

High Level Summary of Statistics

Housing and Regeneration

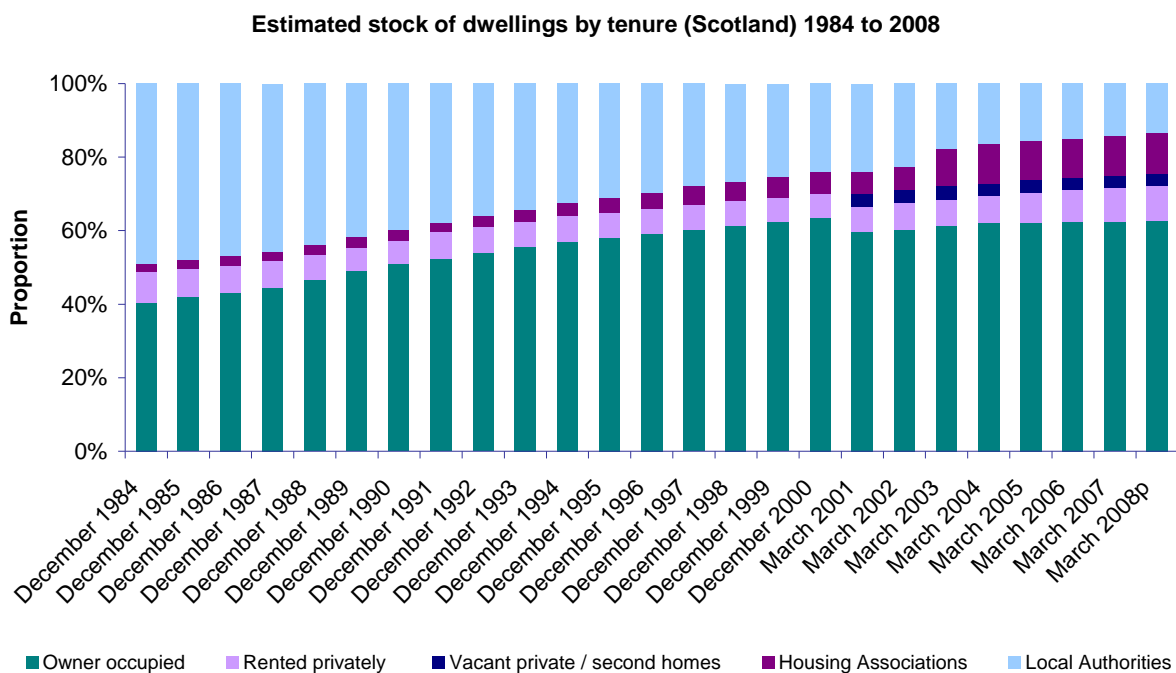
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Housing market

Tenure

Updated February 2009

The last quarter of a century has seen a significant change in housing tenure. In 1981, less than 40% of dwelling stock was owner occupied. By 1997, this had risen to over 60% and has continued upwards over the last ten years. Although there has been a similar pattern of change across much of Europe, the change has been particularly dramatic in Scotland.



From 2001 privately owned vacant dwellings are shown separately. The number of vacant dwellings is not known prior to March 2001 and so these are included within owner occupied and rented privately. A version of this table which apportions vacant private dwellings between private renting and owner occupation is available upon request.

Source: Scottish Government Communities Analytical Services (Housing Statistics)

Mirroring changes in cultural attitudes toward home ownership, two structural factors have contributed to this shift: the introduction of the right to buy for public authority tenants in 1979 coupled with the decline of public authority new build, and the increased contribution of private sector building. In recent years, there has been some indication that the rising trend in relation to owner-occupation may be levelling out to some extent, while the private rented sector has shown consistent signs of growth since 2001 from about 7% to nearly 10% in 2007.

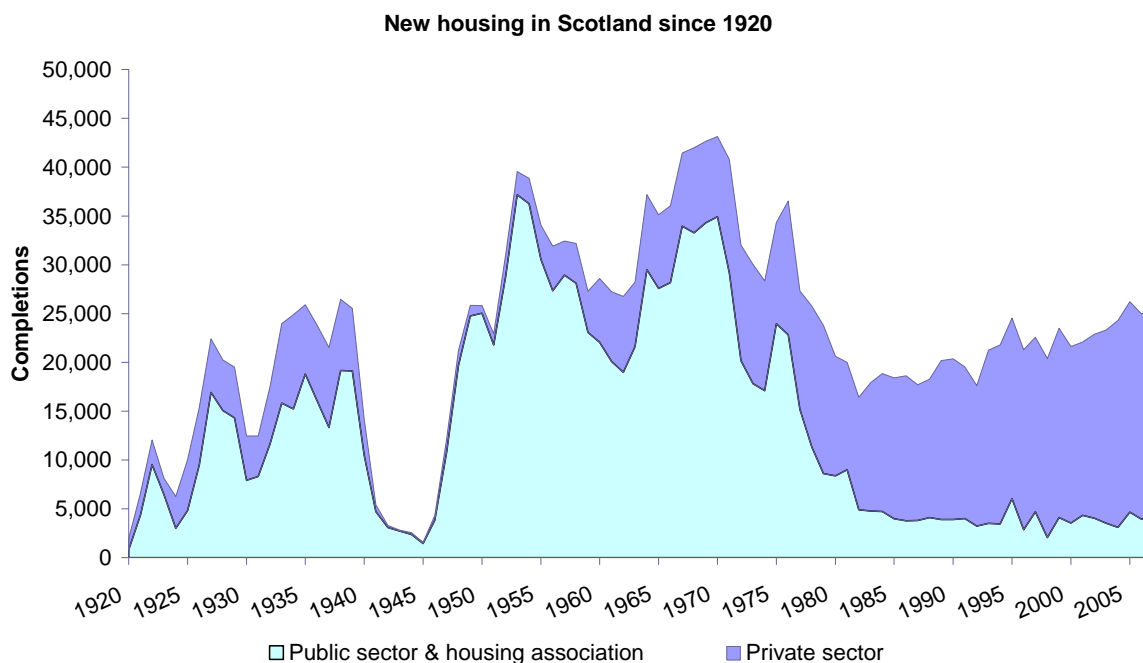
More information can be obtained from the [Housing Statistics for Scotland](#) on-line information resource.

New housing supply

Updated: Feb 2009

Historic trends in new build showed peaks in the early 1950s and late 1960s resulting primarily from programmes of post-war reconstruction and slum clearances. From a high point of about 41,000-43,000 completions a year, mainly in the public sector, the level of new build fell during the early 80s to under 20,000 completions per year. Since then, there has been an overall upward trend to just under 25,000 completions per year during the past few years, predominantly due to private sector new build which currently represents over 80% of all completions. The remainder of new build is mainly by housing associations.

Over the last few years new build starts have been running at about 27,000 per year, although a reduction has been seen in recent quarters making predictions of future housing supply less certain.

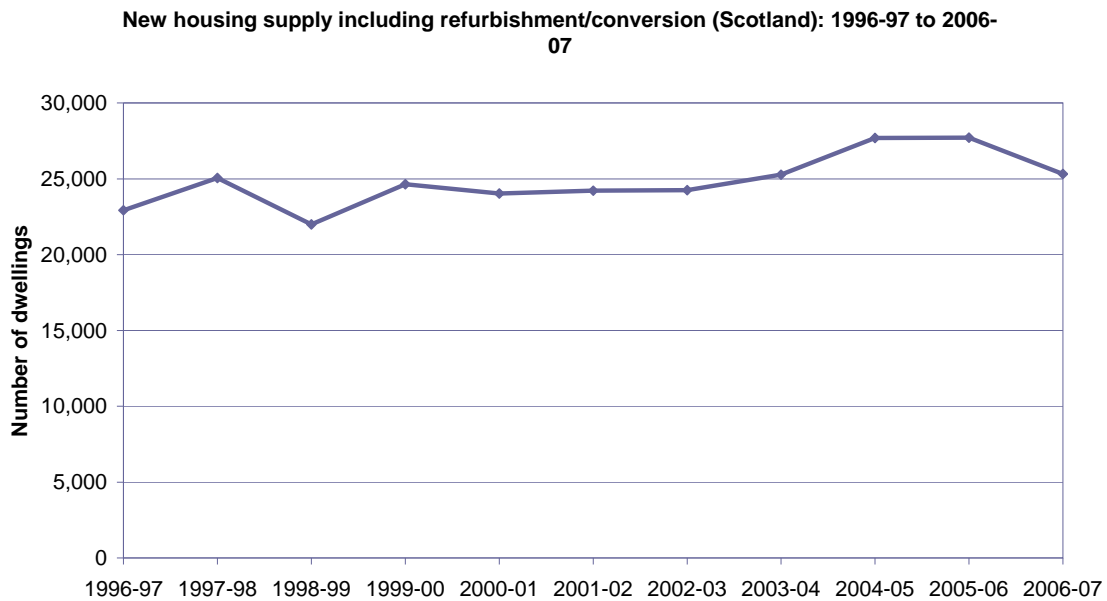


Source: Scottish Government Communities Analytical Services (Housing Statistics)

However, the demand for home ownership has put severe pressure on the housing system in many areas, driving up house price inflation and restricting opportunities for sizeable sectors of the population. Increasing the supply of housing to respond to housing need and aspiration, and improving the responsiveness of the housing market more generally, is the most effective way of improving affordability in the medium to long term. The Scottish government's discussion document [Firm foundations](#), highlights this commitment to increasing the capacity of the housing market to meet demand across all tenures. Total supply of new housing from public and private new building, rehabilitation and conversion to housing use is a Scottish

HOUSING and REGENERATION
Housing market

government National Indicator reflecting the importance of a sufficient supply of housing to support the government's purpose.



Source: Scottish Government Communities Analytical Services (Housing Statistics)

More information can be obtained from the [Housing Statistics for Scotland](http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild) on-line information resource.

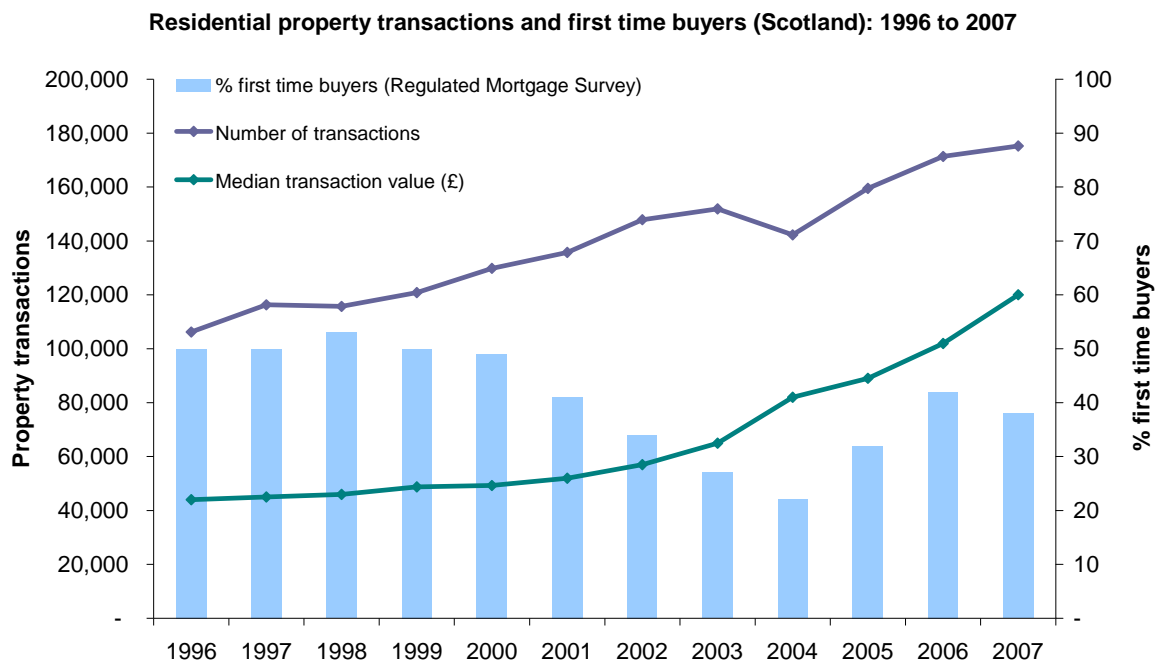
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuild>

House prices

Updated: May 2008

Although not as acute as elsewhere in the UK, Scotland has experienced a marked upswing in average house prices since 2000. While Scotland is one of the most affordable regions in the UK in terms of house price to earnings ratios, there are still major problems of affordability in some areas, particularly for potential first-time buyers who may find the costs of owner-occupation prohibitive. The increase in real price is most pronounced in Edinburgh. However, all parts of Scotland, including rural areas, have experienced real price growth well above earnings growth, with national average house price to income ratios rising by 23% between 2002 and 2006.

More recently, there has been some indication that the market may be easing off somewhat (Table 592, [Department for Communities and Local Government live tables on housing market](#)), and the proportion of first time buyers is beginning to pick up from a low point in 2004, in part due to mortgage products becoming increasingly accessible and financially attractive in recent years.



Source: Scottish Government Communities Analytical Services (Housing Statistics)

However, while house price **growth** has now begun to moderate, the relatively high **level** of house prices means that households now face greater obstacles in fulfilling aspirations toward home ownership. Recent changes in the mortgage lending market in response to fears of a debt crisis have also resulted in a reduction of the more attractive mortgage deals, and the most recent figures for 2007 do show a slight drop in the proportion of first time buyers. As affordability in the market sector has worsened, pressure has increased on an already stretched social housing sector.

More information can be obtained from the [Housing Statistics for Scotland](http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo) on-line information resource.

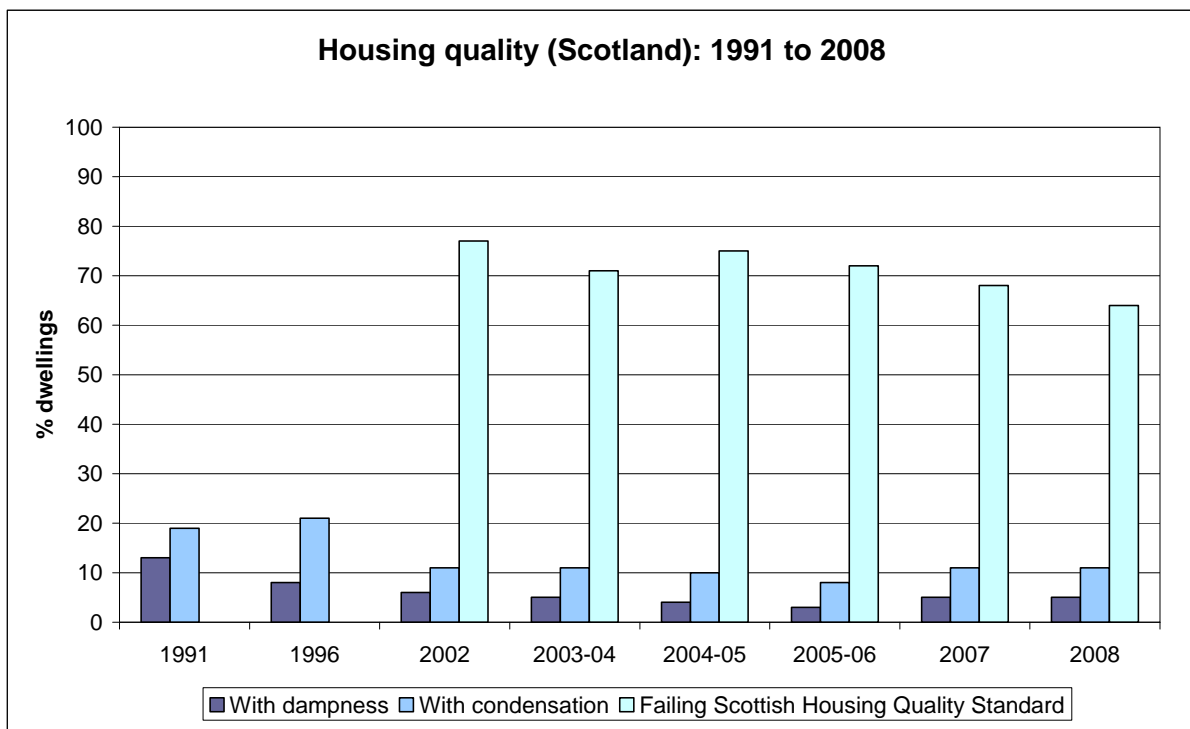
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>

Quality

Dampness, condensation and the Scottish Housing Quality Standard

Updated: January 2010

While successive Scottish House Condition Surveys show that the proportion of dwellings with condensation or dampness, or failing the SHQS, has fallen, the most recent figures for 2008 show that 61% of social housing and 66% of private sector housing falls short of the SHQS (The SHQS figures for 2003/04 to 2007 were revised in February 2009). Nearly half (48%) of dwellings have some urgent disrepair.



Source: Scottish House Condition Survey

Web link

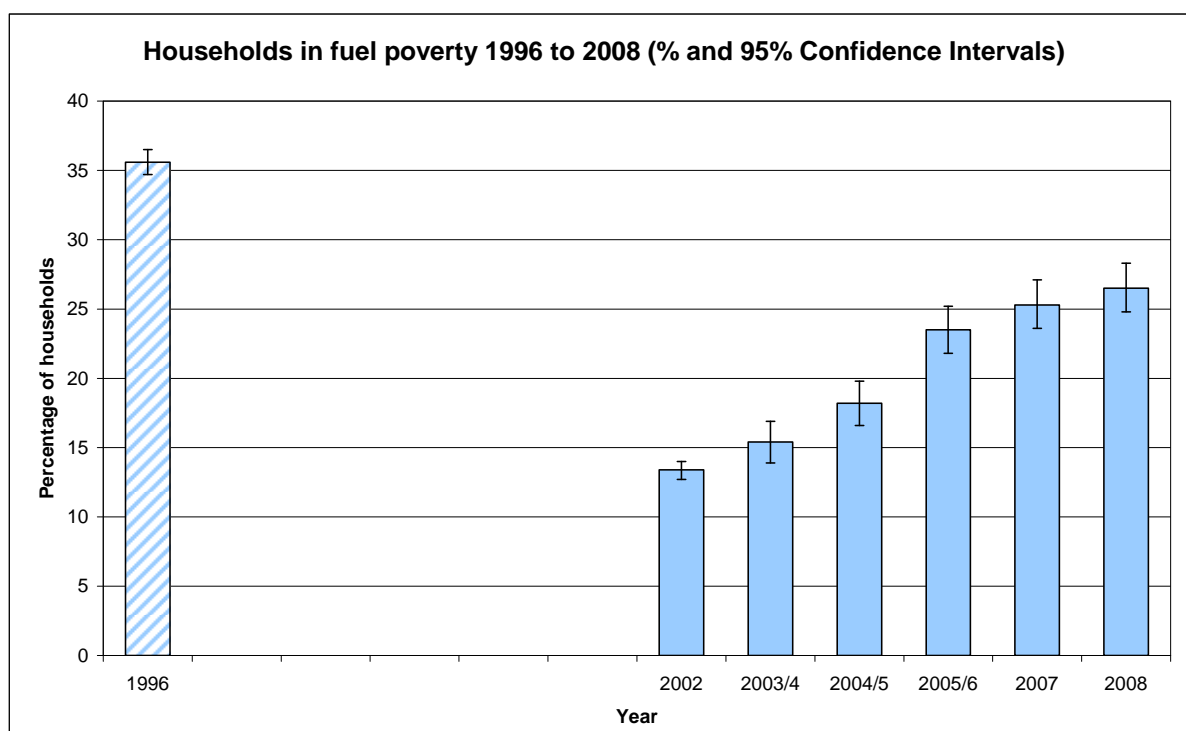
[Scottish House Condition Survey](http://www.scotland.gov.uk/topics/statistics/shcs)

<http://www.scotland.gov.uk/topics/statistics/shcs>

Fuel poverty

Updated: January 2010

Central heating is an important factor in reducing the incidence of condensation, resulting in improved comfort for occupants, as well as contributing to enhanced energy efficiency of the dwelling. Between 1991 and 2008, the percentage of dwellings with full central heating has risen from 62% to 95%. Fuel poverty fell sharply between 1996 and 2002, mainly due to increased income and falling fuel prices. However, fuel poverty has been rising in more recent years, largely because current increases in fuel prices are only being partially offset by rising incomes and energy efficiency increases.



Source: Scottish House Condition Survey

Note: The definition of fuel poverty changed in 2002, and figures for 1996 are therefore not comparable with later years.

Web link

[Scottish House Condition Survey](http://www.shcs.gov.uk/)

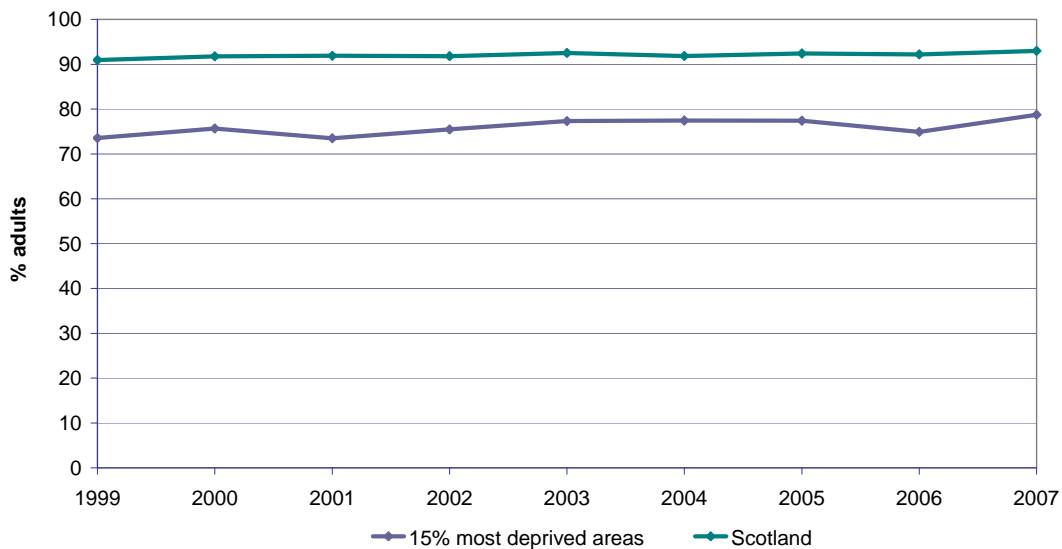
<http://www.shcs.gov.uk/>

Perceptions of neighbourhood

Updated: June 2008

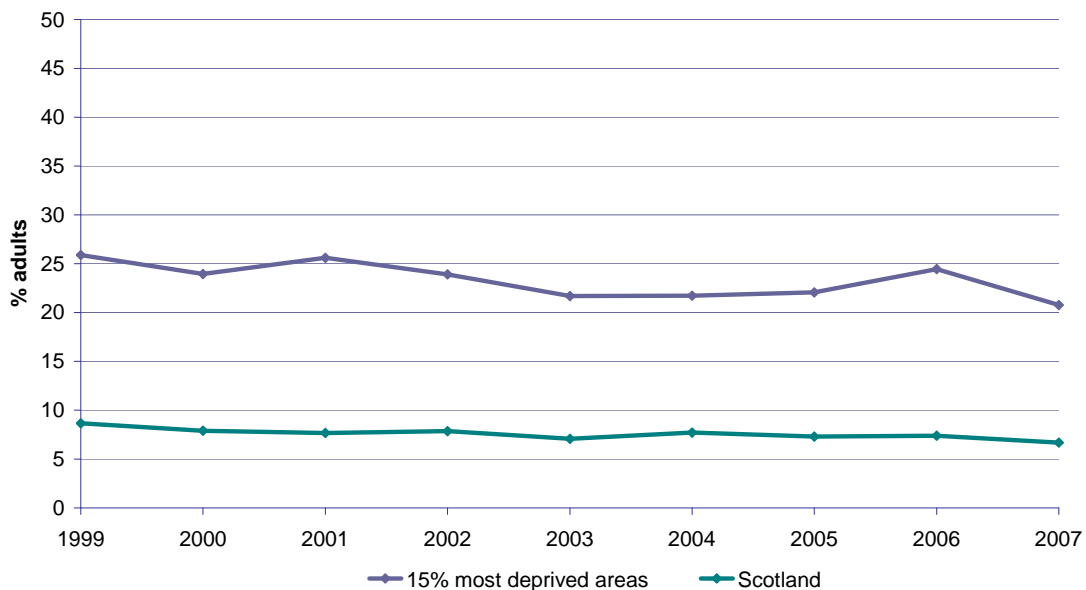
Improving housing is not just about increasing supply, but also about a wider investment in building attractive and sustainable communities, and enhancing the opportunities and quality of life for those who live in them. This focus is reflected in the Scottish government National Indicator on the proportion of adults who rate their neighbourhood as a good place to live. In 2007, 93% of adults rated their neighbourhood as a fairly or very good place to live, and there has been very little variation between 1999 and 2007.

Perception of neighbourhood as fairly/very good place to live (Scotland): 1999-2007

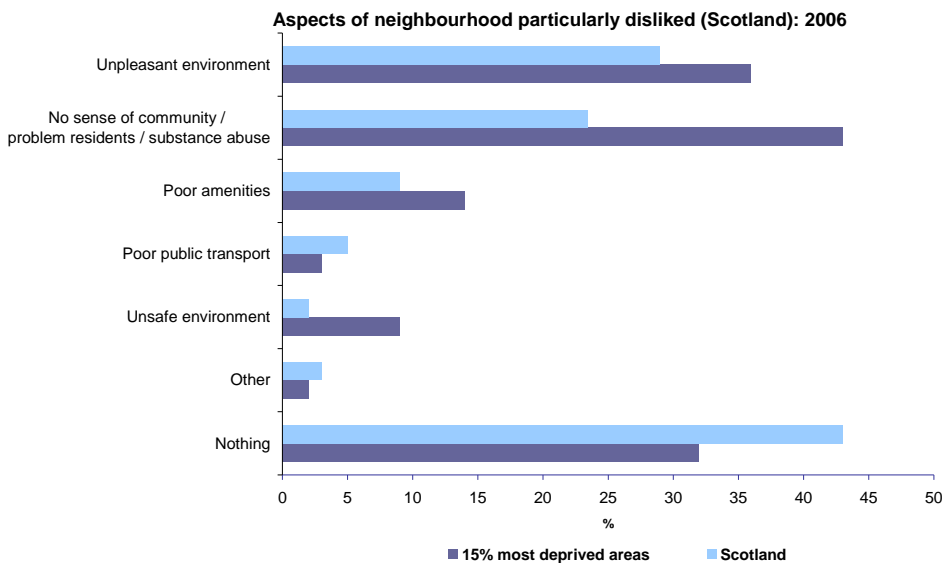
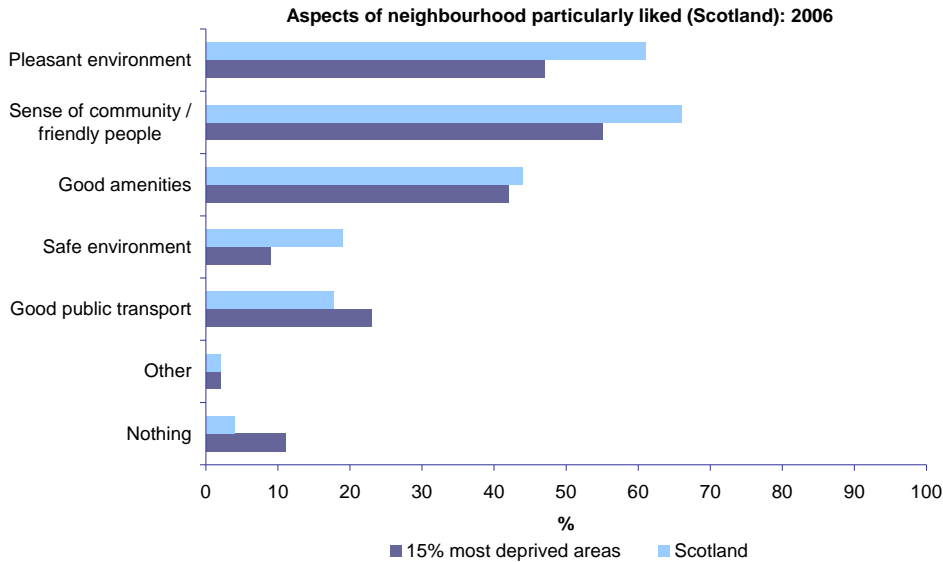


Delivering these improved outcomes is especially challenging in Scotland's most deprived areas – those ranked in the most deprived 15% identified in the Scottish Index of Multiple Deprivation. There is some indication that perceptions of neighbourhood may be becoming somewhat less negative over time for these areas.

Perception of neighbourhood as fairly/very poor place to live (Scotland): 1999-2007



However, while the most deprived areas are similar to the rest of Scotland in terms of what residents like about them, there are marked differences in terms of what they dislike, with much greater dissatisfaction with quality of life issues such as the unpleasant or unsafe environments, problem residents and lack of sense of community.



Source: Scottish Household Survey

Web Link

[Scottish Household Survey](http://www.scotland.gov.uk/Topics/Statistics/16002)

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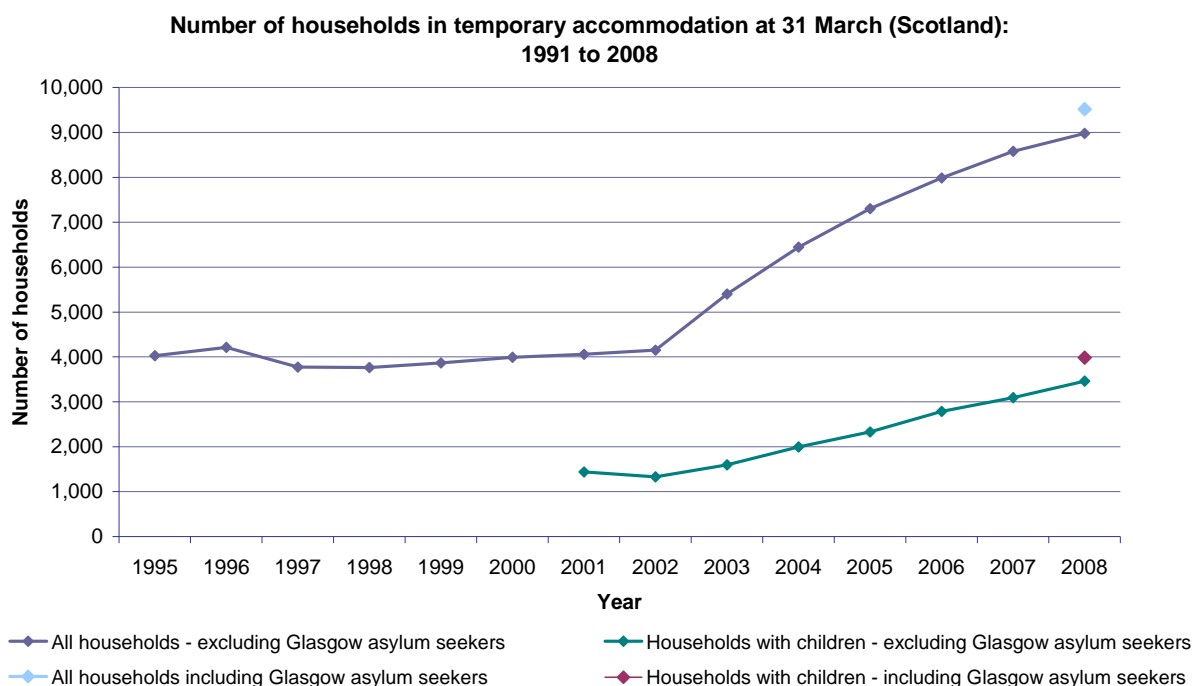
Homelessness

Applications, assessments and households in temporary accommodation

Updated: September 2008

In recent years, the observed increases in levels of applications have primarily been due to the increase in the numbers of single-person households applying, together with a more modest increase in applications from single parents. Legislative change is likely to have been an important driver of this increase as single applicants have benefited most from the changes. However, some of the increase may also reflect wider social change with increasing proportions of young people living independently as well as an increase in the rate of household dissolution following breakdown of relationships. The reduction in applications since 2005-06 is also mainly due to a reduction in applications by single person households.

Of the 56,609 applications in 2007-08 40,299 were assessed as homeless or potentially homeless, 32,111 were assessed as priority and 1,677 had yet to be assessed at the time of the analysis. Those with a priority assessment represent 79.7% of those assessed as homeless. This is a 3% increase over 2006-07 which in turn was a 1.2 percentage points increase over 2005-06.



Source: Scottish Government Communities Analytical Services (Housing Statistics)

Up to March 2005 the summary information on households in temporary accommodation separately identified households with children from households without children. From June 2005 those households without children where a household member was pregnant have been grouped with households with children. This change will have led to a minor break in comparability in the time series.

In early 2008 Glasgow council accepted around 646 asylum seekers as homeless applicants. This reflects the review undertaken by the Home Office of failed asylum seeker cases which had previously been given leave to remain. A number of these households have now had positive decisions, chosen to stay in Glasgow and have made homeless applications. In March 2008, 542 of these households were in temporary accommodation, and of these, 522 were households with dependent children or a household member pregnant. Inclusion of these households in numbers in temporary accommodation on 31 March 2008 overstates the underlying rate of increase in numbers in temporary accommodation when compared with March 2007.

At 31 March 2008 there were 9,518 households in temporary accommodation, having been placed there under the Homeless Persons legislation, of whom 3,986 (42%) were households with children.

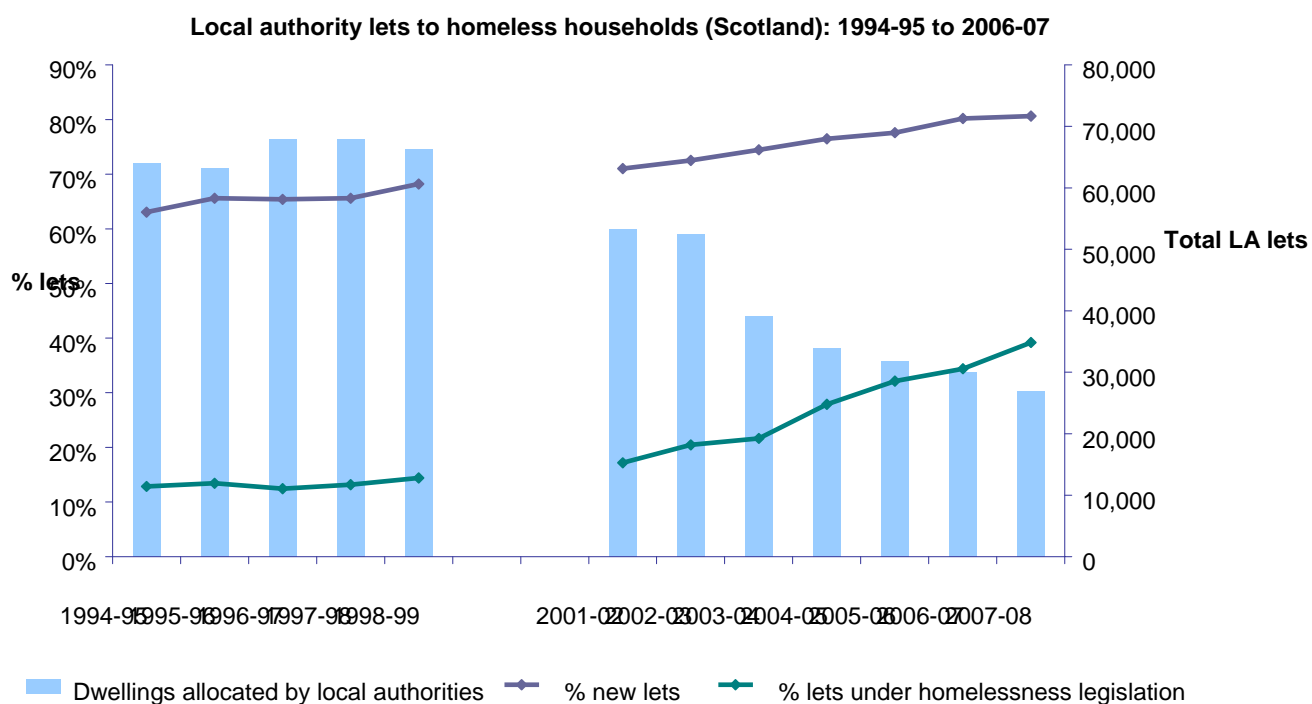
The number of households in temporary accommodation has increased in each year from March 2002. This increase has been driven both by the increase in applications and by the new duties placed on councils since September 2002. Although the numbers continue to rise, the longer term data indicate that, after adjusting for the discontinuity in the Glasgow data, there is a continuing gradual reduction in the underlying rate of increase from a 30% increase between March 2002 and March 2003 reducing to an adjusted underlying 4.7% increase between March 2007 and March 2008.

More information can be found in the [Operation of the homeless persons legislation in Scotland](#) publication section of the Housing Statistics website.
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/PubHomeless>

Lets to homeless households

Updated Feb 2009

The proportion of lets to homeless households is a key indicator in measuring local authorities' capacity to respond to the 2012 commitment to remove the priority need test in homelessness legislation. While the number of local authority lets overall have been falling over the past couple of years, the proportion of lets to homeless have increased, with the latest figures confirming the observed upward trend: in 2007-08, 39% of all local authority lettings were to homeless households, compared to 17% for 2001-02.



Source: Scottish Government Communities Analytical Services (Housing Statistics)
 Note: Figures do not include councils with complete stock transfers.

More information can be obtained from the [Housing Statistics for Scotland](http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo) on-line information resource.
<http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfo>