.620
West of Scotland Housing Association Ltd	1.182
Whiteinch & Scotstoun Housing Association Ltd	0.343
Williamsburgh Housing Association Ltd	0.100
Yoker Housing Association Ltd	0.133
Yorkhill Housing Association Ltd	0.015
<b>Total</b>	<b>218.063</b>

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

<b>Council</b>	<b>(£m)</b>
Aberdeen (City of)	0.878
Aberdeenshire	1.365
Angus	1.297
Clackmannanshire	0.645
East Ayrshire	1.732
East Dunbartonshire	0.434
East Lothian	3.235
East Renfrewshire	0.490
Edinburgh (City of)	1.288
Falkirk	2.315
Fife	11.622
Highland	12.596
Midlothian	2.324
Moray	2.473
North Ayrshire	1.613
North Lanarkshire	1.832
Orkney	0.527
Perth & Kinross	4.666
South Ayrshire	0.829
South Lanarkshire	3.108
Stirling	1.495
West Dunbartonshire	0.200
West Lothian	9.616
<b>Total</b>	<b>66.580</b>

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**Table 10 – Other Grant Recipients**

The following tables show Mid Market Rent recipients during 2015-16:

<b>Client Name</b>	<b>£m</b>
Aberdeenshire Housing Partnership	1.211
Albyn Housing Society Ltd	0.180
Castle Rock Edinvar Housing Association Ltd	1.263
Castlehill Housing Association Ltd	0.130
Clyde Valley Housing Association Ltd	1.733
Cube Housing Association Ltd	1.561
Dumfries & Galloway Housing Partnership	0.028
Dunedin Canmore Housing Association Ltd	0.844
Glasgow Housing Association Ltd	0.496
Grampian Housing Association Ltd	0.493
Hillcrest Housing Association Ltd	2.405
Home In Scotland Ltd	0.206
Kingdom Housing Association Ltd	0.930
Kingdom Initiatives	0.154
Link Group Ltd	1.703
Manor Estates Housing Association Ltd	0.301
New Gorbals Housing Association Ltd	1.689
Partick Housing Association Ltd	0.713
Port Of Leith Housing Association Ltd	0.989
Places for People Scotland Ltd	5.691
Sanctuary (Scotland) Housing Association Ltd	1.066
Southside Housing Association Ltd	0.733
<b>Total</b>	<b>24.519</b>

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## 10. Forms and Location of Housing

**Table 11 - Forms of Housing Funded by AHSP in 2015-16**

Form	Approvals	Site Starts	Completions
New Build	5557	5308	4418
Off the Shelf	1687	1686	1643
Rehab	701	688	457
<b>Total</b>	<b>7945</b>	<b>7682</b>	<b>6518</b>

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**Table 12 – AHSP Completions by location for 2015-16<sup>3</sup>**

Local Programmes		
Cities	SIMD Areas	534
	Other	809
Urban	SIMD Areas	134
	Other	2,204
<b>Total Cities/Urban</b>		<b>3,681</b>
Rural	Other	954
<b>Total Rural</b>		<b>954</b>
<b>Total Local Programmes</b>		<b>4,635</b>
<b>Total Central Programmes</b>		<b>1,883</b>
<b>2015-16 Unit Completion Programme Totals</b>		<b>6,518</b>

Local Programmes		
Spend by Rural/ Urban	2015-16	
	Spend (£m)	Percentage
Cities/Urban	252.814	79%
Rural	66.588	21%
<b>Total Local Programmes</b>	<b>319.402</b>	

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<sup>3</sup> Please note, this is the existing terminology used in the current reporting system. In general, large urban areas are classified as “cities”, other urban areas and towns as “urban”, and accessible and remote rural as “rural”.

## 11. Particular Needs

**Table 13 - Housing for older people and disabled people**

<b>Category</b>	<b>2015-16</b>
Older People	199
Disabled People	*234
<b>Total</b>	<b>433</b>

\*includes housing for older disabled people

- The table shows that 433 homes which were *purpose built* for older people or disabled people including 124 known to be specifically designed for wheelchair users. 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 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.
- Grant subsidy arrangements for flexibility in awarding above benchmark grant subsidies can be applied to housing projects delivering specialist housing, helping disabled people with more complex needs live independently in their own homes and older people to stay in their own homes for longer.

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## 12. 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 tables show the percentage of RSL (rent & LCHO) new build, council house new build and mid market rent new build completions meeting standards during 2015-16 -

**Table 14(a) – Housing for Varying Needs (HfVN)**

% of units meeting Housing for Varying Needs (HfVN)	94%
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**Table 14(b) – Secured by Design (SBD)**

% of units to Secured by Design (SBD) accreditation standard	95%
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- A high proportion (75%) of the RSL (rent & LCHO) new build, council house new build and mid market rent new build completions are built on brownfield sites.

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## 13. 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 2015-16 a total of 2,063 out of 5,365 approvals for RSL/CHB/MMR new build units included the greener homes standard.

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## 14. Outturn over the target period 2011-12 to 2015-16

The outturn expenditure and unit tables below detail the Scottish Government's five-year outturn against the target to deliver 30,000 affordable homes, backed with investment of over £1.7 billion.

**Table 15**  
**AHSP Planned Programme, Resource Planning Assumptions (RPA) and out-turn spend by Local Authority Area**

Local Authority Area	Planned Programme 2011-12	Outturn spend 2011-12	Planned 3-year RPA Programme 2012-13 to 2014-15	Total Outturn spend RPA Programme 2012-13 to 2014-15	Planned RPA Programme 2015-16	Outturn spend 2015-16	Total Planned RPA programme 2011-12 to 2015-16	Total RPA expenditure 2011-12 to 2015-16
	(£m)	(£m)	(£m)	(£m)	(£m)	(£m)	(£m)	(£m)
Aberdeen City	4.217	4.226	12.080	15.903	6.176	4.805	22.473	24.934
Aberdeenshire	2.232	2.199	18.630	15.223	9.432	5.276	30.294	22.698
Angus	1.197	1.400	10.171	10.492	3.254	3.920	14.622	15.812
Argyll & Bute	11.064	11.680	25.335	21.323	7.246	6.569	43.645	39.572
Clackmannanshire	1.366	1.312	4.851	4.599	2.199	2.531	8.416	8.442
Dumfries & Galloway	6.134	7.753	18.043	17.758	7.473	7.279	31.650	32.790
Dundee City	5.433	5.759	15.549	12.196	6.333	6.766	27.315	24.721
East Ayrshire	3.454	3.456	10.075	10.874	4.779	2.676	18.308	17.006
East Dunbartonshire	3.791	4.057	13.900	15.560	3.584	4.081	21.275	23.698
East Lothian	0.684	0.825	13.014	12.556	4.376	6.146	18.074	19.527
East Renfrewshire	1.623	1.739	6.176	3.817	2.409	4.032	10.208	9.588
Edinburgh City	29.610	29.610	87.728	86.883	31.663	31.663	149.001	148.156
Falkirk	0.799	1.111	13.160	16.464	4.153	4.142	18.112	21.717
Fife	10.746	11.692	22.290	22.845	11.243	15.016	44.279	49.553
Glasgow City	68.100	68.100	189.254	185.362	72.837	72.837	330.191	326.299
Glasgow Housing Association (GHA)	24.043	24.043	28.327	51.105	15.000	8.303	67.370	83.451
Highland	18.415	19.015	34.566	33.528	16.642	18.054	69.623	70.597
Inverclyde	12.507	10.384	13.895	12.580	5.272	4.947	31.674	27.911
Midlothian	2.476	3.498	9.509	9.677	3.046	3.776	15.031	16.951
Moray	2.770	3.060	9.457	10.499	5.071	5.377	17.298	18.936
North Ayrshire	3.142	3.855	14.542	15.832	5.246	3.693	22.930	23.380
North Lanarkshire	10.878	12.111	38.090	37.396	15.119	14.745	64.087	64.252
Orkney Islands	3.518	3.465	7.858	7.636	3.338	5.123	14.714	16.224
Perth & Kinross	1.662	1.744	15.638	12.998	7.951	9.534	25.251	24.276
Renfrewshire	7.884	8.593	24.390	18.488	7.872	8.799	40.146	35.880
Scottish Borders	2.739	2.768	7.919	9.016	4.548	5.987	15.206	17.771
Shetland Islands	0.922	0.985	5.828	6.324	1.981	2.638	8.731	9.947
South Ayrshire	3.171	3.585	9.351	6.663	4.275	6.077	16.797	16.325
South Lanarkshire	9.180	11.564	23.803	24.414	10.168	14.341	43.151	50.319
Stirling	0.349	0.767	10.177	10.876	3.515	3.742	14.041	15.385
West Dunbartonshire	6.329	6.458	10.757	12.049	5.505	5.735	22.591	24.242
West Lothian	2.960	3.765	13.841	13.837	5.923	10.348	22.724	27.950
Western Isles	3.430	3.601	5.047	5.310	2.372	1.754	10.849	10.665
Council House Building	24.520	49.253						49.253
<b>Total</b>	<b>291.345</b>	<b>327.433</b>	<b>743.251</b>	<b>750.083</b>	<b>300.001</b>	<b>310.712</b>	<b>1310.077</b>	<b>1388.228</b>

### Total Outturn expenditure - 5-year Programme - RPAs and central programme

2011-12	2012-13 to 2014-15	2015-16	5-year total
352.471	977.270	386.741	1716.482

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**Table 16**  
**AHSP Unit approvals by Local Authority Area from 2011-12 to 2015-16**

Local Authority Area	2011-12	2012-13	2013-14	2014-15	2015-16	5-year Total
Aberdeen (City of)	113	75	168	296	183	<b>835</b>
Aberdeenshire	71	123	188	182	215	<b>779</b>
Angus	140	27	75	72	119	<b>433</b>
Argyll & Bute	142	59	163	59	37	<b>460</b>
Clackmannanshire	27	88	67	60	59	<b>301</b>
Dumfries & Galloway	186	152	151	59	74	<b>622</b>
Dundee (City of)	147	135	66	184	54	<b>586</b>
East Ayrshire	71	28	175	24	11	<b>309</b>
East Dunbartonshire	164	53	115	50	136	<b>518</b>
East Lothian	204	154	164	168	278	<b>968</b>
East Renfrewshire	59	10	31	36	56	<b>192</b>
Edinburgh (City of)	1,264	778	1,031	1,124	1,212	<b>5,409</b>
Falkirk	232	62	238	70	249	<b>851</b>
Fife	223	310	472	209	867	<b>2,081</b>
Glasgow (City of)	1,024	1,279	827	797	1,238	<b>5,165</b>
Glasgow Housing Association (GHA)	185	0	398	335	183	<b>1,101</b>
Highland	313	304	496	324	462	<b>1,899</b>
Inverclyde	15	44	83	71	64	<b>277</b>
Midlothian	139	65	128	186	231	<b>749</b>
Moray	35	94	22	170	70	<b>391</b>
North Ayrshire	204	48	162	85	84	<b>583</b>
North Lanarkshire	258	127	312	146	319	<b>1,162</b>
Orkney	67	9	41	104	50	<b>271</b>
Perth & Kinross	138	104	170	209	340	<b>961</b>
Renfrewshire	166	28	184	145	17	<b>540</b>
Shetland	66	1	39	26	21	<b>153</b>
South Ayrshire	95	32	26	190	56	<b>399</b>
South Lanarkshire	270	93	238	246	236	<b>1,083</b>
Stirling	103	238	175	67	120	<b>703</b>
The Scottish Borders	92	87	321	50	102	<b>652</b>
West Dunbartonshire	88	57	102	126	82	<b>455</b>
West Lothian	241	311	227	426	680	<b>1,885</b>
Western Isles	10	15	61	1	40	<b>127</b>
<b>2015-16 Unit Approval Programme Totals</b>	<b>6,552</b>	<b>4,990</b>	<b>7,116</b>	<b>6,297</b>	<b>7,945</b>	<b>32,900</b>

\*Other suppliers rent can include Mid Market Rent (MMR), Rural Homes for Rent (RHfR) and Local Affordable Rent Housing Trust (LAR) \*\* Home ownership can include New Supply Shared Equity (NSSE), Shared Ownership (LCHO), Partnership Support for Regeneration (PSR) and Improvement and Repair Grants (I&R)

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**Table 17**  
**AHSP Site starts by Local Authority Area from 2011-12 to 2015-16**

Local Authority Area	2011-12	2012-13	2013-14	2014-15	2015-16	5-year Total
Aberdeen (City of)	36	108	107	100	87	438
Aberdeenshire	46	119	67	193	102	527
Angus	60	83	65	99	78	385
Argyll & Bute	73	130	96	89	76	464
Clackmannanshire	32	27	107	96	29	291
Dumfries & Galloway	34	132	187	216	48	617
Dundee (City of)	25	151	48	195	51	470
East Ayrshire	56	28	156	44	11	295
East Dunbartonshire	77	129	125	65	72	468
East Lothian	71	286	149	129	277	912
East Renfrewshire	6	42	27	11	92	178
Edinburgh (City of)	629	768	1,068	1,207	1,101	4,773
Falkirk	124	160	191	117	249	841
Fife	152	324	306	471	866	2,119
Glasgow (City of)	1,214	1,534	573	893	1,214	5,428
Glasgow Housing Association (GHA)	290	271	398	216	315	1,490
Highland	235	237	517	359	372	1,720
Inverclyde	155	4	3	90	102	354
Midlothian	64	130	128	178	192	692
Moray	5	57	89	145	57	353
North Ayrshire	22	202	157	78	28	487
North Lanarkshire	37	136	207	181	341	902
Orkney	46	56	32	98	65	297
Perth & Kinross	92	172	124	255	308	951
Renfrewshire	9	161	198	130	32	530
Shetland	4	84	41	26	23	178
South Ayrshire	44	63	39	90	130	366
South Lanarkshire	141	134	120	280	334	1,009
Stirling	26	126	175	113	170	610
The Scottish Borders	39	81	103	109	130	462
West Dunbartonshire	12	54	117	94	94	371
West Lothian	374	480	209	258	602	1,923
Western Isles	49	15	40	16	34	154
<b>2015-16 Unit Starts Programme Totals</b>	<b>4,279</b>	<b>6,484</b>	<b>5,969</b>	<b>6,641</b>	<b>7,682</b>	<b>31,055</b>

\*Other suppliers rent can include Mid Market Rent (MMR), Rural Homes for Rent (RHfR) and Local Affordable Rent Housing Trust (LAR) \*\* Home ownership can include New Supply Shared Equity (NSSE), Shared Ownership (LCHO), Partnership Support for Regeneration (PSR) and Improvement and Repair Grants (I&R)

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**Table 18**  
**AHSP Unit Completions by Local Authority Area 2011-12 to 2015-16**  
 Meeting the 5 year, 30,000 affordable homes completions target

Local Authority Area	*2011-12	2012-13	2013-14	2014-15	2015-16	5-year Total
Aberdeen (City of)	189	146	231	47	165	<b>778</b>
Aberdeenshire	145	148	86	18	163	<b>560</b>
Angus	75	43	165	105	67	<b>455</b>
Argyll & Bute	78	100	159	151	50	<b>538</b>
Clackmannanshire Council	4	71	31	86	50	<b>242</b>
Dumfries & Galloway	103	96	137	463	134	<b>933</b>
Dundee (City of)	122	21	117	108	68	<b>436</b>
East Ayrshire	149	55	16	92	96	<b>408</b>
East Dunbartonshire	36	154	151	201	25	<b>567</b>
East Lothian	105	214	197	162	154	<b>832</b>
East Renfrewshire	21	129	19	11	66	<b>246</b>
Edinburgh (City of)	671	810	1,149	985	955	<b>4,570</b>
Falkirk	177	152	78	261	249	<b>917</b>
Fife	215	361	223	267	391	<b>1,457</b>
Glasgow (City of)	1,227	912	1,173	1,430	815	<b>5,557</b>
Glasgow Housing Association (GHA)	370	47	215	446	398	<b>1,476</b>
Highland	382	329	372	392	433	<b>1,908</b>
Inverclyde	384	175	129	9	97	<b>794</b>
Midlothian	158	374	174	114	153	<b>973</b>
Moray	150	113	78	42	98	<b>481</b>
North Ayrshire	126	120	117	252	41	<b>656</b>
North Lanarkshire	254	201	284	267	219	<b>1,225</b>
Orkney	114	196	7	117	61	<b>495</b>
Perth & Kinross	186	136	153	194	325	<b>994</b>
Renfrewshire	292	195	221	78	149	<b>935</b>
Shetland	58	17	31	67	26	<b>199</b>
South Ayrshire	174	21	95	14	65	<b>369</b>
South Lanarkshire	335	268	312	121	160	<b>1,196</b>
Stirling	120	45	149	175	166	<b>655</b>
The Scottish Borders	7	117	71	74	157	<b>426</b>
West Dunbartonshire	229	28	54	105	99	<b>515</b>
West Lothian	135	195	583	206	376	<b>1,495</b>
Western Isles	91	20	35	9	47	<b>202</b>
<b>2015-16 Unit Completions Programme Totals</b>	<b>6,882</b>	<b>6,009</b>	<b>7,012</b>	<b>7,069</b>	<b>6,518</b>	<b>33,490</b>

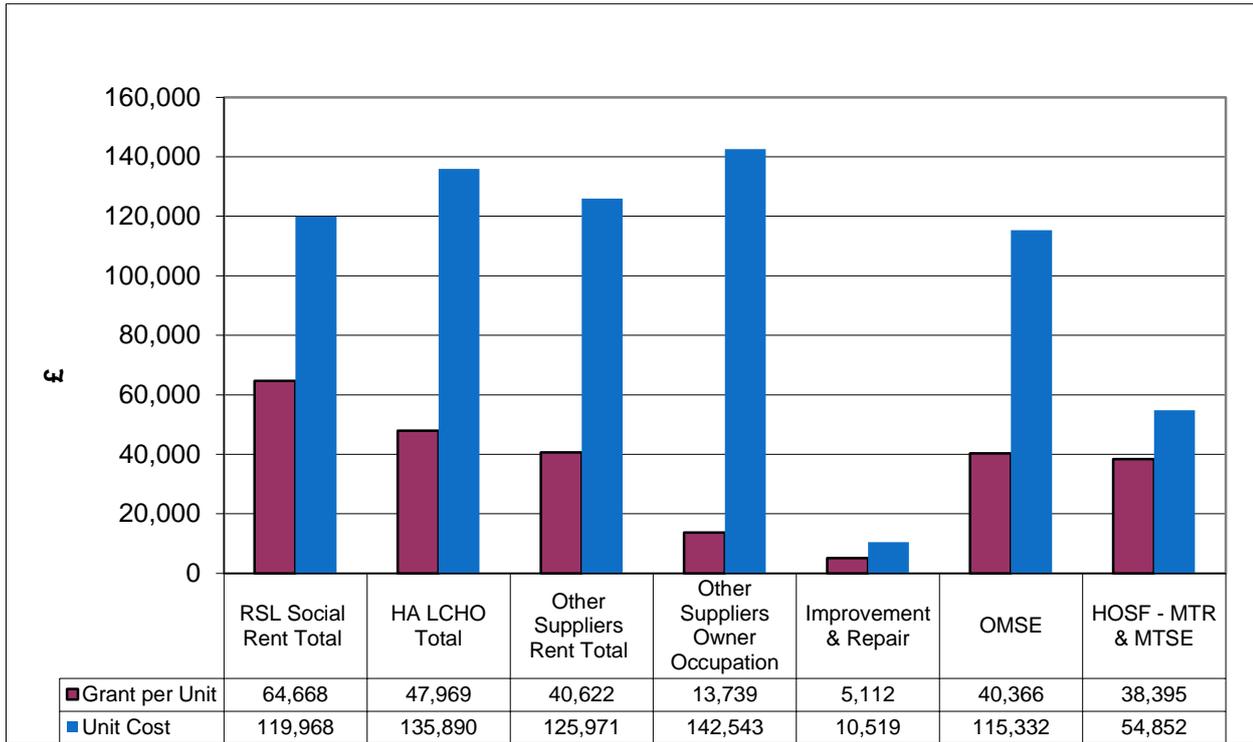
\*20 units previously shown within Glasgow (City of) instead of Aberdeen (City of). No change to overall total.

\*\*Other suppliers rent can include Mid Market Rent (MMR), Rural Homes for Rent (RHfR) and Local Affordable Rent Housing Trust (LAR) \*\*\* Home ownership can include New Supply Shared Equity (NSSE), Shared Ownership (LCHO), Partnership Support for Regeneration (PSR) and Improvement and Repair Grants (I&R)

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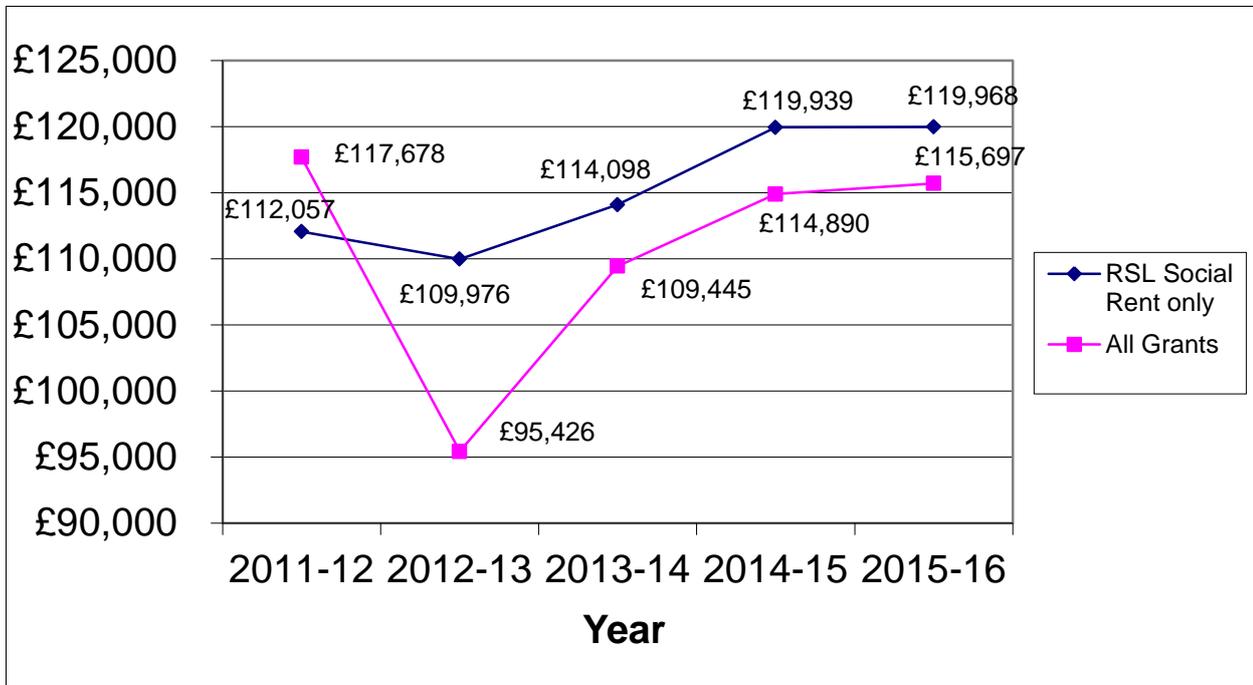
### 15. Affordable Housing Supply Programme (AHSP): Charts

Chart 1 – Scheme Costs/Grant Rates (Source Table 7)



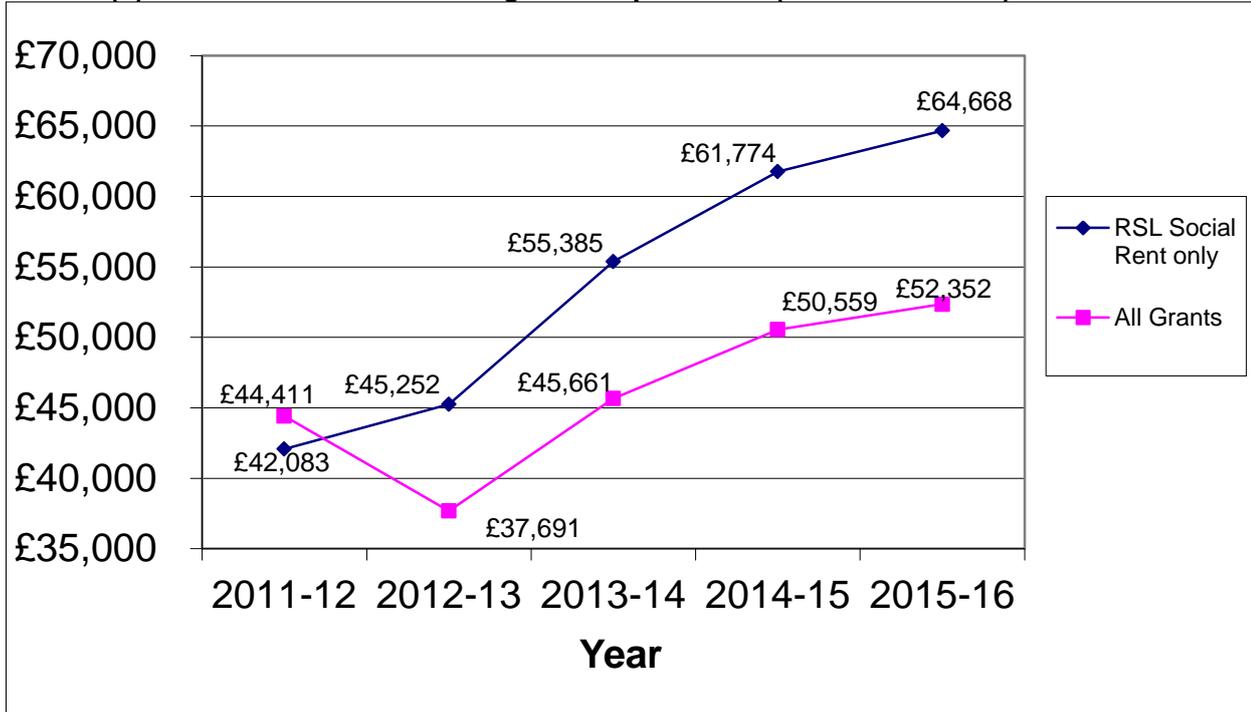
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Chart 2(a) – Historic Trends - Average Cost per Unit (Source: Table 8)



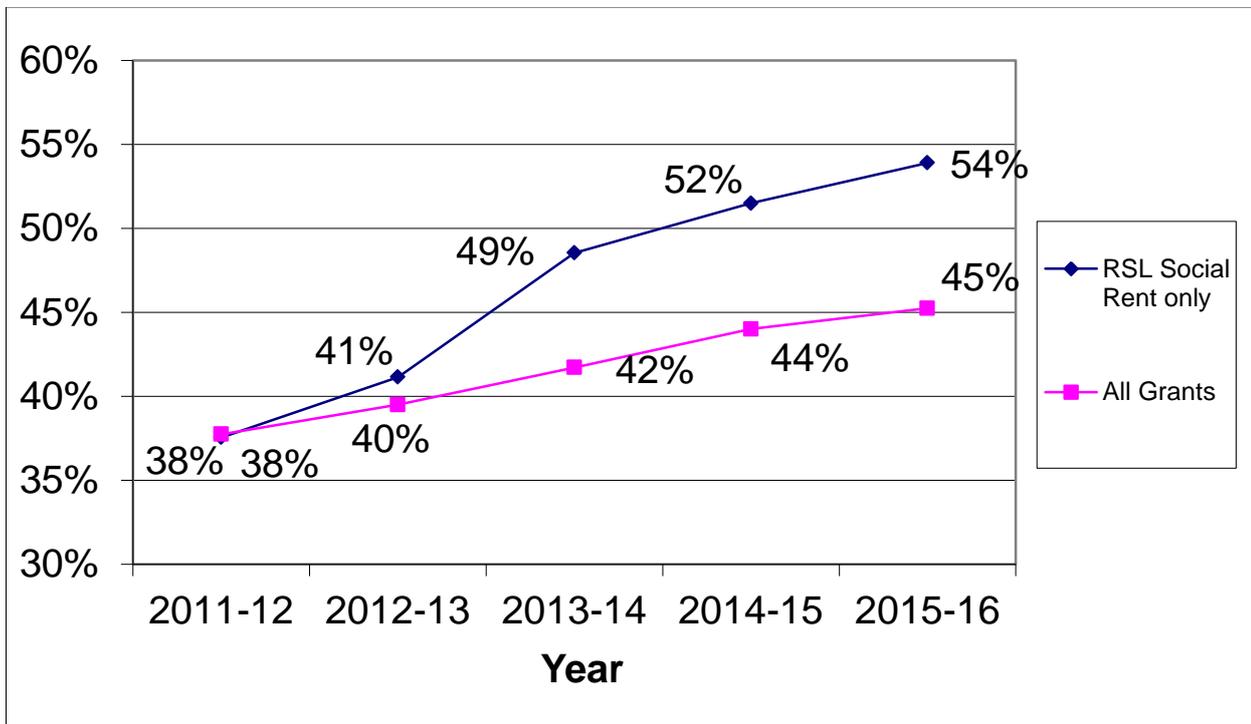
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**Chart 2(b) – Historic Trends - Average Grant per unit £ (Source: Table 8)**



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**Chart 2(c) – Historic Trends - Average Grant per unit % (Source: Table 8)**



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## 16. 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 2015-16 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.

The following provides a summary for 2015-16

- **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 their subsidiaries for Mid Market Rent or low-cost home ownership. RSLs are registered with and regulated by the Scottish Housing Regulator (SHR).

- **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.

- **Council House Build**

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

- **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) 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 **Open Market Shared Equity** scheme helps eligible buyers on low to moderate incomes to buy a home that is for sale on the open market where it is sensible and sustainable for them and it is administered through agents on behalf of the Scottish Government. 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.

- [Innovative Financing](#)

Local Affordable Rented Housing Trust (LAR) – a Scottish charity set up to provide long-term, mid-market rented housing in Scotland

National Housing Trust (NHT) – 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

- The [Town Centre Housing Fund](#) saw £2.75 million awarded to six projects in December 2013. Its aim was to help bring empty town centre properties back into use for affordable housing.

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## 17. 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 12](#)

Completions - units which have reached practical completion stage of the on site development process. [Back to Table 5](#)

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

LAR – Local Affordable Rent Housing Trust

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 12](#)

MTR – Mortgage to Rent

MTSE – Mortgage to Shared Equity

NB – New Build housing

NHT – National Housing Trust

NSSE – New Supply Shared Equity

OMSE – Open Market Shared Equity

Own/Occ – Owner Occupier

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

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

REPG – Rural Empty Properties Grant

RH – Rehabilitation of poor quality housing

RHOGS – Rural Home Ownership Grants.

RPA – Resource Planning Assumptions

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 4](#)

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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## 18. CONTACTS

The AHSP in 2015-2016 was administered through More Homes 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 More Homes Division mailbox is [MoreHomes@gov.scot](mailto:MoreHomes@gov.scot)

Current and historic information is also available in the [More Homes Affordable Housing Supply Programme webpage](#)

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