

Official Statistics

# **Housing Statistics for Scotland, Quarterly Update: New Housebuilding and Affordable Housing Supply to end of December 2025**

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# Key Points

## New housebuilding by sector

- Across both the private and social sector (all-tenure) 17,336 new homes were built (completed), and 14,999 homes were started in 2025, with completions down 13% (-2,509) and starts down 6% (-919) from 2024.
- The private sector built 13,725 new homes and started 11,929 new builds in 2025. Completions were down 9% (-1,285) and starts down 3% (-362) from 2024.
- The social sector built 3,611 homes new homes and started 3,070 new builds in 2025, Completions were down 25% (-1,224) and starts down 15% (-557) from 2024.
- Private sector completions were the lowest since 2017 and starts were the lowest since 2013. Social sector completions were the lowest since 2014 and starts were the lowest since the beginning of this data collection in 1997. This analysis excluded 2020, where Covid-19 impacted housebuilding

## Affordable Housing Supply Programme

- In 2025, the Scottish Governments Affordable Housing Supply Programme delivered 5,833 approvals, 5,856 starts, and 6,289 completions, covering social rent, affordable rent, and affordable home ownership, including new builds, rehabilitations and off-the-shelf purchases.
- Approvals, starts and completions in 2025 all decreased compared with 2024: approvals by 9% (-607), starts by 15% (-1,011), and completions by 25% (-2,041). Approvals in 2025 were 53% below the 2018 peak, with starts at their lowest since 2013 and completions at their lowest since 2014. However, in the last 6 months of 2025, increases in approvals (58% increase, 1,153 homes) and starts (21% increase, 543 homes) compared with the same period in 2024 were seen.
- Progress towards the 110,000 affordable housing target by 2032 (where at least 70% will be for social rent): as of December 2025, 32,479 homes had been delivered — 77% social rent (25,016), 15% affordable rent (4,750), and 8% affordable home ownership (2,713).

# Introduction

This statistical publication presents the latest figures for the year ending December 2025 on new housebuilding and the Affordable Housing Supply Programme. The latest quarterly data and comparisons to the corresponding quarter the year before are also presented.

Rates of house building per population are published on a quarterly basis, which are presented by all sectors, private sector, as well as the social sector (local authority and housing association).

Comparisons to other UK countries are updated when data are available, usually in our December publication. The latest comparison can be found here: [Housing Statistics for Scotland Quarterly Update: New Housebuilding and Affordable Housing Supply to end September 2025 - gov.scot](#)

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

## **An official statistics publication for Scotland**

These statistics are 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](#).

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More information about Scottish Government statistics is available on the [Scottish Government website](#).

# All-sector new housebuilding

17,336 new homes were built (completed), and 14,999 homes were started in 2025, with completions down 13% (2,509) and starts down 6% (919) from 2024. These figures include all social and private sector led activity.

**Chart 1: All-sector new housebuilding starts and completions, Scotland, 2004 to 2025**

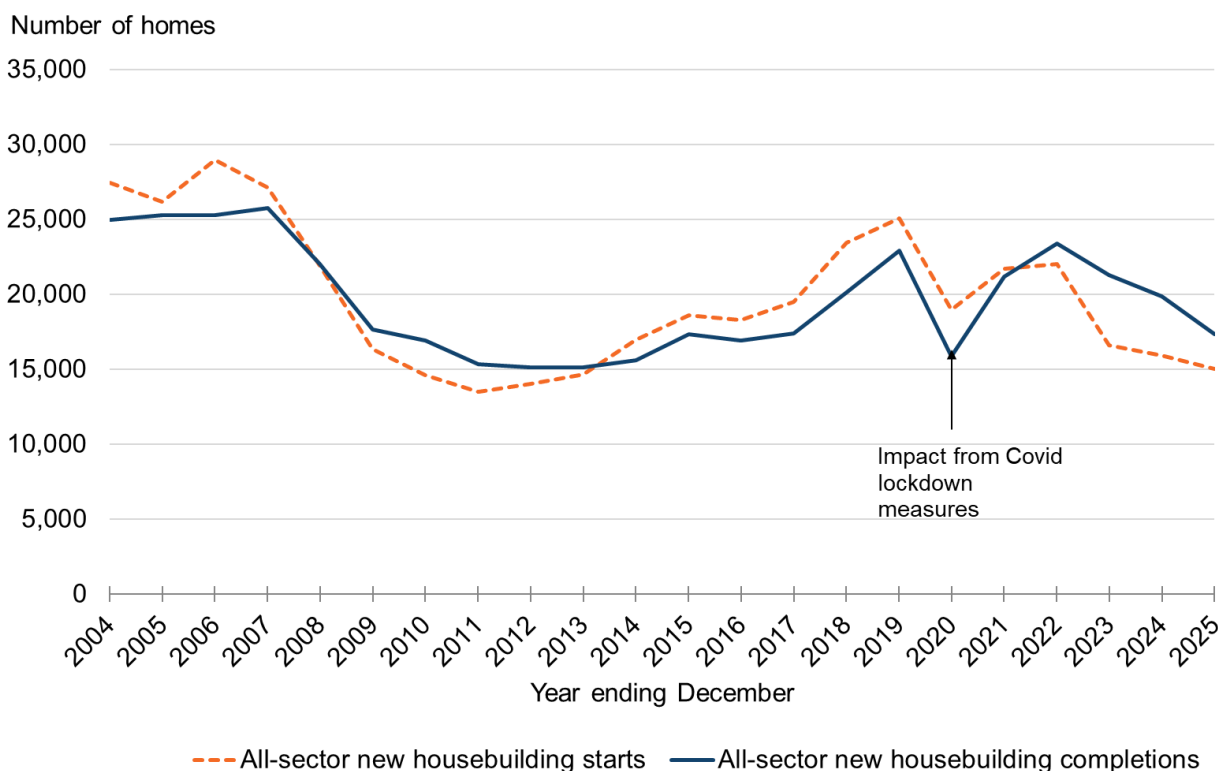


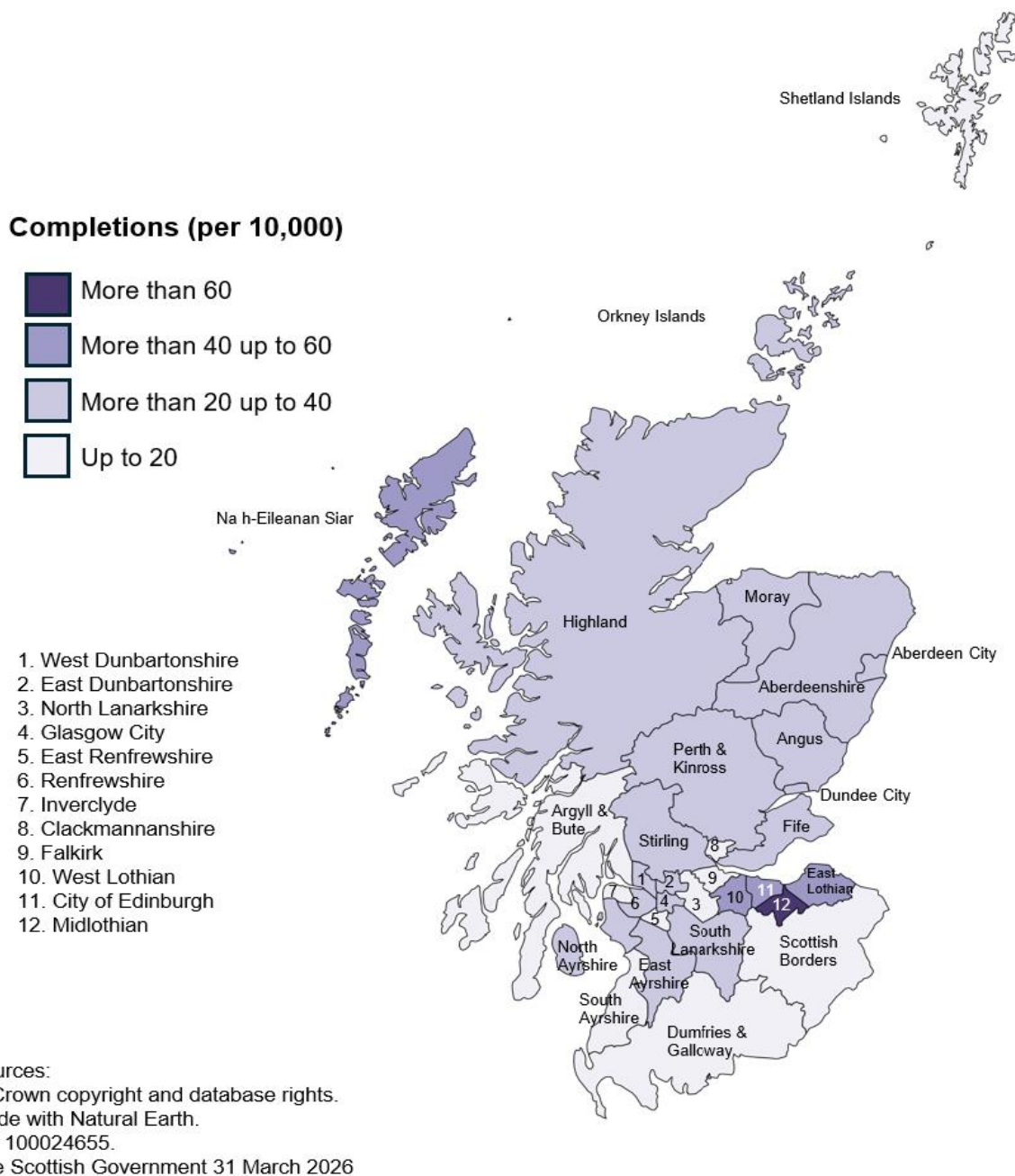
Chart 1 shows the annual number of all-sector starts and completions from 2004 to 2025. Excluding 2020 (where Covid-19 impacted housebuilding), all-sector completions were the lowest since 2016 and starts were the lowest since 2013.

Map A shows that in 2025; the highest new build rates were in Midlothian which had a rate of more than 60 homes completed per 10,000 population.

The lowest rates were observed in Argyll and Bute, Clackmannanshire, Dumfries and Galloway, East Renfrewshire, Falkirk, Inverclyde, North Lanarkshire, Scottish Borders, Shetland Islands and South Ayrshire which each had rates of 20 homes or fewer per 10,000 population.

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

## Map A: New housebuilding – all-sector completions: rates per 10,000 population in 2025



The latest quarterly data and comparison of quarters within 2024 and 2025 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 79% of all homes completed in 2025. Some of the homes the private sector builds will be built for social rent and subsequently reported in the affordable housing supply programme figures.

The private sector built 13,725 new homes and started 11,929 new builds in 2025. Completions were down 9% (-1,285) and starts down 3% (-362) between 2024 and 2025.

**Chart 2: Private sector new housebuilding starts and completions, Scotland, 2004 to 2025**

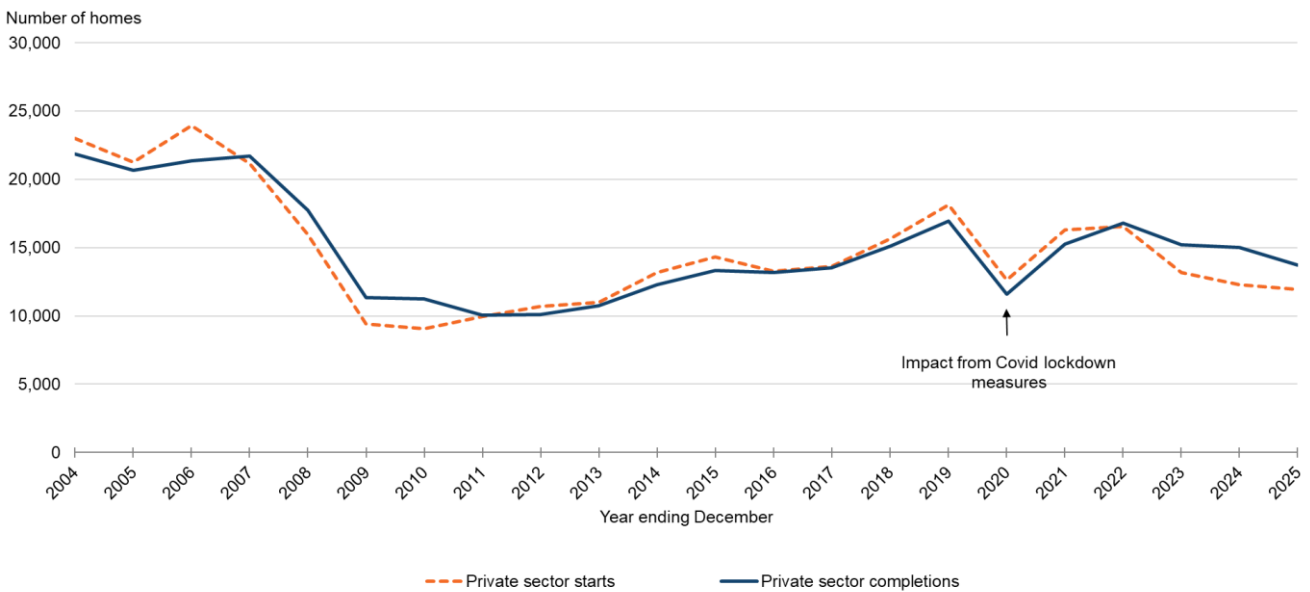
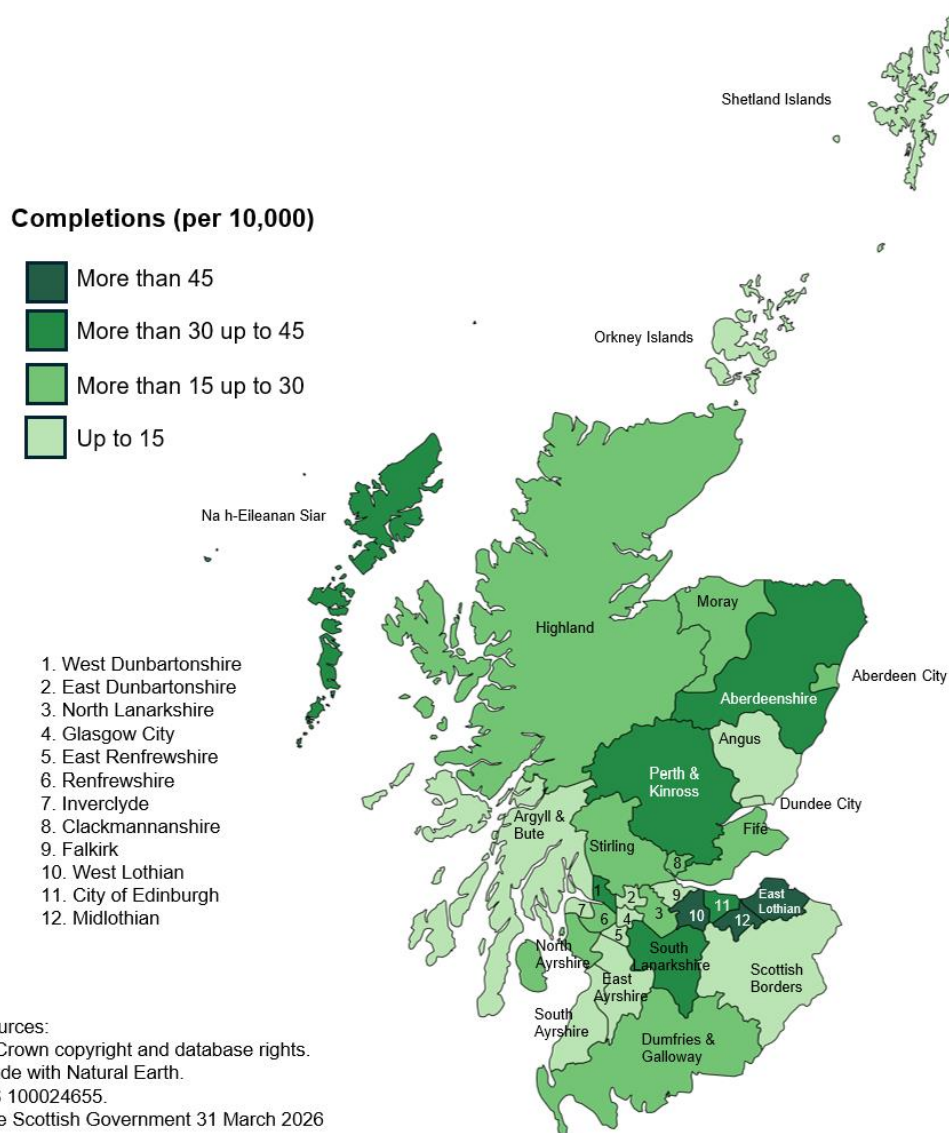


Chart 2 shows the annual number of private sector led house building starts and completions from 2004 to 2025. Excluding 2020 (where Covid-19 impacted housebuilding), private sector completions were the lowest since 2017 and starts were the lowest since 2013.

Map B illustrates that Midlothian, West Lothian and East Lothian are local authorities with the highest private sector led completion rates in 2025 (rate of over 45 homes built per 10,000 population).

The lowest are Argyll & Bute, Angus, Dundee City, East Ayrshire, East Dunbartonshire, East Renfrewshire, Falkirk, Glasgow City, Inverclyde, Orkney islands, Scottish Borders, Shetland Islands and South Ayrshire with rates of 15 or fewer homes built per 10,000 population.

## Map B: New housebuilding – private sector completions: rates per 10,000 population, 2025



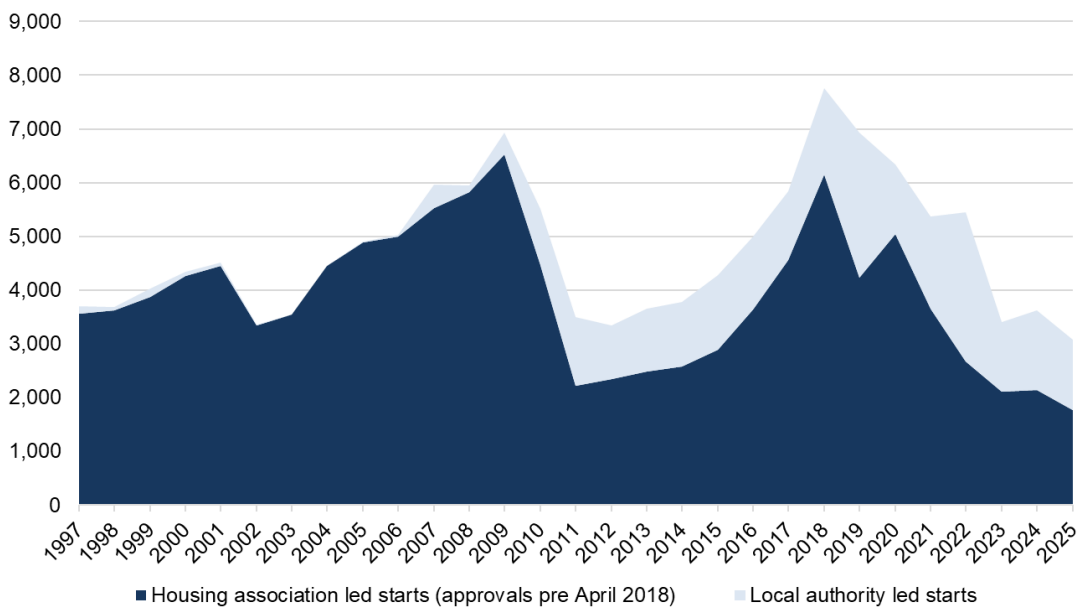
The latest quarterly data and comparison to the corresponding quarter in the previous year ending December are shown in the 'Quarterly Comparisons' section. Timeseries data along with local authority breakdowns are contained in the [supporting Excel tables](#).

# Social sector new housebuilding

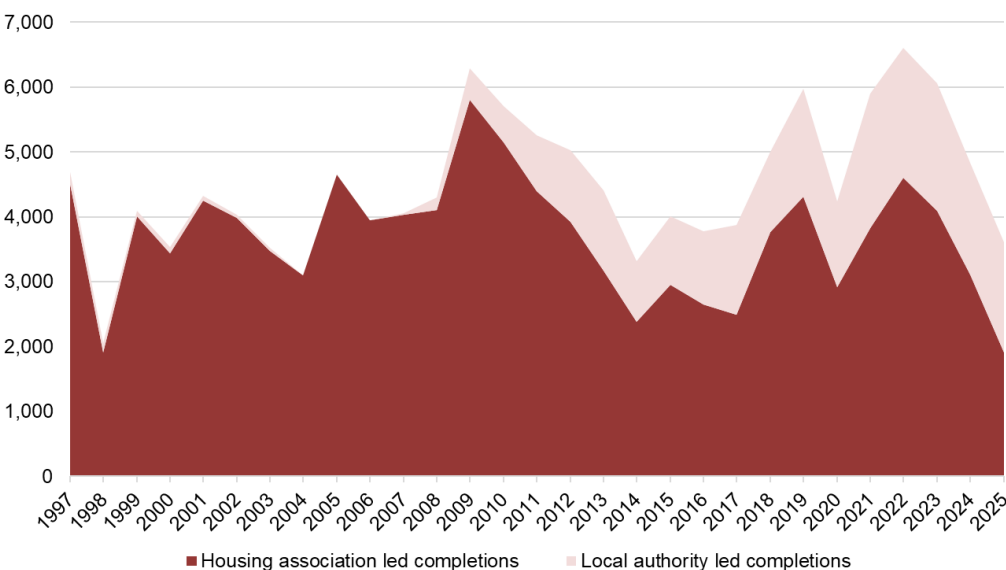
The social sector housing (local authority and housing association units combined) accounted for 21% of all new build homes completed in 2025.

The social sector built 3,611 homes new homes and started 3,070 new builds in 2025. Completions were down 25% (-1,224) and starts down 15% (-557) between 2024 and 2025. Completions in the social sector were the lowest since 2014 and starts were the lowest since this series of data began reporting from 1997, as illustrated in Chart 3a and 3b.

**Chart 3a: Social sector led new housebuilding starts, Scotland, 1997 to 2025**



**Chart 3b: Social sector led new housebuilding completions, Scotland, 1997 to 2025**

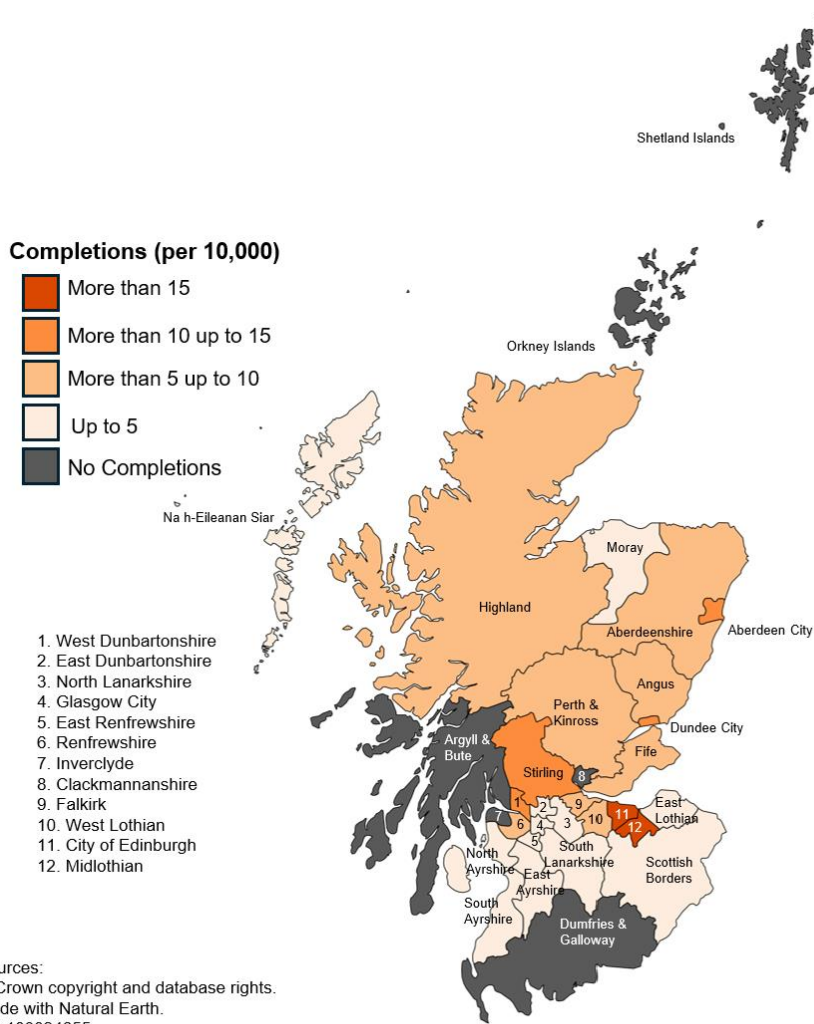


In 2025 there were 1,906 housing association led completions, 1,771 housing association led starts and there were 1,705 local authority led completions and 1,299 local authority led starts.

Between 2024 and 2025, local authority led starts decreased (-13%, -194 homes) and housing association starts decreased (-17%, -363 homes). Local authority led completions decreased (-1%, -19 homes) and housing association completions decreased (-39%, -1,205 homes).

Map C below shows the rates of social sector new build completions in each local authority area for 2025 per 10,000 of the population.

**Map C: New build housing – social sector completions: rates per 10,000 population, 2025**



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 OS 100024655.  
 The Scottish Government 31 March 2026

Social sector new completion build rates were highest in Midlothian and City of Edinburgh with a rate of over 15 homes per 10,000 population.

There were six local authorities who built no social sector homes in 2025 (Argyll and Bute, Clackmannanshire, Dumfries and Galloway, Inverclyde, Orkney Islands and Shetland Islands).

Local authority new build rates were highest in Aberdeen City having rates of over 12 homes per 10,000 population. Nine local authorities built no local authority homes in 2025 (Angus, Clackmannanshire, Dundee City, East Dunbartonshire, Orkney Islands, Renfrewshire, Shetland Islands, 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 10 homes per 10,000 population. There were no housing association homes built in 11 local authorities in 2025 (Argyll and Bute, Clackmannanshire, Dumfries and Galloway, East Ayrshire, East Lothian, East Renfrewshire, Inverclyde, North Ayrshire, Orkney Islands, Shetland Islands and South Ayrshire).

The latest quarterly data and comparison of quarters in 2024 and 2025 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 2025 compared with 2024. Comparisons of quarterly data should be made to the corresponding quarter in a previous year as no seasonal adjustments are made to the data.

**Chart 4: Housebuilding starts for 2024 and 2025 by quarter, Scotland**

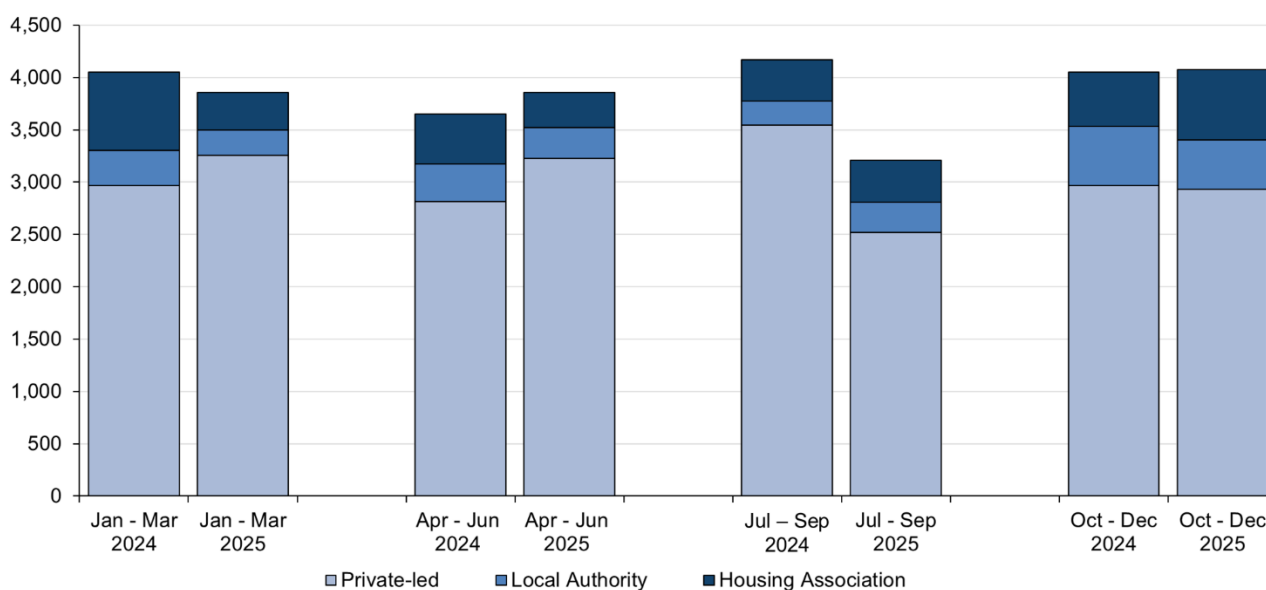


Chart 4 shows that the total number of starts in the quarter October to December were at similar levels in 2024 and 2025 (with a difference of 1%, 22 homes). For the same period, housing association starts were higher (+29%, 149 homes), private led starts were similar (-1%, -36 homes) and local authority starts were lower (-16%, -91 homes).

**Chart 5: Housebuilding completions for 2024 and 2025, by quarter, Scotland**

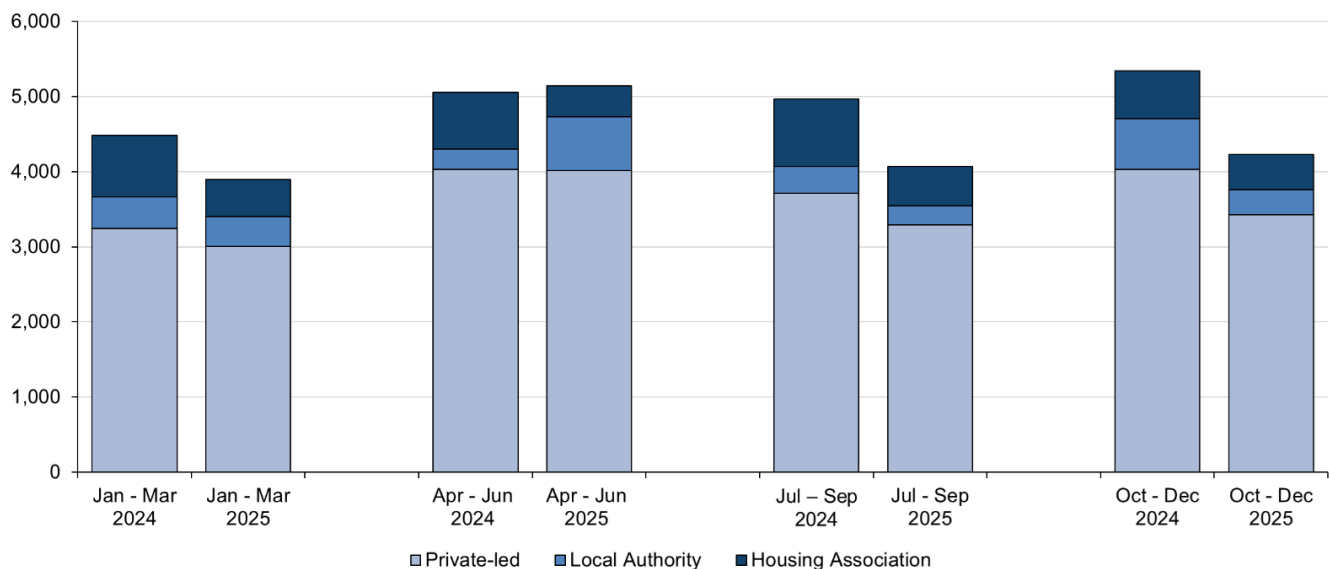


Chart 5 shows that the total number of completions in the quarter October to December were lower in 2025 than 2024 (with a difference of -21%, -1,117 homes). For the same period, there were fewer local authority led completions (-50%, -337), housing association led completions (-27%, -174 homes), and private sector led completions (-15%, -606 homes).

Table 1 and 2 show the number of quarterly new build starts and completions in 2024 and 2025.

**Table 1: Housebuilding starts for 2024 and 2025, by quarter, Scotland**

	2024				2025			
	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)
Private-led	2,967	2,815	3,543	2,966	3,258	3,224	2,517	2,930
Local authority	335	361	230	567	238	295	290	476
Housing association	747	473	395	519	364	339	400	668
Social sector	1,082	834	625	1,086	602	634	690	1,144
All-sector	4,049	3,649	4,168	4,052	3,860	3,858	3,207	4,074

**Table 2: Housebuilding completions for 2024 and 2025 by quarter, Scotland**

	2024				2025			
	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)
Private-led	3,240	4,032	3,710	4,028	3,002	4,012	3,289	3,422
Local authority	422	269	358	675	396	718	253	338
Housing association	819	755	896	641	500	411	528	467
Social sector	1,241	1,024	1,254	1,316	896	1,129	781	805
All-sector	4,481	5,056	4,964	5,344	3,898	5,141	4,070	4,227

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 December 2025 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).

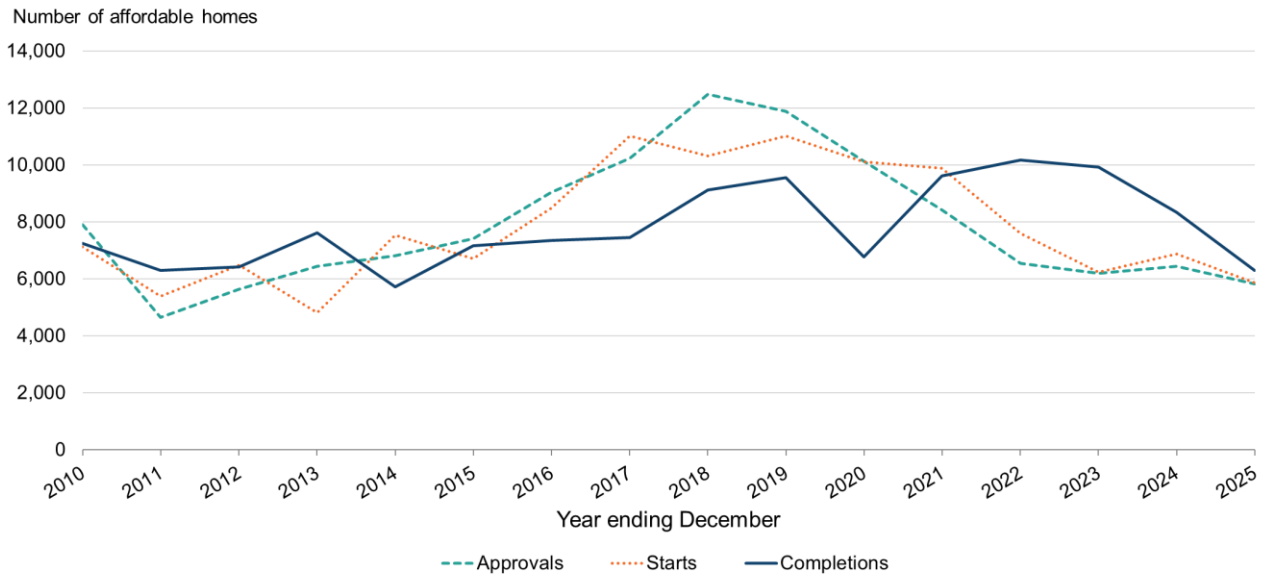
Affordable Home Ownership includes Open Market Shared Equity (OMSE), New Supply Shared Equity (NSSE), Shared Ownership (LCHO) as well as other programmes such as Homeowner Support Fund Shared Equity.

In 2025, there were 5,833 approvals, 5,856 starts, and 6,289 completions of affordable homes funded by the Scottish Governments affordable housing supply programme.

As Chart 6 shows, there were decreases in affordable housing supply approvals (-607, -9%), starts (-1,011, -15%), and completions (-2,041, -25%) in 2025 compared 2024.

Affordable housing supply approvals were 53% lower than the peak in approvals in 2018. Starts were the lowest since 2013 and completions were the lowest since 2014.

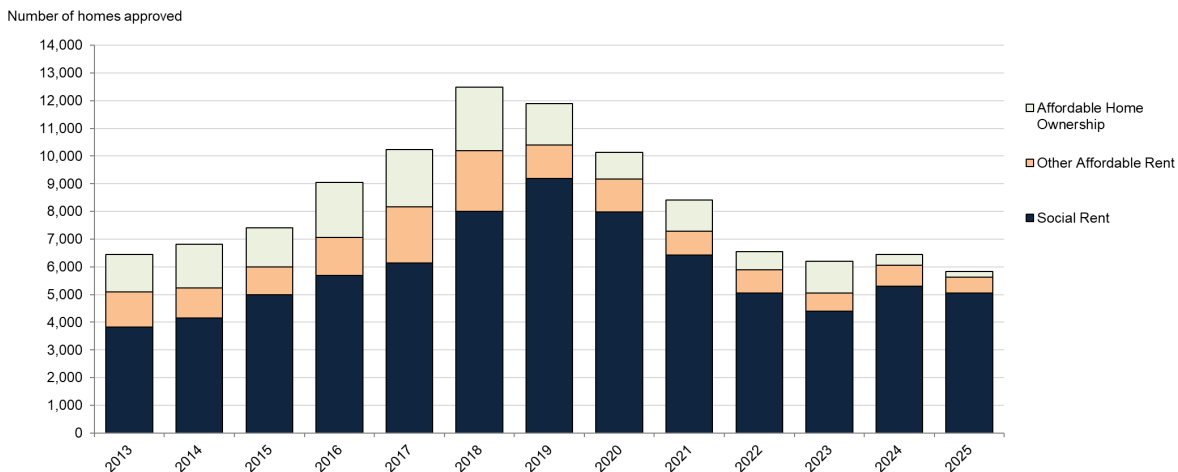
**Chart 6: Affordable Housing Supply Programme, housing completions, starts, and approvals, 2010 to 2025**



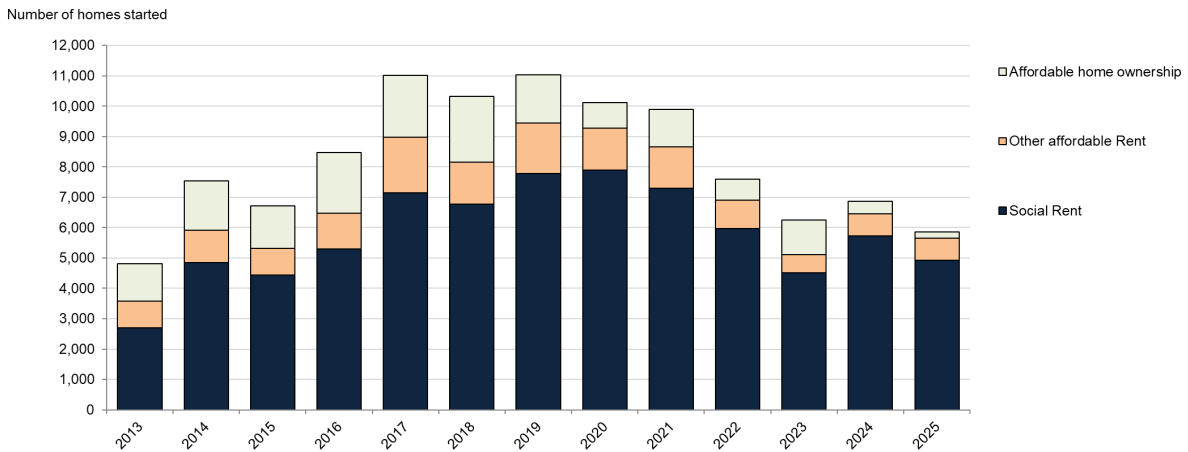
Charts 7 to 9 present information on trends in affordable housing supply by type. Most approvals (87%, 5,053 homes), starts (84%, 4,920 homes), and completions (79%, 4,954 homes) were for social rent in 2025.

As shown in Chart 9, comparing 2025 to 2024, there were decreases in the number of homes completed for affordable home ownership (-46%, -204 homes), social rent (-24%; -1,528 homes) and other affordable rent (-22%, -309 homes).

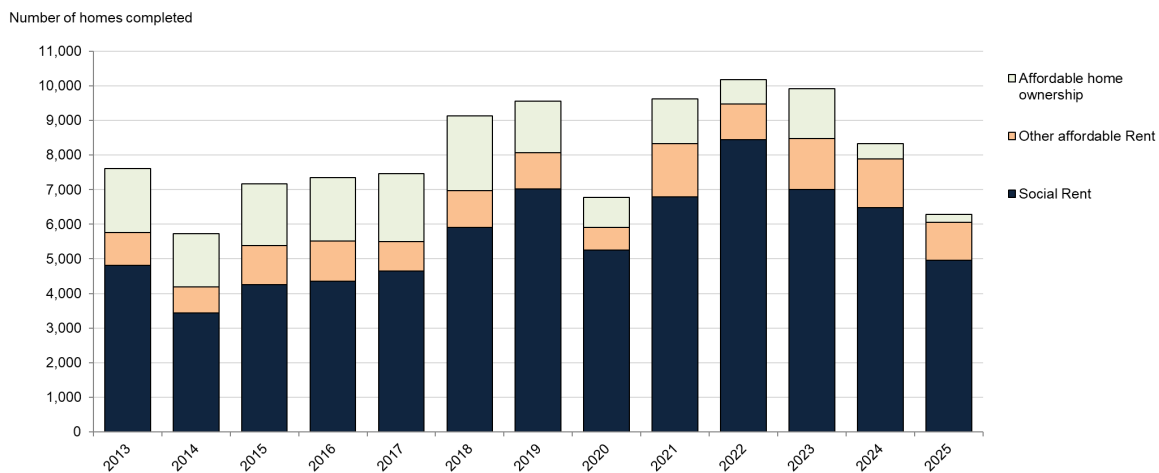
**Chart 7: Affordable housing supply approvals by type, 2013 to 2025**



**Chart 8: Affordable housing supply starts by type, 2013 to 2025**



**Chart 9: Affordable housing supply completions by type, 2013 to 2025**



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 year as there have been no seasonal adjustments made to the data.

**Table 3: Affordable housing approvals, starts, and completions, by quarter, for 2024 and 2025**

	2024				2025			
	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)	Jan - Mar (Q1)	Apr - June (Q2)	July - Sep (Q3)	Oct - Dec (Q4)
Approvals	3,823	645	889	1,083	2,158	550	1,431	1,694
Starts	3,190	1,038	1,028	1,611	1,747	927	1,209	1,973
Completions	3,233	1,735	1,654	1,708	2,346	1,143	1,385	1,415

Table 3 shows approvals and starts were higher in the last two quarters of 2025. In the last 6 months of 2025, increases in approvals (58% increase, 1,153 homes) and starts (21% increase, 543 homes) compared with the same period in 2024 were seen.

Comparing the quarter 4 of 2024 and 2025, approvals increased by 56% (611 homes) and starts increased by 22% (362 homes). Completions decreased by 17% (-293 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, 32,479 affordable homes have been completed and counted towards the target. These completions consist of 25,016 (77%) homes for social rent, 4,750 (15%) for affordable rent, and 2,713 (8%) 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 year.

# 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 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 2023 Q1.
- South Ayrshire, since 2025 Q1.
- Stirling, since 2021 Q4.

12. Please note estimates for local authorities with delays in the provision of private-led new build data have been updated due to processing errors.

13. Estimates for private-led starts and completions (2024 Q4 from 2024 Q3) have been updated for South Ayrshire.

14. 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 R5c in the Supporting Charts and Tables Excel document.

15. 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.

16. Annual data on all-tenure completions will be used to monitor progress against the new all tenure house building delivery ambition, to increase house building by 10% each year, for 3 years, from a baseline of the 12-month period of July 2024 to June 2025.

# 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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