Accredited Official Statistics

Housing Statistics for Scotland, Quarterly Update: New Housebuilding and Affordable Housing Supply to end March 2025

Key Points

New housebuilding by sector

- There were 19,288 homes built (completed) and 15,053 new builds started in 2024-25. Completions (-746; -4%) and starts (-1,906; -11%) were lower than the previous financial year.
- The private sector built 14,798 homes and started 11,902 new builds in 2024-25. Completions (+65; +0.4%) were similar to the previous financial year and starts (-1,551; -11.5%) were lower than the previous financial year.
- The social sector built 4,490 homes and started building 3,151 homes in 2024-25. Completions (-811; -15%) and starts (-355, -10%) were lower than the previous financial year.
- Looking at financial years to end March and excluding 2020-21 (where Covid-19 impacted housebuilding), private sector completions were similar to the previous financial year and starts the lowest since the 2012-13 financial year. In the social sector, completions were the lowest since 2016-17 and starts were the lowest since 2012-13.

Affordable Housing Supply Programme

- In the financial year 2024-25, there were 4,775 approvals, 5,424 starts, and 7,444 completions of affordable homes funded by the Scottish Governments Affordable Housing Supply Programme. This includes affordable homes for social rent, affordable rent, and affordable home ownership. They also include off the shelf purchases and rehabilitations as well as new builds.
- There were decreases in affordable housing supply approvals (-2,167, -31%), starts (-1,471, -21%), and completions (-2,071, -22%) in 2024-25 compared with the previous financial year.
- Affordable housing supply approvals were 63% lower than the most recent peak in approvals of 12,880 in 2019-20, starts were 55% lower than the recent peak of 12,039 in 2019-20 and completions were 29% lower than the recent peak of 10,466 in 2022-23.
- These statistics are used to inform progress against Scottish Government affordable housing delivery target to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in rural and island communities. By 2024-25, 28,537 affordable homes have been completed towards the target. These completions consist of 21,937 (77%) homes for social rent, 4,087 (14%) for affordable rent, and 2,513 (9%) for affordable home ownership.

Introduction

This statistical publication presents the latest figures for the year ending March 2025 (2024-25 financial year) on new housebuilding and the Affordable Housing Supply Programme. Rates of house building per population are published on a quarterly basis, which are presented by all sector, private sector, as well as the social sector (local authority and housing association). Comparisons to other UK countries are made when data are available. The latest quarterly data and comparisons to the corresponding quarter the year before is presented.

Timeseries for quarterly and annual data, along with local authority breakdowns, are contained in the supporting Excel tables.

An accredited official statistics publication for Scotland

These statistics are accredited official statistics**.** The Office for Statistics Regulation has independently reviewed and accredited these statistics as complying with the standards of trustworthiness, quality, and value in the Code of Practice for Statistics.

These statistics are official statistics. Official statistics are statistics that are produced by crown bodies, those acting on behalf of crown bodies, or those specified in statutory orders, as defined in the Statistics and Registration Service Act 2007.

Scottish Government statistics are regulated by the Office for Statistics Regulation (OSR). OSR sets the standards of trustworthiness, quality and value in the Code of Practice for Statistics that all producers of official statistics should adhere to.

More information about Scottish Government statistics is available on the Scottish Government website.

All-sector new housebuilding

Chart 1: All Sector new housebuilding starts and completions, 2003-04 to 2024-25

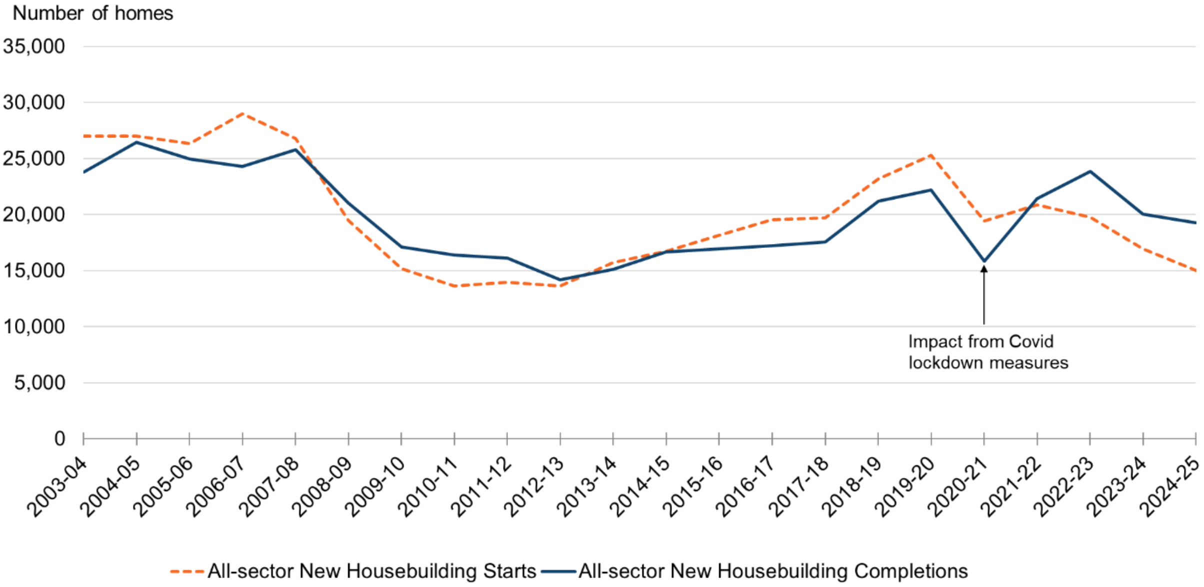


Chart 1 shows the annual number of all sector starts and completions from 2003-04 to 2024-25. During this period starts decreased from 2006-07 until they gradually started increasing after 2010-11, until a peak in 2019-20. Completions decreased from 2007-08 and generally started to increase from 2013-14, until 2019-20. Starts and completions in 2020-21 were affected by Covid-19 restrictions. After 2020-21 completions and starts increased and then started to decrease from 2022-23.

In total there were 19,288 newbuild homes completed, and 15,053 new build homes started in 2024-25. This includes social sector led and private sector led new build completions and starts.

New build house completions and starts decreased between 2023-24 and 2024-25, as Chart 1 indicates. New housebuilding completions and starts decreased by 4% (-746 homes) and 11% (-1,906 homes) respectively.

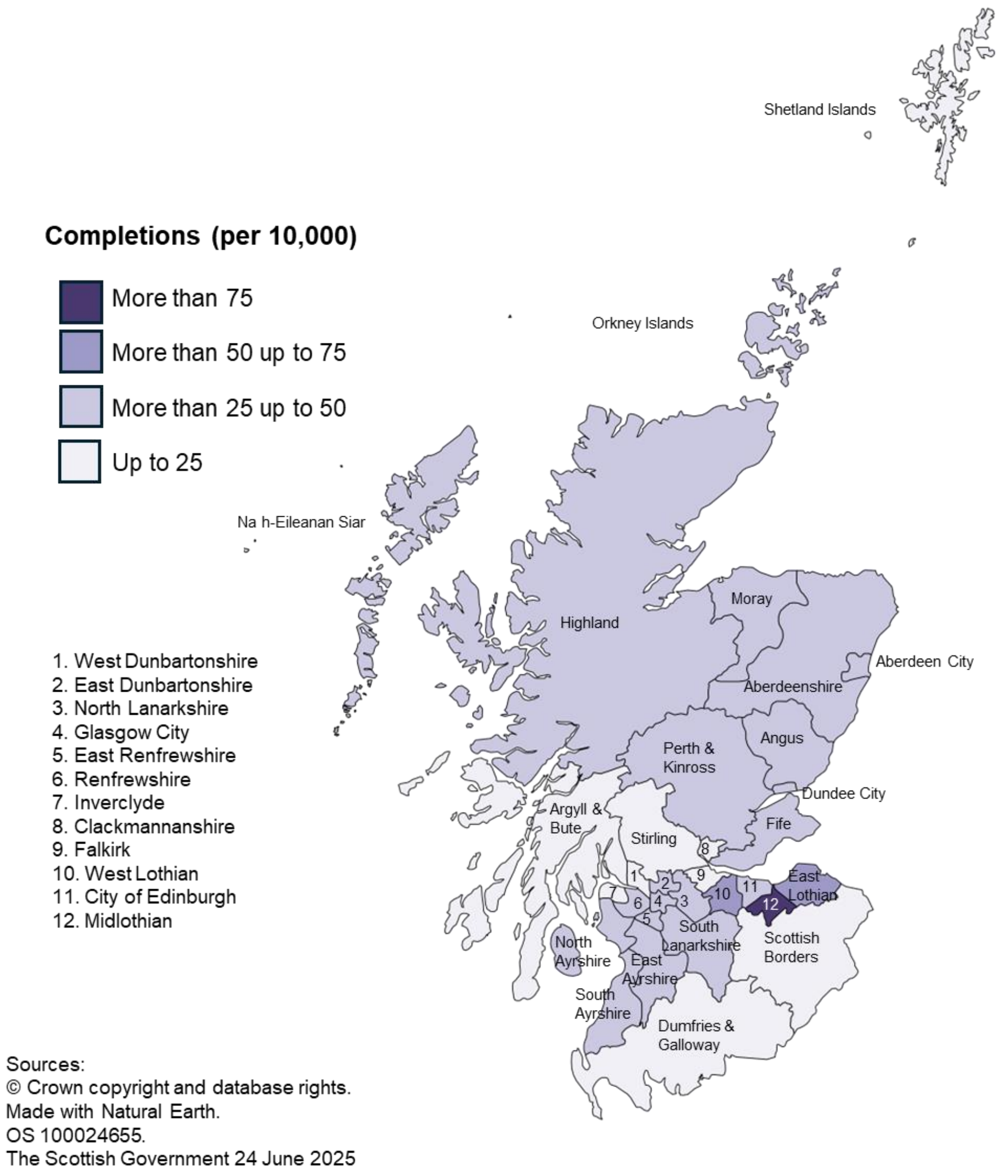
Excluding 2020-21 where Covid-19 impacted housebuilding, new build completions were the lowest since 2017-18. Starts were at the lowest point since 2012-13.

Map A shows that in 2024-25, the highest new build rate was in Midlothian which had a rate of more than 75 homes completed per 10,000 population.

The lowest rates were observed in Argyll and Bute, Clackmannanshire, Dumfries and Galloway, Falkirk, Inverclyde, Scottish Borders, Shetland Islands, Stirling and West Dunbartonshire which each had rates of 25 homes or fewer per 10,000 population.

Note that all-sector completion rates calculations contain some estimated figures for East Dunbartonshire, South Ayrshire, Na h-Eileanan Siar, and Stirling. Further details are in the [Data and Methodology section](#).

Map A: New build housing – All Sector completions: rates per 10,000 population, in 2024-25



The latest quarterly data and comparison to the corresponding quarter in the previous financial year are shown in the 'Quarterly Comparisons' section. Timeseries data along with local authority breakdowns are contained in the **supporting Excel tables**.

Private sector led new housebuilding

The private sector is the biggest contributor to overall house building, accounting for just over three quarters (76.7%) of all homes completed in 2024-25. Some of the homes the private sector builds will be built for social rent and subsequently reported in the affordable housing supply programme figures.

In 2024-25, there were 14,798 private sector led house building completions and 11,902 starts, as Chart 2 indicates. Private sector led new build completions have increased by 0.4% (65 homes), whilst starts have decreased by 11.5% (- 1,551 homes) in 2024-25 compared with the previous financial year.

Chart 2: Private sector new housebuilding starts and completions, 2003-04 to 2024-25

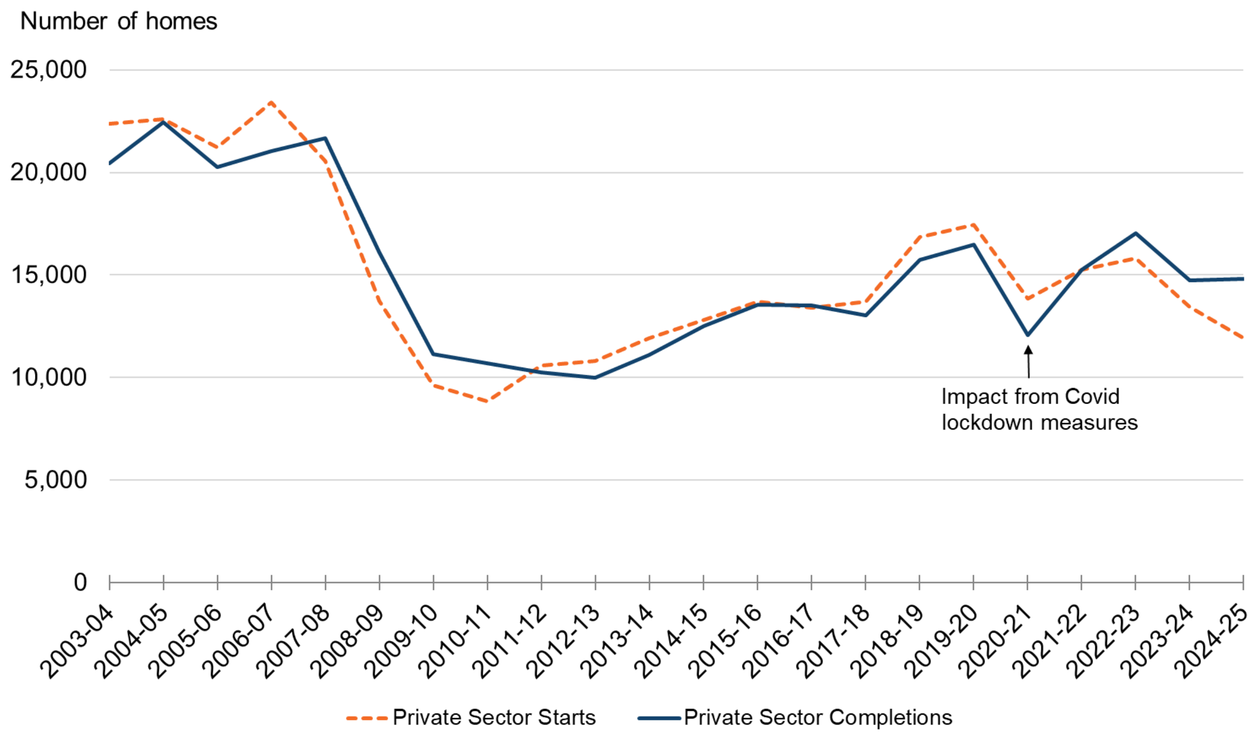
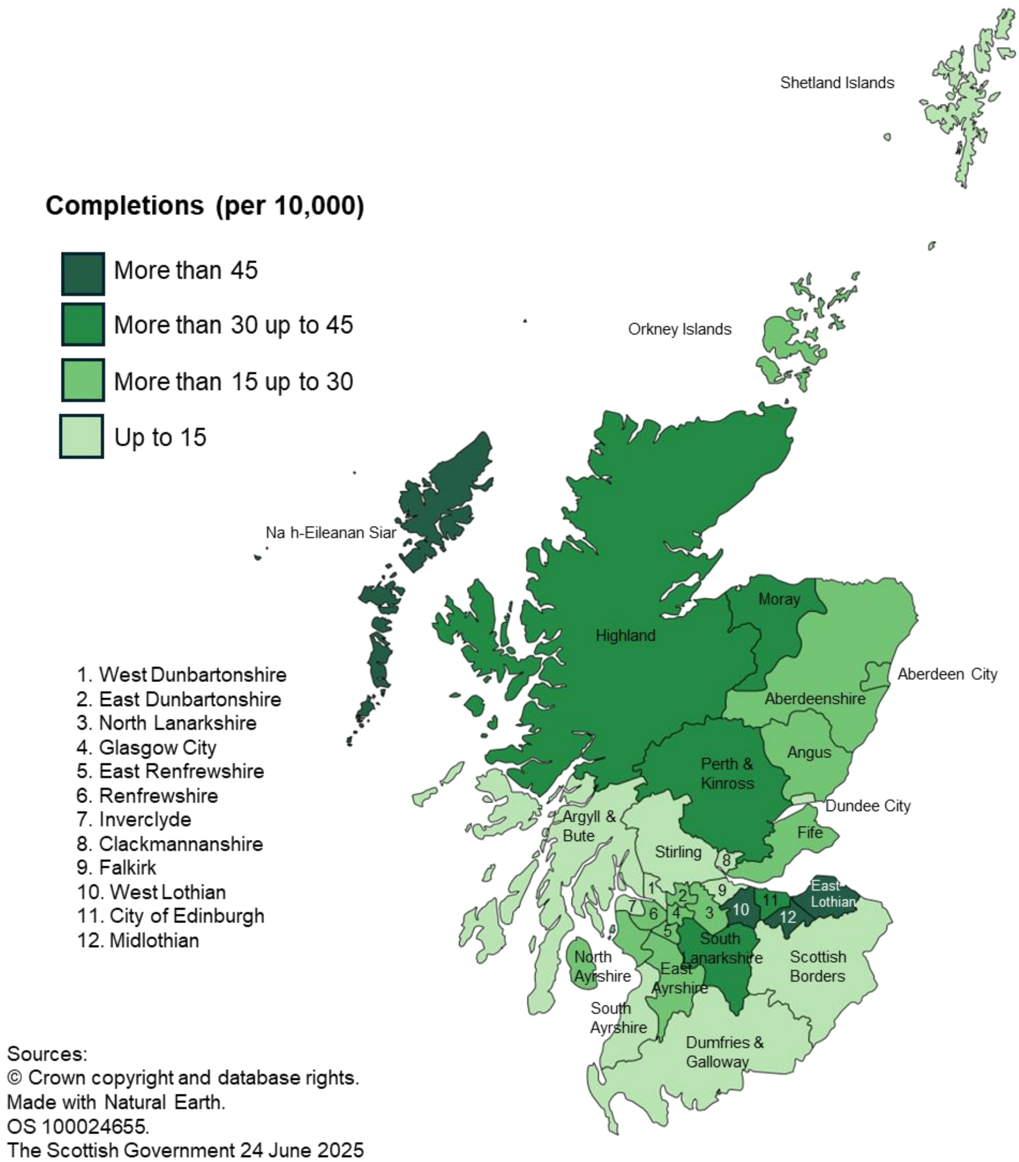


Chart 2 shows the annual number of private sector led house building starts and completions from 2003-04 to 2024-25 (ending in March). New build completions were similar to the previous financial year, whilst starts were at the lowest point since the 2012-13 financial year.

Map B illustrates that East Lothian, Midlothian, Na h-Eileanan Siar and West Lothian are local authorities with the highest private sector led completion rates in 2024-25 (rate of over 45 homes built per 10,000 population).

The lowest are Argyll & Bute, Clackmannanshire, Dumfries and Galloway, Dundee City, Falkirk, Inverclyde, Scottish Borders, Shetland, South Ayrshire, Stirling and West Dunbartonshire with rates of 15 or fewer homes built per 10,000 population.

Map B: New build housing – private sector completions: rates per 10,000 population, in 2024-25



The latest quarterly data and comparison to the corresponding quarter in the previous financial year are shown in the 'Quarterly Comparisons' section. Timeseries data along with local authority breakdowns are contained in the supporting Excel tables.

Social sector new housebuilding

The social sector housing (local authority and housing association units combined) accounted for just under a quarter (23.3%) of all new build homes completed in 2024-25.

Social sector new build completions (4,490) in 2024-25 were down 15% (-811 homes) from the previous financial year. There were 3,151 new build starts in the social sector, with a decrease of 10% (-355 homes) from the year before. Completions were the lowest since 2016-17 (excluding 2020-21 where Covid-19 impacted housebuilding) and starts were the lowest since 2012-13.

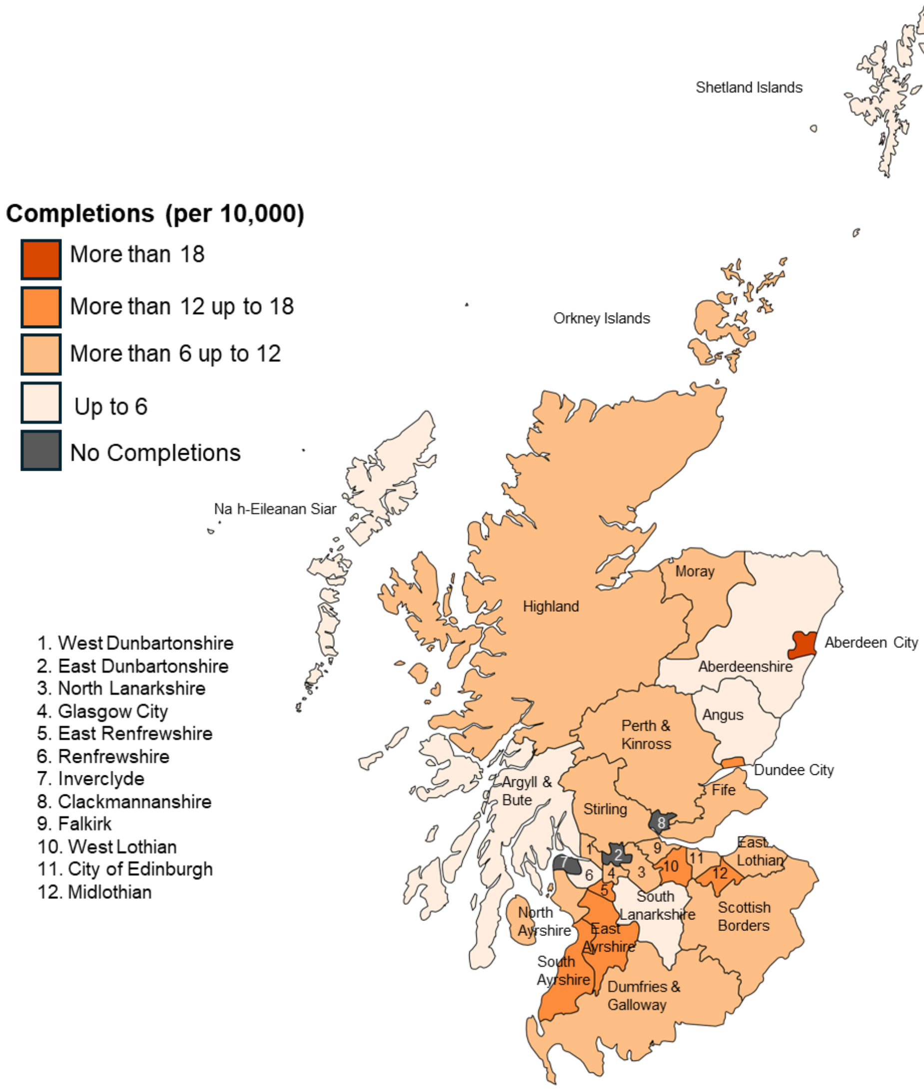
Chart 3: Social sector new build housing, Scotland, 2003-04 to 2024-25

Chart 3 shows the number of local authority and housing association new build homes started and completed each year since 2003-04. In 2024-25 there were 1,698 local authority led completions and 1,400 starts. There were 2,792 housing association led completions and 1,751 starts.

Between 2023-24 and 2024-25 local authority led starts increased (8%, 102 homes) and housing association starts decreased (-21%, -457 homes). There were decreases in both local authority led and housing association completions (-12%, -231 homes; -17%, -580 homes).

Map C below shows the rates of social sector new build completions in each local authority area for 2024-25 per 10,000 of the population.

Map C: New build housing – social sector completions: rates per 10,000 population, in 2024-25



Social sector new completion build rates were highest in Aberdeen City with a rate of over 18 homes per 10,000 population.

There were three local authorities who built no social sector homes in 2024-25 (Clackmannanshire, East Dunbartonshire and Inverclyde).

Local authority new build rates were highest in East Renfrewshire and South Ayrshire, having rates of over 15 homes per 10,000 population. Seven local authorities built no local authority homes in 2024-25 (Angus, Clackmannanshire, Dundee City, East Dunbartonshire, Renfrewshire, South Lanarkshire, and West Lothian). This excludes the six local authorities that transferred their stock to housing associations so do not build new local authority houses (Argyll & Bute, Dumfries & Galloway, Glasgow, Inverclyde, Na h-Eileanan Siar and Scottish Borders).

Housing association new build rates were highest in Dundee City with a rate of over 15 homes per 10,000 population. Six local authorities built no housing association homes in 2024-25 (Clackmannanshire, East Dunbartonshire, East Renfrewshire, Falkirk, Inverclyde and West Dunbartonshire).

The latest quarterly data and comparison to the corresponding quarter in the previous financial year are shown in the ‘Quarterly Comparisons’ section. Timeseries data along with local authority breakdowns are contained in the [supporting Excel tables](#).

Quarterly comparisons

Charts 4 and 5, which show the number of quarterly new build starts and completions in 2024-25 compared with the previous financial year. Comparisons of quarterly data should be made to the corresponding quarter in a previous financial year as there have been no seasonal adjustments made to the data.

Chart 4: Housebuilding starts for 2023-24 and 2024-25, by quarter, Scotland

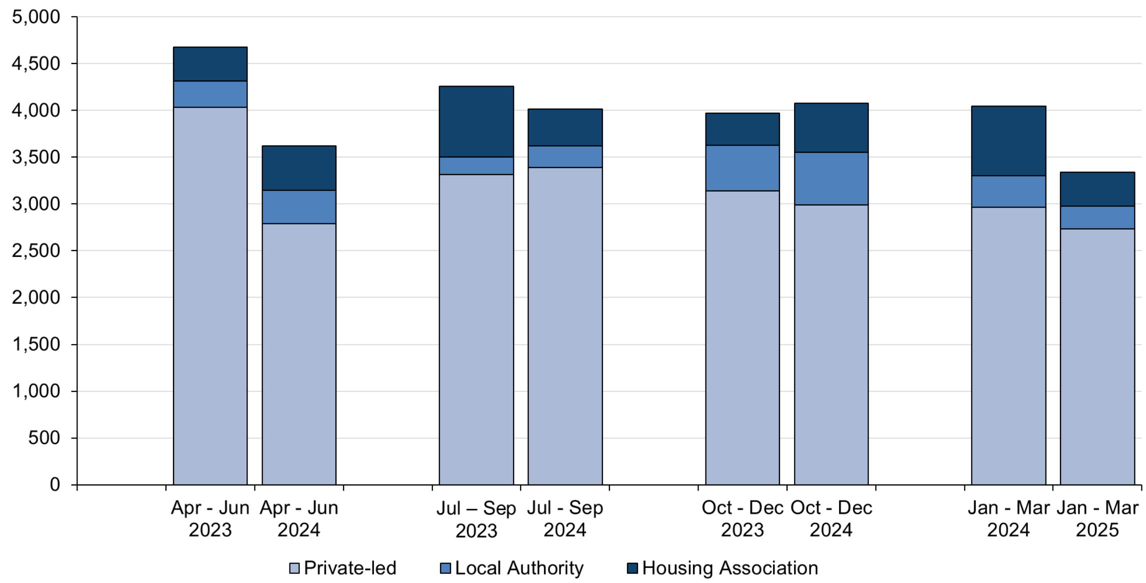


Chart 4 shows fewer private sector led starts (-8%, -230 homes), housing association starts (-51%, -383 homes) and local authority led starts (-28%; -93 homes) when comparing January to March 2024-25 to the same period in 2023-24.

Chart 5: Housebuilding completions for 2023-24 and 2024-25, by quarter, Scotland

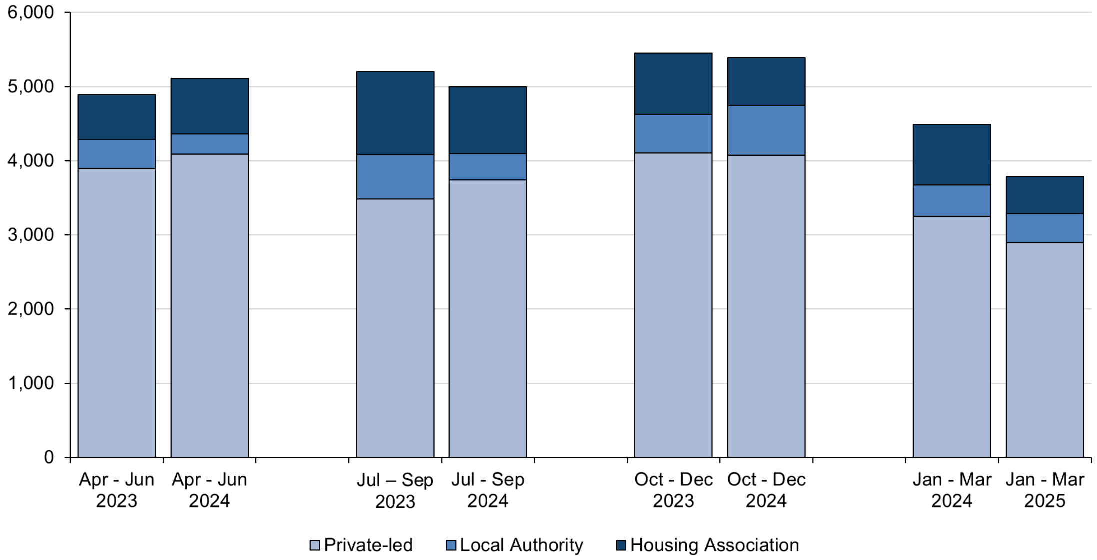


Chart 5 shows lower private sector led completions (-11%, -355 homes), housing association completions (-39%, -319 homes) and local authority led completions (-6%; -26 homes) when comparing January to March 2024-25 to the same period in 2023-24.

Timeseries data along with local authority breakdowns are contained in the [supporting Excel tables].

Affordable Housing Supply Programme

Affordable Housing Supply Programme statistics reflect the broader supply of affordable homes (i.e. for social rent, affordable rent and affordable home ownership), and include off the shelf purchases and rehabilitations as well as new builds. Latest statistics are available up to the end of 2024-25 and include all homes supported through Scottish Government's Affordable Housing Supply Programme (AHSP).

The statistics reflect the number of affordable homes delivered that have received some form of government support through loans, grants or guarantees.

Approvals, starts and completions are all measured for the AHSP. Approval is the point at which funding is granted. Starts are recorded when an on-site presence is established to progress site work. Completions are measured when all homes on the site are delivered and ready for occupation – this differs to how the all sector housebuilding completions are reported, which reports unit by unit. Therefore, there will be times where the AHSP programme will report completions in a local authority when the completions data reported in the social sector new housebuilding will be 0 – this is because they will be reported in previous quarters.

Social Rent includes Housing Association Rent, Council House Rent as well as Homeowner 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).

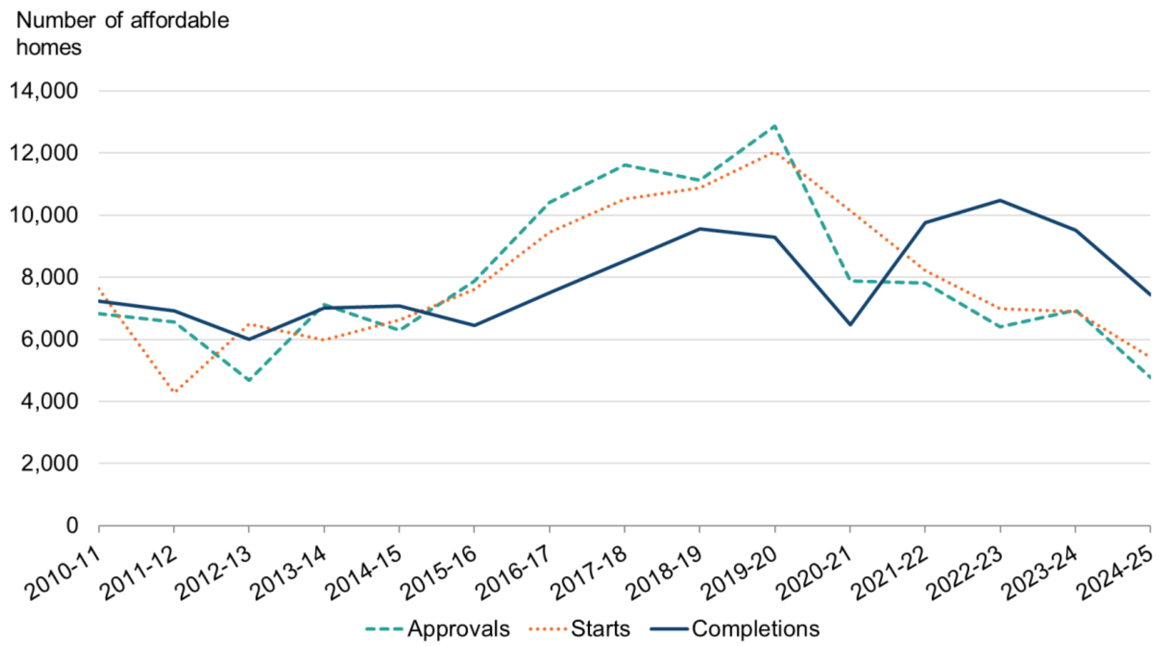
Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Homeowner Support Fund Shared Equity.

In 2024-25, there were 4,775 approvals, 5,424 starts, and 7,444 completions of affordable homes funded by the Scottish Governments affordable housing supply programme.

As Chart 6 shows, there was decreases in affordable housing supply approvals (-2167, -31%), starts (-1,471, -21%), and completions (-2,071, -22%) in 2024-25 compared with the previous financial year.

Affordable housing supply approvals were 63% lower than the peak in approvals in 2019-20. Starts were the lowest since 2011-12 and completions were the lowest since 2015-16 excluding 2020-21 (where Covid-19 impacted housebuilding).

Chart 6: Affordable Housing Supply Programme, housing completions, starts, and approvals, 2010-11 to 2024-25



Charts 7 to 9 present information on trends in affordable housing supply by type. Most approvals (87%, 4,171 homes), starts (83%, 4,484 homes), and completions (80%, 5,972 homes) were for social rent in 2024-25.

Comparing 2024-25 to the previous financial year, there was a decrease in the number of homes completed for affordable home ownership (-78%, -1,034 homes), other affordable rent (-13%, -173 homes) and social rent (-13%; -864 homes).

Chart 7: Affordable housing supply approvals by type, 2012-13 to 2024-25

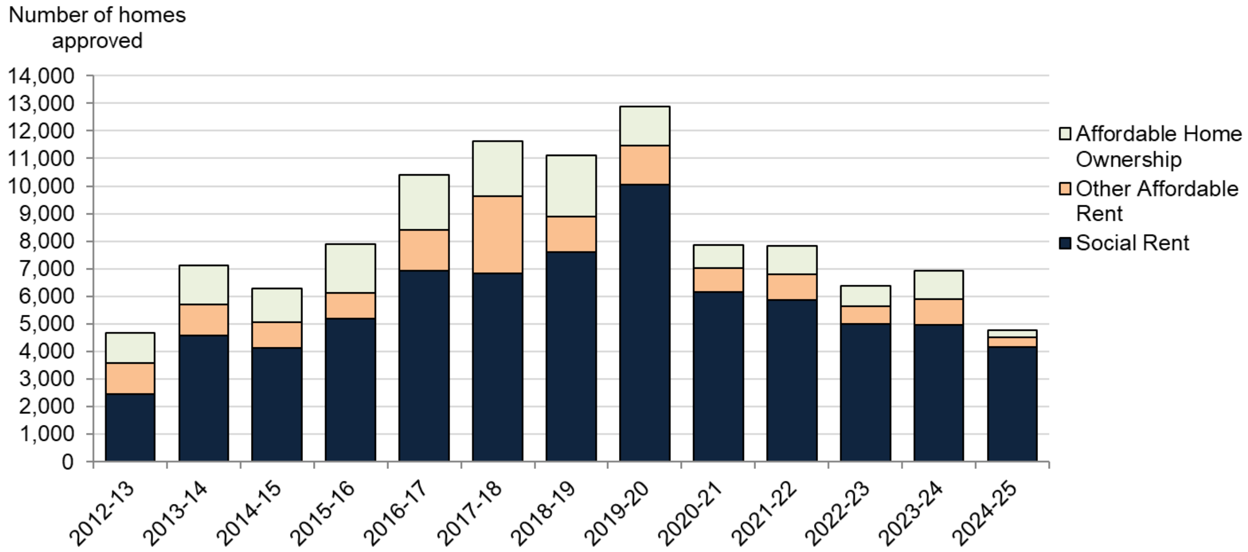


Chart 8: Affordable housing supply starts by type, 2012-13 to 2024-25

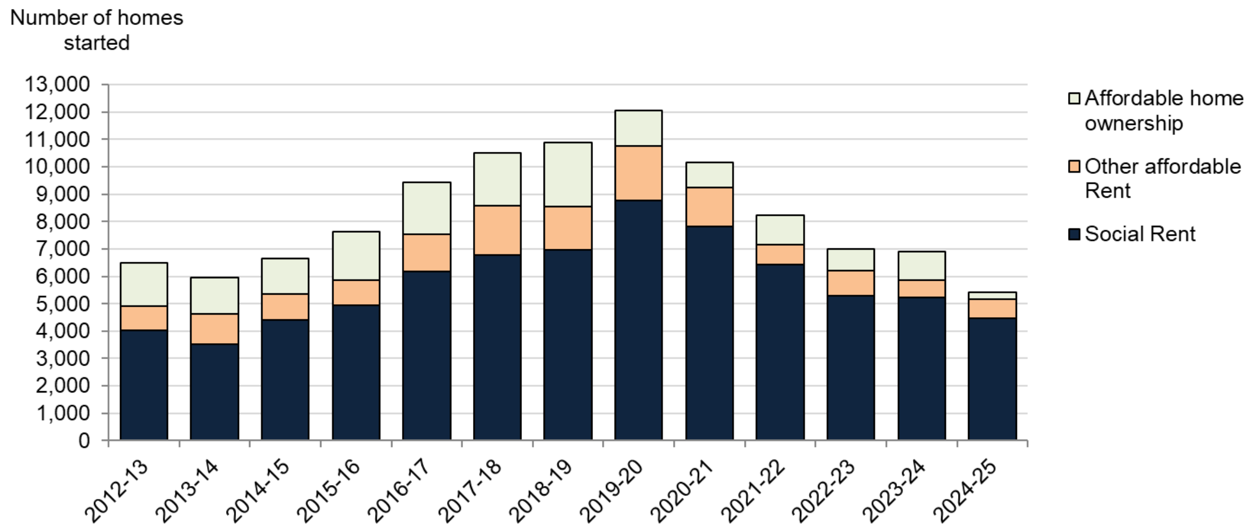
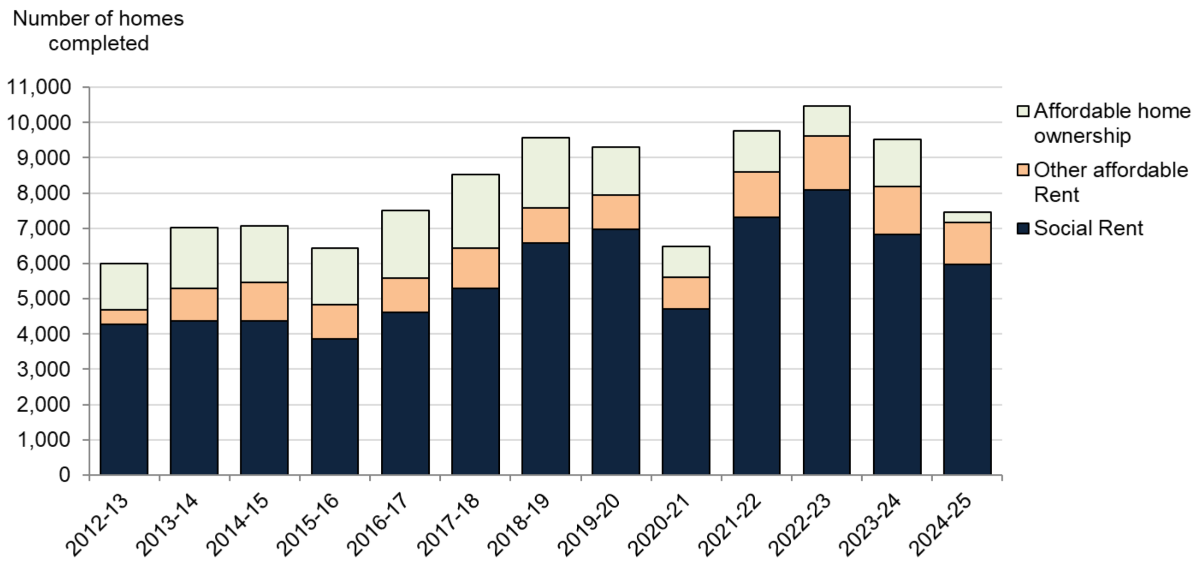


Chart 9: Affordable housing supply completions by type, 2012-13 to 2024-25



Affordable housing starts, approvals and completions are published on a quarterly basis. Comparisons of quarterly data should be made to the corresponding quarter in a previous financial year as there have been no seasonal adjustments made to the data.

Table 1: Affordable housing approvals, starts, and completions, by quarter, for 2023-24 and 2024-25

	2023-24				2024-25			
	Apr - June (Q1)	July - Sep(Q2)	Oct - Dec (Q3)	Jan - Mar (Q4)	Apr - June (Q1)	July - Sep(Q2)	Oct - Dec (Q3)	Jan - Mar (Q4)
Approvals	642	1,152	1,325	3,823	645	889	1,083	2,158
Starts	1,150	1,464	1,091	3,190	1,038	1,028	1,611	1,747
Completions	1,870	2,521	1,891	3,233	1,736	1,654	1,708	2,346

Table 1 shows approvals, starts and completions were lower in January to March 2024-25 compared with the same period in 2023-24. Starts decreased by 45% (-1,443 homes), approvals decreased by 44% (-1,665 homes) and completions decreased by 27% (-887 homes).

Quarterly affordable housing supply statistics are used to inform progress against Scottish Government affordable housing delivery targets, in which the ambition is to deliver 110,000 affordable homes by 2032, of which at least 70% will be for social rent and 10% will be in rural and island communities. So far, 28,537 affordable homes have been completed and counted towards the target. These completions consist of 21,937 (77%)

homes for social rent, 4,087 (14%) for affordable rent, and 2,513 (9%) for affordable home ownership.

Timeseries data along with local authority breakdowns as well as further detail on affordable housing supply are contained in **the supporting Excel tables**.

The **Scottish Government Affordable Housing Supply Programme policy area webpages** also include annual Out-Turn Reports, which provide further detailed programme information for each financial year.

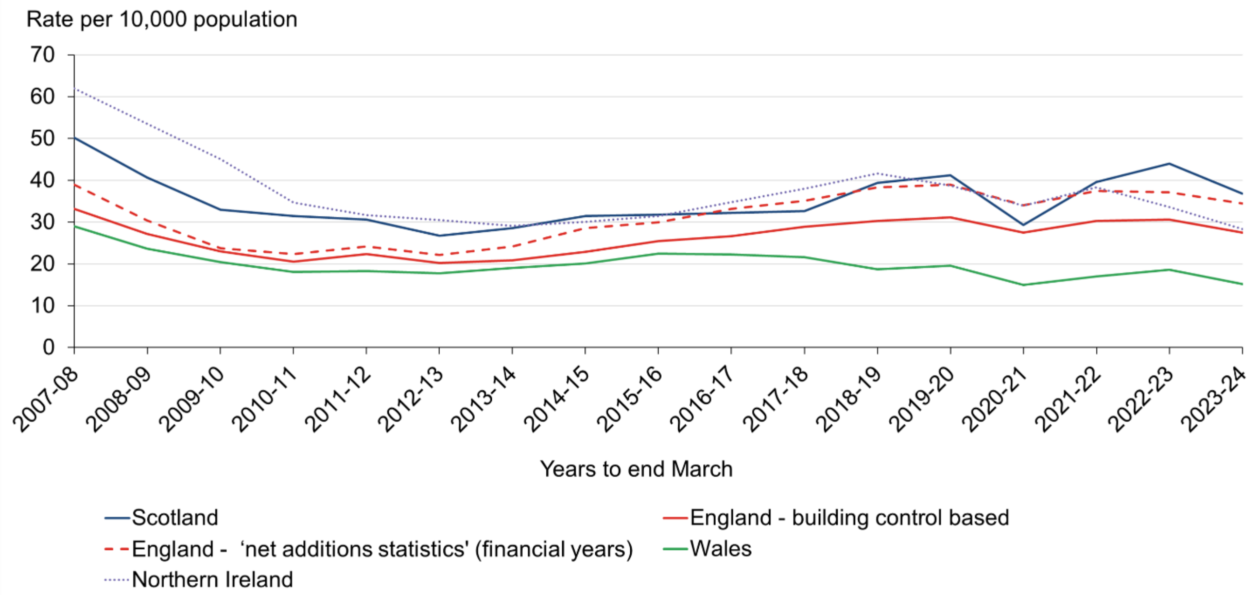
Housing supply (including affordable) across the UK

All-sector housing supply across the UK countries

Chart 10 presents trends in the rates of all-sector new housebuilding completions per 10,000 population across each of the UK countries on a financial year basis (years to end March). Data for the financial year 2024-25 across the rest of the UK was not available at the time of writing this report.

Please note that the most comprehensive measure for England's housing supply is the financial year 'net additional dwellings' series, rather than the indicative indicators of activity published in the quarterly new build statistics.

Chart 10: UK New housebuilding completions as a rate per 10,000 population, 2007-08 to 2023-24 (years to end March)



Scotland built more homes per 10,000 population in 2023-24 compared with all other parts of the UK, as Chart 10 shows. In Scotland the completions rate was 36 per 10,000 people, England was 34 per 10,000 people, Northern Ireland was 28 per 10,000 people, and Wales was 15 per 10,000 people.

Housebuilding rates decreased across the UK in the latest period. The largest decrease (between 2022-23 and 2023-24) was reported in Wales (-18%), followed by Scotland (-17%), Northern Ireland (-16%) and England (-7%).

Affordable housing delivery across UK countries

Whilst definitions and the delivery of affordable housing differs across the UK, comparisons can be made considering these differences by financial year per 10,000 population.

Our previous publications presented such comparisons up 2023-24, which are still the latest available. Where, in 2023-24, the 9,514 affordable homes delivered in Scotland equates to a rate of 17.3 homes delivered per 10,000 population, compared to 11.5 in Northern Ireland, 10.8 in England and 9.9 in Wales. For a more detailed write up please refer to the December 2024 publication.

Data and methodology

1. More detail on the data and methodology can be found in the **explanation of quarterly housing statistics** note and **data quality, sources and suitability notes.**

2. The data are sourced from local authority administrative systems for local authority and private sector housebuilding, the Scottish Government Housing and Regeneration Programme (HARP) system for the Affordable Housing Supply Programme.

3. Data for the affordable housing supply programme include Section 75 units receiving some form of government funding. Data are not available to estimate the number of affordable homes delivered without central government funding in Scotland. Each local authority will have a different approach to the supply of affordable housing, and there may be affordable housing units that will not be reported as affordable housing.

4. In general, for local authority and private sector housebuilding, new build information is provided for starts (when the foundations are begun) and completions (when a building inspector deems the property complete). Completions and starts are reported on a unit-by-unit basis each quarter – rather than when a full site is completed or has started. This differs to the affordable housing supply programme (AHSP), where completions are only reported when a full site has been delivered. Generally, this means that completed units provided through local authorities will be reported earlier than the AHSP reports.

5. 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 depending on factors such as the housing market, economic climate, access to finance, and speed of construction.

6. 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 years 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.

7. Private sector construction activity includes not only homes built for private sale but also some homes which are subsequently used in the affordable housing sector and self-build activity by local builders.

8. The figures have not been seasonally adjusted and so commentary tends to compare the latest 12-month period with the previous 12-month period, or the latest quarter with the same quarter in the previous financial year.

9. It should be noted that the amount of all-sector new housebuilding activity recorded in the quarters January to March 2020 and April to June 2020 will have been impacted by the introduction of measures to reduce the spread of the coronavirus (COVID-19) from mid-March to late June, in which non-essential construction activity stopped and home buyers were advised to delay moving to a new home where possible, after which there has been a phased re-start of supply activity.

10. Also note for housing association new build figures presented prior to April 2018 that approvals are used as a proxy for housing association new build starts due to data quality considerations in the historic series for starts.

11. A small number of local authorities have private-led new build data estimated due to delays in the provision of this data. These are:

    - East Dunbartonshire, since 2022 Q2.
    - South Ayrshire, since 2024 Q4.
    - Stirling, since 2021 Q4.
    - Na h-Eileanan Siar, since 2023 Q4.

12. In the 2024-25 publication estimates have been updated for Clackmannanshire, private-led starts and completions have been updated to the latest quarter from 2024 Q4, East Dunbartonshire, private-led starts and completions have been updated up to 2022 Q1 from 2021 Q3, and South Ayrshire, private-led starts and completions have been updated to 2024 Q3 from 2023 Q4.

13. The estimates in previous publications have been revised in this publication made for local authority new housebuilding starts and completions. Further details of these revisions, along with the impact on national totals, are detailed in Tables R1a to R7b in the Supporting Charts and Tables Excel document.

14. As with previous publications:

- the estimates of private-led new build activity for local authorities with missing data are each based on an average of the preceding four quarters, with an adjustment made to account for different overall levels of construction activity seen in particular quarters, which is based on the aggregate trends from the local authorities who have provided data across the period in question.

- Highland starts data has been estimated since 2006 Q3, based on the completions data provided by the authority as an estimated level of contribution to national level new build housing starts.

- Glasgow private-led figures for the period Q2 2020 to Q1 2022 have been based on data provided by Glasgow Council for all-sector figures across this period, from which we have derived the private-led component by netting off housing association starts and completions based on separate social sector new build figures taken from HARP system. Since Q2 2022 starts and completions by sector are now based directly on the data provided.

15. The 'old style' affordable housing supply summary excel tables have been discontinued to avoid duplication. The published affordable housing supply summary tables include data breakdowns additional to the 'old style' tables but are structured slightly differently to the 'old style' tables. Please get in contact with us if this change causes significant concern.

Tell us what you think

We are always interested to hear from our users about how our statistics are used, and how they can be improved.

Feedback survey

We'd appreciate it if you would complete our short feedback survey on this publication.

Enquiries

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